

Add a revision block with the date of first submission.

SUNDANCE WEST SUBDIVISION REPLAT OF A PORTION OF LOT 1 OF THAL LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 25, EL PASO COUNTY, COLORADO

NOTES:

- ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD PLAT DIMENSION, THE RECORD PLATTED DIMENSION IS DENOTED WITH A "P.L.".
 - BEARINGS USED HEREIN ARE BASED ON THE TRUE MERIDIAN BY GPS OBSERVATIONS, RESULTING IN A BEARING OF S00°01'03"W, A DISTANCE OF 2653.00 FEET BETWEEN THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M. AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "PLS 10734" AND THE EAST QUARTER CORNER OF SAID SECTION 25, AS MONUMENTED BY A REBAR AND 1-1/2" ALUMINUM CAP STAMPED "HANNIGAN AND ASSOC PLS 25629".
 - ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0841000350 (MAP EFFECTIVE DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 16-4-4-508.
 - THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD.
- FOR LOT 1, THAL SUBDIVISION, RAMPART SURVEYS RELIED UPON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO. 370-04396-25 (EFFECTIVE DATE: APRIL 4, 2025) AS PROVIDED TO RAMPART SURVEYS, LLC BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B - EXCEPTIONS FROM THE ABOVE REFERENCED COMMITMENT.

- TAXES AND ASSESSMENTS - RAMPART SURVEYS DID NOT ADDRESS THIS ITEM.
- THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN GRANT OF WAY AGREEMENT SHOWN BELOW:

GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION
PURPOSE: UTILITIES
RECORDING DATE: AUGUST 8, 1963
RECORDING NO: BOOK 1969 PAGE 419 SHOWN HEREON
ASSIGNMENT OF EASEMENT AND RIGHTS-OF-WAY
RECORDING DATE: JULY 15, 1998
RECORDING NO: 98080894 SHOWN HEREON

- THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHT INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN RIGHT OF WAY AGREEMENT SHOWN BELOW:

GRANTED TO: COLORADO INTERSTATE CORPORATION
PURPOSE: UTILITIES
RECORDING DATE: DECEMBER 19, 1969
RECORDING NO: BOOK 2323 PAGE 875 SHOWN HEREON

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PERMIT AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 19, 1971
RECORDING NO: BOOK 2450 PAGE 594 SHOWN HEREON
APPLICATION TO OPEN HIGHWAY OR STREET
RECORDING DATE: NOVEMBER 19, 1971
RECORDING NO: BOOK 2450 PAGE 595 NOT PLOTTABLE
ASSIGNMENT OF RIGHT-OF-WAY
RECORDING DATE: JUNE 12, 1991
RECORDING NO: 2037350 SHOWN HEREON

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE JOINT USE WATER WELL AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: JANUARY 27, 2000
RECORDING NO: 200009227 NOT PLOTTABLE
OUTCLAIM DEEDS, ASSIGNMENT OF WELL PERMIT AND TERMINATION OF JOINT-USE WATER WELL AGREEMENT
RECORDING DATE: MARCH 16, 2005

- Soil and Geologic Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
• Downslope Creep: (name lots or location of area)
• Rockfall Source: (name lots or location of area)
• Rockfall Runout Zone: (name lots or location of area)
• Potentially Seasonally High Groundwater: (name lots or location of area)
• Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
Response: duplicative comment, see response to the right.
- THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND LIEN RIGHTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND ANY AND ALL AMENDMENTS THERETO, AS SET FORTH IN THE DOCUMENT.

RECORDING DATE: MAY 9, 2002
RECORDING NO: 202076783 NOT PLOTTABLE

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-14 AS SET FORTH BELOW:

RECORDING DATE: MARCH 31, 2004
RECORDING NO: 204050722 SHOWN HEREON

- THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AND TERMS, CONDITIONS AND PROVISIONS OF THE AGREEMENT AS SET FORTH IN THE GRANT OF RIGHT OF WAY SHOWN BELOW:

GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
PURPOSE: UTILITIES
RECORDING DATE: MARCH 2, 2006
RECORDING NO: 206031538 NOT PLOTTABLE

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ANNUALMENT OF RIGHTS UNDER PERMIT AS SET FORTH BELOW:

RECORDING DATE: JUNE 2, 2008
RECORDING NO: 208062291 NOT PLOTTABLE

- THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 10-58 AS SET FORTH BELOW:

RECORDING DATE: FEBRUARY 17, 2010
RECORDING NO: 210014612 SAME PARCELS AS EXCEPTIONS 14

- NET ACREAGE: 19.51 ACRES

- NET ACREAGE: 19.51 ACRES

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 laid out, subdivided, and platted said lands into lots, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of Sundance West. 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 (Signature)

By:

Title:

ATTEST: (if corporation)

Secretary/Treasurer

State of Colorado

County of

Signed before me on _____, 20____

by _____ (name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation:

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

RECORDING DATE: FEBRUARY 24, 2020
RECORDING NO: 220025926
RE-RECORDING DATE: FEBRUARY 25, 2020
RE-RECORDING NO: 220026595 SHOWN HEREON

- THE PROPERTY IS SUBJECT TO A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW: NOT PLOTTABLE.

