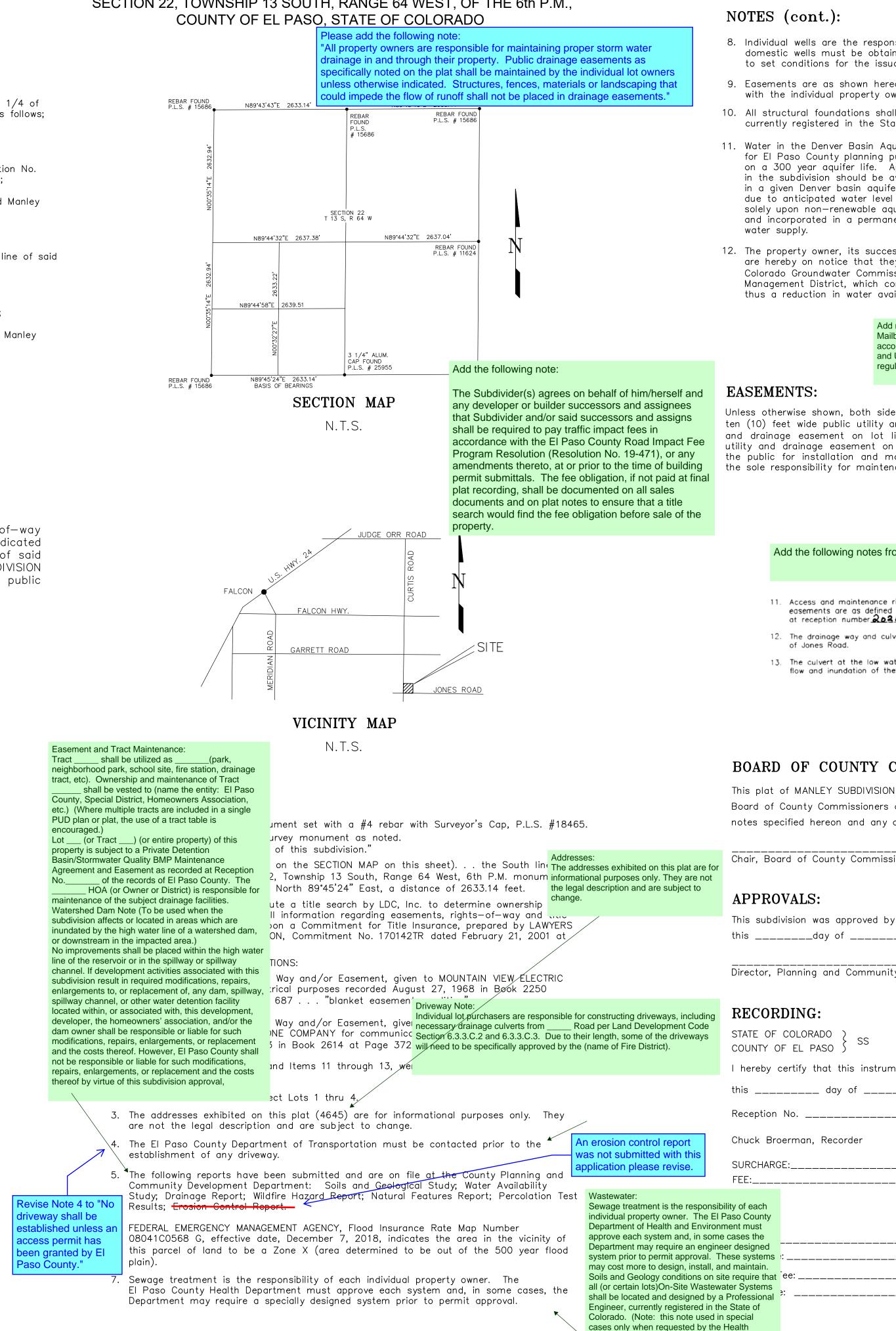
number of lots, gross density, net density and net acreage of the subdivision.	
The net acreage of land to be dedicated or public streets, dedicated for other public uses, and developed for private uses or facilities including drainage acilities, private parks, open space and recreation centers.	ALL OF LOT 2 M
KNOW ALL MEN BY THES	SE PRESENTS: of the following described tract of land to wit:
	anley Subdivision filing No. 1 and a Portion of the Southwest 1/4 of the South 64 West, of the 6th P.M., El Paso County, Colorado, more particularly Describ
COMMENCING at the Southwest corner	of said Section 22,
	erly Line thereof, 503.50 feet; the Southwest corner of Lot 2 as platted in Manley Subdivision Filing No. 1, R County and the East right of way line of Curtis Road and the POINT OF BEGIN
THENCE N 00°35'14" E along said Eas [:] Subdivision Filing No. 1;	t right of way line, 463.18 feet to the Northwest corner of Lot 2 as platted ir
THENCE N 89°45'17" E along the North	
SW 1/4 of the SW 1/4 of Section 22;	line of Lot 1 Manley Subdivision Filing No. 1, 350.72 feet to a point on the N
THENCE N 89°44'58" E along said Nor	th line, 669.69 feet to the Northeast corner of said SW 1/4 of the SW 1/4;
-	line of said SW 1/4 of the SW 1/4, 1316.62 feet to the Southeast Corner th ine of said SW 1/4 of the SW 1/4, 391.21 feet to the Southeast corner of
J. A A A A A A A A A A A A A A A A A A A	boundary of said Manley Subdivision Filing No. 1;
THENCE N 00°50'51" W, 662.31 feet;	
THENCE N 89°44'33" W, 262.93 feet;	
THENCE S 29°47'59" W, 179.46 feet; THENCE S 88°59'57" W, 502.62 feet to	The POINT OF REGININING
CONTAINING 22.189 acres more or less	
DEDICATION:	Owners Certificate The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of oth
The above owner has caused s and easements as shown on t	c interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracter streets, and easements (use which are applicable) as shown hereon under the name and subdivision
thereon and accurately sets for	. All public improvements so platted are hereby dedicated to public use a said owner does hereby covenant and agree that the public improvements will be constructed to EI P County standards and that proper drainage and erosion control for same will be provided at said own
FILING NO. 2, El Paso County,	(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
use.	maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicate 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 th perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, ar replacement of utility lines and related facilities.
IN WITNESS WHEDDOD.	Owners/Mortgagee (Signature)
IN WITNESS WHEREOF: The aforementioned, NANCY MANLEY,	By: Title:
this day of	
	Secretary/Treasurer
ByNANCY M	STATE OF COLORADO)) ss.
	COUNTY OF) Acknowledged before me this day of, 200_ by
NOTARIAL:	as
STATE OF COLORADO	My commission expires
	Witness my hand and official seal Notary Public Signatures of officers signing for a corporation shall be acknowledged as follows:
of	(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation
	Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.
Witness my hand and seal	(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)
Address	
My commission expires	
	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
I Daniel L. Kupferer, a duly registere	to the formation of the 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 the been prepared in full compliance with all applicable laws of the State of Colorado dealing
certify that this plat correctly represe my direct supervision and accurately s hereon; that mathematical closure err	
full compliance with all applicable pro requirements of Title 38 of the Colo	visic I attest the above on this day of, 20
professional knowledge, bellief and opi and this is not a guaranty or warrant	nior
	Sor VE NO PELL
	PRFLIMINARY COPY
Daniel L. Kupferer	PRELIMINARY COPY SUBJECT TO FINAL COUNTY APPROVAL
Daniel L. Kupferer Colorado Professional Land Surveyor N For and on behalf of LDC, Inc	o. 18465
Colorado Professional Land Surveyor N	SUBJECT TO FINAL

