CALM BREEZE FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14,
BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CALLIE AMMONS AND KRAMER AMMONS, JOINT TENANTS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

FROM TITLE COMMITMENT:

PARCEL A:

PARCEL 6:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:
ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND ARE ASSUMED TO BEAR SOUTH 00°28'41" EAST, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, S11 S12 S14 S13, 1998, T12S R65W" AND ON THE SOUTH END OF THE LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED, "MVE INC, RLS 17665, 1/4, S14, S13, 1998, T12S R65W"

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE NORTH 00 DEGREES 56 MINUTES 15 SECONDS WEST, WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 11, A DISTANCE OF 1475.87 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 45 SECONDS EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1195.71 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 39 MINUTES 44 SECONDS EAST AND A CHORD DISTANCE OF 36.01 FEET, HAVING A CENTRAL ANGLE OF 42 DEGREES 12 MINUTES 58 SECONDS AND AN ARC LENGTH OF 36.84 FEET TO A POINT OF REVERSE CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 50 DEGREES 17 MINUTES 37 SECONDS EAST AND A CHORD DISTANCE OF 27.13 FEET, HAVING A CENTRAL ANGLE OF 31 DEGREES 28 MINUTES 45 SECONDS AND AN ARC LENGTH OF 27.47 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 1432.91 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH 88 DEGREES 59 MINUTES 01 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 976.55 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT; THENCE DEPARTING SAID SOUTH LINE AND WITH SAID NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 768.00 FEET, HAVING A CHORD BEARING OF SOUTH 80 DEGREES 16 MINUTES 39 SECONDS WEST AND A CHORD DISTANCE OF 109.65 FEET, HAVING A CENTRAL ANGLE OF 08 DEGREES 11 MINUTES 15 SECONDS AND AN ARC LENGTH OF 109.75 FEET; THENCE SOUTH 84 DEGREES 09 MINUTES 44 SECONDS WEST, A DISTANCE OF 160.94 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 00 DEGREES 34 MINUTES 10 SECONDS WEST WITH SAID WEST LINE, A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:
WILLIAM BROOKS, PLS 37928 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

PARCEL B:

THOSE EASEMENT RIGHTS AS CREATED IN INSTRUMENT RECORDED JUNE 9, 2022 UNDER RECEPTION NO. 222079398, COUNTY OF EL PASO, STATE OF COLORADO.

AS SURVEYED:

A PORTION OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 11 AND THE NORTHEAST QUARTER (NE ¼) OF SECTION 14, BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 11, SAID POINT BEING THE SOUTHEAST CORNER OF "PORCUPINE SUBDIVISION" AS RECORDED IN PLAT BOOK H-3 AT PAGE 34 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N00°55'49"W ALONG THE EAST LINE THEREOF, 1,475.74 FEET TO THE SOUTHWEST CORNER OF PROPOSED PARCEL 8 AS SHOWN ON THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 222900153 IN SAID COUNTY RECORDS;
THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING THREE (3) COURSES:

