

**PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County) and JSF Constitution, LLC., a South Carolina limited liability company (Developer). The above may occasionally be referred to herein singularly as “Party” and collectively as “Parties.”

Recitals

A. WHEREAS, Developer is the owner of certain real estate (the Property) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

B. WHEREAS, Developer desires to plat on the Property a subdivision to be known as 2460 Canada Dr.; and

C. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this subdivision on Developer’s promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices (“BMPs”) for the subdivision; and

D. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer’s promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

E. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County’s Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County’s rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

F. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer's promise to maintain a subdivision's drainage facilities in the event the County does not assume such responsibility; and

G. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

H. WHEREAS, Developer desires to construct for the subdivision one (1) detention basin/stormwater quality BMP(s) ("detention basin/BMP(s)") as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County's MS4 Permit, and to provide for operating, cleaning, maintaining and repairing such detention basin/BMP(s); and

I. WHEREAS, Developer desires to construct the detention basin/BMP(S) on the property that is platted as Lot 1 Eight Line Subdivision, as indicated on the final plat of the subdivision and as set forth on Exhibit A, attached hereto; and

J. WHEREAS, Developer shall be charged with the duties of constructing, operating, maintaining and repairing the detention basin/BMP(s) on the Property described in Exhibit A; and

K. WHEREAS, it is the County's experience that subdivision developers and property owners historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

L. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this subdivision due to the Developer's failure to meet its obligations to do the same; and

M. WHEREAS, the County conditions approval of this subdivision on the Developer's promise to so construct the detention basin/BMP(s), and further conditions approval on the Developer's promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this subdivision; and

N. WHEREAS, the County could condition subdivision approval on the Developer's promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the

County is willing to forego such right upon the performance of Developer's promises contained herein; and

O. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this subdivision upon the Developer's grant herein of a perpetual Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s); and

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Developer agrees that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon itself, its successors and assigns.

3. Construction: Developer shall construct on that portion of the Property described in Exhibit A attached hereto and incorporated herein by this reference, one (1) detention basin/BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the Planning and Community Development Department. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement, and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the Erosion and Stormwater Quality Control Permit is issued. Rough grading of the detention basin/BMP(s) must be completed and inspected by El Paso County Development Services Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project and shall have the right to seek reimbursement from the Developer and its successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the Provisions arising herein, the County shall be entitled to its damages and

costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. Maintenance: The Developer agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s), and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. Creation of Easement: Developer hereby grants the County a non-exclusive perpetual easement upon and across the Property described in Exhibit A. The purpose of the easement is to allow the County to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. County's Rights and Obligations: Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer and its successors and assigns, that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. Reimbursement of County's Costs / Covenant Running With the Land: The Developer agrees and covenants, for itself, and its successors and assigns, that it will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. Agreement Monitored by El Paso County Planning and Community Development and/or El Paso County Department of Public Works: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall

be submitted to and shall be made by the Director of the Planning and Community Development and/or the Director of the El Paso County Department of Public Works.

9. Indemnification and Hold Harmless: To the extent authorized by law, Developer agrees, for itself and its successors and assigns, that it will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their respective intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

10. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

11. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

12. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as “hazardous materials”), the Developer shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

13. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 11th day of August, 2023, by:

JSF Constitution, LLC.
A South Carolina Limited Liability Company (Developer)

By: [Signature]
Jason C. Lynch VP of Manager

STATE OF ~~COLORADO~~ SOUTH CAROLINA
COUNTY OF Spartanburg) ss

The foregoing instrument was acknowledged before me this 11th day of August, 2023, by Jason C. Lynch, VP of Development Manager of JSF Constitution, LLC.

Witness my hand and official seal.

My commission expires: 4-14-32

[Signature]
Notary Public



Executed this 23rd day of August, 2023, by:

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

By: [Signature]
Meggan Herington, Executive Director
Planning and Community Development
Authorized signatory pursuant to LDC

The foregoing instrument was acknowledged before me this 23rd day of AUGUST, 2023, by MEGGAN HERINGTON, Executive Director of Planning and Community Development of El Paso County, Colorado.

MARCELLA MAES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224025634
MY COMMISSION EXPIRES JUNE 30, 2026

Witness my hand and official seal.

My commission expires: JUNE 30, 2026

Marcella Maes

Notary Public

Approved as to Content and Form:

Lori L. Seagr

Assistant County Attorney

Exhibit A

Legal Description:

Lot 1 Eight Line Subdivision

DESCRIPTION:

A PORTION OF LOT 1, EIGHT LINE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NUMBER 97133746, SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5;

THENCE WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, N89°20'41"E, A DISTANCE OF 560.57 FEET;

THENCE DEPARTING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, S00°39'19"E, A DISTANCE OF 84.90 FEET TO THE **POINT OF BEGINNING**;

THENCE, N89°20'41"E, A DISTANCE OF 67.35 FEET;

THENCE, S45°42'07"E, A DISTANCE OF 31.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 15°23'20", HAVING A RADIUS OF 440.00 FEET, AN ARC LENGTH OF 118.18 FEET, AND A CHORD BEARING S06°32'29"W, A CHORD DISTANCE OF 117.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°12'11", HAVING A RADIUS OF 26.45 FEET, AN ARC LENGTH OF 7.94 FEET, AND A CHORD BEARING N82°05'30"W, A CHORD DISTANCE OF 7.91 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

