

NABULSI-ABUSHABAN SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That NABULSI-ABUSHABAN FAMILY TRUST, being the owner of the following described tract of land to wit:

The East 990 feet of the South 1155 feet of the Southeast Quarter of Section 19 in Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, EXCEPT the South 30 feet and the East 30 feet thereof;

Containing 24.796 acres, more or less.

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 land into lots, public right-of-way additions and easements as shown hereon under the name and subdivision of NABULSI-ABUSHABAN SUBDIVISION. All public improvements, and public right-of-way additions so platted, are hereby dedicated to public use and said owner does hereby covenant and agree that any 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.

NABULSI-ABUSHABAN FAMILY TRUST

By: _____
Taheer Nabulsi, Co-Trustee

By: _____
Rola Abushaban, Co-Trustee

NOTARIAL:

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

Acknowledged before me this _____ day of _____, 20____ by Taheer Nabulsi and Rola Abushaban, Co-Trustees for NABULSI-ABUSHABAN FAMILY TRUST.

My commission expires _____

Witness my hand and seal

Notary Public

MORTGAGEE/LIENHOLDER:

Dedication acknowledged and consent executed this _____ day of _____, 20____ A.D.

NEW HOME LENDING, its Successors and/or Assigns

Signer Title

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D. by _____ for NEW HOME LENDING, its Successors and/or Assigns.

Witness my hand and seal

My commission expires _____

Notary Public

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by FIRST AMERICAN, Commitment No. 5516-4108826 dated October 28, 2023 at 8:00 a.m.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Old Ranch Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire and Rescue District.
No driveway shall be established unless an access permit has been granted by El Paso County. Driveway culverts within the indicated Common Private Access Easement must be installed prior to building permit authorization for all lots within the subdivision.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed or "engineered" system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Basis of Bearings: All bearings are based on the most Southerly line of this "net" tract line, monumented as shown and assumed to bear S89°58'40"W, a distance of 960.09 feet.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- Water Supply: 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. 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 evaluated based on a 300-year aquifer life. Applicants 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 or 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 sources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

NOTES (CONT.):

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0530 F, effective date March 17, 1997 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by the Black Forest Fire and Rescue District.

The Land Development Code of El Paso County, Colorado, Section 6.3.3, requires a Fire Protection Report to be submitted for any subdivision application that addresses the fire authority's capabilities, water supply, access roads, and wildfire mitigation. This site is in a moderate fire hazard area and that defensible space is required. A Fire Protection Report was completed by Jensen Hughes Inc., dated October 27, 2025. As a condition of approval of this plat, the subdivision is limited to residential structures with a maximum size of 5,000 square feet. All future residential structures shall be equipped with an automatic fire sprinkler system in accordance with NFPA 13D. Adjacent exposures are not permitted within 50 feet of the primary structure. All future developments are to be in accordance with the Fire Protection Report and applicable codes and standards, including the International Fire Code, at the time of construction. Any deviations shall require individual fire protection strategies to be approved by Black Forest Fire Rescue. In combination with the Fire Protection Report, a Wildfire Mitigation Plan has been completed by David H. Root, dated May 2023. The plan addresses the current wildfire conditions and risk for the property, the fuels present, the fuel management recommendations, and the home ignition zone. The Wildfire Mitigation Plan shall serve as the guiding framework for all new developments and should be referenced and incorporated, where applicable, to ensure alignment with best practices for wildfire risk reduction. Such work may include, but is not necessarily limited to the following: Forest-wide thinnings, fuel break thinnings, prunings and/or debris disposal.

This subdivision is limited to residential dwelling and associated accessory structures. The maximum residential dwelling size is limited to 5,000 square feet. All residential dwellings are required to be protected by an NFPA 13D fire sprinkler system. Accessory structure exposures are not permitted within 50 feet of the primary residential dwelling. Future construction is required to be in accordance with the applicable codes and standards at the time of construction. If any future lot developments deviate from the prior listed item criteria, individual fire protection strategies shall be approved by the BFFR Fire Prevention and Compliance Division.

