

FINAL PLAT
ASPEN WILLOW ESTATES

A REPLAT OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That Aspen Willow Estates, LLC, a Colorado limited liability company, being the owners of the following described tracts of land to wit:

A Tract of land in the Southeast quarter of section 20, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado, as follows:

Beginning at the northeast corner of Happy Landing Estates and the centerline of Higby Road, as recorded in Plat Book S-2 at Page 2 of the records of El Paso County, Colorado; thence Southerly, along the East line of said Happy Landing Estates, a distance of 1351.86 feet to the southeast corner of said Happy Landing Estates; thence easterly along a line parallel to the centerline of Higby Road, a distance of 1127.78 feet; thence northerly, along a line parallel to the east line of said Happy Landing Estates, a distance of 1351.86 feet to the centerline of Higby Road; thence Westerly, along the centerline of Higby Road, a distance of 1127.78 feet, more or less, to the northeast corner of said Happy Landing Estates and the point of beginning, except any portion lying within Higby Road.

Containing a calculated area of 1,488,437 square feet (34.16982 acres), more or less.

OWI
The
of
land
By:
WILL
and
for
per
mai
ATTEST: (if corporation)
Secretary/Treasurer
State of Colorado
County of
Chc Signed before me on _____, 20____
Mar by _____ (name(s) of individual(s) making statement).
STA
COL
Ack
(Title of office)
My
(Commission Expiration)
Wit:
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)

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, 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 survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

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.

Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200____, 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: list those applicable) 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.
Chair, Board of County Commissioners _____ Date _____
Planning and Community Development Director _____ Date _____

RECORDING:

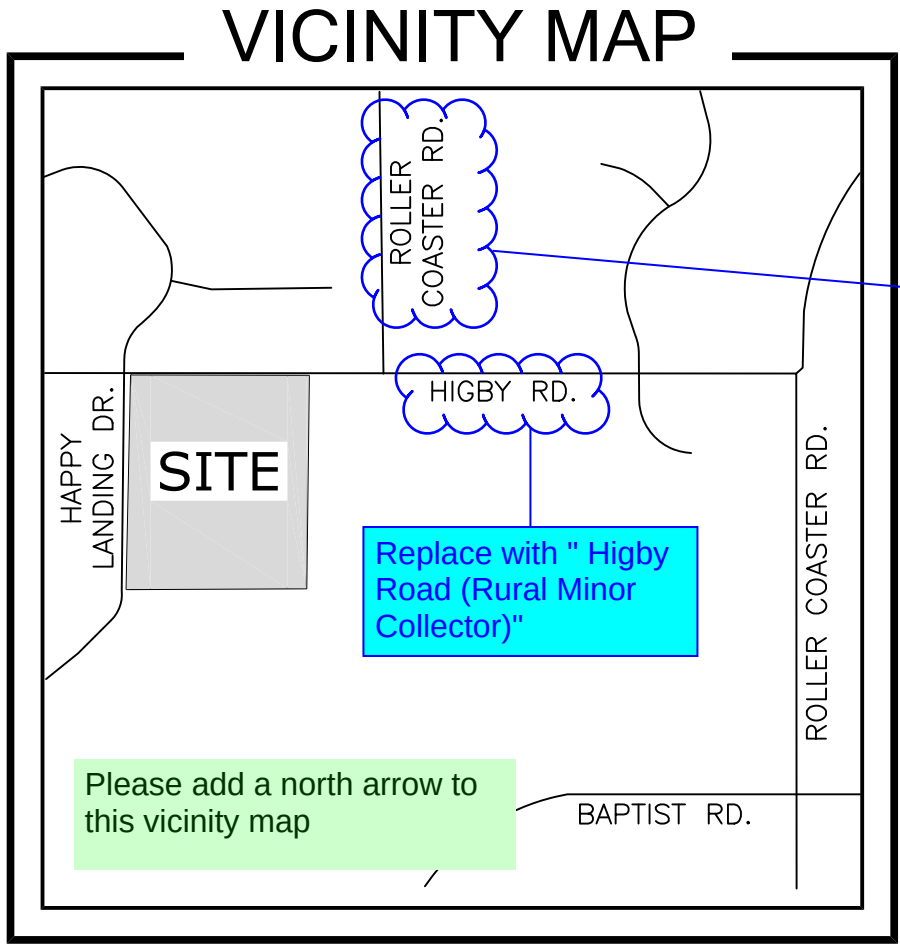
STATE OF COLORADO
COUNTY OF EL PASO

I hereby 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 under Reception No. _____ of the records of El Paso County, Colorado. } SS
STEVE SCHLEIKER, RECORDER

