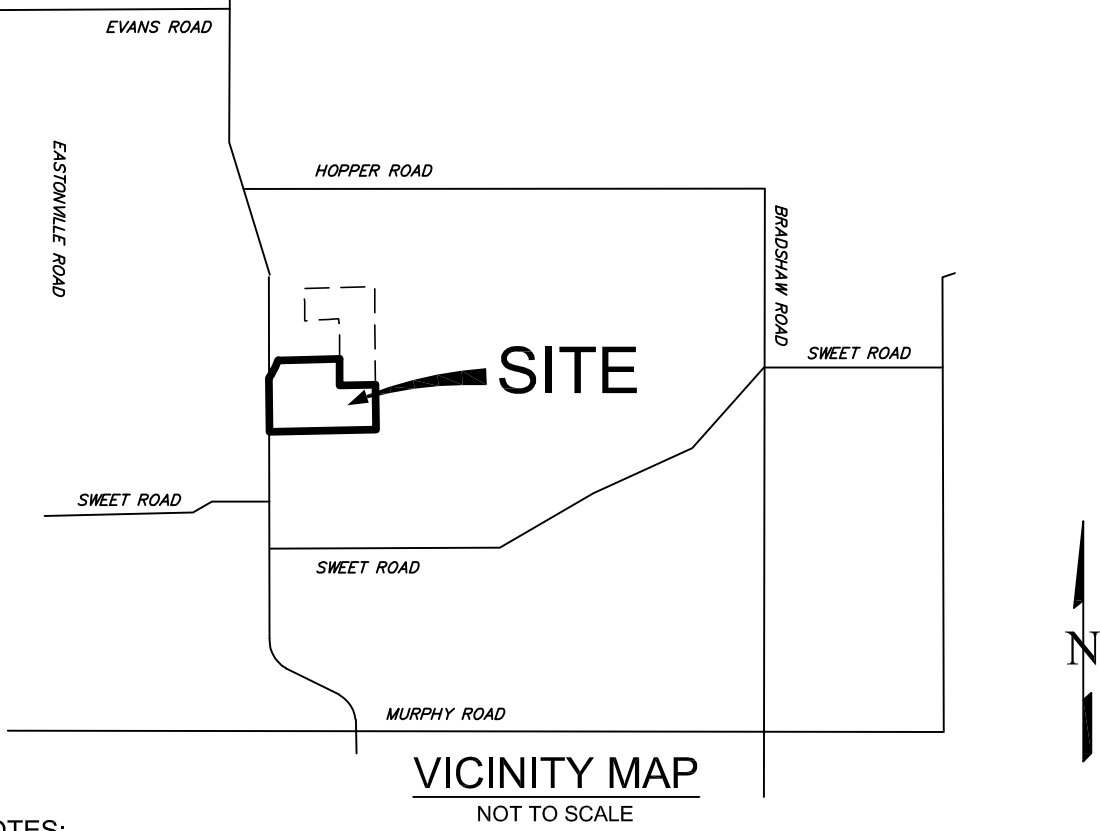


# OVERLOOK AT HOMESTEAD FILING NO. 1

## FINAL PLAT

### A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

#### GENERAL NOTES:

- THE DATE OF PREPARATION IS JUNE 5, 2024.
- THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" -3' ABOVE GRADE AND AT THE SOUTHERLY END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "K&W 3854" AT GRADE, BEING ASSUMED TO BEAR S00°47'36"E.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD. EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER 55110184, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 14, 2023 AT 5:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 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 PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- UNLESS OTHERWISE INDICATED, FRONT PROPERTY LINES ARE HEREBY PLATTED WITH 10-FOOT-WIDE PUBLIC UTILITY, IMPROVEMENT AND DRAINAGE EASEMENT (PUE) AND AN ADJACENT 10-FOOT-WIDE PUBLIC UTILITY EASEMENT (PUE), ALL SIDE AND REAR PROPERTY LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH 20 FOOT UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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.
- DISTRICT DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- ALL RIGHTS OF WAY FOR PUBLIC ROADS WITHIN THIS SUBDIVISION SHALL BE DEDICATED TO EL PASO COUNTY.
- OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT WAS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- THIS PROPERTY IS WITHIN A SPECIAL TAXING DISTRICT. OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND OPEN SPACE IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LIEVES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT, FILE NO. SF 2425.
- THE SUBDIVIDER 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 NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITAL.
- THE 30 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1987 AND RECORDED IN ROAD BOOK A AT PAGE 78 AND ON JUNE 20, 1917 AND RECORDED IN BOOK 571 AT PAGE 55, OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON THE RECDORATION OF THIS PLAT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DRIVEWAYS LONGER THAN 300-FEET NEED TO BE APPROVED BY THE FALCON FIRE DISTRICT. SOME LOTS REQUIRE CULVERTS LARGER THAN 18-INCHES BASED ON THE FINAL DRAINAGE REPORT AND SHALL BE SIZED AND DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO. IF A DRIVEWAY IS PROPOSED TO CROSS A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- FLOODPLAIN STATEMENT: THIS PROPERTY LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A 500-YEAR FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS 08041C0350G, EFFECTIVE DATE DECEMBER 7, 2018.
- PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL SECTION I.7.1.8.5, RESIDENTIAL LOT IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE REFERENCED ECM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
- 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 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.
- WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED IN RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY AND THE TERMS OF THE WATER COURT APPROVED WATER AUGMENTATION PLAN.

