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

Include the quarter-section

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.

Include the full acreage for the property here.

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.

   Fill this note out per the title commitment that was provided with the submittal

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.

   El Paso County

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.

   are you proposing to build any roads, sidewalks, or curbs with this plat? it does not appear so. If that is the case, remove this reference from this note.

6. ALL DIMENSION SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

7. TRACT A TO BE USED FOR OPEN SPACE AND AGRICULTURAL PURPOSES.

   identify ownership and maintenance responsibilities for the tract

8. 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.

9. 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.

10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

11. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY GLASER ENERGY GROUP, INC. SUBJECT TO THE DISTRICT'S GLASER ENERGY GROUP, INC., RULES, REGULATIONS AND SPECIFICATIONS.

12. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. SUBJECT TO THE DISTRICT'S MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RULES, REGULATIONS AND SPECIFICATIONS.

13. 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).

14. 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.

    25-337

15. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

16. 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.

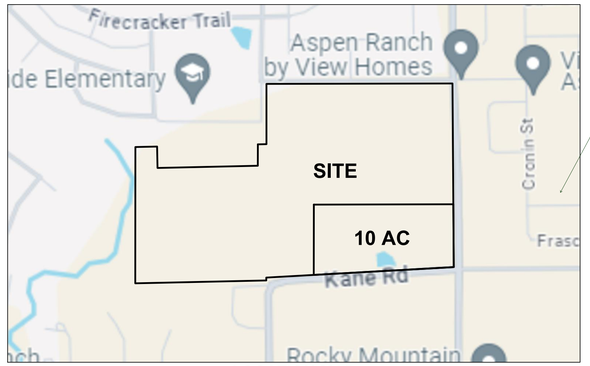
17. AREA CALCULATION:

LOT 1	10.43 ACRES
TRACT A	46.66 ACRES
TOTAL	57.09 ACRES

NOTICE:

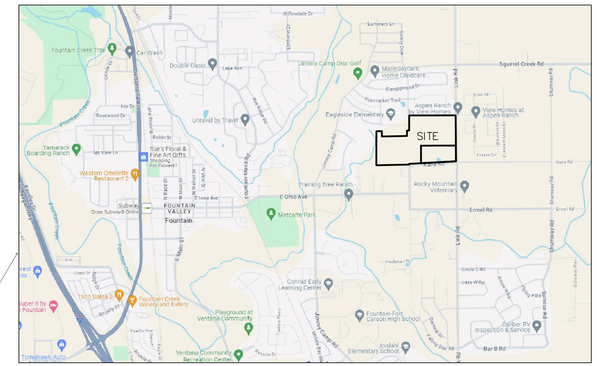
1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

2. 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.



LOCATION MAP
NOT TO SCALE

These maps are missing north arrows



VICINITY 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 HOMELAND ACRES. 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.

delete

delete

fill this out with the name of the plat

_____
OWNERS/MORTGAGEE (SIGNATURE)

BY: BRETT WYSS

TITLE: REGISTERED AGENT OF IBT PIMA LLC

NOTARY

STATE OF _____)
) ss
COUNTY OF _____)

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 _____

The following plat notes are missing and shall be included:

Note Regarding Stormwater Drainage:
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. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

Driveway Note:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).
When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.
The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

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.

SF2416

GEOLOGIC HAZARD NOTE-FINAL PLAT

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 "SOILS AND GEOLOGY STUDY HOMELAND ACRES" BY ENTECH ENGINEERING, INC. JUNE 14, 2024 IN FILE _____ AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- ARTIFICIAL FILL: LOT 1 & TRACT A
- HYDRO-COMPACTION: LOT 1 & TRACT A
- RADON: LOT 1
- POTENTIALLY SEASONALLY HIGH GROUNDWATER/ FLOODPLAIN:LOT 1 & TRACT A

Identify and include required mitigation measures for these geologic conditions in this plat note.

fill this out

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

delete

delete if no tracts are being dedicated

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.

delete this part since there are no public improvements to be dedicated and there is no SIA

hereby

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

_____ _____
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

FEES

DRAINAGE FEES:	$2,607.36
BRIDGE FEES:	TBD
SCHOOL FEES:	TBD
PARK FEES:	TBD

leave these blank for staff to fill in when plat is recorded

FILE NO. SF2416

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

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

J-CAD 719-377-0002

SCALE:
VERT:
STATION:
TOTAL:
TO:

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

HOMELAND ACRES

FINAL PLAT COVER

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0419-01

SHEET 1 OF 2

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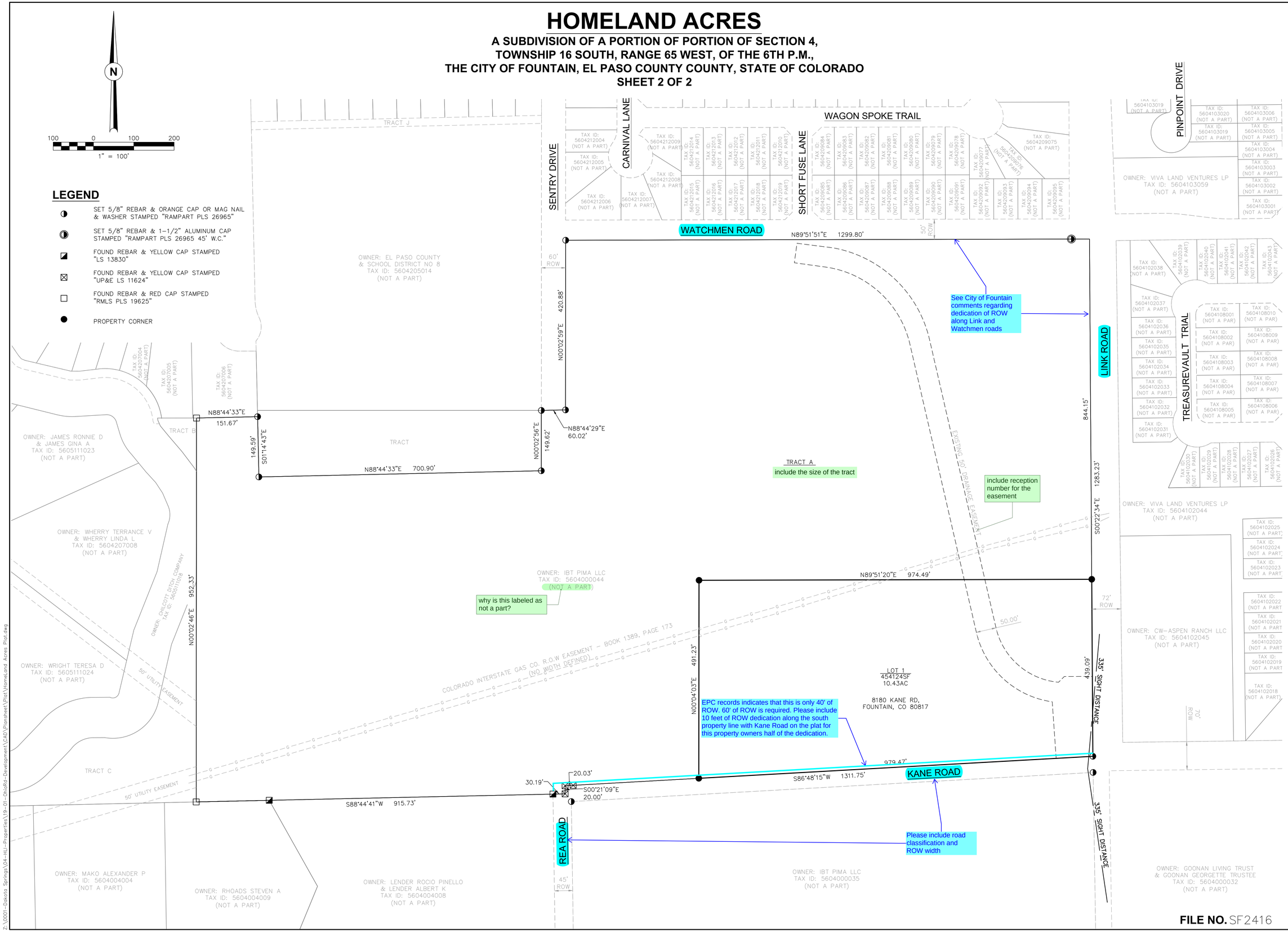
HOMELAND ACRES

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



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811 Know what's below. Call 811 before you dig.
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SCALE:
VERT:
STATION:
ROW:
TO:

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

HOMELAND ACRES
FINAL PLAT

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0419-01

SHEET 2 OF 2

Z:\0001-Dakota Springs\04-HLI-Properties\19-01-DirisRd-Development\CAD\Plansheet\Plat\Homeland Acres Plat.dwg