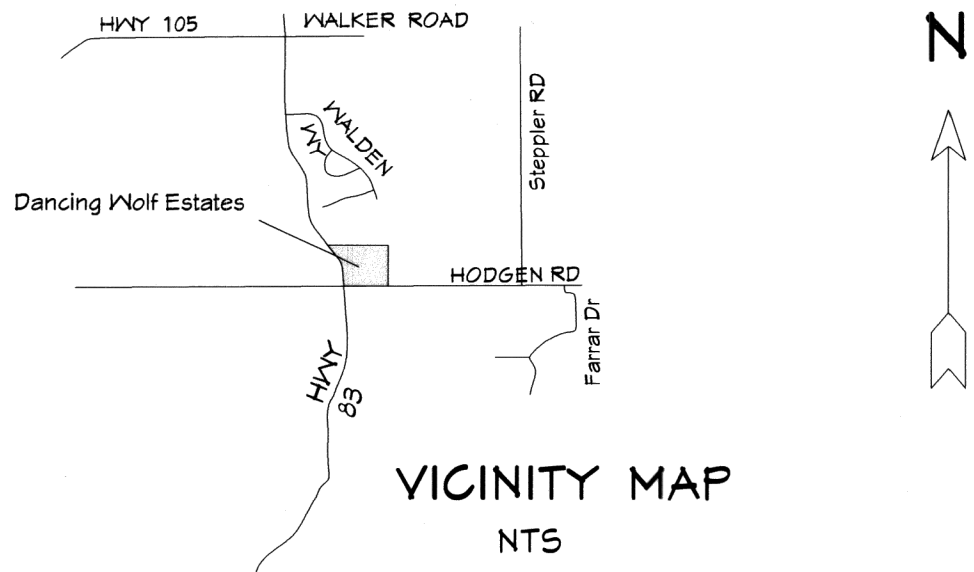


DANCING WOLF ESTATES SUBDIVISION IV

A REPLAT OF

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

El Paso County, Colorado



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 80908
Joshua and Ruth Anne Fuson
18615 Dancing Wolf Way
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
SECTION 22, TOWNSHIP 11 SOUTH,
RANGE 66 WEST 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
S80°51'12"E ON THE NORTH LINE
OF SAID SE 1/4 OF THE SE 1/4 A
DISTANCE OF 1316.26' TO THE
NORTHEAST CORNER OF SAID SE
1/4 OF THE SE 1/4; THENCE
S00°29'39"N ON THE EAST LINE OF
SAID SE 1/4 OF THE SE 1/4 A
DISTANCE OF 1203.81' TO A POINT
ON THE NORTH RIGHT OF WAY
LINE OF HODGEN ROAD, A COUNTY
ROAD; THENCE N85°15'27"W ON
SAID NORTH RIGHT OF WAY LINE A
DISTANCE OF 1148.92' TO A POINT
ON THE EASTERLY RIGHT OF WAY
LINE OF COLORADO STATE
HIGHWAY No. 83, THE FOLLOWING
SIC COURSES: 1) N40°52'30"W,
159.06'; 2) S02°05'30"W 96.40';
3) N03°49'07"W 354.32'; 4) THENCE
ON A CURVE TO THE LEFT HAVING
A RADIUS OF 1462.90' THROUGH A
CENTRAL ANGLE OF 25°57'05" AN
ARC DISTANCE OF 971.47'; THE
LONG CHORD OF WHICH BEARS
N20°07'00"W 465.74'; 5) THENCE
N80°34'30"W A DISTANCE OF
254.32'; 6) THENCE N30°55'25"W A
DISTANCE OF 42.52' TO A POINT ON
THE NORTH LINE OF THE SW 1/4 OF
THE SE 1/4; THENCE S80°51'12"E
ON SAID NORTH LINE OF THE SW
1/4 OF THE SE 1/4 A DISTANCE OF
354.48' TO THE POINT OF
BEGINNING, CONTAINING 40.2728
ACRES MORE OR LESS.

Preparer and Fictitioner:
David & Alyce McElhoes
18605 Dancing Wolf Way
C.S., CO 80908
TIN:937.6124
Alyce@quatemcoloradohomes.com

SHEET 1 OF 3

Dancing Wolf Estates
P.C.D file - VR-18-002

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, Prebles 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 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. 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. 097003706, 099037282, 222119700, of the Office of the El Paso County Clerk and Recorder and the terms of the water court 218733374, approved water augmentation plan.
- Lots serviced by ONTS 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 # 222119700. 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 # 222180442. 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. 222119700, 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.

