BLUE SPRINGS MEADOWS

A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER
OF SECTION 8, T 12 S, R 63 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

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 impervisousness 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 which lots in the subdivision the exclusion applies to or if all lots are utilizing the exclusion.

KNOW ALL MEN BY THESE PRESENTS:

THAT 2 BROTHERS PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, ADAM RHEA, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND::

TO WIT:

PARCEL A:
THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NE 1/4 SW 1/4), IN SECTION 8, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

PARCEL B
TOGETHER WITH A RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH TEN FEET (10.00') OF THE NORTH 330 FEET OF THE WEST 1320 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 38.3 ACRES, MORE OR LESS.

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "BLUE SPRINGS MEADOWS". 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 BECOMME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTLITIES 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.

BY: _____
ADAM RHEA, MANAGER OF 2 BROTHERS PROPERTIES, LLC

Confirm that no additional signature block is needed for mortgage lender

ATTEST:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

SIGNED BEFORE ME ON THIS _____ DAY OF _____, 2026 A.D., BY ADAM RHEA, MANAGER OF 2 BROTHERS PROPERTIES, LLC.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

COUNTY APPROVAL:

THIS PLAT OF "BLUE SPRINGS MEADOWS" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONE OF _____ 2026, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. T O THE PUBLIC ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNT E OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MA IMPROVEMENTS AGREEMENT.

_____ _____
CHAIRMAN, EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS DATE

_____ _____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER THOMPSON, 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 IN JULY, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREN; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 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.

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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2026.

CHRISTOPHER THOMPSON P.L.S. NO. 19625
FOR AND ON BEHALF OF:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
(719) 630-0559

Add a table here that indicates the total dollar amount for:
1. The Basin Fee.
2. The Bridge Fee.
3. The RIF.
and indicate:
The Basin Fee and Bridge Fee are due prior to plat recordation.
The RIF is due prior to issuance of the building permit by PP RBD.

FEES:

SCHOOL FEE: _____
PARK FEE: _____
BRIDGE FEE: _____
DRAINAGE FEE: _____

OWNER OF RECORD

2 BROTHERS PROPERTIES, LLC
5625 EAST PIKES PEAK AVENUE
COLORADO SPRINGS, CO 80916

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN (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.

EDIT FOR Surveyors Certificate

I surveyor's name, 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 date of survey, 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__.

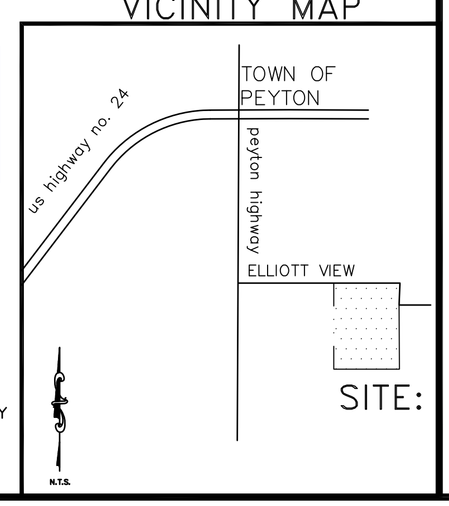
Surveyor's Name, (Signature) Date
Colorado registered PLS #_____

ADD PCD DIRECTOR SIGNATURE BLOCK

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colora
Planning and Community Development Department Director on the _____ day of _____
20__, subject to any notes or conditions specified hereon.

Planning and Community Development Director

VICINITY MAP



NOTES:

1. THE FINAL TOTAL GROSS ACREAGE OF THE SUBDIVISION IS 38.31 ACRES.

confirm acreage and make consistent across documents

2. THE TOTAL NUMBER OF LOTS IS 7. THE GROSS DENSITY IS 5.47 ACRES PER UNIT.

Spelling

3. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY. PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

Complete missing info.

4. THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT TRAFFIC IMPACT FEES SHALL BE PAID IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION, OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT APPROVALS.

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

6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.

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

8. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER XXX, EFFECTIVE DATE XXX.

SF26024

9. 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.

10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD FILE NO. ____): TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

11. 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.

Spelling

12. 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 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

13. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. GAS SERVICES FOR THIS SUBDIVISION IS PROVIDED BY THE INDIVIDUAL LOT OWNER. ELECTRIC SERVICES FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE DISTRICT'S MOUNTAIN VIEW ELECTRIC ASSOCIATION RULES, REGULATIONS AND SPECIFICATIONS.

Spelling

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

15. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING ANY NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.

