FINAL PLAT
AMO ACRES FILING NO. 1

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

OWNER'S CERTIFICATION AND DEDICATION

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, streets, and easements as shown hereon under the name and subdivision of AMO ACRES FILING NO. 1. 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.

IN WITNESS THEREOF

Mary Lee Deconza-Wimblad and Sandra M. Wilson also known as Sandra Marie Leggett and Danny Jay Wilson, has caused these presents to be executed this _____ day of _____, 20_____.

_____,
Mary Lee DeConza-Wimblad, Owner — Date

_____,
Sandra M. Wilson, Owner — Date

_____,
Danny Wilson, Owner — Date

NOTARY

State of Colorado)
) ss
County of El Paso)

Signed before me on _____, 20____, A.D. by Mary Lee Deconza-Wimblad and Sandra M. Wilson also known as Sandra Marie Leggett and Danny Jay Wilson, owners.

Witness my hand and official seal:

_____,
Notary Public

My Commision Expires: _____,

BOARD OF COUNTY COMMISIONERS CERTIFICATE:

This plat of AMO ACRES FILING NO. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on this_____ 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) are accepted, but 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.

_____,
Chair, Board of County Commissioners — Date

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL:

This Plat for AMO ACRES FILING NO. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on this _____, day of _____, 20____, A.D. subject to any notes or conditions specified hereon.

_____,
Planning and Community Development Director

FEES:

Drainage Fee: _____,

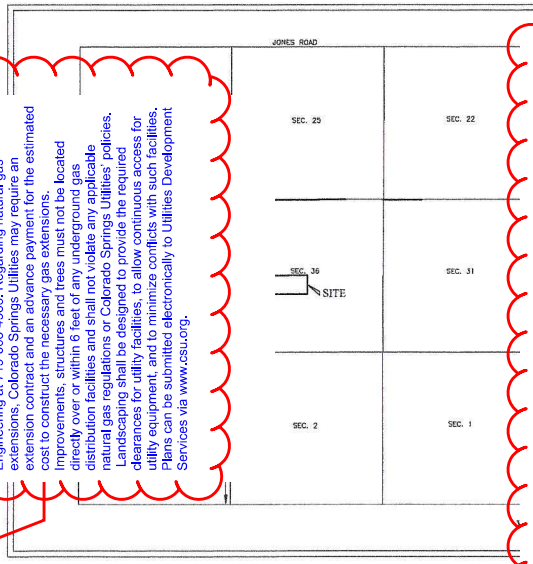
School Fee: _____,

Road and Bridge Fee: _____,

Park Fee: _____,

ORIGINAL SIZE 36"x24"

Informational Item, please acknowledge:
Information Items: Final Plat Contact Customer Contact Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility-related costs that may apply to this development.
Colorado Springs Utilities requires an Application for Gas Line Extension to be submitted along with an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions.
Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas distribution facilities and shall not violate any applicable natural gas regulations or Colorado Springs Utilities' policies.
Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
Plans can be submitted electronically to Utilities Development Services via www.csu.org.



KNOW ALL BY THESE PRESENTS

That Mary Lee Deconza-Wimblad and Sandra M. Wilson also known as Sandra Marie Leggett and Danny Jay Wilson, being the owners of the following tract of land.

TO WIT:

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RAGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON A PORTION OF THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 36, T13S, R64W OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE WEST END WITH A FOUND FOUND 3-1/4" ALUMINUM CAP IN MONUMENT BOX, 0.4' BELOW GRADE, AND ON THE EASTERLY END WITH A FOUND NO. 6 REBAR FOUND 0.6' ABOVE GRADE, UPGRADED WITH 2-1/2" PROPERLY MARKED ALUMINUM CAP, PLS 38759, SET 0.2' ABOVE GRADE, AND IS ASSUMED TO BEAR SOUTH 89°47'06" EAST, A MEASURED DISTANCE OF 2,630.62 FEET.

