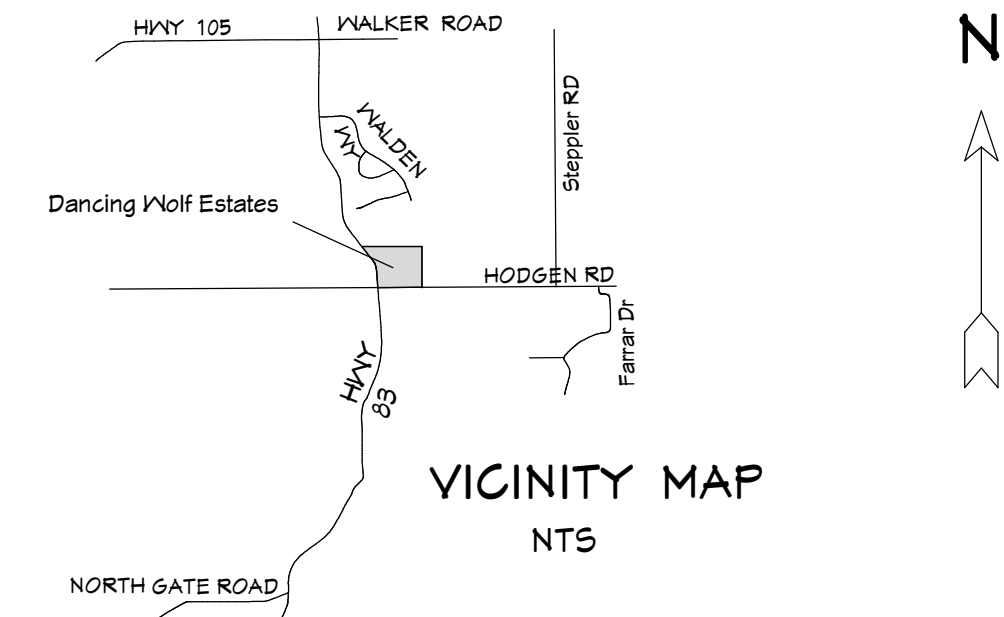


# DANCING WOLF ESTATES SUBDIVISION IV

## A REPLAT OF

LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

# El Paso County, Colorado



### General Notes:

- The following reports have been submitted in association with the PUD amendment (PUD 182), or vacation and replat for this subdivision and are on file at the County Planning and Community Development Department: Geology and Soils Report, Water Augmentation Plan, Preples mouse letter, Army Corp letter, Updated Drainage Report, Traffic memo.
- Lots serviced by individual wells for water. 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 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 or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely on 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. Water withdrawal and wells are subject to limitations, restrictions and augmentation requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_ and \_\_\_\_\_ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.
- Lots serviced by ~~OWTS~~ systems for sewer. 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.
- Natural Gas serviced by Black Hills
- Electricity serviced by MVEA; easements are noted on the plat
- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10' public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20' public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Any portion of a lot is buildable within noted setbacks and outside of designated no-build drainage areas and easement areas. Landscape Easement is designated within the Open Space and maintained by Lot 2 Dancing Wolf Estates IV.
- All foundations require a soils report and an engineered design by a professional engineer currently registered in the state of Colorado; radon mitigation may be recommended, and building perimeter drains may be required per the engineer.
- The address' exhibited on this plat are for informational purposed only. They are not the legal description and are subject to change.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- No driveway shall be established unless an access permit has been granted by El Paso County. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Dancing Wolf Way per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Common driveway agreement between Lot 3 & 4 recorded at Reception # \_\_\_\_\_. Maintenance and drainage easement agreement is granted to Lots 3 & 4 for the purposed of drainage, installation and maintenance of drainage facilities with Lot 2 recorded at Reception # \_\_\_\_\_. Driveways over 150' shall conform to Appendix D of the 2009 IFC and approved by the Tri-Lakes Monument Fire Protection District.
- An engineered site plan for the common driveway between Lots 3 & 4 is required on whichever lot submits for a building or driveway permit first. The size of the driveway culverts and riprap protection is identified in the approved drainage report. The common driveway, including necessary drainage culverts from Dancing Wolf Way, shall per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
- Notice: current or future owners of lots 1 and 5 are advised that El Paso County's approval of this plat does not include certification of water rights or the structural stability of the existing dry stock pond or retention berm located on the subject properties. The State of Colorado has jurisdiction regarding the modification or elimination of the dry stock pond.
- 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.
- Interior trails shall be utilized for interior residents use. Ownership and maintenance of interior trails shall be vested to Dancing Wolf HOA. Perimeter trails shall be utilized by the public. Ownership and maintenance shall be vested to El Paso County. Ownership and maintenance of Landscape easement on Lot 2 shall be vested to the Owner of Lot 2.
- Flood Plain Map; This property is not located within a designated FEMA floodplain per Map 08041C0285G, updated 12/7/2018. It is designated in Zone X, which is considered minimal flood hazard.
- All foundations require a soils report and engineered design by a professional engineer currently registered in the state of Colorado; radon mitigation may be recommended, and building perimeter drains may be required per that engineer.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of the applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corp of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Specs Act, particularly as it related to the listed species (e.g., Preble's Meadow Jumping Mouse).
- There shall be no direct lot access to Hodgen Road or State Highway 83.
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

