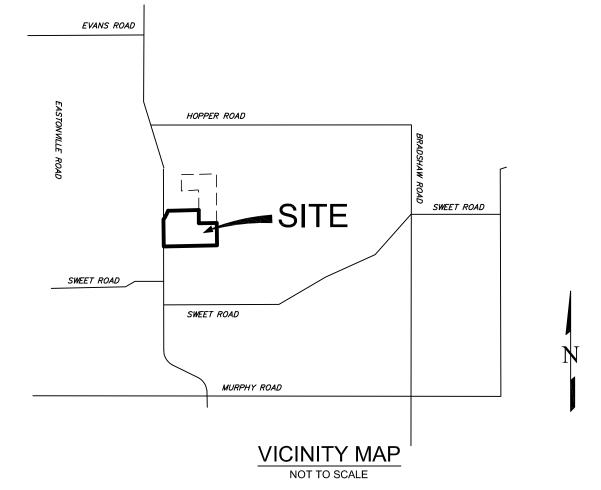
OVERLOOK AT HOMESTEAD FILING NO. 1

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



KNOW ALL MEN BY THESE PRESENT

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 PLS 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 \$00°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 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 1,118 FEET TO TPOINT 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°37'58"W ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 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:

1. N35°18'27"E A DISTANCE OF 178.25 FEET TO A POINT OF CURVE;

2. 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 1,311.90 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 8,830,086 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 SHOW SHOWN HEREON SHALL BE KNOWN AS OVERLOOK AT HOMESTEAD FILING NO. 1. IN THE COUNTY OF EL PASO, STATE OF COLORADO. ALL STREETS HEREBY PLATED 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 EXECUT	ED THIS DOCUMENT ON THIS DAY OF
, 202_ A.D.		
ANDREW J. BIGGS, MANAGER, PT OVERLOOK LLC	<u> </u>	
NOTARIAL:		
STATE OF COLORADO)		
) SS COUNTY OF EL PASO)		
THE FOREGOING INSTRUMENT WAS ACKNOWLED	DGED 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, AND B, WITH ANY OWNERSHIP AND MAINTENANCE TO THE	Y IMPROVEMENTS THEREON, WITH USES STATED BY SEPARATE DOCUMENT.	IN THE TRACT TABLE, WILL BE CONVEYED FOR
BY: ANDREW J. BIGGS		
AS PRESIDENT OF HOMI	ESTEAD AT OVERLOOK DISTRICT NO. 1	

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JUNE 5, 2024.
- 2. 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°47'36E.
- 3. 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 LIPON ORDER NUMBER 55110184. PREPARED BY LAND TITLE CHARANTEE COMPANY WITH AN EFFECTIVE DATE OF MARCH 14, 2022 AT 5:00 B.M.
- 4. 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.
- 5. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE
- 6. LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 7. 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.
- 8. UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 10-FOOT-WIDE PUBLIC UTILITY, IMPROVEMENT AND DRAINAGE EASEMENT (PUIE) AND AN ADJACENT 10-FOOT-WIDE PUBLIC UTILITY EASEMENT (PUE). ALL SIDE AND REAR LOT 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 A 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 WINSOME METROPOLITAN DISTRICT.
- 10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- 11. THE FOLLOWING LOTS MAY BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT: SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY-OVERLOOK AT HOMESTEAD PREPARED BY ENTECH ENGINEERING, INC., DATED______, IN THE FILE _____AVAILABLE AT THE EL PASO COUNTY SERVICES DEPARTMENT:
- DOWNSLOPE CREEP LOTS_____POTENTIALLY UNSTABLE SLOPES LOTS ____
- POTENTIALLY SEASONALLY HIGH GROUND WATER -
- 12. ACCORDING TO THE WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING, INC. REVISED
- ENGINEERED OWTS SYSTEM. INDIVIDUAL LOT SOIL TESTING IS REQUIRED PRIOR TO CONSTRUCTION.
- 13. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (EG., PREBLE'S MEADOW JUMPING MOUSE).
- 14. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. AREAS WITHIN THE DRAINAGE EASEMENT ARE NO BUILD AREAS AND NOT SUITABLE FOR OWTS LOCATION.
- 15. 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.
- 16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 18. 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.
- 19. WILDLAND FIRE PROTECTION WILL BE INDIVIDUAL OWNER'S RESPONSIBILITY.
- 20. THE OVERLOOK AT HOMESTEAD DISTRICT NO. 1, IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER ______ RECORDS OF EL PASO COUNTY, COLORADO.
- 21. NOTICE: THIS PROPERTY IS WITHIN A SPECIAL TAXING DISTRICT, _______, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

