

PYRAMID MOUNTAIN FILING NO. 1

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

KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

All that portion of the East Half of the Southwest Quarter of Section 23, Township 13 South, Range 68 West of the 6th P.M. lying northeasterly of Pyramid Mountain Road and southerly of Parcel A (Tract 4) described in Warranty Deed recorded November 15, 2010 under Reception No. 210114996, County of El Paso, State of Colorado.

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 and as shown hereon, do hereby certify that the following information is true and correct to the best of our knowledge and belief. All public improvements so platted, covenanted and agreed that the put that proper drainage and erosion satisfaction of the Board of County Resolution, all public improvement Colorado. The utility easements systems and other purposes as the easements are established a adjacent properties for installation.

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }
The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D., by Andrew Mullet.

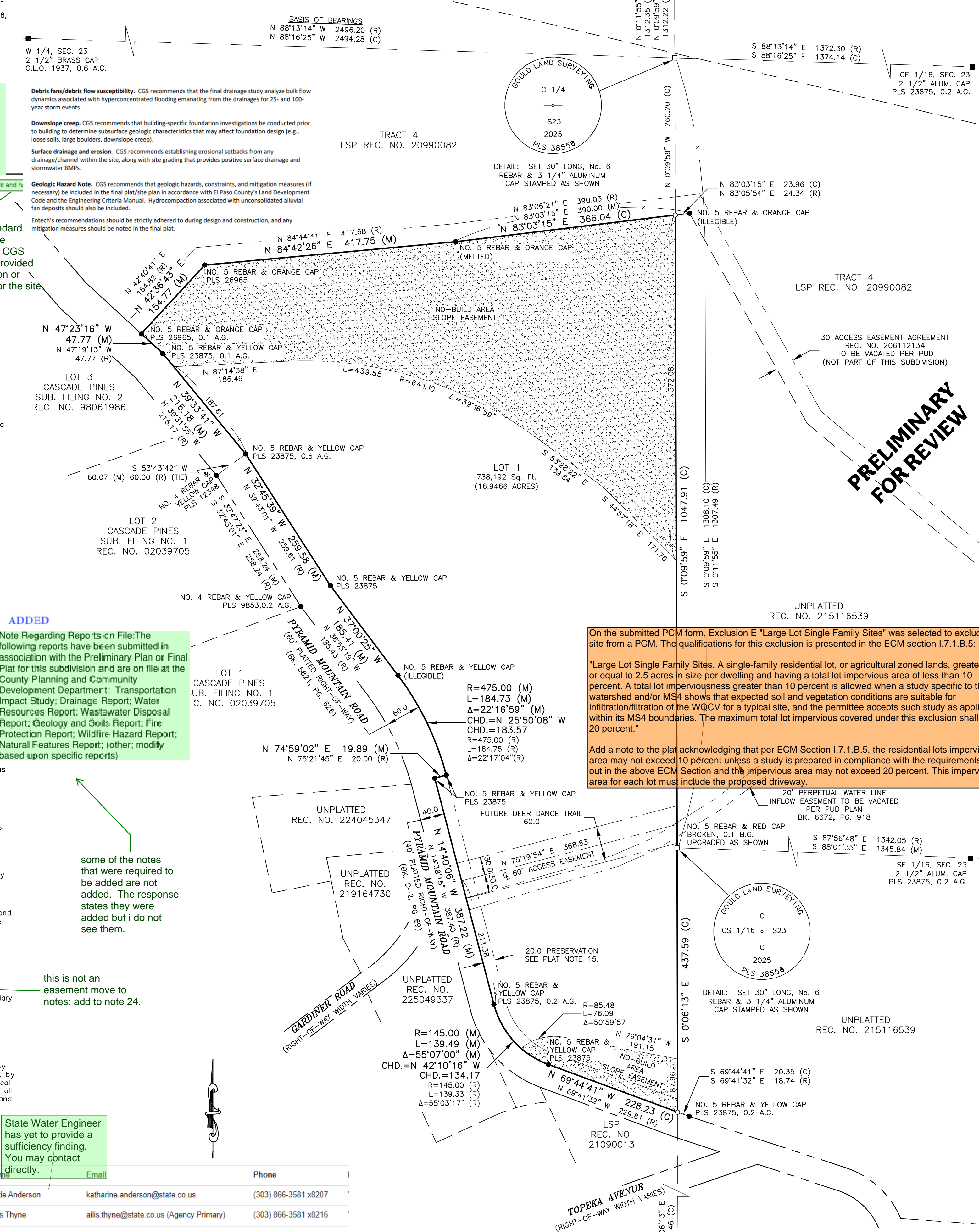
Witness my Hand and Seal: _____ Notary Public
My Commission Expires: _____ Address: _____