#### KNOW ALL MEN BY THESE PRESENTS:

THAT PT OVERLOOK, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

#### LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE NORTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" -3' ABOVE GRADE, AND AT THE SOUTHERLY END BY A REBAR AND YELLOW PLASTIC CAP STAMPED "K&W 3854" AT GRADE, BEING ASSUMED TO BEAR S00°47'36"E.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; THENCE S00°47'36"E ON THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 1,119 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID EAST LINE S00°47'36"E, A DISTANCE OF 1,535.26 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING ON THE NORTHERLY BOUNDARY LINE OF REATA FILING NO. 1, AS RECORDED IN PLAT BOOK A-3 AT PAGE 62; THENCE S88°43'40"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION AND THE NORTHERLY BOUNDARY LINE OF SAID REATA FILING NO. 1, A DISTANCE OF 3,943.68 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE N00°37'39"W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 1,997.73 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE FORMER COLORADO AND SOUTHERN RAILWAY, SAID POINT ALSO BEING ON THE BOUNDARY LINE OF APEX RANCH ESTATES AS RECORDED UNDER RECEPTION NUMBER 208712902; THENCE ON THE WEST BOUNDARY OF THE FORMER COLORADO AND SOUTHERN RAILWAY BOUNDARY AND THE BOUNDARY OF SAID APEX RANCH ESTATES THE FOLLOWING TWO (2) COURSES:

- N35°19'27"E A DISTANCE OF 178.25 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°55'17", A RADIUS OF 1,810.08 FEET A DISTANCE OF 566.17 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, ALSO BEING ON THE SOUTHERLY BOUNDARY LINE OF APEX RANCH ESTATES, RECORDED UNDER RECEPTION NUMBER 208712902;

THENCE N88°37'29"E ON SAID SOUTHERLY LINES A DISTANCE OF 951.90 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, SECTION 22; THENCE N88°38'02"E ON THE SOUTHERLY BOUNDARY LINE OF SAID APEX RANCH ESTATES AND THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 1,311.80 FEET TO THE SOUTHEAST CORNER OF SAID APEX RANCH ESTATES AND THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S00°19'30"E A DISTANCE OF 968.34 FEET; THENCE S31°35'05"E A DISTANCE OF 156.14 FEET; THENCE N89°00'22"E A DISTANCE OF 1,240.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,830,082 SQUARE FEET OR 202.711 ACRES MORE OR LESS.

#### DEDICATION:

THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON SHALL BE KNOWN AS OVERLOOK AT HOMESTEAD FILING NO. 1, IN THE COUNTY OF EL PASO, STATE OF COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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.

#### OWNER:

THE AFOREMENTIONED, \_\_\_\_\_, BY ANDREW J. BIGGS, MANAGER HAS EXECUTED THIS DOCUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ A.D.

ANDREW J. BIGGS, MANAGER, PT OVERLOOK LLC

#### NOTARIAL:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ A.D., BY ANDREW J. BIGGS, MANAGER OF PT OVERLOOK, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

#### ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, AND K, WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE \_\_\_\_\_ BY SEPARATE DOCUMENT.

BY: \_\_\_\_\_  
ANDREW J. BIGGS

AS PRESIDENT OF \_\_\_\_\_ HOMESTEAD AT OVERLOOK DISTRICT NO. 1

#### TRACT TABLE:

| TRACT NO. | AREA          | USE/ALLOWED STRUCTURES                 | OWNER/MAINTENANCE                           |
|-----------|---------------|--|---|
| A         | 5,519 SQ FT   | OPEN SPACE, MAIL BOX KIOSK AND PARKING | OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT |
| B         | 11,900 SQ FT  | OPEN SPACE, MAINTENANCE ROAD ACCESS    | OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT |
| C         | 101,589 SQ FT | PUBLIC RIGHT-OF-WAY                    | EL PASO COUNTY                              |
| D-J       | 25,447 SQ FT  |  |   |
| K         | 481 SQ FT     | OPEN SPACE, MAINTENANCE ROAD ACCESS    | EL PASO COUNTY                              |
| L-W       | 87,538 SQ FT  |  |   |

