

BE IT KNOWN BY THESE PRESENTS:

THAT PIKES PEAK HABITAT FOR HUMANITY, INC., A COLORADO NON-PROFIT CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A REPLAT OF TRACT "B" OF MORNING SUN I RECORDED AUGUST 15, 1986 IN PLAT BOOK A-4 AT PAGE 179 UNDER RECEPTION NUMBER 001438534, LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 9.003 ACRES.

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, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RISING MOON FILING NO. 1. 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 BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. 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.

BY: TERRY ANDERSON,

AS CHIEF OPERATING OFFICER, OF PIKES PEAK HABITAT FOR HUMANITY, INC., A COLORADO NON-PROFIT CORPORATION.

ATTEST: SECRETARY/TREASURER

STATE OF COLORADO)
COUNTY OF EL PASO)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20, A.D. BY TERRY ANDERSON , AS CHIEF OPERATING OFFICER, OF PIKES PEAK HABITAT FOR HUMANITY, INC., A COLORADO NON-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A AND B WITH USE STATED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY RISING MOON COMMUNITY LAND TRUST, LLC.

BY: JOE DESJARDIN,

AS PRESIDENT, OF RISING MOON COMMUNITY LAND TRUST, LLC.

STATE OF COLORADO)
COUNTY OF EL PASO)ss

ACKNOWLEDGED BEFORE ME THIS DAY OF 20, A.D. BY JOE DESJARDIN, AS PRESIDENT, OF RISING MOON COMMUNITY LAND TRUST, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: NOTARY PUBLIC

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.

GENERAL NOTES:

- THE DATE OF PREPARATION IS JUNE 17, 2025.
- BASIS OF BEARINGS: THE SOUTH LINE OF CUCHARES RANCH FILING NO. 1 RECORDED JANUARY 12, 2010 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 210713014 AND ITS EASTERLY EXTENSION, BEING THE SOUTH LINE OF CUCHARES RANCH FILING NO. 2 RECORDED SEPTEMBER 26, 2011 UNDER RECEPTION NUMBER 211713155; BEING MONUMENTED AT THE WEST END BY A NO. 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED "PLS 38256" FOUND FLUSH WITH GRADE AND MONUMENTED ON THE EAST END BY A NO. 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 10377" FOUND FLUSH WITH GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°49'45" EAST A DISTANCE OF 1958.04 FEET.
- 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
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT 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 AND FIRE PROTECTION REPORT IN FILE NO. SP-243.

RISING MOON FILING NO. 1

BEING A REPLAT OF TRACT "B" OF MORNING SUN I, LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

