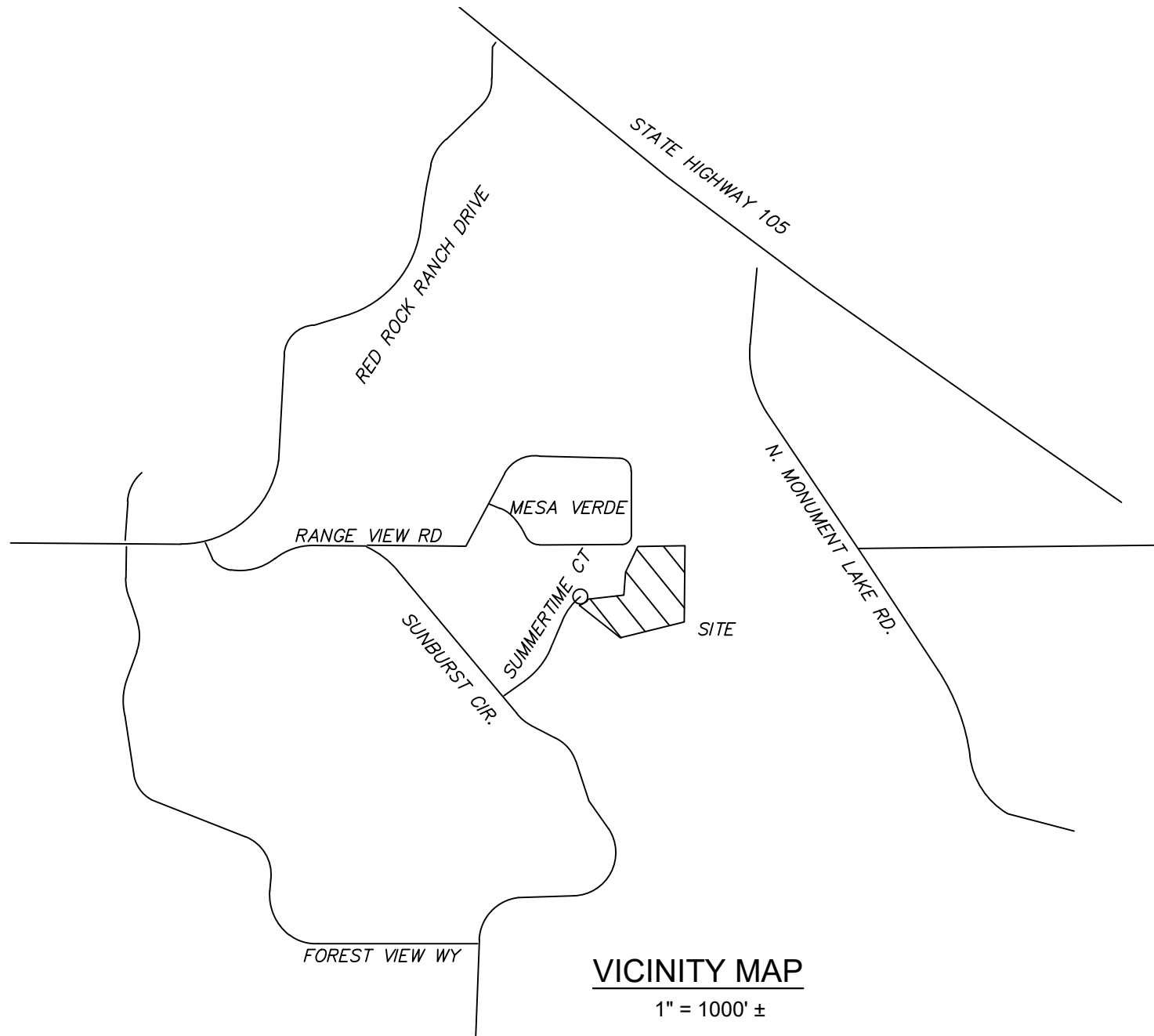