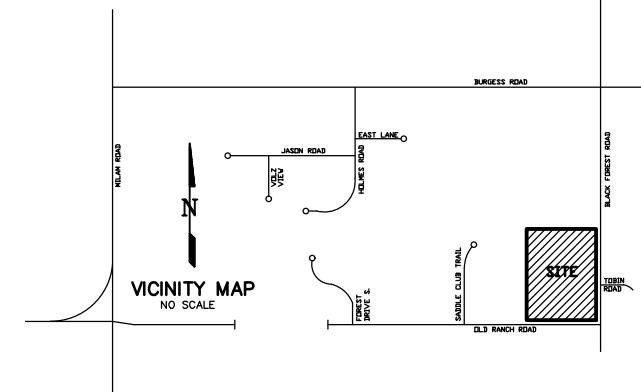
- Unless otherwise indicated, side, front and rear lot lines are hereby plotted on each side with a ten foot Public Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement, except along road rights-of-way. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department, which includes, but not necessarily limited to: Letter of Intent (Deviation Request); Traffic Impact Study; Drainage Letter; Storm Water Management Plan; Detention Maintenance Agreement; Soils and Geology Report; Grading and Erosion Control Plan; PDB/BMP Operations and Maintenance Manual; Fire Protection Report; Water Resources Report; Wastewater Disposal Report; Wildfire Mitigation Plan; Construction Drawings.
- 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.

The 6" RPA water quality treatment facility is located within the private road easement, of which the maintenance responsibility lies with the owners of record of NABULSI-ABUSHABAN SUBDIVISION. Said RPA's cannot be modified without El Paso County review and approval.

- 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/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.

Please be aware that any additional improvements may interfere with Abert's Squirrel, Black Bear, Elk, Mountain Lion, and Mule Deer habitat (species of concern to the State of Colorado) during and/or following construction. Information regarding wildlife protection measures should be provided to construction personnel and future residents, including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation, weed control and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from the Colorado Division of Wildlife.

- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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 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 El Paso County Road Impact Fee Program Resolution (Resolution No. 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 a plat notes to ensure that a title search would find the fee obligation before sale of the property.
- All property within this subdivision is subject to a Common Private Access Agreement as recorded under Reception No. _____ of the records of the El Paso County Clerk and Recorder.
- The site has been found to be impacted by the following geologic constraints/hazards: artificial fill, downslope creep (No-Build Area Easement), expansive soils, potentially seasonal wet (No-Build Area Easement), and seasonal shallow groundwater areas (No-Build Area Easement), and shallow bedrock. The geologic constraints/hazards and mitigation measures can be found as mapped in the Soils and Geology Study completed by Entech Engineering, Inc., revised date May 22, 2023, available at the El Paso County Planning and Community Development Department. Downslope Creep: was identified on Lots 2 and 3; Potentially Seasonal and Seasonal high groundwater: were identified on each lot, and should be avoided by planned structures or on-site wastewater treatment systems; Expansive Soils and Bedrock: potential exists for each lot; Shallow Bedrock: potential exists for each lot.
- The Private Road Easement (Serenity Ridge View) as shown on this Plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
- There shall be no direct lot access to Black Forest Road. There shall be no direct lot access to Old Ranch Road, except via Serenity Ridge View Private Road Easement (60' width).
- Public and Common Subdivision Improvements: 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 preliminary 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 provisions 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.



- (continued . . .) 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.
- Gas and Electric services for this subdivision is provided by BLACK HILLS ENERGY and MOUNTAIN VIEW ELECTRIC ASSOCIATION, respectively, subject to the Districts' rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

SURVEYOR'S CERTIFICATION:

I, David Hostetler, 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____ A.D.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for NABULSI-ABUSHABAN SUBDIVISION 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 and easements 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.

Chair, Board of County Commissioners Date

Planning and Community Development Director Date

RECORDING:

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.

El Paso County Clerk and Recorder

FEES:

Park Fee: _____ Drainage Fee: _____

School Fee: _____ Bridge Fee: _____

PCD FILE NO.: MS2211

According to Colorado law, you must commence any legal action within three years after you first discover such defect. A survey by a licensed surveyor is required to be commenced more than one year after the date of the subdivision shown hereon.

CALL BEFORE YOU DIG . . .



DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR GAS, WATER, ELECTRIC, AND WASTEWATER

No.	Description	Date
1	COUNTY COMMENTS	03/20/24
2	COUNTY COMMENTS	11/20/24
3	COUNTY COMMENTS	07/09/25
4	COUNTY COMMENTS	07/17/25
5	COUNTY COMMENTS	08/21/25

H Scale:	N/A
V Scale:	N/A
Designed By:	N/A
Drawn By:	DGV
Checked By:	DVH
Date:	05/31/22

