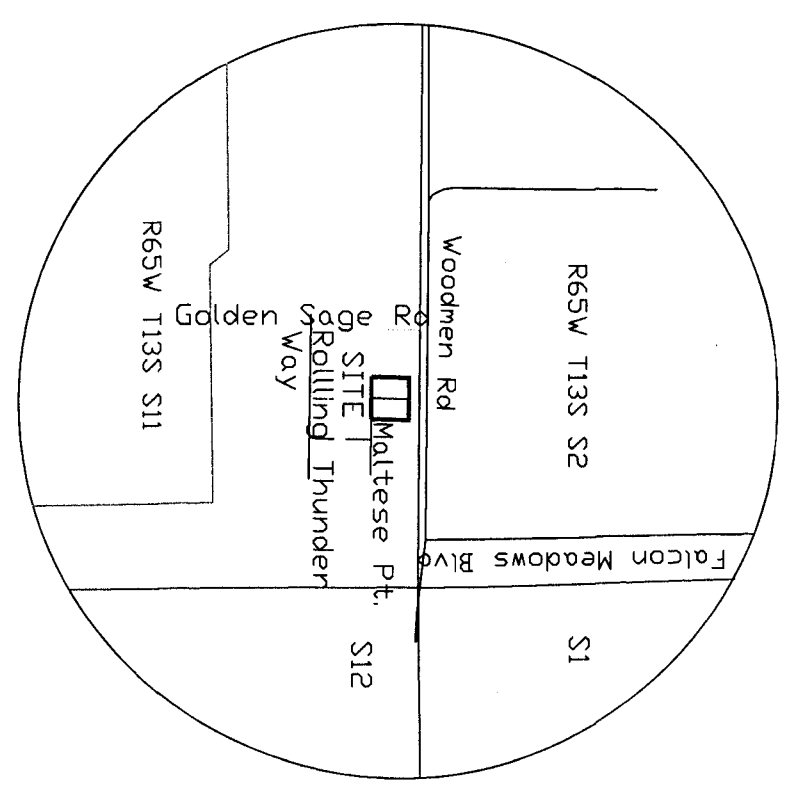


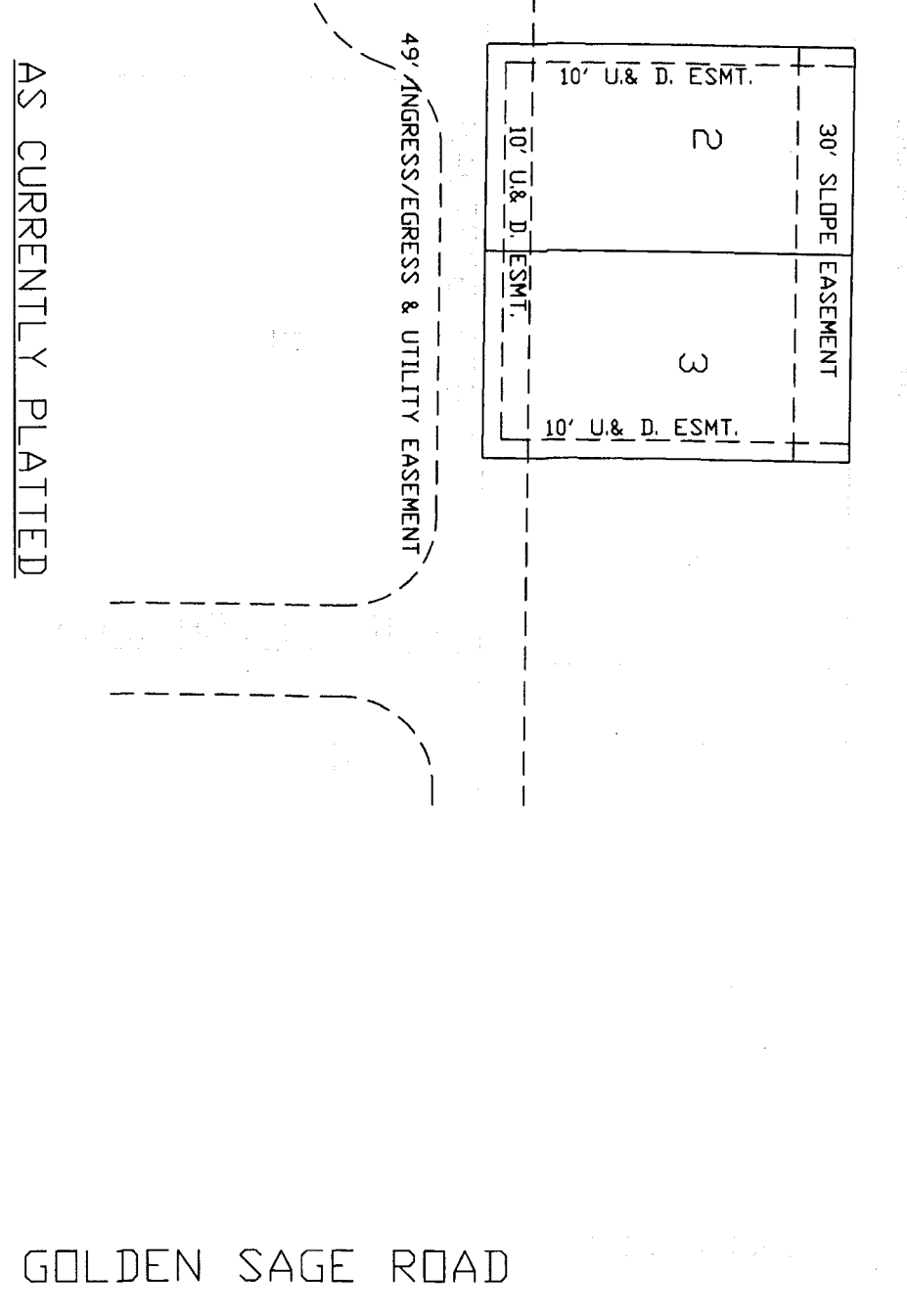
# ROLLING THUNDER BUSINESS PARK

## FILING NO. 1A

