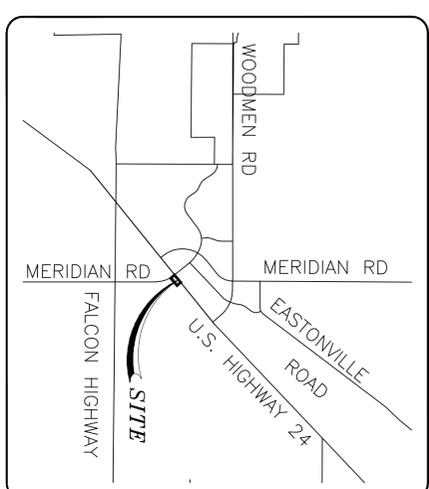
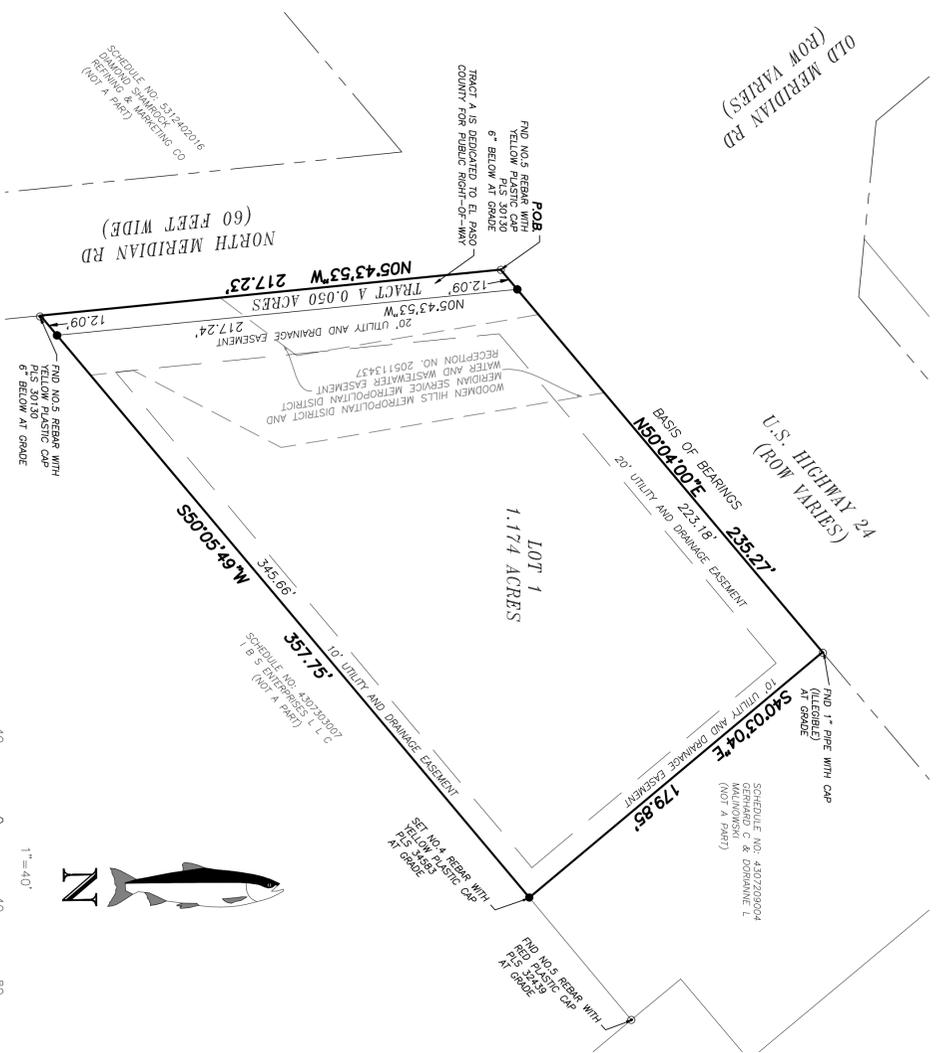