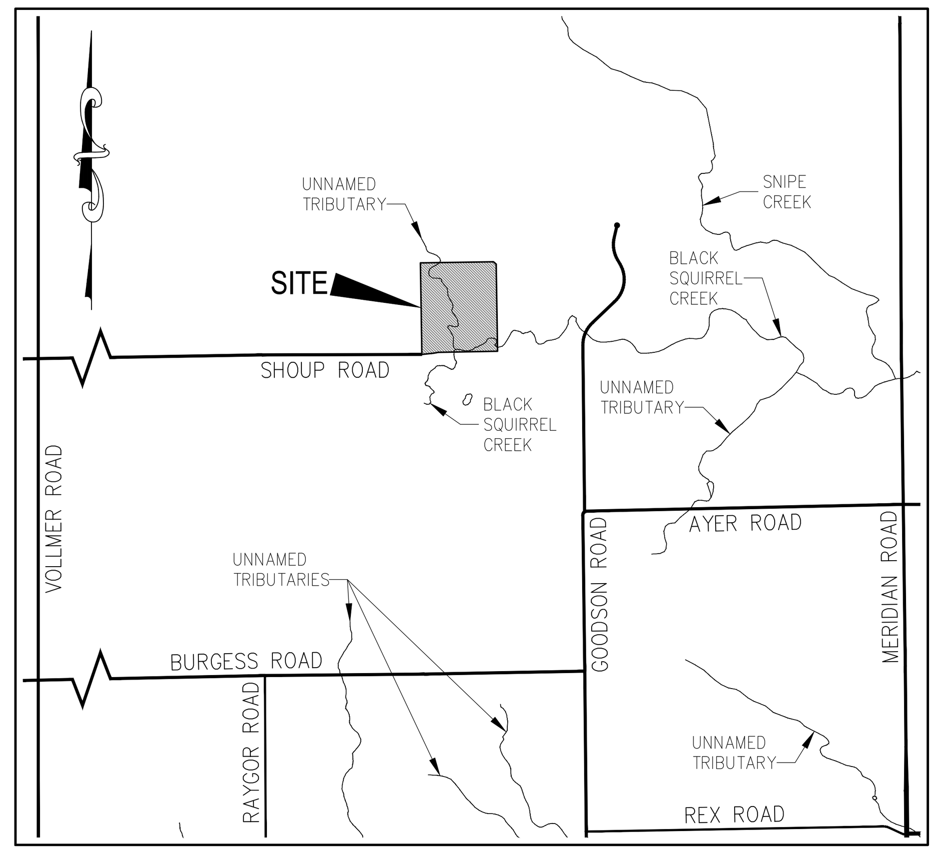
1. THENCE N89°11'21"E A DISTANCE OF 1,195.60 FEET TO A POINT OF CURVE;
2. THENCE 36.87 FEET ON THE ARC OF A NON-RADIAL CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 42°14'54", THE CORD OF 36.04 FEET WHICH BEARS S55°40'51"E TO A POINT OF REVERSE CURVE;
3. THENCE 27.65 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 50.0 FEET, A CENTRAL ANGLE OF 31°40'45", THE CORD OF 27.29 FEET WHICH BEARS S50°15'22"E TO THE NORTHWEST CORNER OF PROPOSED PARCEL 5 AS SHOWN ON THE AFORESAID LAND SURVEY PLAT;

THENCE S00°54'29"E ALONG THE WEST LINE THEREOF, 1,432.74 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SECTION 14, SAID LINE BEING THE NORTHERLY LINE OF PROPOSED PARCELS 3 AND 4 AS SHOWN ON THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 222900039 IN THE AFORESAID EL PASO COUNTY RECORDS;
THENCE ON THE NORTHERLY LINES THEREOF THE FOLLOWING THREE (3) COURSES:

1. THENCE S88°59'01"W A DISTANCE OF 976.46 FEET;
2. THENCE 109.75 FEET ON THE ARC OF A NON-RADIAL CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 768.00 FEET, A CENTRAL ANGLE OF 8°11'15", THE CORD OF 109.65 FEET WHICH BEARS S80°17'03"W TO A POINT OF TANGENT;
3. THENCE S84°08'07"W A DISTANCE OF 160.90 FEET TO THE EAST LINE OF LOT 27, "BLACK SQUIRREL PARK" AS RECORDED IN PLAT BOOK S-2 AT PAGE 65 OF SAID COUNTY RECORDS;

THENCE N01°00'34"W ALONG SAID EAST LINE, 30.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,839,050 SQUARE FEET (42.219 ACRES, MORE OR LESS).