MANLEY SUBDIVISION FILING NO. 2

LEY SUBDIVISION FILING No. 1 AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 13 SOUTH, RANGE 64 WEST, OF THE 6th P.M.



8. Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

9. Easements are as shown hereon with sole responsibility for maintenance hereby vested with the individual property owners.

10. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

11. 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, the Home Owners Association, 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 resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a

12. The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Groundwater Commission and or the upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawl limits, and thus a reduction in water availability.

> Add note for mailboxes: Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service equiations.

Unless otherwise shown, both sides of all side lot lines and common rear lot lines are hereby platted with a ten (10) feet wide public utility and drainage easement on each side and a ten (10) feet wide public utility and drainage easement on lot lines abutting a public right-of-way and a twenty (20) feet wide public utility and drainage easement on the subdivision boundary lines. Said easements are hereby dedicated to the public for installation and maintenance of public utilities and drainage facilities as shown hereon, with the sole responsibility for maintenance being vested with the property owners.

Add the following notes from the previous plat:

11. Access and maintenance rights and responsibilities pertaining to the joint access easements are as defined and recorded in the records of the El Paso County Clerk at reception number 202122986

12. The drainage way and culvert may be reconfigured with future construction of Jones Road.

13. The culvert at the low water crossing is not designed to carry the 5-year flow and inundation of the driveway is expected.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of MANLEY SUBDIVISION FILING NO. 2 was approved for filing by the EI 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.

Chair, Board of County Commissioners

_____ Date

BY:_____Deputy

This subdivision was approved by the El Paso County Planning and Community Development Department this ______day of ______, 20_____, A.D.

Director, Planning and Community Development Department

COLORADO } SS	
certify that this instrument was filed for record in my office at o'clock	M.
day of, 20 A.D., and is duly recorded u	under
No of the records of El Paso County, Colo	rado.

Chuck Broerman, Recorder

Department or pursuant to a condition of

approval)

Add "PCD File No. VR2310" to all sheets.

PCD File No. _____