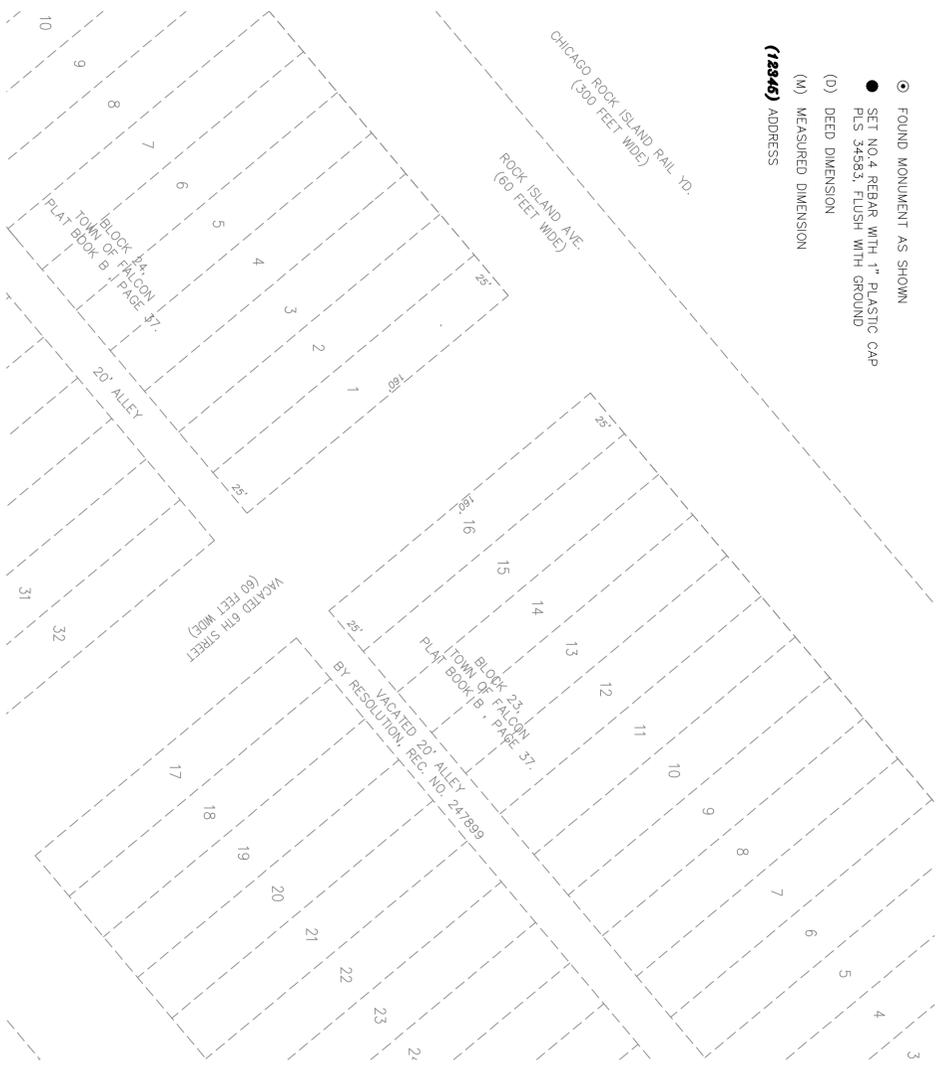


