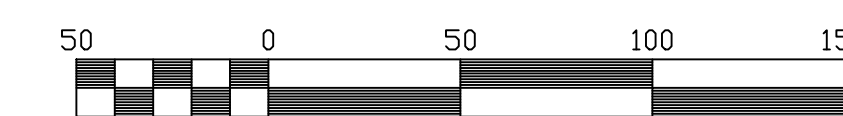
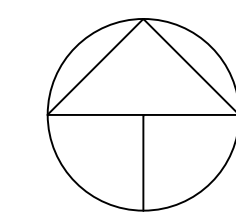


SYLVAN MEADOWS FILING NO. 2A

A REPLAT OF LOT 27, SYLVAN MEADOWS FILING NO. 2

A PORTION OF THE SW 1/4 OF SECTION 12, T.12S., R.65W. OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

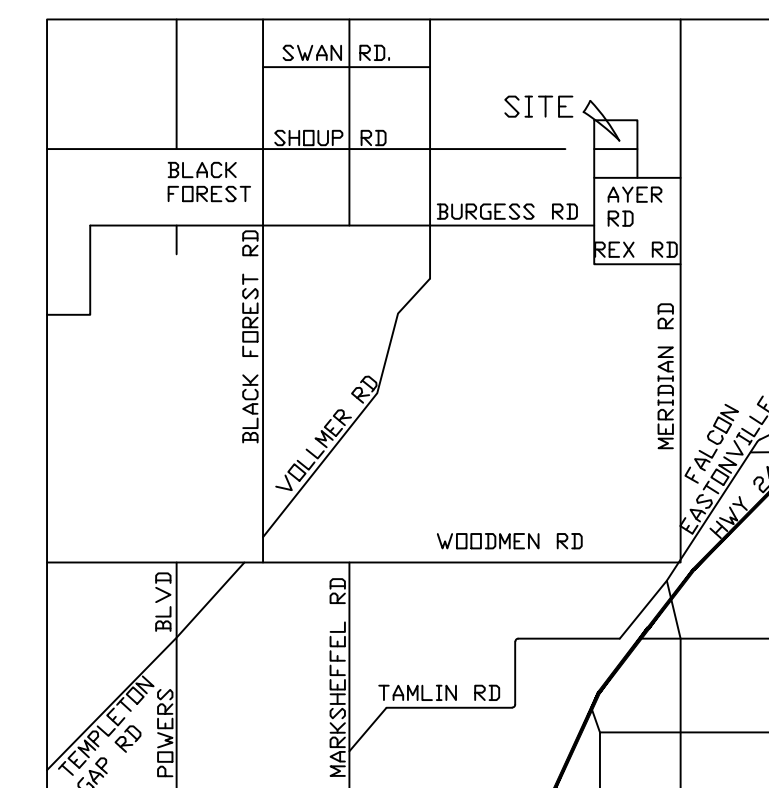


Scale 1" = 50'

LEGEND:

