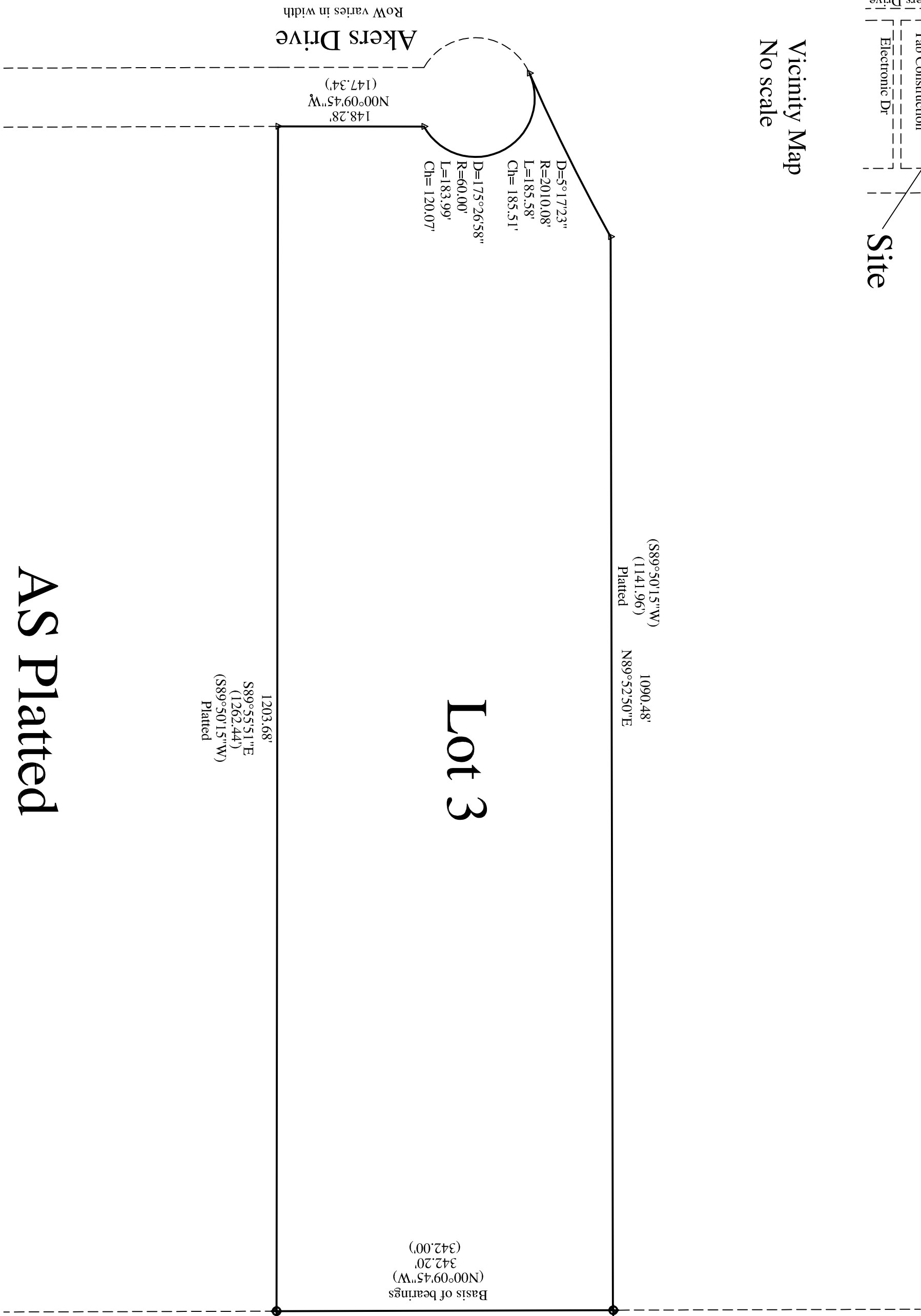


Vicinity Map

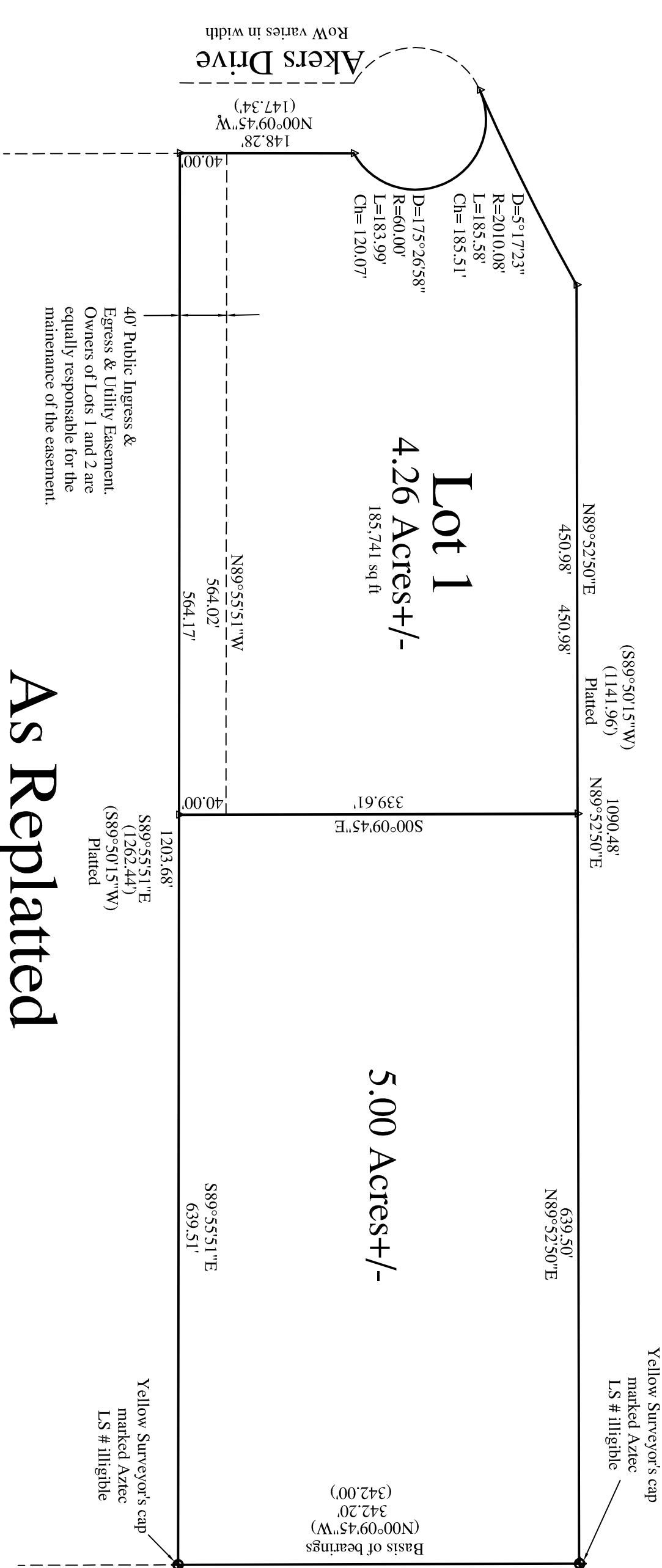
No scale

D & K Akers Subdivision, Replat of Lot 3, Akers Acres, Subdivision 1, Northeast Quarter, Section 32, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado

Lot 3



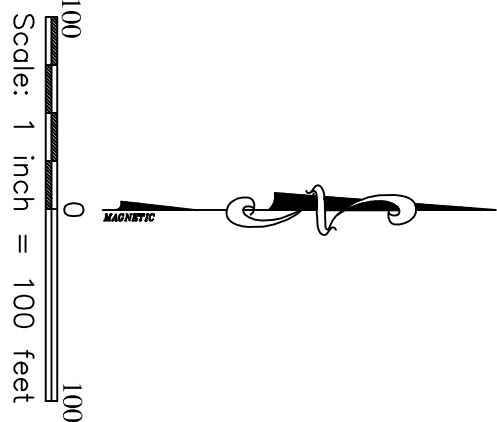
AS Platted



As Replatted

- NOTES:
- All property corner monuments found indicated by --- ● --- are as shown on this drawing.
 - All property corner monuments set indicated by --- ▲ --- are No 4(1/2) rebar with attached Surveyor's cap marked 'PLS 23890' unless otherwise shown on this drawing.
 - All measured, used or pro-rated information indicated by NO0°09'45"W-342.20'
 - All record information indicated by (337.04')
 - All bearings are relative to the west line of Markshettel Road, between found monuments as shown on this plat, and was assumed NO0°09'45"W.
 - All research for recorded easements or rights-of-way was done by Land Title Guarantee Company Order Number SR5073533-3
 - Datum: US Survey foot.