### Vacation/Replat Dimensional Standards

#### Overall Land Use

Total Replat Area: 18.55 acres  
Existing Zoning: PUD

#### Site Data:

Residential Units: 6  
Average Residential Lot Size: 1 Unit per 3.09 acres  
Open Space Acreage\*: 4.62

\* open space consists of interior trails, no-build drainage area w/ landscape easement, county trails

#### Commercial Site Data:

Community Commercial Unit: 1  
Community Commercial Acreage: 5.02 acres  
Total Floor Area of Community Commercial Site: 7,000sf  
Floor Area Ratio: 3.2%  
Maximum Building Height 35'  
Building Setback 20' unless otherwise noted on the plat map  
Tax ID Number: 6122004002

### OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interest in the land described herein, have laid out, subdivided and platted said lands into lots, tracts, streets, and easements as shown hereon under the name and subdivision of Dancing Wolf Estates IV. All public improvements so platted are hereby dedicated to the public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for the 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.

NOTARIAL: STATE OF COLORADO)  
COUNTY OF EL PASO) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2021  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

NOTARIAL: STATE OF COLORADO)  
COUNTY OF EL PASO) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2021  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

NOTARIAL: STATE OF COLORADO)  
COUNTY OF EL PASO) ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 2021  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_

### SURVEYORS CERTIFICATE

FOR AND ON BEHALF OF POLARIS SURVEYING, INC.  
I, RANDALL D. HENY, 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 THE DATE OF THE 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.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

RANDALL D. HENY DATE  
COLORADO REGISTERED PLS #27605

Registered Land Surveyor in the State of Colorado, NO 27605 for and on behalf of David and Alyce McElhoes  
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.

### OWNERS:

David & Alyce McElhoes: Lots 1 & 2 D1NE; Lot 2 D1NE III  
Joshua & Ruth Anne Fuson: Lot 1 D1NE III  
Roberto Tello: Lot 3 D1NE

### KNOW ALL MEN BY THESE PRESENTS:

That David McElhoes, Alyce McElhoes, Joshua Fuson, and Ruth Anne Fuson, and Roberto Tello Jr being the owners of the described tracts of land to wit:

Lot 1 Dancing Wolf Estates, El Paso County, Colorado  
Lot 2 Dancing Wolf Estates, El Paso County, Colorado  
Lot 3 Dancing Wolf Estates, El Paso County, Colorado  
Lot 1 Dancing Wolf Estates III, El Paso County, Colorado  
Lot 2 Dancing Wolf Estates III, El Paso County, Colorado