#### GENERAL NOTES: CONTINUED

- ACCORDING TO THE WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING, INC. ALL LOTS WILL REQUIRE AN ENGINEERED OWTS SYSTEM. INDIVIDUAL LOT SOIL TESTING IS REQUIRED PRIOR TO CONSTRUCTION.
- 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 ON-SITE WASTEWATER SYSTEMS BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.
- GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.
- WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
- THE FOLLOWING LOTS MAY BE IMPACTED BY GEOLOGIC HAZARDS AND CONSTRAINTS, MITIGATION MEASURES AND A MAP OF THE HAZARD/CONSTRAINT AREA CAN BE FOUND IN THE REPORT: SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY-OVERLOOK AT HOMESTEAD PREPARED BY ENTECH ENGINEERING, INC., IN FILE SF-2425 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - ARTIFICIAL FILL - LOTS 8, 10
  - POTENTIALLY UNSTABLE SLOPES - LOTS 24-26
  - ROCK FALL HAZARDS- LOTS 18-23
  - POTENTIALLY SEASONAL SHALLOW GROUNDWATER - LOTS 1-15, 19, 20, 24, 25, 31-34
  - SEASONAL SHALLOW GROUNDWATER - LOTS 1-6,27, 33-35
  - DEBRIS FLOW HAZARDS - LOTS 11-23
  - AREAS OF PONDED WATER - LOTS 8, 10
  - EXPANSIVE SOILS WERE ENCOUNTERED IN A NUMBER OF THE TEST BORINGS AND PITS. OCCURRENCES OF EXPANSIVE SOILS ARE TYPICALLY SPORADIC; THEREFORE, NONE HAVE BEEN INDICATED ON THE MAPS. THESE OCCURRENCES SHOULD BE IDENTIFIED AND MITIGATED ON AN INDIVIDUAL BASIS.
- FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED, SUBSURFACE PERIMETER DRAINS ARE REQUIRED. PERIMETER DRAINS WILL BE OWNED AND MAINTAINED BY HOMEOWNER.
- WILDLAND FIRE PROTECTION WILL BE INDIVIDUAL PROPERTY OWNERS RESPONSIBILITY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, 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 & WILDLIFE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- TRACT A IS OPEN SPACE FOR MAILBOX KIOSK AND PARKING TO BE OWNED AND MAINTAINED BY OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT.
- TRACT B IS OPEN SPACE FOR MAINTENANCE ROAD ACCESS TO BE OWNED AND MAINTAINED BY OVERLOOK AT HOMESTEAD METROPOLITAN DISTRICT.
- HATBAND DRIVE, SALOON DRIVE, CAMPOUT DRIVE AND APEX RANCH ROAD WITH BE DEDICATED TO EL PASO COUNTY FOR PUBLIC RIGHT-OF-WAY.
- THE TEMPORARY TURNAROUND EASEMENT SHOWN ON THIS PLAT SHALL BE RELINQUISHED UPON THE EXTENSION AND CONSTRUCTION COMPLETION OF LOOK OUT ROAD.
- TRACTS D THROUGH W DEFINE THE LIMITS OF A FENCE ENCROACHMENT, IT IS THE GOAL OF PT OVERLOOK LLC TO DEDICATE TRACTS D THROUGH W TO THE ADJACENT AND CONTIGUOUS PROPERTY OWNERS TO THE SOUTH, IF THE SOUTH PROPERTY OWNERS ARE AGREEABLE TO RECEIVING THE PROPERTY, IF SOME, OR ALL, OF THE PROPERTY OWNERS TO THE SOUTH PREFER TO MOVE THEIR FENCE ENCROACHMENT, THEN SOME, OR ALL, OF TRACTS D THROUGH W WILL BE DEDICATED TO THE ADJACENT AND CONTIGUOUS PROPERTY OWNERS TO THE NORTH.

#### LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

#### SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 \_\_\_\_\_ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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\_\_\_\_.

\_\_\_\_\_  
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

#### DEVELOPMENT SERVICES DEPARTMENT DIRECTOR CERTIFICATE:

THAT THIS PLAT OF OVERLOOK AT HOMESTEAD FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON.

