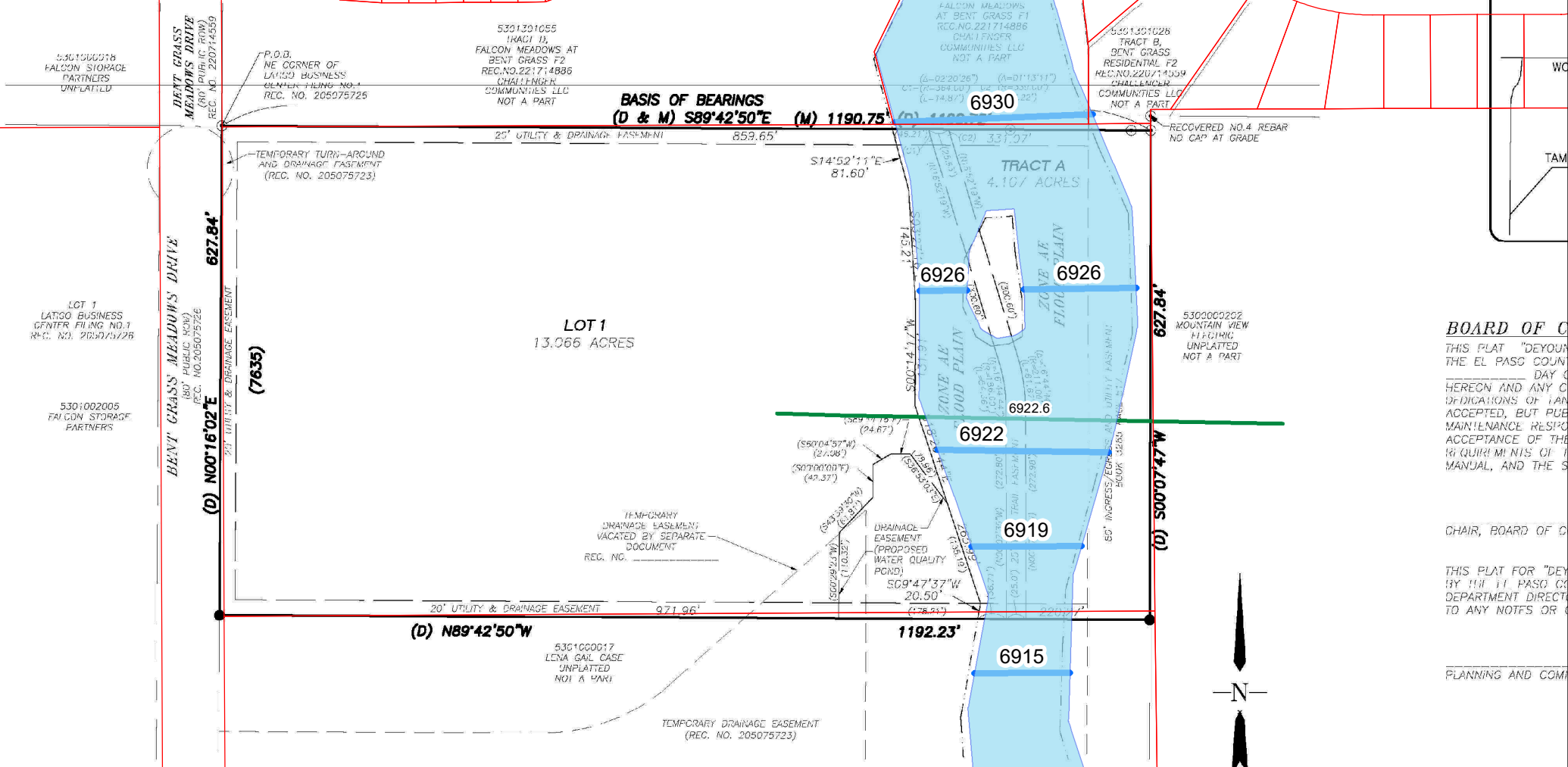


DEYOUNG SUBDIVISION PLATTING NO. 1
8415 Furlong Circle Fountain CO
SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO
SHEET 1 OF 1



ALL EASEMENTS SHOWN ON THIS PLAT ARE BASED ON THE NORTH LINE OF PARCEL 1 DESCRIBED IN SPECIAL ORDER NO. 2007-22603, SAID LINE ASSUMED TO BE 50' FROM THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER RECEPTION NO. 205075726 (A NO.4 REBAR WITH RED PLASTIC CAP 20681) TO A POINT ON THE EASTERLY LINE OF THAT PARCEL AS DESCRIBED BY DOCUMENT, BOOK 3265, PAGE 10, A NO.4 REBAR WITH RED PLASTIC CAP STAMPED PLS 20681).

SEWER SERVICES SHALL BE PROVIDED BY WOODVEN HILLS WASTEWATER TREATMENT PLANT. WATER AND GAS SERVICE TO BE PROVIDED BY MOUNTAIN VIEW UTILITY DISTRICT. NATURAL GAS PROVIDED BY COLORADO SPRINGS UTILITIES.

ENGINEERING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY ENGINEERING DEPARTMENT. WATER AND WASTEWATER REPORTS, NATURAL GAS REPORT, SOILS AND GEOLOGICAL REPORT, FINAL DRAINAGE REPORT AND UTILITY REPORTS.

STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A LICENSED PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

NOTES: (CONTINUED)

- 14) LOT 1 HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AND IS SUBJECT TO THE FINDINGS IN THE SOIL GEOLOGY AND GEOLOGIC HAZARD STUDY PREPARED MARCH 24TH 2020 BY ENTECH ENGINEERING INC. AND IS ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 15) NO LOT OR INTEREST HEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, OR IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS WITHIN THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING DEPARTMENT. SUCH ALTERNATIVE COURSE OF ACTION MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

BOARD OF COUNTY COMMISSIONERS
 THIS PLAT "DEYOUNG SUBDIVISION PLATTING NO. 1" OF THE EL PASO COUNTY, COLORADO, IS HEREBY AND ANY OTHER ORDINANCES OF LAW, RESOLUTIONS, ACCEPTED, BUT PUBLIC NOTICE OF ACCEPTANCE OF THE PLAT IS REQUIRED BY THE MANUAL, AND THE SURVEYOR'S CERTIFICATE OF PLATTING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR TO ANY NOTICES OR ORDINANCES.

SURVEYOR'S CERTIFICATE
 I, JAMES F. HENZ, A LICENSED SURVEYOR OF THE STATE OF COLORADO, HAVE CORRECTLY PLATTED AND MONUMENTED THE ABOVE PLAT. ALL MONUMENTS ARE LESS THAN 100 FEET APART. ERRORS ARE LESS THAN 1/1000 OF A FOOT. PREPARED IN FULL ACCORDANCE WITH THE STATE OF COLORADO PLATTING AND DEVELOPMENT CODE. THE LATEST OF THE ABOVE