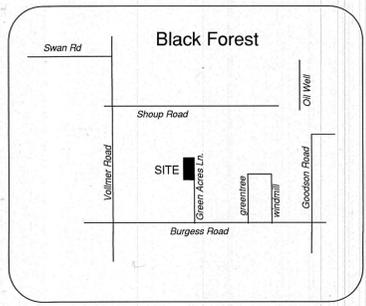
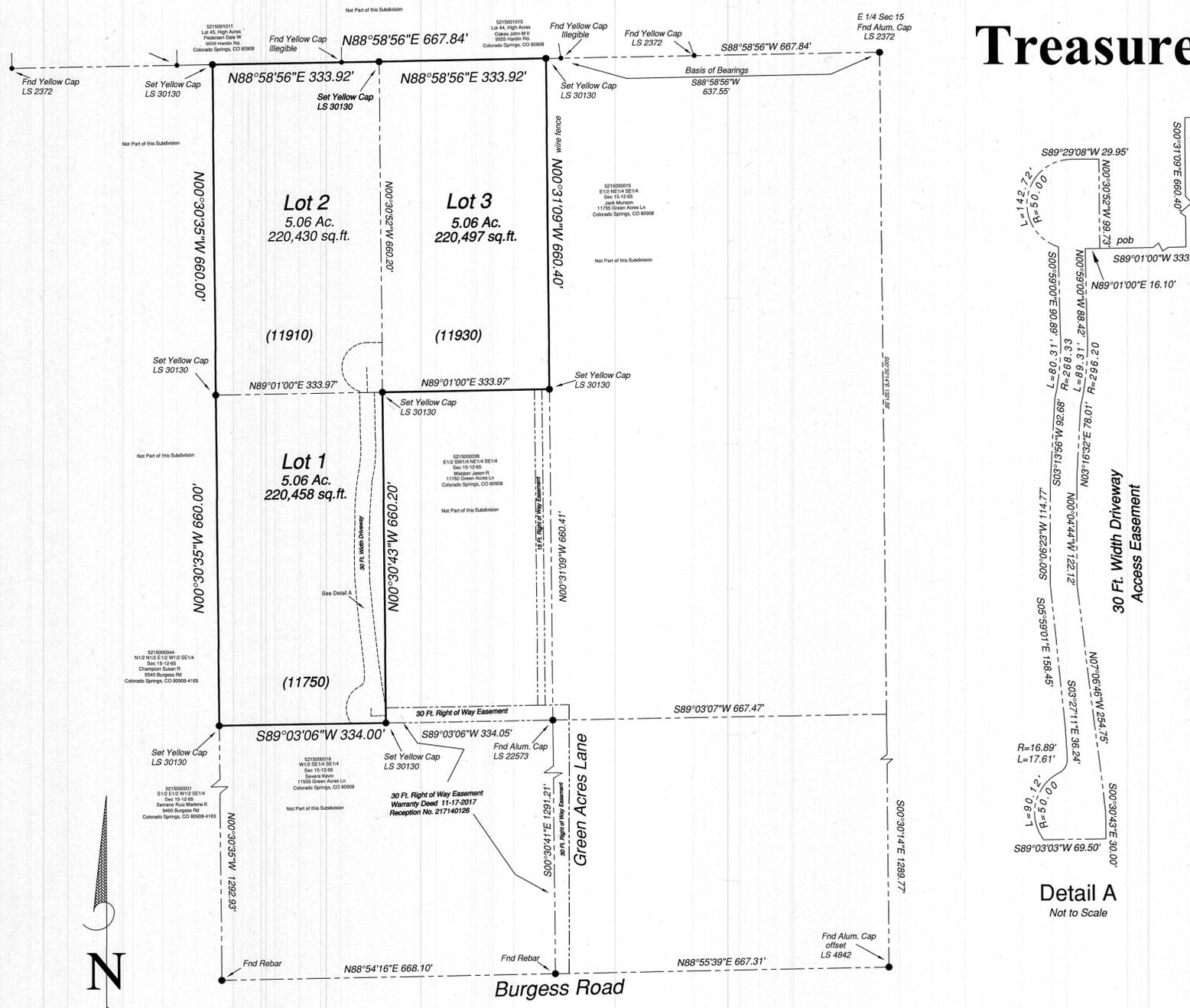


# Treasured Acres Filing No. 1

14955

A portion of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado.