IRACI TABLE

RACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
Α	5,519 SQ FT		OVERLOOK AT HOMESTEAD DISTRICT NO. 1
В	11,900 SQ FT		OVERLOOK AT HOMESTEAD DISTRICT NO. 1
С	101,589 SQ FT	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY

GENERAL NOTES: (CONTINUED)

2. 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.

_______, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION 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,

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 PASC BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.

- 23. 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.
- 24. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORSSOLUTION 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 SUBMITTALS.
- 25. THE FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 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 RECORDATION OF THIS PLAT.

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.

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

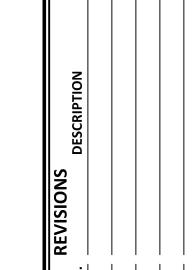
BOARD OF COUNTY COMMISSIONERS:

LATTEST THE ABOVE ON THIS DAY OF

THAT THIS PLAT OF OVERLOOK AT HOMESTEAD FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ______DAY OF ______, 202__A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTRY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONER	DATE
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
CLERK AND RECORDER:	
STATE OF COLORADO)) SS COUNTY OF EL PASO)	
I HEREBY CERTIFY THAT THIS INSTRUMENTO'CLOCKM., THISDAY WAS RECORDED UNDER RECEPTION NUME RECORDS OF EL PASO COUNTY, COLORADO	OF, 202A.D., AND BER OF THE
BY:	STEVE SCHLEIKER, RECORDER

DEPUT	Y	
FEES:		
SCHOOL FEE:		
BRIDGE FEE:		
PARK FEE:		
DRAINAGE FEE:		