VICINITY MAP
N.T.S.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, RIGHTS-OF-WAY, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC RIGHTS-OF-WAY AND EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CALM BREEZE FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNERS: CALLIE AMMONS
KRAMER AMMONS
9540 FEDERAL DRIVE, SUITE 100
COLORADO SPRINGS, CO 80921

BY: ______________________________
CALLIE AMMONS

NOTARIAL:

STATE OF ________________)
) SS
COUNTY OF ______________)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _________, 2026, BY CALLIE AMMONS

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: ____________________

NOTARY PUBLIC: ______________________________

BY: ______________________________
KRAMER AMMONS

NOTARIAL:

STATE OF ________________)
) SS
COUNTY OF ______________)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _________, 2026, BY KRAMER AMMONS

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: ____________________

NOTARY PUBLIC: ______________________________

PLAT NOTES:

1. BASIS OF BEARINGS: A PORTION OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO (SAID LINE BEING THE EASTERLY LINE OF "PORCUPINE SUBDIVISION" AS RECORDED IN PLAT BOOK H-3 AT PAGE 34 IN THE RECORDS OF EL PASO COUNTY, COLORADO), MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 11 AND 14 WITH A NO. 5 REBAR WITH A 3½" ALUMINUM CAP STAMPED "¼ CORNER – PLS 38069" FROM WHENCE A NO. 5 REBAR WITH BROKEN ORANGE PLASTIC CAP BEARS N00°55'49"W A DISTANCE OF 1,475.74 U.S. SURVEY FEET. BEARINGS ARE COLORADO STATE PLANE CENTRAL, NAD 83, COORDINATES BASED ON GPS OBSERVATIONS.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0320G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. A PORTION OF THE THE PROPERTY LIES WITHIN ZONE A, NO BASE FLOOD ELEVATION DETERMINED. THE ZONE AE FLOODPLAIN LIMITS AND BASE FLOOD ELEVATIONS, AS SHOWN ON THIS PLAT, ARE PER THE INTERPOLATED BFE EXTENTS PROVIDED BY KEITH CURTIS (PIKES PEAK REGIONAL BUILDING DEPARTMENT, FLOODPLAIN DIVISION).
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS, AND RIGHTS-OF-WAY, M&S CIVIL CONSULTANTS, INC. RELIED UPON A TITLE COMMITMENT ISSUED NOVEMBER 25, 2024 BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR LAND TITLE INSURANCE CORPORATION, ORDER NO. SR55118891-3, WITH A COMMITMENT DATE OF OCTOBER 16, 2024 AT 5:00 P.M.
4. ACCESS TO THE PROPERTY PROVIDED BY CONNECTION OF CALM BREEZE POINT (PRIVATE ROAD) TO SHOUP ROAD (PUBLIC RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF THE PROPERTY. ALL LOT OWNERS ARE SUBJECT TO THE REQUIREMENTS OF THE "CALM BREEZE POINT PRIVATE ACCESS ROW AND MAINTENANCE AGREEMENT" RECORDED JUNE 9, 2022 UNDER RECEPTION NO. 222079398 OF THE RECORDS OF EL PASO COUNTY, COLORADO. (TO BE AMENDED)
5. THE OWNER OF THE LAND WITHIN DEDICATED PUBLIC IMPROVEMENT EASEMENTS SHALL BE RESPONSIBLE FOR SURFACE MAINTENANCE.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER SP-XX-XXX, SOILS AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER TREATMENT REPORT, WILDFIRE MITIGATION REPORT, AND NATURAL FEATURES REPORT.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
10. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS:
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, BY 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.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. 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 DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE.
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 NECESSARY DRAINAGE CULVERTS FROM CALM BREEZE POINT 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.
16. PURSUANT TO RESOLUTION NO. _______-____________ , APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. ________________, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CALM BREEZE FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
17. A "SOILS AND GEOLOGY STUDY, CALM BREEZE SUBDIVISION FILING NO. 1, PARCEL NO. 52110-00-013, EL PASO COUNTY, COLORADO" (ENTECH ENGINEERING, INC., DATED MAY 29, 2026) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS STUDY, 4 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGICAL HAZARDS AND CONSTRAINTS (AS DESCRIBED IN SECTION 6.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: ARTIFICIAL FILL, POTENTIALLY EXPANSIVE SOILS, DRAINAGE AND FLOODPLAIN AREAS, POTENTIALLY SHALLOW AND SEASONALLY SHALLOW GROUNDWATER AREAS SLOPE STABILITY AND LANDSLIDE SUSCEPTIBILITY, DOWNSLOPE CREEP, POTENTIALLY UNSTABLE SLOPE AREAS, AND RADON.
18. THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK A AND PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDATION OF THIS PLAT.
19. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
20. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA), SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
21. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY, SUBJECT TO THE PROVIDER'S RULES, REGULATIONS, AND SPECIFICATIONS.
22. SANITARY SEWER AND WATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE INDIVIDUAL LOT OWNERS.
23. 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.

