

SUBDIVISION/CONDOMINIUM PLAT

Reception Number **Date** **Time**

Reception Fee **Number of Pages** **File Number**

Wyoming Estates Filing No 2
Name of Plat

Home ~~Box~~ ^{Run} Restorations Inc
Owner's Name

Subdivision

Condominium

C&R/016 Revised 6/06

Steve Schleiker
09/13/2024 09:39:04 AM
Doc \$0.00 1
Rec \$13.00 Page

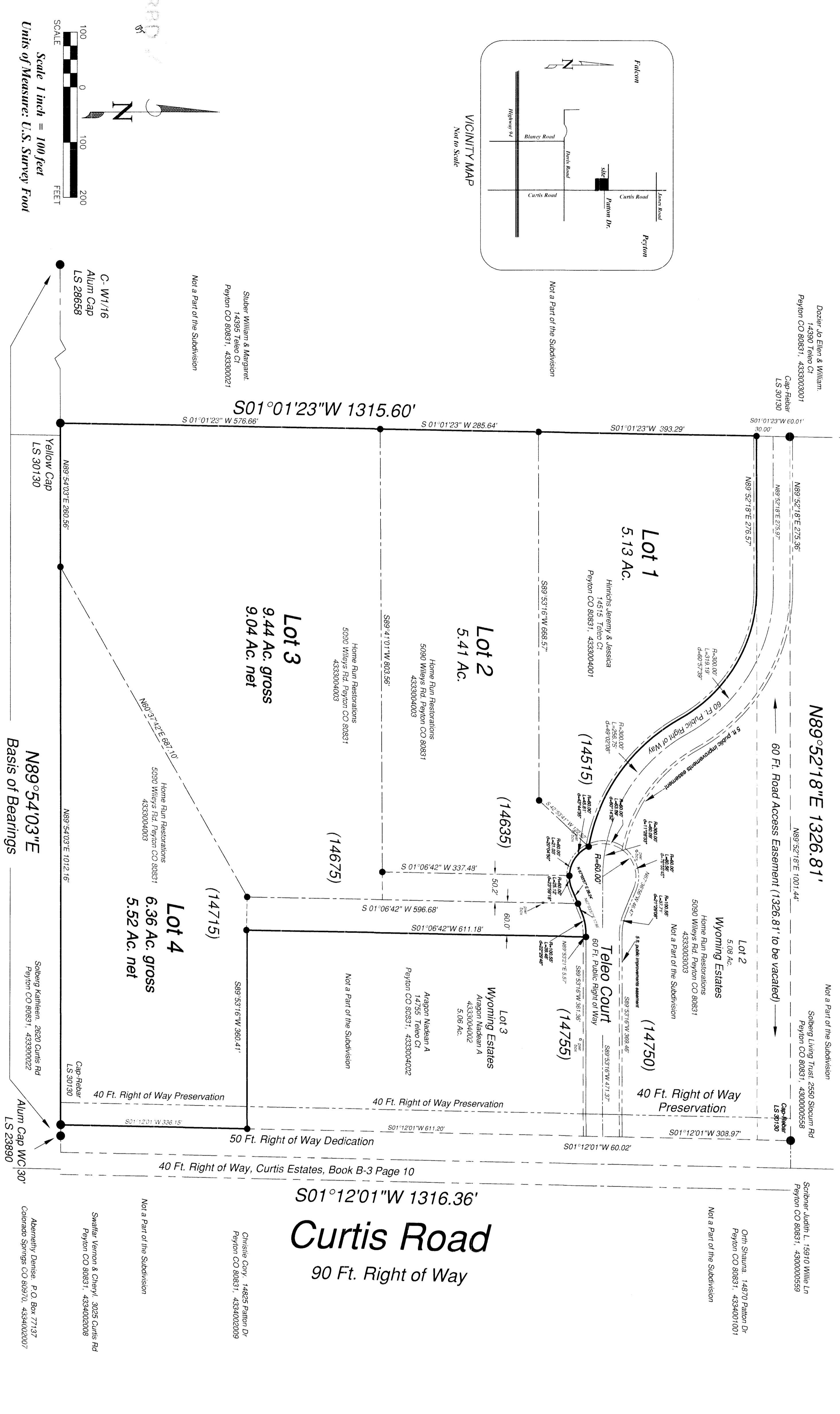
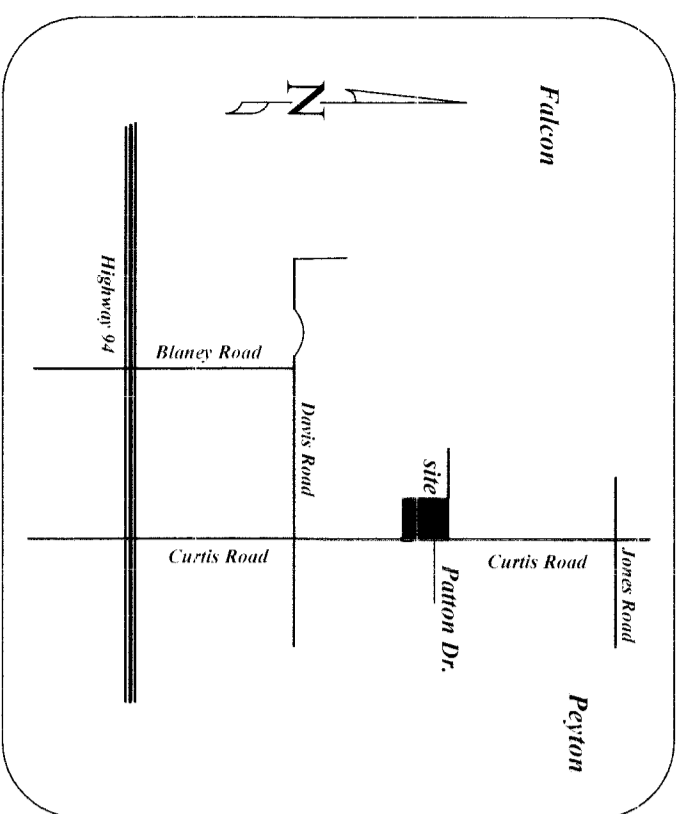
El Paso County, CO