DAVID MCELHOES owner/mortgagee (signature)

ALYCE MCELHOES owner/mortgagee (signature) COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF OCT 2022 MY COMMISSION EXPIRES 11-13-2025 NOTARY PUBLIC Kimberly Wright

JOSHUA FUSON owner/mortgagee (signature)

RUTH ANNE FUSON owner/mortgagee (signature) COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF OCT 2022 MY COMMISSION EXPIRES 11-13-2025 NOTARY PUBLIC Kimberly Wright

ROBERTO TELLO Jr. owner/mortgagee (signature)

NOTARIAL: STATE OF COLORADO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF OCT 2022 MY COMMISSION EXPIRES 11-13-2025 NOTARY PUBLIC Kimberly Wright

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 7 DAY OF October 2022

RANDALL D. HENRY 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 heron.

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 "Dancing Wolf Estates IV" was approved for filing by the El Paso County, Colorado Board of County Commissioners on the 21st Day of December 2021, A.D., subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications to 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 # 97004101
Chair, Board of County Commissioners
10/25/22

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 20th day of October 2022 A. D., subject to any notes or conditions specified hereon.

Planning and Community Development Director
10-20-2022

RECORDING

STATE OF COLORADO)
COUNTY OF EL PASO)

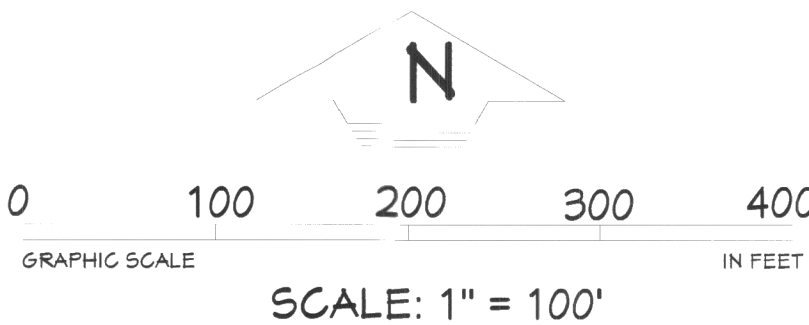
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 1:35 O'CLOCK P.M. THIS 26 DAY OF October 2022, AND IS DULY RECORDED AT RECEPTION NO. 22215043 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY Chuck Broerman
CHUCK BROERMAN, COUNTY CLERK AND RECORDER

Fee: \$30.00
School Fees: \$300 per each added lot. Total \$616
Park Fees: \$430 per added lot. Total: \$862
Bridge Fees: None
Drainage Fees: None

A REPLAT OF LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2, DANCING WOLF ESTATES III LOCATED IN THE SE 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

