

# Wyoming Estates Filing No. 2

A Replat of Lots 1 and 4 Wyoming Estates as recorded under reception no. 221714871, dated December, 14, 2021  
The Southeast Quarter of the Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado

All owners need to be included in the dedication statement and there shall be a separate signature block for each owner.

**Know All Men By These Presents:**  
That the undersigned, Shawn Shaffer President, Home Run Restorations, Inc., being the owner of the following described tract of land:  
**To Wit:**  
Lots 1 and 4 Wyoming Estates as recorded under Reception No. 221714871, dated December 14, 2021. County of El Paso, State of Colorado.

**Dedication:**  
Update these to reflect our standard 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, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of \_\_\_\_\_ 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.

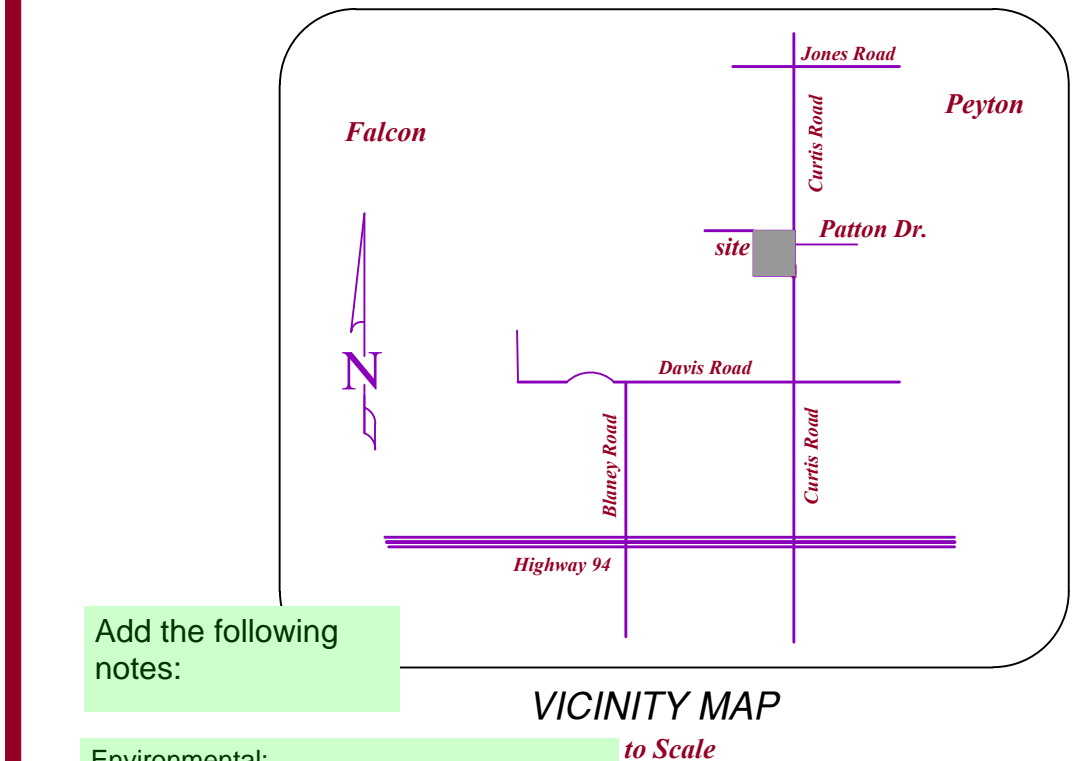
**In Witness Whereof:**  
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of \_\_\_\_\_ 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.

**Notarization:**  
Owners/Mortgagee (Signature)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Count: \_\_\_\_\_  
The following (if corporation)  
by Secretary/Treasurer  
Witnesses  
Address: STATE OF COLORADO  
My County: \_\_\_\_\_

**Licenses:**  
Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Witness my hand and official seal \_\_\_\_\_  
Notary Public

**State Signatures:**  
Signatures of officers signing for a corporation shall be acknowledged as follows:  
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.  
Count: \_\_\_\_\_  
The following (if corporation)  
by Secretary/Treasurer  
Witnesses  
Address: STATE OF COLORADO  
My County: \_\_\_\_\_

**LLC Signatures:**  
Signatures of managers/members for a LLC shall be acknowledged as follows:  
(print name) as Manager/Member of company, a state limited liability company.  
Witness: (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)  
My County: \_\_\_\_\_



**VICINITY MAP to Scale**

Add the following notes:  
Environmental:  
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).  
Access Limitation:  
There shall be no direct lot access to Curtis Road.

