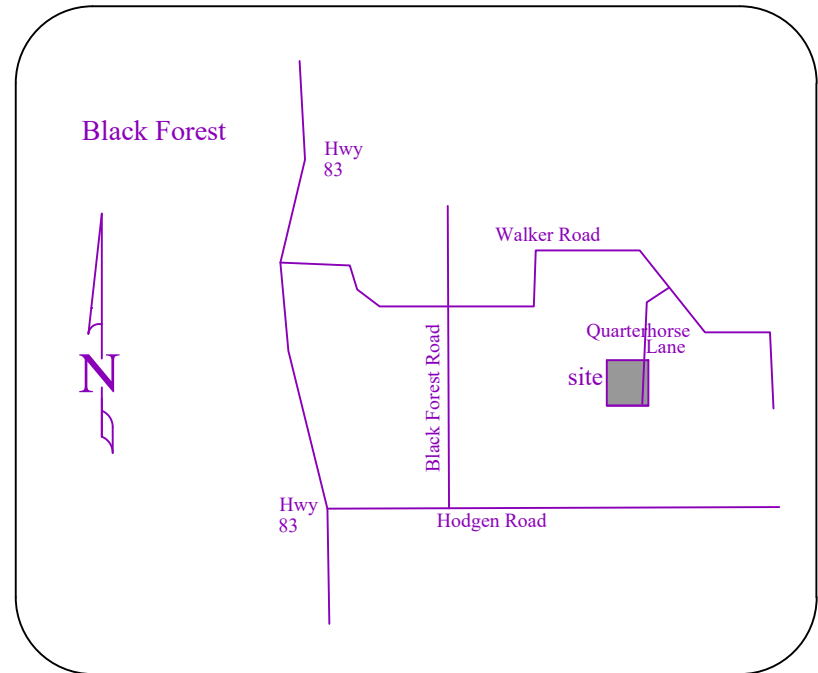
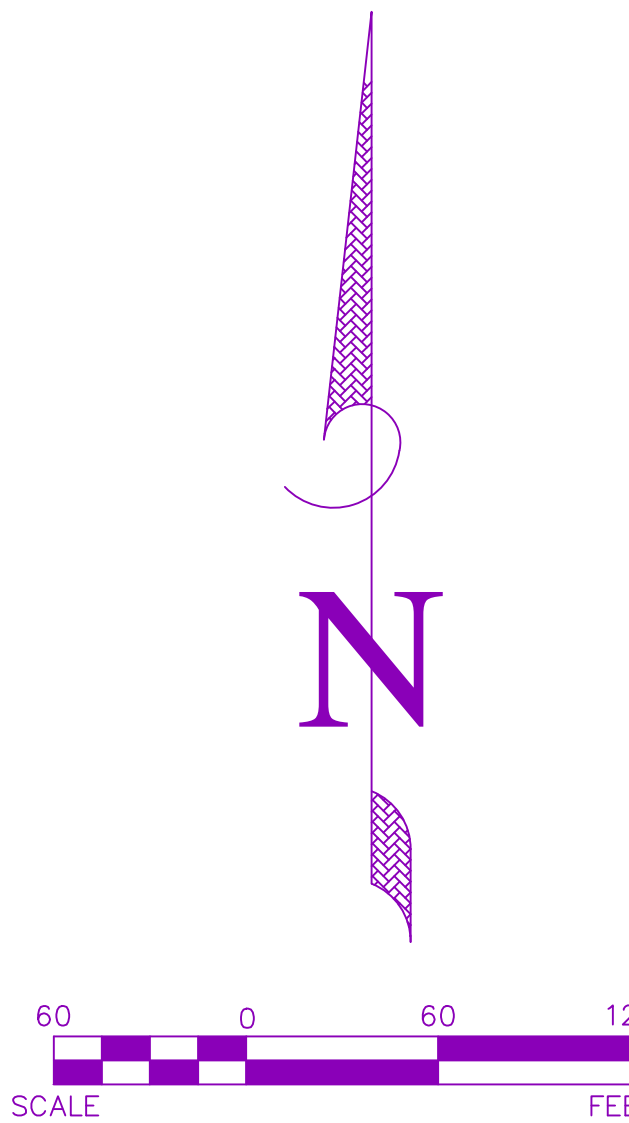