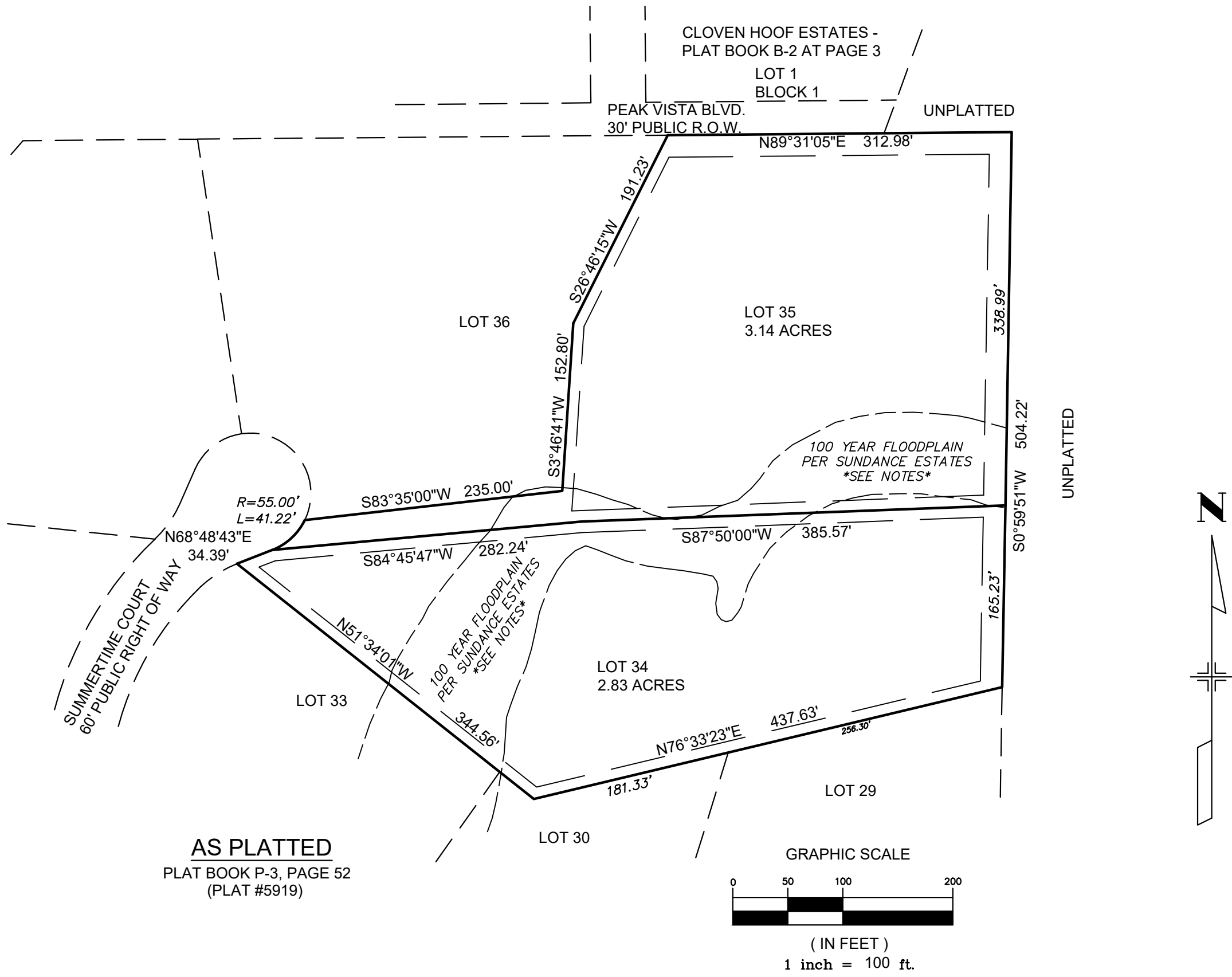