\_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

#### CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ A.D., AND WAS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

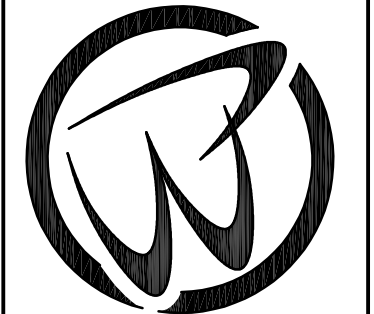
BY: \_\_\_\_\_ STEVE SCHLEIKER, RECORDER  
DEPUTY

#### FEES:

SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_

| REVISIONS | NO. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
|           |     |             |      |
|           |     |             |      |
|           |     |             |      |
|           |     |             |      |

**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206  
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247



OVERLOOK AT HOMESTEAD FILING NO. 1  
FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27  
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY **JWT**  
CHECKED BY **ERF**

H-SCALE **N/A**

JOB NO. **2422-00**  
DATE CREATED **06/05/24**  
DATE ISSUED **DRAFT**  
SHEET NO **1** OF **4**

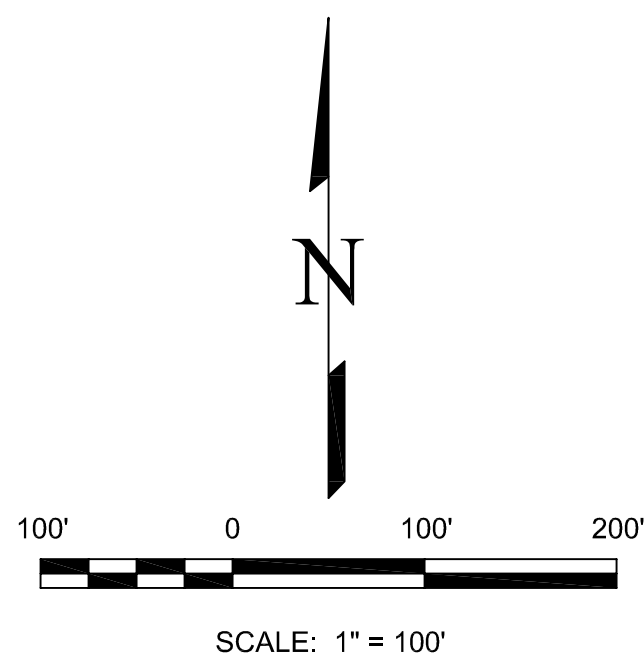
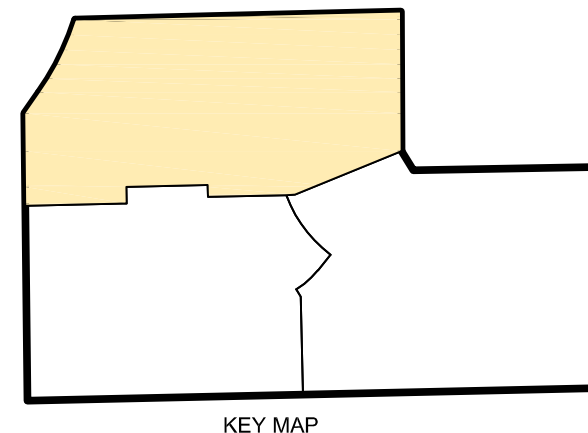
FILE NO. SF 2425