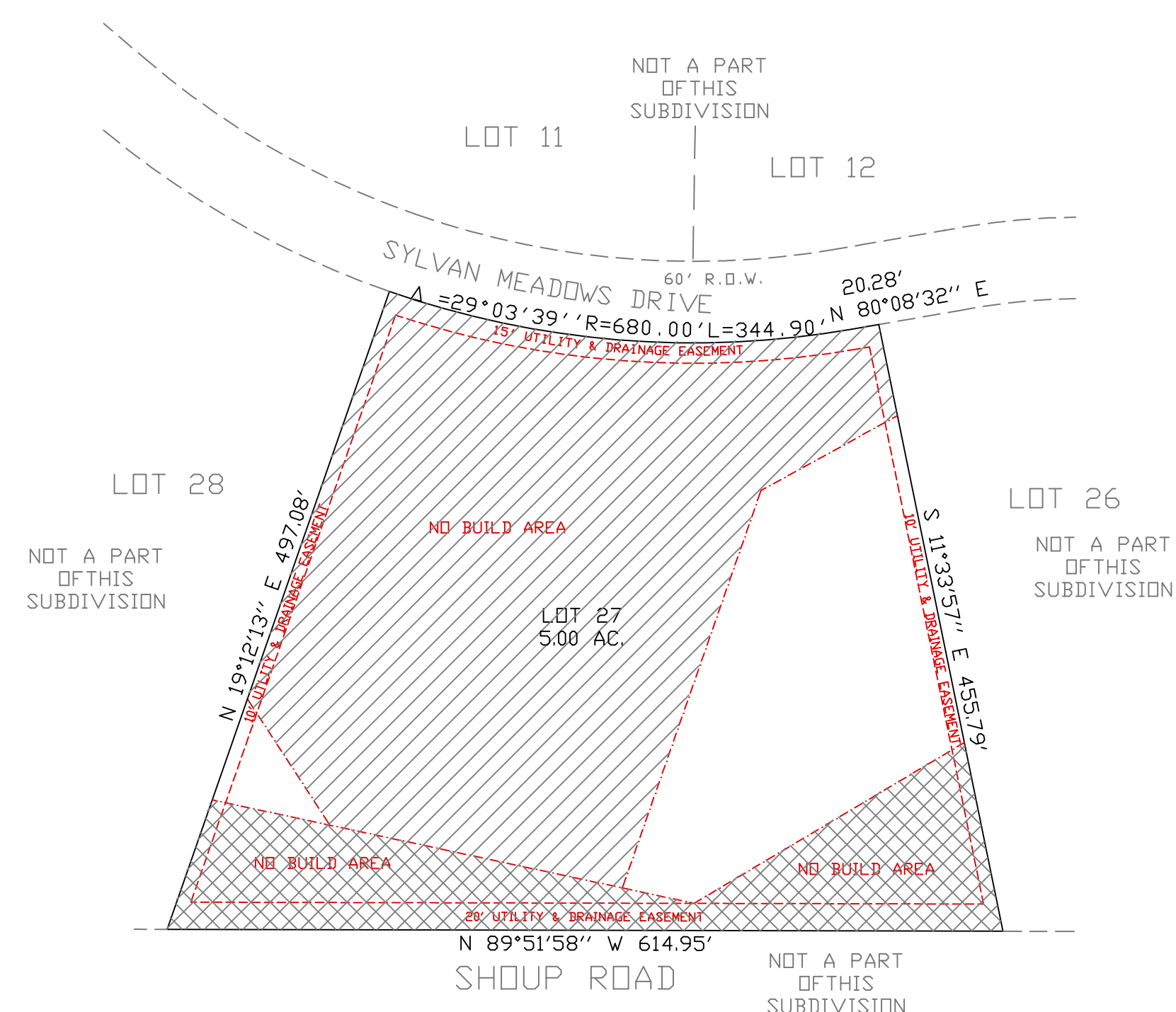
- ◁ FOUND #17655 CAP ON #4 REBAR
- ▷ FOUND #4 REBAR
- < > ADDRESS

See additional comment regarding ratification of plat. Either include ratification statement with recording or include mortgage company as an owner signatory to this plat.



