dd the following plat notes:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency quirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of ansportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly s it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

ndividual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land evelopment 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 e (name of Fire District).

Lots 3, 4, 5, 6, 7, 8 of this subdivision is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and asement as recorded at Reception No._____ of the records of El Paso County. The _____ HOA (or Owner or District) is sponsible for maintenance of the subject drainage facilities.

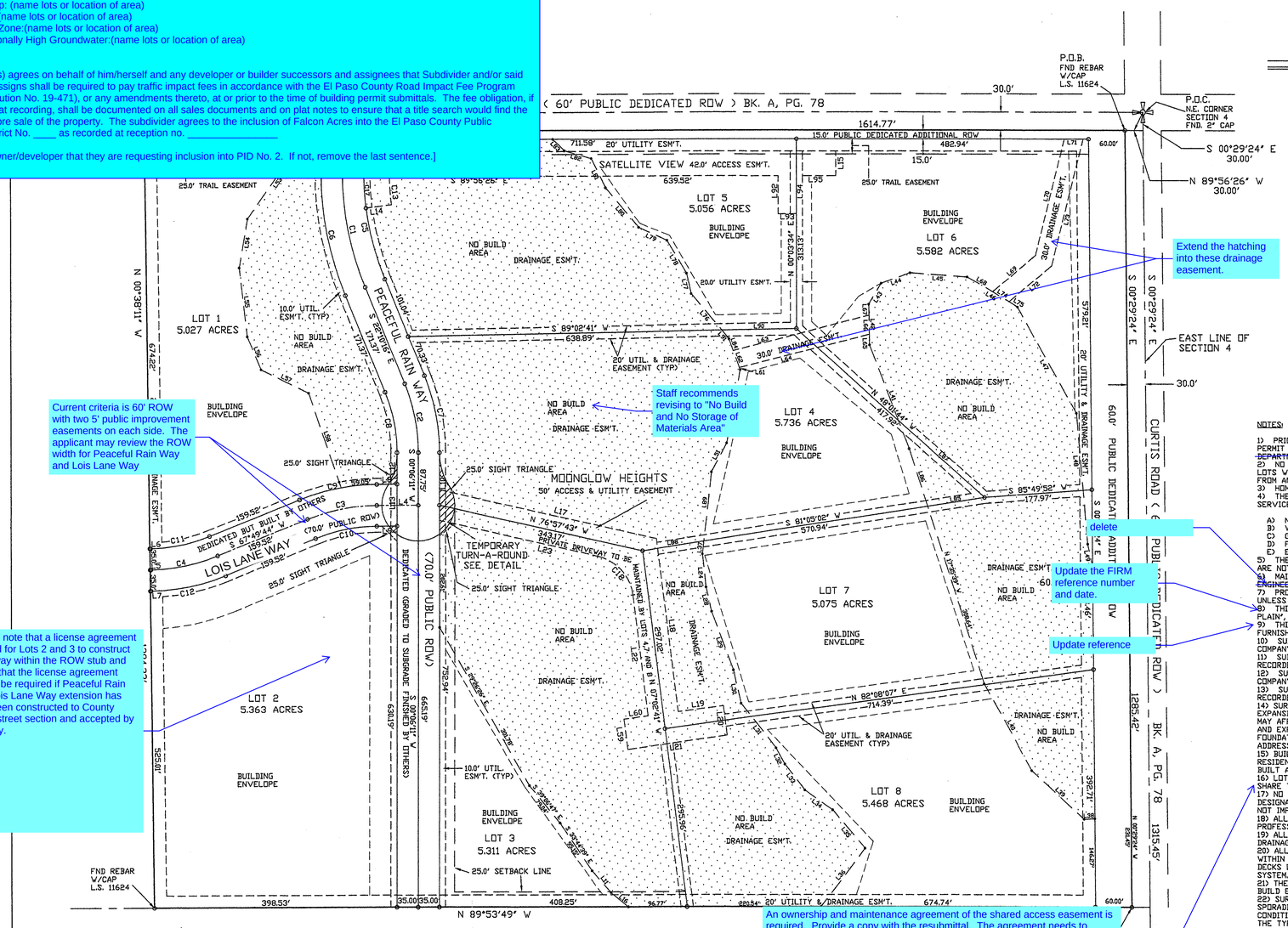
eologic Hazard Note: (Coordinate with the geotech engineer. Note to be customized based upon the individual circumstances)
he following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found the report (Title of Report) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County anning 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:

