

REDTAIL RANCH FILING NO. 1

A REPLAT OF LOTS 1 AND 2, WALKER PLACE, TOGETHER WITH A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL S. LUDWIG AS TO PARCELS A, B, C AND D; AND MICHAEL LUDWIG AS TO PARCELS E AND F, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

6 PARCELS OF LAND BEING A PORTION OF A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WESTERLY LINE OF WALKER PLACE, RECORDED UNDER RECEPTION NO. 214018546, EL PASO COUNTY RECORDS, BEING MONUMENTED ON THE NORTH END (CENTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.) BY A 3-1/2" ALUMINUM CAP STAMPED "PLS 13830" AND ON THE SOUTH END BY A 1/2" I.D. PIPE, IS ASSUMED TO BEAR N00°02'10"W, 1319.18 FEET.

PARCEL A: LOTS 1 AND 2, WALKER PLACE, COUNTY OF EL PASO, STATE OF COLORADO, AS AMENDED BY SURVEYOR'S AFFIDAVIT OF AMENDMENT RECORDED APRIL 6, 2010 UNDER RECEPTION NO. 210031708, ALSO KNOWN AS THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B: INTENTIONALLY OMITTED.

PARCEL C: A NON-EXCLUSIVE EASEMENT FOR ACCESS, DRAINAGE AND DRIVEWAY GRADING OVER A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AS CREATED BY EASEMENT RECORDED JUNE 8, 2009 UNDER RECEPTION NO. 209064392.

PARCEL D: THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL E: THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT FOR THE EAST 30 FEET THEREOF FOR A PUBLIC ROAD, AND EXCEPT FOR THAT PORTION THEREOF CONVEYED BY SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2006 UNDER RECEPTION NO. 206145897.

PARCEL F: THE NORTH 330.0 FEET OF THE EAST 660.0 FEET OF THE SOUTH 990.0 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT FOR THE EAST 30 FEET THEREOF FOR A PUBLIC ROAD, AND EXCEPT FOR THAT PORTION THEREOF CONVEYED BY SPECIAL WARRANTY DEED RECORDED OCTOBER 3, 2006 UNDER RECEPTION NO. 206145897.

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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF REDTAIL RANCH FILING NO. 1. 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...

OWNER:

THE AFOREMENTIONED MICHAEL S. LUDWIG HAS EXECUTED THIS INSTRUMENT THIS 21 DAY OF November, 2019

WITNESS MY HAND AND OFFICIAL SEAL

MICHAEL S. LUDWIG

STATE OF COLORADO } ss COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF November, 2019 A.D. BY Michael S. Ludwig

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 01-06-2021

OWNER:

THE AFOREMENTIONED MICHAEL LUDWIG HAS EXECUTED THIS INSTRUMENT THIS 21 DAY OF November, 2019

WITNESS MY HAND AND OFFICIAL SEAL

MICHAEL LUDWIG

STATE OF COLORADO } ss COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF November, 2019 A.D. BY Michael Ludwig

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 01-06-2021

ACCEPTANCE OF TRAIL MAINTENANCE

THE PUBLIC TRAIL EASEMENT AS PLATTED HEREON IS HEREBY ACCEPTED FOR MAINTENANCE BY THE BLACK FOREST TRAIL ASSOCIATION, A COLORADO NONPROFIT CORPORATION.

BY:

George J. Kelly, VP - Administration, OF BLACK FOREST TRAIL ASSOCIATION, A COLORADO NONPROFIT CORPORATION.

STATE OF COLORADO } ss COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF November, 2019 A.D. BY George J. Kelly OF BLACK FOREST TRAIL ASSOCIATION, A COLORADO NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