BY: _____ Deputy
SURCHARGE: _____
FEE: _____

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Park Fee: _____



Replace with "Roller Coaster Drive (Rural Major Collector)"

Replace with "Higby Road (Rural Minor Collector)"

Please add a north arrow to this vicinity map

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. This plat note must specify the lots this exclusion applies to or state that it applies to all lots within the subdivision

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.
Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees 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.

Please list the relevant reports:
Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Provide a table here for the Basin and Bridge Fees and for the RIF. Indicate the Basin and Bridge Fees are due at the Final Plat stage. Indicate the RIF Fees are due prior to issuance of the building permits.

Provide evidence that the RIF was paid for the Verizon existing building which was built around 2020. The RIF mandate was mandated in 2010.

Add this note:
Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. 18-4-508.

NOTES:

- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, Order No. SC55058289 with an effective date of 06/20/2016 at 5:00 P.M. and an Ownership, Name and Encumbrance Report prepared by Land Title Guarantee Company, Order No. OE1106590 with an effective date of 06/15/2024.
- Basis of bearings is the geodetic bearing of the south line of the property, monumented as shown and assumed to bear South 89 degrees 58 minutes 10 seconds West.
- This property is located within Zone Xx (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0753 G, effective date, December 7, 2018.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Higby 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 Tri-Lakes Monument Fire Protection District.
- No driveway shall be established unless an access permit has been granted by El Paso County. Driveway culverts within the indicated Reciprocal Access Agreements must be installed prior to building permit authorization for all lots within the subdivision.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered," system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- Individual wells in the _____ are the responsibility of each lot owner
- _____ indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change. Fill in the blank.
- Fire protection to be provided by Tri-Lakes Monument Fire Protection District.
- Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department (PCD Fil No. SF2620)
- 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.
- 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/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
- Mailboxes must be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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.
- All property within this subdivision is subject to Road Impact Fees in accordance with the El Paso County Road Impact Fee Program, at or prior to building permit issuance.
- This subdivision is located within the boundaries of the Baptist Road Rural Transportation Authority, organized in accordance with the Rural Transportation Authority Law, and as recorded under Reception No. 206032224 of the records of El Paso County, Colorado.

Add item number 21 and reference to the "Soils & Geology Report".
Add item number 22 and reference to the "Drainage Report Report".

Add the following notes:
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.
- The private roads as shown on this plan will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance and accepted by the Board of County Commissioners. (this note may not be necessary if it is a private driveway rather than a road)
- The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.
- The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)
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:
•Downdlope 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.

PROJECT NO.	25244
DATE:	APRIL 10, 2026
DRAWN BY:	JMJ
CHECKED BY:	MSJ
SHEET:	1 OF 2

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ASPEN WILLOW ESTATES

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TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Parcel is not currently
platted, please
change "Replat" to
"Subdivision"

Clarify if this is a private "road" or a private "driveway".
Pursuant to the Land Development Code definition of
"Driveway" below:

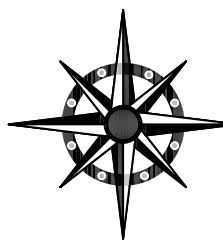
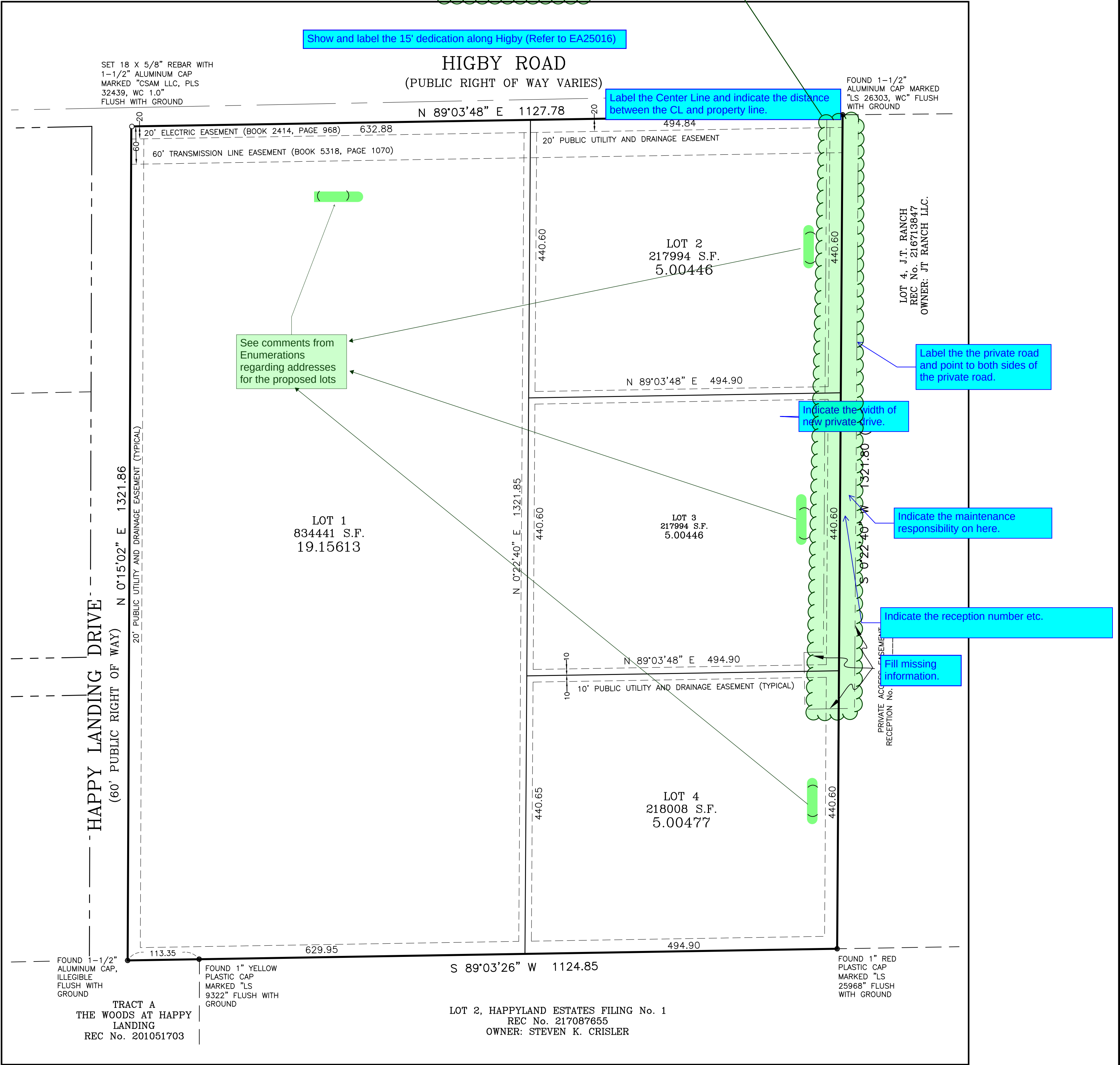
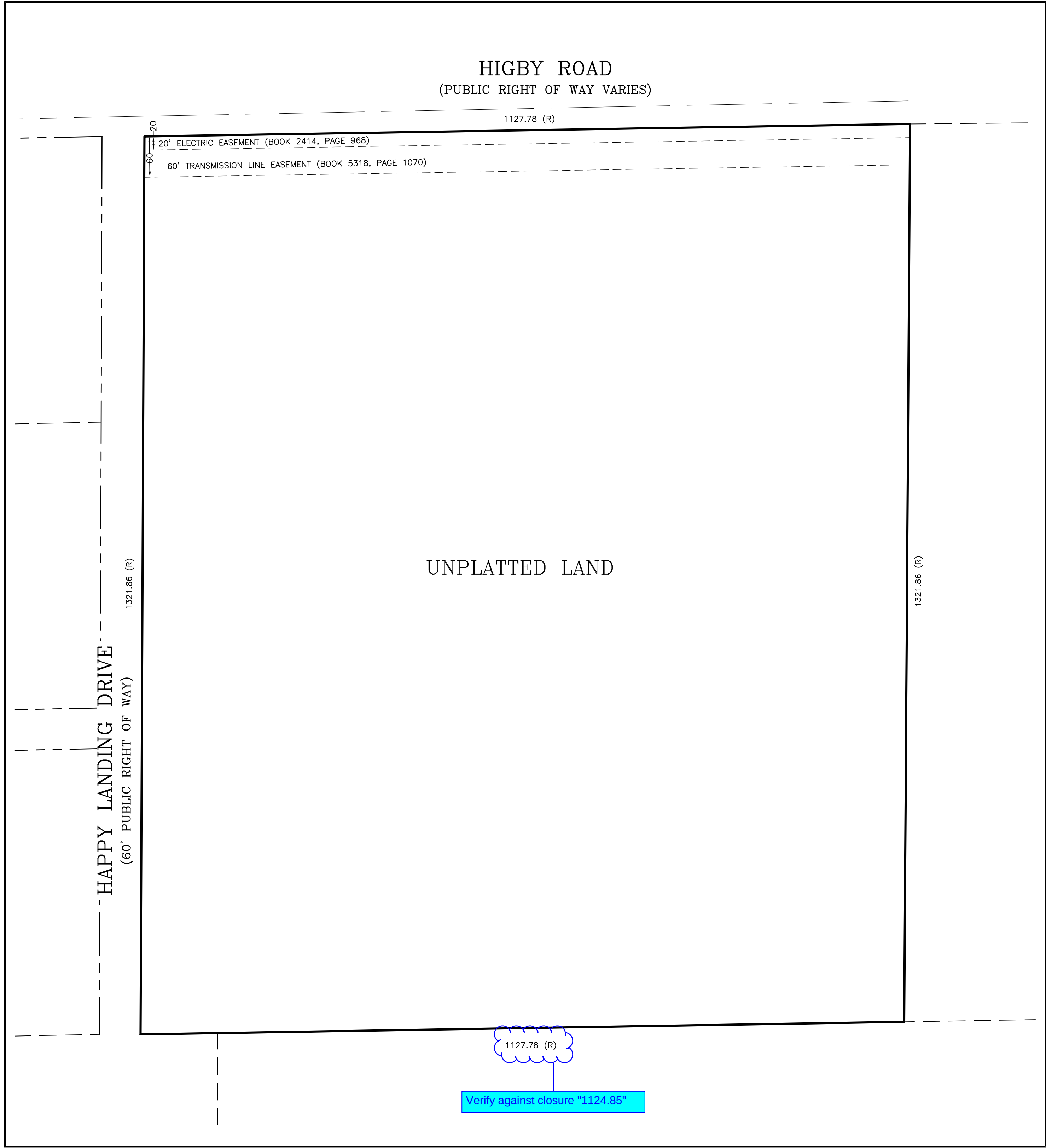
Driveway — A facility for the passage of vehicles that provides
access from a public or private road to no more than 3 lots.

Staff recommends that you verify the terms of the Easement
Agreement to determine if a road or driveway is required.

Change to "Proposed"

AS CURRENTLY EXISTING

AS REPLATTED



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLIC.COM
INFO@SURVEYINGCOLORADO.COM

Please add a north arrow and
scale to this map

FEES:

Drainage Fee: _____

Bridge Fee: _____

School Fee: _____

Park Fee: _____

REVISIONS:			PROJECT No.	25244
			DATE:	APRIL 10, 2026
			DRAWN BY:	JMJ
			CHECKED BY:	MSJ
			SHEET:	2 OF 2