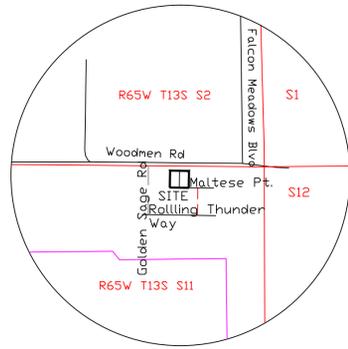


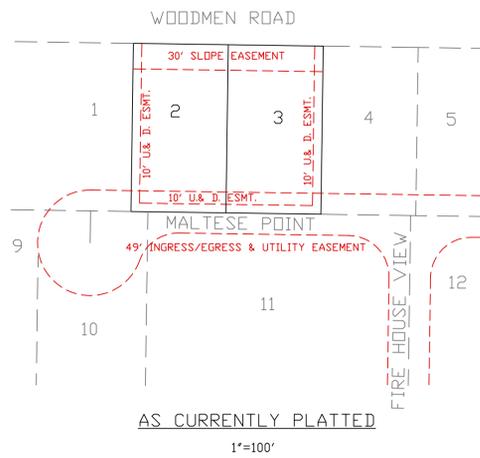
# ROLLING THUNDER BUSINESS PARK

## FILING NO. 1A

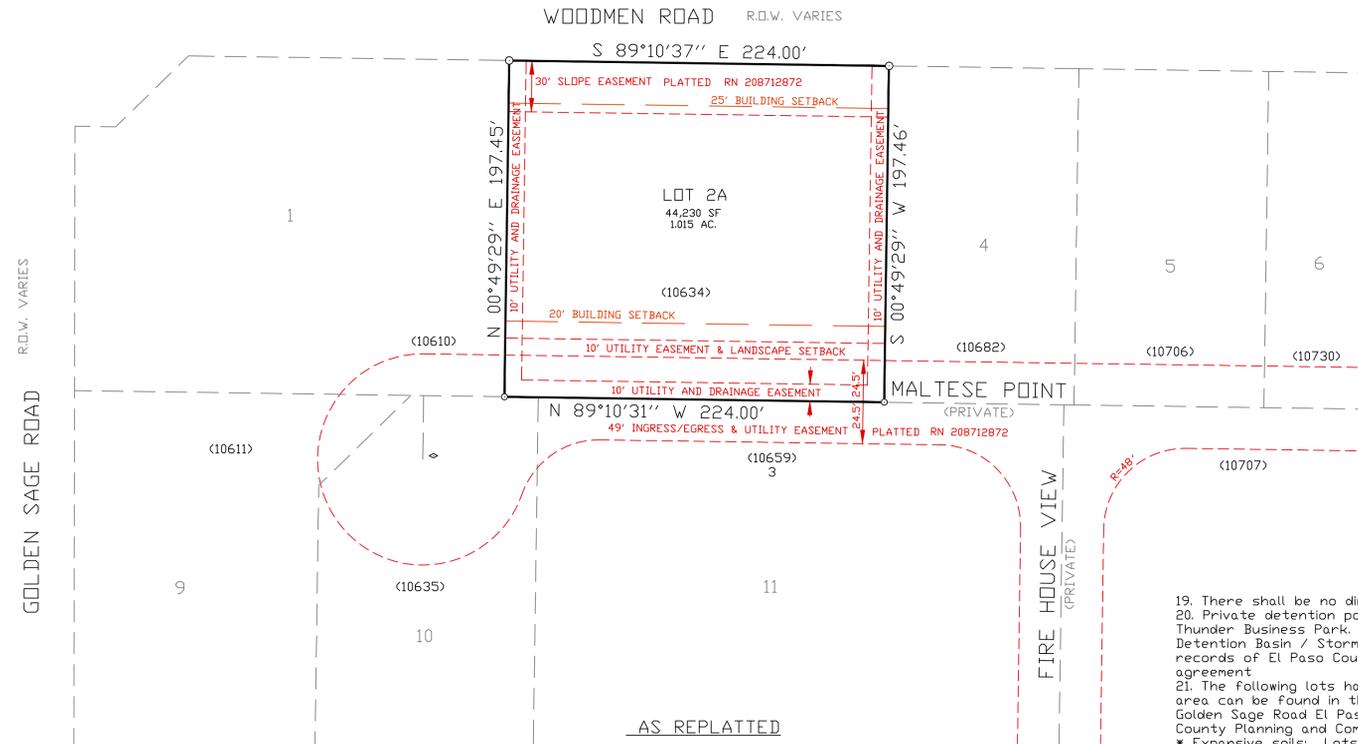
### A VACATION AND REPLAT OF LOTS 2 AND 3 ROLLING THUNDER BUSINESS PARK EL PASO COUNTY, COLORADO



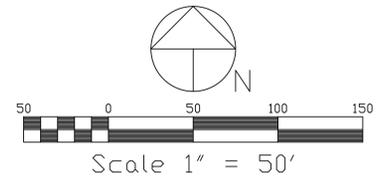
VICINITY MAP  
1"=1000'



AS CURRENTLY PLATTED  
1"=100'



AS REPLATTED



#### LEGEND:

- SET #9853 WASHER DN 60D NAIL
  - SET 2" #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 this plat truly and correctly represents the results of a survey made on 6-26-19, 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 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 \_\_\_\_\_, 20\_\_\_\_.