4732 Eagleridge Circle Pueblo, CO 81008
Office: (719) 545-6240

926 Elkton Drive olorado Springs, CO 80907 Office: (719) 576-1216



NO. 1

FINAL FLAI
OF THE NORTH HALF OF SECTION

A PORTION OF TOWNSHIP 11 SO

DRAWN BY JWT

JOB NO. 2422

 JOB NO.
 2422-00

 DATE CREATED
 06/05/24

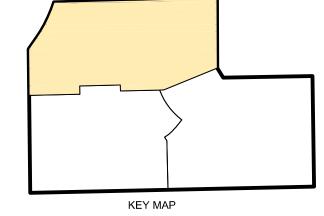
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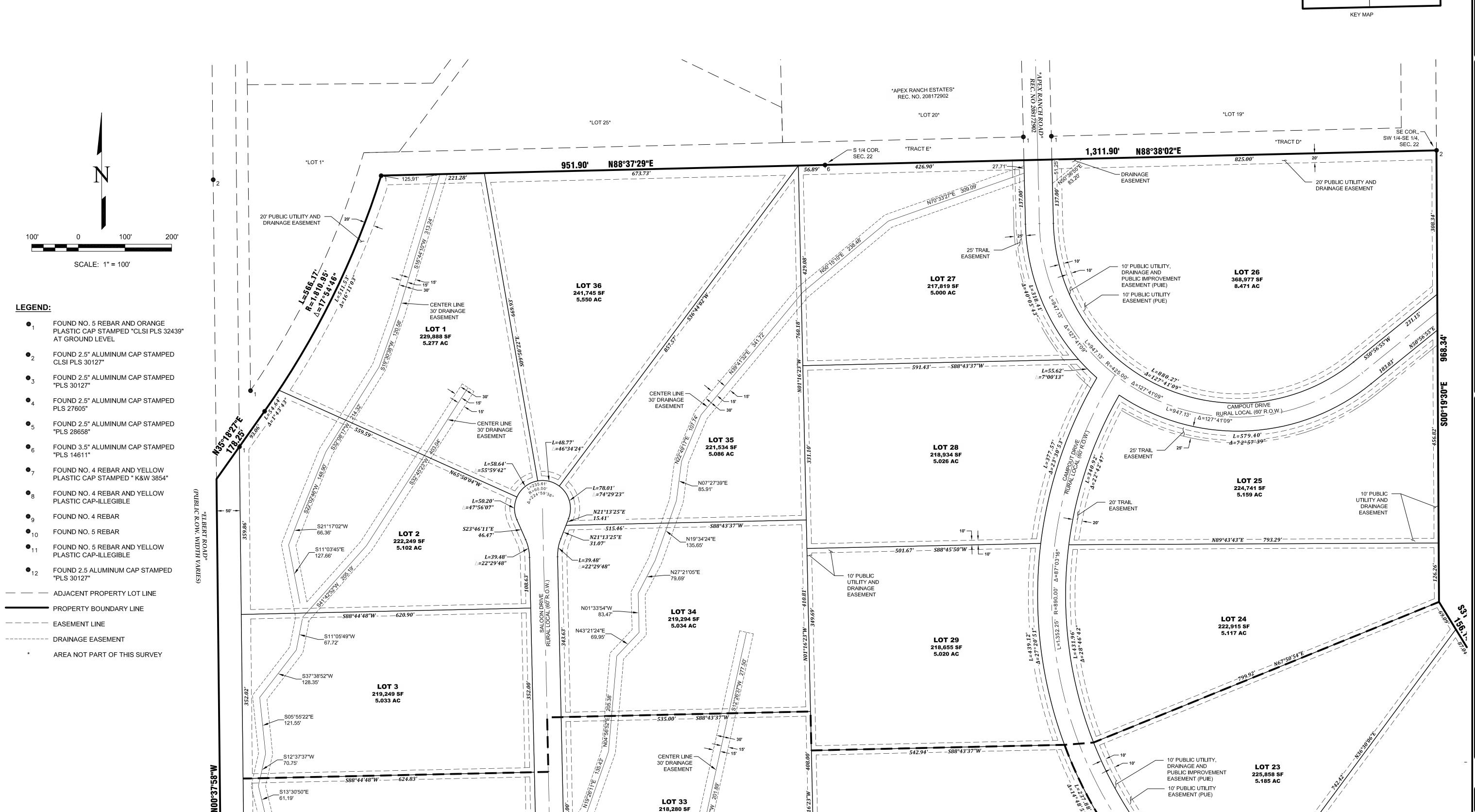
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 1
 OF
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OVERLOOK AT HOMESTEAD FILING NO. 1

