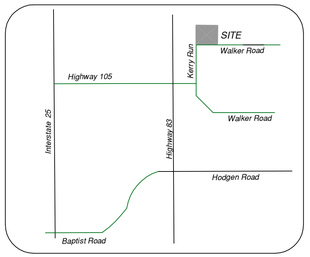
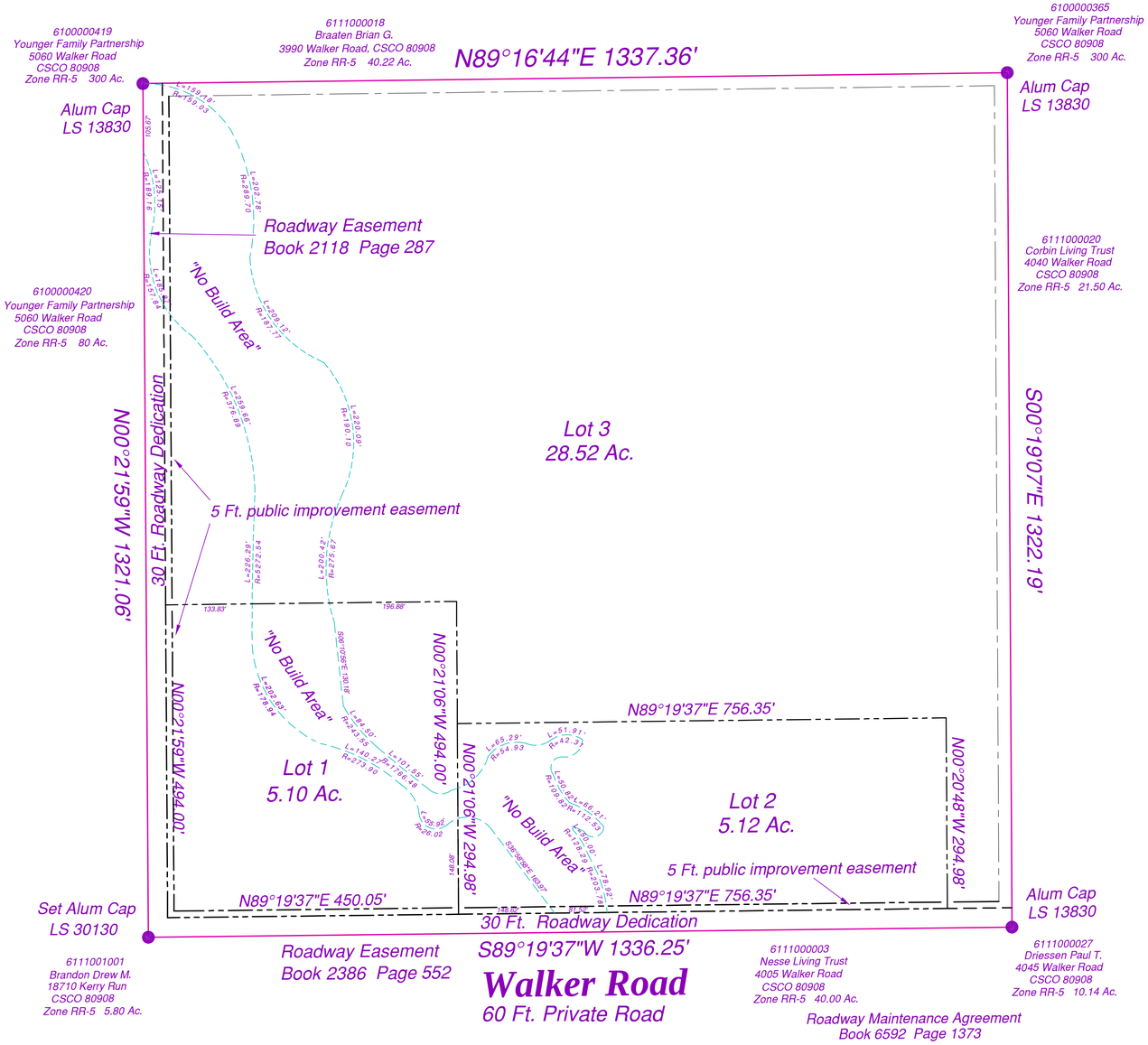
Walker Reserve

The Northeast Quarter of the Southwest Quarter of Section 11, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado.