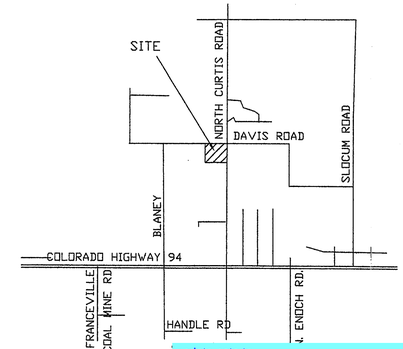
The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said ccessors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program esolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if ot paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the e obligation before sale of the property. The subdivider agrees to the inclusion of Falcon Acres into the El Paso County Public nprovement District No. ____ as recorded at reception no. _____

Verify with the owner/developer that they are requesting inclusion into PID No. 2. If not, remove the last sentence.]

FALCON ACRES

A PORTION OF SECTION 4, TOWNSHIP 14 SOUTH,
RANGE 64 WEST, OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO





update note to
"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 Development Services Department:"

delete.

Scale: 1' = 100'

BE IT KNOWN BY THESE PRESENTS:

THAT THOUSAND HILLS LAND AND CATTLE COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND,

TO WIT:

LOT 1, ALSO KNOWN AS THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND A PORTION OF LOT 2, ALSO KNOWN AS THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EXCEPT ANY PORTION THEREOF LYING WITHIN DAVIS ROAD AND CURTIS ROAD, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S 00°29'24" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 30.00 FEET; THENCE N 89°56'26" W, 30.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°29'24" E, 30.00 FEET FROM AND PARALLEL WITH SAID EAST LINE, 1285.42 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N 89°53'49" W, 1611.50 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE EAST HALF OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N 00°38'11" W, 1284.23 FEET TO A POINT 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 4; THENCE S 89°56'26" E, 30.00 FEET FROM AND PARALLEL WITH SAID NORTH LINE, 1614.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 47.577 ACRES MORE OR LESS.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, THOUSAND HILLS LAND AND CATTLE COMPANY, A COLORADO LIMITED LIABILITY COMPANY, OWNERS, HAS HEREUNTO SET THEIR HAND AND SEAL THIS ____ DAY OF _____ 2008, A.D.

DEDICATION:

THE ABOVE OWNERS HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "FALCON ACRES", EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE GRADED, EXCEPT THE STREETS DEDICATED BUT BUILT BY OTHERS AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THOUSAND HILLS LAND AND CATTLE COMPANY, LLC., A COLORADO LIMITED LIABILITY COMPANY,

_____
LOIS ELLIOTT OWNER

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS____DAY OF _____ 2008, A.D., BY LOIS ELLIOTT

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

FILING APPROVALS:

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "FALCON ACRES".

_____
BOARD OF COUNTY COMMISSIONERS DATE

_____
DEVELOPMENT SERVICES DIRECTOR DATE

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 __M., THIS _____DAY OF_____ 2008, A.D., AND IS DULY RECORDED AT RECEPTION NO._____ OF THE RECORDS OF EL PASO COUNTY, COLORADO

_____
ROBERT C. BALINK, RECORDER

FEE: DW

S

NOTES:

1) PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY ~~DEVELOPMENT SERVICES DEPARTMENT~~.
2) NO DIRECT LOT ACCESS WILL BE ALLOWED TO CURTIS ROAD AND DAVIS ROAD. ALL LOTS WILL ACCESS FROM INTERIOR ROADS. THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO DAVIS ROAD AND/OR CURTIS ROAD.
3) HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
4) THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT:

A) NATURAL FEATURES
B) WILDLIFE HAZARD AND VEGETATION
C) GEOLOGY AND SOILS
D) FINAL DRAINAGE REPORT
E) EROSION CONTROL PLAN

