HANCOCK SUBDIVISION II

A REPLAT OF LOT 39, CHAPARRAL HILLS

IN THE NE 1/4 OF SECTION 36, T 11 S, R 67 W OF THE 6th P.M., EL PASO COUNTY, COLORADO

Please format as 24x 36 inches.

The legal description for the subdivision shall be included in the following format: "A parcel of land in the 1/4 of Section XX, Township XX South, Range XX West, of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:" The legal description that follows this introduction may be by one of the following two means: (1) by metes and bounds, incorporating a complete traverse and meeting the accuracy standards described above (Note: The area to the nearest one-hundredth of an acre (.01) more or less shall be included.); or (2) by subdivision and lot numbers

KNOW ALL MEN BY THESE PRESENTS:

THAT BILL AND VICKIE HANCOCK LIVING TRUST, BILLY G. HANCOCK AND VICKIE L. HANCOCK, TRUSTEES, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

LOT 39, CHAPARRAL HILLS AS RECORDED IN PLAT BOOK T–2 AT PAGE 2 UNDER RECEPTION NUMBER 824585 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER AND LOCATED IN A PORTION OF THE NORTHEAST ONE–QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO. SAID LOT CONTAINS 5.06 ACRES, MORE OR LESS.

OWNERS' CERTIFICATION:

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 "HANCOCK SUBDIVISION II". 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 OWNERS' 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 AFOREMENTIONED, BILL AND VICKIE HANCOCK LIVING TRUST, BILLY G. HANCOCK, TRUSTEE, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026, A.D.

_____
BILL AND VICKIE HANCOCK LIVING TRUST, BY BILLY G. HANCOCK, TRUSTEE

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY BILLY G. HANCOCK AS TRUSTEE OF THE BILL AND VICKIE HANCOCK LIVING TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

IN WITNESS WHEREOF:

THE AFOREMENTIONED, BILL AND VICKIE HANCOCK LIVING TRUST, VICKIE L. HANCOCK, TRUSTEE, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026, A.D.

_____
BILL AND VICKIE HANCOCK LIVING TRUST, BY VICKIE L. HANCOCK, TRUSTEE

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, A.D., BY VICKIE L. HANCOCK AS TRUSTEE OF THE BILL AND VICKIE HANCOCK LIVING TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

ADD THIS SIGNATURE BLOCK For Replats requiring BoCC action:

This plat for (name of subdivision or plat) 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 and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but the public improvements thereon will not become the 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.

Previous plat name in entirety is vacated and amended for the areas described by this replat 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 # _____.

_____ _____
Chair, Board of County Commissioners Date

_____ _____
Planning and Community Development Director Date

REPLACE THIS WITH:

Surveyors Certificate

I surveyor's name, 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 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 provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20__.

_____
Surveyor's Name, (Signature) Date
Colorado registered PLS #_____

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER THOMPSON, 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 IN JUNE 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAT 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.

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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2026

_____
CHRISTOPHER THOMPSON P.L.S. NO. 19625
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907

Remove this since water finding requires BOCC approval.

COUNTY APPROVAL:

THIS PLAT "HANCOCK SUBDIVISION II" 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.
"HANCOCK SUBDIVISION II" IN IT'S 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 UNDER RECEPTION NUMBER 824585.

_____
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

WATER AND WASTEWATER NOTE TO ADD, REFLECTING CONDITIONS OF PROPOSAL:

Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots)On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
Water [and wastewater] service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

EASEMENTS:

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

2. THIS PROPERTY IS SUBJECT TO ALL REQUIREMENTS, NOTES, CONDITIONS, COVENANTS AND OBLIGATIONS AS DEPICTED ON THE RECORDED PLAT OF CHAPARRAL HILLS AS RECORDED UNDER RECEPTION NUMBER 824585 OF SAID COUNTY RECORDS.

NOTES:

1. ALL PROPERTY OWNERS ARE RESPONIBLE 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.

2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

3. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES, THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NUMBER 25–337) 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 IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

4. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE 6.3.3.C2 AND 6.2.2.C3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS MUST BE APPROVED BY THE FIRE DISTRICT.

