

KNOW ALL MEN BY THESE PRESENTS:

That Andrew Mullet, being the owner of the described tract of land, to

LEGAL DESCRIPTION:

All that portion of the East Half of the Southwest Quarter of Section 23, 6th P.M., lying northeasterly of Pyramid Mountain Road and southerly of Deed recorded November 15, 2010 under Reception No. 210114996, Cou

OWNER'S 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, streets, and easements as shown hereon under the name and subdivision of MULLET SUBDIVISION NO. 1. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that 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 owner's expense, all to 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 communication systems and other purposes as shown hereon. The entities responsible for providing the 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.

Andrew Mullet (Owner)

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by Andrew Mullet.

Witness my Hand and Seal: _____
Notary Public
Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets the dimensions of said Lots, Blocks, Streets and Easements which shall be recorded in the Public Records of El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be and that proper drainage for same will be provided at his own expense, all to the satisfaction of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all dedicated will become matters of maintenance by El Paso County, Colorado.

GENERAL NOTES:

- 1) - Recovered monument, marked as noted.
- Recovered Aliquot monument, marked as noted.
- Set no. 5 rebar 18" long & pink plastic cap marked "PLS 38556".
(R) - Record bearing & distance
(M) - Measured bearing & distance
(C) - Calculated bearing & distance
A.G. - Above Grade
B.G. - Below Grade

- 2) The Basis of Bearings is the north line of the southwest quarter of Section 23, monumented as shown and surveyed to bear North 88 degrees 16 minutes 25 seconds West.
3) This survey does not constitute a title search by Gould Land Surveying, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantees Company, Order No. 9055047379 with an effective date of April 23, 2017 at 7:30 A.M.
4) The purpose of this survey was to retrace the boundary lines of the parcel shown hereon and create a single lot subdivision. The field work was completed on June 24, 2025.
5) This property contains a calculated area of 738,192 square feet (16.9466 acres), more or less. Area shown hereon was not measured but instead is a result of a computer software calculation and is not warranted or guaranteed.

CHANGED

Surveyors Certificate
I, surveyor's name, 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 date of survey, 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 _____ day of _____, 20____.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

EASEMENTS:

Unless shown greater in width, all exterior boundaries are hereby platted with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water 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.

I, Kenneth Gould Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Plat of MULLET SUBDIVISION NO. 1 truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments and subdivision of land and have been met to the best of my professional knowledge, information and belief. This statement is neither a guaranty or warranty, either expressed or implied.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department.
•Dropslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:

ADDED

Wildfire Notes:
Fire Note on PUD Development Plans and Final Plats:
(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. At the time of approval of this project, the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

Utilize the standard notes provided - One must edit to make them complete.

DONE
clean up please

ADDED

Environmental:
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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

ADDED

Note Regarding Reports on File: The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

NOTED ON PLAT

there are 2 easement depicted one is to a water tank add language.

ADDED

Wastewater:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
Water service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications.

ADDED

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

ADDED

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Tile, sec township range county state ADDED

Pyramid Mountain Filing No. 1 ADDED

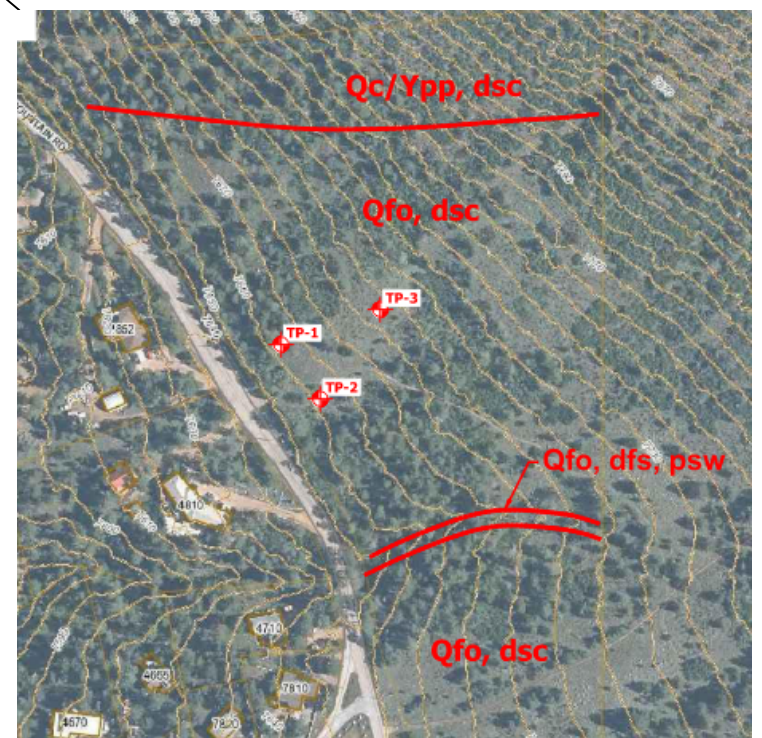
this is CSU water CHANGED

PLAT NOTES:

- 1. 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.
2. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
3. No driveway shall be established unless an access permit has been granted by El Paso County.
4. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
5. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Soils and Geological Study; Water Availability Study; Drainage Report; Wildfire Hazard Report; Natural Features Report.
6. All property owners are responsible for maintaining proper storm water drainage in and through their property.
7. The addresses () exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
8. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
9. FLOODPLAIN: This property is located within Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map, Panel No. 08041C0489C, dated December 7, 2018.
10. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
11. Right to Farm and Ranch: Colorado is a "right-to-farm" state, meaning that certain protections are afforded agricultural operations by limiting the circumstances by which agriculture operations may be deemed to be a nuisance pursuant to C.R.S. §35-3.5-1-1 et seq.
12. There is 1 Lot within this subdivision.

please see final plat checklist and add missing items DONE

THERE ARE NO CLEAR DEFINED AREAS OR NOTES
depict the hazard and constraints as no build on the site per the GEO report



CHANGED

name must be consistent with the PUD

PRELIMINARY FOR REVIEW

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for Mullet Subdivision No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon.

Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements, list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

Planning and Community Development Director _____ Date _____

Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____

CLERK & RECORDER'S CERTIFICATE:

Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in As Built recorded June 27, 1995 in Book 6672 at Page 918.
An easement for right of way and incidental purposes granted to Dan Williams by the instrument recorded June 14, 2002 at Reception No. 202096524 upon the terms and conditions set forth in the instrument.

FEES:
DRAINAGE: \$
BRIDGE FEES: \$
REGIONAL PARK: \$
SCHOOL FEE: \$

Project No.: 25092
July 18, 2025
Rev.: December 9, 2025

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

MULLET SUBDIVISION NO. 1

P.O. Box 7123
Woodland Park, CO 80863
(719) 687-8385
info@gouldlandsurveying.com
GouldLandSurveying.com



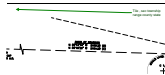
V1_Plat.pdf Markup Summary

dspdparsons (35)



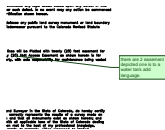
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Date: 2/17/2026 11:14:42 AM
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please see final plat checklist and add missing items



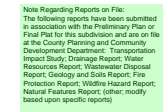
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Date: 2/17/2026 11:15:02 AM
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Tile , sec township range county state



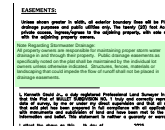
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Date: 2/17/2026 11:16:22 AM
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there are 2 easement depicted one is to a water tank add language.



Subject: Reports on File
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:25 AM
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Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Stormwater Drainage
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:35 AM
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Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water 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.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Subject: Easements
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:45 AM
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Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Environmental:
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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

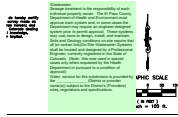
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Page Label: 1
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Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

SOILS GEOLOGY:
The following information is provided for informational purposes only and does not constitute a warranty or representation of any kind. The information is based on the best available data and is subject to change without notice. The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose.

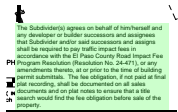
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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:36:02 AM
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Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:



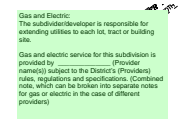
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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:41 AM
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Wastewater:
 Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
 Water service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications.



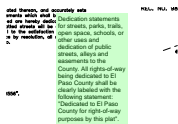
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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:23 AM
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The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-471), or any amendments thereto, at or prior to the time of building permit application. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of any property.



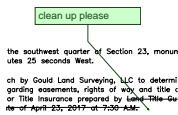
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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:29 AM
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Gas and Electric:
 The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
 Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)



Subject: Dedication Statement
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:47 AM
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Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:20:28 AM
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clean up please

Utilize the standard notes provided - One must edit to make them complete.

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:21:13 AM
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Utilize the standard notes provided - One must edit to make them complete.