**Drainage:**  
The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

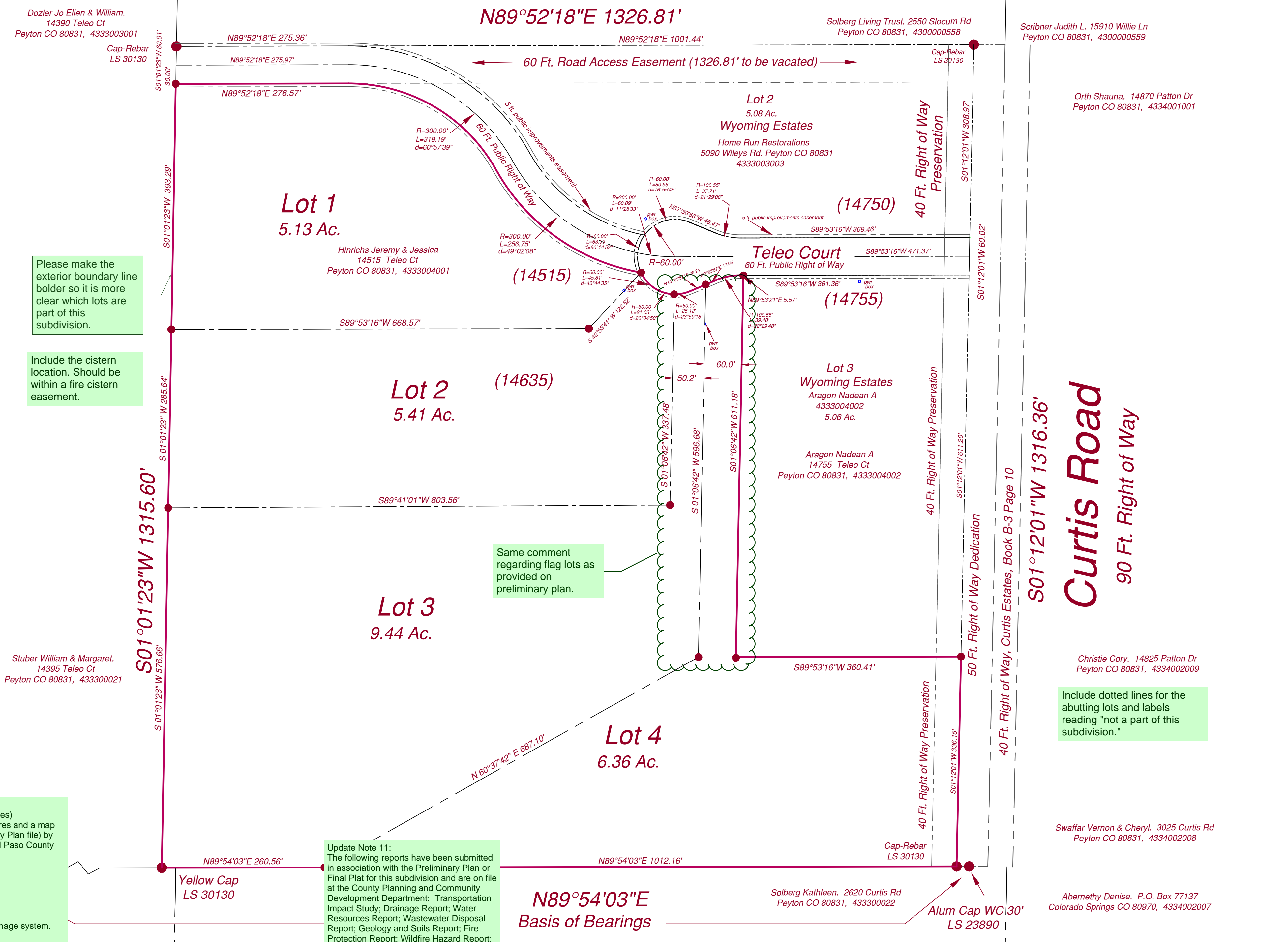
**Soil and Geology Conditions:**  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Donslope Creep: (name lots or location of area)  
•Rockfall Source:(name lots or location of area)  
•Rockfall Runout Zone:(name lots or location of area)  
•Potentially Seasonally High Groundwater:(name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

**Notes:**  
1... This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Guardian Title Agency, LLC, File Number 3117923-03736, dated August 23, 2023.  
2... The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability.  
3... There shall be no direct lot access to Curtis Road.  
4... Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.  
5... Individual wells are the responsibility of each 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.  
6... 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 elevated based on a 300-year aquifer life. Applicants, the Home Owners Association, 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 of 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.  
7... Existing Domestic Well Permit and existing well.  
8... No driveway shall be established unless an access permit has been granted by El Paso County.  
9... All Property owners are responsible for maintaining proper storm 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.  
10... Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