Willow Springs Estates Filing No. 2

A Replat of Lot 6, Block 1, Willow Springs Estates as recorded in Plat Book H-2 at Page 54, dated October, 06, 1965
A portion of Section 15, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado



VICINITY MAP
Not to Scale



Add Soil and Geology Conditions Geologic Hazard Note: (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:
In Areas of High Groundwater.
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Update Note #9 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 with EDARP file number VR264: (modify based upon specific reports) Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report;

Add Gas and Electric Note:
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 providers' rules, regulations, and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Total Acreage:

Lot 1 = 5 Acres
Lot 2 = 5 Acres

Total = 10 Acres

Service Providers:

Falcon Fire Protection District
Mountain View Electric Assoc.
El Paso Co. Telephone
Individual Sewage Disposal Systems
Domestic Wells

Add: Propane responsibility of individual property owners. All and Domestic Well Permit.

Fees:

Park Fee

School Fee

Surcharge Fee

Please delete surcharge and fee

Notes:

- 1... "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."
- 2... 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.
- 3... 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.
- 4... 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 Aquifers is elevated based on a 300-year aquifer life. Applicants, the Home Owners Association, and 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 of 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 survival plan that provides future generations with a water supply.
- 5... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 6... 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.
- 7... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 8... Regional Park Area #2, \$1010.00
- 9... Lewis Palmer Dist. #38, \$616

- 8... 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 Preble's Meadow Jumping Mouse as a listed threatened species.
- 9... The following reports have been submitted and are on file at the Department of Development: Soils and Geological, Water Supply, Drainage Report and Sewage Disposal.
- 10... All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.
- 11... 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.
- 12... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject of change.
- 13... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-47) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance. The road impact fee is based on the established rate at the time of building permit application.
- 14... Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Quarterhorse Lane per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to the length, some of the driveways will need to be specifically approved by the Falcon Fire Protection District.
- 15... This site, WILLOW SPRINGS ESTATES FILING NO. 2, is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Numbers 08041C0310G, effective Dec. 7, 2018.
- 16... Beginning at the Northwest corner of Lot 6, Block 1, Willow Springs Estates as recorded in the Office of the El Paso County Clerk and Recorder, in Book H-2 at Page 54, dated October 6, 1965, said corner being a one inch pipe 0.1 ft. above ground; thence coincident with the Northerly line of said Lot 6 bearing N89°27'34"E, 660.33 feet to the point of terminus being a 5/8 inch rebar flush ground.

- 17... 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 Land Title Insurance Corporation, Order Number SR55126376, dated March 27, 2026. Schedule B-Section II
Item 3: Mineral, Oil and Gas Reservations contained in the following deeds; Book 2079 Page 109, Book 1243 at Page 533, as recorded by El Paso County Clerk and Recorder
Item 7: Mountain View Electric Association Easement across the Northerly portion of Lot 6, as recorded by El Paso County Clerk and Recorder, dated January 31, 1986.
Item 8: Mountain View Electric Association Easement across portions of Lot 6, as recorded by El Paso County Clerk and Recorder, under reception no. 225090855, dated October 20, 1926.

- 18... 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.

- 19... Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to CRS 18-4-508

The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

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 based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Know All Men By These Presents:

That the undersigned, Shawn Shaffer President, Home Run Restorations, Inc., being the owner of the following described tract to wit:
A Replat of Lot 6, Block 1, Willow Springs Estates as recorded in Plat Book H-2 at Page 54, dated October, 06, 1965
A portion of Section 15, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado

Owners Certificate:

The undersigned, being the owners of the land described herein, having laid out, subdivided, and platted said land into a lots and easements as shown under the name and subdivision of "WILLOW SPRINGS ESTATES FILING NO. 2". 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.