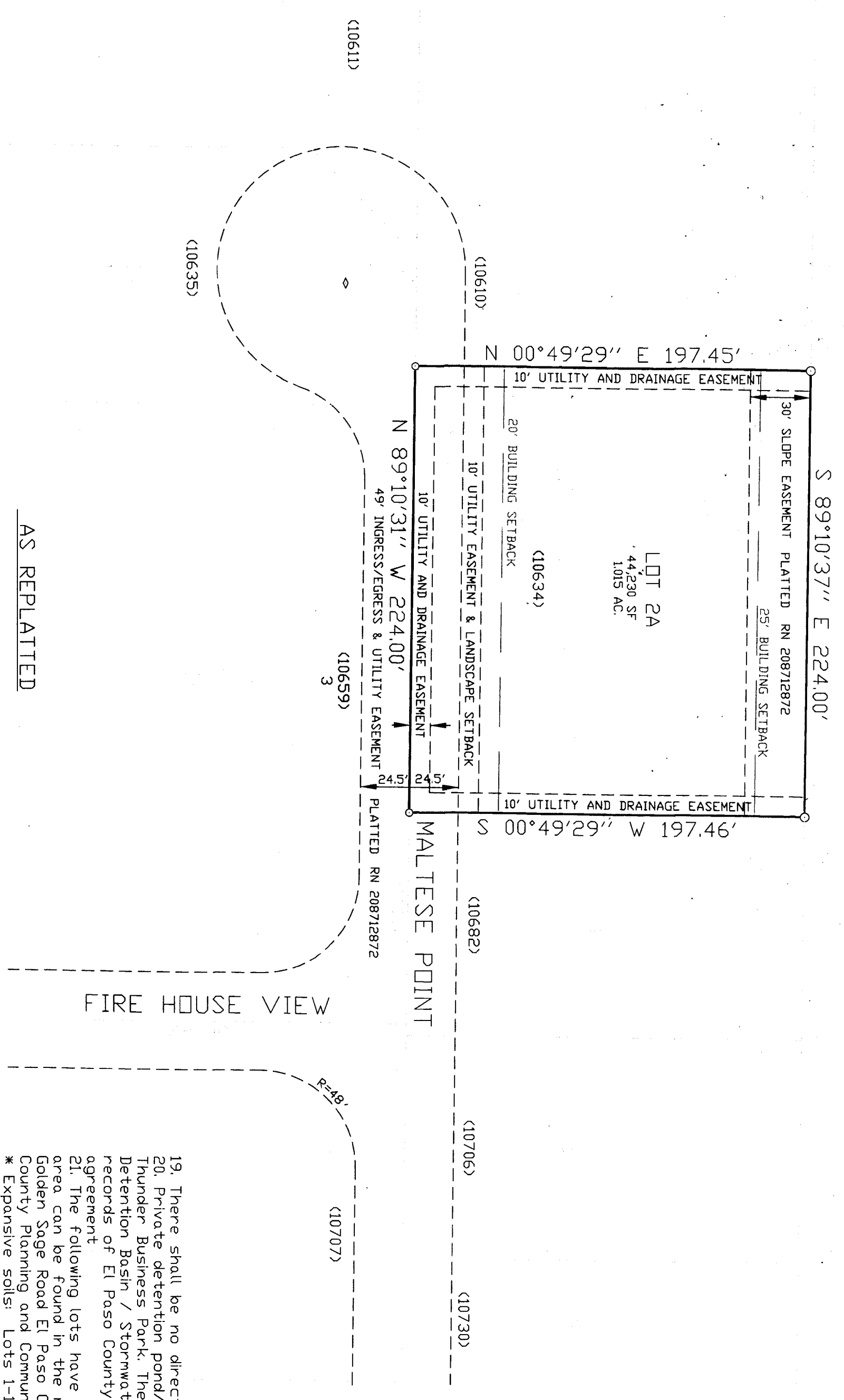
### A VACATION AND REPLAT OF LOTS 2 AND 3 ROLLING THUNDER BUSINESS PARK EL PASO COUNTY, COLORADO