This plat is governed by the Pyramid Mountain PUD and Development Guidelines as recorded at Reception Nos. 225105607, and property, with sole responsibility for maintenance being in

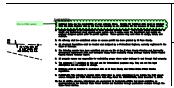
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This plat is governed by the Pyramid Mountain PUD and Development Guidelines as recorded at Reception Nos. 225105607, and



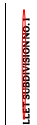
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Pyramid Mountain Filing No. 1



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:27:22 AM
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this is CSU water



Subject: Ellipse
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:27:39 AM
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Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:28:02 AM
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name must be consistent with the PUD

PLS'S CERTIFICATION:

I, _____, 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 date of survey, 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.

Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:28:51 AM
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Subject: Surveyor Certification
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:30:04 AM
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Surveyors Certificate

I, _____, 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 date of survey, 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 _____ day of _____, 20__.

Surveyor's Name, (Signature)
Date
Colorado registered PLS # _____



Subject: BoCC Certification
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:30:35 AM
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Board of County Commissioners Certificate


This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners
Date


Planning and Community Development Director
Date

DEDICATION:

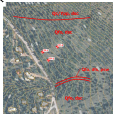
The above party in interest has
Essements as shown on the pic:
forth the boundaries and dimen
"MULLET SUBDIVISION NO. 1" EL
use and sold owner, does hereby,
and that proper drainage for sic
of County Commissioners of El
dedicated will become matters c


Subject: Highlight
Page Label: 1
Author: dsdparsons
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Subject: Planner
Page Label: 1
Author: dsdparsons
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depict the hazard and constraints as no build on the site per the GEO reprot




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Page Label: 1
Author: dsdparsons
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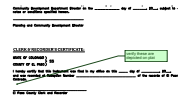



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:45:21 AM
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review GEO report add constraint and hazards

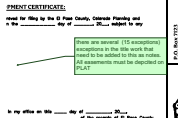


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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:55:39 AM
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verify these are depicted on plat



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:58:41 AM
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there are several (15 exceptions) exceptions in the title work that need to be added to this as notes. All easements must be depicted on PLAT

PCD FILE SF262

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Author: dsdparsons
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PCD FILE SF262

add

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 12:08:48 PM
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add

add School Fees: Park Fees: Drainage and bridge fees.

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 12:10:11 PM
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add School Fees: Park Fees: Drainage and bridge fees.

of the records of Ft. Pinckney County,
FEES:
DRAINAGE: _____ \$;
BRIDGE FEES: _____ \$;
URBAN PARK: _____ \$;
REGIONAL PARK: _____ \$;
SCHOOL FEE: _____ \$

Subject: Image
Page Label: 1
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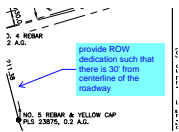
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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 12:38:29 PM
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Wildfire Notes:
 Fire Note on PUD Development Plans and Final Plats:
 (Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval.
 At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
 Wildfire Plat Restriction:
 (The following plat restriction shall be placed on the first sheet of the plat whenever thinning of forest cover are necessary to help reduce the hazards and risks of wildfire.)

Daniel Torres (2)



Subject: Highlight
Page Label: 1
Author: Daniel Torres
Date: 2/17/2026 11:18:01 AM
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Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 2/17/2026 11:19:49 AM
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provide ROW dedication such that there is 30' from centerline of the roadway

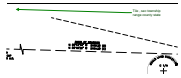
V1_Plat.pdf Markup Summary

dspdparsons (35)



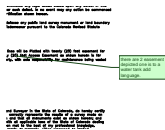
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Author: dsdparsons
Date: 2/17/2026 11:14:42 AM
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please see final plat checklist and add missing items



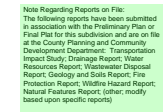
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Author: dsdparsons
Date: 2/17/2026 11:15:02 AM
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Tile , sec township range county state



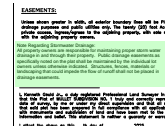
Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:22 AM
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there are 2 easement depicted one is to a water tank add language.



Subject: Reports on File
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:25 AM
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Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Stormwater Drainage
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:35 AM
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Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water 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.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Subject: Easements
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:45 AM
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Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Environmental:
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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

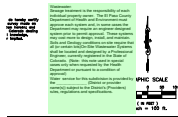
Subject: Environmental
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:16:52 AM
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Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

SOILS GEOLOGY:
The following information is provided for informational purposes only and does not constitute a warranty or representation of any kind. The information is based on the best available information at the time of preparation and is subject to change without notice. The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose. The information is provided as a service to the client and is not intended to be used for any other purpose.