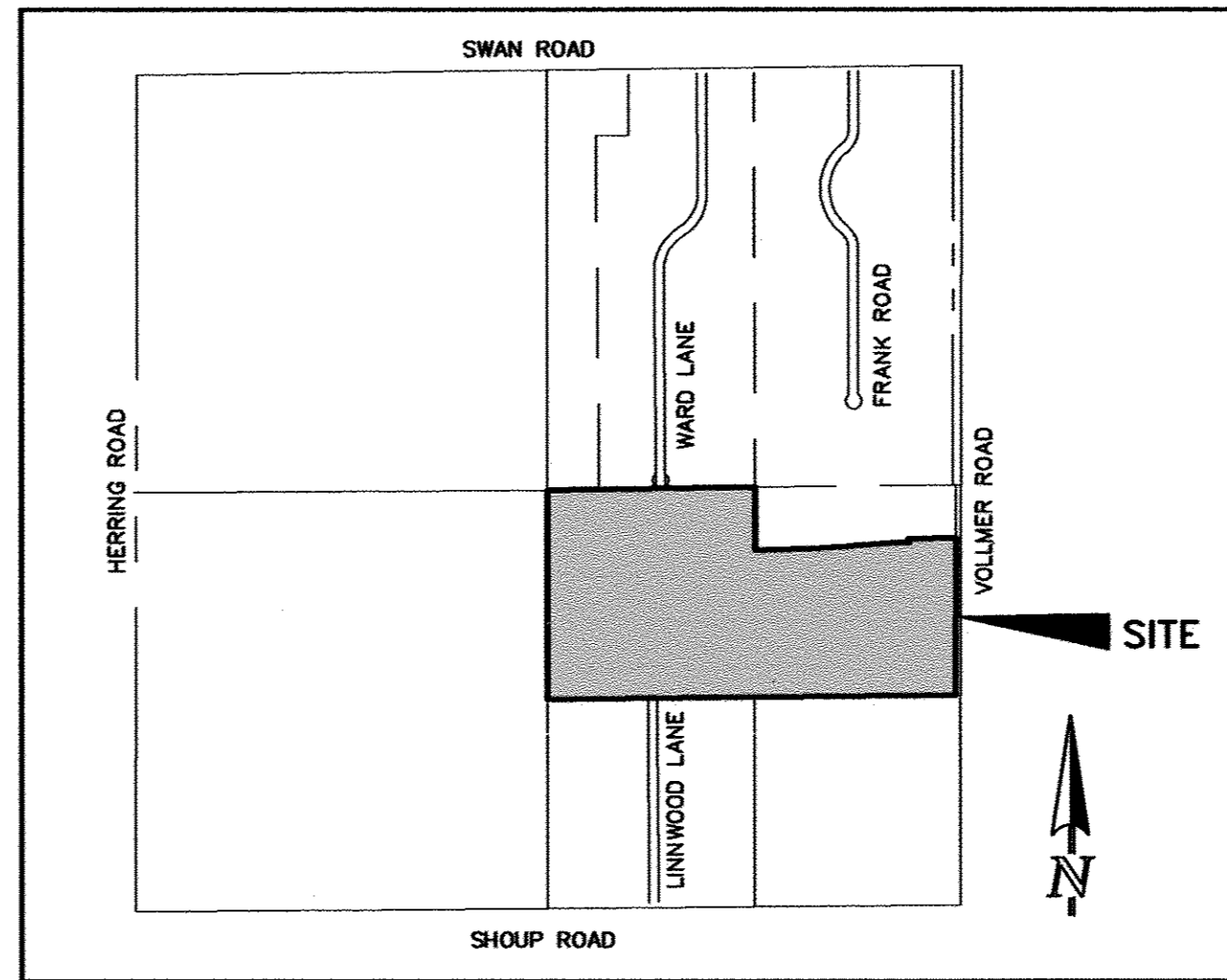
MY COMMISSION EXPIRES: 1-19-22

Stephanie Betts, NOTARY PUBLIC

STEPHANIE BETTS, NOTARY PUBLIC, STATE OF COLORADO, NOTARY ID # 2019400283, MY COMMISSION EXPIRES JANUARY 19, 2022

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS MARCH 13, 2018.
2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
... 15. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 201654119...



VICINITY MAP N.T.S.

GENERAL NOTES (CONT.):

- 16. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAKS PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. A WILDFIRE MITIGATION REPORT WAS PREPARED FOR THIS SITE AND IS ON FILE WITH THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
18. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
19. 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 STATE STATUTE 18-4-508, C.R.S.
... 30. A DETENTION POND MAINTENANCE AGREEMENT HAS BEEN RECORDED UNDER RECEPTION NO. 201941175

TOTAL AREA OF LOTS = 63.354 AC
TOTAL AREA OF ROW = 4.509 AC

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE RECORDMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN REVIEWED TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Douglas P. Reinhold, PROFESSIONAL LAND SURVEYOR, COLORADO P.L.S. NO. 1718, FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