# OVERLOOK AT HOMESTEAD FILING NO. 1

## FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

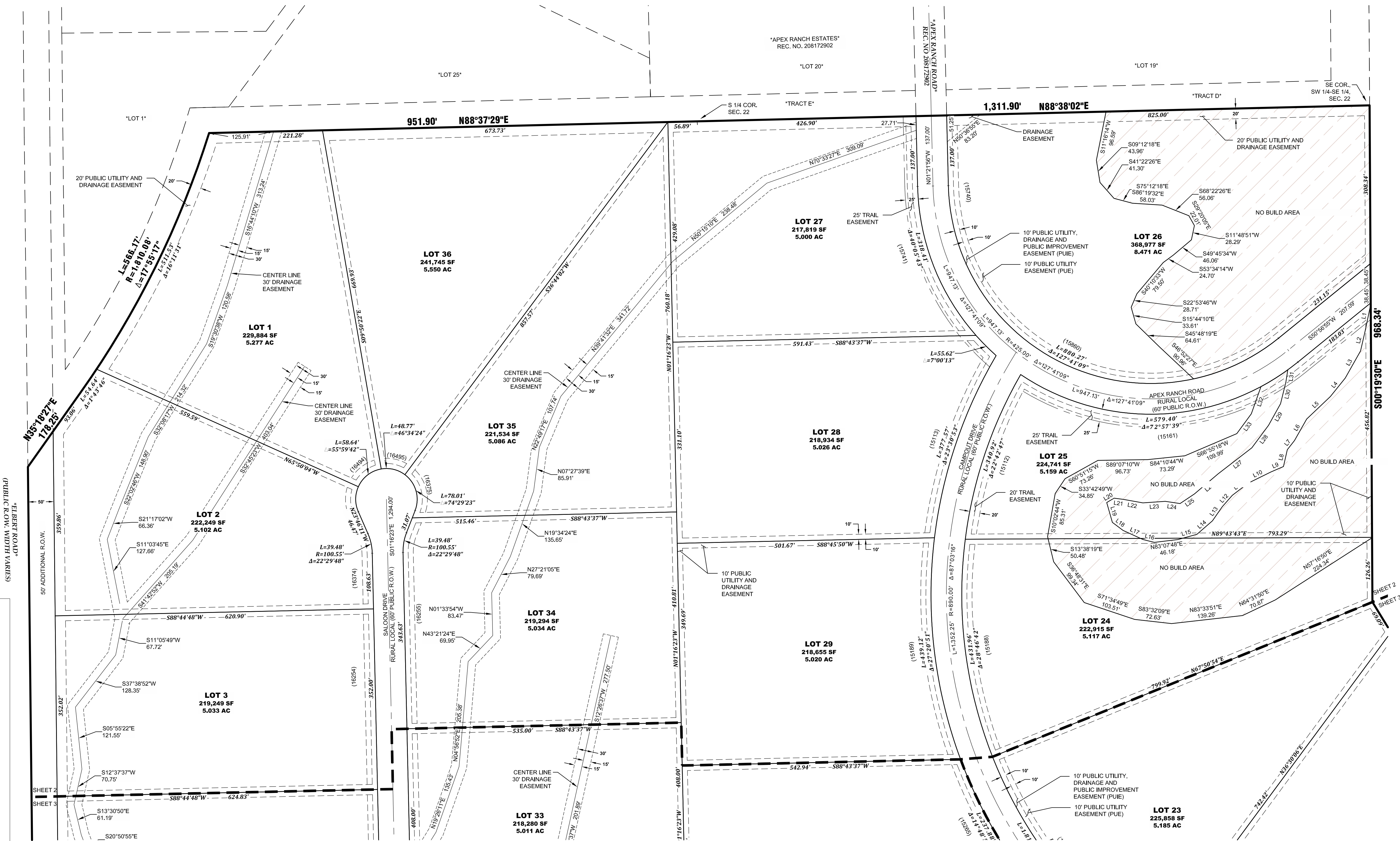


### LEGEND:

- FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439" AT GROUND LEVEL
- FOUND 2.5" ALUMINUM CAP STAMPED CLSI PLS 30127"
- FOUND 2.5" ALUMINUM CAP STAMPED "PLS 30127"
- FOUND 2.5" ALUMINUM CAP STAMPED PLS 27605"
- FOUND 2.5" ALUMINUM CAP STAMPED "PLS 28658"
- FOUND 3.5" ALUMINUM CAP STAMPED "PLS 14611"
- FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP STAMPED "K&W 3854"
- FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
- FOUND 2.5 ALUMINUM CAP STAMPED "PLS 30127"
- — — — — ADJACENT PROPERTY LOT LINE
- — — — — PROPERTY BOUNDARY LINE
- - - - - EASEMENT LINE
- - - - - DRAINAGE EASEMENT
- \* AREA NOT PART OF THIS SURVEY
- ( ) ADDRESS
- NO BUILD AREA

| LINE TABLE |        |             |
|------------|--------|-------------|
| NO.        | LENGTH | BEARING     |
| L1         | 56.94' | N11°46'35"E |
| L2         | 39.34' | N12°53'48"E |
| L3         | 60.65' | N29°35'38"E |
| L4         | 46.25' | N38°44'31"E |
| L5         | 63.69' | N46°28'02"E |
| L6         | 48.14' | N29°39'21"E |
| L7         | 22.69' | N38°02'17"E |
| L8         | 33.66' | N12°50'15"E |
| L9         | 26.94' | N66°32'36"E |
| L10        | 48.57' | N63°47'37"E |
| L11        | 39.66' | N52°40'46"E |
| L12        | 29.48' | N41°26'35"E |
| L13        | 33.63' | N34°47'01"E |
| L14        | 40.09' | N48°57'53"E |
| L15        | 38.42' | N74°47'50"E |
| L16        | 22.79' | S75°58'23"E |
| L17        | 42.92' | S65°23'29"E |
| L18        | 26.01' | S53°08'56"E |
| L19        | 40.22' | S15°57'21"E |
| L20        | 16.62' | S59°26'16"W |