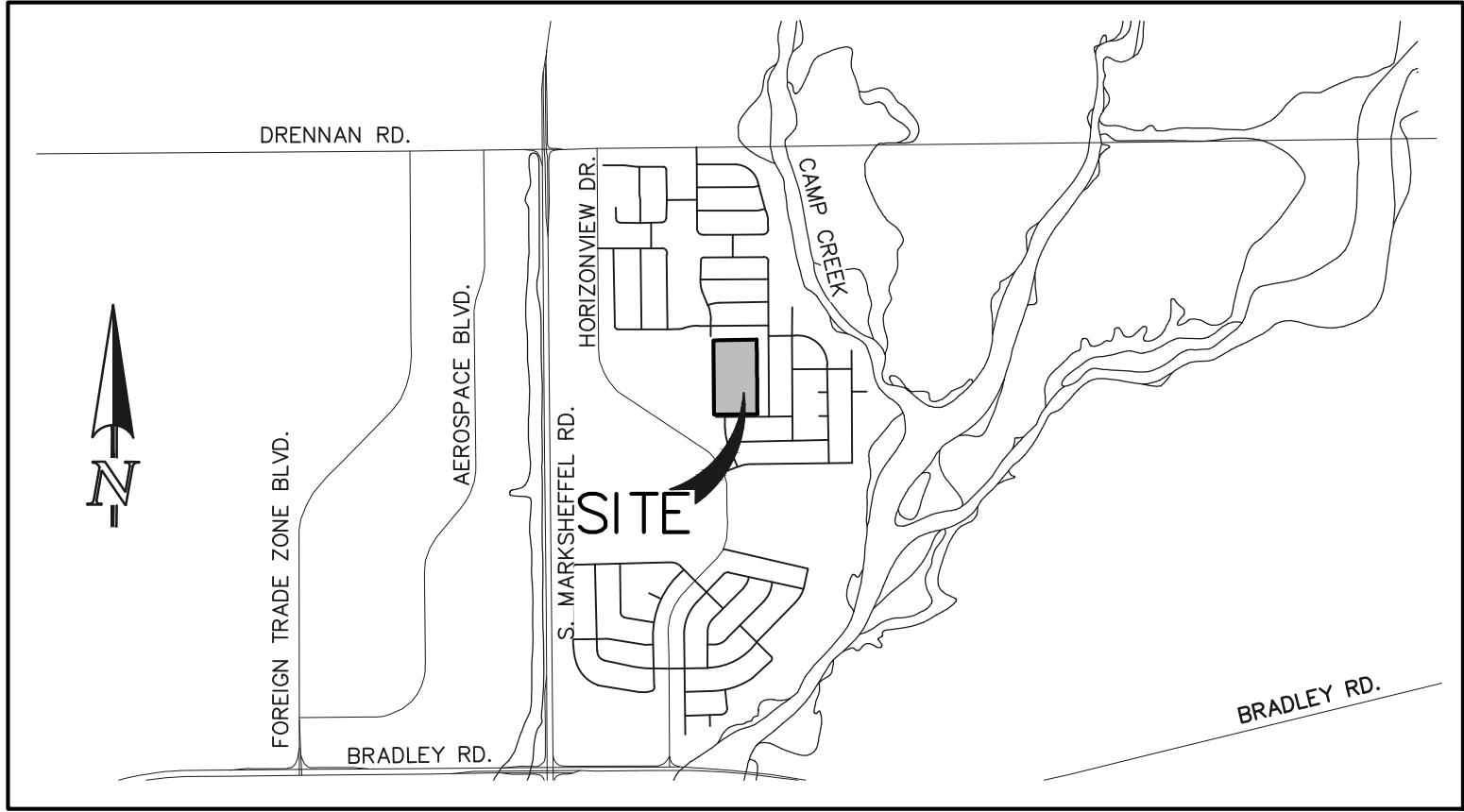
GENERAL NOTES CONT'D.:

- 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.
- UNLESS OTHERWISE INDICATED, ALL LOTS HAVE THE FOLLOWING EASEMENTS, TEN (10) FOOT REAR PUBLIC UTILITY AND DRAINAGE EASEMENT, FIVE (5) FOOT SIDE PUBLIC EASEMENTS, FIVE (5) FOOT FRONT PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT, AND ADDITIONAL EXCLUSIVE TEN (10) FOOT FRONT PUBLIC UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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).
- 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 ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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.
- THERE SHALL BE NO DIRECT LOT ACCESS TO OR FROM PEACEFUL MEADOW STREET FOR ANY RESIDENTIAL LOTS.
- THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT SHALL BE RELINQUISHED UPON THE CONSTRUCTION COMPLETION OF FILING #2.
- TRACT "A" OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. RISING MOON COMMUNITY LAND TRUST, LLC. IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY RISING MOON - HABITAT FOR HUMANITY" BY ENTECH ENGINEERING INC. DATED MARCH 27, 2024 IN FILE (SP243) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - EXPANDABLE SOILS: (ALL LOTS)
 - LOOSE/COLLAPSIBLE SOILS: (ALL LOTS)

IN AREAS OF HIGH GROUNDWATER:
DUE TO THE POTENTIAL FOR GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM FOR ANY HOMES WITH USABLE BELOW GRADE SPACE.

GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARD IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR RADON. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOILS AND GEOLOGY STUDY RISING MOON - HABITAT FOR HUMANITY" PREPARED BY ENTECH ENGINEERING, INC., DATED MARCH 27, 2024 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER AND POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN. ALL RECOMMENDATIONS IN THE ENTECH REPORT SHOULD BE ADHERED TO.
- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- WATER AND WASTEWATER SERVICE IS PROVIDED BY COLORADO CENTRE METROPOLITAN DISTRICT SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.



VICINITY MAP
1" = 2000'

GENERAL NOTES CONT'D.:

- FLOODPLAIN STATEMENT: THIS SITE, RISING MOON FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0769G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT RECORDED AT RECEPTION NO. 001438534, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 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.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT 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 RESOLUTION (RESOLUTION NO. 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. 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 SALE OF THE PROPERTY.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER SCB55115104.1 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE JUNE 9, 2025 AT 5:00 P.M.
- LOT AND DENSITY DATA:
GROSS ACREAGE: 9.00 ACRES
TOTAL NUMBER OF LOTS IN SUBDIVISION: 21
GROSS DENSITY: 2.33 LOTS PER ACRE
NET DENSITY: 6.99 LOTS PER ACRE
- LOTS 1 - 13 OF THIS SUBDIVISION SHALL NOT HAVE DIRECT ACCESS TO CHIA DRIVE OR ITS FUTURE EXTENSION.
- DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- THIS PROJECT IS IN A LOW HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.

LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 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.

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.

HIGH HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING, NONCOMBUSTIBLE SIDING/DECKING, 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, TREES 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.

WATER SUPPLIES FOR FIRE PROTECTION SHALL BE SUPPLIED PER THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE OR IF THERE IS AN ADOPTED FIRE CODE FOR THE FIRE DISTRICT THE PROJECT IS IN. MAINTENANCE OF DEFENSIBLE SPACE SHALL BE CONTINUED IN CONTINUUM FOR THE EXISTENCE OF THE STRUCTURE.

DEFENSIBLE SPACE AND MITIGATION SHALL BE IN ACCORDANCE WITH THE APPROVED WILDLAND FIRE AND HAZARD MITIGATION PLAN.

(SURVEYOR'S NOTE: THE "LOW" HAZARD DESIGNATION CITED ABOVE WAS DETERMINED FROM COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM'S WEBSITE ON AUGUST 19, 2025 (HTTPS://CLIMATE.COLORADO.GOV/COLORADO-WILDFIRE-RISK-PUBLIC-VIEWER)

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
LOTS (21 TOTAL)	130,846	33.36%	RISING MOON COMMUNITY LAND TRUST, LLC.	RISING MOON COMMUNITY LAND TRUST, LLC.
R.O.W.	46,528	11.86%	COUNTY	COUNTY
TRACT A (LANDSCAPE, OPEN SPACE, DRAINAGE, DETENTION, UTILITIES)	46,894	11.96%	RISING MOON COMMUNITY LAND TRUST, LLC.	RISING MOON COMMUNITY LAND TRUST, LLC.
TRACT B (DRAINAGE, LANDSCAPE, UTILITIES)	1,763	0.45%	RISING MOON COMMUNITY LAND TRUST, LLC.	RISING MOON COMMUNITY LAND TRUST, LLC.
TRACT C (FUTURE LOTS, FUTURE EASEMENTS, FUTURE RIGHT-OF-WAY, DRAINAGE, LANDSCAPE, UTILITIES)	166,151	42.37%	PIKES PEAK HABITAT FOR HUMANITY, INC.	PIKES PEAK HABITAT FOR HUMANITY, INC.
TOTAL	392,182	100.00%		

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS DAY OF , 20 .

