

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, 6225 Vessey LLC, a Colorado limited liability company, being the owner of the following described tract of land:

TO WIT:

A tract of land in the Northwest Quarter of Section 6, Township 12 South, Range 65 West of the Sixth Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is N 00°07'30" E 3979.50 feet and S 88°52'30" E 1981.48 feet from the Southwest Corner of said Section 6; thence N 88°55'06" E 466.84 feet; thence S 00°27'57" E 160.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 88°55'06" E 165.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 00°01'52" W 315.08 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 86°26'11" W 292.91 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 84°24'14" W 245.64 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 77°52'51" W 99.26 feet to a found 1/2" iron pipe; thence N 00°02'37" E 10.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°01'06" E 175.09 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°14'10" E 145.17 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #30106; thence N 00°07'33" E 159.48 feet to the point of beginning, containing 6.2 acres.

Subject to easements and restrictions of record.

DEDICATION:

The undersigned, being all the Owners, Mortgages, 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, and easements as shown hereon under the name and subdivision of 'VILO HEIGHTS SUBDIVISION'. All public improvements so planned 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 WHEREOF:

The aforementioned 6225 Vessey LLC, a Colorado limited liability company, has executed this instrument this _____ day of _____, 2024 A.D.

Pawel Posorski, Manager

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
The foregoing instrument was acknowledged before me this _____ day of _____, 2024 A.D. by Pawel Posorski, Manager, 6225 Vessey LLC, a Colorado limited liability company.

Witness my hand and seal _____

Address _____

My Commission expires _____

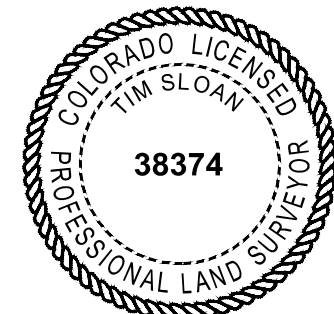
SURVEYOR'S CERTIFICATE:

I, Tim Sloan, 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 December 6, 2023, 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 on this _____ day of _____, 2024.

Tim Sloan, Professional Land Surveyor Date _____

Colorado Registered PLS # _____



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat VILO HEIGHTS SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2024, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public 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 _____