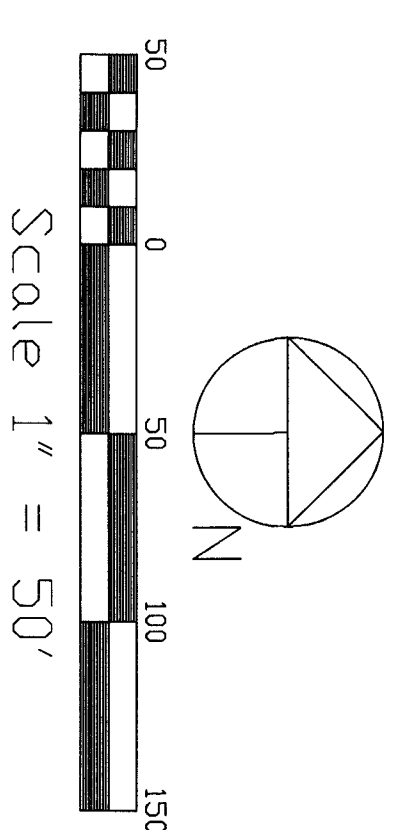
VICINITY MAP  
1"=100'



AS CURRENTLY PLATTED  
1"=100'



AS REPLATTED



LEGEND:  
 ○ SET #9853 VASHER DN 60D NAIL  
 ○ SET #9853 AL CAP DN \$5 REBAR  
 × FOUND 60D NAIL  
 × FOUND #4 REBAR  
 (10634) ADDRESS

Surveyors Certificate  
 I, Oliver E. Watts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that the above described platting is correct and that the results of a survey made on 6-25-19 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 dealing with monuments, subdivision, or surveying of land laws of the State of Colorado has been prepared in full compliance with all applicable laws of the State of Colorado and that I am duly qualified to perform the duties of a Surveyor in the State of Colorado.  
 I attest the above on this 24th day of February, 2021.

Oliver E. Watts, Colorado P.E. License No. 9853  
 For and On Behalf Of Oliver E. Watts, Consulting Engineer, Inc.

Know all men by these presents that JESSE R. TIX AND SHERIE J. TIX being the owner of the following described tract of land to wit:

PARCEL A  
 LOT 2, ROLLING THUNDER BUSINESS PARK, COUNTY OF EL PASO, STATE OF COLORADO  
 PARCEL B  
 LOT 3, ROLLING THUNDER BUSINESS PARK, COUNTY OF EL PASO, STATE OF COLORADO  
 And containing 44,230 sq ft / 1.015 acres

Owners, Certificate  
 The undersigned JESSE R. TIX AND SHERIE J. TIX 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 a lot, private street, and easements as shown hereon under the name and subdivision of LOT 2, and LOT 3, ROLLING THUNDER BUSINESS PARK. 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 El Paso County Engineer. The utility easements shown hereon are hereby dedicated for providing the services for which the easements are established as shown hereon. The easements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for providing the services for which the easements are established as shown hereon. The easements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for providing the services for which the easements are established as shown hereon. The easements so dedicated will become matters of maintenance by El Paso County, Colorado.

