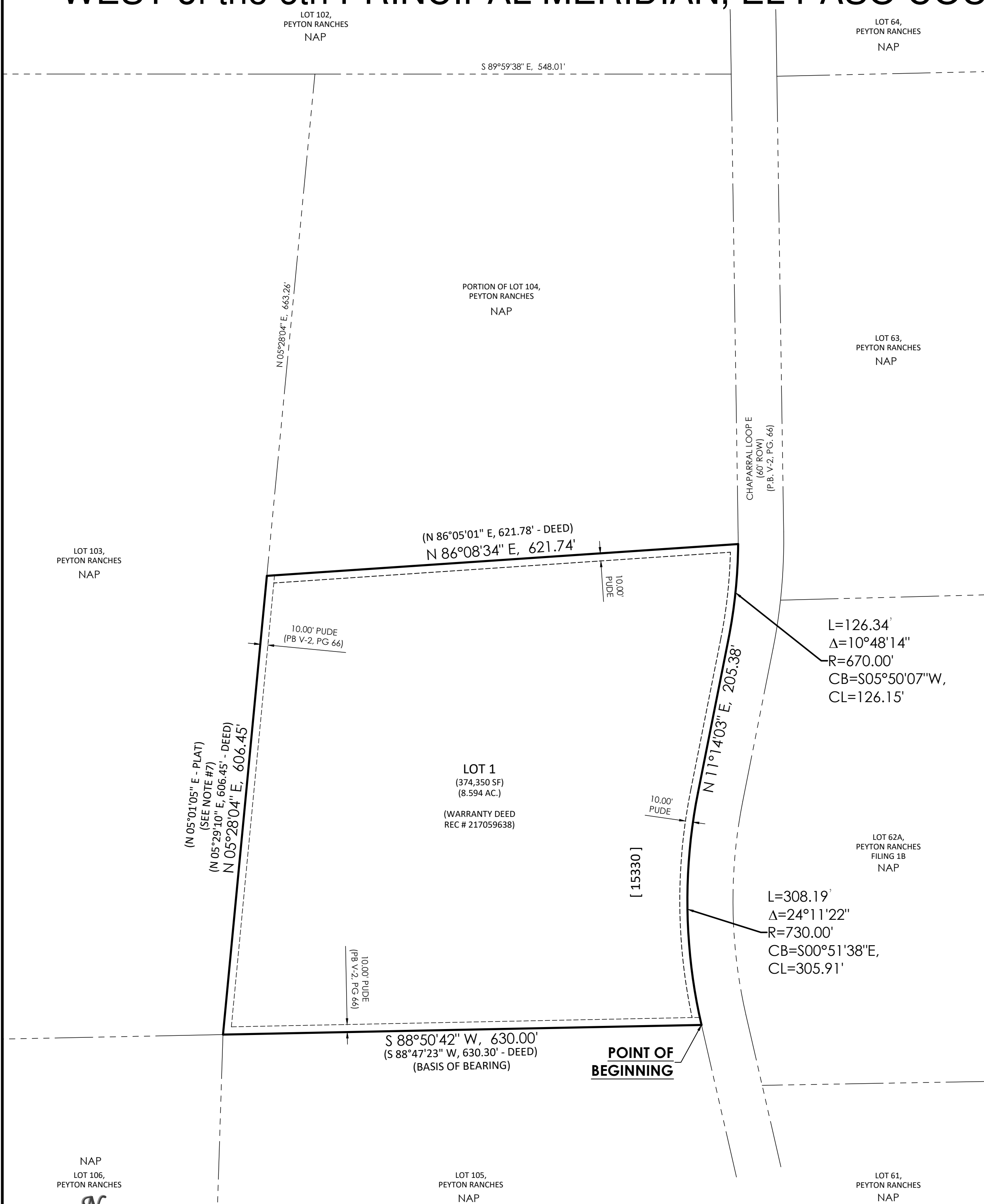
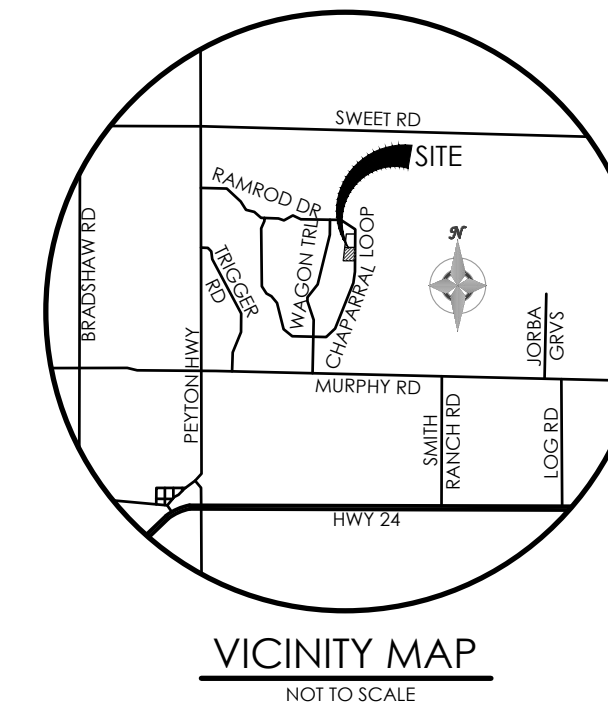