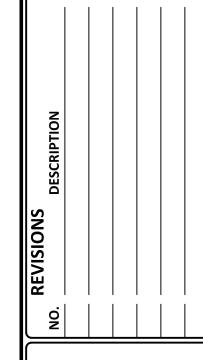
FINAL PLAT

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





5.011 AC



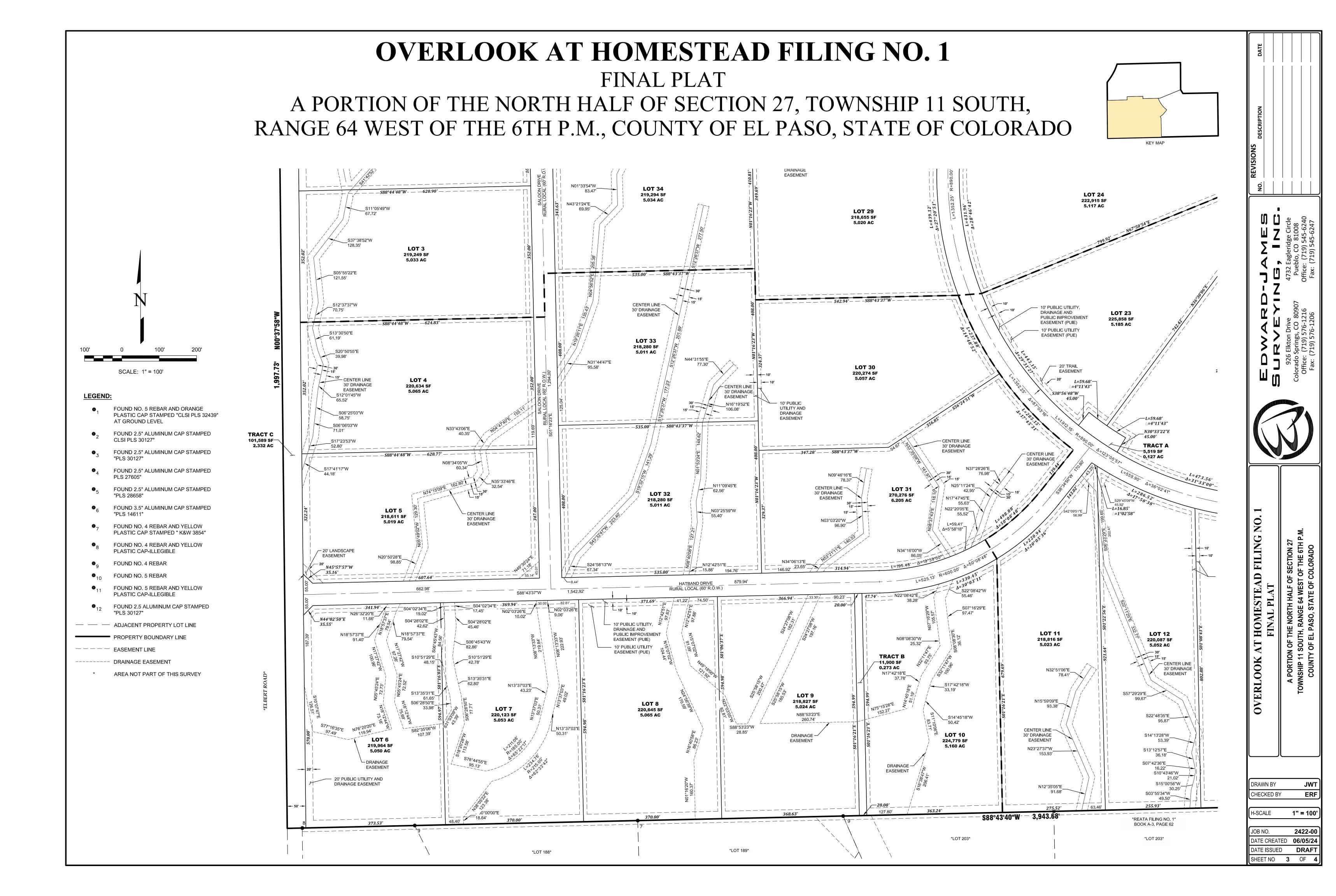


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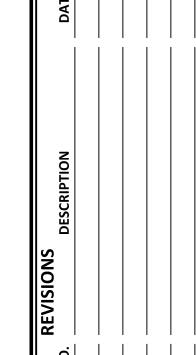
H-SCALE 1" = 100' JOB NO. 2422-00 DATE CREATED 06/05/24