Add Traffic Impact Study

5) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES. THEY ARE NOT LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
6) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY ~~ENGINEERING DIVISION~~ AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
7) PROPERTY CORNERS SET ARE NO. 4 REBAR WITH SURVEYORS CAP P.L.S. 11624 UNLESS OTHERWISE SHOWN.
8) THIS SITE LIES IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE 100 YEAR FLOOD PLAIN", AS PER FIRM MAP NO. 08041C0800 F, DATED MARCH 17, 1997.
9) THIS SURVEY IS BASED ON TITLE COMMITMENT NO. 718-H0065758-710-CTO AS FURNISHED BY FIRST AMERICAN HERITAGE TITLE COMPANY, AND DATED JULY 12, 2006.
10) SUBJECT TO AN EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1980 AT PAGE 445. (BLANKET EASEMENT)
11) SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 2046 AT PAGE 197. (BLANKET EASEMENT)
12) SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY RECORDED IN BOOK 2454 AT PAGE 243. (BLANKET EASEMENT)
13) SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED UNDER RECEPTION NO. 200060277. (BLANKET EASEMENT)
14) SURFACE FLOODING, SEASONALLY WET AREAS, SHALLOW GROUNDWATER, AND SPORADIC EXPANSIVE SOILS AND/OR BEDROCK MAY BE PRESENT ON THIS SITE. THESE CONDITIONS MAY AFFECT THE ABILITY TO CONSTRUCT BASEMENTS AND MAY ALSO AFFECT THE TYPE AND EXPENSE OF SEPTIC SYSTEMS. INDIVIDUAL LOT SOILS STUDIES THAT ADDRESS BOTH FOUNDATION AND SEPTIC CONDITIONS ARE REQUIRED PRIOR TO BUILDING PERMIT TO ADDRESS THESE ISSUES.
15) BUILDING ENVELOPES SHOWN ON THIS PLAT SHALL BE REQUIRED TO INCLUDE ALL RESIDENTIAL BUILDINGS, ALL WELLS, AND ALL SEPTIC SYSTEMS. NO STRUCTURES MAY BE BUILT AND NO CONSTRUCTION IS ALLOWED OUTSIDE THE BUILDING ENVELOPE.
16) LOTS 5 AND 6 WILL SHARE THE NORTHERN ACCESS, AND LOTS 4,7 AND 8 WILL SHARE THE SOUTHERN ACCESS.
17) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD AREAS, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
18) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
19) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
20) ALL RESIDENTIAL ONE AND TWO FAMILY DWELLINGS EXCEEDING 6,000 SQUARE FEET WITHIN EXTERIOR WALL INCLUDING ALL LEVELS, ATTACHED GARAGES AND COVERED DECKS OR PATIOS SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
21) THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF DRIVEWAYS THROUGH NO BUILD EASEMENTS.
22) SURFACE FLOODING, SEASONALLY WET AREAS, SHALLOW GROUNDWATER, AND SPORADIC EXPANSIVE SOILS AND/OR BEDROCK MAY BE PRESENT ON THIS SITE. THESES CONDITIONS MAY AFFECT THE ABILITY TO CONSTRUCT BASEMENTS AND MAY ALSO AFFECT THE TYPE AND EXPENSE OF SEPTIC SYSTEMS. INDIVIDUAL LOT SOILS STUDIES THAT ADDRESS BOTH FOUNDATION AND SEPTIC CONDITIONS ARE REQUIRED PRIOR TO BUILDING PERMIT TO ADDRESS THESE ISSUES.
23) BUILDING ENVELOPES SHOWN ON THIS PLAT SHALL BE REQUIRED TO INCLUDE ALL RESIDENTIAL BUILDINGS, ALL WELLS, AND ALL SEPTIC SYSTEMS. WELLS AND SEPTICS ARE NOT ALLOWED TO BE LOCATED OUTSIDE OF THE APPROVED BUILDING ENVELOPES.

BASIS OF BEARINGS: NORTH LINE OF SECTION 4, ASSUMED AS S 89°56'26" E.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED ON BOTH SIDES WITH A TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT PUBLIC UTILITY EASEMENT, THE EXTERIOR BOUNDARY WILL BE PLATTED WITH A TWENTY (20) FOOT UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY OF MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

SURVEYORS CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

_____
TOMMY L. KEITH, COLORADO P.L.S. 11624

FOR AND ON BEHALF OF
UNITED PLANNING AND ENGINEERING, INC.

Update note 19 to the following:
"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"

Add a plat note regarding the trail easement. Who is this being dedicated to and who is responsible for maintenance?