Director, Planning and Community Development Department Date _____

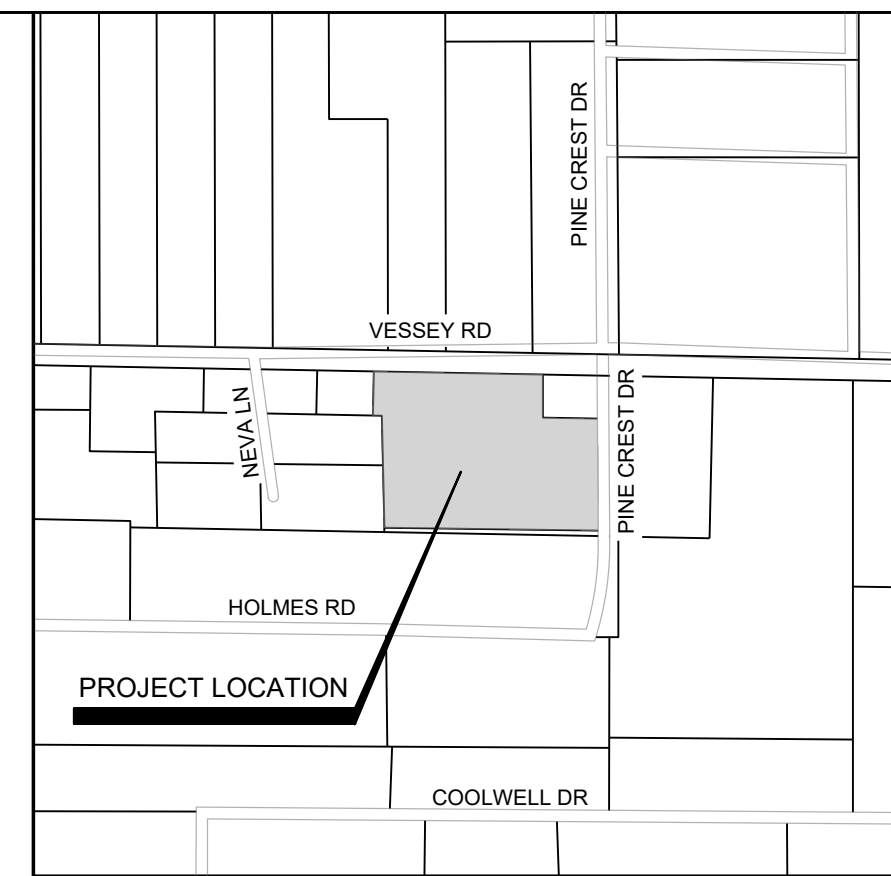
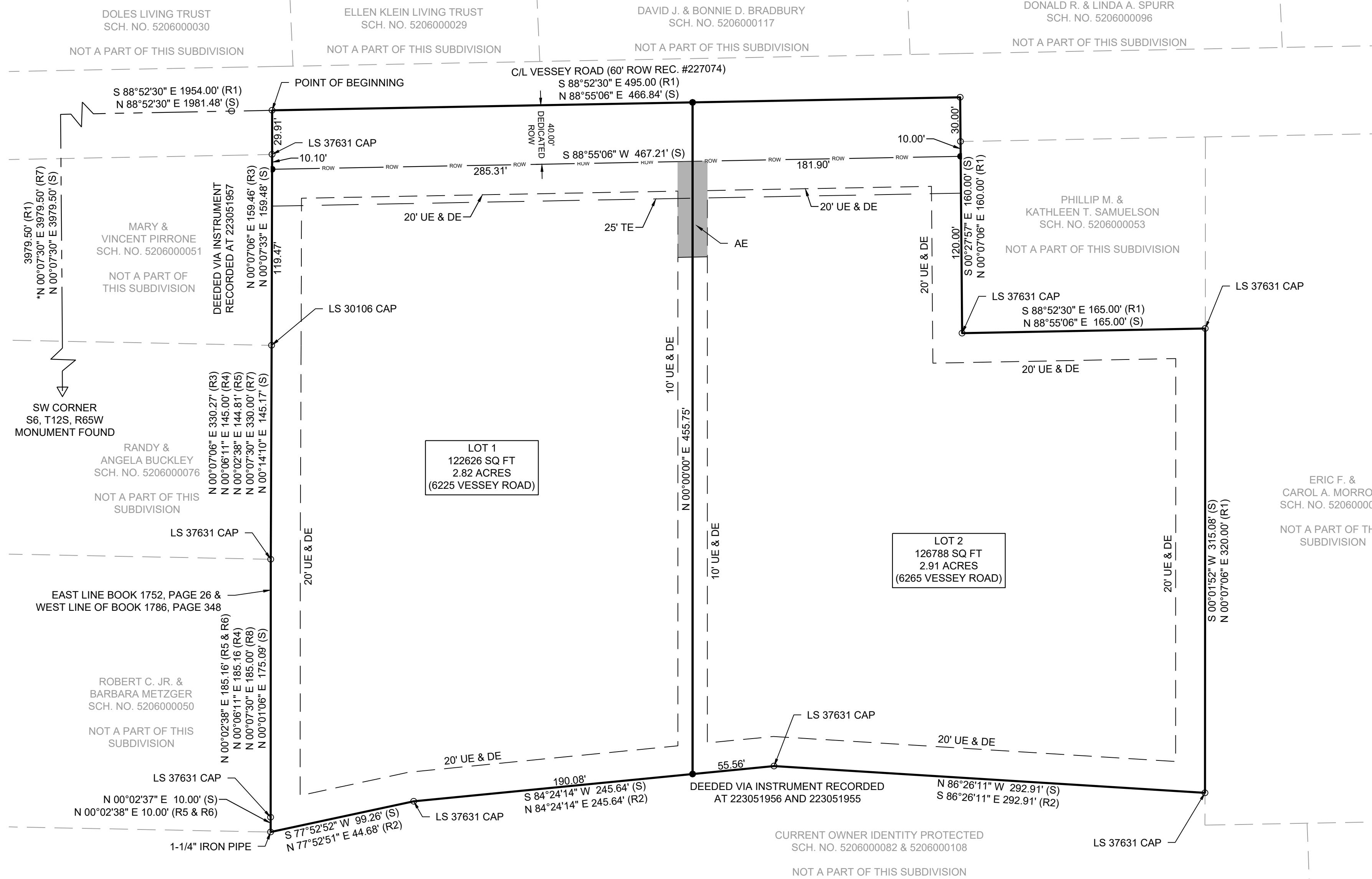
RECORDINGS:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this _____ day of _____, 2024 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