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



15043

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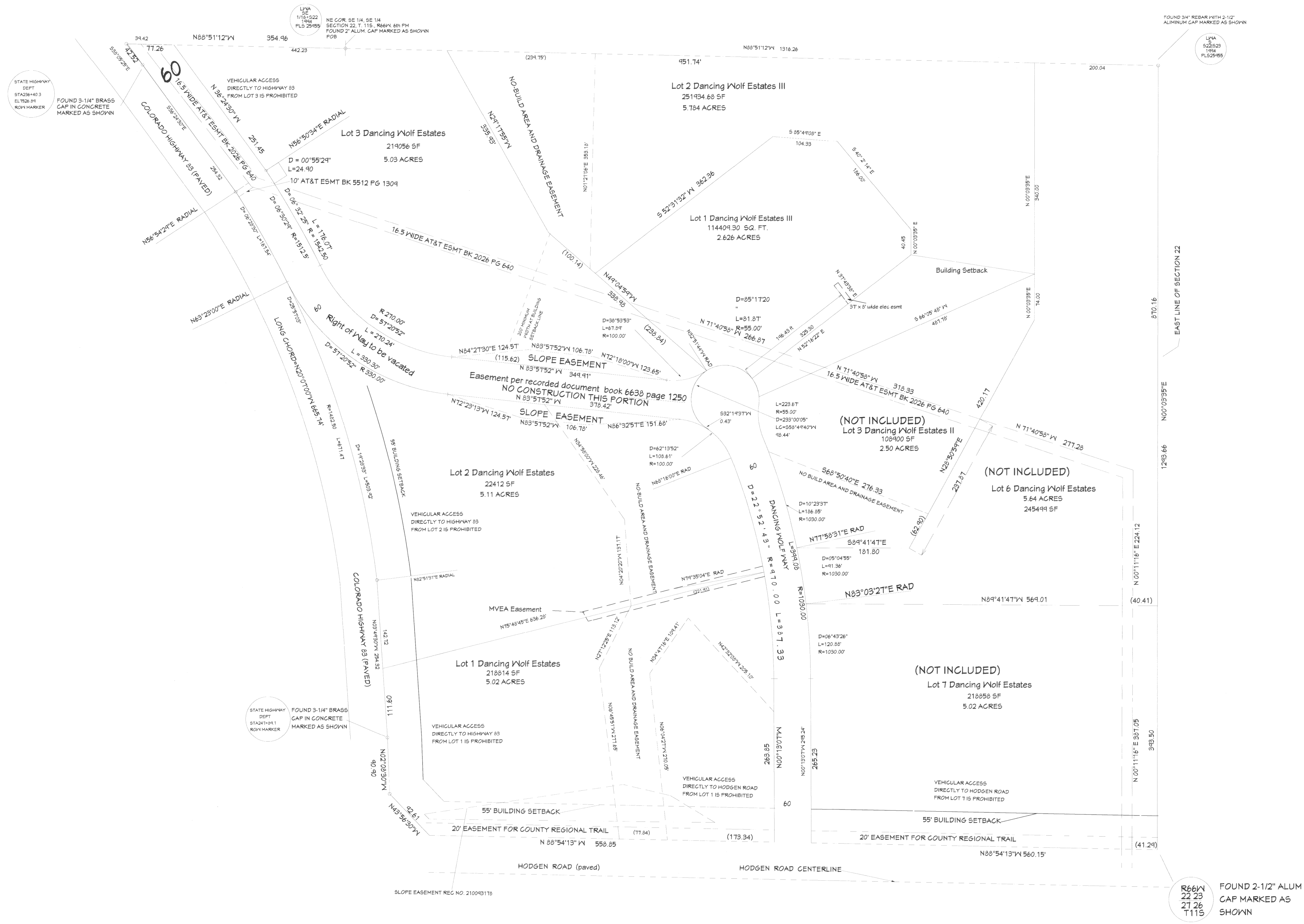
Owners:
David + Alge McElroes
16605 Dancing Wolf Pln
Colorado Springs, CO 80905
Joshua and Ruth Anne Faxon
16615 Dancing Wolf Pln
Colorado Springs, CO 80905
Roberto Telle Jr
860 Dayton CT
Colorado Springs, CO 80916

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
SECTION 22, TOWNSHIP 11 SOUTH,
RANGE 66 WEST OF THE 66th 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
S89°51'12"E ON THE NORTH LINE
OF SAID SE 1/4 OF THE SE 1/4 A
DISTANCE OF 1316.26' TO THE
NORTHEAST CORNER OF SAID SE
1/4 OF THE SE 1/4; THENCE
S00°03'39"N ON THE EAST LINE OF
SAID SE 1/4 OF THE SE 1/4 A
DISTANCE OF 1203.66' TO A POINT
ON THE NORTH RIGHT OF WAY
LINE OF HODGEN ROAD, A COUNTY
ROAD; THENCE N88°41'57"W ON
SAID NORTH RIGHT OF WAY LINE A
DISTANCE OF 1149.32' TO A POINT
ON THE EASTERLY RIGHT OF WAY
LINE OF COLORADO STATE
HIGHWAY No. 83, THE FOLLOWING
SIX COURSES: 1) N43°36'30"W
139.06'; 2) N02°03'30"W 40.40';
3) N03°43'30"W 254.32'; 4) THENCE
ON A CURVE TO THE LEFT HAVING
A RADIUS OF 1462.50' THROUGH A
CENTRAL ANGLE OF 29°57'09" AN
ARC DISTANCE OF 611.41'; THE
LONG CHORD OF WHICH BEARS
N02°07'07"W 665.14'; 5) THENCE
N08°24'00"W A DISTANCE OF
254.32'; 6) THENCE N38°05'25"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°51'12"E
ON SAID NORTH LINE OF THE SW
1/4 OF THE SE 1/4 A DISTANCE OF
354.46' TO THE POINT OF
BEGINNING, CONTAINING 40.2126
ACRES MORE OR LESS.