| LINE TABLE |        |             |
|------------|--------|-------------|
| NO.        | LENGTH | BEARING     |
| L21        | 18.35' | N82°52'47"W |
| L22        | 36.65' | N79°49'53"W |
| L23        | 43.67' | S86°09'37"W |
| L24        | 29.25' | N81°41'43"W |
| L25        | 33.73' | S56°13'21"W |
| L26        | 60.64' | S49°41'31"W |
| L27        | 82.99' | S52°21'48"W |
| L28        | 54.73' | S36°33'50"W |
| L29        | 47.93' | S29°04'16"W |
| L30        | 43.15' | S13°52'44"W |
| L31        | 24.80' | S09°05'47"W |
| L32        | 56.24' | S19°30'08"W |
| L33        | 47.89' | S36°10'57"W |



| REVISIONS |  | DESCRIPTION | DATE |
|-----------|--|-------------|------|
| NO.       |  |             |      |
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**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
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4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 576-1216  
Fax: (719) 545-6247



**OVERLOOK AT HOMESTEAD FILING NO. 1**  
**FINAL PLAT**  
A PORTION OF THE NORTH HALF OF SECTION 27  
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

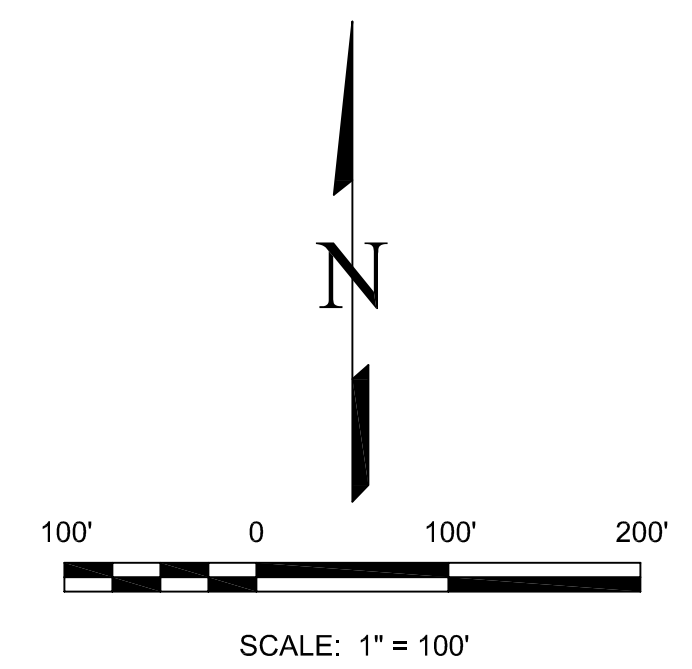
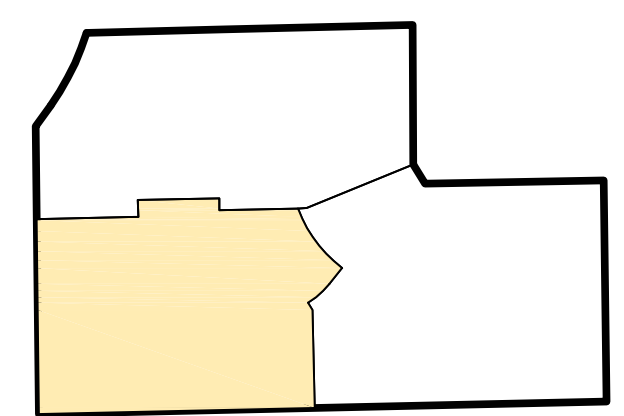
|              |           |
|--------------|-----------|
| DRAWN BY     | JWT       |
| CHECKED BY   | ERF       |
| H-SCALE      | 1" = 100' |
| JOB NO.      | 2422-00   |
| DATE CREATED | 06/05/24  |
| DATE ISSUED  | DRAFT     |
| SHEET NO     | 2 OF 4    |