PEYTON RANCHES FILING NO. 2

A PORTION OF LOT 104, PEYTON RANCHES

A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, AND THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



COUNTY GOVERNMENT NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE REPLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: WASTEWATER DISPOSAL REPORT, GEOLOGY & SOILS REPORT, WATER RESOURCES REPORT, NATURAL FEATURES REPORT, AND FIRE PROTECTION REPORT.
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 - 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., PREBLE'S MEADOW JUMPING MOUSE).
 - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 - NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
 - DRIVEWAY NOTE: LOT OWNERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2.
 - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
 - THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
 - 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 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 USED FOR ALLOCATION 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 WATER SUPPLY.
 - INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
 - WASTEWATER: SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
 - GAS: NATURAL GAS SERVICE IS NOT AVAILABLE FOR THE SUBDIVISION FROM A UTILITY SERVICE PROVIDER. THE LOT OWNERS MAY ELECT TO UTILIZE INDIVIDUAL PROPANE TANKS AS AN ALTERNATIVE.
 - ELECTRIC: THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING ELECTRIC UTILITY SERVICE TO EACH LOT. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. SERVICE IS SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
 - SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR 15330 CHAPARRAL LOOP EAST PREPARED BY RMG AND DATED SEPTEMBER 25, 2020. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER VR235. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOILS INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 6 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOOD PLAINS OR PONDED AREAS AND 25 FEET FROM DRY CULCHES.
- EXPANSIVE AND COMPRESSIBLE SOILS: SPECIAL FOUNDATION DESIGN, OVEREXCAVATION, REPLACEMENT AND COMPACTION OF SOILS BENEATH FOUNDATIONS, FAULTS & SEISMICITY: CLASSIFY THE SITE AS "SITE CLASS B", WITH AVERAGE SHEAR WAVE VELOCITIES RANGING FROM 2,500 TO 5,000 FEET PER SECOND FOR THE MATERIALS IN THE UPPER 100 FEET.
 RADON: SPECIAL BUILDING DESIGN.
 CORROSIVE MINERALS: PROTECT METALS TO REDUCE CONTACT WITH SOIL AND CEMENT ADDITIVES.
 EROSION: EROSION PROTECTION MEASURES.
- MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES.

NOTES

- BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 104, PEYTON RANCHES, RECORDED JUNE 27, 1972 IN PLAT BOOK V-2 PAGE 66, MONUMENTED AS SHOWN HEREON.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT FILE NO. 1952101-10 AS PREPARED BY STEWART TITLE COMPANY, MARCH 9, 2023.
- ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 27605. FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0375G, DATED DECEMBER 7, 2018, THIS PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 300-YEAR FLOODPLAIN).
- 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 THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.).
- THIS PLAT RELIED UPON A LAND SURVEY PLAY PREPARED BY CLARK LAND SURVEYING INC. UNDER PROJECT NUMBER 170651 FOR A PORTION OF LOT 104 TO ASSIST IN DETERMINING THE BOUNDARY.
- THE RECORDED BEARING FOR THE COMMON LINE BETWEEN LOTS 103 AND 104, PEYTON RANCHES AS SHOWN ON THE RECORDED PLAT THEREOF HAS BEEN FOUND TO BE IN ERROR. THE BEARING SHOWN HEREON IS BASED ON THE PLATTED DISTANCES ALONG THE NORTH LINE OF SAID LOTS 103 AND 104.
- THE LINEAL UNITS USED IN THIS DRAWING ARE U.S. SURVEY FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