### For Replats Requiring BoCC action:

This plat for "Dancing Wolf Estates IV" was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, A.D., subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, 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. Previous plat name 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, Reception # \_\_\_\_\_.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

This plat for Dancing Wolf Estates IV was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A. D., subject to any notes or conditions 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 AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY \_\_\_\_\_  
CHUCK BROERMAN, COUNTY CLERK AND RECORDER

FEE \_\_\_\_\_ BY \_\_\_\_\_

School Fees: \$300 per each added lot. Total \$616  
Park Fees: \$490 per added lot. Total: \$860  
Bridge Fees: None  
Drainage Fees: None

### SHEET INDEX:

SHEET 1 - COVER PAGE  
SHEET 2 - CURRENT PLAT  
SHEET 3 - AMENDED PLAT

#### Owners:

David & Alyce McElhoes  
18605 Dancing Wolf Way  
Colorado Springs, CO 80903

Joshua and Ruth Anne Fuson  
18615 Dancing Wolf Way  
Colorado Springs, CO 80903

Roberto Tello Jr  
860 Dayton Ct.  
Colorado Springs, CO 80916

Lots 1-3 Dancing Wolf Estates &  
Lots 1-2 Dancing Wolf Estates III,  
portions of land whose Legal Boundary is known as:

A TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 68 W. OF THE 88th PM LYING EASTERLY OF THE EASTERLY RIGHT OF HWY LINE OF COLORADO STATE HIGHWAY No. 83, SITUATED IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22; THENCE S84M51.12E ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 118.28' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4; THENCE S60W39.91N ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 128.81' TO A POINT ON THE NORTH RIGHT OF HWY LINE OF HODGEN ROAD, A COUNTY ROAD; THENCE N84M51.12E ON SAID NORTH RIGHT OF HWY LINE A DISTANCE OF 114.92' TO A POINT ON THE EASTERLY RIGHT OF HWY LINE OF COLORADO STATE HIGHWAY No. 83, THE FOLLOWING SIX COURSES: 1) N26M50.74E 128.81' 2) N22M53.07N 40.40'; 3) N58M44.93W 294.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1482.52' THROUGH A CENTRAL ANGLE OF 28M70.07' AN ARC DISTANCE OF 811.41'; THE LONG CHORD OF WHICH BEARS N84M51.12E A DISTANCE OF 294.32'; 5) THENCE N84M51.12E A DISTANCE OF 42.92' TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4; THENCE S84M51.12E ON SAID NORTH LINE OF THE SE 1/4 OF THE SE 1/4 A DISTANCE OF 384.98' TO THE POINT OF BEGINNING CONTAINING 40.2724 ACRES MORE OR LESS.

#### Preparer and Follower:

David & Alyce McElhoes  
18605 Dancing Wolf Way  
C.S., CO 80903  
719-371-8124  
Alyce@customcolorshomes.com

SHEET 1 OF 3

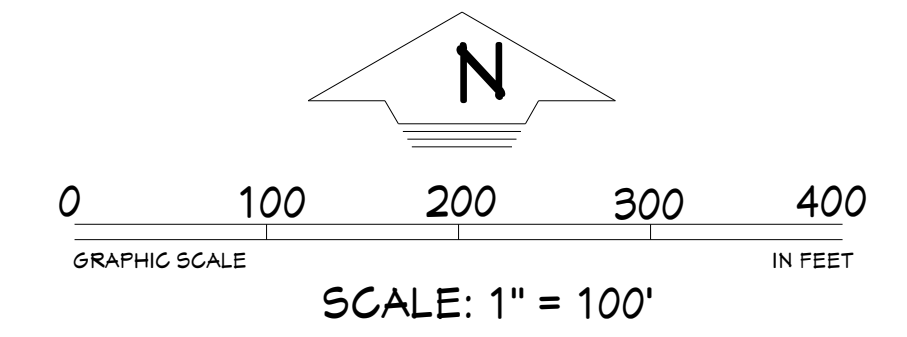
Dancing Wolf Estates  
PCD file - VR-18-002