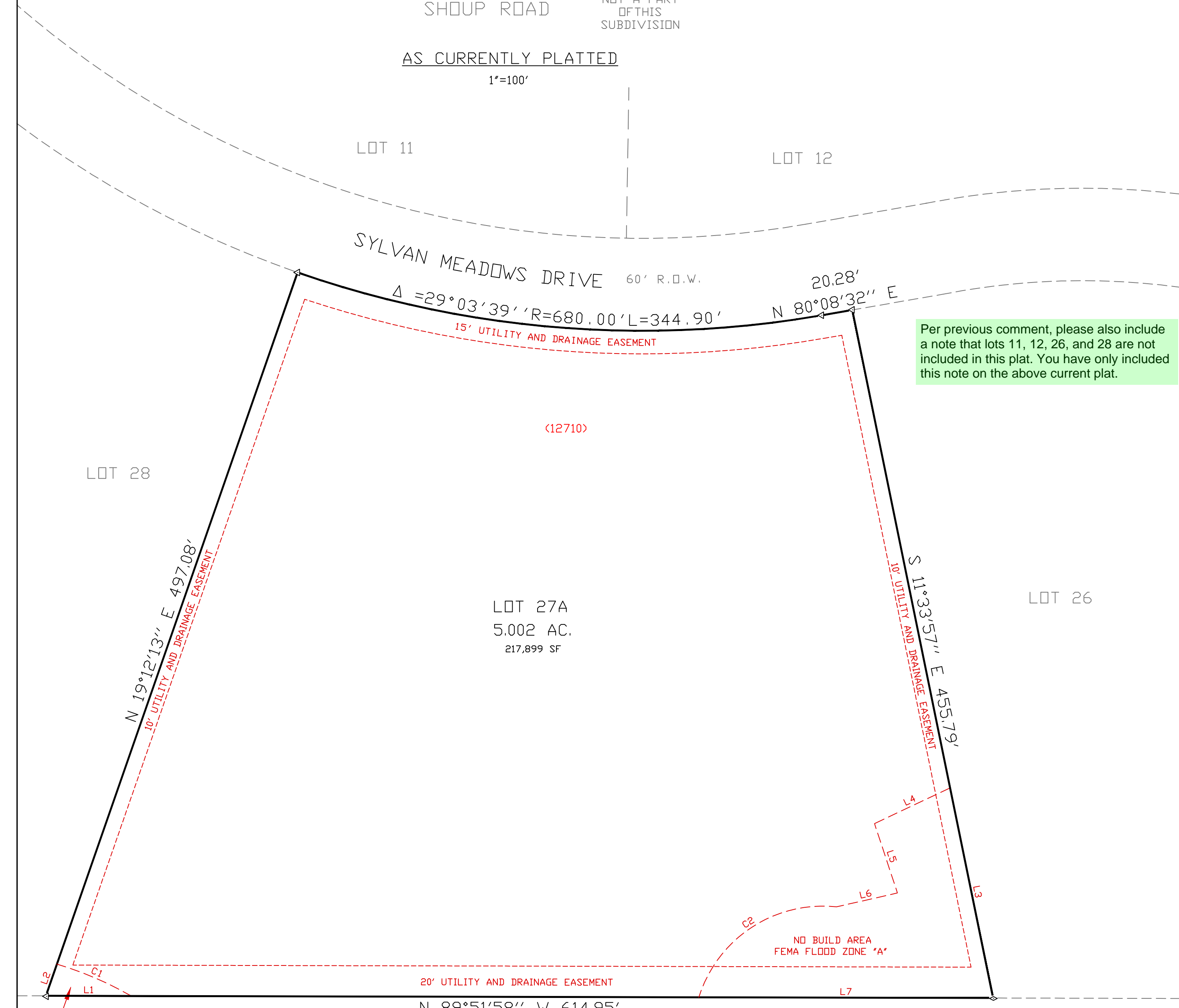
VICINITY MAP

N.T.S.



AS CURRENTLY PLATTED

1"=100'



Per previous comment, please also include a note that lots 11, 12, 26, and 28 are not included in this plat. You have only included this note on the above current plat.

Know all men by these presents
That, Ralph Sproul and Anjum Sproul being the owners of the following described tract of land, to wit:
Lot 27, Sylvan Meadows Filing No. 2, County of El Paso, State of Colorado.
And containing 5.002 acres / 217,899 square feet

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 replatted said lands into a lot, and easements as shown hereon under the name and subdivision of Sylvan Meadows Filing No 2A. 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.

Owners/Mortgagee (Signature)
By: Ralph Sproul and Anjum Sproul
Title: owners

STATE OF COLORADO >
> SS
COUNTY OF EL PASO >
Acknowledged before me this ____ day of _____, 20____ by
Ralph Sproul and Anjum Sproul as owners.
My commission expires 4-9-22

Witness my hand and official seal _____
Oliver E Watts, Notary Public

This plat for Sylvan Meadows Filing No 2A was approved for filing by the El Paso County, Colorado Planning and Community Development Department on the _____ day of _____, 20____, subject to any notes or conditions specified hereon. Previous plat name in entirety is amended for the areas described by this Plat Amendment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Sylvan Meadows Filing No. 2
Reception # 201004385

Planning and Community Development Director

Surveyors Certificate
I, Oliver E. Watts, 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 5-19-20, 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____.

Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on
this ____ day of _____, 20____, and was recorded at
Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder
Fee: _____
Surcharge: _____
School fees: _____ Park fees: _____
Drainage fees: _____ Bridge fees: _____

County File No: VR205
7-2-20 1 of 2

NO BUILD AREA LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°51'58" E	55.56'
L2	S 18°56'49" W	21.79'
L3	N 11°33'57" W	139.19'
L4	S 64°43'46" W	54.28'
L5	S 18°19'05" E	47.41'
L6	S 77°09'49" W	40.52'
L7	S 89°51'57" E	191.01'

CURVE TABLE

NUMBER	∠ =	R =	L =	CD	LC =
C1	13°02'03"	232.31	52.85	N 66°50'31" W	52.73
C2	78°44'07"	84.33	115.89	S 56°42'00" W	106.98

NOTES:

1. Bearings are based on the record bearing of S89°51'58"E for the south line of the lot, monumented on each end by a yellow MVE # 17655 plastic cap on a # 4 rebar, at ground level, monumented as shown on the plat.