VICINITY MAP



Know All Men By These Presents:

That the undersigned, George C. Hess III, President, G3 Investments, Inc., being the owner of the following described tract of land:

To Wit:

The Northeast Quarter of the Southwest Quarter of Section 11, Township 11 South, Range 66 West of the 6th P.M., El Paso County, State of Colorado,

Together with a perpetual, but non-exclusive right of way and easement over and across the Northerly 30 feet of the Southeast Quarter of the Southwest Quarter and over and across the Westerly 30 Feet of the Southeast Quarter of the Southwest Quarter of Section 11, Township 11 South, Range 66 West of the 6th P.M.
County of El Paso, State of Colorado

Dedication:

The above owner, having caused said tract of land to be platted into a lots and easements as shown on the plat, which subdivision shall be entitled "WALKER RESERVE", a subdivision in El Paso County, Colorado. All easements platted are hereby dedicated to public use and said owner does hereby agree that proper drainage provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

In Witness Whereof:

The aformentioned George C. Hess III, President, G3 Investments, Inc. has executed this instrument this ____Day of _____ , 2019 A.D. _____

George C. Hess III

Notarial:

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this _____ day of _____ 2019 A.D., by Shawn Shaffer

Witness my hand and seal _____
Address _____
_____

My Commission expires _____

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Tittle 38 of the Colorado Revised Statutues 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

Joseph Alessi _____ Date
Colorado Professional Land Surveyor No. 30130

COLORADO REGISTERED JOSEPH ALESSI 30130 PROFESSIONAL LAND SURVEYOR

Board of County Commissioners Certificate:

This Plat "WALKER RESERVE" was approved for filing by the El Paso County, Colorado Board of Commissioners on the _____ day of _____, 2019 , subject to any notes specified hereon and any conditions included in the resolution of approval. The drdications of land to the public streets and 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**

_____ _____
Executive Director, Planning and Community Development **Date**

Recordings:

State of Colorado)
) SS
County of El Paso)

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____, M. this _____ Day of _____, 2019 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Chuck Broerman, Recorder

By: _____
Date

N

100 0 100 200
SCALE FEET

Scale 1 inch = 100 feet

Total Acerage:

Lot 1 = 5.10 Acres
Lot 2 = 5.12 Acres
Lot 3 = 28.52 Acres

Dedication 1.81 Acre

Total = 40.55 Acres

Service Providers:

Tri-Lakes Monument Fire Protection District
Individual Sewage Disposal Systems
Domestic Wells

Flood Statement:

This site, WALKER RESERVE is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0285G , effective December 7, 2018.

Easements:

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

Legend:

- Found Monument as Shown
- Set #5 Rebar with Yellow Plastic Cap PLS #30130

Fees:

Park Fee: _____ School Fee: _____

Surcharge:_____
Fee: _____

Notice:

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

Notes:

1... 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 Title Insurance Company of Colorado , File Number , dated

2... "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 withdrawl limits, and thus a reduction in water availability."

3... Basis of Bearings as shown, North determined by Leica GPS 1200 System. Monumentation, as shown.

4... 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.

5... 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.

6... 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 supply plan that provides future generations with a water supply.
Existing Domestic Well Permit and existing well.

7... No driveway shall be established unless an access permit has been granted by El Paso County.

8... 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.

9... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

10... 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 Transportaion, 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.

11.. The following reports have been submitted and are on file at the Planning and Community Development Department: Soils and Geological, Water Supply, Drainage Report and Sewage Disposal.

12... 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.

13... 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.

14... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject ot change.

15... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 18-471) and any subsequent admendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.

16.. 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.

ALESSI

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele. 719/540-8832
Fax 719/540-2781

The NE1/4 of the SW 1/4 of Section 11, Township 11 South, Range 66 West 6th Principle Meridian, El Paso County, Colorado

Job No. 191085 *Walker Reserve* **DATE August 26, 2019**