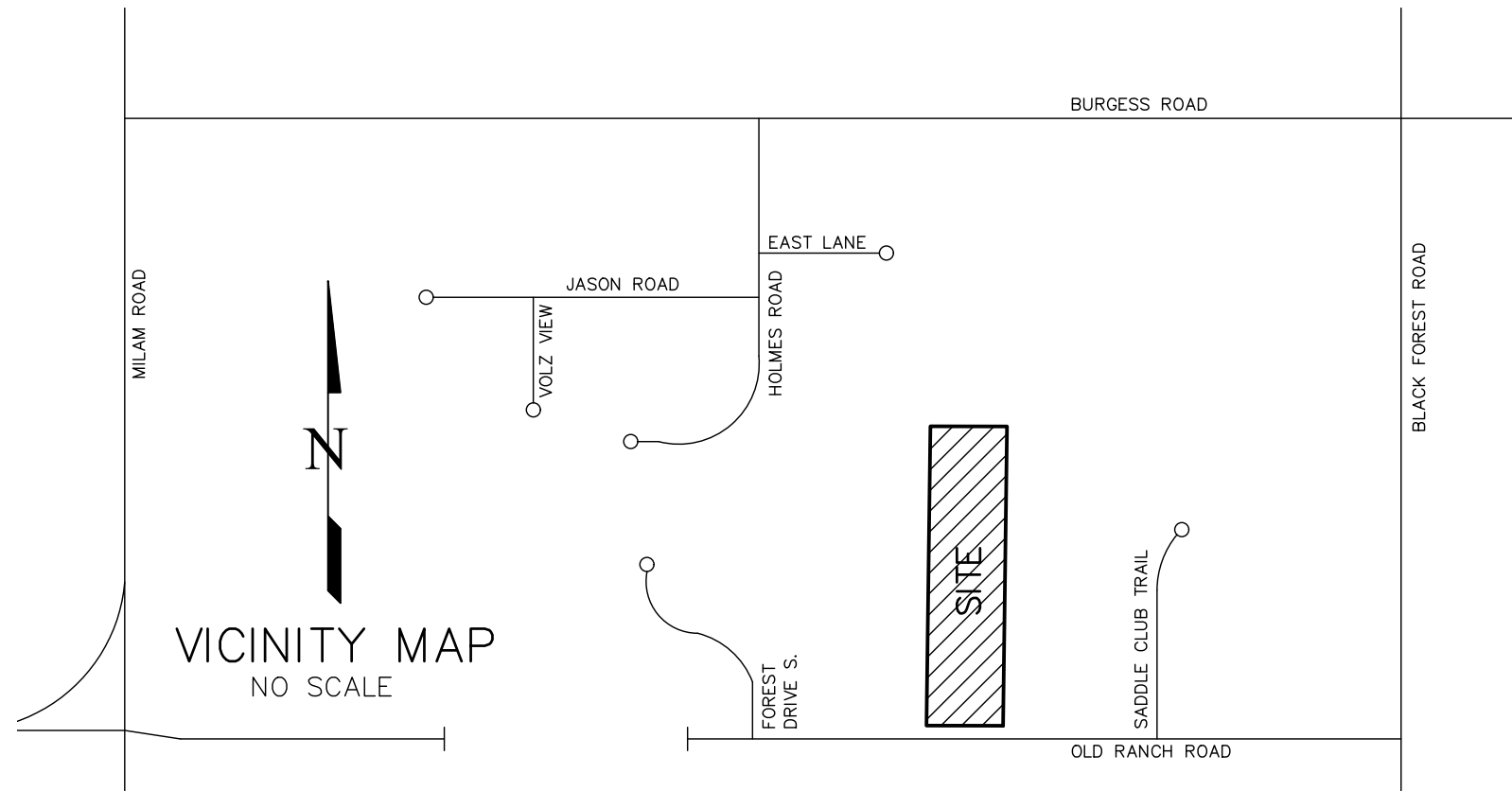


KOINONIA RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Not in the City

Filing No. 1. Please
add throughout
wherever the name of
the subdivision is
referenced.