KNOW ALL MEN BY THESE PRESENTS

THAT FRIDAH JOANITAH WOOD, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

A PORTION OF LOT 104, PEYTON RANCHES SUBDIVISION AS RECORDED IN PLAT BOOK V-2 AT PAGE 66 AS CONVEYED IN THE WARRANTY DEED RECORDED IN RECEIPTION NO. 217059638 OF THE RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 104, ALSO BEING A POINT ON THE WEST LINE OF CHAPARRAL LOOP EAST, THENCE S 88°50'42" W, A DISTANCE OF 630.00 FEET ALONG THE SOUTH LINE OF SAID LOT 104 TO THE SOUTHWEST CORNER THEREOF;

THENCE N 05°28'04" E, A DISTANCE OF 606.45 FEET ALONG THE WEST LINE OF SAID LOT 104;

THENCE N 86°08'34" E, A DISTANCE OF 621.74 FEET ALONG THE NORTH LINE OF SAID LOT 104 TO A POINT ON THE EAST LINE THEREOF ALSO BEING A POINT ON THE WEST LINE OF SAID CHAPARRAL LOOP EAST;

THE FOLLOWING THREE (3) COURSES ARE ALONG THE EAST LINE OF SAID LOT 104 ALSO BEING THE WEST LINE OF SAID CHAPARRAL LOOP EAST:

THENCE SOUTHERLY, 126.34 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 10°48'14" AND BEING SUBTENDED BY A CHORD THAT BEARS S 05°50'07" W, 126.15 FEET;

THENCE S 11°14'03" W, A DISTANCE OF 205.38 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 308.19 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 24°11'22" AND BEING SUBTENDED BY A CHORD THAT BEARS S 00°51'38" E, 305.91 FEET TO THE SOUTHEAST CORNER OF SAID LOT 104 AND THE **POINT OF BEGINNING**;

CONTAINING 374.350 SF (8.594 ACRES), MORE OR LESS

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "PEYTON RANCHES FILING NO. 1C". 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 PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

FRIDAH JOANITAH WOOD, OWNER

STATE OF _____)
 COUNTY OF _____) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY FRIDAH JOANITAH WOOD AS OWNER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
 NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS VACATION AND REPLAT 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 OF GUARANTEE EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2023.

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "PEYTON RANCHES FILING NO. 1C" 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 MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)
 COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M. THIS _____ DAY OF _____, 2023, A.D. AND IS DULY RECORDED AT RECEIPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

OWNER OF RECORD AT TIME OF PLATTING: FRIDAH JOANITAH WOOD 719 MEDITERRANEAN POINT COLORADO SPRINGS, CO 80910 (719) 354-6166		FINAL PLAT PEYTON RANCHES FILING NO. 2
MVE PROJECT: 61140 MVE DRAWING: 61140-PLAT-CS DATE: FEBRUARY 28, 2024 SHEET: SHEET 1 OF 1	1903 Lelary Street, Suite 300 Colorado Springs, CO 80909 719.635.5736 www.mvecivil.com	

NAP LOT 106, PEYTON RANCHES

NAP LOT 105, PEYTON RANCHES

NAP LOT 61, PEYTON RANCHES

NAP LOT 103, PEYTON RANCHES

NAP LOT 64, PEYTON RANCHES

NAP LOT 63, PEYTON RANCHES

NAP LOT 102, PEYTON RANCHES

LEGEND

- PROPOSED BOUNDARY LINE
- EASEMENT LINE
- SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND UNLESS OTHERWISE SHOWN
- ADDRESS NUMBER
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)

EASEMENTS

UNLESS OTHERWISE INDICATED ALL LOT LINES ARE HEREBY PLATTED WITH A 10' PUBLIC DRAINAGE AND UTILITY EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

1" = 100' 1:1,200