ROBERT L. MEADOWS JR., P.L.S. NO. 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR RISING MOON FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF , 20, SUBJECT TO ANY NOTES SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)ss

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 AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: DEPUTY

FEES:

DRAINAGE:
BRIDGE FEES:
URBAN PARK: \$12,423.00
REGIONAL PARK: \$20,705.00
SCHOOL FEE: \$4,347.00

OWNER:

PIKES PEAK HABITAT FOR HUMANITY INC.
3730 Sinton Road, Suite #100,
Colorado Springs, CO 80907

SHEET 1 OF 3
AUGUST 5, 2026
JOB NO. 2506.03
RISING MOON FILING NO. 1



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO. SF2522

CURRENTLY EXISTING

* SHINNING STAR DRIVE *
(60' PUBLIC RIGHT-OF-WAY) *

PEACEFUL MEADOW STREET
 ✱ (60' PUBLIC RIGHT-OF-WAY) ✱
 PLAT BOOK A-4, PAGE 179

HARVEST MOON TERRACE
* (60' PUBLIC RIGHT-OF-WAY) *
PLAT BOOK A-4, PAGE 179

SQ. FT.	SQUARE FEET
✱	NOT PART OF THIS SUBDIVISION
LOT XX	PARCEL NOT PART OF THIS SUBDIVISION
●	FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
+0.1' ©	MONUMENT LEGEND IDENTIFICATION WITH INDICATION OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING GRADE

(N00°05'44"E 818.12' R1)
N00°29'24"W 818.43'

N00°29'24"W 1230.73'
(S00°29'24"W 1230.73' R5)
(N00°05'44"E 1230.73' R1)

(N0°05'51"E 412.50' R2)
N00°29'24"W 412.42'



SCALE: 1" = 40'
U.S. SURVEY FEET

CLASSICSM
CONSULTING

519 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD FILE NO. SF2522

- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; ACCEPTED AS MONUMENT PER MAP REFERENCE R3 AND R5.
- B. INDICATES REFERENCE TO A FOUND 1 INCH RED PLASTIC CAP STAMPED "LDC 20681"; ACCEPTED AS MONUMENT PER MAP REFERENCE R3 AND R4.
- C. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP ILLEGIBLY STAMPED "JR ENG"; ACCEPTED AS MONUMENT PER MAP REFERENCE R1, R2 AND R4.
- D. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "JR ENG PLS 10377"; ACCEPTED AS MONUMENT PER MAP REFERENCE R1, R2 AND R4.
- E. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPED "11624".
- F. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP ILLEGIBLY STAMPED.
- G. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "13487".
- H. INDICATES REFERENCE TO A FOUND NUMBER 1 INCH BRASS DISK ILLEGIBLY STAMPED ACCEPTED AS MONUMENT PER MAP REFERENCE R5.
- I. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH RED PLASTIC CAP STAMPED "LS 38256"; FOUND FLUSH WITH GRADE. ACCEPTED AS MONUMENT PER MAP REFERENCE R5.

(THE FOLLOWING MAPS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER WERE CONSIDERED IN THE BOUNDARY RETRACEMENT PROCEDURE FOR THIS PLAT.)

R1 - INDICATES REFERENCE TO MORNING SUN 1 AUGUST 15, 1986 IN PLAT BOOK A-4 AT PAGE 179
R2 - INDICATES REFERENCE TO A LAND SURVEY PLAT RECORDED JUNE 15, 1990 UNDER RECEPTION
NUMBER 090000306.

R3 - INDICATES REFERENCE TO CUCHARES RANCH FILING NO. 1 JANUARY 12, 2010 UNDER RECEPTION NUMBER 210713014.

R4 - INDICATES REFERENCE TO CUCHARS RANCH FILING NO. 2 SEPTEMBER 26, 2011 UNDER RECEPTION NUMBER 211713155.

R5 - INDICATES REFERENCE TO AN ALTA/NSPS LAND TITLE SURVEY AUGUST 17, 2022 UNDER RECEPTION NUMBER 222900251.

\\SVR-CSC0-CES01\CCESNEW\250603\DRAWINGS\SURVEY\PLAT\250603-FP.DWG

RIISING MOON FILING NO. 1

AS-REPLATTED