# OVERLOOK AT HOMESTEAD FILING NO. 1

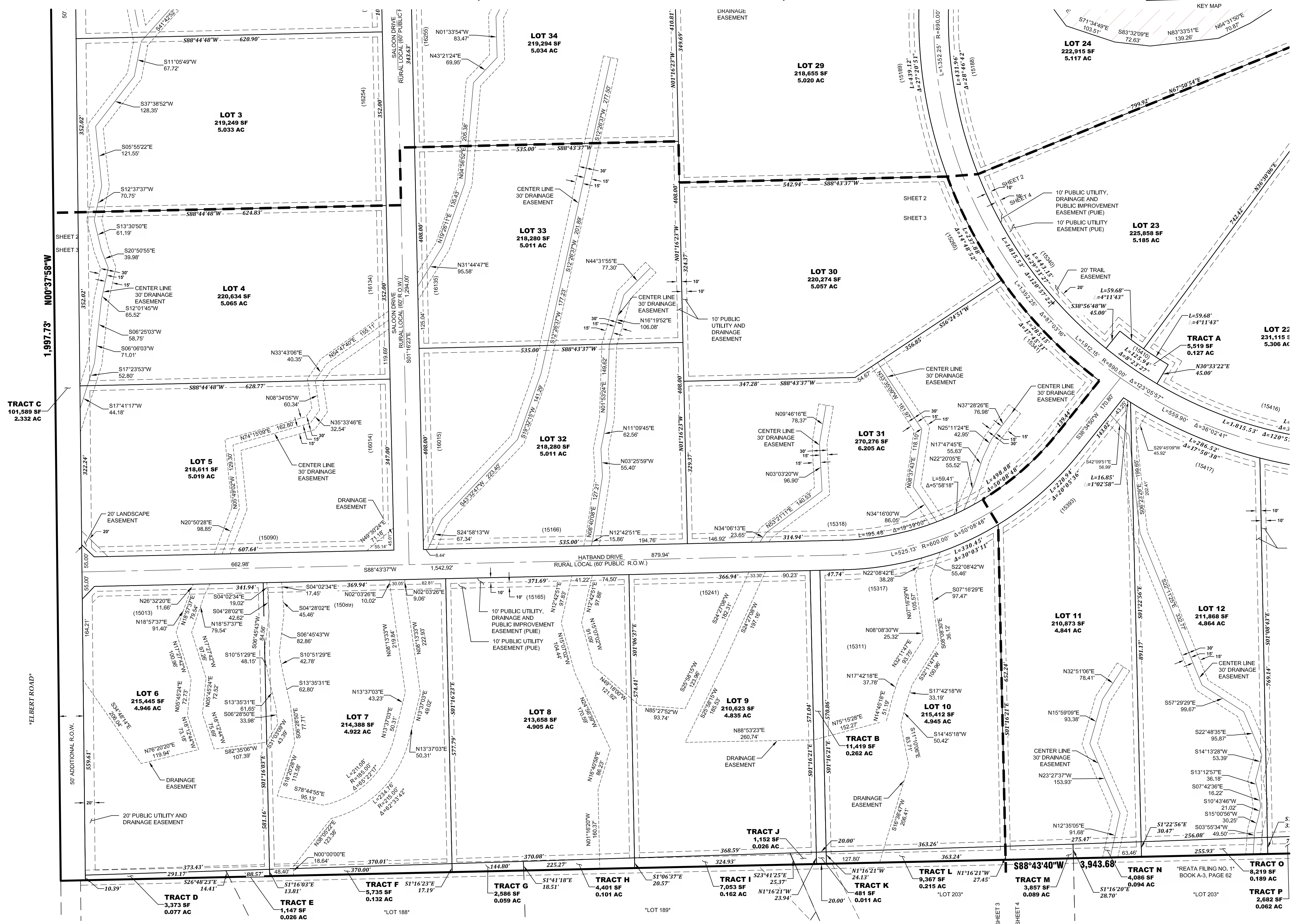
## FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



### LEGEND:

- FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439" AT GROUND LEVEL
- FOUND 2.5" ALUMINUM CAP STAMPED CLSI PLS 30127"
- FOUND 2.5" ALUMINUM CAP STAMPED "PLS 30127"
- FOUND 2.5" ALUMINUM CAP STAMPED "PLS 27605"
- FOUND 2.5" ALUMINUM CAP STAMPED "PLS 28658"
- FOUND 3.5" ALUMINUM CAP STAMPED "PLS 14611"
- FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP STAMPED "K&W 3854"
- FOUND NO. 4 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
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- EASEMENT LINE
- DRAINAGE EASEMENT
- AREA NOT PART OF THIS SURVEY
- ADDRESS
- NO BUILD AREA



