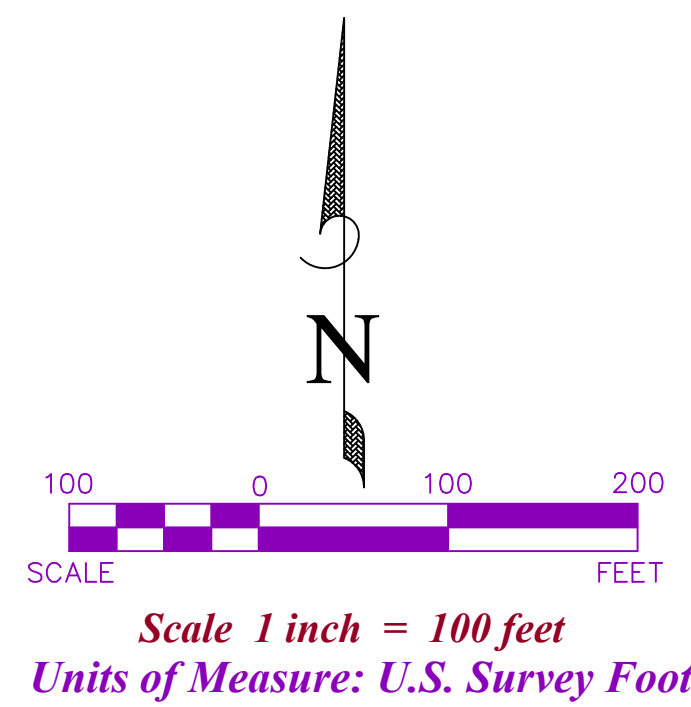
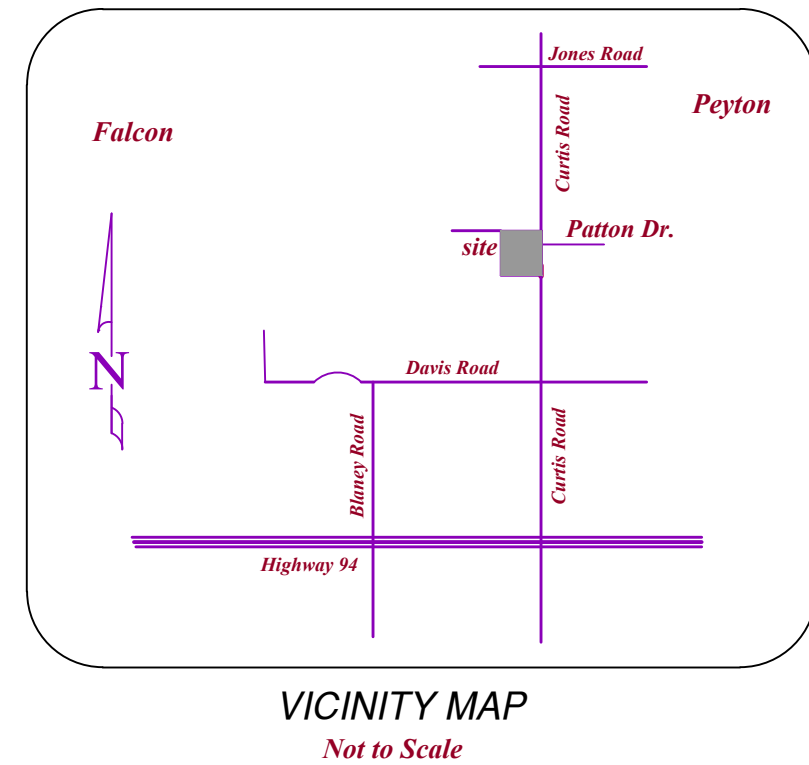
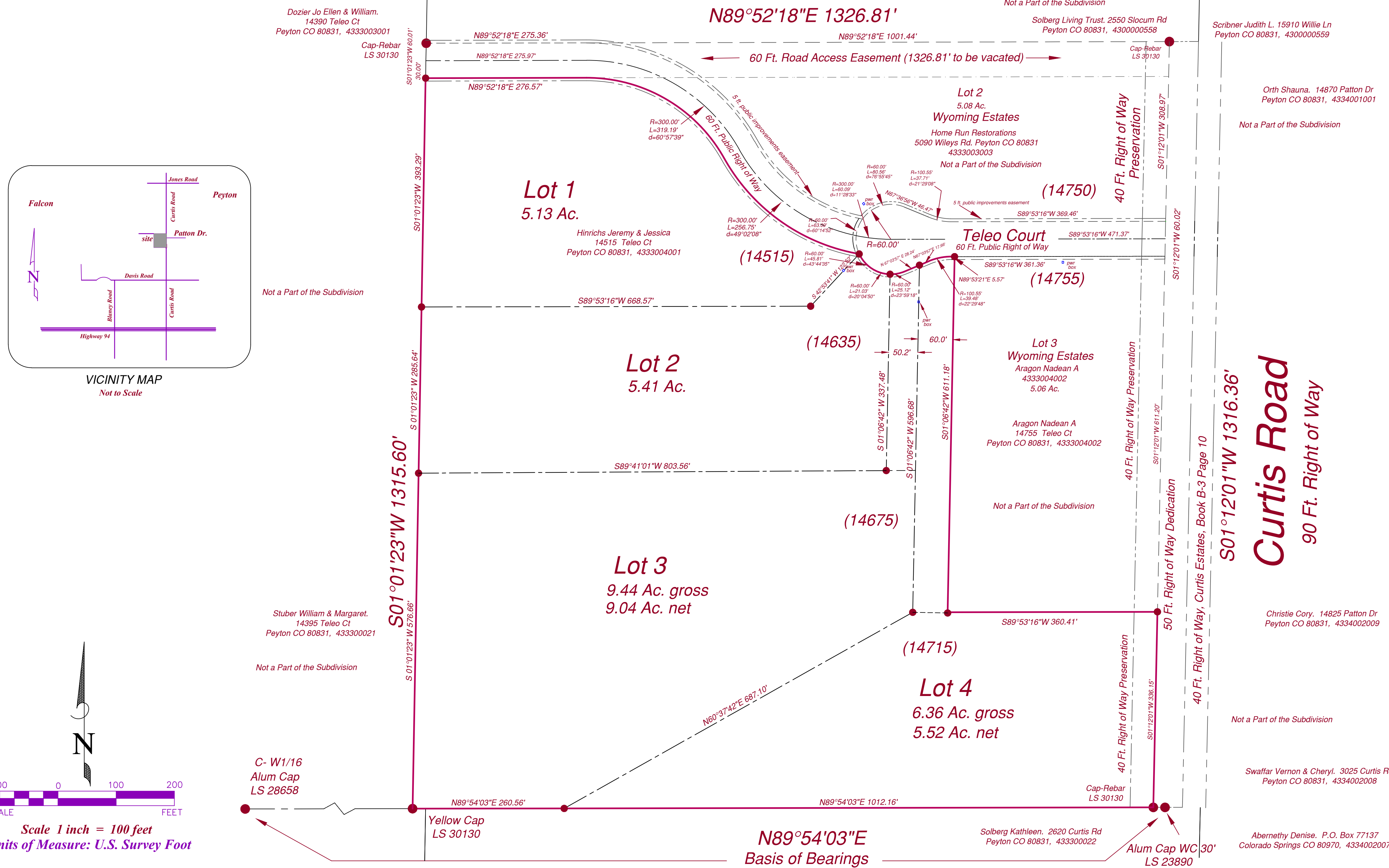