Fill in the blank

16. LOTS WITHIN THE SUBDIVISION MAY POTENTIALLY BE IMPACTED BY A GEOLOGIC HAZARD OF _____, AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER. DUE TO POTENTIAL SEASONAL GROUNDWATER IN EACH INDIVIDUAL LOT IS TO BE INVESTIGATED BY THE LOT OWNER'S GEOLOGICAL ENGINEER OF RECORD FOR FINAL FOUNDATION PARAMETERS AND RECOMMENDATIONS.

revise this note to reflect the soils and geo recommendations

17. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF THE 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.

18. WATER IN THE DENVER AQUIFER IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER AQUIFER 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 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.

19. 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.

20. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE PEYTON FIRE PROTECTION DISTRICT.

21. THIS PROJECT IS IN A LOW/MODERATE HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.

22. LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 FT IRRIGATED, 100 FT CLEARANCE AND NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY OUTLETS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS.

23. MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF LOW HAZARD AREAS IF SITE PLANS ARE SUBMITTED PRIOR TO THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE. AFTER THE ADOPTION OF THE COLORADO WILDFIRE RESILIENCY CODE MODERATE HAZARD AREAS SHALL MEET THE REQUIREMENTS OF HIGH HAZARD AREAS.

24. HIGH HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING, NONCOMBUSTIBLE SIDING/DECKING, ENCLOSED EAVES AND OVERHANGS. A DEFENSIBLE SPACE OF 30 FT IRRIGATED, 100 FT FUEL TREATMENT, SELECTED FIRE-RESISTANT TREES WITHIN 30 FT OF STRUCTURES, SELECTED THINNING OF TREES AND SHRUBS WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS, ALL TREES AND SHRUBS PRUNED OF DEAD MATERIAL, NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FT OF CHIMNEY OUTLETS.

25. WATER SUPPLIES FOR FIRE PROTECTION SHALL BE SUPPLIED PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE. IF THERE IS AN ADOPTED FIRE CODE FOR THE FIRE DISTRICT THE PROJECT IS IN.

26 MAINTENANCE OF DEFENSIBLE SPACE SHALL BE CONTINUED IN CONTINUUM FOR THE EXISTENCE OF THE STRUCTURE.

The WRC has been adopted, revise language to reflect that

27. Reference the Soil and Geology Report
28 Reference the Final Drainage Report

EASEMENTS OF RECORD:

ALL EASEMENTS DEPICTED HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GUARDIAN TITLE AGENCY COMMITMENT NUMBER 3111326-02265 WITH AN EFFECTIVE DATE OF AUGUST 19, 2026. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN.

ITEMS 1-8. RMLS DID NOT ADDRESS THESE STANDARD EXCEPTIONS.

9. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, BURDENS AND OBLIGATIONS SPECIFIED UNDER THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED SEPTEMBER 13, 1972 AT RECEPTION NO. 917491 FOR A 20 FOOT WIDE EASEMENT ACROSS AN UNSPECIFIED LOCATION IN THE SW 1/4 SECTION 8., ALSO SUBJECT TO A GRANT OF RIGHT OF WAY 20 FEET IN WIDTH ACROSS A STRIP THE CENTERLINE OF WHICH IS EXISTING UTILITY POLES AND A LINE AND RECORDED DECEMBER 22, 1975 AT RECEPTION NO. 199486.

10. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, BURDENS AND OBLIGATIONS SPECIFIED UNDER THE BARGAIN AND SALE DEED RECORDED JUNE 21, 2019 AT RECEPTION NO. 219069282.

11. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, BURDENS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT AGREEMENT AND ANNEXATION RECORDED APRIL 9, 2021 AT RECEPTION NO. 221070656, AND RE-RECORDED APRIL 13, 2021 AT RECEPTION NO. 221072613.

12. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, BURDENS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT AND MAINTENANCE AGREEMENT RECORDED JULY 15, 2025 AT RECEPTION NO. 225059806.

13. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, BURDENS AND OBLIGATIONS SPECIFIED UNDER THE EASEMENT DEEDS RECORDED JULY 15, 2025 AT RECEPTION NO. 225059808, AND RECORDED JULY 15, 2025 AT RECEPTION NO. 225059923.

14. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS, BURDENS AND OBLIGATIONS SPECIFIED UNDER THE ASSIGNMENTS, MINERAL DEEDS, BILL OF SALES & CONVEYANCES RECORDED MARCH 17,2026 AT RECEPTION NO. 226024339, AND RECORDED JULY 21, 2026 AT RECEPTION NO. 226069247.

RECORDING:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ _.M. ON THIS _____ DAY OF _____, 20__, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER BY: _____
DEPUTY
SURCHARGE: _____

PAGE 1 OF 2
JOB NO.: 44097
AUGUST 28, 2026
EL PASO COUNTY PLANNING FILE NUMBER: _____

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559