

Notes to add:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Drainage Letter, Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report.

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Soil and Geology Conditions: (pages 6-10 go over mitigation of constraints)
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Artificial Fill: (name lots or location of area)
•Hydrocompaction: (name lots or location of area)
•Radon: (name lots or location of area)
•Expansive Soils: (name lots or location of area)
•Potentially Seasonally High Groundwater/ Floodplain: (name lots or location of area)
•Other Hazard: Faults
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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 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.

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

BE IT KNOWN BY THESE PRESENTS:

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

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. 207021428.

NOTES

- 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

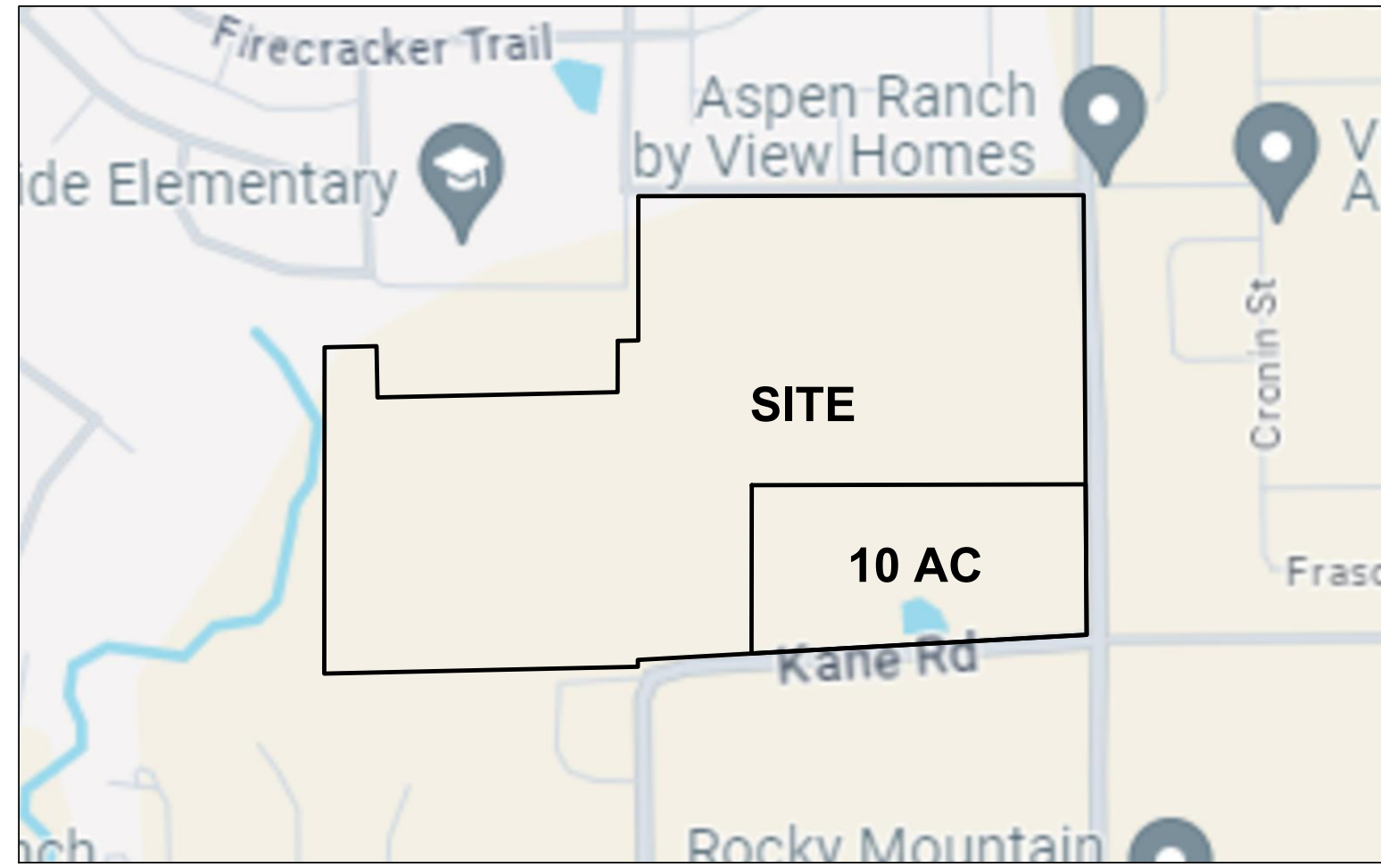
Please add note:
Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508

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.