**Plat Ratification:**  
**MERS as nominee for FNB of Las Animas Island** has executed this instrument this 5 day of April, 2022, A.D. by Mark F. Kelbaugh Vice President of MERS, a state entity type by Mark F. Kelly, name and title  
 State of New Jersey ss  
 County of Merced )  
 The foregoing instrument was acknowledged before me this 5 day of April, 2022, A.D. by Mark F. Kelbaugh Vice President of MERS, a state entity type  
 Witness my hand and official seal, notary seal  
**SETH L. RUBY**  
 NOTARY PUBLIC  
 STATE OF NEW JERSEY  
 ID # 50152651  
 MY COMMISSION EXPIRES FEB 24, 2026

**Surveyor's Certification:**  
**I Joseph Alessi, a duly registered Professional Land Surveyor in the State of Colorado do hereby certify that this plat truly and correctly represents the results of a survey made on November 10, 2020, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.**  
 I attest the above on this 22 day of March, 2022.  
**Joseph Alessi** Date  
 Colorado Professional Land Surveyor No. 30130

**Notes:**

- This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Empire Title of Colorado Springs and Stewart Title Guaranty Company, File Number 85511ECS, dated August 05, 2021.
- The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability.
- Basis of Bearings: A line beginning at the East Quarter corner of Section 15, Township 12 South, Range 65 West of the 6th P.M. County of El Paso, State of Colorado, said corner being monumented by a #6 rebar with an aluminum cap, LS 2372 and terminating at a point on the East-West centerline of said Section 15, point being a #4 rebar with a illegible yellow cap with a bearing of S88°58'56"W, a distance of 637.55 feet.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.
- Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifer is elevated based on a 300-year aquifer life. All future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply. Existing Domestic Well Permit and existing well Declaration of Covenants for Treasured Acres Filing No. 1, addresses the water replacement plan and shared driveway as recorded under Reception No. 222072630.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Mailboxes shall be installed in accordance with all El Paso County Department of Public Works and United States Postal Service regulations.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species e.g. Preble's Meadow Jumping Mouse as a listed threatened species.
- The following reports have been submitted in association with this minor subdivision and are on file at the Planning and Community Development Department: Soils and Geological, Water Supply, and Sewage Disposal, Drainage Report submitted by RMG Engineering dated July 31, 2020 and Monson, Cummins & Shohet, LLC, dated May 28, 2021.
- The Soils and Geology Study, dated July 27, 2021, prepared by Geoff Webster, P.E. Sr. Geotechnical Project Engineer and Keili Zigler Project Geologist, RMG Engineers, Job # 177644. The soil and geological conditions determined that the project is feasible for Lots 2 and 3. The conditions are typical of the front range region of Colorado. No bedrock or shallow water conditions were observed by the geologist at time of inspection. Mitigation measures will be required if seasonal shallow ground water is observed during construction. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. May include engineered drain systems to mitigate high groundwater conditions. Natural drainage locations shall be avoided by construction and site-specific foundation specific investigations shall be required. Any design by any engineer is subject to revision based on the result of the open hole observation. A site specific soils report and OWTS evaluation may be required for any future proposed structures.
- No Structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject of change.
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
- Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Hallelujah Trail per Land Development Code Section 6.3.3C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
- Access to lots 2 and 3 shall be through the shown access easement. The responsibility and maintenance agreement and all covenants and restrictions contained therein, as recorded at Reception No. 222046663 of the records of El Paso County Clerk and Recorder.

**Know All Men By These Presents:**  
 That the undersigned, Jerry Lomax and Sharon Lomax, being the owner of the following described tract of land:  
**To Wit:**  
 The Northwest Quarter and the Northeast Quarter of the Southeast Quarter, and the West Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 15, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, together with an easement for a 30 foot Right-of-Way for ingress and egress from the County Road which runs Easterly and Westerly along the Southerly line of said Section 15, the Centerline of which Right-of-Way is a line extending Southerly from the Southeast corner of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section 15 to a point on the South line of, and equally distant from, the Southeast and Southwest corners of the Southeast Quarter of said Section 15, El Paso County, Colorado and together with an Easement and Right-of-Way for ingress and egress over the Southerly 30 feet and over the Westerly 15 feet of the Easterly 30 feet of the East half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 15 in Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado. More particularly described: Commencing at the East Quarter corner of said Section 15; thence S.88°58'56"W. coincident with the East West centerline of said Section 15, a distance of 667.84 feet to the POINT OF BEGINNING of a parcel of land described herein; thence S.00°31'09"E. coincident with the East line of the West 1/2 of the NE1/4 SE1/4 of said Section 15, a distance of 660.40 feet; thence S.89°01'00"W. coincident with the South line of the N1/2 of the E1/2 of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 333.97 feet; thence S.00°30'43"E. coincident with the East line of the S1/2 of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 660.20 feet; thence S.89°03'06"W. coincident with the South line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 334.00 feet; thence N.00°30'35"W. coincident with the West line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 1320.00 feet; thence N.88°58'56"E. coincident with the North line of the W1/2 NE1/4 SE1/4 of said Section 15, a distance of 667.84 feet to the POINT OF BEGINNING.  
 Containing 661,384.46 square feet or 15.1833 acres, more or less.