**Total Acreage:**  
Lot 1 = 5.13 Acres  
Lot 2 = 5.41 Acres  
Lot 3 = 9.44 Acres  
Lot 4 = 6.36 Acres  
Total = 26.34 Acres

**Service Providers:**  
Falcon Fire Protection District  
Mountain View Electric Assoc.  
El Paso Co. Telephone  
Individual Sewage Disposal Systems  
Domestic Wells

**Fees:**  
Park Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_  
Fee: \_\_\_\_\_



**Notes:**  
11... 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; Fire Protection Report; Wildlife Hazard Report; Natural Features Report; (other, modify based upon specific reports)  
12... 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 Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.  
13... The following reports have been submitted and are on file at the Department of Development: Soils and Geological, Water Supply, Drainage Report and Sewage Disposal.  
14... All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.  
15... No Structure shall be constructed or placed on the site so as to impede or obstruct the flow of drainage easements, except fences.  
16... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.  
17... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit application and impact fee is based on the established rate at the time of building permit application.  
18... Individual lot purchasers shall be responsible for maintaining necessary drainage culverts from the Teleo Point Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to the length, some of the driveways will need to be specifically approved by the Falcon Fire Protection District.  
19... This site, WYOMING ESTATES FILING No. 2, is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Numbers 09041C0586G, and 785G, effective Dec. 7, 2018.  
20... Assumed Basis of Bearings being a portion of the East-west centerline of said Section 33, T14S, R67W of the 6th P.M. County of El Paso, State of Colorado, beginning at the Southwest corner of the SE1/4 NW1/4 of said Section 33, being a 2.5 inch alum. cap LS 28658 marked c-w1/16, thence coincident with said East-west centerline on a bearing of N89°54'03"E, 3938.66 feet to the point of terminus being a 30 foot offset witness corner of the Southeast corner of the SE1/4 NE1/4 of said Section 33, being a 2.5 inch alum. cap LS 23890 marked wc 30.  
21... This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Guardian Title Agency, LLC, File Number 3117923-03736, dated August 23, 2023.  
Item 10: American Telephone and Telegraph Company Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated October 14, 1963 in Book 1980 at Page 444.  
Item 11: Mountain View Electric Association Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated February 11, 1983 in Book 3673 at Page 851.  
Item 12: El Paso County Mutual Telephone Company Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated August 17, 1973 in Book 2614 at Page 346.  
Item 13: Mountain View Electric Association Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated February 11, 1983 in Book 3673 at Page 851.  
Item 14: A perpetual non-exclusive easement for ingress and egress purposes along the North 60 feet of SE1/4 NE1/4 of Section 33, T13S, R64W of the 6th P.M., as recorded by El Paso County Clerk and Recorder, dated January 7, 1986 in Book 3956 at Page 1540.  
22... 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. 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.  
23... 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.

**Surveyor's Certification:**  
I, Joseph Alessi, 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 November 10, 2020, 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 \_\_\_\_\_, 2023.  
Joseph Alessi  
Colorado Professional Land Surveyor No. 30130



If you are seeking a water finding with the preliminary plan, then the plat can be administrative and the signature block should update to the following:  
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_, and is duly recorded under Reception # \_\_\_\_\_ and any previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment 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, Reception # \_\_\_\_\_.  
El Paso County Planning and Community Development Director

**Recordation:**  
Clerk and Recorder  
STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my office on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and was recorded at \_\_\_\_\_ of the records of \_\_\_\_\_, State of Colorado.  
El Paso County Clerk and Recorder



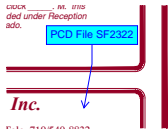
**ALESSI AND ASSOCIATES, Inc.**  
APPRAISERS • ENGINEERS • SURVEYORS  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele. 719/540-8832  
Fax 719/540-2781  
The SE1/4 of the NE 1/4 of Section 33, Township 13 South, Range 64 West  
6th Principle Meridian, El Paso County, Colorado  
Job No. 231137 Wyoming Estates Filing No. 2 DATE July 17, 2023

What are these? Fees should be park, school, drainage, and bridge.

Assumed basis of bearings shall not be used.

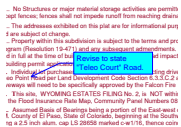
# PLN\_V1\_Final Plat Drawings.pdf Markup Summary

## Callout (3)



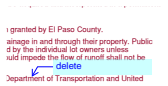
**Subject:** Callout  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** lpackman  
**Date:** 10/24/2023 8:45:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

PCD File SF2322



**Subject:** Callout  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** lpackman  
**Date:** 10/24/2023 10:27:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise to state "Teleo Court" Road.