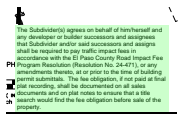
Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:36:02 AM
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Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:



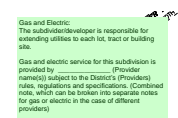
Subject: Wastewater
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:41 AM
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Wastewater:
 Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
 Water service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications.



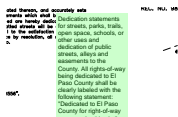
Subject: Road Impact
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:23 AM
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The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 24-471), or any amendments thereto, at or prior to the time of building permit application. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of any property.



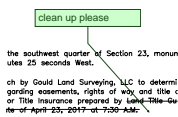
Subject: Gas and Electric
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:29 AM
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Gas and Electric:
 The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
 Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)



Subject: Dedication Statement
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:19:47 AM
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Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:20:28 AM
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clean up please

Utilize the standard notes provided - One must edit to make them complete.

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:21:13 AM
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Utilize the standard notes provided - One must edit to make them complete.

This plat is governed by the Pyramid Mountain PUD and Development Guidelines as recorded at Reception Nos. 225105607, and property, with sole responsibility for maintenance being in

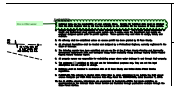
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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:25:29 AM
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This plat is governed by the Pyramid Mountain PUD and Development Guidelines as recorded at Reception Nos. 225105607, and



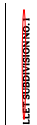
Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:28:30 AM
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Pyramid Mountain Filing No. 1



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:27:22 AM
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this is CSU water



Subject: Ellipse
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:27:39 AM
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Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:28:02 AM
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name must be consistent with the PUD

PLS'S CERTIFICATION:

I, _____, 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 date of survey, 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.

Subject: Highlight
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:28:51 AM
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Subject: Surveyor Certification
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:30:04 AM
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Surveyors Certificate

I, _____, 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 date of survey, 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 _____ day of _____, 20__.

Surveyor's Name, (Signature)
Date
Colorado registered PLS # _____



Subject: BoCC Certification
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:30:35 AM
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Board of County Commissioners Certificate


This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners
Date


Planning and Community Development Director
Date

DEDICATION:

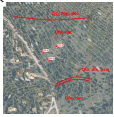
The above party in interest has
Essements as shown on the pic:
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"MULLET SUBDIVISION NO. 1" EL
use and sold owner does here,
and that proper drainage for sic
of County Commissioners of El
dedicated will become matters c


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Subject: Planner
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Author: dsdparsons
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depict the hazard and constraints as no build on the site per the GEO reprot




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Author: dsdparsons
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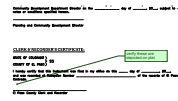



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Date: 2/17/2026 11:45:21 AM
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review GEO report add constraint and hazards

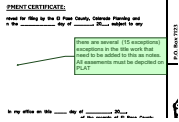


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Subject: Planner
Page Label: 1
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verify these are depicted on plat



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 11:58:41 AM
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PCD FILE SF262

Subject: Text Box
Page Label: 1
Author: dsdparsons
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PCD FILE SF262

add

Subject: Planner
Page Label: 1
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add

add School Fees: Park Fees: Drainage and bridge fees.

Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 12:10:11 PM
Status:
Color: ■
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of the records of Ft. Pinckney County,
FEES:
DRAINAGE: _____ \$;
BRIDGE FEES: _____ \$;
URBAN PARK: None \$;
REGIONAL PARK: _____ \$;
SCHOOL FEE: _____ \$

Subject: Image
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 12:10:14 PM
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Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 2/17/2026 12:10:25 PM
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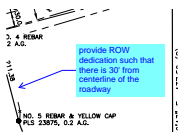
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Page Label: 1
Author: dsdparsons
Date: 2/17/2026 12:46:32 PM
Status:
Color: ■
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Wildfire Notes:
 Fire Note on PUD Development Plans and Final Plats:
 (Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval.
 At the time of approval of this project, this property is located within the _____ Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

Daniel Torres (2)



Subject: Highlight
Page Label: 1
Author: Daniel Torres
Date: 2/17/2026 11:18:01 AM
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Subject: Callout
Page Label: 1
Author: Daniel Torres
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provide ROW dedication such that there is 30' from centerline of the roadway