Oliver E. Watts, Colorado PE-LS No. 9853  
For and On Behalf Of: Oliver E. Watts, Consulting Engineer, Inc.

Know all men by these presents that JESSE R. TIX AND SHERRIE 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 sf / 1.015 acres

#### Owners Certificate

The undersigned, JESSE R. TIX AND SHERRIE 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 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

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

STATE OF COLORADO )  
) SS  
COUNTY OF EL PASO )

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by  
JESSE R. TIX AND SHERRIE J. TIX as owners.

My commission expires 4-9-22

Witness my hand and official seal \_\_\_\_\_  
Oliver E. Watts Notary Public

This plat for Rolling Thunder Business Park Filing No. 1A was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment 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 # 208712872, 9-30-08.

\_\_\_\_\_  
Planning and Community Development Director

#### NOTES:

1. Bearings are based on the record bearing of, N89°10'37"W for the north line of the Northeast Quarter of Section 11, T13S, R65W monumented by a 2 1/2" aluminum, # 17664 cap on the east and a 3 1/2" aluminum PLS 17496 cap on the west. Both points were in valve boxes in the asphalt, under a 1" overlay. The cap in each box sat 1" - 2" below grade.
2. Title information was provided by the client as follows:  
Title Company: Old Republic National Title Insurance Company  
Order Number: SCB55083172  
Effective date: 02/27/2020 at 5:00 P.M.  
This survey does not constitute a title search or opinion.
3. Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.
4. Flood plain:  
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0535 G, dated December 7, 2018.
5. Units of measurement: US Survey Feet
6. The approval of the replat vacates all prior plats for the area described by this replat.
7. The following reports have been submitted in association with the Amended Plat for this subdivision and are on file at the County Planning and Community Development Department: Drainage Report, ESQOP, SWMP, Traffic Memo
8. 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.
9. 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.
10. The 10' landscape setback adjacent to Maltese Point is to be maintained by the Property Owners Association.
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. 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).
13. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
14. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
15. All structural Foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado
16. No driveway shall be established unless an access permit has been granted by El Paso County.
17. 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 acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
18. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number 208107331 in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

19. There shall be no direct lot access to Woodmen Road.
20. Private detention pond/water quality BMP(s) are located within the drainage easement on Lots 11, 12 and 14, Rolling Thunder Business Park. The Property Owners Association is responsible for the maintenance of these facilities. A Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement is recorded under RN. 208107333 of the records of El Paso County Colorado. An Operations Manual for the permanent water quality BMP is recorded with this agreement.
21. The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils, Geology and Geologic Hazard Rolling Thunder Business Park Woodmen Road and Golden Sage Road El Paso County Colorado by Entech Engineering dated 6-12-07 in file SP-07-016 available at the El Paso County Planning and Community Development Department:  
\* Expansive soils: Lots 1-13 and Tract A  
\* Loose soils: Lots 1-13 and Tract A  
\* Hydrocompaction: Lots 4-6 and 9-11  
\* Shallow Groundwater: Lots 1-13 and Tract A
22. The property owners, its successors and assigns and all future lot owners in this development are hereby on Notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission, which compliance may result in a reduction of well withdrawal limits and thus reduction in water availability.
23. Developer, its successors and assigns, and all owners of lots in the Rolling Thunder Business Park Subdivision are hereby notified that they must comply with the conditions, rules, regulations, and specifications set by the Colorado Ground Water Commission in Determination of Water Rights No's 141-BD and 142-BD, and by the Falcon Highlands Metropolitan District.
24. The Colorado Geologic Survey has expressed concern about the potential for seasonally high ground water in portions of this development. Prior to construction, lots should undergo specific investigation of ground water depth.
25. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. 208107330, of the records of the El Paso County Clerk and Recorder.
26. All property within this subdivision is within the boundaries of the Falcon Highlands Metropolitan District, per Deeds recorded under RN's: 202127235, 202203981 and 206103850, and, as such, is subject to the District's rules, regulations and specifications.
27. All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District, per Deed recorded under RN. 203016313, 1-23-03, and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
28. Cross access rights, if any, over and across the lots depicted on this plat are set forth in (i) that certain Declaration of Easements with Covenants and Restrictions affecting land and (ii) the certain Access and Maintenance Agreement, both recorded under Reception No's 208107330 and 208107333 subsequent to the date hereof in the Real Property Records of El Paso County, Colorado.
29. All survey monuments found or set are at ground level unless otherwise noted. See Basis of Bearing Statement

STATE OF COLORADO  
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

El Paso County Clerk and Recorder

Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_

School fees: \_\_\_\_\_ Park fees: \_\_\_\_\_  
Drainage fees: \_\_\_\_\_ Bridge fees: \_\_\_\_\_

PCD File No. SF209

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 3-13-20 DEW 19-5348-08

Prepared by the office of:  
Oliver E. Watts, Consulting Engineer, Inc.  
614 Elkton Drive  
Colorado Springs, CO 80907  
(719) 593-0173 office  
(719) 265-9660 fax  
Olleiwatts@aol.com  
Celebrating over 41 years in business  
1-20-21