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)

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.

**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



LOCATION MAP
NOT TO SCALE

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 HEREON UNDER THE NAME AND SUBDIVISION OF _____. 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 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) _____

BY: BRETT WYSS

TITLE: REGISTERED AGENT OF IBT PIMA LLC

Move this up more by the owner certificate

NOTARY
STATE OF _____)
COUNTY OF _____) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ A.D.
BY _____ AS _____ FOR TBK BANK, SSB.
WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____

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.

Please include the following note:
Any drainage basin and bridge fees

Please include the drainage and bridge fees per the drainage report

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

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

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 ____/____/____ 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 _____

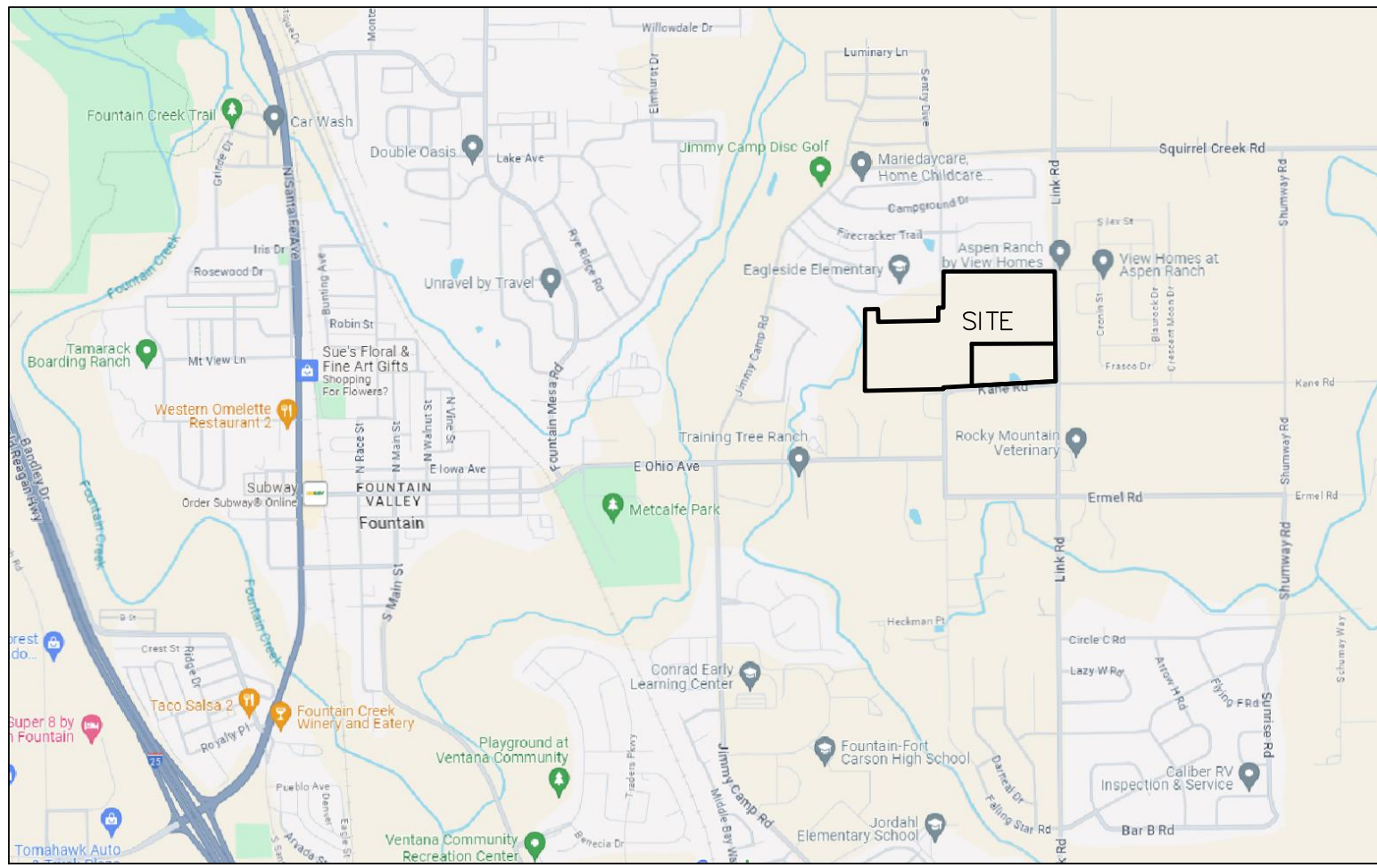
Please add a line for the director

Director, Planning and Community Development Department _____ 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 _____