The note on page 2 says both lots required to construct individual driveways, please make consistent.

5. NO BASEMENTS OR INHABITABLE BELOW GRADE AREAS ARE ALLOWED UNLESS SITE SPECIFIC GROUND WATER MONITORING CONDUCTED OVER A FULL ANNUAL CYCLE DEMONSTRATES A MINIMUM 3–5 FEET OF VERTICAL SEPARATION BETWEEN THE LOWEST FLOOR ELEVATION AND GROUNDWATER, OR SITE GRADING HAS DEMONSTRABLY MITIGATED SHALLOW GROUNDWATER CONDITIONS.

6. SITE SPECIFIC SOILS AND FOUNDATION INVESTIGATIONS MUST BE CONDUCTED BEFORE THE ISSUANCE OF BUILDING PERMITS. THESE INVESTIGATIONS SHOULD INCLUDE BORINGS, LABORATORY TESTING AND GEOTECHNICAL ANALYSIS TO CONFIRM THE SUITABILITY OF FOUNDATIONS, ASSESS THE FEASIBILITY OF BASEMENTS AND DESIGN APPROPRIATE SUB–SURFACE DRAINAGE AND STRUCTURAL SYSTEMS.

7. PER ECM SECTION I.7.1.B.5, RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PER CENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PER CENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.

WILD FIRE PLAT NOTES:

THIS PROJECT IS IN A LOW/MODERATE HAZARD FIRE INTENSITY AREA PER THE COLORADO STATE FOREST SERVICE WILDFIRE RISK ASSESSMENT PROGRAM REQUIRING HARDENED STRUCTURE AND DEFENSIBLE SPACE.

1. LOW HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING AND A DEFENSIBLE SPACE OF 30 FEET CLEARANCE AND NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FEET OF CHIMNEY OUTLETS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUELS.

2. 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.

This was adopted; please amend to reflect.

3. HIGH HAZARD HARDENED STRUCTURE TO CONSIST OF A MINIMUM CLASS A ROOFING, NON–COMBUSTIBLE SIDING/DECKING, EAVES AND OVERHANGS. A DEFENSIBLE SPACE OF 30 FEET IRRIGATED, 100 FEET FUEL TREATMENT, SELECTED FIRE RESISTANT TREES WITHIN 30 FEET OF STRUCTURES, AND SELECTED THINNING OF TREES AND SHRUBS. TREES WITHIN DEFENSIBLE SPACE SHALL BE PRUNED TO MINIMIZE LADDER FUEL, ALL TREES AND SHRUBS PRUNED OF DEAD MATERIAL, NO PORTION OF TREES OR OTHER VEGETATION WITHIN 10 FEET OF CHIMNEY OUTLETS.

4. 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.

5. MAINTENANCE OF DEFENSIBLE SPACE SHALL BE CONTINUED IN CONTINUUM FOR THE EXISTENCE OF THE STRUCTURE.

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

PLAT NOTE TO ADD:

The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Final Plats shall identify all hazards or constraints, mitigation measures, and corresponding lot numbers for any lots encumbered by such hazards or constraints. Use this format -->

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.

COLORADO GEOLOGICAL SURVEY NOTES:

1. BASEMENTS OR HABITABLE LOW GRADE AREAS SHOULD NOT BE CONSTRUCTED UNLESS SITE – SPECIFIC GEOTECHNICAL INVESTIGATIONS AND GROUNDWATER EVALUATION DEMONSTRATE ADEQUATE SEPARATION BETWEEN THE LOWEST FOUNDATION COMPONENTS AND ANTICIPATED GROUNDWATER CONDITIONS, OR SITE GRADING HAS MITIGATED SHALLOW GROUNDWATER CONCERNS.