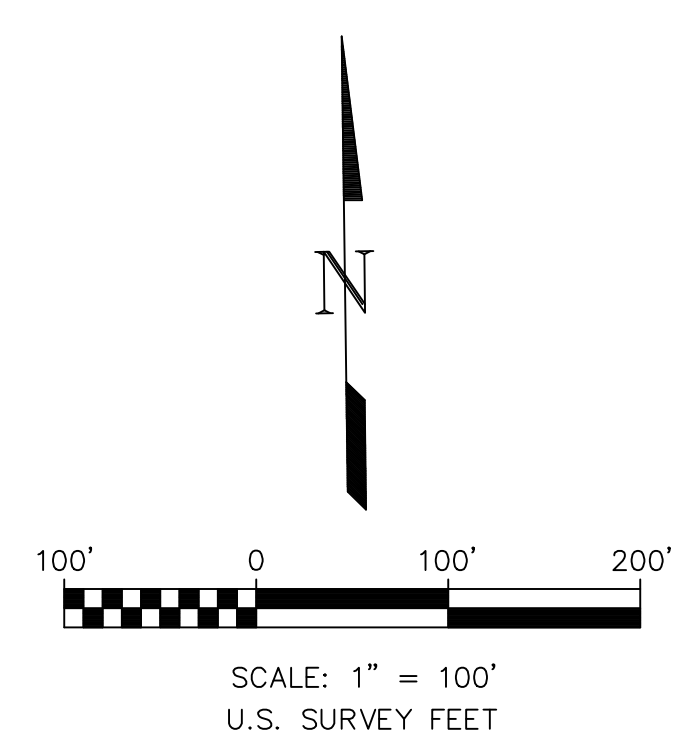
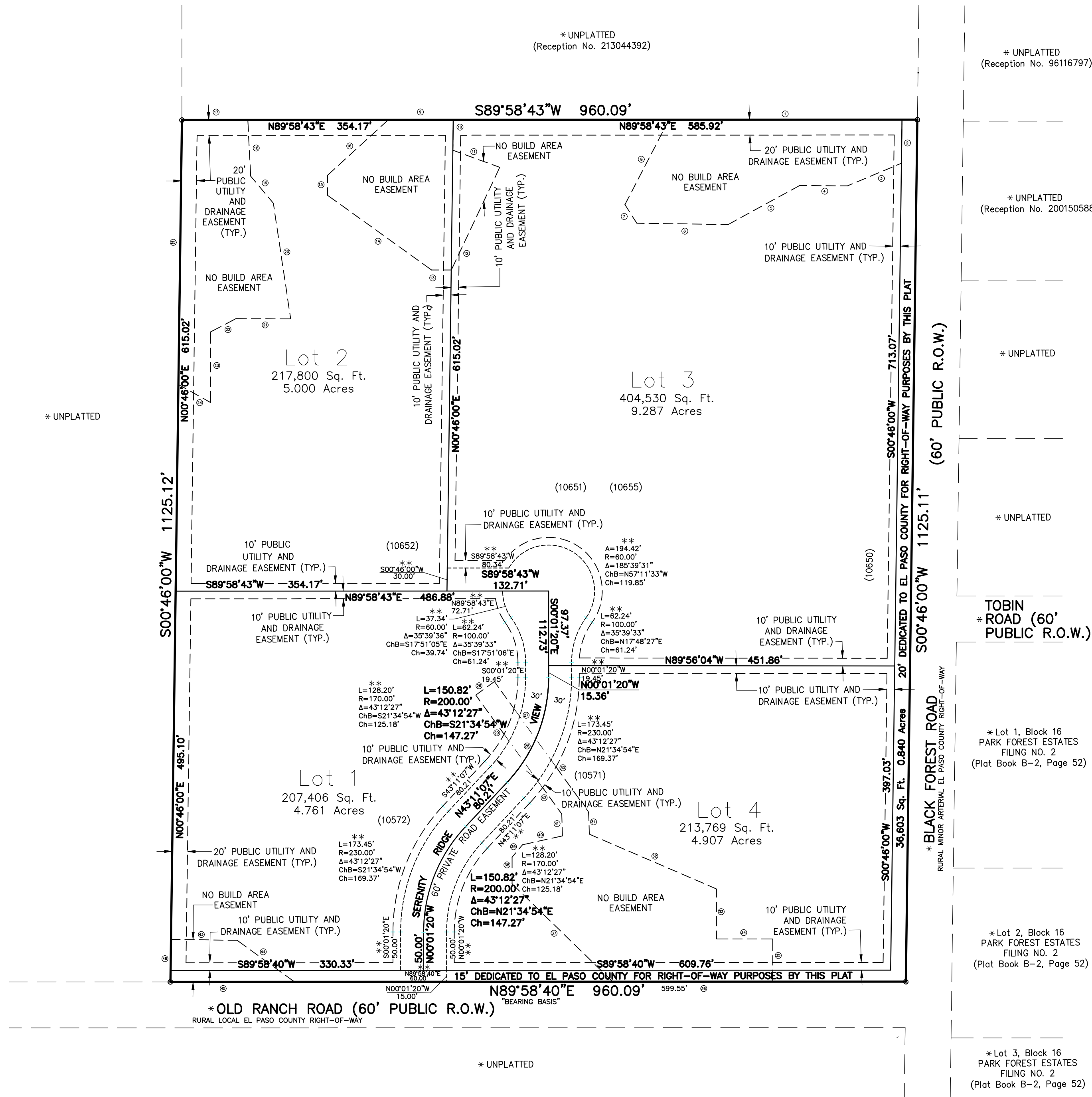
Land Development Consultants, Inc.
PLANNING - SURVEYING
www.ldcinc.com • TEL: (719) 529-6133 • FAX: (719) 529-6646
3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