OCT 23, 2019 DATE

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR REDTAIL RANCH FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 23 DAY OF October, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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: Mark DeWitt (12/5/19)
Director of Planning and Community Development Department: [Signature] (12/2/19)

CLERK AND RECORDER:

STATE OF COLORADO } ss COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:41 A.M. THIS 16 DAY OF December, 2019, A.D. AND IS DULY RECORDED AT RECEPTION NO. 201914452 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER, BY: [Signatures]

DRAINAGE (UPPER BLACK SOUURREL CHBS2000): N/A
DRAINAGE (KETTLE CREEK FOMO3000): \$11,678.72
BRIDGE FEES: N/A
URBAN PARK: N/A
REGIONAL PARK: Area 2 \$5160 -
SCHOOL FEE ACADEMY SCHOOL DISTRICT 20: \$3,672.00
SURCHARGE:

REDTAIL RANCH FILING NO. 1
2525.00
MARCH 13, 2018
REV. NOVEMBER 15, 2018
SHEET 1 OF 3

OWNER: MICHAEL S. LUDWIG, MICHAEL LUDWIG, C/O LUDWIG DRILLING, 704 TOPEKA WAY, CASTLE ROCK, CO 80109

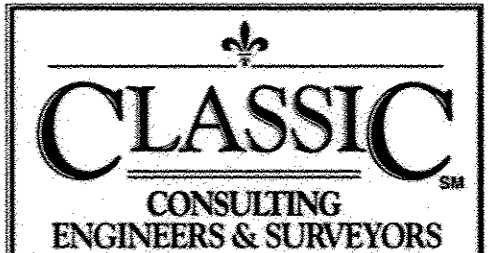


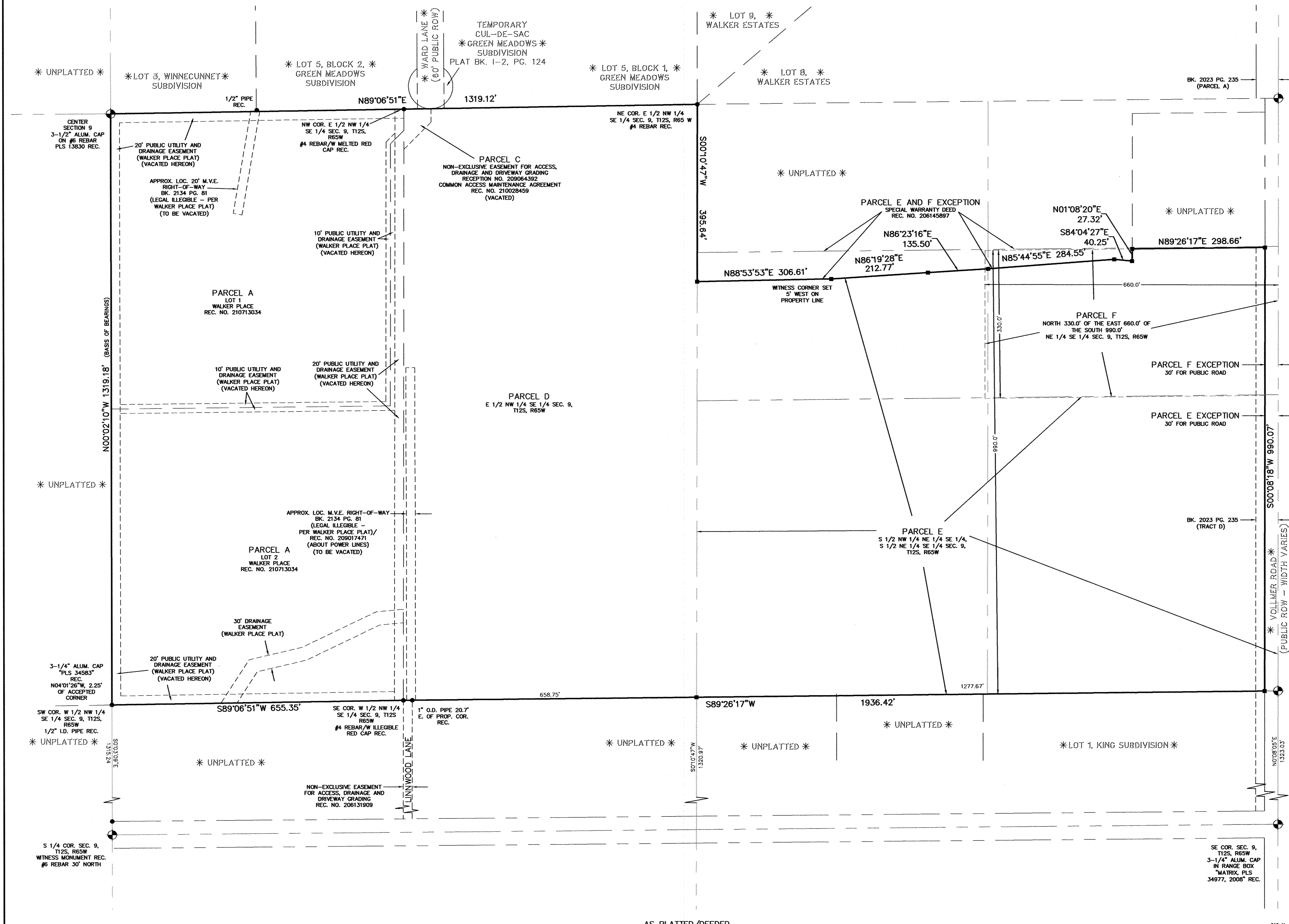
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619 N. Cascade Avenue, Suite 200, Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