2. SITE SPECIFIC SOILS AND FOUNDATION INVESTIGATIONS SHOULD BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE TO EVALUATE GROUND WATER CONDITIONS, FOUNDATION DESIGN CONSIDERATIONS, FLOOR SYSTEMS, SUBSURFACE DRAINAGE, AND OTHER GEOTECHNICAL CONSTRAINTS RELEVANT TO THE PROPOSED CONSTRUCTION.

3. BELOW GRADE CONSTRUCTION SHOULD CONSIDER SITE–SPECIFIC FOUNDATION DRAINAGE AND GROUNDWATER MITIGATION MEASURES WHERE SHALLOW GROUNDWATER CONDITIONS MAY BE PRESENT.

4. FUTURE DEVELOPMENT SHOULD CONSIDER AND INCORPORATE THE RECOMMENDATIONS CONTAINED IN THE APPROVED GEOLGIC HAZARD AND GEOTECHNICAL REPORTS APPLICABLE TO THE SITE.

ADD THIS PLAT NOTE:
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).

ADD THIS PLAT NOTE:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

ADD THIS PLAT NOTE, TO REFLECT SUBMITTED REPORTS:
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)

RECORDING:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK_____, THIS _____ DAY OF _____, 2026, A.D., AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

SURCHARGE: _____

BY: _____
DEPUTY

Replace this signature block with:
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

PCD FILE NO. VR254

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719–630–0559

JOB NO.: 45032
MAY 6, 2026
PAGE 1 OF 2

The following note shall be placed on the plat: "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"

HANCOCK SUBDIVISION II

A REPLAT OF LOT 39, CHAPARRAL HILLS

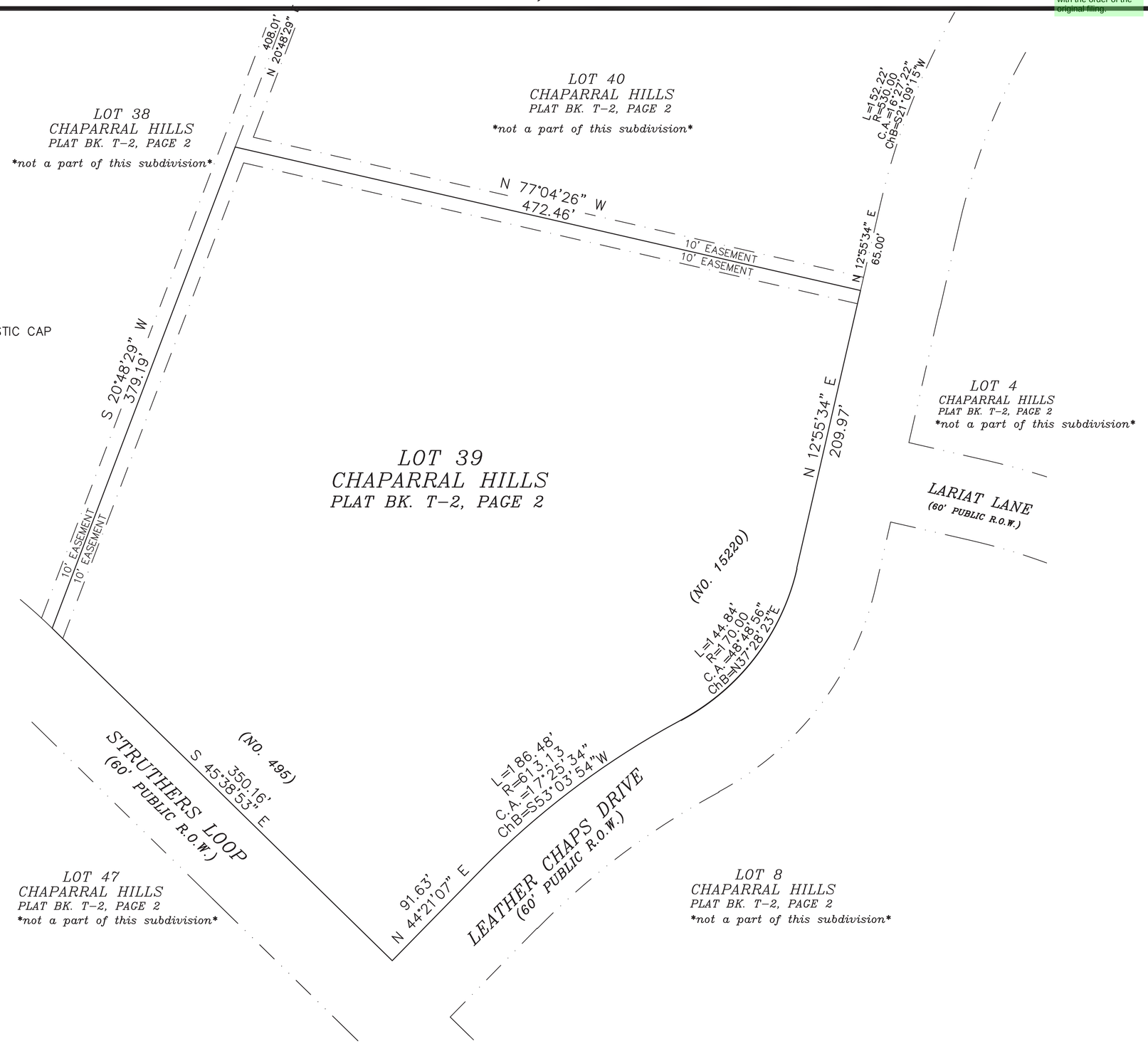
IN THE NE 1/4 OF SECTION 36, T 11 S, R 67 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