BE IT KNOWN BY THESE PRESENTS:

That KOINONIA RANCH, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

A TRACT IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 3300 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 30 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 660 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION TO A POINT WHICH IS 30 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE EAST AND PARALLEL WITH SAID EAST-WEST CENTERLINE, A DISTANCE OF 660 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

Containing 39.079 acres, more or less.

OWNERS 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 land into lots, tracts, public right-of-way addition and easements as shown hereon under the name and subdivision of KOINONIA RANCH. **All public improvements, and public right-of-way addition so platted, are hereby dedicated to public use and said owner does hereby covenant and agree that any 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.

KOINONIA RANCH, LLC, a Colorado Limited Liability Company

By: _____
Sarah B. Bartels, Manager

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }

Acknowledged before me this _____ day of _____, 20____ by Sarah B. Bartels as Manager of KOINONIA RANCH, LLC, a Colorado Limited Liability Company.

My commission expires _____

Witness my hand and seal _____
Notary Public

See also comments on preliminary plan and make
adjustments accordingly.

NOTES:

- — Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #20681.
 - — Indicates recovered survey monument as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon an ALTA Commitment, prepared by LAND TITLE GUARANTEE COMPANY, Commitment Order No. SR55100230 dated September 22, 2021 at 5:00 p.m.
- Individual lot purchasers are responsible for constructing driveways. No driveway shall be established unless an access permit has been granted by El Paso County.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered," system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Basis of Bearings: All bearings are based on that portion of the South line of Section 19, with a found Surveyor's Cap PLS #21270 at its Westerly end and a found Surveyor's Cap PLS #4842 at its Easterly end, and an "assumed" bearing of S89°54'32"E, a distance of 2764.65 feet.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 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.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0527 G, effective date December 7, 2018 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- (1581) — Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by Black Forest Fire Rescue Protection District.

Planning and Community Development

- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Memorandum; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Wildfire Hazard Report, Fire Protection Report and Natural Features Report.
- 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.
- 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).
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature)

President
STATE OF COLORADO)
ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__ by _____.

My commission expires: _____
Witness my hand and official seal _____

Notary Public

NOTES (CONT.):

- 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 the certification shown hereon.
- 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 C.R.S. 18–4–508.
- 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 El Paso County Road Impact Fee Program Resolution (Resolution No. 19–471), 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 n plat notes to ensure that a title search would find the fee obligation before sale of the property.
- All property within this subdivision is subject to the Declarations of Protective and Restrictive Covenants Koinonia Ranch as recorded at reception no. _____ the records of El Paso County, Colorado.
- All property within this subdivision is subject to Reciprocal Access Agreements as included in the Declarations of Protective and Restrictive Covenants Koinonia Ranch.
- 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. 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 evaluated based on a 300–year aquifer life. Applicants and all future owners of 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 or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely on non–renewable aquifers. alternate renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- Soil and Geologic Conditions: Areas within this subdivision have been found to be impacted by potential geologic constraints as detailed in the Soil, Geology, and Geologic Hazard Study for Koinonia Ranch prepared by Entech Engineering, Inc. and dated September 21, 2021. The report is available in the El Paso County Planning and Community Development Department records (www.epcdevplanreview.com) under File Number _____. The report includes mapping of the potential hazard areas within the subdivision. A description of affected lots, potential constraints and mitigation measures are listed below. No areas of the site exceed 30% in grade. Individual soils investigations and foundation designs for all new building sites and septic systems are required once building locations have been determined. Should groundwater or bedrock be encountered within 6 feet of the surface, designed onsite wastewater systems are required. Wastewater absorption fields must be located at least 100 feet from any well, 50 feet from drainages, floodplains or ponded areas and 25 feet from dry gulches.
 - Expansive Soils: Lots 1 – 6Mitigation measures include: special foundation design, overexcavation, replacement and compaction of soils beneath foundations.
 - Potentially Seasonal Shallow Groundwater: Lot 3Mitigation measures include: special foundation design, extension of foundations a minimum of 30 inches below grade, installation of foundation perimeter drains and provision of swales to intercept and carry surface flows away from structures. no elements of wastewater treatment systems should be placed in areas of potentially seasonal shallow groundwater.
- Lot and Density Data:
 - Gross Acreage: 39.079 Acres
 - Total number of lots in the subdivision: 6
 - Gross Density: 0.15 Lots Per Acre
 - Acreage dedicated to public streets: 0.227 Acres
 - Acreage dedicated to private streets: 2.418 Acres
 - Acreage of tracts in the subdivision: 1.882 Acres
 - Net Density: 0.18 lots per acre
- Tract A (1.882 Ac.) shall be for private open space and fire cistern purposes and shall be owned and maintained by the Koinonia Ranch Home Owners Association.
- Tract B (2.418 Ac.) shall be for private roadway and utilities and shall be owned and maintained by the Koinonia Ranch Home Owners Association.
- Tract C (0.227 ac.) is hereby dedicated to El Paso County for street right-of-way purposes shall be owned and maintained by El Paso County.
- Lineal units shown hereon are US Survey Feet.
- Property is subject to terms therefore granted in decree in the District Court, Water Division 2, State of Colorado recorded September 22, 2021, at Reception No. 220147602.

