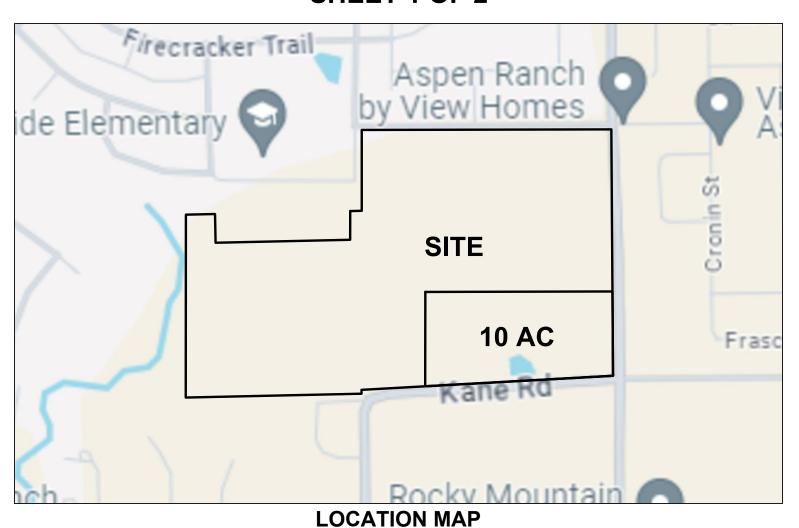
HOMELAND ACRES FINAL PLAT

LOCATED IN PORTION OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., THE CITY OF FOUNTAIN, EL PASO COUNTY COUNTY, STATE OF COLORADO SHEET 1 OF 2



BE IT KNOWN BY THESE PRESENTS:

THAT IBT PIMA LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF

LEGAL DESCRIPTION

LEGAL DESCRIPTION (PARCEL A)

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE SIXTH P.M.; THENCE RUNNING WEST 55 1/2 RODS,

THENCE NORTH 57 21/30 RODS; THENCE EAST 55 1/2 RODS;

THENCE SOUTH 57 21/30 RODS TO THE PLACE OF BEGINNING,

AND TRACT NO. 36 AS SHOWN ON THE PLAT OF THE FOUNTAIN VALLEY LAND AND IRRIGATION COMPANY'S SUBDIVISION NO. 1 RECORDED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER IN EL PASO COUNTY. COLORADO. EXCEPT A STRIP 20 FEET OFF OF THE WEST SIDE THEREOF RESERVED FOR ROADWAY AND EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY SCHOOL DISTRICT #8 IN WARRANTY DEED RECORDED FEBRUARY 14, 2007 UNDER RECEPTION NO.

- 1. ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S00'54'23'E, (S00'17'38"E PER THE RECORDED PLAT OF LENDER SUBDIVISION NO. 2, AS RECORDED UNDER RECEPTION NO. 98162062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, A DISTANCE OF 743.33 FEET (743.29 FEET OF RECORD) BETWEEN THE NORTHEAST CORNER OF LOT 1 OF SAID LENDER SUBDIVISION, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965", AND THE SOUTHEAST CORNER OF SAID LOT 1, AS MONUMENTED BY A REBAR & YELLOW CAP STAMPED "LS 13830".
- 2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. POLARIS SURVEYS RELIED ON A "TBD" COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NO: (EFFECTIVE DATE: JULY 20, 2012 AT 5:00 P.M.) AS PROVIDED TO POLARIS SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B-2 (EXCEPTIONS) OF THE ABOVE REFERENCED "TBD" COMMITMENT.
- 3. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
- 4. THE PROPERTY IS SUBJECT TO ANY RIGHTS, INTERESTS, OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO OR THE PUBLIC, WHICH EXIST OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF JIMMY CAMP CREEK.
- 5. ALL COMMON AREAS, INCLUDING BUT NOT LIMITED TO: ROADWAYS, SIDEWALKS, CURB AND GUTTER, LANDSCAPING, FENCING, WALLS AND SITE LIGHTING WILL BE MAINTAINED BY THE OWNER OF RECORD.
- 6. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- 7. TRACT A TO BE USED FOR OPEN SPACE.
- 8. AREA CALCULATION: LOT 1 10.43 ACRES TRACT A 46.66 ACRES TOTAL 57.09 ACRES

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 HEREON.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED

HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN

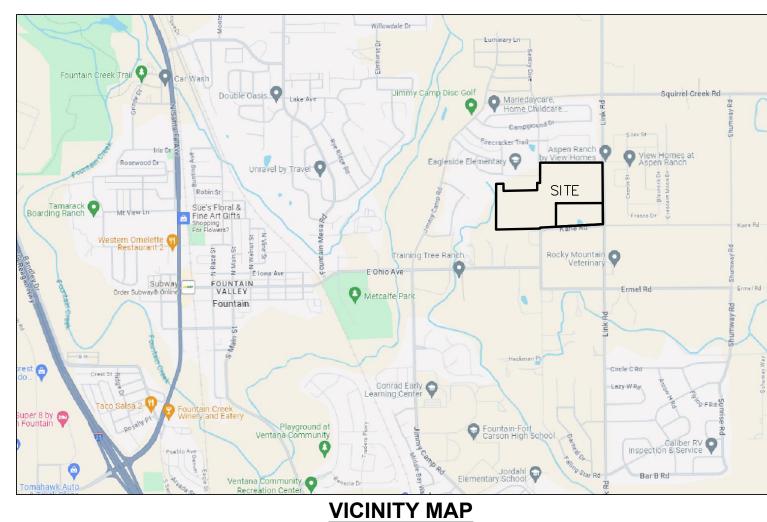
NOT TO SCALE

HEREON UNDER THE NAME AND SUBDIVISION OF 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 PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNERS/MORTGAGEE (SIGNATURE)

NOTARY	
STATE OF)	
COUNTY OF)	SS
	VAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20 _ AS FOR TBK BANK, SSB.
WITNESS MY HAND AND OFFICI	AL SEAL THIS DAY OF, 20

MY COMMISSION EXPIRES ______ NOTARY PUBLIC IN AND FOR THE STATE OF _____



FLOOD PLAIN LOCATION

THE TRACT DESCRIBED HEREIN IS IN ZONE X AND DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP 08041C0966-G & 08041C0958-G, DATED DECEMBER 7, 2018.

SURVEYOR'S CERTIFICATION

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 __/__, 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.

I ATTEST	THE	ABOVE	ON	THIS	 DAY	OF	,	20

RANDALL D. HENCY, (SIGNATURE) DATE COLORADO REGISTERED PLS #27605

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR HOMELAND ACRES 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, TRACTS, EASEMENTS: LIST THOSE APPLICABLE) 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
·			

CLERK AND RECORDER

STATE OF COLORADO COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__, AND WAS RECORDED AT RECEPTION NUMBER ______ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER

FEES	
DRAINAGE FEES:	
BRIDGE FEES:	
SCHOOL FEES:	
PARK FEES:	

DATE: RAWN BY: CHECKED BY: CRE

0419-01

1 of 2