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 forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "PYRAMID MOUNTAIN FILING NO. 1" 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 graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so 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".
Set no. 6 rebar 30" long and 3 1/4" aluminum cap marked as shown.
Record bearing & distance
Measured bearing & distance
Calculated bearing & distance
Above Grade
Below Grade
2) The Basis of Bearings is the north line of the southwest quarter of Section 23, monument as shown and assumed 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 title of record, Gould Land Surveying, LLC relied upon a Commitment for Title Insurance prepared by First American Title Insurance Company, File No. 5555-4142661 with a commitment date of March 28, 2024 at 8:00 A.M.
4) The purpose of this survey was to retrace the boundary lines of the parcel shown hereon 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.
6) Unless noted otherwise, all monuments were found or set flush with ground and accepted as representing the boundary corner.
7) The lineal units used in this survey are U.S. Survey Feet. An international foot is defined exactly as 1200/3937 meters.
8) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
9) 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 any action be commenced more than ten years from the date of the certification shown hereon.
10) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.



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 areas can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in the name of the file and the number) available at the El Paso County Planning and Community Development Department: Knowledge Creep: (name lots or location of area) Rockfall Source: (name lots or location of area) Rockfall Runoff: (name lots or location of area) Potentially Seasonally High Groundwater: (name lots or location of area) Other Hazard:
Debris fans/debris flow susceptibility: CGS recommends that the final drainage study analyze bulk flow dynamics associated with hyperconcentrated flooding emanating from the drainages for 25- and 100-year storm events.
Downslope creep: CGS recommends that building-specific foundation investigations be conducted prior to building to determine subsurface geologic characteristics that may affect foundation design (e.g., loose soils, large boulders, downslope creep).
Surface drainage and erosion: CGS recommends establishing erosional setbacks from any drainage/channel within the site, along with site grading that provides positive surface drainage and stormwater BMPs.
Geologic Hazard Note: CGS recommends that geologic hazards, constraints, and mitigation measures (if necessary) be included in the final plat/site plan in accordance with El Paso County's Land Development Code and the Engineering Criteria Manual. Hydrocompaction associated with unconsolidated alluvial fan deposits should also be included.
Etech's recommendations should be strictly adhered to during design and construction, and any mitigation measures should be noted in the final plat.

ADD: 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)

ADD: some of the notes that were required to be added are not added. The response states they were added but i do not see them.

ADD: this is not an easement move to notes; add to note 24.

ADD: State Water Engineer has yet to provide a sufficiency finding. You may contact directly.

On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM section L7.1.B.5: "Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."
Add a note to the plat acknowledging that per ECM Section L7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

PLAT NOTES:

- 1. Water will be provided by Colorado Springs Utilities. CSU commitment letter does not include gas. Is this to be served by individual propane tanks on site?
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. On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
3. 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 Colorado Springs Utilities subject to the District's rules, regulations and specifications.
4. No driveway shall be established unless an access permit has been granted by El Paso County.
5. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
6. 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; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
7. 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.
8. The addresses () exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
9. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
10. 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. 08041004895, dated December 7, 2018.
11. At the time of approval of this project, this property is located within the Cascade 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.
12. 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).
13. 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 the plat notes to ensure that a title search would find the fee obligation before sale of the property.
14. 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.
15. A twenty (20) foot preservation for potential future right-of-way, to remain available for future acquisition by the County if and when deemed necessary for public use.
16. There is 1 Lot within this subdivision.
17. This property is subject to the following per a Commitment for Title Insurance prepared by First American Title Insurance Company, File No. 5555-4142661 with a commitment date of March 28, 2024 at 8:00 A.M.
9. An easement for right of way and incidental purposes granted to Colorado Telephone Company by the instrument recorded April 13, 1905 in Book 401 at Page 6 upon the terms and conditions set forth in the instrument. BLANKET IN NATURE
10. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution recorded June 20, 1917 in Book 571 at Page 55. NO FLOTTABLE EASEMENTS
11. Any tax, lien, fee, or assessment by reason of inclusion in the Cascade Fire Protection District, as evidenced by instrument recorded August 13, 1956 in Book 1584 at Page 549. BLANKET IN NATURE
12. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Cascade Public Service Company water system service area recorded November 15, 1990 in Book 5790 at Page 195. BLANKET IN NATURE
13. 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. SHOWN HEREON
14. An easement for right of way and incidental purposes granted to Dan Williams by the instrument recorded June 14, 2002 at Reception No. 202096624 upon the terms and conditions set forth in the instrument. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
15. Any tax, lien, fee, or assessment by reason of inclusion in the Cascade Metropolitan District No. 2, as evidenced by instrument recorded September 03, 2004 at Reception No. 204195049 and recorded November 16, 2004 at Reception No. 204199314 and recorded April 25, 2014 at Reception No. 214034048 and agreement in conjunction recorded November 15, 2010 at Reception No. 210114993. BLANKET IN NATURE
16. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 06-202 regarding due diligence agreement recorded June 20, 2006 at Reception No. 206090464. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
17. An easement for right of way and incidental purposes granted to Cascade Metropolitan District No. 2 by the instrument recorded July 31, 2006 at Reception No. 206112133 upon the terms and conditions set forth in the instrument. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
18. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in access easement agreement recorded July 31, 2006 at Reception No. 206112134. SHOWN HEREON
19. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Deed of conservation easement recorded July 31, 2006 at Reception No. 206112135 and Resolution No. 21-443 recorded December 03, 2021 at Reception No. 221221734. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
20. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 07-481 recorded February 20, 2008 at Reception No. 208019337. BLANKET IN NATURE
21. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 07-482 recorded February 20, 2008 at Reception No. 208019338. BLANKET IN NATURE
22. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in agreement to grant access and utility easements recorded October 19, 2009 at Reception No. 209121689 and assignment of easement recorded August 01, 2022 at Reception No. 202102534. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
23. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Special Warranty Deed recorded October 19, 2009 at Reception No. 209121691. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
24. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Pyramid Mountain Amended PUD Development Plan "Map" recorded August 23, 2010 at Reception No. 210081300 and Pyramid Mountain PUD Development Guidelines as amended recorded August 23, 2010 at Reception No. 210081301 and Map of the Pyramid Mountain Amended PUD Development Plan recorded August 23, 2010 at Reception No. 210081302. BLANKET IN NATURE
25. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Warranty Deed recorded November 15, 2010 at Reception No. 210114996. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
26. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 14-119 recorded April 01, 2014 at Reception No. 214026893. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
27. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Resolution No. 11-387 recorded May 07, 2014 at Reception No. 214038092. IT IS NOT ON, NOR DOES IT TOUCH THE SURVEYED PROPERTY
28. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in assignment of agreement recorded April 12, 2021 at Reception No. 217041975. BLANKET IN NATURE
29. Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded March 25, 2021 at Reception No. 221059310 and any and all amendments and/or supplements thereto. BLANKET IN NATURE
30. Terms, agreements, provisions, conditions, obligations, easements, and restrictions, if any, as contained in Fourth amendment to the resolution of the board of directors of Cascade Metropolitan District No. 1 recorded October 19, 2023 at Reception No. 223088030. BLANKET IN NATURE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for PYRAMID MOUNTAIN FILING 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 and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements) 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 _____

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS
COUNTY OF EL PASO }
I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County, Colorado.
El Paso County Clerk and Recorder _____
SCHOOL FEE - DISTRICT# _____
PARK FEES: _____
REGIONAL: _____
NEIGHBORHOOD: _____
DRAINAGE BASIN: _____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____



Colorado Division of Water Resources

Assigned?	Project Access	Name	Email	Phone
Yes	Full	Katie Anderson	katharine.anderson@state.co.us	(303) 866-3581 x8207
	Full	Allis Thyne	allis.thyne@state.co.us (Agency Primary)	(303) 866-3581 x8216
	Full	Mike Matz	michael.matz@state.co.us	(303) 866-3581 x8241
	Full	Ivan Franco	ivan.franco@state.co.us	(303) 866-3581 x8243

Project No.: 25092
July 18, 2025
Rev.: December 9, 2025
Rev.: March 25, 2026

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

PYRAMID MOUNTAIN FILING NO. 1

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