John Keilers & Associates, LLC
9920 Otero Avenue
Colorado Springs, Colorado 80920
719-599-5938 719-649-9243 cell
Jack Keilers@gmail.com



Notes

- The following reports have been submitted in association with the Preliminary Plan or final Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; natural Features Report.
- 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 property owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 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 easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Developer shall comply with federal and state laws, regulations, ordinances, review and other 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, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. People's Meadow jumping Mooses).
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with El Paso County and United States Postal Service regulations.
- Structural foundations on lots in this subdivision shall be designed by a Colorado Registered Professional Engineer in accordance with Soils and Geology.
- The subdivder agrees on behalf of himself and any developer or builder successors and assigns that the subdivder 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 submittal. 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 the sale of the property.
- Individual purchasers are responsible for constructing driveways, including necessary drainage culverts per Land development Code Section 6.3.3.C.2, and 6.3.3.C.3.

Ratification of Plat

KNOW ALL MEN BY THESE PRESENTS,
That D & K Akers LLC, by virtue of that certain Deed of Trust to the said D & K Akers LLC, as recorded in the Public Records of El Paso County, Colorado, Book _____, Page _____, and the receipt of the records of said County, does hereby ratify and confirm D & K Akers as described as described on this plat as recorded under Reception Number _____ of the records of El Paso County, Colorado.

By: _____

Notarial

State of Colorado
County of El Paso
The foregoing instrument was acknowledged before me this ____ day of _____, 20____ A.D. by _____
My Commission expires: _____

Notary Public

Flood Plain Location:

By graphic plotting only the tract described herein falls within Zone X (areas determined to be outside of the 500 year floodplain) as established by FEMA, per FIRMA Panel (0804)C0295G, Dated December 7, 2018. No field surveying was performed to verify the accuracy of the FEMA Map and an Elevation Certificate may be required to verify the actual zone that this tract is located in.

Surveyor's Certificate:

I, John H. Keilers, 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, February 2021 by me and that all monuments exist as shown hereon; that mathematical errors are less than 1:10,000 (and is in accordance with applicable standards of practice) 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. It is based upon the professional knowledge, information and belief and is not a warranty or warranty, either expressed or implied.
I attest to the above on this ____ day of _____, 20____
John H. Keilers
PLS NO. 23890

Be it known by these presents:

That D & K Akers LLC being the owner the following described tract of land:

To Wit:

Legal Description:

A tract of land located in the East Half of Section 32, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Lot 1, Akers Acres Subdivision No. 1, El Paso County, Colorado as shown on the plat thereof Recorded in Plat Book H-2 at Page 48; Reception Number 432490, said described tract contains 9.26 Acres, +/-.

DEDICATION:

The undersigned, being all the owners, beneficiaries of funds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted into lots, and easements as shown hereon under the name and subdivision of D & K AKERS SUBDIVISION. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The utilities 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.

ATTEST:

NOTARIAL:

State of Colorado)
County of El Paso)
The foregoing instrument was acknowledged before me this ____ day of _____, 2021 A.D. by _____ as owners.

D & K Akers LLC
Manager
D & K Akers LLC
Manager

My Commission expires: _____ Notary Public

Board of County Commissioners Certificate

This plat of D & K Akers Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 20____ A.D. subject to any rules specified hereon and any conditions included in the resolution approval.

Chair, Board of County Commissioners
Date

Developmental Services Department Approval

The undersigned hereby approve for filing the accompanying plat of 'D & K Akers Subdivision'

Development Services Department Director

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 Number _____ of the records of El Paso County, Colorado.

Cluck Broerman, Recorder

Fee _____
Surcharge _____
By: _____ Deputy

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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."