By: JESSE R. TIX AND SHERIE J. TIX  
 Title: owners

STATE OF COLORADO )  
 ) SS  
 COUNTY OF EL PASO )  
 Acknowledged before me this 24th day of February, 2021 by  
 JESSE R. TIX AND SHERIE J. TIX as owners,  
 My commission expires 4-9-22

Witness my hand and official seal  
 Oliver E. Watts Notary Public  
 State of Colorado  
 My Commission Expires 04/09/22

This plat for Rolling Thunder Business Park, Filing No. 1A, was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 20th day of March, 2021, and was recorded against and appurtenant 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 # 20812872, 9-30-08.

Planning and Community Development Director  
 Oliver E. Watts  
 Notary Public  
 State of Colorado  
 My Commission Expires 04/09/22

NOTES:  
 1. Hearings are based on the record bearing of N89°10'37"V for the north line of the Northeast Quarter of Section 11, T13S, R 65 W monumented by a 2" aluminum cap on the east and a 3" aluminum PLS 17596 cap on the west.  
 2. Both points were in valve boxes in the asphalt, under a 1" overlay. The cap in each box sat 1" - 2" below grade.  
 3. The information was provided by the client as follows:  
 The Company: D&S Republic National Title Insurance Company  
 Effective date: 02/27/2020 at 5:00 PM.  
 This survey does not constitute any legal action based upon any defect in the survey within three years of the date of the survey.  
 4. 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.  
 5. According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject parcel is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 060410533 G, dated December 17, 2018.  
 6. Units of measurement: US Survey Feet  
 7. The approval of the report vacates all prior plats for the area described by this replat.  
 8. The County Planning and Community Development Department: Drainage Report, ESOP, Traffic Memo  
 9. 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. Easements, fences, markers or landscaping that could impede the flow of runoff shall not be placed in public easements.  
 10. All lots are hereby platted with a 10' side, and front utility and drainage easement. Unless otherwise indicated, all exterior subdivision boundaries are hereby platted with a 20 foot public utility easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.  
 11. The 49' wide ingress/egress, utility and drainage easement shown as Maltese Point is a private street and to be maintained by the Property Owners Association.  
 12. The 49' wide ingress/egress, utility and drainage easement shown as Maltese Point is a private street and to be maintained by the Property Owners Association.  
 13. The address requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow Jumping Mouse).  
 14. The address requirements on this plat are for informational purposes only. They are not the legal description and are subject to change.  
 15. Malboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.  
 16. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.  
 17. No driveway shall be established unless an access permit has been granted by El Paso County.  
 18. Water in the Denver Basin aquifers is allocated based upon 100-year aquifer life. However, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated 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 upon 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 identified and incorporated into the water supply plan. The water supply plan should be prepared by a professional engineer and approved by the El Paso County Engineer. The water supply plan shall be subject to review and approval by the El Paso County Engineer. The water supply plan shall be subject to review and approval by the El Paso County Engineer. The water supply plan shall be subject to review and approval by the El Paso County Engineer.  
 19. The subdivision shall be subject to the El Paso County and United States Postal Service regulations.  
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STATE OF COLORADO )  
 ) COUNTY OF EL PASO )  
 I, Oliver E. Watts, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this instrument was filed in my office on this 4th day of March, 2021, and was recorded at Reception Number 2021121068 of the records of El Paso County.

