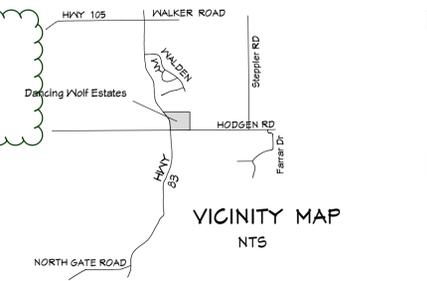


DANCING WOLF ESTATES SUBDIVISION IV

Vacation / Replat

LEGAL DESCRIPTION: LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado



this is more appropriate for the PUD. Please instead provide a summary of the total number of lots (residential, commercial, open space, right-of-way) and the corresponding acreage.

this should say a replat of...

Amended Replat Dimensional Standards And Overall Land Use

Total Replat Area: 25.16 acres
Existing Zoning: PUD

Residential Site Data:

Residential Units: 6
Residential Acreage: 18.55 acres
Average Residential Lot Size: 1 Unit per 3.09 acres
Tax ID Numbers: 6122004001, 6122003020, 6122003036, 6122003035

Commercial Site Data:

Community Commercial Units: 2
Community Commercial Acreage: 5.02 acres
Average Community Commercial Lot Size: 1 Unit per 2.51 acres
Total Floor Area of Community Commercial Sites: 14,000sf (7,000sf per site)
Floor Area Ratio Average: 6.4%
Tax ID Number: 6122004002

Update. The following reports have been submitted in association with the PUD amendment (BUR182) vacation and replat for this subdivision and are on file at the County Planning and Community Development Department:

General Notes:

- The following reports have been submitted with a PUD amendment done at the same time:
Geology and Soils Report, Water Augmentation Plan, Preples mouse letter, Army Corp letter, Updated drainage letter, Traffic memo per CDOT
- Lots serviced by individual wells
- Lots shall have OWNTS systems for sewer
- Natural Gas serviced by Black Hills
- Electricity serviced by MVEA; easements are noted on the plat
- Standard utility easements are 10' on either side of each lot line within the subdivision and 20' on all exterior subdivision boundaries, unless otherwise noted. 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 areas.
- 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.
- All driveways require a permit by El Paso County Planning and Community Development. Lot 4 engineered driveway required only when Lot 4 is developed.
- All property owners are responsible for maintaining proper storm water drainage in and through their property
- Earthmoving activity over 1 ac requires a construction activity permit from El Paso Public Health
- Flood Plain Map; This property is not located within a designated FEMA floodplain per Map 08041CQ285G, updated 12/7/2018. It is designated in Zone X, which is considered minimal flood hazard.

please revise all notes per standards included in comments.

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 lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____ All public improvements so platted are hereby dedicated to 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 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.

Owners/Mortgagee (Signature) _____
By: _____
Title: _____
ATTEST: (if corporation) _____
Secretary/Treasurer _____
STATE OF COLORADO)
) ss. COUNTY OF _____)
Acknowledged before me this ____ day of _____, 200__ by _____ as _____.
My commission expires _____
Witness my hand and official seal _____
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgages are not utilized)

OF THE RECORDS OF EL PASO COUNTY, COLORADO.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

Revise Note 10: 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 unless otherwise indicated. 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

SURVEYORS CERTIFICATE

FOR AND ON BEHALF OF POLARIS SURVEYING, INC.
I, RANDALL D. HENRY, 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 _____, 2020.

RANDALL D. HENRY DATE
COLORADO REGISTERED PLS #27605

Registered Land Surveyor in the State of Colorado, NO 27605 for and on behalf of
Notice: According to Colorado Law, you must commence any legal action by within three years after you first discover such defect, in no event, may any survey be commenced more than ten years from the date of certification shown

Revise Note 14: No driveway shall be established unless an access permit has been granted by El Paso County.

Revise note 15: 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

Add the following notes:

- Engineered site plan is required for lots 4 & 5. The size of the driveway culvert and riprap protection is identified in the approved drainage report.
- 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. Due to their length, some of the driveways will need to be specifically approved by Tri-Lakes Monument Fire Protection District.
- 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
- There shall be no direct lot access to Hodgen Road or State Highway 83.
- Lot ____ (or Tract ____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

OWNERS:

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

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 (name of subdivision or plat) 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, tracts, easements: list those applicable) 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 (name of replat) 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 or conditions specified hereon.

Planning and Community Development Director _____

DIRECTOR OF COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III ARE AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AND ARE SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT EXCEPT WHERE AMENDED BY THIS PLAT, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. 41004101, RECEPTION NO. 48110425, AND RECEPTION NO. 2022114884.