AMOUNT: \$249,000.00

TRUSTOR/GRANTOR: MATTHEW W. DUNSTON AND GENE W. DUNSTON JR.
TRUSTEE: EL PASO COUNTY
BENEFICIARY: INTERITY BANK
RECORDING DATE: JUNE 2, 2008
RECORDING NO: 208061836
MODIFICATION OF DEED OF TRUST
RECORDING DATE: JUNE 15, 2009
RECORDING NO: 209067249
MODIFICATION OF DEED OF TRUST
RECORDING DATE: JUNE 15, 2010
RECORDING NO: 210056703
PARTIAL RELEASE OF DEED OF TRUST
RECORDING DATE: JUNE 15, 2010
RECORDING NO: 210056703
(RELEASES EXCLUDED PARCEL)
MODIFICATION OF DEED OF TRUST
RECORDING DATE: MAY 12, 2011
RECORDING NO: 211046884

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. 19-471), 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. Response: note added

Include the following plat notes: Soil & Geologic Hazard Note.

Standard Road Impact Fee note. BoCC Resolution 24-377.

No direct access from any lot shall be permitted onto Hodgen Road. The existing access onto Hodgen Road shall be closed. NOTE: Add ref to the existing easement and that it will remain.

A Declaration of Easement and Maintenance Agreement for the 24' Access Easement for Thal Subdivision Lot 2 is recorded under Reception No. _____ of the records of El Paso County, Colorado. Response: note added

A Declaration of Easement and Maintenance Agreement for the 24' Access Easement for Lots 4, 6, and 7 is recorded under Reception No. _____ of the records of El Paso County, Colorado. Response: note added

Include easement and maintenance notes for Lot 5 access to Farrar Drive.

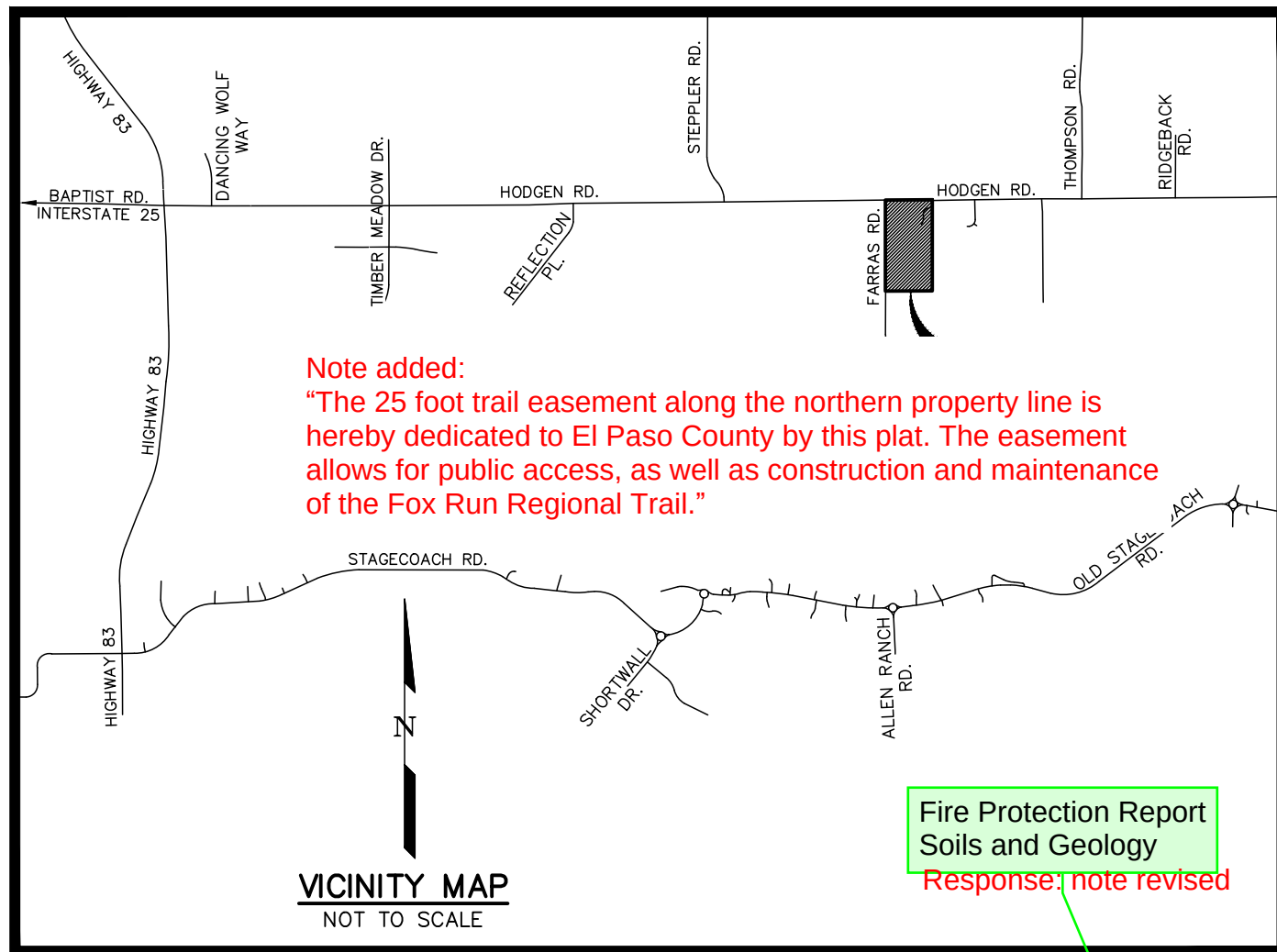
Any uncontrolled fill encountered beneath foundations will require removal and recompaction at a minimum of 95% of the Modified Proctor (ASTM D1557) maximum dry density.