# DANCING WOLF ESTATES SUBDIVISION IV

## A REPLAT OF

LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

## El Paso County, Colorado AS PLATTED



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SHEET 3 - AMENDED PLAT

Owners:  
David + Alyce McElroes  
16605 Dancing Wolf Plwy  
Colorado Springs, CO 80908  
Joshua and Ruth Anna Fuson  
18615 Dancing Wolf Plwy  
Colorado Springs, CO 80908  
Roberto Tello Jr.  
860 Dayton Ct.  
Colorado Springs, CO 80916

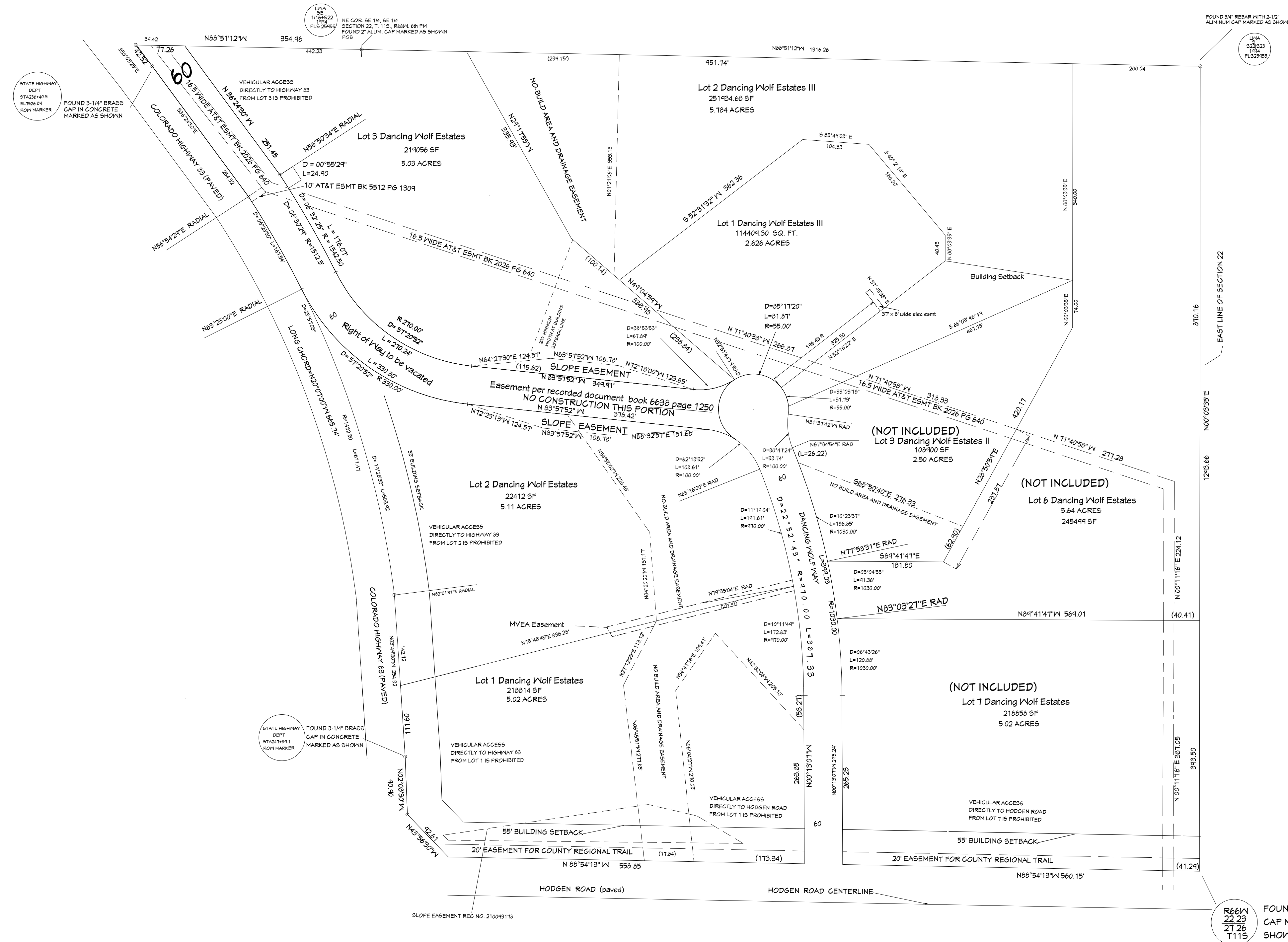
Lots 1-3 Dancing Wolf Estates &  
Lots 1-2 Dancing Wolf Estates III,  
portions of land whose legal boundary  
is known as:

A TRACT OF LAND BEING PORTIONS  
OF THE SE 1/4 OF THE SE 1/4 OF  
THE SW 1/4 OF THE SE 1/4 OF  
SECTION 22, T. 11 S.,  
R. 68 W. OF THE 68<sup>TH</sup> LYING  
EASTERLY OF THE EASTERLY  
RIGHT OF WAY LINE OF COLORADO  
STATE HIGHWAY NO. 53,  
SITUATED IN EL PASO COUNTY,  
COLORADO, MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST  
CORNER OF THE SE 1/4 OF THE SE  
1/4 OF SECTION 22; THENCE  
S88°51'12"E ON THE NORTH LINE  
OF SAID SE 1/4 OF THE SE 1/4 A  
DISTANCE OF 118.28' TO THE  
NORTHEAST CORNER OF SAID SE  
1/4 OF THE SE 1/4; THENCE  
S00°03'33"W ON THE EAST LINE OF  
SAID SE 1/4 OF THE SE 1/4 A  
DISTANCE OF 128.86' TO A POINT  
ON THE NORTH RIGHT-OF-  
WAY LINE OF HODGEN ROAD, A  
COUNTY ROAD; THENCE  
N88°15'15"W ON SAID NORTH RIGHT  
OF WAY LINE A DISTANCE OF  
114.92' TO A POINT ON THE  
EASTERLY RIGHT-OF-WAY LINE OF  
COLORADO STATE HIGHWAY NO. 53,  
THE FOLLOWING SIX COURSES:  
1) N88°05'07"W 128.91'; 2)  
N26°55'57"W 40.40'; 3) N03°44'50"W  
284.32'; 4) THENCE ON A CURVE TO  
THE LEFT HAVING A RADIUS  
OF 1452.52' THROUGH A CENTRAL  
ANGLE OF 289°10'39" AN ARC  
DISTANCE OF 811.41'; 5) THE LONG  
CHORD OF WHICH BEARS  
N82°07'07"W 685.34'; 6) THENCE  
N84°05'30"W A DISTANCE OF  
284.32'; 7) THENCE N86°05'29"W A  
DISTANCE OF 42.92' TO  
A POINT ON THE NORTH LINE  
OF THE SW 1/4 OF THE SE 1/4; THENCE  
S88°51'12"E ON SAID NORTH LINE  
OF THE SW 1/4 OF THE SE 1/4  
A DISTANCE OF 384.98'  
TO THE POINT OF BEGINNING,  
CONTAINING 402.34 ACRES MORE  
OR LESS.