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 13 SOUTH RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND 3-1/4" ALUMINUM CAP IN MONUMENT BOX, 0.4' BELOW GRADE; THENCE SOUTH 89°47'06" EAST, ALONG AND COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 30.00 FEET TO A FOUND NO. 6 REBAR, BENT AND LEANING, REHABILITATED WITH NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 38759, FLUSH WITH GRADE, BEING THE **POINT OF BEGINNING** OF THE HEREINAFTER DESCRIBED LANDS;

THENCE CONTINUE SOUTH 89°47'06" EAST, ALONG AND COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2600.62 FEET TO THE CENTER 1/4 CORNER OF SECTION 36, TOWNSHIP 13 SOUTH RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A FOUND NO. 6 REBAR, FOUND 0.6' ABOVE GRADE, UPGRADED WITH 2-1/2" PROPERLY MARKED ALUMINUM CAP, PLS 38759, SET 0.2' ABOVE GRADE;

THENCE SOUTH 00°40'31" WEST, COINCIDENT WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 650.57 FEET TO A FOUND NO. 5 REBAR WITH 1-1/4" PLASTIC CAP, ILLEGIBLE, 0.2' ABOVE GRADE;

THENCE NORTH 89°12'24" WEST COINCIDENT WITH THE NORTHERLY LINES OF TRACT 4, TRACT 3, AND TRACT 2 OF AMO ACRES, BY RECEPTION NO. 99002289, 2,601.87 FEET TO A FOUND NO. 5 REBAR WITH 1-1/4" PLASTIC CAP, PLS 30130, FLUSH WITH GRADE;

THENCE NORTH 00°47'51" EAST COINCIDENT WITH THE EASTERLY LINE OF ROAD EASEMENT PER AMO ACRES BY RECEPTION NO. 99900289 AND PUBLIC HIGHWAY DEDICATION PER ROAD BOOK A PAGE 78, A DISTANCE OF 624.31 FEET TO A FOUND NO. 6 REBAR, BENT AND LEANING, REHABILITATED WITH NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 38759, FLUSH WITH GRADE, TO THE **POINT OF BEGINNING.**

SAID LANDS CONTAINING AN AREA OF 1,658,113 SQUARE FEET, OR 38.06 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commen any defect in this survey within three years after you fi event may any action based upon any defect in this s ten years from the date of the certification shown hereo

2. Any person who knowingly removes, alters or defaces or land boundary monument or accessory commits a cl the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey

4. The overall subject parcel (currently known as Trac calculated area of 1,658,113 square feet (38.06 acres parcel to be divided into two lots as shown hereon.

5. This survey does not constitute a title search by Apex LLC. to determine ownership or easements of record, or easements, rights-of-way and title of record. Apex Land relied upon Title Commitment 2439740-10, with an effec at 8:00AM as provided by Stewart Title Company dba Em

6. Bearings are based on a portion of the Northerly lin Section 36, T13S, R64W of the 6th Principal Meridian, a found found 3-1/4" Aluminum cap in monument box Easterly end with a found 3/4" found No. 6 rebar, 0.6 2-1/2" property marked aluminum cap, PLS 38759, S 89°47'06"E ... a measured distance of 2,630.62 fee

7. Any underground or above ground utilities shown have survey information. Apex Land Surveying and Mapping, underground utilities to be shown in their exact location utilities are shown in their entirety. Apex Land Surveying physically enter any manholes or inlets to verify size an more detailed information is required, the client is ad necessary.

PARCEL DETAILS

Address: 2825 & 2819 Slocum Road, Peyton, CO 80831
APN/Parcel ID: 4336000004
Owner of Record: Mary Lee Deconza-Wimblad and Sandra Marie Leggett and Danny Jay Wilson,
Phone:
719-398-9192 Mary Lee DeConza-Wimblad |
562-688-2701 Sandra and Danny Wilson

Please include Springs Utilities Easement Clause:
ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 226080443 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

PLAT NOTES

1. 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.

2. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

3. No driveway shall be established unless an access permit has been granted by El Paso County.

4. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

5. 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.

6. 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.

7. Ingress and egress to Slocum road with current driveway serving Lot 1. Lot 2 shall not have direct access to Slocum Road.

8. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0785G, effective date of December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flood hazard) and Zone A (Without Base Flood Elevation)

9. The Parcel is currently Zoned RR-5.

10. The following reports have been submitted in association with this Preliminary Plan or Final Plat for this subdivision and are on file with the El Paso County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire protection Report; Wildfire Hazard Report; Natural Features Report.

11. All Property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements are specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impeded the flow of runoff shall not be placed in drainage easements.

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.

13. Individual lot purchasers are responsible for constructing Driveways, including necessary drainage culverts from Hodgen Road per land development code Section 6.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Monument Fire District.

