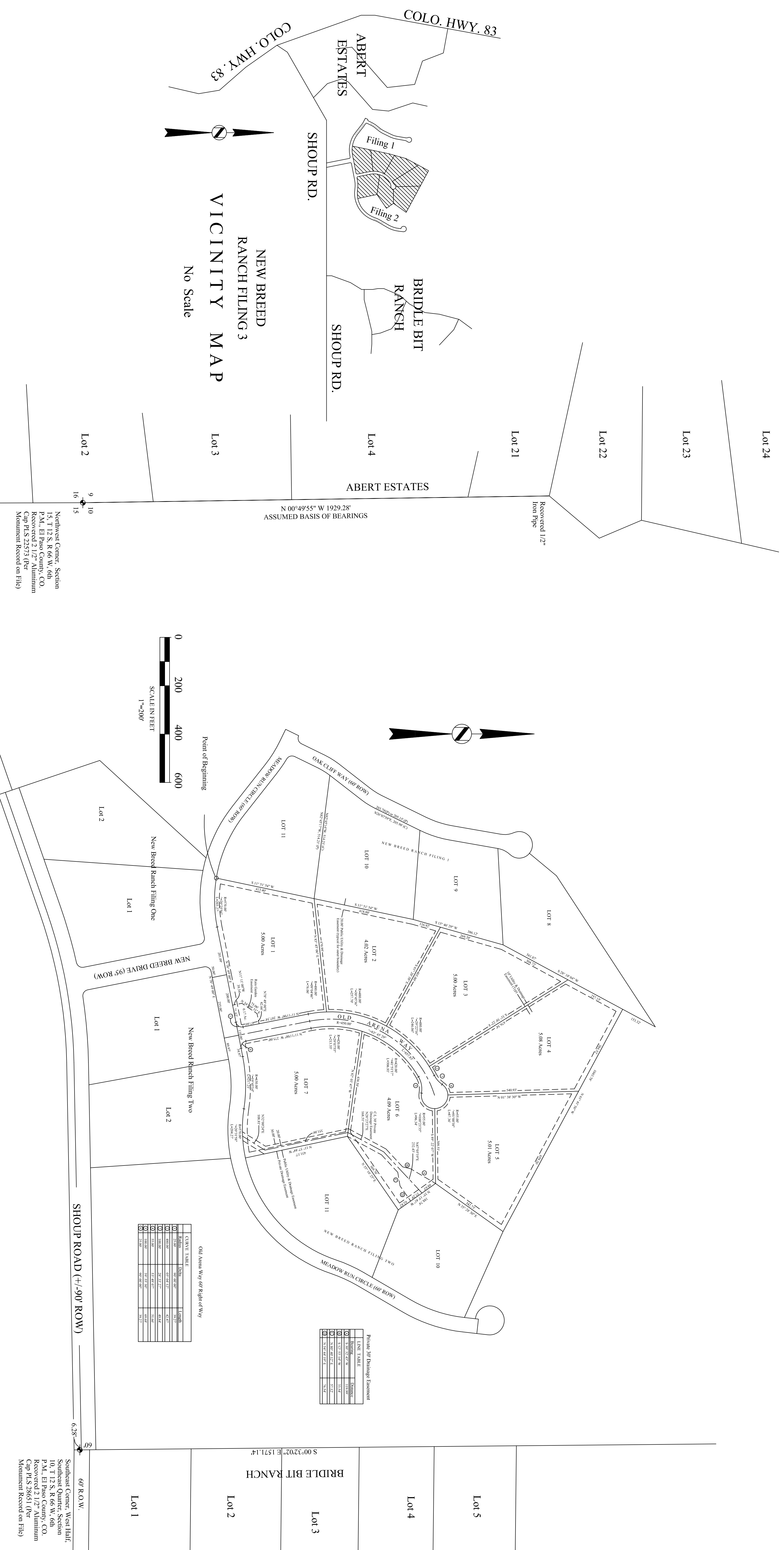


NEW BREED RANCH FILING THREE

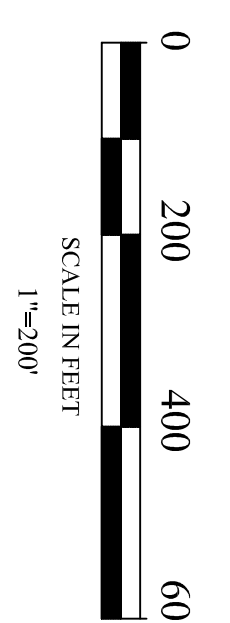
A Final Plat for a 7 Lot Subdivision in Section 10, Township 12 South, Range 66 West, 6th Principal Meridian, El Paso County, Colorado.



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 20' 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 30' Drainage easement on Lots 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 you first discover 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 herein.



Old Aiken Way 60' Right of Way

| CLAVE TABLE | CLAVE | CLAVE | CLAVE | CLAVE | CLAVE |
|-------------|-------|-------|-------|-------|-------|
| 01 | 02 | 03 | 04 | 05 | 06 |
| 07 | 08 | 09 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 |

Private 30' Drainage Easement

| LINE TABLE | LINE | LINE | LINE | LINE | LINE |
|------------|------|------|------|------|------|
| 01 | 02 | 03 | 04 | 05 | 06 |
| 07 | 08 | 09 | 10 | 11 | 12 |
| 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 |

| | | | | |
|---|-----------------------------|----------------------|-----------------------------|----------------------|
| <p>REVISIONS</p> <p>1-08-24: Triangulated</p> <p>3-30-24: Vicinity Map</p> | <p>DATE</p> <p>09/14/21</p> | <p>BY</p> <p>JWB</p> | <p>DATE</p> <p>09/14/21</p> | <p>BY</p> <p>JWB</p> |
| <p>PROJECT: New Breed Ranch Filing Three</p> <p>OWNER: Hannigan and Associates, Inc.</p> <p>DESIGNER: Land Surveying & Land Planning</p> <p>CONSULTING: Land Development Consulting</p> <p>ADDRESS: 19360 SHINO VALLEY ROAD</p> <p>CITY: MONUMENT, COLORADO</p> <p>PHONE: 719-481-8592 or FAX: 719-481-5971</p> | | | | |
| <p>60' R.O.W.</p> <p>6.28'</p> <p>SHOUP ROAD (+/- 90' ROW)</p> | | | | |
| <p>PCD File No.</p> | | | | |
| <p>6th P.M. El Paso County, Colorado.</p> | | | | |
| <p>Lot 1</p> | | | | |
| <p>Lot 2</p> | | | | |
| <p>Lot 3</p> | | | | |
| <p>Lot 4</p> | | | | |
| <p>Lot 5</p> | | | | |
| <p>Lot 1</p> | | | | |