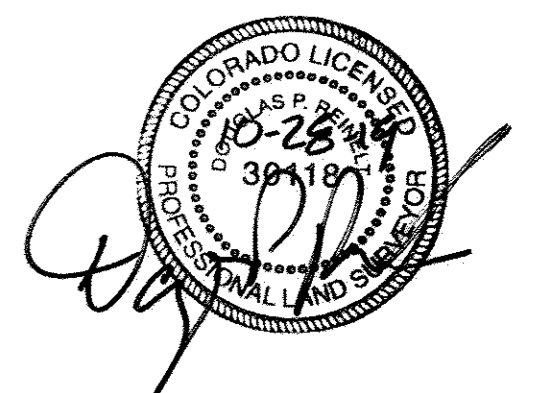
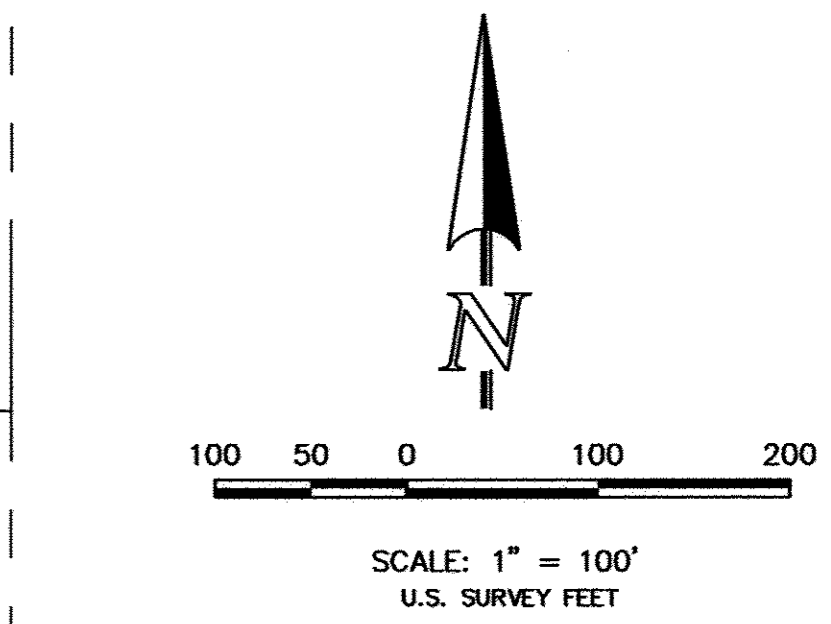
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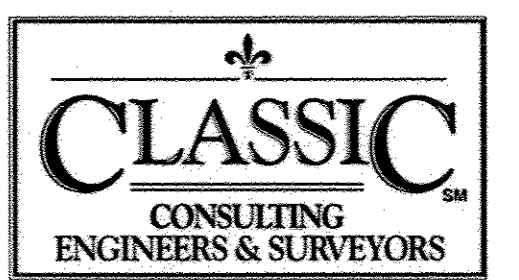


E 1/4 COR. SEC. 9, T12S, R65W ALUM. CAP. "MATRIX PLS 34977" REC.



E 1/16 COR. SEC. 9, T12S, R65W ALUM. CAP. "MATRIX PLS 34977" REC.