SUNDANCE ESTATES FILING NO. 1A
A REPLAT OF LOT 34 AND 35, SUNDANCE ESTATES,
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, T11S, R66W, 6th P.M.,
EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT IRA FINANCIAL CUSTODIAN FBO EVA HORNING IRA, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOTS 34 AND 35, SUNDANCE ESTATES, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK P-3 AT PAGE 52 OF THE EL PASO COUNTY RECORDS.

CONTAINING 5.97 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 VACATED AND REPLATTED INTERIOR LOT LINES AND EASEMENTS UNDER THE NAME AND SUBDIVISION OF SUNDANCE ESTATES FILING 1A. SAID OWNER DOES HEREBY COVENANT AND AGREE 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. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED IRA FINANCIAL CUSTODIAN FBO EVA HORNING IRA, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.

BY: MATT HORNING, CUSTODIAN

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2026 BY MATT HORNING, CUSTODIAN OF THE IRA FINANCIAL CUSTODIAN FBO EVA HORNING IRA,

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT AND DRAINAGE LETTER.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 08041C0257G, DATED DECEMBER 7, 2018.
- THIS SUBDIVISION CONTAINS 2 LOTS.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR AREA DESCRIBED BY THIS REPLAT.
- EASEMENTS: AS SHOWN, THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE 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 TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- DIRECT ACCESS IS FROM SUMMERTIME COURT.
- 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 SUMMERTIME COURT PER THE LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- GEOLOGIC CONDITIONS:
 - POTENTIAL SEASONALLY HIGH GROUNDWATER: SITE SPECIFIC SUBSURFACE INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO PERMITTING FOR CONSTRUCTION ON LOT 34A TO DETERMINE BASEMENT FEASIBILITY.
 - EXPANSIVE SOILS/BEDROCK: EXPANSIVE SOILS AND/OR BEDROCK MAY BE ENCOUNTERED. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS PRIOR TO PERMITTING FOR CONSTRUCTION SHALL CONSIDER MITIGATION OF THESE EXPANSIVE MATERIALS.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF THIS VACATION AND REPLAT ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. _____ AND AS SUCH IS SUBJECT TO APPLICABLE FEES AND MILL LEVY.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (**RESOLUTION NO. 25-377**), 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 ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- ELECTRIC SERVICE PROVIDED BY MVEA. NATURAL GAS PROVIDED BY PEOPLES. WATER PROVIDED BY FOREST VIEW WATER DISTRICT.
- LOTS 34A AND 35A SHALL COMPLY WITH THE RR-2.5 (RESIDENTIAL RURAL) ZONING DISTRICT, AS AMENDED.

COUNTY CERTIFICATE:

THIS PLAT FOR SUNDANCE ESTATES FILING NO. 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ____ DAY OF _____, OF 2026, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 _____, 2026.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2026, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
STEVE SCHLEIKER
BY: _____
COUNTY CLERK AND RECORDER

FEE: _____
SURCHARGE: _____

PCD FILE NO. ____ - ____ - ____

PREPARED BY
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

REVISION DATE:
SUNDANCE.DWG
AUGUST 20, 2026
PROJECT 26050
SHEET 1 OF 1

"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."

AS VACATED AND RE-PLATTED

LWA
T11S R67W
S 9
E1\16 +
S 16
2026
PLS 28658

ACCEPTED REBAR AND ALUMINUM CAP PLS 2138.
FOUND REBAR AND YELLOW PLASTIC CAP PLS 12043 N56°W-0.2' NOT ACCEPTED.
REPLACED THE 2183 CAP WITH A 3/4" DIA. REBAR 30" IN LENGTH WITH A 2-1/2" DIA. ALUM. CAP MARKED AS SHOWN

NOTES:

- FOUND A REBAR WITH A 1-1/2" DIAMETER ALUMINUM CAP "PE & LS 2183 OR AS NOTED.
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP STAMPED "LWA PLS 28658".

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
bg = BELOW GRADE, ag = ABOVE GRADE.

PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF LOT 34 - N76°33'23"E - 437.63 FEET. THE LINE IS MONUMENTED AS BY REBAR AND CAP PLS 2183 ON EACH END AND THE DIRECTION IS BASED ON THE RECORDED PLAT OF SUNDANCE ESTATES.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

NOTE THAT THE 100 YEAR FLOODPLAIN AS SHOWN ON THE RECORDED PLAT AND HEREON IS NOT CURRENTLY A FEMA RECOGNIZED FLOODPLAIN.