In Witness Whereof:

The aforementioned Shawn Shaffer Agent, Home Run Ventures LLC. has executed this instrument this ____ Day of _____, 2026 A.D. _____
Shawn Shaffer, Agent

Notarial:

State of Colorado)
County of El Paso) SS
The foregoing instrument was acknowledged before me this ____ day of _____, 2026 A.D., by Shawn Shaffer, President
Witness my hand and seal
Address _____
My Commission expires _____

Lien Holder:

XYZ, a Colorado limited liability company has executed this instrument this ____ day of _____, 2026 A.D.
by: _____, Manager
State of Colorado) ss
County of El Paso)
The foregoing instrument was acknowledged before me this ____ day of _____, 2026 A.D. by _____, Manager
Witness my hand and official seal.
Address: _____
My commission expires: _____ Notary Public

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 May 06, 2026, 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 _____, 2026.

Joseph Alessi
Colorado Professional Land Surveyor No. 30130



Board of County Commissioners Certificate:

This Plat "WILLOW SPRINGS ESTATES FILING NO. 2" was approved for filing by the El Paso County, Colorado Board of Commissioners on the ____ day of _____, 2026, subject to any notes specified hereon and any conditions included in the resolution of approval.

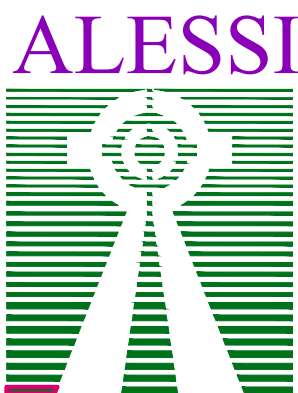
"WILLOW SPRINGS ESTATES FILING NO. 2" in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder in Book H-2 at Page 54, dated October 10, 1965.

The dedications of easements are accepted.

Chair, Board of County Commissioners _____ Date _____
Executive Director, Planning and Community Development _____ Date _____

Recordings:

State of Colorado)
County of El Paso) SS
I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this ____ Day of _____, 2026 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.
By: _____ Steve Schleiker, Recorder _____ Date _____



ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 Fax 719/540-2781
A portion of Section 15, Township 11 South, Range 65 West
6th Principle Meridian, El Paso County, Colorado
Job No. 261101 DATE May 6, 2026

PCD File No. VR264 Willow Springs Estates Filing No. 2

V1_Final Plat Drawings_COMMENTS.pdf Markup Summary

MirandaBenson2 (15)



Subject: Soils & Geology
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 12:57:02 PM
Status:
Color: ■
Layer:
Space:

Add Soil and Geology Conditions Geologic Hazard Note: (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:

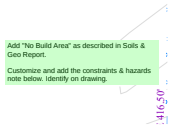
- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)

- Potentially Seasonally High Groundwater:(name lots or location of area)

- Other Hazard:

In Areas of High Groundwater:

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 1:52:21 PM
Status:
Color: ■
Layer:
Space:

Add "No Build Area" as described in Soils & Geo Report.

Customize and add the constraints & hazards note below. Identify on drawing.

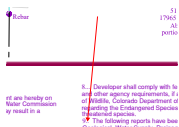


Subject: Reports on File
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 12:59:05 PM
Status:
Color: ■
Layer:
Space:

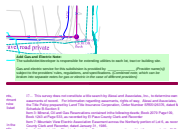
Update Note #9 Regarding Reports on File:

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 within EDARP file number VR264: (modify based upon specific reports)

Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report;



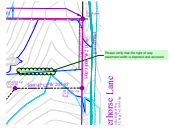
Subject: Architect
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 12:57:12 PM
Status:
Color: ■
Layer:
Space:



Subject: Gas and Electric
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 12:55:53 PM
Status:
Color: ■
Layer:
Space:

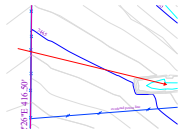
Add Gas and Electric Note:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the providers' rules, regulations, and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

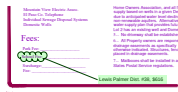


Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 9:42:34 AM
Status:
Color: ■
Layer:
Space:

Please verify that the right of way easement width is depicted and accurate.