Oliver E. Watts  
 Notary Public  
 State of Colorado  
 My Commission Expires 04/09/22

Prepared by the office of:  
 Oliver E. Watts, Consulting Engineer, Inc.  
 614 Elton Drive  
 Colorado Springs, CO 80907  
 (719) 593-0173 office  
 (719) 265-9660 fax  
 Dilewatts@aol.com  
 Celebrating over 41 years in business  
 1-261-2  
 PCD File No. SF209  
 OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 3-13-20 DEW 19-5348-08

# EL PASO COUNTY



## Receipt for Fees Paid

Planning and Community Development Department

2880 International Circle, Suite 110, Colorado Springs, Colorado 80910  
Office (719) 520-6300

Date 2/24/21

Receipt No. 523240

Customer: SHERRIE TIX  
10282 MOUNT LINCOLN DR  
PEYTON, CO 80831

Processed by PR

Check No.

Payment Method

Item	Description	Prefix	Type	Rate	Qty	Amount
K31	Mylar Pages (1st page)			13.00	1	13.00
2	PROJECT NAME: ROLLING THUNDER BUSINESS PARK FIL NO 1A					0.00
1	CUSTOMER NAME: SHERRIE TIX					0.00
<b>Total</b>						<b>\$13.00</b>



**Land Title Guarantee Company  
Customer Distribution**



**PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.**

Order Number: **SCB55083172-3**

Date: **02/11/2021**

Property Address: **10634 AND 10658 MALTESE POINT, FALCON, CO 80831**

**PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS**

---

**For Closing Assistance**

**For Title Assistance**

BETH SCHANTZ  
102 S TEJON #760  
COLORADO SPRINGS, CO 80903  
(303) 850-4162 (Work)  
(719) 634-3190 (Work Fax)  
[bschantz@ltgc.com](mailto:bschantz@ltgc.com)

**Seller/Owner**

SHERRIE J. TIX AND JESSE R. TIX  
sherrietix@hotmail.com  
sherrietix@icloud.com  
Delivered via: Electronic Mail

O.E. WATTS CONSULTING ENGINEER, INC.  
Attention: ERIK  
614 ELKTON DR.  
COLORADO SPRINGS, CO 80907  
olliewatts@aol.com  
Delivered via: Electronic Mail

**BUCHER DESIGN**

Attention: NICK SALLECCHIA  
(719) 484-0480 (Work)  
nick@bucherdesign.com  
Delivered via: Electronic Mail

El Paso County, Colorado  
Property Tax Details

**Property Taxes for 2020 Due 2021** [Display Tax Statement](#)  
This information reflects current year status of tax liability, assessments due, fees, interest, and current payments received. This information is not to be used in place of a certificate of taxes due.

**Parcel Information**  
Schedule Number: 5311101002  
Total Assessed Land: \$16,730  
Total Assessed Improvements: \$0  
Total Assessed: \$16,730  
Assessment questions? [Click here](#)

**Owner Information**  
Name: TIX JESSE R  
TIX SHERRIE J  
Mailing Address: 12027 NORMA KATE LN  
PEYTON CO 80831-8661

**Property Information**  
Property Address: 10634 MALTESE PT  
Property Type: Real  
Total Market Value: \$57,708

**Taxes Billed**  
Base Tax Amount: \$2,081.05  
Special Assessment Amount: \$0.00  
Improvement District Amount: \$0.00  
Total Current Year Taxes: \$2,081.05  
Total Current Year Taxes do not reflect outstanding tax liens and delinquencies, if any. See Alerts

**Legal Description**  
LOT 2 ROLLING THUNDER BUSINESS PARK

**Alerts**  
N/A

**Current Year Payments Due as of 2/19/2021**

Option 1:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount
First Half	March 01	\$0.00	\$0.00	\$0.00
Second Half	June 15	\$0.00	\$0.00	\$0.00

OR

Option 2:

Payment Type	Due Date	Taxes & Fees Due	Interest Due	Total Amount
Full Amount	April 30	\$0.00	\$0.00	\$0.00

**Current Year Payments Received**

Date	Amount
02/18/2021	\$2,081.05

**Prior Year(s) Transaction History**

Date	Amount
02/25/2020	\$2,087.87
03/11/2010	\$1,820.50
04/28/2018	\$1,824.84
02/14/2017	\$1,966.32

Note: Prior years transaction history is for a maximum of 4 years.

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Disclaimer: We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Treasurer's Office. This data is subject to change on a daily basis. If you believe that any of this information is incorrect, please contact the Treasurer's Office.

For any questions, please contact the Treasurer's Office at: (719) 520-7600 or email to: [treweb@elpasoco.com](mailto:treweb@elpasoco.com)