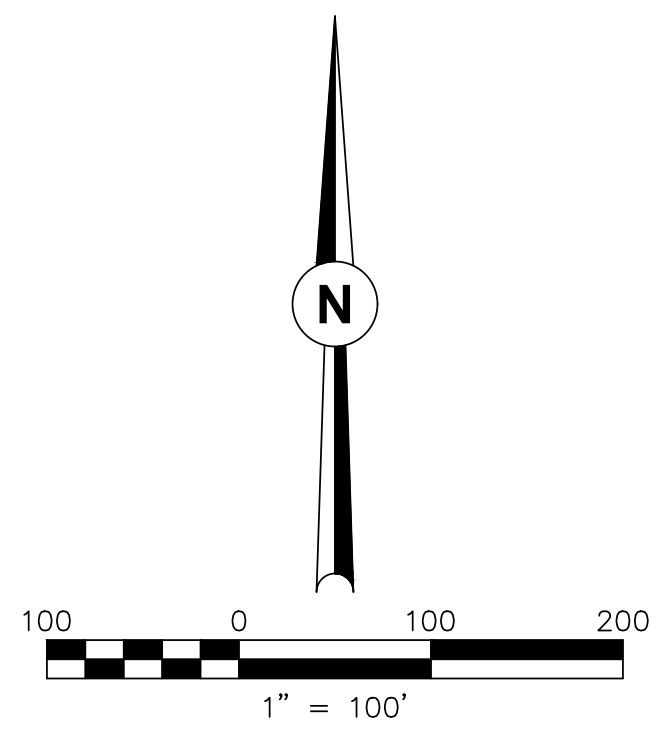


VICINITY MAP
NOT TO SCALE

REVISIONS:	NO.	DESCRIPTION	DATE

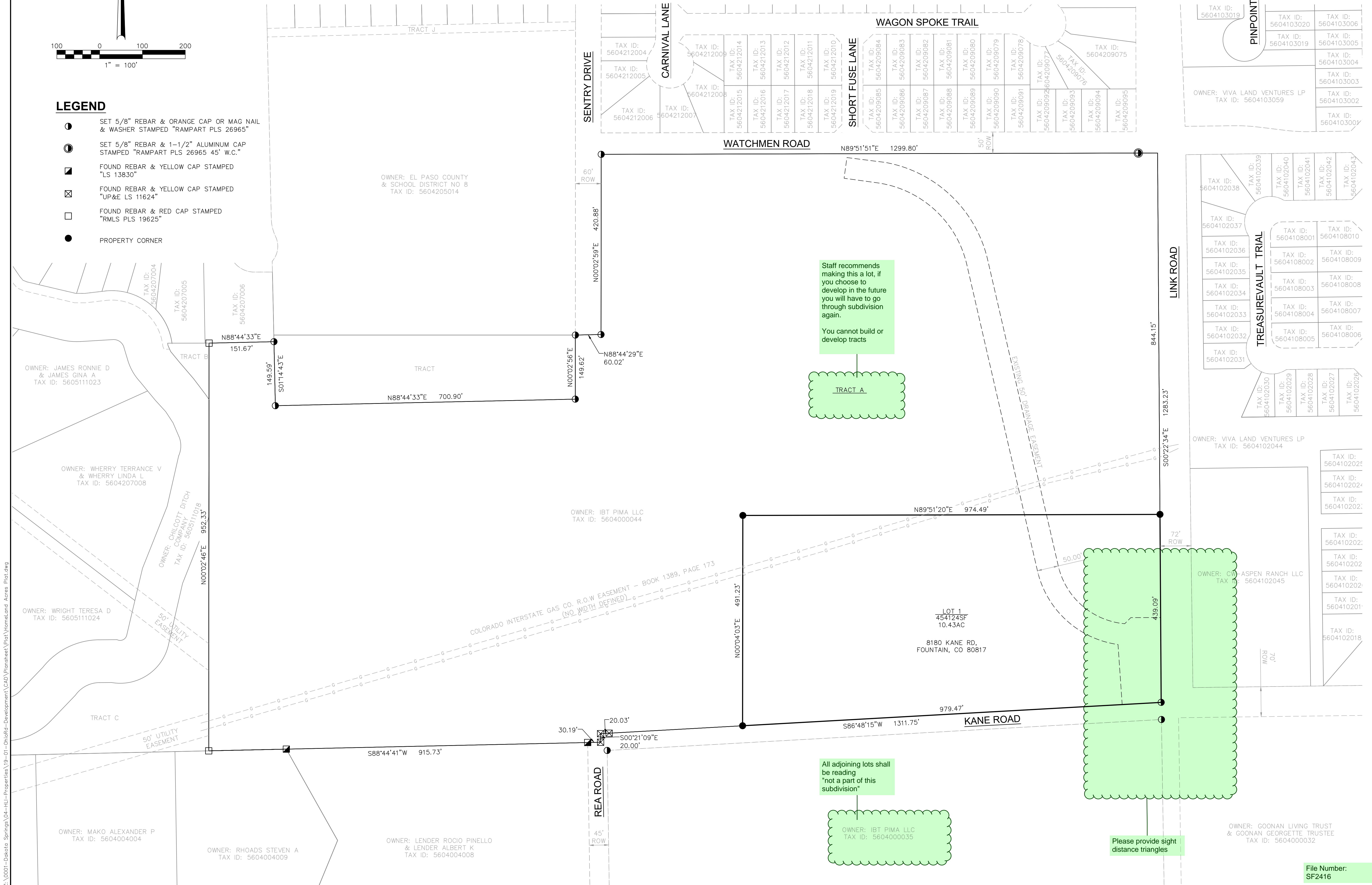
HOMELAND ACRES

A SUBDIVISION OF A PORTION OF 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 2 OF 2



LEGEND

- SET 5/8" REBAR & ORANGE CAP OR MAG NAIL & WASHER STAMPED "RAMPART PLS 26965"
- SET 5/8" REBAR & 1-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 26965 45" W.C."
- FOUND REBAR & YELLOW CAP STAMPED "LS 13830"
- ⊠ FOUND REBAR & YELLOW CAP STAMPED "UP&E LS 11624"
- FOUND REBAR & RED CAP STAMPED "RMLS PLS 19625"
- PROPERTY CORNER



Dakota Springs Engineering
Engineering Consultants

31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

JCAD

719-377-0602

811

Know what's below.
Call 811 before you dig.

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:

HOMELAND ACRES	
FINAL PLAT	

REVISIONS:	DATE:
NO.	DESCRIPTION

PROJECT NUMBER:	0419-01
SHEET	2 OF 2

File Number:
SF2416