2. Title information was provided by the client as follows:
Title Company: Stewart Title Guaranty Company
Commitment no: File No: 74732UTC, Amendment No: 1
Effective date: May 22, 2020, 07:30 am
This survey does not constitute a title search or opinion.

3. Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

4. Flood plain:
According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, A portion of the subject property is located within the boundary of the 100 Year Floodplain as shown, and identified on FEMA Mapping Panel No. 08041C0340 G, dated December 7, 2018.
No structures or fences are permitted within designated 'Floodplain' or 'Preservation Easement Areas' areas.

5. Units of measurement: US Survey Feet

6. The approval of the replat vacates all prior plats for the area described by this replat.
The purpose of the replat is to vacate platted 'No-Build Area' on the lot.

7. 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: Drainage Report; Geology and Soils Report; Wildfire Hazard Report; Natural Features Report

8. 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.

9. Unless otherwise indicated, all side, lot lines are hereby platted on either side with a 10 foot public utility and drainage easement. All front lot lines are hereby platted on either side with a 15 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. All utility guy wires that may extend beyond the above described easements shall have a 10 foot easement on all sides of the guy wire. All No-Build Areas shall also be designated as Drainage Easements. The sole responsibility for maintenance of these drainage easements is hereby vested with the individual property owners, unless otherwise noted on the plat. El Paso County Department of Transportation has the right to all Drainage Easements for maintenances purposes

10. Preservation easements are No-Build areas

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

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

13. Department of Transportation shall be contacted prior to establishment of a driveway and all lots require an access permit from EPC-DDT prior to construction.

14. 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 201004384 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.

15. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

16. 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.

17. All street signs shall be placed according to the El Paso County Department of Transportation Standards

18. No Lighting facilities shall be placed in the roadway rights-of-way.

19. 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).

20. 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.

21. The developer, Proland Group, LLC, its successors and assigns, or the appropriate person or entity that will be conveying the lots and water rights, at the time of lot sales shall specifically convey sufficient water rights in the Dawson Aquifer underlying each lot to the individual lot purchaser to enable the purchaser to obtain a well permit from the State

22. The developer, Proland Group, LLC, its successors and assigns, at the time of lot sales shall convey to individual lot owners 1/55th of the appropriation of water under January 30, 1998 Colorado Ground Water Commission Findings and Order, as recorded at Reception No. 98021539 in the records of the Clerk and Recorder of El Paso County, Colorado. Which conveyance shall include the right to apply for individual well permits from the State Engineer, and to satisfy El Paso County's 300 year water supply requirement, that amount shall be 0.56 acre-feet per year, per lot for a 300 year supply

23. In the event that the required annual amount of replacement water is not discharged into the alluvium during any particular calendar year, the individual on-lot wells shall cease pumping the following calendar year. Pumping of the individual wells shall not commence unless the required replacement water have been discharged to Alluvium including any deficit for prior year shortages.

24. The developer, Proland Group, LLC, has reserved and conveyed to the Sylvan Meadows Property Owners Association, in that Quit Claim Deed as recorded at Reception No. 99068600 in the records of the Clerk and Recorder of El Paso County, Colorado, all of its interests, rights, and obligations to both the Replacement Plan in the Colorado Ground Water Commission Findings and Order for Permit No. 49451-F and replacement water under the Water Rights Purchase Agreement with the Northgate Company.

25. The developer, Proland Group, LLC, has created restrictive covenants as set forth in the Declaration of Protective Covenants for Sylvan Meadows as recorded at Reception No. 99067615 in the records of the Clerk and Recorder of El Paso County, Colorado which covenants run with the land and obligate individual lot owners and the Sylvan Meadows Property Owners Association to carry out the requirements of the Water Rights Purchase Agreement with the Northgate Company and the Water Commission.

26. No-Build Areas delineated on the plat drawing and denoted NBA create areas which are restricted from the building of any structures due to the presence of geologic hazards which would make building inappropriate. Driveway construction which will not impede drainage is allowed in these No-Build Areas. Utility and drainage construction is allowed in these areas where they overlap with utility and drainage easements with the proper permits along with the execution and performance of any required maintenance. The sole responsibility for maintenance of these drainage easements is hereby vested with the individual property owners, unless otherwise noted on the plat.

27. Non-Motorized Trail Easements shall not be obstructed by fencing or any other means.

28. A Subdivision Improvement Agreement is recorded at RN. 201004384.

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173 office
(719) 265-9660 fax
OliverE@att.net
Celebrating over 41 years in business

County File No: VR205

7-2-20

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