REDTAIL RANCH FILING NO. 1
 2525.00
 MARCH 13, 2018
 REV. NOVEMBER 15, 2018
 SHEET 2 OF 3



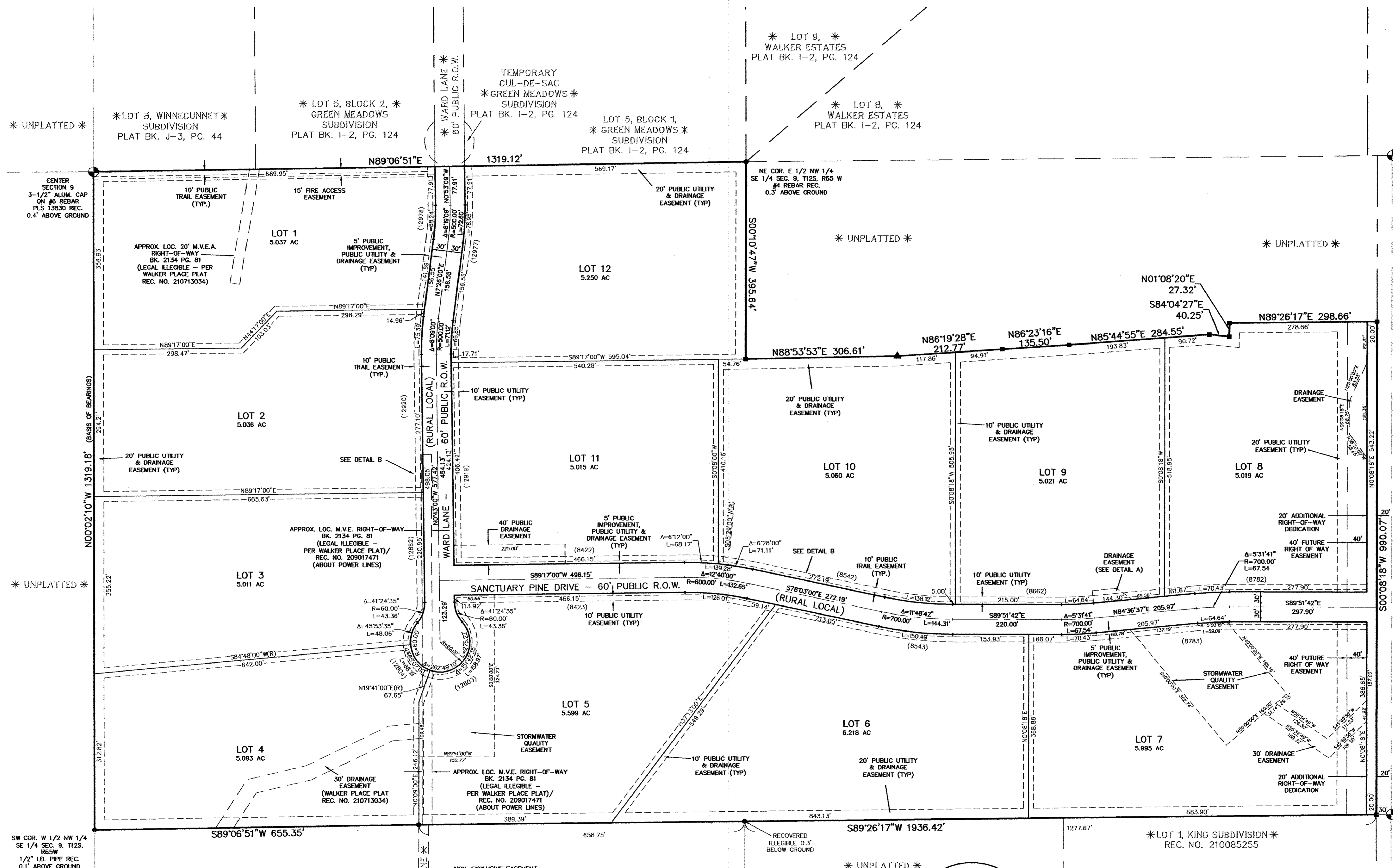
619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)785-0790
 (719)785-0799 (Fax)