224715404

Wyoming Estates Filing No. 2

15404

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



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 Sewer Beyond Systems
Domestic Well

Fees:
Plan Fee: \$2,025.00 (AREA 4)
Stamp Fee: \$150.00 (Dist. 4)
Drainage Fee: \$284.00 (LPHS&S)
Bridge Fee: \$104.00 (AREA 4)

Notes:
1. This survey does not constitute a title search by Alesse and Associates, Inc. to determine ownership or easements of record. For information regarding easements, rights of way, Alesse and Associates, Inc. relied upon the Title Policy prepared by Guardian Title Agency, LLC, File Number 311923 93736, 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 Squaw Creek Ground Water Management District, which compliance may result in a reduction of well yield and thus a reduction in water availability.
3. Succession of the subsurface water rights to the surface water rights shall be determined by the Colorado Ground Water Commission and the Upper Black Squaw Creek Ground Water Management District.
4. Succession of the subsurface water rights to the surface water rights shall be determined by the Colorado Ground Water Commission and the Upper Black Squaw Creek Ground Water Management District.
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 allocated based on a 300-year aquifer life. Applicants of the Denver Basin Aquifers shall be advised that the water supply plan should be based on the 100-year aquifer life 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 permits and existing well access permits have been granted by El Paso County.
8. All property shall be established under an access permit has been granted by El Paso County.
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Know All Men By These Presents:
That the undersigned, Shawn Shafer, 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 planned are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements 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 entire responsibility for providing from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Notarial:
PGS Fund II, LLC, a Colorado limited liability company, has executed this instrument this 28th day of August, 2024, A.D. by: Kevin Amosch, Manager, State of Colorado, ss County of Jefferson.)

The foregoing instrument was acknowledged before me this 28th day of August, 2024, A.D. by Kevin Amosch, Manager, State of Colorado, ss County of Jefferson.)

Witness my hand and official seal: Address: 2510 U.S. Hwy. 280, Suite 208, Aurora, CO 80013 My commission expires: 5/18/2026 Notary Public

Notarial:
The aforementioned Shawn Shafer, President, Home Run Restorations, Inc., has executed this instrument this 28th day of August, 2024, A.D. by: Shawn Shafer, President, Home Run Restorations, Inc., State of Colorado, ss County of El Paso.)

The foregoing instrument was acknowledged before me this 28th day of August, 2024, A.D. by Shawn Shafer, President, Home Run Restorations, Inc., State of Colorado, ss County of El Paso.)

Witness my hand and official seal: Address: 2510 U.S. Hwy. 280, Suite 208, Aurora, CO 80013 My commission expires: 5/18/2026 Notary Public

Surveyor's Certification:
I, Joseph Alesse, a duly registered Professional Land Surveyor in the State of Colorado do hereby certify that I have personally supervised and checked the measurements and computations shown hereon, that the 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 28th day of August, 2024. Joseph Alesse, Colorado Professional Land Surveyor No. 30130

Recordings:
This Plat, "WYOMING ESTATES FILING NO. 2", was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2024, subject to any notes specified hereon.

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.

Recording # _____

Notarial:
I hereby certify that this instrument was filed in my office on this 28th day of August, 2024, A.D., and was recorded under Reception Number 224714871 of the records of El Paso County, State of Colorado.

By: [Signature] Day of August, 2024
El Paso County Clerk and Recorder

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tel: 719.549.8822
Fax: 719.549.2781

The SE 1/4 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 March 25, 2024