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT _____ 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 _____, 2020, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY _____
COUNTY CLERK AND RECORDER

FEE _____ BY _____

Add fees for drainage, bridge, park, school

SHEET INDEX:

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

Owners:
David & Alyce McElhoes
1809 Dancing Wolf Way
Colorado Springs, CO 80905
Joshua and Ruth Anne Fuson
1815 Dancing Wolf Way
Colorado Springs, CO 80905
Roberto Tello 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 SIXTH 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 5888.11'2" ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1318.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4, THENCE 5000.50' BY THE EAST LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 1280.86' TO A POINT ON THE NORTH RIGHT OF HWY LINE OF HODGEN ROAD, A COUNTY ROAD, THENCE N084818'3" ON SAID NORTH RIGHT OF HWY LINE A DISTANCE OF 1148.52' TO A POINT ON THE EASTERN RIGHT OF HWY LINE OF COLORADO STATE HIGHWAY NO. 83, THE FOLLOWING SIX COURSES: 1) N4848'30" W 138.96'; 2) N0240'30" W 40.40'; 3) N0844'30" W 284.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1482.50' THROUGH A CENTRAL ANGLE OF 298'09", AN ARC DISTANCE OF 871.47', THE LONG CHORD OF WHICH BEARS N2040'30" W 488.74'; 5) THENCE N0840'30" W A DISTANCE OF 284.32'; 6) THENCE N340'25" W A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, THENCE 5888.11'2" ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 A DISTANCE OF 384.48' TO THE POINT OF BEGINNING, CONTAINING 42.272 ACRES MORE OR LESS.

Preparer and Filler:
David & Alyce McElhoes
1809 Dancing Wolf Way
C.S., CO. 80905
718-337-1124
Alyce@elpasomountainhomes.com

SHEET 1 OF 3

Dancing Wolf Estates
PCD file - VR-18-002

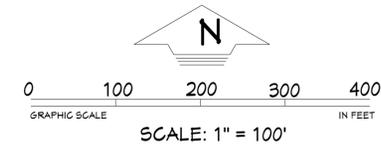
Remove note 16

DANCING WOLF ESTATES SUBDIVISION IV

Vacation / Replat

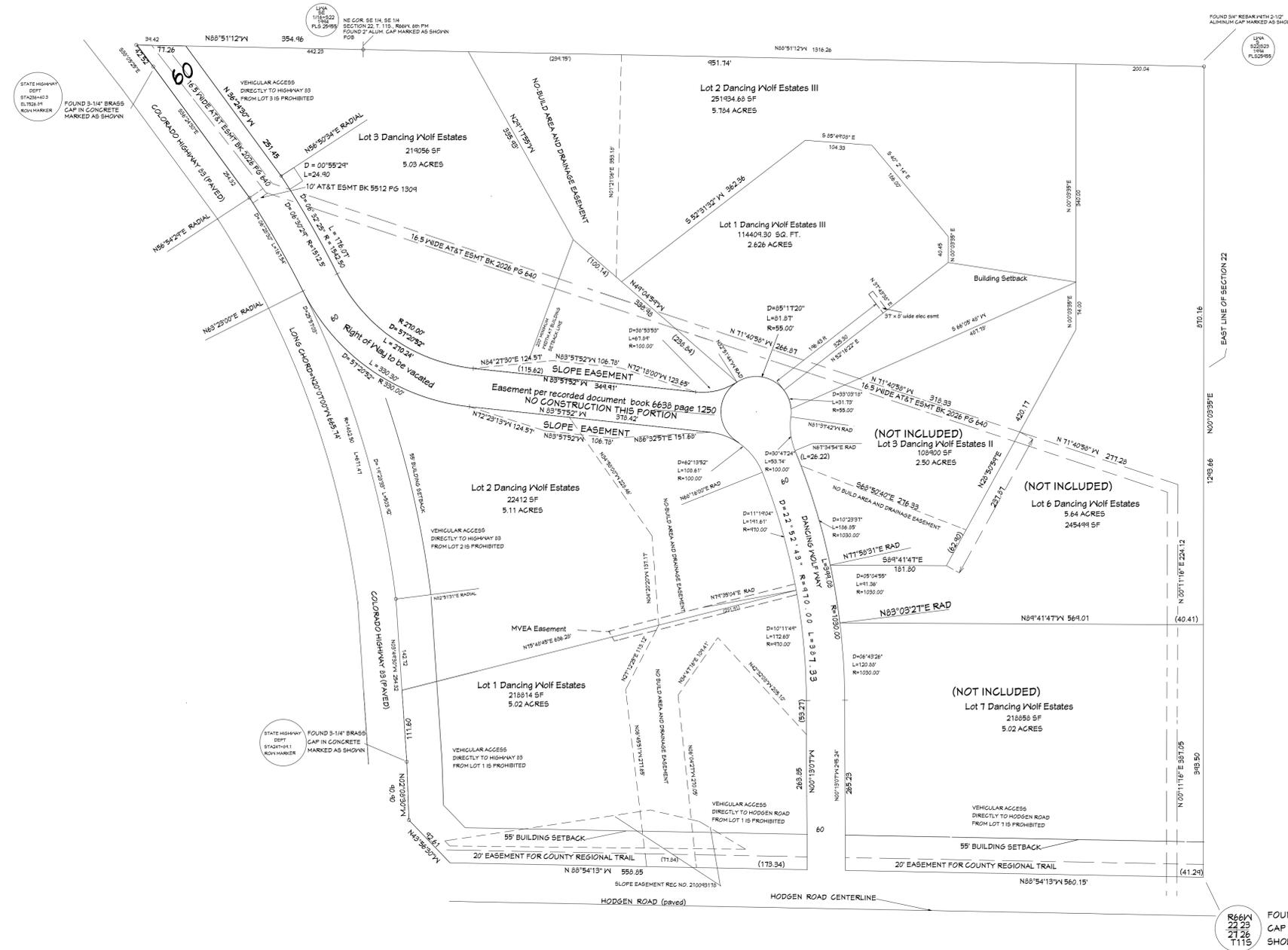
LEGAL DESCRIPTION: LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado CURRENT PLAT