LARGENT SUBDIVISION
A VACATION AND REPLAT OF A PORTION OF BLOCKS 23 AND 24, TOWN OF FALCON PLAT LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST, AND A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

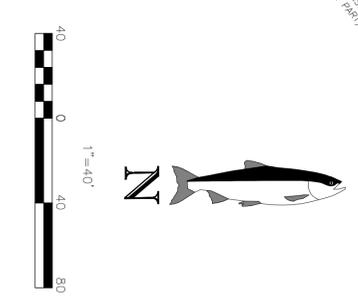
SHEET 1 OF 1

- LEGEND**
- FOUND MONUMENT AS SHOWN
 - SET NO.4 REBAR WITH 1" PLASTIC CAP PLUS 34583, FLUSH WITH GROUND
 - (D) DEED DIMENSION
 - (M) MEASURED DIMENSION
 - (12246) ADDRESS



AS-PLATTED

AS-REPLATTED



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT D & D MANAGEMENT LLC, A COLORADO LIMITED LIABILITY COMPANY; BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF BLOCK 23 AND 24, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD, A 60 FOOT RIGHT-OF-WAY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 24, A 100 FOOT RIGHT-OF-WAY; THENCE NORTH 50 DEGREES 04 MINUTES 00 SECONDS EAST, ALONG ADJOINING AND ADJACENT TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 235.27 FEET TO A POINT ON THE EASTERLY LINE OF LOT 10 OF SAID BLOCK 23, TOWN OF FALCON; THENCE SOUTH 40 DEGREES 03 MINUTES 04 SECONDS EAST, ALONG SAID EASTERLY LINE AND SAID EASTERLY LINE EXTENDED SOUTHERLY, A DISTANCE OF 179.85 FEET; THENCE SOUTH 50 MINUTES 49 SECONDS WEST, A DISTANCE OF 357.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE NORTH 05 DEGREES 43 MINUTES 53 SECONDS WEST, ALONG ADJOINING AND ADJACENT TO SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 217.23 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL CONTAINS 53,305 SQUARE FEET OR 1.224 ACRES.

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 LANDS INTO A LOT, A TRACT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LARGENT SUBDIVISION. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DAMAGE 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 ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: DAVID LARGENT
 TITLE: MANAGER, D & D MANAGEMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
 SECRETARY/TREASURER
 STATE OF COLORADO
 COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY
 DAVID LARGENT, MANAGER, D & D MANAGEMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
 MY COMMISSION EXPIRES _____
 WITNESS MY HAND AND OFFICIAL SEAL _____

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 24 AS REFERENCED IN PARCEL DESCRIPTION RECORDED AT RECEPTION NO. 205136563, SAID LAND ASSUMED TO BEAR 90°00'00" FROM THE NORTHWESTERLY CORNER OF SAID PARCEL (A NO.5 REBAR WITH YELLOW PLASTIC CAP STAMPED PLS 30130) TO THE NORTHEASTERLY CORNER OF SAID PARCEL. (1) O.D. FILE WITH CAP, STAMPING ILLEGIBLE).
- 2) WATER AND SEWER SERVICES SHALL BE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT. ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, NATURAL GAS PROVIDED BY COLORADO SPRINGS UTILITIES.
- 3) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: WATER AND WASTEWATER REPORTS, NATURAL FEATURES REPORT, SOILS AND GEOLOGICAL REPORT, FINAL DRAINAGE REPORT AND TRAFFIC IMPACT STUDY.
- 4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 5) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 6) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 5223801C, PROVIDED BY UNIFIED TITLE COMPANY LLC, AMENDMENT NO.3, DATED FEBRUARY 28, 2018.
- 7) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 8) TRACT OF LAND LIES IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 0804100575 F, DATED EFFECTIVE MARCH 17, 1997 AND AS AMENDED BY FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER 01-08-228P DATED MAY 14, 2002.
- 9) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE NOT BE PLACED IN DRAINAGE EASEMENTS. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 10) 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 THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PRAIRIE DOGS, WILSON PHOENIX, WILSON PHOENIX, WILSON PHOENIX, WILSON PHOENIX).
- 11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 13) THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (16-434), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID IN FULL AT FINAL PLAT RECORDING, SHALL BE ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 14) THERE WILL BE NO DIRECT ACCESS TO U.S. HIGHWAY 24.
- 15) ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET.
- 16) EASEMENTS, UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN.
- 17) TRACT A IS HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC RIGHT-OF-WAY.
- 18) LOT 1
 TRACT A _____ 1.174 ACRES
 0.050 ACRES
 TOTAL ACREAGE: 1.224 ACRES

SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, 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 CLOSE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID BEARINGS AND DISTANCES WERE OBTAINED BY MEASUREMENTS MADE BY ME OR BY THE STATE OF COLORADO DEALING WITH MONUMENTS SUBDIVISION OR THE LAND SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2018.

JAMES F. LENZ
 AND SURVEYOR IN THE
 STATE OF COLORADO, PLS NO. 34583
 FOR AND ON BEHALF OF
 RIDGELINE LAND SURVEYING LLC.

ADDRESS
 6985 MERIDIAN ROAD NORTH
 PETLIN, CO 80851

DATE OF PREPARATION
 OCTOBER 25, 2017
 APRIL 20, 2018

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ P.M. OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROEMAN, EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY
 _____ FEE



31 E. PLATYTH AVENUE, SUITE 206
 COLORADO SPRINGS, CO 80903
 TEL: 719.298.2917
 POD FILE NO. SF-18-003