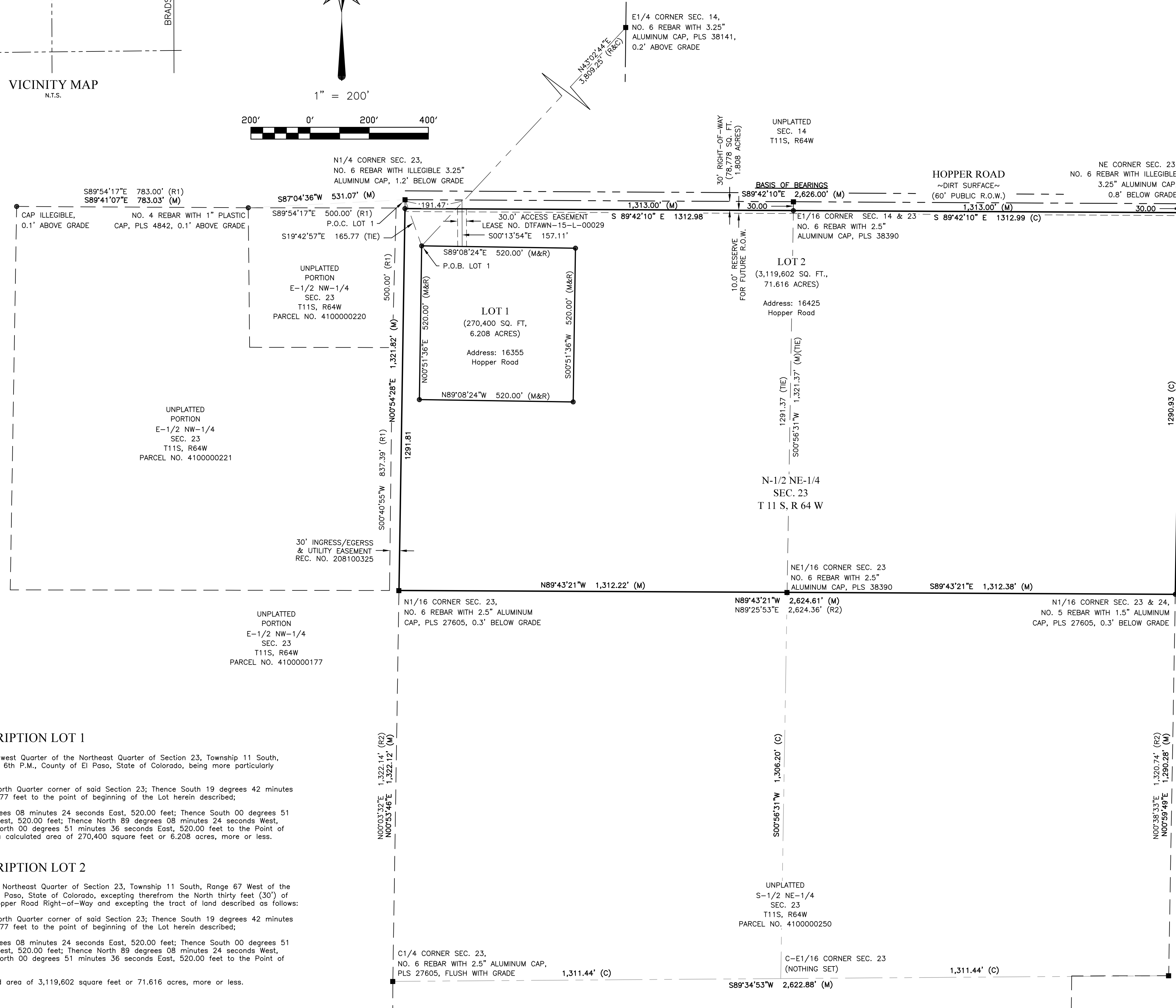
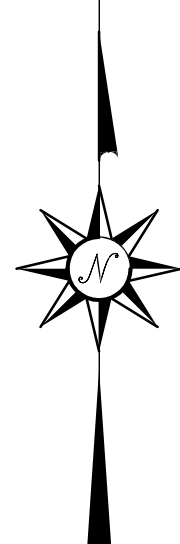
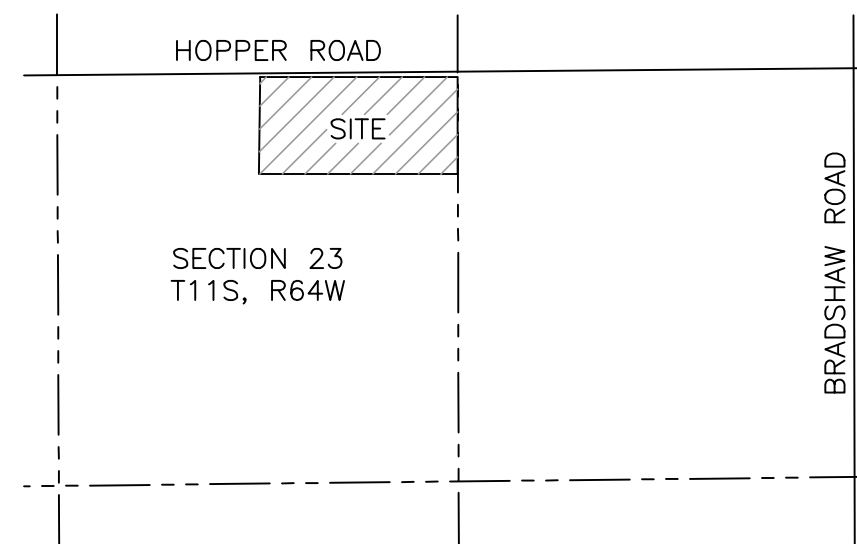


