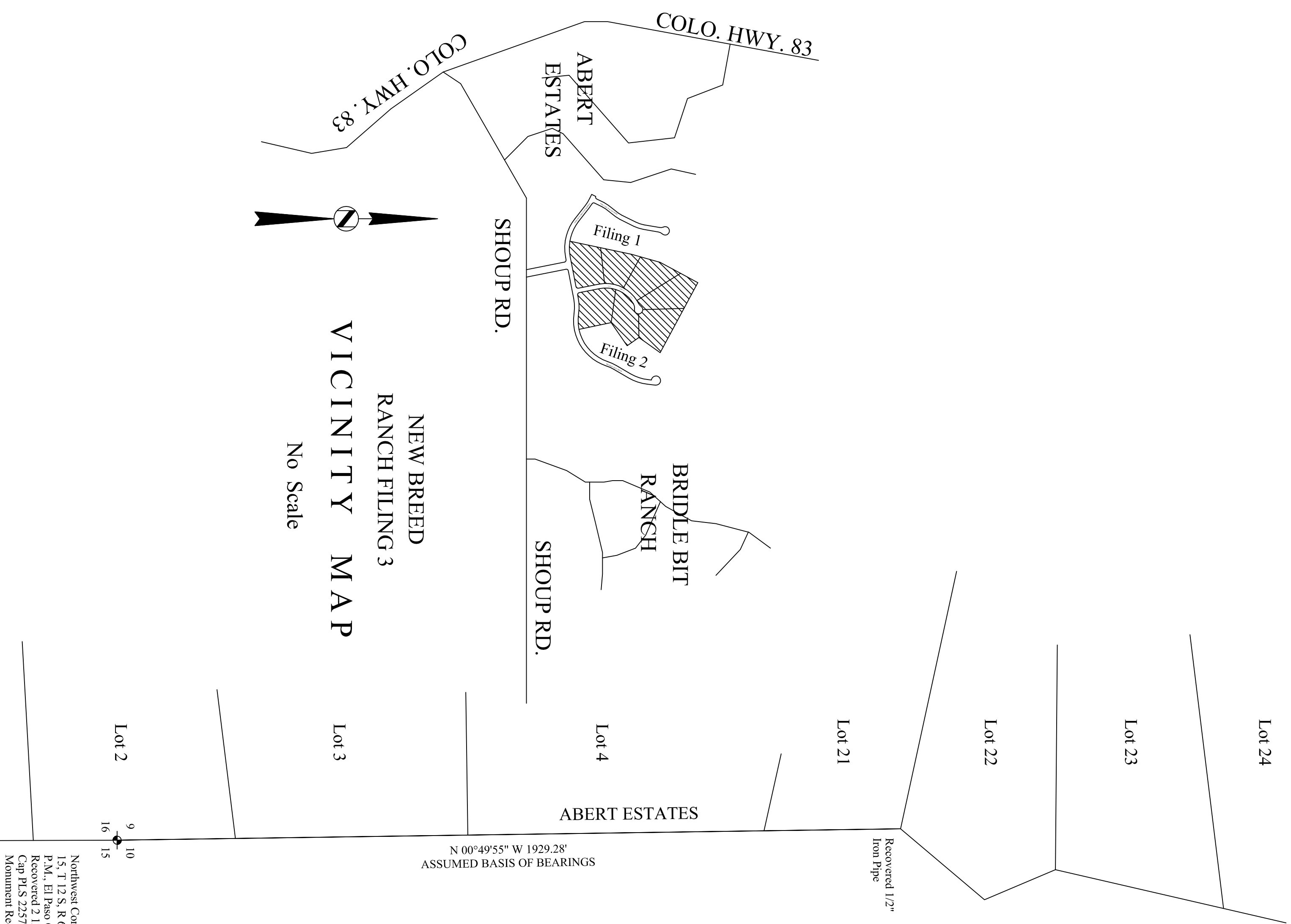
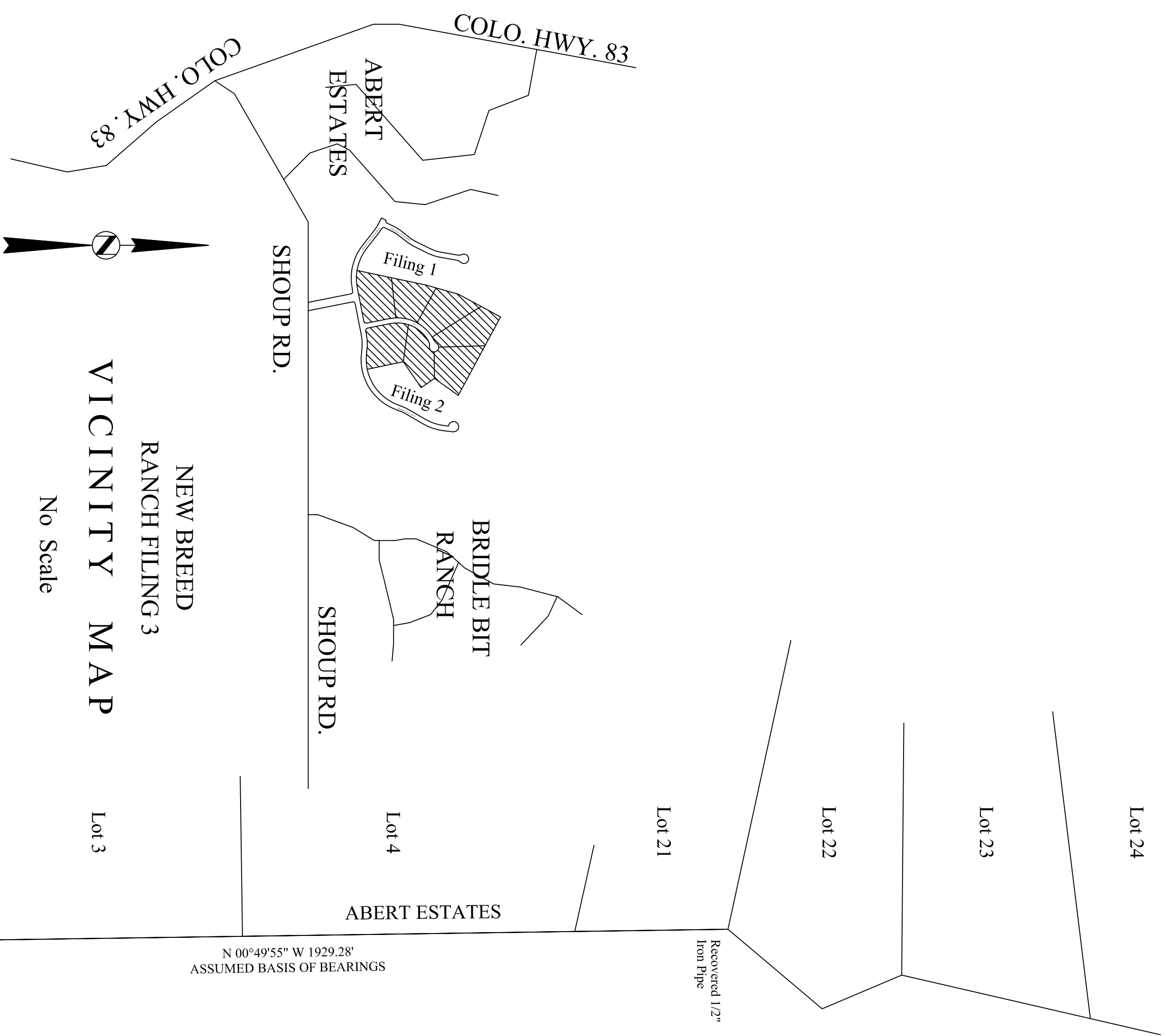
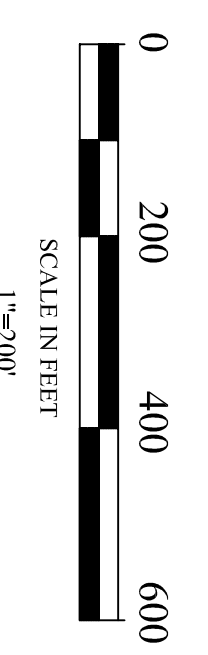