By: _____ Date _____
El Paso County Clerk & Recorder

Final Plat
VILO HEIGHTS SUBDIVISION
PART OF THE NORTHWEST 1/4, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

ENVIRONMENTAL: 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 & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

FLOODPLAIN NOTE: FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0315G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).

EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

UTILITY NOTES: ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

GEOLOGIC NOTES: PAGES 10-19 OF THE SOILS & GEOLOGY REPORT BY ROCKY MOUNTAIN GROUP (RMG), DATED DECEMBER 5, 2022 IN FILE SF245 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHOULD BE TAKEN INTO ACCOUNT AND READ. "GEOLOGIC CONDITIONS... FOUND TO BE PRESENT AT THIS SITE INCLUDE EXPANSIVE SOILS, SEASONAL SURFACE WATER AND POTENTIALLY UNCONTROLLED FILL." GSS AGREES WITH RMG'S RECOMMENDATION THAT "LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION BE PERFORMED FOR THE PROPOSED FUTURE STRUCTURES."

ONCE BUILDING LOCATIONS HAVE BEEN IDENTIFIED AND PRIOR TO BUILDING PERMIT APPLICATION, LOT-SPECIFIC GEOTECHNICAL INVESTIGATION CONSISTING OF DRILLING, SAMPLING, LAB TESTING, AND ANALYSIS WILL BE NEEDED TO CHARACTERIZE SOIL AND BEDROCK ENGINEERING PROPERTIES SUCH AS DENSITY, STRENGTH, WATER CONTENT, AND SWELL/CONSOLIDATION POTENTIAL. DETERMINE DEPTH AND EXPECTED SEASONAL FLUCTUATIONS OF GROUNDWATER, DEPTH TO BEDROCK AND, VERIFY THE FEASIBILITY OF BELOW-GRADE (BASEMENT) CONSTRUCTION, IF PLANNED; AND PROVIDE EARTHWORK, FOUNDATION, FLOOR SYSTEM, SURFACE AND SUBSURFACE DRAINAGE, AND PAVEMENT RECOMMENDATIONS FOR DESIGN.

IN ADDITION, 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 ABOVE REFERENCED SOILS & GEOLOGY REPORT BY RMG: *DOWNSLOPE CREEP: N/A *ROCKFALL SOURCE: N/A *ROCKFALL RUNOUT ZONE: N/A *POTENTIALLY SEASONALLY HIGH GROUNDWATER: N/A *OTHER HAZARD: ARTIFICIAL FILL AREA: LOT 1

IN AREAS OF HIGH GROUNDWATER DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

LEGEND

- Monument Found (1/2" Rebar), Origin unknown unless otherwise noted
1/2"x24" Rebar w/PLS38374 Cap Set
Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted.
Assumed Bearing
(S) Surveyed Dimension
(R1) Recorded Dimension - Special Warranty Deed dated June 22, 2022 under Rec. #22209011
(R2) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Rec. #223051956
(R3) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051957
(R4) Recorded Dimension - Land Survey Plat by Marr Land Surveying dated December 2, 2021 under Reception #222000009
(R5) Recorded Dimension - Land Survey Plat by Crossed Paths Surveying Services, Inc dated June 28, 2022 under Reception #222900156
(R6) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051955
(R7) Recorded Dimension - Warranty Deed dated June 29, 1959 under Book 1752, Page 76
(R8) Recorded Dimension - Warranty Deed dated June 3, 1968 under Book 2238, Page 49
DE Drainage Easement
UE Public Utility Easement
TE Trail Easement
AE Private Access Easement
Private Access Easement Hatch

Table with 2 columns: TOTAL ACREAGE and OWNER & PETITIONER. Includes lot areas and owner details for Pawel Posorski.