SHEET INDEX:
SHEET 1 - COVER PAGE
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SHEET 3 - AMENDED PLAT

Revise to "As Platted"



Owners:
David + Alyce McEhoses
1805 Dancing Wolf Way
Colorado Springs, CO 80905
Joshua and Ruth Anne Fuson
1815 Dancing Wolf Way
Colorado Springs, CO 80905
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:
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. 86 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, THENCE 88°45'12" ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 318.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4, THENCE S00°03'09" 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 N08°45'12" ON SAID NORTH RIGHT OF WAY LINE OF HODGEN ROAD, A DISTANCE OF 1145.52' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 83, THE FOLLOWING SIX COURSES: 1) N88°50'34" 138.96'; 2) N02°03'09" 40.40'; 3) N08°44'30" 284.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1482.50' THROUGH A CENTRAL ANGLE OF 298°03', AN ARC DISTANCE OF 811.47', THE LONG CHORD OF WHICH BEARS N20°07'09" 488.74'; 5) THENCE N20°07'09" A DISTANCE OF 284.32'; 6) THENCE N38°09'25" A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, THENCE S88°45'12" ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 384.48' TO THE POINT OF BEGINNING, CONTAINING 42,722 ACRES MORE OR LESS.

Preparer and Filler:
David + Alyce McEhoses
1805 Dancing Wolf Way
C.S., CO. 80905
118-337-8124
alyce@shimolordsdshomes.com

SHEET 2 OF 3

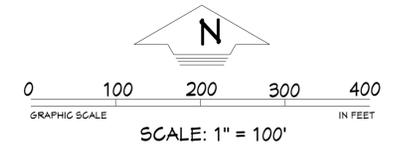
Dancing Wolf Estates
PCD file - VR-18-002