AS PLATTED/DEEDED

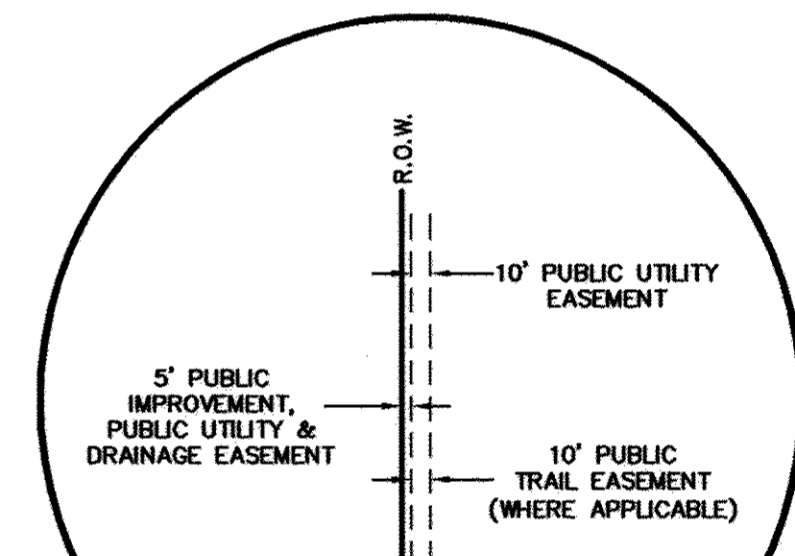
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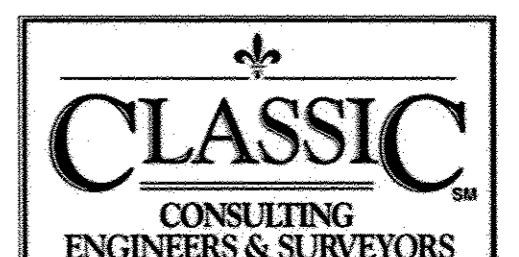


DETAIL B
N.T.S.



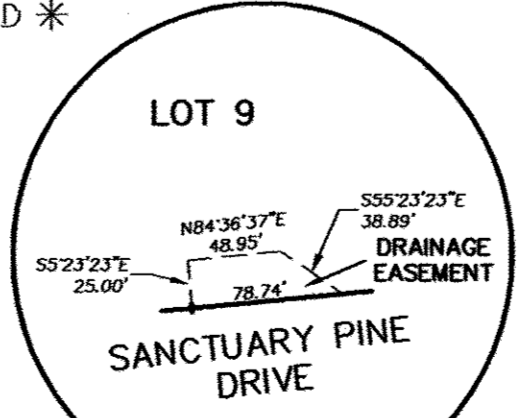
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REV. NOVEMBER 15, 2018
SHEET 3 OF 3

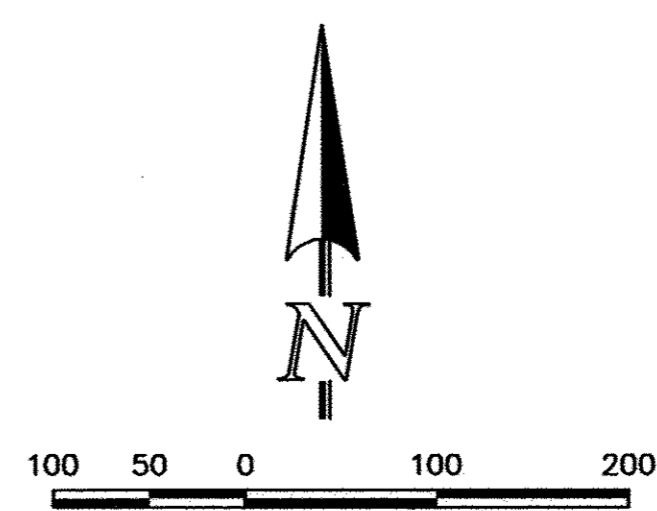


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

- LEGEND**
- ▲ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET FLUSH WITH GROUND, UNLESS OTHERWISE NOTED
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND, UNLESS OTHERWISE NOTED
 - RECOVERED MONUMENT AS NOTED
 - ⊙ ALIQUOT CORNER RECOVERED AS NOTED
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING



DETAIL A
N.T.S.



SCALE: 1" = 100'
U.S. SURVEY FEET

RBD

AS REPLATTED

N:\252500\DRAWINGS\SURVEY\PLAT\252500_P3.dwg, 10/26/2018 10:33:13 AM, 1:1