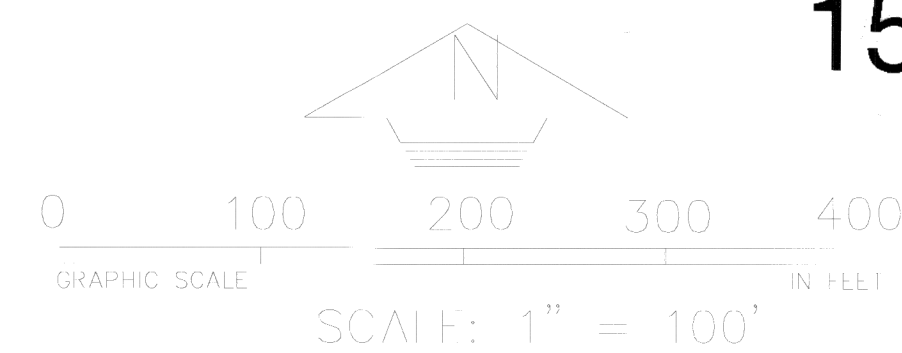
Preparer and Petitioner:
David + Alge McElroes
16605 Dancing Wolf Pln
C.S., CO 80905
1716337124
Alge@customcolorshomes.com

SHEET 2 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



15043

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NOTES

1. BEARINGS ARE BASED ON THE NORTH LINE OF LOT 3, DANCING WOLF ESTATES AS BEARING N88°51'12"W. MONUMENTS DESCRIBED ON PLAT.
2. SET #5 REBAR WITH A 2" ALUMINUM CAP STAMPED "POLARIS, PLS 27605", FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
3. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
4. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

Owners:

David & Alyce McElhann
16605 Dancing Wolf Way
Colorado Springs, CO 80908
Alyce and Ruth Anne Lamm
16615 Dancing Wolf Way
Colorado Springs, CO 80908
Roberta Jella Jr
860 Jaymari Ct
Colorado Springs, CO 80916

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

A 1/4 AC. LAND BEING
PORTIONS OF THE SE 1/4 OF
SECTION 22, T. 11 S., R. 66 W.
OF THE N.W. 1/4 LYING
LARGELY IN THE LARGELY
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 S84°51'12" ON THE
NORTH LINE
OF SAID SE 1/4 OF THE SE
1/4 A DISTANCE OF 1,016.26'
TO THE NORTHWEST CORNER OF
SAID SE 1/4 OF THE SE 1/4
THENCE S00°00'00" ON THE LAST LINE
OF SAID SE 1/4 OF THE SE
1/4 A DISTANCE OF 129.50'
TO A POINT ON THE NORTH
RIGHT OF WAY LINE OF HODGEN ROAD, A
CITY & COUNTY TRAIL, THENCE
N88°51'12"W ON SAID NORTH
RIGHT OF WAY LINE A
DISTANCE OF
5149.52' TO A POINT ON THE
EASTERN RIGHT OF WAY LINE
OF COLORADO STATE HIGHWAY
No. 83, THE FOLLOWING SIX
COURSES:
1) N48°56'50"W, 155.00'; 2)
N02°08'30"W, 90.90'; 3)
N02°49'30"W, 254.32'; 4)
THENCE ON A CURVE TO THE
LEFT HAVING A RADIUS
OF 1492.50' THROUGH A
GENERAL ANGLE OF 253°03',
AN ARC DISTANCE OF 671.47',
THE LONG CHORD OF WHICH
BEARS
N07°17'07"W, 661.74'; 5)
THENCE N88°24'30"W A
DISTANCE OF 254.32'; 6)
THENCE N88°02'25"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°51'12" ON
THE SW 1/4 OF THE SE
1/4 A DISTANCE OF
254.96' TO THE POINT OF
BEGINNING, CONTAINING 40.2728
ACRES MORE OR LESS.