FEES:
SCHOOL FEES:_____
PARK FEES:_____
DRAINAGE FEES:_____
BRIDGE FEES:_____

AREAS:

TOTAL NUMBER OF LOTS - 8 LOT
INTERIOR SUBDIVISION WITH INT
ADDITIONAL RIGHT-OF-WAY - 2.3
TOTAL AREA - 47.577 ACRES

TEMPORARY TURN-A-AROUND WI
DELETED WHEN THE EXTENTION
PEACEFULL PRAIRIE ROAD IS CI

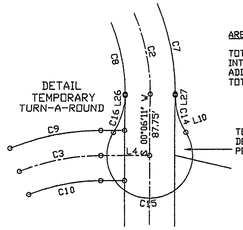
A non-exclusive public improvement easement is required for the temporary cul-de-sac.

Replace the note with the following either as a plat note or callout:
"The temporary turnaround easement as shown on this plat and reference in the Non-Exclusive Public Improvement Easement as recorded at Reception No. _____ of the records of El Paso County will be vacated upon the completion of roadway construction of Peaceful Rain Way with a future final plat, in accordance with the terms of said easement agreement."

Coordinate with the County Attorney's Office for the non-exclusive easement template.

An ownership and maintenance agreement of the shared access easement is required. Provide a copy with the resubmittal. The agreement needs to provide detail about the division of financial responsibility and the division of decision-making responsiblity (e.g. who decides if repair/maintenance is needed; what if there's a disagreement?).

Add the following at the end of note 16.
"Maintenance agreement for the shared access easement shown on this plat is recorded under reception no. _____ of the records of El Paso County."



NUMBER	DIRECTION	DISTANCE
L1	N 18°40'43" W	41.88'
L2	N 80°13'33" V	103.48'
L3	N 18°51'09" W	56.71'
L4	N 37°48'03" V	93.67'
L5	N 28°22'31" V	30.47'
L6	N 37°35'58" V	54.15'
L7	N 54°44'50" V	56.04'
L8	N 40°06'50" V	63.58'
L9	N 37°07'33" E	180.74'
L10	N 06°10'58" E	81.59'
L11	S 87°16'35" V	117.74'
L12	N 47°08'59" V	117.35'
L13	N 88°00'33" V	164.39'
L14	N 20°51'58" V	193.62'
L15	N 31°17'47" V	66.20'
L16	N 31°33'38" E	39.63'
L17	N 69°39'56" E	30.79'
L18	S 88°49'09" E	94.74'
L19	S 59°36'20" E	97.07'
L20	S 29°11'22" E	198.95'
L21	S 54°50'18" E	215.90'
L22	S 18°18'37" E	37.82'
L23	N 10°21'21" E	123.06'
L24	N 87°39'18" E	53.98'
L25	N 89°56'26" V	30.88'
L26	S 34°45'43" V	188.07'
L27	S 09°41'36" V	61.90'
L28	S 56°39'38" E	112.57'
L29	S 82°20'19" E	39.61'
L30	S 63°35'44" E	87.01'
L31	S 18°39'35" E	156.33'
L32	N 07°02'41" V	50.01'
L33	N 82°08'07" E	40.00'

NUMBER	DIRECTION	DISTANCE
L82	N 75°36'01" V	40.99'
L83	N 45°01'19" V	26.79'
L84	N 19°36'03" V	80.83'
L85	S 81°05'02" V	95.34'
L86	N 17°35'39" V	100.81'
L87	N 48°01'44" V	191.71'
L88	N 81°05'02" E	158.15'
L89	N 06°10'56" E	116.35'
L90	S 89°08'41" V	182.11'
L91	N 40°28'00" V	18.45'
L92	S 00°03'34" V	63.00'
L93	S 89°56'26" E	30.00'
L94	N 00°03'34" E	75.00'
L95	S 89°56'26" E	55.00'