FINAL PLAT
NABULSI-ABUSHABAN SUBDIVISION

Project No.: 22005
Sheet: _____
1 of 2

NABULSI-ABUSHABAN SUBDIVISION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



- LEGEND:**
- Indicates survey monument set with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
 - Indicates survey monument found as noted
 - Property Line — Lot Line
 - * — Indicates not a part of this subdivision
 - ** — Indicates Private Road Easement data
 - (10650) — Indicates lot address — Easement data "tie" lines
 - ⊗ — Indicates No-Build Area Easement Data line/curve number (this Easement does not exist within the 60' Private Road Easement)

NO-BUILD AREA EASEMENT DATA

LINE	BEARING	DISTANCE
1	N89°58'43"E	304.29'
2	S00°46'00"W	56.78'
3	N67°15'19"E	76.46'
4	S89°36'27"W	62.45'
5	N61°22'16"E	106.24'
6	S89°10'43"E	119.36'
7	N32°16'32"W	28.84'
8	S27°26'24"W	124.63'
9	N89°58'45"E	84.84'
10	S00°46'00"W	39.59'
11	N69°54'07"W	65.18'
12	N25°14'51"E	148.00'
13	N90°00'00"E	25.95'
14	S54°19'14"E	167.06'
15	N00°00'00"W	26.06'
16	S47°37'56"W	107.29'
17	N89°58'43"E	85.99'
18	N02°49'46"W	73.35'
19	N39°57'27"W	46.21'
20	N08°31'38"W	152.67'
21	S89°47'15"E	71.52'
22	N62°23'13"E	37.34'
23	N00°00'00"W	92.12'
24	S00°51'14"E	48.04'
25	S00°46'00"W	345.41'
26	S54°09'17"W	30.00'
27	N35°50'43"W	92.19'
28	S35°50'43"E	106.65'
29	N35°50'43"W	117.78'
30	S01°56'29"E	28.96'
31	S01°56'29"E	28.96'
32	N66°42'16"W	180.90'
33	N00°01'20"W	65.28'
34	S89°58'40"W	73.28'
35	N00°01'20"W	55.70'
36	S89°58'40"W	208.98'
37	S45°48'00"E	183.27'
38	S00°00'00"E	34.83'
39	S40°18'51"W	21.23'
40	S77°28'16"W	53.28'
41	S01°56'29"E	28.57'
42	S35°50'43"E	84.88'
43	N89°14'00"W	86.29'
44	N54°07'29"W	92.48'
45	S89°58'40"W	161.96'
46	S00°46'00"W	55.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
28	200.00'	133.34'	133.30'	N28°25'26"E	9°33'05"

OWNER INFORMATION:

NABULSI-ABUSHABAN FAMILY TRUST
14384 Whispering Ridge Road
San Diego, CA 92131-4268
Phone: (858) 245-4927

According to Colorado law, you must commence any survey within three years after you have been notified in writing in no event, may any action based upon any defect in this survey be commenced more than three years after the date of the certification shown hereon.

CALL BEFORE YOU DIG ...

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

REVISIONS

No.	Date	By	Description
1	03/20/24	DVH	COUNTY COMMENTS
2	11/20/24	DVH	COUNTY COMMENTS

H Scale: 1" = 100'

V Scale: N/A

Designed By: N/A

Drawn By: WCS

Checked By: DVH

Date: 03/06/23

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FINAL PLAT
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SUBDIVISION

Project No.: 22005
Sheet: 2 of 2

PCD FILE NO.: MS2211