**Subject:** Callout  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Daniel Torres  
**Date:** 10/25/2023 12:43:11 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

delete

## Clerk & Recorder (1)



**Subject:** Clerk & Recorder  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:28:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Clerk and Recorder

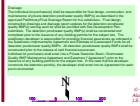
STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my  
office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and  
was recorded at Reception Number  
\_\_\_\_\_ of the records of El Paso  
County

El Paso County Clerk and Recorder

---

## Drainage (1)

---



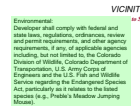
**Subject:** Drainage  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:23:48 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Drainage:**  
The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.  
Individual lot purchasers shall enter into a Private Detention Basin / Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.

---

## Environmental (1)

---



**Subject:** Environmental  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:23:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Environmental:**  
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).

---

## Limited Access (1)

---



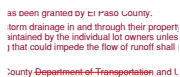
**Subject:** Limited Access  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:23:47 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Access Limitation:**  
There shall be no direct lot access to Curtis Road.

---

## Line (1)

---



**Subject:** Line  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Daniel Torres  
**Date:** 10/25/2023 12:42:59 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

as been granted by El Paso County.  
storm drainage in and through their property  
owned by the individual lot owners unless  
that could impede the flow of runoff shall

County Department of Transportation and L



Owner Certification (1)



**Subject:** Owner Certification  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:27:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update these to reflect our standard 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, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

\_\_\_\_\_. 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.

\_\_\_\_\_  
Owners/Mortgagee (Signature)

By:  
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)  
) ss.  
COUNTY OF \_\_\_\_\_)

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_ as \_\_\_\_\_.

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:  
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:  
(print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

PCD Director (1)



**Subject:** PCD Director  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:28:20 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

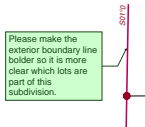
If you are seeking a water finding with the preliminary plan, then the plat can be administrative and the signature block should update to the following:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director 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/Lot Line Adjustment 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, Reception # \_\_\_\_\_.

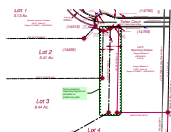
\_\_\_\_\_  
Planning and Community Development Director

Planner (10)



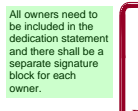
**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:12:05 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please make the exterior boundary line bolder so it is more clear which lots are part of this subdivision.



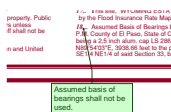
**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:12:38 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Same comment regarding flag lots as provided on preliminary plan.



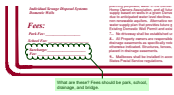
**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:15:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

All owners need to be included in the dedication statement and there shall be a separate signature block for each owner.



**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:16:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Assumed basis of bearings shall not be used.



**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:17:42 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

What are these? Fees should be park, school, drainage, and bridge.

For information regarding easements by Guardian Title Agency, LLC, File 3-Section II  
 Delete Note 19. State of Colorado, El Paso County Mutual Telephone Company, 19: Paso County Mutual Telephone Company, El Paso County Clerk and Recorder, Mountain View Electric Association

**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:17:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete Note 19.

Structural foundations shall be located in Colorado. Natural drainage locations shall be required.  
 Delete Note 13. addresses exhibited on this plat are for subject of change. Property within this subdivision is subject to Resolution 19-471) and any subsequent

**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:18:12 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delete Note 13.

Add the following notes:

**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:24:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add the following notes:

Christie Coy, 14829 Patton Dr, Peyton CO 80851, 4334020209  
 Include dotted lines for the abutting lots and labels reading "not a part of this subdivision."

**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:25:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include dotted lines for the abutting lots and labels reading "not a part of this subdivision."

Include the cistern location. Should be within a fire cistern easement.

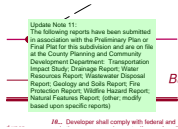
**Subject:** Planner  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:26:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Include the cistern location. Should be within a fire cistern easement.

---

## Reports on File (1)

---



**Subject:** Reports on File  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:23:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Update Note 11:**  
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; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

---

## Soils & Geology (1)

---



**Subject:** Soils & Geology  
**Page Label:** [1] Wyoming Estates Filing No. 2  
**Author:** Ryan Howser  
**Date:** 10/25/2023 11:23:55 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Soil and Geology Conditions:**  
**Geologic Hazard Note-Final Plat:** (to be customized based upon the individual circumstances)  
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

**In Areas of High Groundwater:**  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.