Prepared and Platted:  
David + Alyce McElroes  
16605 Dancing Wolf Plwy  
C.S., CO. 80908  
714-337-0124  
Alyce@customcolorshomes.com

SHEET 2 OF 3

Dancing Wolf Estates  
PCD file - VR-18-002



FOUND 2-1/2" ALUM  
CAP MARKED AS  
SHOWN

FOUND 3-1/4" BRASS  
CAP IN CONCRETE  
MARKED AS SHOWN

FOUND 3-1/4" BRASS  
CAP IN CONCRETE  
MARKED AS SHOWN

SLOPE EASEMENT REC NO. 210098170

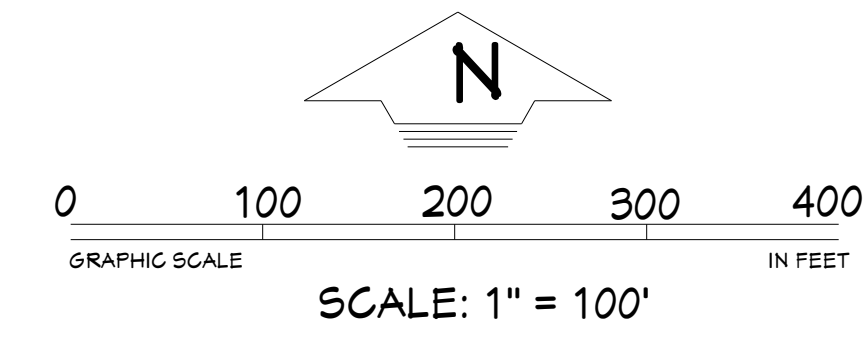
FOUND 2-1/2" ALUM  
CAP MARKED AS  
SHOWN