All lots shall obtain access via Farrar Road. No direct access shall be permitted to Hodgen Road.

On the submitted PCM form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PCM. The qualifications for this exclusion is presented in the ECM Section I.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.



KNOW ALL MEN BY THESE PRESENTS:

THAT MATTHEW W. DUNSTON AND GENE W. DUNSTON JR., BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

LOT 1, AS PLATTED IN THAL SUBDIVISION, AS RECORDED UNDER RECEPTION NO. 200009228, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EXCEPT THE NORTH 20 FEET THEREOF, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M. IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 19.51 ACRES (849,995 SQUARE FEET) OF LAND, MORE OR LESS.

STANDARD PLAT NOTES:

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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, NATURAL FEATURES REPORT, WASTEWATER TREATMENT REPORT, WATER RESOURCES REPORT, TRAFFIC MEMO.

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 IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR FOR LINES 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.

DEVELOPER SHALL COMPLY WITH THE 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).

THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. Response: revised

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM FARRAR ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

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.

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.

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED IN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.

Maintenance of easements shall be the responsibility of the property owner. Response: note added

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED Surveyors Certificate
I, the undersigned, 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 _____ day of _____, 20____, 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____.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

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.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
• Downslope Creep: (name lots or location of area)
• Rockfall Source: (name lots or location of area)
• Rockfall Runout Zone: (name lots or location of area)
• Potentially Seasonally High Groundwater: (name lots or location of area)
• Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Response: note revised

Lots 3, 4, 6, and 7 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 and Geology Study Hodgen Road 7-Lot Subdivision" by Entech Engineering Inc. (job no. 250183) in file number SF2527 available at the El Paso County Planning and Community Development Department:
• Seasonally High Groundwater
• Potentially Seasonally High Groundwater

Additional Soil-related plat notes:

When seasonal groundwater levels are within three feet of basement floor elevations, the foundation design must incorporate perimeter drainage systems, waterproofing, sump-pumps, or other lot-specific groundwater mitigation measures.

There shall be a minimum 4-foot vertical separation between OWTS leach fields and seasonal high groundwater levels. If monitoring shows the separation is insufficient, elevated or mounded OWTS designs will be necessary, with leach fields relocated away from drainage swales.

Each lot must undergo a geotechnical assessment that specifically addresses seasonal groundwater, expansive soils, shallow bedrock, uncontrolled fill, and foundation drainage before building permits are issued.

All structures must maintain recommended positive drainage slopes (minimum 5% for at least 10 feet from foundations) and limit concentrated infiltration near structures to avoid exacerbating perched groundwater conditions.

OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF THE EASEMENTS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE THE SAME AS SHOWN ON THE PRELIMINARY PLAN.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.

GENE W. DUNSTON JR., VICE PRESIDENT, WALDEN CORPORATION
STATE OF COLORADO } ss
COUNTY OF EL PASO }

THE ABOVE AND FOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

(SEAL)

LIEN HOLDER SUBORDINATION CERTIFICATE:

Gas and Electric:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THE

THE FOREMENTIONED, AIPA COLORADO INVESTMENTS II, LLC, BY ME _____, 2025, A.D.