EASEMENTS:

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

ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

EASEMENTS ARE AS SHOWN ON SHEET 2 OF THIS PLAT.

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 JULY 15, 2024, 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 ___________________, _____.

____
VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC

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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "CALM BREEZE FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ________ DAY OF ________, 2026, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

______________________________ ____________
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT — DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK __.M., THIS ________ DAY OF ________________, 2026, AND IS DULY RECORDED UNDER RECEPTION NO. ______________ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: ____________________ STEVE SCHLEIKER, RECORDER

SURCHARGE: ____________ BY: ______________________
DEPUTY

FEES:

DRAINAGE FEE: ______________________________
BRIDGE FEE: ______________________________
SCHOOL FEE: ______________________________
PARK FEE: ______________________________

SUMMARY:

4 LOTS	41.817 ACRES	99.05%
RIGHT-OF-WAY	0.402 ACRES	0.95%
TOTAL	42.219 ACRES	100.00%

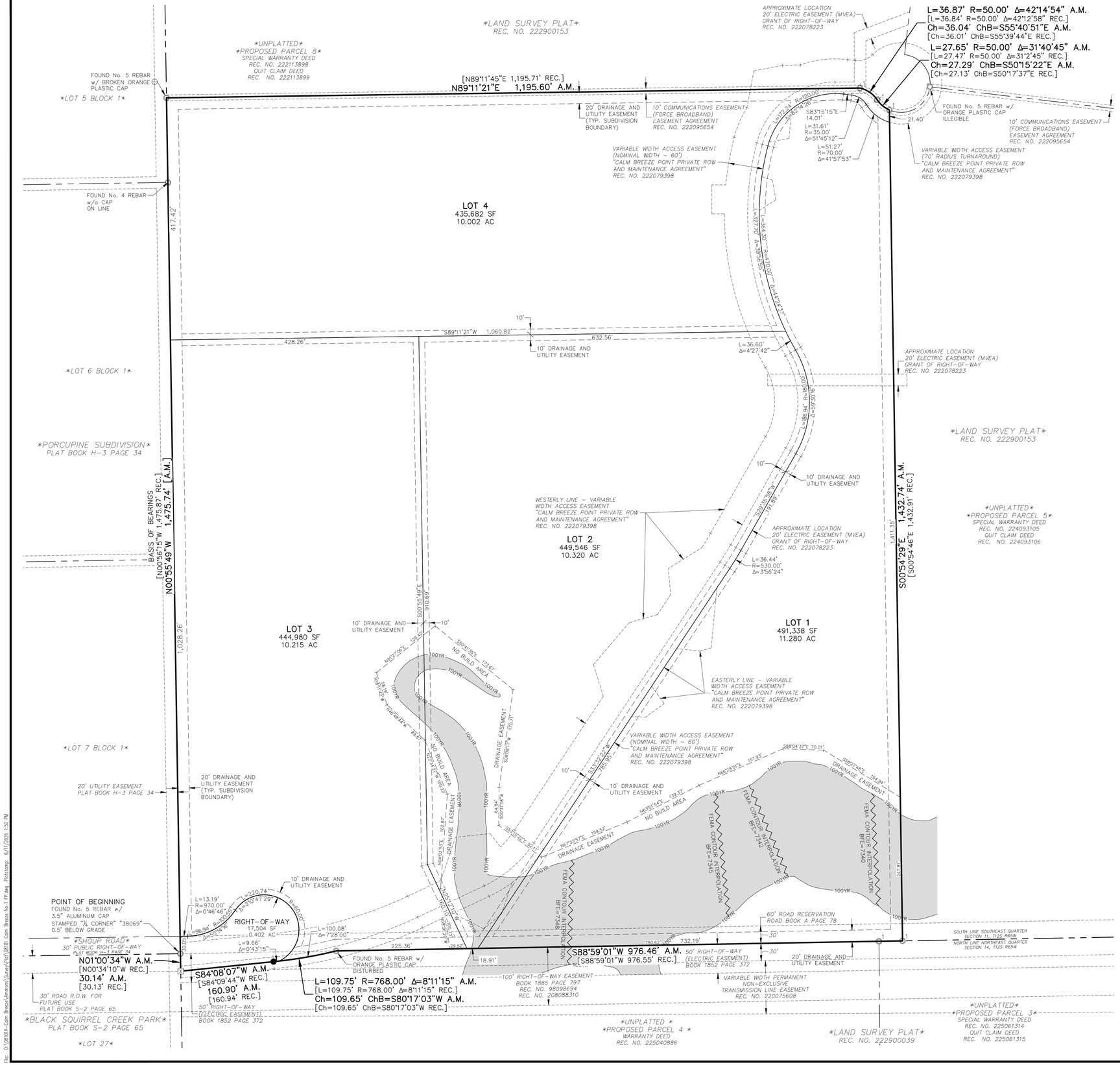
FINAL PLAT CALM BREEZE FILING NO. 1			
PROJECT NO.: 08-101	DATE OF PREPARATION: JUNE 11, 2026		
REVISIONS: NO.	DATE:	BY:	DESCRIPTION:
DRAWN BY: ELY	CHECKED BY: VPT	PCD FILE No.: SP-26-XXX	