Subject: Architect
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 9:42:50 AM
Status:
Color: ■
Layer:
Space:



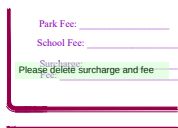
Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 10:01:04 AM
Status:
Color: ■
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Space:

Lewis Palmer Dist. #38, \$616



Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 10:01:02 AM
Status:
Color: ■
Layer:
Space:

Regional Park Area #2, \$1010.00



Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 10:01:59 AM
Status:
Color: ■
Layer:
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Please delete surcharge and fee

Service Providers:
Fees:
Add: Propane responsibility of individual property owners.

Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/26/2026 10:40:35 AM
Status:
Color: 
Layer:
Space:

Add: Propane responsibility of individual property owners.

Final mylar will be in black & white - color tones will not be visible.
All line work and symbols need to be identified in a legend.

Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/26/2026 10:39:41 AM
Status:
Color: 
Layer:
Space:

Final mylar will be in black & white - color tones will not be visible.

All line work and symbols need to be identified in a legend.

PCD File No. VR264

Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 12:51:31 PM
Status:
Color: 
Layer:
Space:

PCD File No. VR264

total Acreage:
at 1 = 3 Acres
at 2 = 5 Acres

Subject: Architect
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 12:58:11 PM
Status:
Color: 
Layer:
Space:

Is there a lien holder? If so, please complete this section as much as possible prior to recording.
Or would you like to do a ratification of plat statement if there is a lien holder?

Subject: Planner
Page Label: [1] Willow Springs Estates Filing No. 2
Author: MirandaBenson2
Date: 8/25/2026 2:22:22 PM
Status:
Color: 
Layer:
Space:

Is there a lien holder? If so, please complete this section as much as possible prior to recording.

Or would you like to do a ratification of plat statement (if there is a lien holder)?

Bret Dilts - DPW Engineering (5)

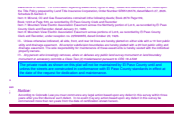
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1 (9-471) &
e of buildir

Subject: Engineer
Page Label: [1] Willow Springs Estates Filing No. 2
Author: Bret Dilts - DPW Engineering
Date: 8/21/2026 2:04:53 PM
Status:
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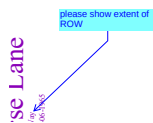
hibited on this plat are
je. 25-337
subdivision is subject
-471) and any subseq
building permit issua

Subject: Engineer
Page Label: [1] Willow Springs Estates Filing No. 2 25-337
Author: Bret Dilts - DPW Engineering
Date: 8/21/2026 2:05:12 PM
Status:
Color: ■
Layer:
Space:



Subject: Private Roads:
Page Label: [1] Willow Springs Estates Filing No. 2
Author: Bret Dilts - DPW Engineering
Date: 8/21/2026 2:07:55 PM
Status:
Color: ■
Layer:
Space:

The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.



Subject: Engineer
Page Label: [1] Willow Springs Estates Filing No. 2
Author: Bret Dilts - DPW Engineering
Date: 8/21/2026 2:47:59 PM
Status:
Color: ■
Layer:
Space:

please show extent of ROW

Please remove topo and
home site from the plat
drawings.

Subject: Engineer
Page Label: [1] Willow Springs Estates Filing No. 2
Author: Bret Dilts - DPW Engineering
Date: 8/24/2026 11:00:32 AM
Status:
Color: ■
Layer:
Space:

Please remove topo and home site from the plat drawings.