MONTE C. McKEEHN, SENIOR ASSISTANT MANAGER,
AIPA COLORADO INVESTMENTS II, LLC.

STATE OF _____)
COUNTY OF _____) ss

THE ABOVE AND FOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, A.D. BY MONTE C. McKEEHN, SENIOR ASSISTANT MANAGER, AIPA COLORADO INVESTMENTS II, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

BOARD OF COUNTY COMMISSIONERS

THAT THIS PLAT FOR SUNDANCE WEST SUBDIVISION DAY OF _____, 2025, SUBJECT TO AN ORDER OF LAND TO THE PUBLIC (UTILITY EASEMENTS) ARE PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IN THAL SUBDIVISION IS VACATED AND AMENDED FOR THE PURPOSES OF THIS PLAT, AND APPURTENANT TO THE ORIGINAL PLAT OF SUNDANCE WEST SUBDIVISION, BEING THE BOARD OF COUNTY COMMISSIONERS

BY: EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CHAIR, BOARD OF COUNTY COMMISSIONERS

VICE AT _____, 2021.

I, _____, Clerk and Recorder, do 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

CLERK AND RECORDER:

STATE OF COLORADO } ss

Clerk and Recorder Response: revised

STATE OF COLORADO } ss

COUNTY OF EL PASO }

I, _____, Clerk and Recorder, do 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

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

Water Supply: (utilized when the water supply is individual wells)
(Note: The exact wording of plat notes regarding well water supply depends upon the language of the water decree and/or augmentation plan, and will be reviewed and approved by the County Attorney's Office)
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. (Utilized when there is a joint well agreement for common use of wells)

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. Two (2) existing well permits Nos. _____ and _____ will serve two (2) single family dwellings each. Well permit No. _____ will serve Lots _____ and _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, Block _____ and Lot _____, subject to a Joint Use Water Well Agreement as recorded under Reception No. _____, which limits production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface. Lot _____ and Lots _____ through _____, Block _____ will limit production to the _____ Aquifer at an interval between _____ and _____ feet below ground surface.

Owner, its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and all future owners of these lots of all applicable requirements of the decree entered in Case No. _____ (Division _____), and their costs of operating the plan for augmentation and responsibility for metering and collecting data regarding water withdrawals from wells.

Owner shall reserve in any deeds of the property _____ acre-feet of _____ Aquifer and _____ acre feet total of _____ Aquifer water as decreed in Case No. _____ (Division _____) for use in this augmentation plan.

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. _____ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

Response: note added and revised per the water attorney

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

GENE W. DUNSTON JR., VICE PRESIDENT, WALDEN CORPORATION
STATE OF COLORADO } ss
COUNTY OF EL PASO }

THE ABOVE AND FOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, A.D. BY MONTE C. McKEEHN, SENIOR ASSISTANT MANAGER, AIPA COLORADO INVESTMENTS II, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

(SEAL)

LIEN HOLDER SUBORDINATION CERTIFICATE:

Gas and Electric:

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIEN HOLDERS OF THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THE

THE FOREMENTIONED, AIPA COLORADO INVESTMENTS II, LLC, BY ME _____, 2025, A.D.

MONTE C. McKEEHN, SENIOR ASSISTANT MANAGER,
AIPA COLORADO INVESTMENTS II, LLC.

STATE OF _____)
COUNTY OF _____) ss

THE ABOVE AND FOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, A.D. BY MONTE C. McKEEHN, SENIOR ASSISTANT MANAGER, AIPA COLORADO INVESTMENTS II, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC:

BOARD OF COUNTY COMMISSIONERS

THAT THIS PLAT FOR SUNDANCE WEST SUBDIVISION DAY OF _____, 2025, SUBJECT TO AN ORDER OF LAND TO THE PUBLIC (UTILITY EASEMENTS) ARE PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IN THAL SUBDIVISION IS VACATED AND AMENDED FOR THE PURPOSES OF THIS PLAT, AND APPURTENANT TO THE ORIGINAL PLAT OF SUNDANCE WEST SUBDIVISION, BEING THE BOARD OF COUNTY COMMISSIONERS

BY: EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CHAIR, BOARD OF COUNTY COMMISSIONERS

VICE AT _____, 2021.

I, _____, Clerk and Recorder, do 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

(SEAL)

CLERK AND RECORDER:

STATE OF COLORADO } ss

Clerk and Recorder Response: revised

STATE OF COLORADO } ss

LOCATED