# DANCING WOLF ESTATES SUBDIVISION IV

## A REPLAT OF

LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

# El Paso County, Colorado AS REPLATTED

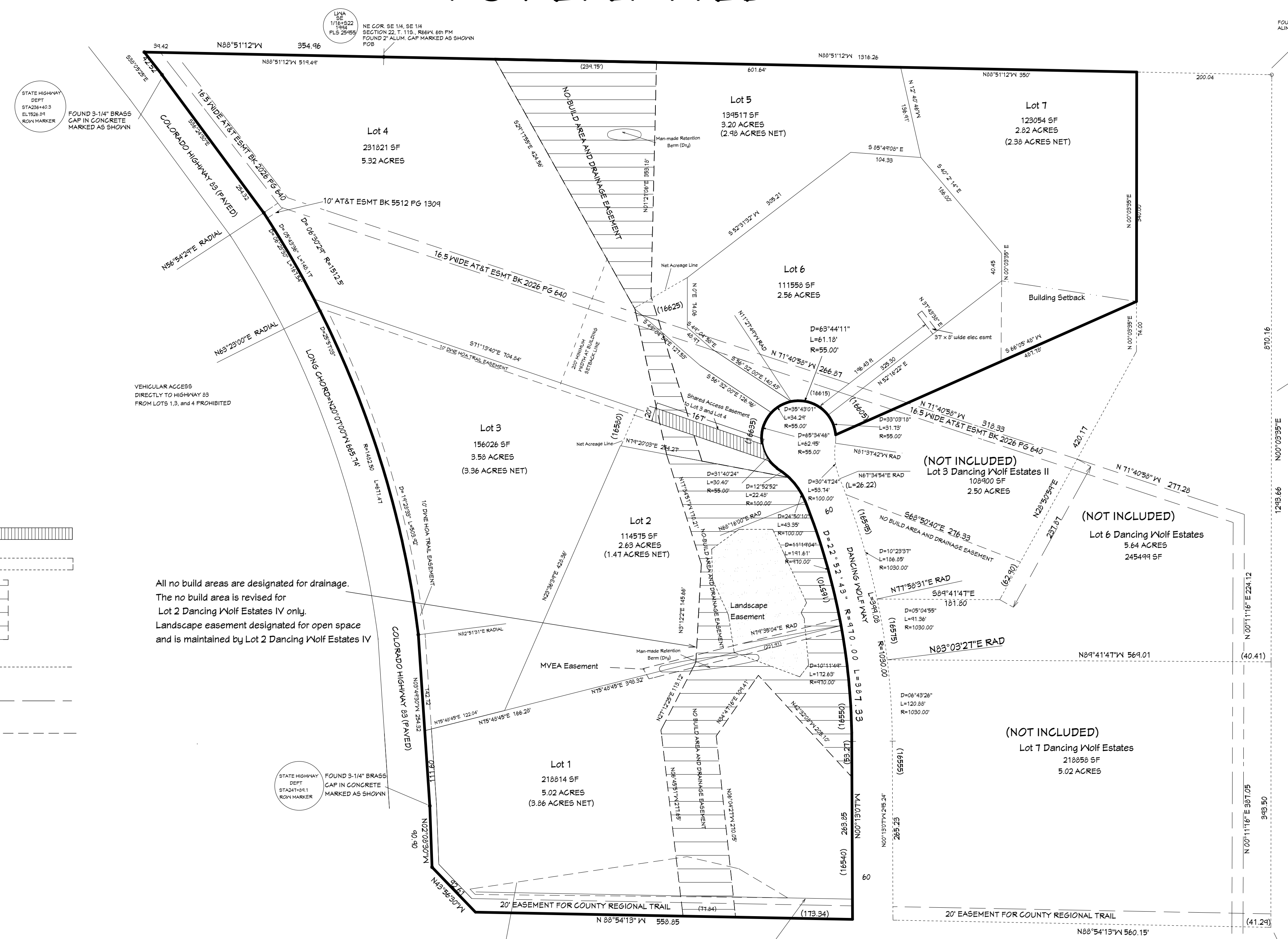


**SHEET INDEX:**  
SHEET 1 - COVER PAGE  
SHEET 2 - CURRENT PLAT  
SHEET 3 - AMENDED PLAT

**Owners:**  
David + Alyce McEhoses  
1805 Dancing Wolf Way  
Colorado Springs, CO 80908  
Joshua and Ruth Anne Fuson  
1815 Dancing Wolf Way  
Colorado Springs, CO 80908  
Roberto Telle Jr.  
860 Daymist Ct.  
Colorado Springs, CO 80916

Lots 1-3 Dancing Wolf Estates & Lots 1-2 Dancing Wolf Estates III, portions of land whose legal boundary is known as:  
TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY No. 83, SITUATED IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY No. 83, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY No. 83, THENCE S88°45'12"E ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM A DISTANCE OF 318.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM, THENCE S00°03'09"W ON THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM A DISTANCE OF 128.86' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A COUNTY ROAD, THENCE N08°41'47"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1144.52' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY No. 83, THENCE N08°41'47"W ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1482.50' THROUGH A CENTRAL ANGLE OF 298°03', AN ARC DISTANCE OF 811.47', THE LONG CHORD OF WHICH BEARS N28°07'07"W 688.74', 3) THENCE N28°07'07"W A DISTANCE OF 284.32', 4) THENCE N38°09'25"W A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM, THENCE S88°45'12"E ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 84 W. OF THE 6TH PM A DISTANCE OF 384.48' TO THE POINT OF BEGINNING, CONTAINING 40.272 ACRES MORE OR LESS.

**Preparer and Filler:**  
David + Alyce McEhoses  
1805 Dancing Wolf Way  
C.S., CO. 80908  
118-337-1124  
Alyce@quismolordshomes.com



**Line Key:**

Common Driveway	
Landscape Easement	
No Build/Drainage Area	
Net Acreage Line	
ATT Easement	
DNE HOA Trail Easement	

All no build areas are designated for drainage. The no build area is revised for Lot 2 Dancing Wolf Estates IV only. Landscape easement designated for open space and is maintained by Lot 2 Dancing Wolf Estates IV

Hodgen Road Preservation Line  
No development shall encroach within the right of way preservation corridor. Building and development setbacks shall be measured from the right of way corridor.

VEHICULAR ACCESS DIRECTLY TO HODGEN ROAD FROM LOTS 2 and 7 PROHIBITED

FOUND 2-1/2" ALUM CAP MARKED AS SHOWN

SHEET 3 OF 3

Dancing Wolf Estates  
PCD file - VR-18-002