14. Due to wildlife concerns, homeowners are encouraged to incorporate wildlife fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. LDC 6.3.3.

SURVEYOR'S CERTIFICATE

I, Danny Rodic, 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 date of 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 _____ 20____.

DRAFT

_____
Surveyor's Name, (Signature)
Colorado Registered PLS #38759

CLERK AND RECORDER:

State of Colorado)
) ss
County of El Paso)

I certify that this instrument was filed for record in my office at _____ O'Clock __M., this _____day of _____, 20____, A.D. and is duly recorded in plat book _____, at page number _____, under reception no. _____, of the records of El Paso County, Colorado.

Fee:_____,

By: _____
El Paso County Clerk and Recorder

PDC File No: _____,

	Date	By
MENTS	04-16-25	TJM
JL	05-19-26	DDR

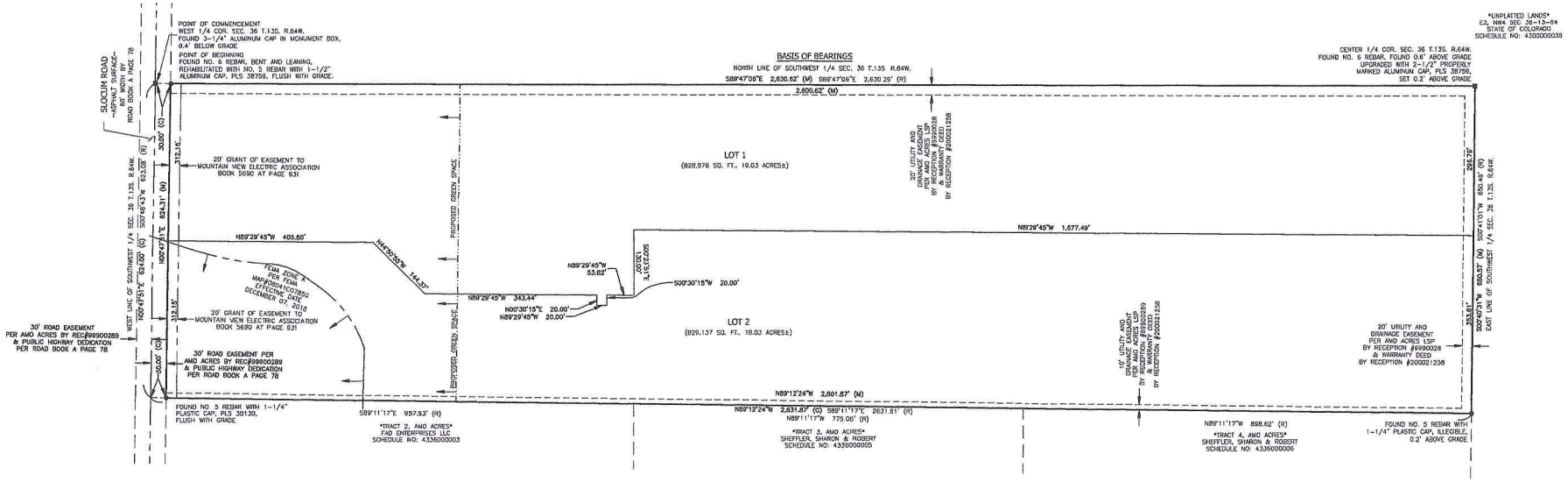
Checked: DDR

APEX Land Surveying and Mapping LLC.
6130 Spurwood Drive
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

PROJECT No: 22067

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AMO ACRES FILING NO. 1

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TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.



LEGEND

- ■ PLSS MONUMENT FOUND AS NOTED
- ● MONUMENT FOUND OR AS NOTED
- (M) MEASURED VALUE
- * NOT A PART
- ± MORE OR LESS

N E S W

1" = 100'

10' 0' 10' 20'

ORIGINAL SIZE 36"x24"

DRAFT

Danny Radic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC

PDC File No: _____

DATE: September 30, 2024 REVISIONS			
No.	Remarks	Date	By
1	ADDITIONAL TOPO AND IMPROVEMENTS	04-16-25	TJM
2	ADJUST LOT LINES FOR WELL	05-19-26	DDR
Field: TJM	Drawn: TJM/DDR	Checked: DDR	

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