Prepared and Well-Taken:

David & Alyce McElhann
16605 Dancing Wolf Way
C.S. 80908
719-337-8124
Alyce@easterncoloradohomes.com

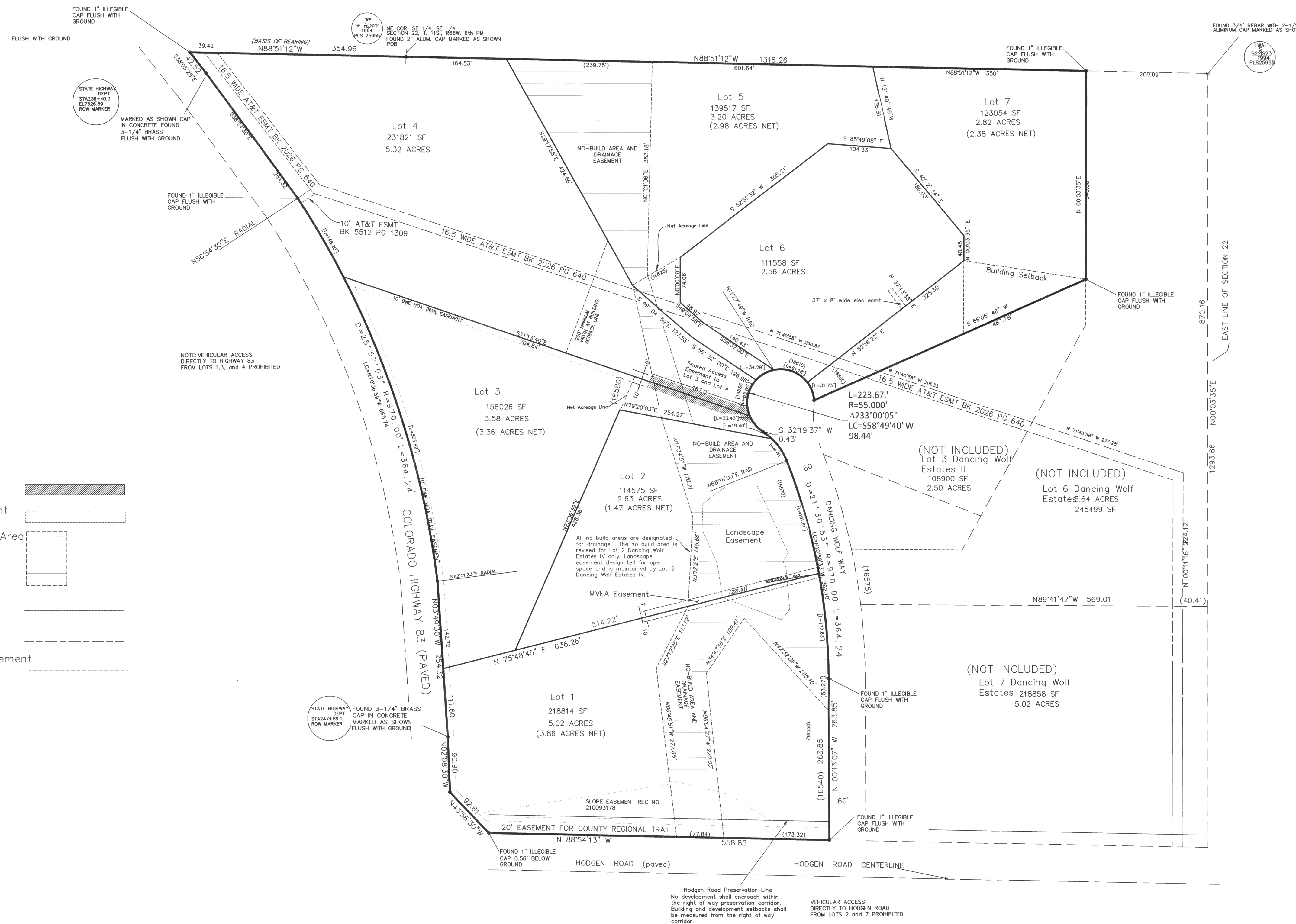
SHEET 3 OF
3

Dancing Wolf Estates
PCD file VK 18 002

AS REPLATTED

Line Key:

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



A REPLAT OF LOTS 1-3 DANCING WOLF ESTATES AND LOTS 1-2 DANCING WOLF ESTATES III LOCATED IN THE SW 1/4 OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

RBD