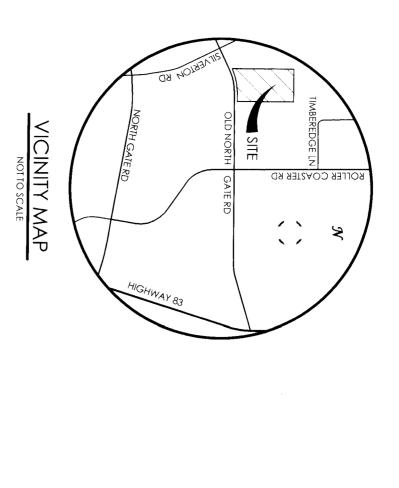
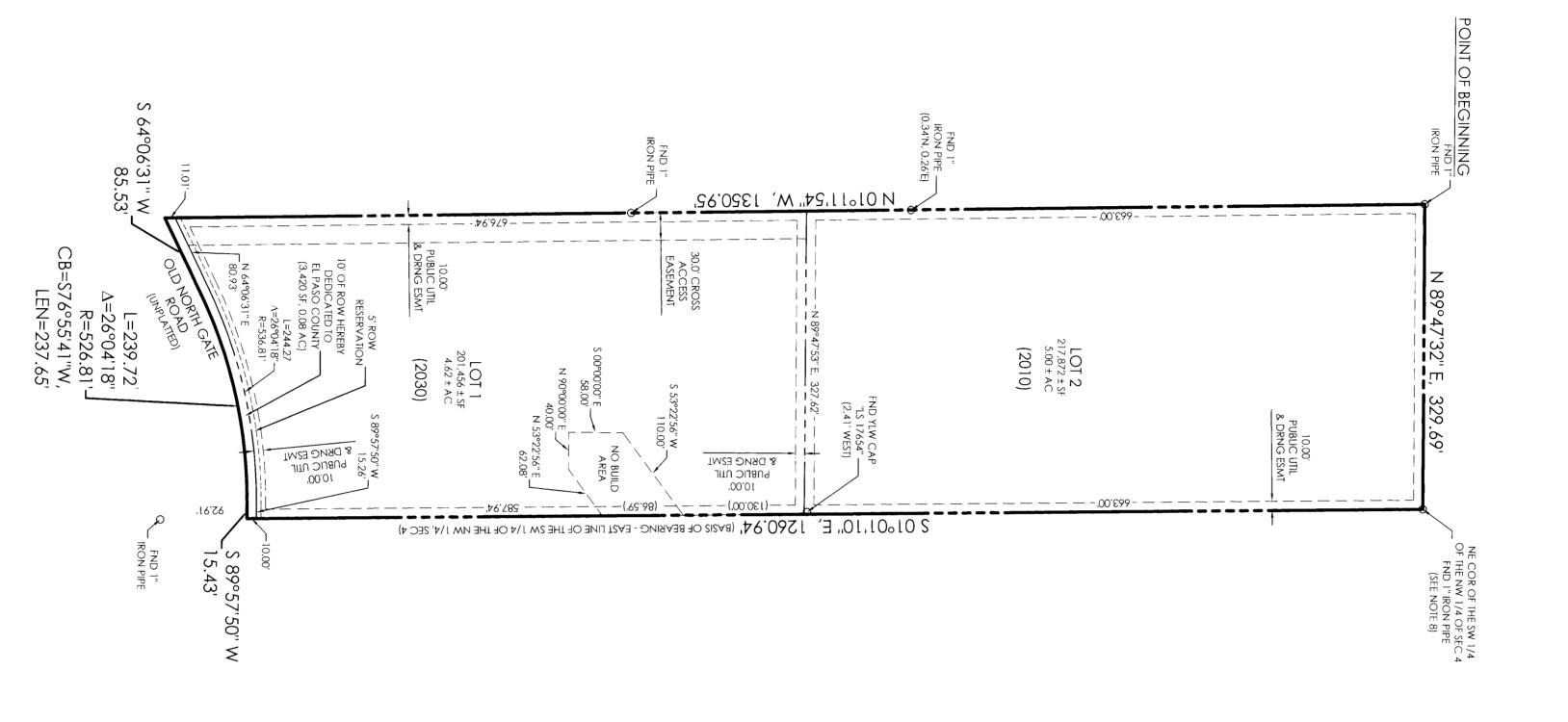
### PORTION OF THE SOUTHWEST RANGE 66 WEST of th QUARTER OF THE NORTHWEST OF SECTION 4, 6th PRINCIPAL MERIDIAN, **PASO** COUNTY COLORADO NSHIP 12 SOUTH,