CURVE	RADIUS	LENGTH	CHORD DIRECTION
C1	1500.00'	1.00'	S 11°03'21" E
C2	1500.00'	1.00'	S 11°03'21" E
C3	1500.00'	1.00'	S 78°57'58" V
C4	1500.00'	1.00'	S 78°57'58" V
C5	1500.00'	1.00'	S 78°35'47" V
C6	1500.00'	1.00'	S 78°35'47" V
C7	1500.00'	1.00'	S 11°03'21" E
C8	1500.00'	1.00'	S 11°03'21" E
C9	1500.00'	1.00'	S 11°08'08" E
C10	1500.00'	1.00'	S 11°08'08" E
C11	1500.00'	1.00'	S 11°02'08" E
C12	1500.00'	1.00'	S 78°57'58" V
C13	1500.00'	1.00'	S 78°57'58" V
C14	1500.00'	1.00'	S 78°35'47" V
C15	1500.00'	1.00'	S 78°35'47" V
C16	1500.00'	1.00'	S 04°26'19" V
C17	1500.00'	1.00'	S 16°25'37" E
C18	1500.00'	1.00'	S 89°53'49" V
C19	1500.00'	1.00'	S 16°25'37" V
C20	1500.00'	1.00'	S 03°33'46" V
C21	1500.00'	1.00'	N 48°01'18" V
C22	1500.00'	1.00'	
C23	1500.00'	1.00'	
C24	1500.00'	1.00'	
C25	1500.00'	1.00'	
C26	1500.00'	1.00'	
C27	1500.00'	1.00'	
C28	1500.00'	1.00'	
C29	1500.00'	1.00'	
C30	1500.00'	1.00'	
C31	1500.00'	1.00'	
C32	1500.00'	1.00'	
C33	1500.00'	1.00'	
C34	1500.00'	1.00'	
C35	1500.00'	1.00'	
C36	1500.00'	1.00'	
C37	1500.00'	1.00'	
C38	1500.00'	1.00'	
C39	1500.00'	1.00'	
C40	1500.00'	1.00'	
C41	1500.00'	1.00'	
C42	1500.00'	1.00'	
C43	1500.00'	1.00'	
C44	1500.00'	1.00'	
C45	1500.00'	1.00'	
C46	1500.00'	1.00'	
C47	1500.00'	1.00'	
C48	1500.00'	1.00'	
C49	1500.00'	1.00'	
C50	1500.00'	1.00'	
C51	1500.00'	1.00'	
C52	1500.00'	1.00'	
C53	1500.00'	1.00'	
C54	1500.00'	1.00'	
C55	1500.00'	1.00'	
C56	1500.00'	1.00'	
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C58	1500.00'	1.00'	
C59	1500.00'	1.00'	
C60	1500.00'	1.00'	
C61	1500.00'	1.00'	
C62	1500.00'	1.00'	
C63	1500.00'	1.00'	
C64	1500.00'	1.00'	
C65	1500.00'	1.00'	
C66	1500.00'	1.00'	
C67	1500.00'	1.00'	
C68	1500.00'	1.00'	
C69	1500.00'	1.00'	
C70	1500.00'	1.00'	
C71	1500.00'	1.00'	
C72	1500.00'	1.00'	
C73	1500.00'	1.00'	
C74	1500.00'	1.00'	
C75	1500.00'	1.00'	
C76	1500.00'	1.00'	
C77	1500.00'	1.00'	
C78	1500.00'	1.00'	
C79	1500.00'	1.00'	
C80	1500.00'	1.00'	
C81	1500.00'	1.00'	
C82	1500.00'	1.00'	
C83	1500.00'	1.00'	
C84	1500.00'	1.00'	
C85	1500.00'	1.00'	
C86	1500.00'	1.00'	
C87	1500.00'	1.00'	
C88	1500.00'	1.00'	
C89	1500.00'	1.00'	
C90	1500.00'	1.00'	
C91	1500.00'	1.00'	
C92	1500.00'	1.00'	
C93	1500.00'	1.00'	
C94	1500.00'	1.00'	
C95	1500.00'	1.00'	
C96	1500.00'	1.00'	
C97	1500.00'	1.00'	
C98	1500.00'	1.00'	
C99	1500.00'	1.00'	
C100	1500.00'	1.00'	
C101	1500.00'	1.00'	
C102	1500.00'	1.00'	
C103	1500.00'	1.00'	
C104	1500.00'	1.00'	
C105	1500.00'	1.00'	
C106	1500.00'	1.00'	
C107	1500.00'	1.00'	
C108	1500.00'	1.00'	
C109	1500.00'	1.00'	
C110	1500.00'	1.00'	
C111	1500.00'	1.00'	
C112	1500.00'	1.00'	
C113	1500.00'	1.00'	
C114	1500.00'	1.00'	
C115	1500.00'	1.00'	
C116	1500.00'	1.00'	
C117	1500.00'	1.00'	
C118	1500.00'	1.00'	

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEATS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

UNITED PLANNING ENGINEERING

4575 GALLEY ROAD SUITE 200
COLORADO SPRINGS COLORADO
(719) 597-9900 80915

PROJECT	DATE	DRAWN
06-0809	FEBRUARY 06, 2008	J.L. KEITH

SHEET 1 OF 1

Add "PCD File No. SF223" at the bottom right corner of the sheet.