SERVICE PROVIDERS: BLACK FOREST FIRE PROTECTION DISTRICT MOUNTAIN VIEW ELECTRIC ASSOC. BLACK HILLS ENERGY DOMESTIC WELLS INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

FEES: PARK FEE: \$1,010.00 SCHOOL FEE: \$306.00 DRAINAGE FEE: \$6,859.22 BRIDGE FEE: N/A

DATE SUBMITTED: 04/02/2024
REVISIONS:
SCALE: 1" = 50'

LINETYPE LEGEND

- ADJACENT PROPERTY LINE
PROPERTY LINE
SECTION LINE
TRAIL EASEMENT LINE
PUBLIC UTILITY & DRAINAGE EASEMENT LINE
RIGHT OF WAY

NOTES:

- NO GAPS OR OVERLAPS EXIST.
THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
PARENT TRACT IS RECORDED AS INSTRUMENT #222090101, CLERK & RECORDER'S OFFICE, EL PASO COUNTY, COLORADO.
NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM VESSEY 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.
NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES. FENCES SHALL NOT IMPEDER RUNOFF FROM REACHING DRAINAGE SWALES.
THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH 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 PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, AND WILDLAND FIRE AND HAZARD MITIGATION PLAN.
THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
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.
A LOT-SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR ALL PROPOSED STRUCTURES INCLUDING (BUT NOT LIMITED TO) RESIDENCES, RETAINING WALLS ETC. NO BASEMENTS OR INHABITABLE BELOW-GRADE AREAS ARE ALLOWED UNLESS GROUNDWATER MONITORING (THROUGH THE ANNUAL SEASONAL FLUCTUATIONS) BEFORE CONSTRUCTION DEMONSTRATES THAT BELOW-GRADE AREAS CAN MAINTAIN 3-5 FEET BETWEEN THE BOTTOM OF THE FOUNDATION AND THE GROUNDWATER, OR SITE GRADING INDICATES THAT IT WILL MITIGATE THE DEPTH TO GROUNDWATER.
ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS AND WATER COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER.

PASO COUNTY CLERK AND RECORDER.

- FUTURE OWNERS OF LOTS 1 AND 2 SHALL SUBMIT AN ENGINEERED SITE PLAN AT TIME OF BUILDING PERMIT. ENGINEERED SITE PLAN SHALL DEPICT LOCATION OF PROPOSED HOUSE, DRIVEWAY, AND ANY CULVERTS NECESSARY BASED ON HOUSE AND DRIVEWAY LOCATION.
THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING ACCESS AND UTILITIES TO EACH LOT, TRACT, OR BUILDING SITE.
GAS & ELECTRIC: THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS' RULES, REGULATIONS, AND SPECIFICATIONS. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS' RULES, REGULATIONS, AND SPECIFICATIONS.
THERE SHALL BE NO DIRECT LOT ACCESS TO VESSEY RD. ALL ACCESS SHALL BE FROM THE SHARED DRIVEWAY.
AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6,000 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.
DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
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.
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.
EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS INSTALLED AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
FUTURE LOT OWNERS ARE RESPONSIBLE FOR DETERMINING CISTERN SIZE, LOCATION, ETC. AT TIME OF BUILDING PERMIT APPLICATION. FUTURE HOMEOWNERS WILL ALSO BE REQUIRED TO DEDICATE AN EASEMENT FOR THE CISTERN VIA SEPARATE INSTRUMENT.