HOPPER ROAD FAA SUBDIVISION EXEMPTION PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, COLORADO



LEGAL DESCRIPTION LOT 1

A portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the North Quarter corner of said Section 23; Thence South 19 degrees 42 minutes 57 minutes East, 165.77 feet to the point of beginning of the Lot herein described;

Thence South 89 degrees 08 minutes 24 seconds East, 520.00 feet; Thence South 00 degrees 51 minutes 36 seconds West, 520.00 feet; Thence North 89 degrees 08 minutes 24 seconds West, 520.00 feet; Thence North 00 degrees 51 minutes 36 seconds East, 520.00 feet to the Point of Beginning, containing a calculated area of 270,400 square feet or 6.208 acres, more or less.

LEGAL DESCRIPTION LOT 2

The North Half of the Northeast Quarter of Section 23, Township 11 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, excepting therefrom the North thirty feet (30') of said North Half for Hopper Road Right-of-Way and excepting the tract of land described as follows:

Commencing at the North Quarter corner of said Section 23; Thence South 19 degrees 42 minutes 57 minutes East, 165.77 feet to the point of beginning of the Lot herein described;

Thence South 89 degrees 08 minutes 24 seconds East, 520.00 feet; Thence South 00 degrees 51 minutes 36 seconds West, 520.00 feet; Thence North 89 degrees 08 minutes 24 seconds West, 520.00 feet; Thence North 00 degrees 51 minutes 36 seconds East, 520.00 feet to the Point of Beginning.

Containing a calculated area of 3,119,602 square feet or 71.616 acres, more or less.

PLAT NOTES

- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assigns 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 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.
- This property is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA, Flood Insurance Rate Map No. 08041C0350G, dated December 7, 2018.

LEGEND

- FOUND NO. 5 REBAR WITH 1" PLASTIC CAP, PLS 38390, UNLESS OTHERWISE NOTED
- FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP, MARKINGS AS NOTED HEREON
- SET NO. 5 REBAR WITH 1" PLASTIC CAP, PLS 38390
- (R) RECORD VALUE PER LAND LEASE NO. DTFAWN-15-L-00029
- (R1) RECORD VALUE PER LAND SURVEY PLAT RECEPTION NO. 092000684
- (R2) RECORD VALUE PER BOUNDARY SURVEY RECEPTION NO. 097902403
- (M) MEASURED VALUE
- (C) CALCULATED VALUE

TITLE CERTIFICATE:

First American Title does hereby certify that he, she, or it has examined the Title to all lands shown upon this Subdivision Exemption Plat and that Title to such lands is vested in, free and clear of all liens and encumbrances, except as follows:

Dated this ____ day of _____, 20____, A.D.