FEES:

Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

SURVEYOR'S CERTIFICATION:

I David Hostetler, 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.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for KOINONIA RANCH 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 and easements are accepted, but the 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.

Can remove
language relating to
dedication of
infrastructure if none
is being dedicated

Chair, Board of County Commissioners _____ Date _____

PCD DIRECTOR:

This plat for "Koinonia Ranch" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes specified hereon.

Planning and Community Development Director _____ Date _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M.,

this _____ day of _____, 20____ A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

SURCHARGE: _____ BY: _____ Deputy _____
FEE: _____

Owner of Record
at time of plating:
Koinonia Ranch, LLC
3647 Tuscanna Grove
Colorado Springs CO 80920
(719) 332–0628

SF-21-035

DSD FILE NO.: _____

According to Colorado law,
no legal action based upon
any defect in this survey
may be commenced more
than ten years after the
first discovery of the defect.
In no event, may any action
based upon any defect in
this survey be commenced
more than ten years from the
date of the certification
shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE CALLING CALL UTILITY LOCATORS
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER

REVISIONS		No.		Description		By		Date	
		1		CLIENT/CONSULTANT COMMENTS		DVH		09/29/21	

H Scale: N/A
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 11/05/20

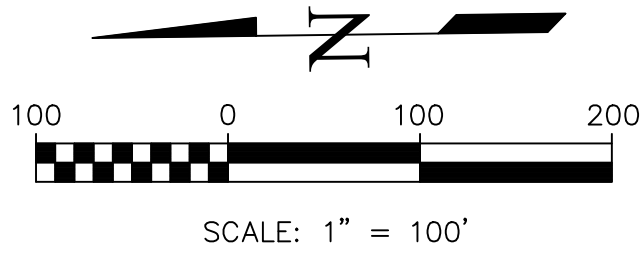
Land Development Consultants, Inc.
PLANNING • SURVEYING
www ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-8648
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

KOINONIA RANCH
FINAL PLAT

Project No.: 20031

Sheet: 1 of 2

KOINONIA RANCH
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

Same comment as on preliminary plan: please depict geologic hazards on this plat.

Include notes for lands not included in this subdivision

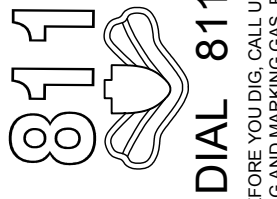
Please show sight distance triangles on the plat drawing.

LEGEND:

- Indicates survey monument set with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
- Indicates survey monument found as noted
- Property Line
- * Indicates not a part of this subdivision

According to Colorado law, this plat is a preliminary legal action based upon a survey conducted by me or under my direct supervision. In no event, may any action based upon any defect in this survey be taken more than ten years from the date of the certification shown herein.

CALL BEFORE YOU DIG ...



No.	Description	By	Date
1	LOT/ACCESS CONFIGURATIONS	BRH	04/22/06/18/21
2	CLIENT/CONSULTANT COMMENTS	DVH	09/29/21

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	11/05/20

Land Development Consultants, Inc.

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KOINONIA RANCH
FINAL PLAT

Project No.: 20031

Sheet: 2 of 2

DSD FILE NO.: _____