NEW BREED RANCH FILING THREE

A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.



Northwest Corner, Section 10, T. 12 S., R. 66 W., 6th Principal Meridian, El Paso County, CO. Monument Record on File



Old Arama Way 60' Right of Way

CD	AREA	PERCENT	LENGTH
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00

Private Drainage Easement

CD	AREA	PERCENT	LENGTH
1	100.00	100.00	100.00
2	100.00	100.00	100.00
3	100.00	100.00	100.00
4	100.00	100.00	100.00
5	100.00	100.00	100.00
6	100.00	100.00	100.00
7	100.00	100.00	100.00
8	100.00	100.00	100.00
9	100.00	100.00	100.00
10	100.00	100.00	100.00
11	100.00	100.00	100.00

60' R.O.W.
 Southeast Corner, West Half, Southeast Quarter, Section 10, T. 12 S., R. 66 W., 6th P.M., El Paso County, CO. Re-recorded 2/12/2011 Monument Record on File

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

NOTE:
 Outer Boundary Points for this Filing are Monumented with a 3/8" x 3/8" Iron Pipe in the side Cap. L.S. 25629 are set in place with the surface. ● = Found Pin & Cap L.S. xxxxx
 (3605) = Street Address per Enumerations

REVISIONS
 3-08-24: Triaged
 3-30-24: Vicinity Map
 4-26-24: Staff Comments
 10-25-24: Staff Comments
 12-05-24: Staff Comments

Prepared by:
HANNINGAN and ASSOCIATES, INC.
 LAND SURVEYING & LAND PLANNING
 LAND DEVELOPMENT CONSULTING
 1960 SIBRING VALLEY ROAD
 MONUMENT, COLORADO
 719-481-8292 • FAX: 719-481-9071
 SCALE: 1"=200'
 DATE: (09/14/21)
 DRAWN BY: JMB

TITLE: New Breed Ranch Filing Three
 Section 10, T. 12 S., R. 66 W., 6th P.M., El Paso County, Colorado.
 PCID File No. SP247
 SHEET 2 OF 2
 JOB NUMBER: 21-014

Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10' public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 30' public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
 The Rain Garden easement on Lot 1 and the Drainage easement on Lots 5, 6 and 7 are private easements Dedicated to the Home-owners Association which has maintenance responsibility therefor.

NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after your first discovery of such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.