Authorized Representative _____

KNOW ALL MEN BY THESE PRESENTS:

That Habakkuk, LLC, being the owner of the described tract of land, to wit:

PARENT PARCEL LEGAL DESCRIPTION

The North half of the Northeast quarter of Section 23, all in Township 11 South, Range 64, West of the 6th P.M., County of El Paso, State of Colorado, per Commitment for Title Insurance by First American Title, Commitment No. 5506-4160182, Revision No. 3 with a commitment date of April 27, 2024 at 8:00 a.m.

DEDICATION

The above party in interest has caused said tract to be platted into Lots and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, and Easements which shall be known as "HOPPER ROAD FAA SUBDIVISION EXEMPTION PLAT" El Paso County, Colorado.

IN WITNESS WHEREOF

The aforementioned owner Habakkuk, LLC, has executed this instrument this ____ day of _____, 20____, 20____.

Habakkuk, LLC

William V. Burton President Habakkuk, LLC

NOTARIAL

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, A.D., by William V. Burton, President of Habakkuk, LLC

Witness my Hand and Seal: _____ My Commission Expires: _____
Notary Public

APPROVALS

The accompanying plat was approved by the El Paso County Planning and Community Development this ____ day of _____, 20____, A.D.

Director, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for HOPPER ROAD FAA SUBDIVISION EXEMPTION PLAT 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.

Chair, Board of County Commissioners _____ Date _____

SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are International Survey Feet.
- The fieldwork for this survey was completed on January 6, 2024.
- The overall subject parcel contains a calculated area of 3,390,002 square feet (77.823 acres) of land, more or less.
- This survey does not constitute a title search by Forth Land Surveying, Inc. to determine ownership or easements of record. Forth Land Surveying, Inc. relied upon a Commitment for Title Insurance by First American Title, Commitment No. 5506-4160182, Revision No. 3 with a commitment date of April 27, 2024 at 8:00 a.m.
- Bearings are based on the North line of the Northeast Quarter of Section 23, T11S, R64W of the 6th P.M., monumented on the east end by a No. 6 rebar with illegible 2 1/2" aluminum cap, and on the west end by a No. 6 rebar with illegible 3 1/4" aluminum cap, and is assumed to bear S89°42'10"E a measured distance of 2,623.29 feet.
- Any underground or above ground utilities shown hereon have been located from field survey information. Forth Land Surveying, Inc. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Forth Land Surveying, Inc. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

SURVEYOR'S STATEMENT

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Habakkuk, LLC., that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

Cameron Forth
State of Colorado Professional Land Surveyor No. 38390
For and on behalf of Forth Land Surveying, Inc.

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I hereby certify that this Subdivision Exemption Plat was filed for record in my office at

___ o'clock ___ M., this ____ day of _____, 20____, A.D.,

and is duly recorded under Reception No. _____

of the records of El Paso County, Colorado.

Clerk and Recorder: _____

PCD FILE NO. EX242

OWNER

Habakkuk LLC
1280 Lost Creek Lane
Lafayette, CO, 80026
720-838-6150

DATE: January 6, 2025		REVISIONS	
No.	Remarks	Date	By

FORTH LAND SURVEYING, INC.

1586 S. 21st Street, Suite 10
Colorado Springs, CO 80904
Phone: 719-722-7446
E-mail: Cameron@ForthLS.com
Website: www.ForthLS.com



Field: TEC/CEF Drawn: TEC/CEF Checked: CEF

PROJECT No.: 23093

SHEET 1 OF 1