| REVISIONS |             | EDWARD-JAMES SURVEYING, INC. |  |
|-----------|-------------|------------------------------|--|
| NO.       | DESCRIPTION | DATE                         |  |
|           |             |                              |  |
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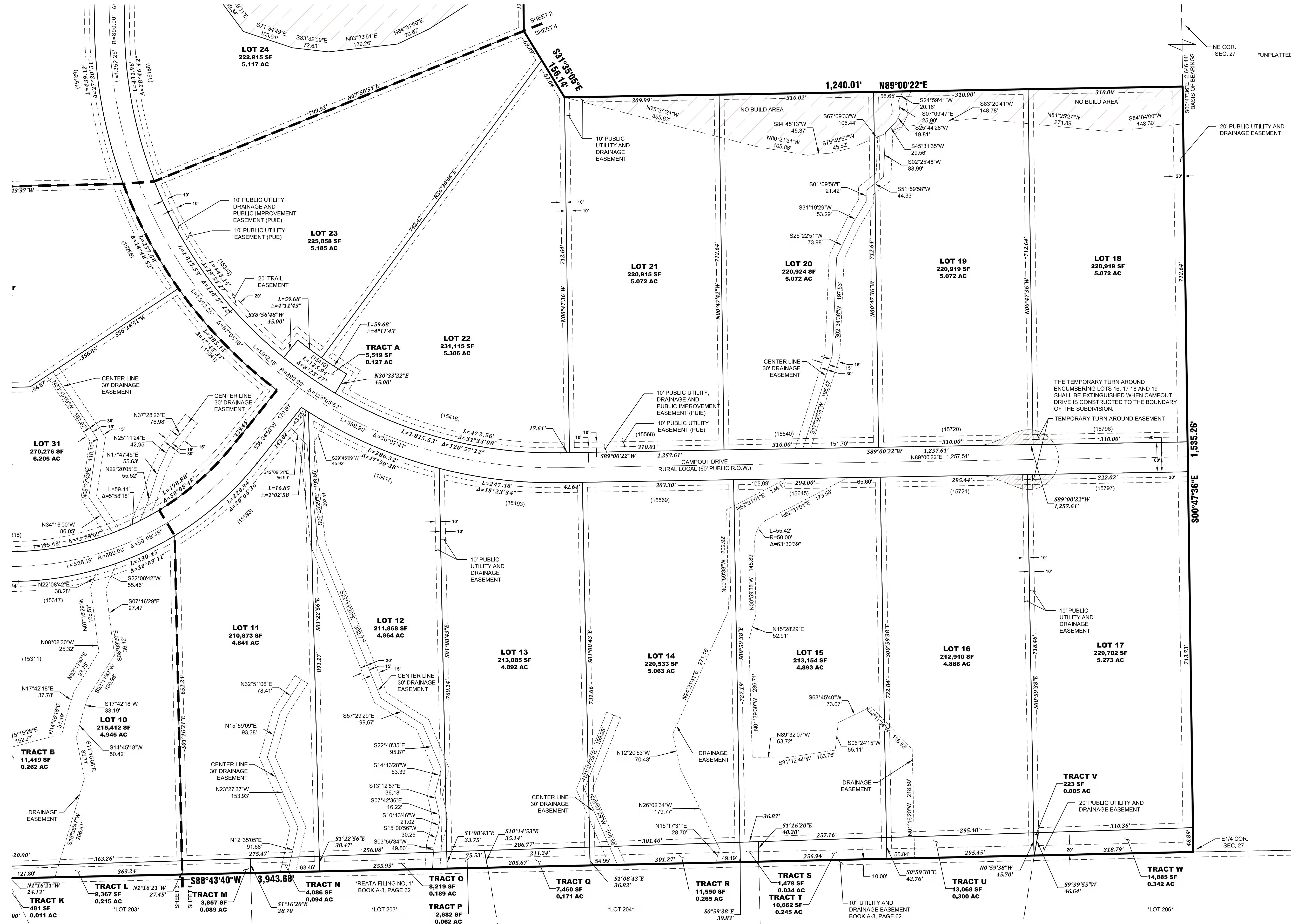
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 576-1216  
Fax: (719) 545-6247

| OVERLOOK AT HOMESTEAD FILING NO. 1  |           |
|---|-----------|
| FINAL PLAT  |           |
| A PORTION OF THE NORTH HALF OF SECTION 27<br>TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.<br>COUNTY OF EL PASO, STATE OF COLORADO |           |
| DRAWN BY  | JWT       |
| CHECKED BY  | ERF       |
| H-SCALE   | 1" = 100' |
| JOB NO.   | 2422-00   |
| DATE CREATED  | 06/05/24  |
| DATE ISSUED   | DRAFT     |
| SHEET NO  | 3 OF 4    |



# FINAL PLAT

KEY MAP

[illegible]

**EDWARD-JAMES  
SURVEYING, INC.**

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**OVERLOOK AT HOMESTEAD FILING NO. 1  
FINAL PLAT**

A PORTION OF THE NORTH HALF OF SECTION 27  
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

|              |           |
|--------------|-----------|
| DRAWN BY     | JWT       |
| CHECKED BY   | ERF       |
|              |           |
| H-SCALE      | 1" = 100' |
|              |           |
| JOB NO.      | 2422-00   |
| DATE CREATED | 06/05/24  |
| DATE ISSUED  | DRAFT     |
| SHEET NO     | 4 OF 4    |