(6902)

LOT ADDRESSES

PROPOSED EASEMENT LINE

PROPOSED LOT LINE

PROPOSED BOUNDARY LINE

LEGEND

BY EMUL DATED AND RECORDED IN PIKES PEAK 221080951

**EASEMENTS** 

10 0

1" = 100' 1:1,200

# KNOW ALL MEN BY THESE PRESENTS

a tract of land in the southwest quarter of the northwest quarter of section 4 in tow whose location and boundaries are more particularly described as follows: NER OF LOT 9, OVERLOOK ESTATES AS RECO LAT BOOK Z AT PAGE 52 JARTER OF SAID SECTION 56 WEST OF THE 6TH P.M.; e records of el paso , 2017 are the owners

NTRAL ANGLE 26°04'18"

.01 7, SAID OVERLOOK

# County Government notes

IN FILE AT THE COUNTY

1EIR PROPERTY. PUBLIC OTHERWISE INDICATED. RAINAGE EASEMENTS.

REMENTS, AND OTHER
F WILDLIFE, COLORADO
THE ENDANGERED SPECIES

N AND ARE SUBJECT TO

Y DRAINAGE CULVERTS PRIVEWAYS WILL NEED

) assigns shall be Tion (resolution no.

NTY PLANNING PURPOSES, NERS IN THE SUBDIVISION Y BE LESS THAN EITHER THE HE WATER SUPPLY PLAN JUIRED AND

FROM THE STATE

EPARTMENT OF HEALTH VED SYSTEM PRIOR TO

GH THE SHOWN 30' CROSS ACCESS EASEMENT. THE RESPONSIBILITY AND MA ance of Said access

### NOTES

FILE NO..: 203151 AS

HE PROPERTY IS NOT

SURVEY WITHIN THREE

N INC. RECORDED N INC. RECOR

GEOLOGY CONDITIONS: OF THE HAZARD AREA ) PREPARED BY ENTECH VELOPMENT

# SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, 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 10/01/2018, 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 BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS NOT A WARRANTY NOR GUARANTEE EITHER EXPRESSED OR IMPLIED.

ATTEST THE ABOVE ON THIS 30 DAY OF MARCH

RANDALL D. HENCY COLORADO REGISTERED PLS #27605 FOR AND ON BEHALF OF M.V.E., INC.

## OWNER'S CERTIFICATE

IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WOLFF RUN ESTATES. 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 DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S 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 ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PREPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED

THE LINSCOMBE FAMILY LIVING TRUST DATED JULY 20, 2017

JORDAN LEE LINSCOMBE, TRUSTEE

MY COMMISSION EXPIRES 7/20) 2023

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC ACKNOWLEDGED BEFORE ME THIS **30 TH** DAY OF MACH LINSCOMBE FAMILY LIVING TRUST DATED JULY 20, 2017.

COUNTY OF EL PASO

) \$\$

STATE OF COLORADO

RUSSELL RONALD LINSCOMBE, TRUSTEE THE LINSCOMBE FAMILY LIVING TRUST DATED OCTOBER 20, 2017 Linocombe

STATE OF COLORADO ) SS

ACKNOWLEDGED BEFORE ME THIS **SOF** DAY OF MARLY THE LINSCOMBE FAMILY LIVING TRUST DATED OCTOBER 20, 2017. County of El Paso 7/20/2023 2021 BY RUSSELL RONALD LINSCOMBE AS TRUSTEE OF DAVID R GORMAN

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID 20074028051

MY COMMISSION EXPIRES JULY 20

my commission expires \_\_\_

NESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR WOLFF RUN ESTATES SUBDIVISION WAS APPROVED FOR FILING BY THE EL 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. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS & EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANNIAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

OR CUITATION OF THE TOTAL DIRECTOR

CLERK AND RECORDER

COUNTY OF EL PASO ) STATE OF COLORADO

THEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2.41 O'CLOCK P.M. THIS 2.3 DAY OF 40.1 2021 A.D. AND IS DULY RECORDED AT RECEPTION NO. 221714730 OF THE RECORDS OF EL PASO COUNTY, COLORADO.



PCD FILE NO. MS198

PARK FEE: 3 912.00

MVE INC	WOLFF RUN ESTAT SUBDIVISION	MINOR SUBDIVISION PLAT
MVE PROJECT: 61105	ESTATES ION	SION PLAT

ENGINEERS SURVEYORS OF 1 MARCH 30, 2021