SHEET NO 2 OF 4

DATE ISSUED



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 *UNPLATTED* N89°00'22"E 20' PUBLIC UTILITY AND S01°09'56"E DRAINAGE AND **LOT 23** S31°19'29"W PUBLIC IMPROVEMENT 225,858 SF 5.185 AC EASEMENT (PUIE) 10' PUBLIC UTILITY S25°22'51"W **LOT 22** 231,115 SF 5.306 AC **LOT 19** 219,179 SF 220,924 SF 5,072 AC 227,949 SF 5.233 AC FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "CLSI PLS 32439" CENTER LINE -N30°33'22"E 30' DRAINAGE 30' DRAINAGE 10' PUBLIC UTILITY, EASEMENT (PUIE) 10' PUBLIC UTILIT L=39.48'— FOUND 2.5" ALUMINUM CAP STAMPED EASEMENT (PUE) 42.95 270,276 SF FOUND 2.5" ALUMINUM CAP STAMPED N17°47'45"E 6.205 AC N89°00'22"E 938.30' 55.63 RURAL LOCAL (60' R.O.W.) N22°20'05"E_ ∆=1°02′58″ FOUND 3.5" ALUMINUM CAP STAMPED L=59.41' _Δ=5°58'18"[¯] L=39.48'-∆=92°47′06″ FOUND NO. 4 REBAR AND YELLOW ∆=22°29'48" PLASTIC CAP STAMPED " K&W 3854" L=20.64'— FOUND NO. 4 REBAR AND YELLOW ∆=19°42′42″ PLASTIC CAP-ILLEGIBLE ∕_R=50.00' Δ=63°30'39" FOUND NO. 4 REBAR UTILITY AND FOUND NO. 5 REBAR DRAINAGE EASEMENT FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE FOUND 2.5 ALUMINUM CAP STAMPED UTILITY AND DRAINAGE __N15°28'29"E EASEMENT — — ADJACENT PROPERTY LOT LINE N08°08'30"W_ 218,816 SF **LOT 14** PROPERTY BOUNDARY LINE 5.023 AC 223,227 SF 232,083 SF 224,604 SF 251,470 SF 225,295 SF 5.125 AC 5.328 AC 5.156 AC 5.172 AC 5.773 AC ———— EASEMENT LINE TRACT B CENTER LINE 0.273 AC 30' DRAINAGE ---- DRAINAGE EASEMENT N32°51'06"E EASEMENT S63°45'40"W AREA NOT PART OF THIS SURVEY S17°42'18"W S57°29'29"E N15°59'09"E_ N89°32'07"W __ 63.72' S06°24'15"W S22°48'35"E S14°45'18"W 50.42' EASEMENT CENTER LINE -**LOT** 10 30' DRAINAGE S14°13'28"W EASEMENT 224,779 SF DRAINAGE -5.160 AC N23°27'37"W EASEMENT S13°12'57"E CENTER LINE -\ 30' DRAINAGE N26°02'34"W S07°42'36"E_ EASEMENT DRAINAGE -- 20' PUBLIC UTILITY AND EASEMENT S10°43'46"W DRAINAGE EASEMENT ∠E1/4 COR. S15°00'56"W N15°17'31"E N12°35'05"E S03°55'34"W L 10.00' 3,943.68' *REATA FILING NO. 1* BOOK A-3, PAGE 62 └─ 10' UTILITY AND *LOT 203* *LOT 203* *LOT 204* *LOT 206* DRAINAGE EASEMENT BOOK A-3, PAGE 62



SCEIK 926 Elk Colorado Spri Office: (71

FINAL PLAT

STION OF THE NORTH HALF OF SECTION 27

A PORTION OF THE N TOWNSHIP 11 SOUTH, RA COUNTY OF EL PAS

DRAWN BY JWT
CHECKED BY ERF

H-SCALE 1" = 100'

JOB NO. 2422-00

DATE CREATED 06/05/24

DATE CREATED 06/05/24

DATE ISSUED DRAFT

SHEET NO 4 OF 4