**Owners Certificate:**  
 The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, and easements as shown hereon under the name and subdivision of "TREASURED ACRES FILING NO. 1". All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that all the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owners expense, and the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communications systems and other purposes as shown hereon. The entities responsible for providing these services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.  
Jerry Lomax Sharon Lomax  
 Jerry Lomax, co-Owner Sharon Lomax, co-Owner  
**Notarial:**  
 State of Colorado )  
 County of El Paso ) SS  
 The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2022 A.D., by Jerry Lomax and Sharon Lomax  
 Witness my hand and seal Micaela Hatfield  
 Address 2768 North Gate Blvd. J  
Colorado Springs, CO 80921  
 My Commission expires 6/24/24  
**MICAELA HATFIELD**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 2020402201W  
 My Commission Expires June 24, 2024  
Micaela Hatfield  
 Notary Public

**Board of County Commissioners Certificate:**  
 This Plat "TREASURED ACRES FILING NO. 1" was approved for filing by the El Paso County, Colorado Board of County Commissioners on the 15<sup>th</sup> day of March, 2022, subject to any notes specified hereon and any conditions included in the resolution of approval.  
Alan Vandenberg May 24, 2022  
 Chair, Board of County Commissioners Date  
Heather MAY 17, 2022  
 Director, Planning and Community Development Date

**Recordings:**  
 STATE OF COLORADO  
 COUNTY OF EL PASO  
 I hereby certify that this instrument was filed in my office on this 25<sup>th</sup> day of May, 2022, and was recorded at Reception Number 222714955 of the records of El Paso County  
**Chuck Broerman**  
 El Paso County Clerk and Recorder  
Kathryn Connelly  
 deputy clerk

**Professional Consultant: Owner: Property Address:**  
 Land Surveyor: **Jerry and Sharon Lomax** Lot 1: 11750 Green Acres Lane  
 Joseph Alessi, PLS 11750 Green Acres Lane Colorado Springs, CO 80908  
 Alessi and Associates, Inc. 2889 Broadmoor Valley Road Colorado Springs, CO 80906 719-485-8668  
 719-540-8832

**ALESSI and ASSOCIATES, Inc.**  
 APPRAISERS • ENGINEERS • SURVEYORS  
 2989 Broadmoor Valley Road, Suite C Tel. 719/540-8832  
 Colorado Springs, CO 80906 Fax 719/540-2781  
 Portion of SE1/4 Section 15, Township 12 South, Range 65 West  
 6th Principle Meridian, El Paso County, Colorado  
**Job No. 211290 Treasured Acres Filing No. 1 DATE June 08, 2021**  
 REVISION September 30, 2021

**Flood Statement:**  
 This site, "TREASURED ACRES FILING NO. 1" is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041033203, effective December 7, 2018.

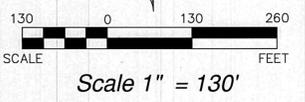
**Easements:**  
 Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

**Legend:**  
 ● Found Monument as Shown  
 ● Set #5 Rebar with Yellow Plastic Cap PLS #30130

**Service Providers:**  
 Black Forest Fire Protection District  
 Mountain View Electric Assoc.  
 Black Hills Energy  
 Individual Sewage Disposal Systems  
 Domestic Wells

**Fees:**  
 BRIDGE: \$6,400.00 (FALCON), \$734.00 (SAND CREEK)  
 DRAINAGE: \$3,515.00 (FALCON), \$1,346.00 (SAND CREEK)  
 Park Fee: School Fee: \$918.00 (ACADEMY SD22)  
 \$1,320.00 (REGIONAL AREA 2)  
 Surcharge:  
 Fee:

**Notice:**  
 According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may an action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



RBD ✓

MS 21-009