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: O:\08101A-Calm Breeze\Ammons\Survey\Plat\08101 Calm Breeze No 1 FP.dwg Plotstamp: 6/11/2026 1:48 PM

CALM BREEZE FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11
AND THE NORTHEAST QUARTER OF SECTION 14,
BOTH IN TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO



1" = 80'

0 20 40 80 160
Scale in Feet

LEGEND:

SF	SQUARE FEET
(0000)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
⊠	SCRIBED 'X' IN ROCK
○¹	FOUND No. 4 REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 38069" FLUSH WITH GRADE UNLESS NOTED OTHERWISE
○	OTHER FOUND MONUMENTS AS NOTED
———	SUBDIVISION BOUNDARY
———	RIGHT-OF-WAY LINES
———	LOT LINES
- - - - -	PROPOSED EASEMENTS
— — — —	EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
—— — ——	EXISTING CENTERLINES
- - - - -	EXISTING EASEMENTS
———	SECTION/QUARTER SECTION LINES
100YR	LIMITS OF INTERPOLATED 100 YEAR FLOODPLAINS
100YR	INTERPOLATED FLOODPLAIN AREAS IN ZONE AE
6635	FEMA INTERPOLATED BASE FLOOD ELEVATION (BFE) FEMA INTERPOLATED BASE FLOOD ELEVATION LINE
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

NOTES
1. ALL LENGTHS, BEARINGS, CENTRAL ANGLES (Δ), CHORD LENGTHS, AND CHORD BEARINGS ARE IDENTICAL TO RECORD MEASUREMENTS UNLESS NOTED OTHERWISE.
2. RECORD MEASUREMENTS ARE FROM THE LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 222900153 UNLESS NOTED OTHERWISE.

FINAL PLAT
CALM BREEZE FILING NO. 1
PROJECT NO.: 08-101 | DATE OF PREPARATION: JUNE 11, 2026

REVISIONS:	NO.	DATE:	BY:	DESCRIPTION:

DRAWN BY: ELY | CHECKED BY: VPT | PCD FILE No.: SP-26-XXX

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

File: G:\08101\4-Calm Breeze\Vermont\Survey\Plat\08101 Calm Breeze No 1 FP.dwg Plotted by: ELY 6/11/2026 1:50 PM