(6)Replat. Replat names shall be consistent with the name of the original plat filing unless the land includes more than 1 plat name, and characterized by an alphabetic descriptor after the filing number, and shall reflect consistency with the order of the original filing.

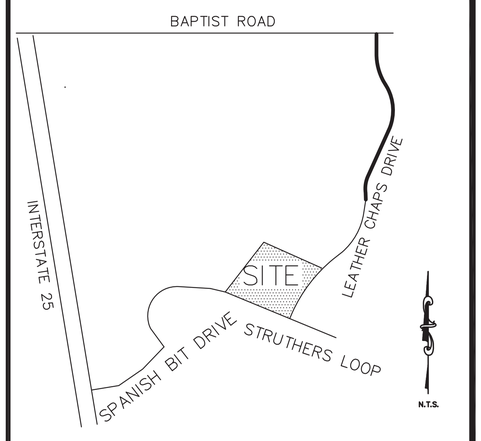
as platted:

LEGEND:

- ◉ INDICATES A FOUND REBAR WITH NO CAP
- △ INDICATES A SET NO. 4 REBAR WITH PLASTIC CAP CAP STAMPED "RMLS NO. 19625"
- *(NO. XXXXX)* INDICATES THE PROPERTY ADDRESS

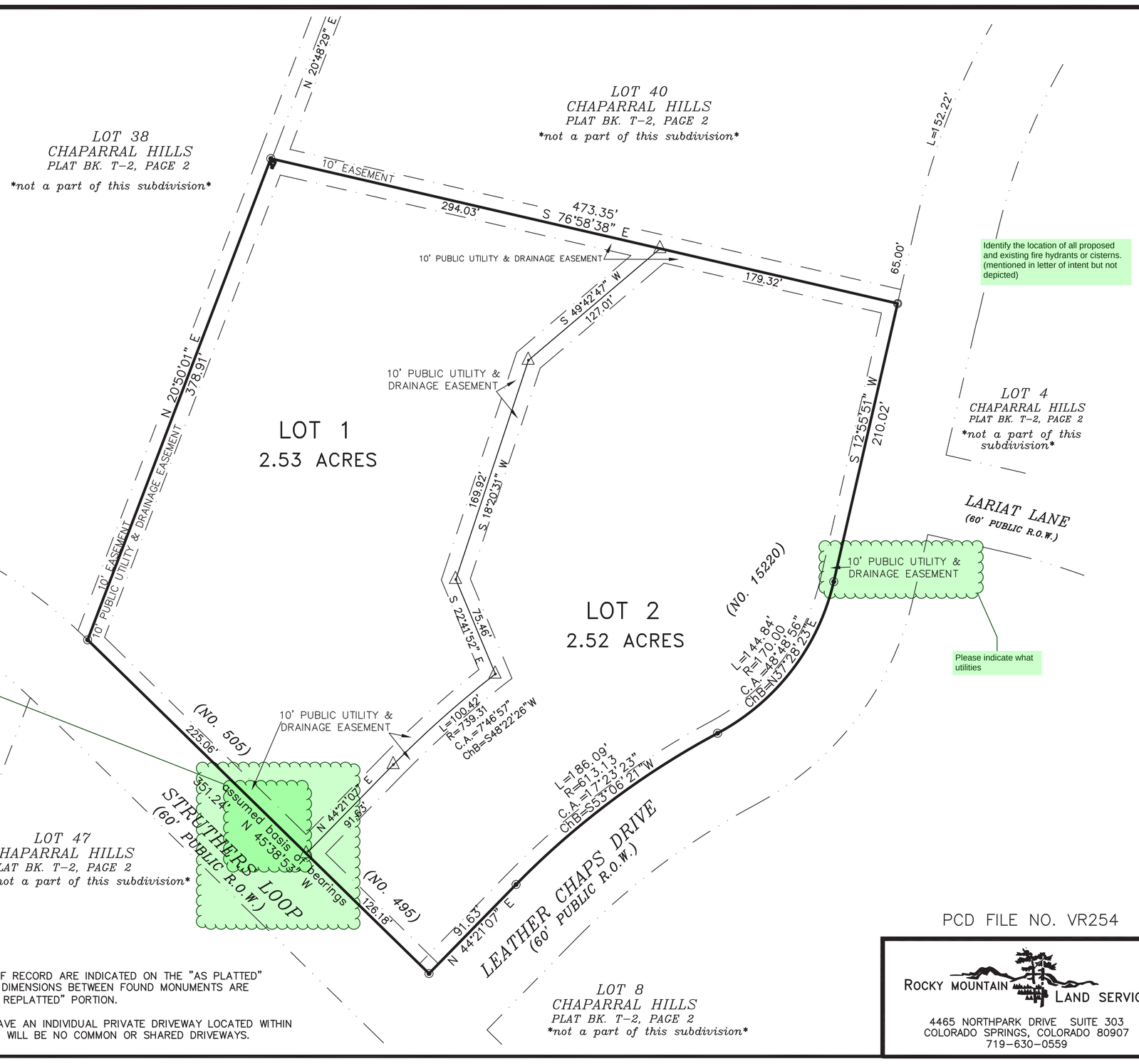


VICINITY MAP



as replatted:

Missing:
- Identification of the point of beginning
- A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. El Paso County subdivision regulations Basis of Bearings Statement shall follow the Bylaws and Rules of The State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors. This can be found at 6.8 Basis of Bearing Statement
- If no offset monuments are to be set in conjunction with the plat the following note shall be included on the plat: "Note: No offset monuments are to be set in conjunction with this plat."
- The final total gross acreage, the total number of lots. Gross density, net density and net acreage of the subdivision.
-



Identify the location of all proposed and existing fire hydrants or cisterns. (mentioned in letter of intent but not depicted)

Please indicate what utilities

0' 50' 100'

SCALE: 1" = 50'
JOB NO.: 45032
MAY 6, 2026
PAGE 2 OF 2

NOTE:

(1.) ALL DIMENSIONS OF RECORD ARE INDICATED ON THE "AS PLATTED" PORTION. ALL ACTUAL DIMENSIONS BETWEEN FOUND MONUMENTS ARE DEPICTED ON THE "AS REPLATTED" PORTION.

(2.) EACH LOT WILL HAVE AN INDIVIDUAL PRIVATE DRIVEWAY LOCATED WITHIN SAID LOT ONLY. THERE WILL BE NO COMMON OR SHARED DRIVEWAYS.

PCD FILE NO. VR254

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559