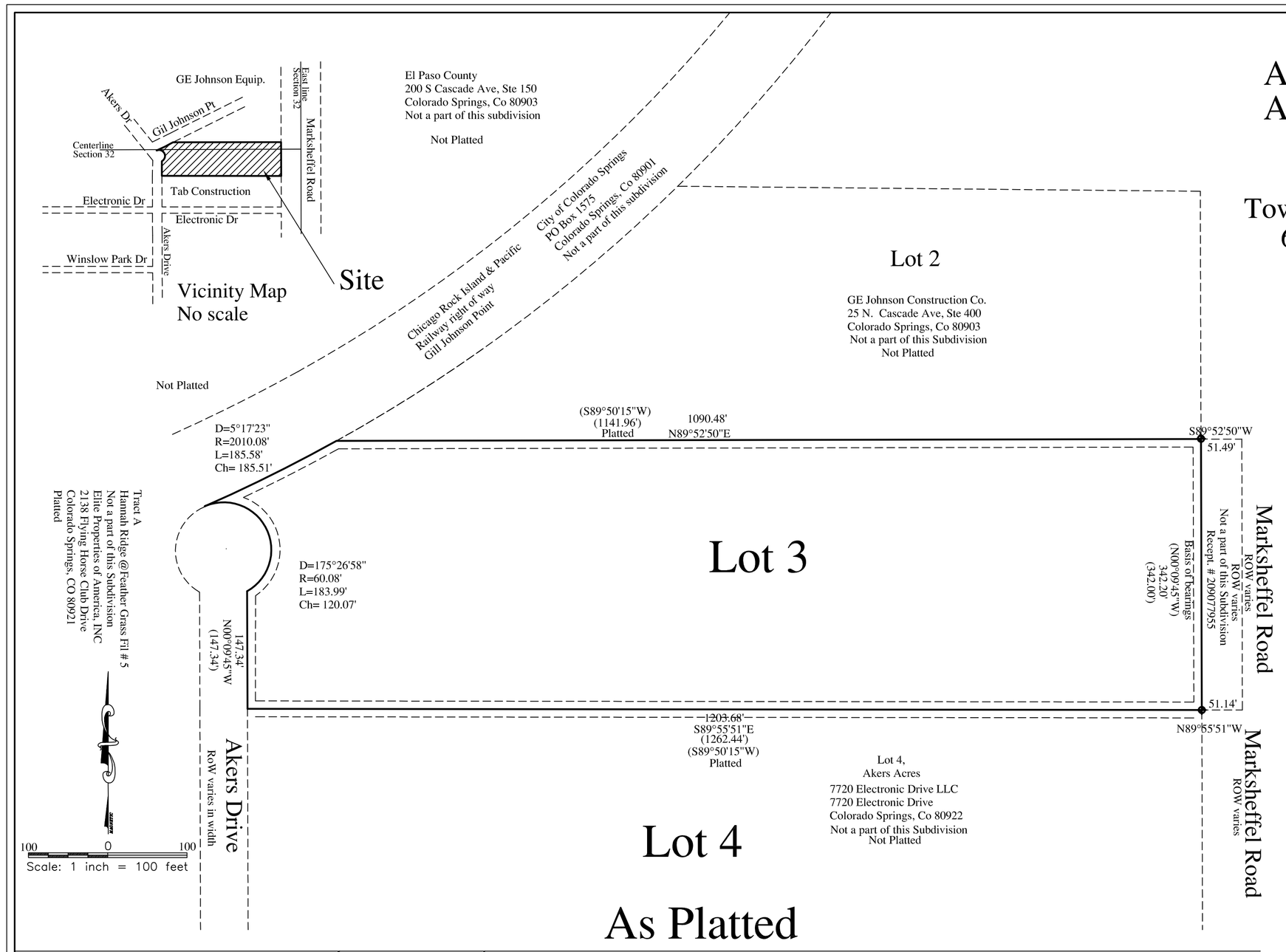
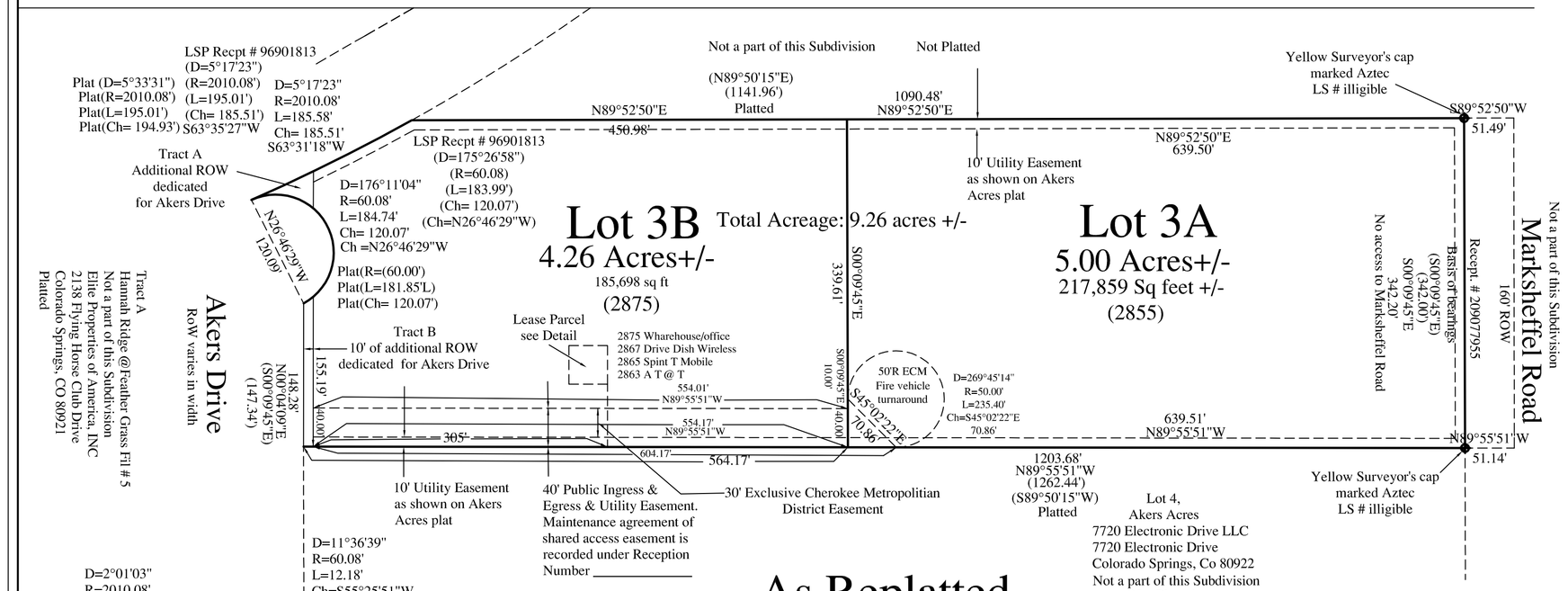
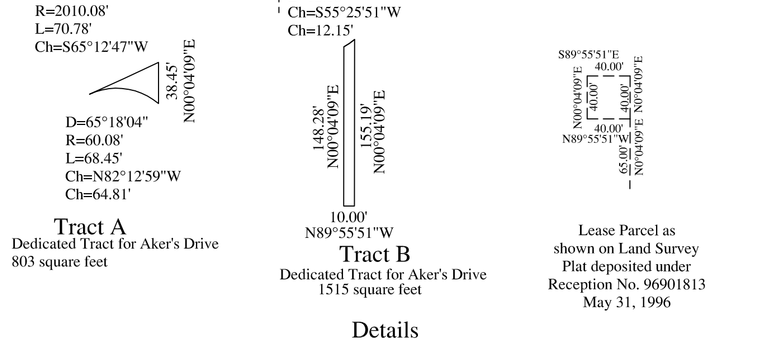
Akers Acres Subdivision No.1A
A Replat of Lot 3, Akers Acres Subdivision 1,
Northeast Quarter, Section 32, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado







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 N00°09'45"W-342.20'

All record information indicated by (337.04')

All bearings are relative to the west line of Marksheffel Road, between found monuments as shown on this plat, and was assumed N00°09'45"W.

All reasearch for recorded easements or rights-of-way was done by Land Title Guarantee Company Order Number SR55073533-3

Datum: US Survey foot.

Owner:
D & K Akers, LLC
2875 Akers Drive
Colorado Springs, Colorado 80937

SUMMARY:
Total Acerage: 9.26 acres, +/-
Number of Lots: 2 each
Acerage Lot 1: 4.26 acres +/-
Acerage Lot 2: 5.0 acres +/-
Tract is zoned M CAD-O
No 100 year flood plain boundaries.
No slopes that exceed 30% grade

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

Revisions:

_____
_____
_____
_____

DillieAkersReplat.dwg
May 15, 2021

Notes

1. 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: Drainage Letter; Water Resources Report; Wastewater Disposal report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; natural Features Report.

2. 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.

3. 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.

4. 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. Preble's Meadow jumping Mouse).

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

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

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

8. Structural foundations on lots in this subdivision shall be designed by a Colorado Registered Proffesional Engineer in accordance with Soils and Geology.

9. The subdivider agrees on behalf of him/herself and any developer or builder successors and assigns that the 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 Resoluion (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 documrnts and on plat notes to ensure that a a title search would find the fee obligation before the sale of the property.

10. Individual purchasers are responsible for constructing driveways, including necessary drainage culverts per Land development Code Section 6.3.3.C.2. and 6.3.3C.3.

11. There shall be no direct access to Marksheffel Road.

12. Due to their length some of the driveways will need to be specifically approved by the Falcon Fire District.

13. Road Impact fees will be assessed and paid at time of building permit for future development.

Ratification of Plat

KNOW ALL MEN BY THESE PRESENTS:
That D & K Ackers LLC, by virtue of that certain Deed of Trust to the public Trustee of El Paso County, Colorado hereby recorded under Reception Number _____ of the records of said County, does hereby ratify and confirm D & K Acres 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 FIRM Panel 08041C0295G, 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.

Suveyor'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. Is based upon the professional land surveyor's knowledge, information and belief and is not a guaranty or warranty, either expressed or implied.
I attest to the above on this _____ day of _____, 20____
John H. Keilers
PLS NO. 23890

Total Gross Acreage: 9.26+/- acres
Total Sq footage of existing structure: 7717 sq ft.

Net acreage of land
to be dedicated for
public streets, dedicated
for other public uses,
and developed for
private uses or facilities
including drainage facilities,
private parks, open space
and recreaion centers ____2318 square feet_____.

Notations of any restrictive covenants or
other restrictions to be recorded with the
final plat.

Statements that maintenance of easements
shall be the responsibility of the property owner.

"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."

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. § 18-5-508

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 3, Aker's 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, except that part conveyed to to El Paso County, by instrument recorded under Reception No 209077955, said described tract contains 9.26 Acres, +/-.

DEDICATION:

The undersigned, being all the owners, beneficiaries of deeds 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 AKERS ACRES SUBDIVISION NO.1A. 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 relate facilities.

_____ _____
D & K Akers Subdivision Manager — D & K Akers Subdivision Manager

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 Akers Acres Subdivision No. 1A was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20 ____ A.D. subject to any notes specified hereon and any conditions included in the resolution approval.

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

Chuck Broerman, Recorder

Fee _____
Surcharge_____

By: _____
Deputy

PCD File No#
SF-21-39