DANCING WOLF ESTATES SUBDIVISION IV

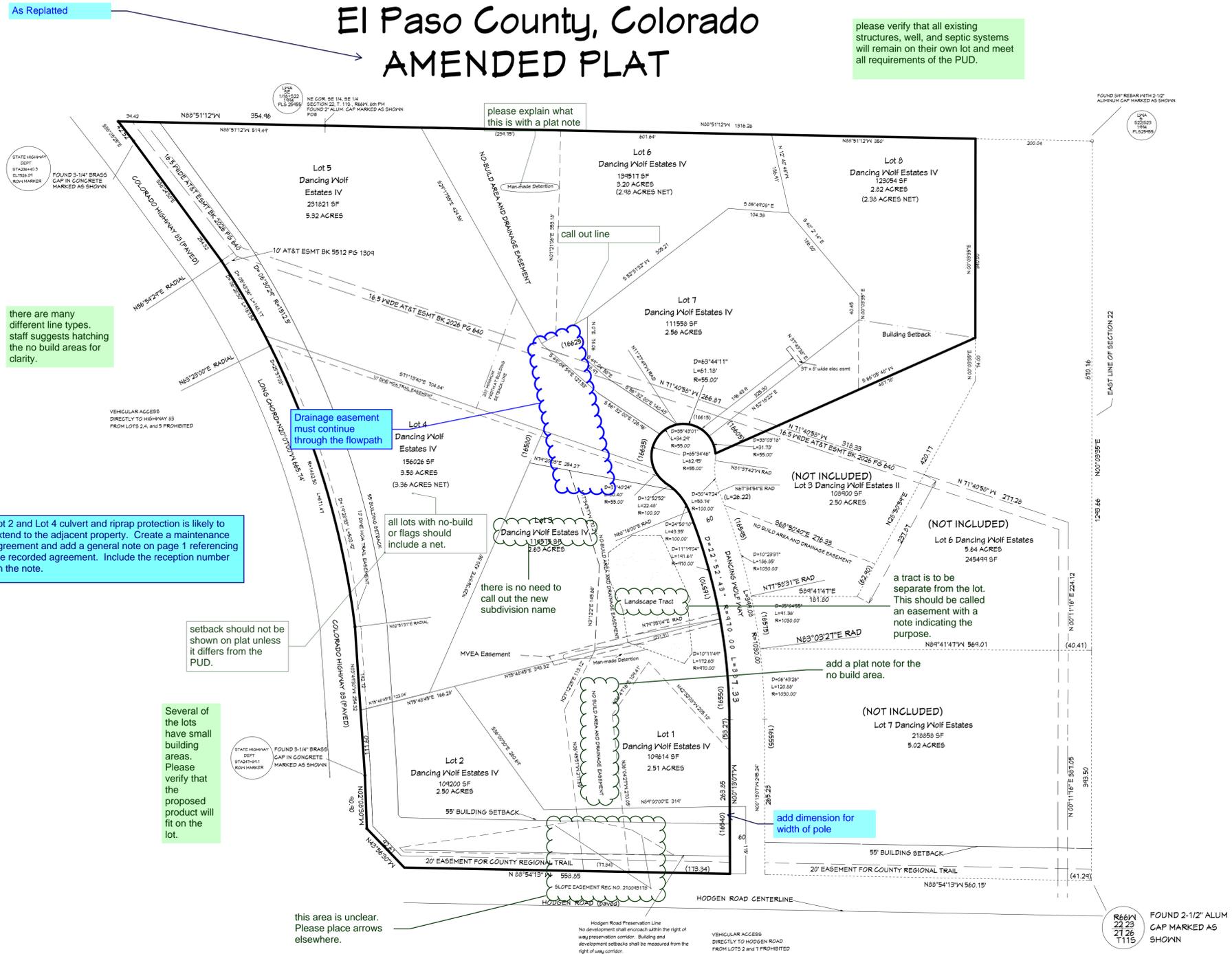
Vacation / Replat

LEGAL DESCRIPTION: LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III

El Paso County, Colorado AMENDED PLAT



SHEET INDEX:
SHEET 1 - COVER PAGE
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SHEET 3 - AMENDED PLAT



Owners:
David + Alice McEhres
1805 Dancing Wolf Way
Colorado Springs, CO 80905
Joshua and Ruth Anne Fuson
1815 Dancing Wolf Way
Colorado Springs, CO 80905
Roberto Tello 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:
A TRACT OF LAND BEING PORTIONS OF THE SE 1/4 OF THE SE 1/4 OR THE SW 1/4 OF THE SE 1/4 OF SECTION 22, T. 11 S., R. 68 W. OF THE 6TH P.M. LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 63, 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 S68°45'12"E ON THE NORTH LINE OF SAID SE 1/4 OF THE SE 1/4 A DISTANCE OF 318.26' TO THE NORTHEAST CORNER OF SAID SE 1/4 OF THE SE 1/4, THENCE S00°03'09"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 N08°41'47"N ON SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1144.52' TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NO. 63, THE FOLLOWING SIX COURSES: 1) N08°03'09"W 138.96'; 2) N02°03'09"W 40.40'; 3) N08°43'09"W 284.32'; 4) THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1482.50' THROUGH A CENTRAL ANGLE OF 298°03', AN ARC DISTANCE OF 811.47'; THE LONG CHORD OF WHICH BEARS N08°07'09"W 488.74'; 5) THENCE N08°03'09"W A DISTANCE OF 284.32'; 6) THENCE N38°03'25"W A DISTANCE OF 42.52' TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4, THENCE S88°45'12"E ON SAID NORTH LINE OF THE SW 1/4 OF THE SE 1/4 A DISTANCE OF 384.48' TO THE POINT OF BEGINNING, CONTAINING 40.272 ACRES MORE OR LESS.

Preparer and Paltioner:
David + Alice McEhres
1805 Dancing Wolf Way
C.S., CO. 80905
118-337-1124
Alice@aliamcolordoshomes.com

SHEET 3 OF 3

Dancing Wolf Estates
PCD file - VR-18-002