Wyoming Estates Filing No. 2

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



Know All Men By These Presents:
That the undersigned, Shawn Shaffer President, Home Run Restorations, Inc., being the owner of the following described parcel of land:

Legal Description:
Lots 1 and 4 Wyoming Estates as recorded under Reception No. 221714871, dated December 14, 2021, County of El Paso, State of Colorado.

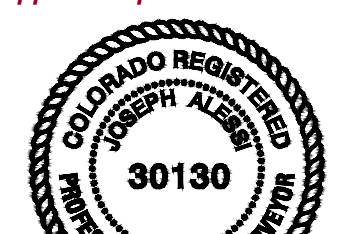
Owners Certificate / Dedication Statement:
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of "WYOMING ESTATES FILING No. 2". 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.

Notarial:
PFG Fund II, LLC, a Colorado limited liability company has executed this instrument this ___ day of ___, 2023, A.D. by: Kevin Amolsch, Manager
State of Colorado)
County of Jefferson) ss
The foregoing instrument was acknowledged before me this ___ day of ___, 2023, A.D. by Kevin Amolsch, Manager
Witness my hand and official seal.
Address: _____
My commission expires: _____ Notary Public

Notarial:
The aforementioned Shawn Shaffer President, Home Run Restorations, Inc. has executed this instrument this ___ Day of ___, 2023 A.D. Shawn Shaffer, President
State of Colorado)
County of El Paso) ss
The foregoing instrument was acknowledged before me this ___ day of ___, 2023 A.D., by Shawn Shaffer, President
Witness my hand and seal _____
Address _____
My Commission expires _____

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 August 01, 2023, 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 Date
Colorado Professional Land Surveyor No. 30130



Per previous comment, 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.

Board of Commissioners: Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot conditions include 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 # _____

Executive Director and Community Development Director: Planning and Community Development Director

Recordings: Previous comment not addressed: update signature block for Clerk and Recorder:
State of Colorado)
County of El Paso) ss
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
Number ___ Day of ___
El Paso County Clerk and Recorder Date

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 3117923-03706, 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. Access Limitation: 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 Aquifer 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: _____
Drainage Fee: _____
Bridge Fee: _____

10. 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.
11. The following reports have been submitted and are on file at the Department of Development: Soils and Geological Report, Water Resources Report, Drainage Report, Wildfire Hazard Report, and OWTS Report.
12. 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.
13. 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).
14. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject of change.
15. 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 issuance. The road impact fee is based on the established rate at the time of building permit application.
16. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Teleo Court 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.
17. 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 08041C0568G, and 785G, effective Dec. 7, 2018.
18. 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.

18. 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 29658 marked c-w/116, 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 w 30'.
19. 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.
20. 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.
21. Soil and Geology Conditions: Geologic Hazard Note-Final Plat: None Noted as per Soils and Geological Reports

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 certification shown hereon.



ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 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 Nov. 01, 2023

PCD File SF2322