THENCE WITH SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°15'30", HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 11.98 FEET, AND A CHORD BEARING N83°01'34"W, A CHORD DISTANCE OF 11.95 FEET;

THENCE, S89°21'26"W, A DISTANCE OF 71.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°00'35", HAVING A RADIUS OF 32.16 FEET, AN ARC LENGTH OF 26.39 FEET, AND A CHORD BEARING N23°44'17"E, A CHORD DISTANCE OF 25.66 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

9808
97-257

EIGHT LINE SUBDIVISION

A VACATION AND REPLAT OF LOT 1, NORTHCREST FILING NO. 4, EL PASO COUNTY, COLORADO

1/3

RECORDING:
STATE OF COLORADO }
COUNTY OF EL PASO }
I HEREBY CERTIFY THAT THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF EL PASO, COLORADO, AND IS NOW A PART OF THE RECORDS OF SAID COUNTY, COLORADO.

RECORDING NO. 97-257
BY Patricia Kelly, Recorder
DATE 11/13/1987

EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.

DEED:
I, PATRICK KELLY, RECORDER
BY Patricia Kelly
DEED NO. 97-257
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.

NOTES:
1. THE DEPARTMENT OF INVESTIGATION HAS BEEN CONTACTED WITH THE ESTABLISHMENT OF ANY DEBTS.
2. THE PROPERTY DESCRIBED WITHIN THIS SUBDIVISION IS LOCATED IN BLOCK 1, AN AREA DETERMINED TO BE OUTSIDE THE CITY AND TOWN LIMITS OF EL PASO, COLORADO.
3. ALL NEIGHBORING PROPERTIES SHALL BE LOCATED AND SITUATED BY A NEIGHBORING OWNER, CAPABLY RECORDED IN THE STATE OF COLORADO.
4. ALL PARTIES AND INTERESTS WITHIN THE SUBDIVISION SHALL BE FULLY AND COMPLETELY RELEASED BY THE REPLAT.
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7. WITH AND WITHIN THE REPLAT, ALL PARTIES AND INTERESTS SHALL BE FULLY AND COMPLETELY RELEASED BY THE REPLAT.
8. THE APPROVAL OF THIS REPLAT INDICATES ALL PARTIES AND INTERESTS SHALL BE FULLY AND COMPLETELY RELEASED BY THE REPLAT.

DEED:
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BY Patricia Kelly
DEED NO. 97-257
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8. THE APPROVAL OF THIS REPLAT INDICATES ALL PARTIES AND INTERESTS SHALL BE FULLY AND COMPLETELY RELEASED BY THE REPLAT.

DEED:
I, PATRICK KELLY, RECORDER
BY Patricia Kelly
DEED NO. 97-257
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.
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8. THE APPROVAL OF THIS REPLAT INDICATES ALL PARTIES AND INTERESTS SHALL BE FULLY AND COMPLETELY RELEASED BY THE REPLAT.

DEED:
I, PATRICK KELLY, RECORDER
BY Patricia Kelly
DEED NO. 97-257
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.
EXEMPT FROM RECORDING BY Section 38-12-101, C.R.S.
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PAGE 1 OF 3



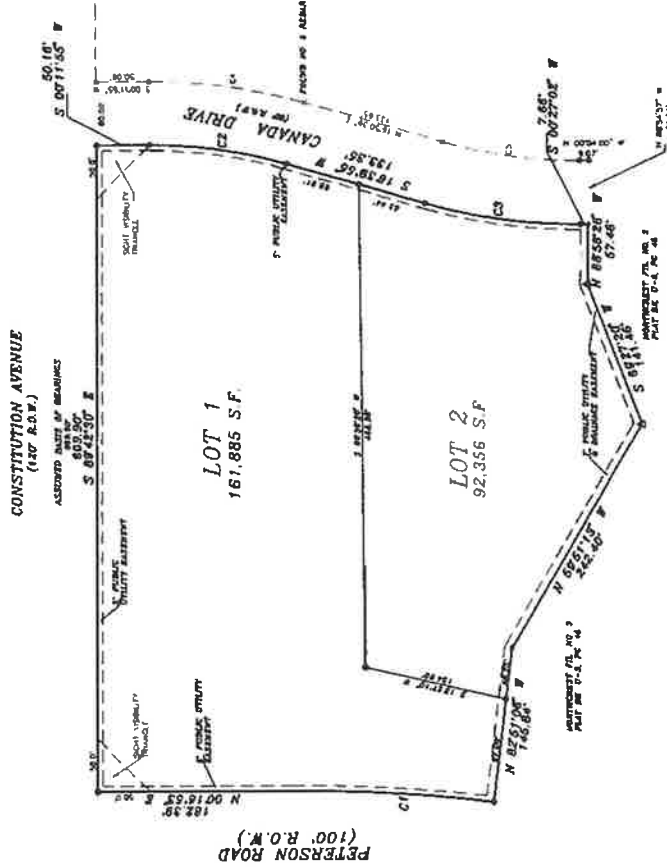
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3/3

EIGHT LINE SUBDIVISION

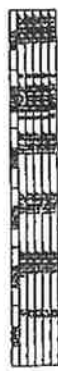
A VACATION AND REPLAT OF LOT 1, NORTHWEST FILING NO. 4, EL PASO COUNTY, COLORADO

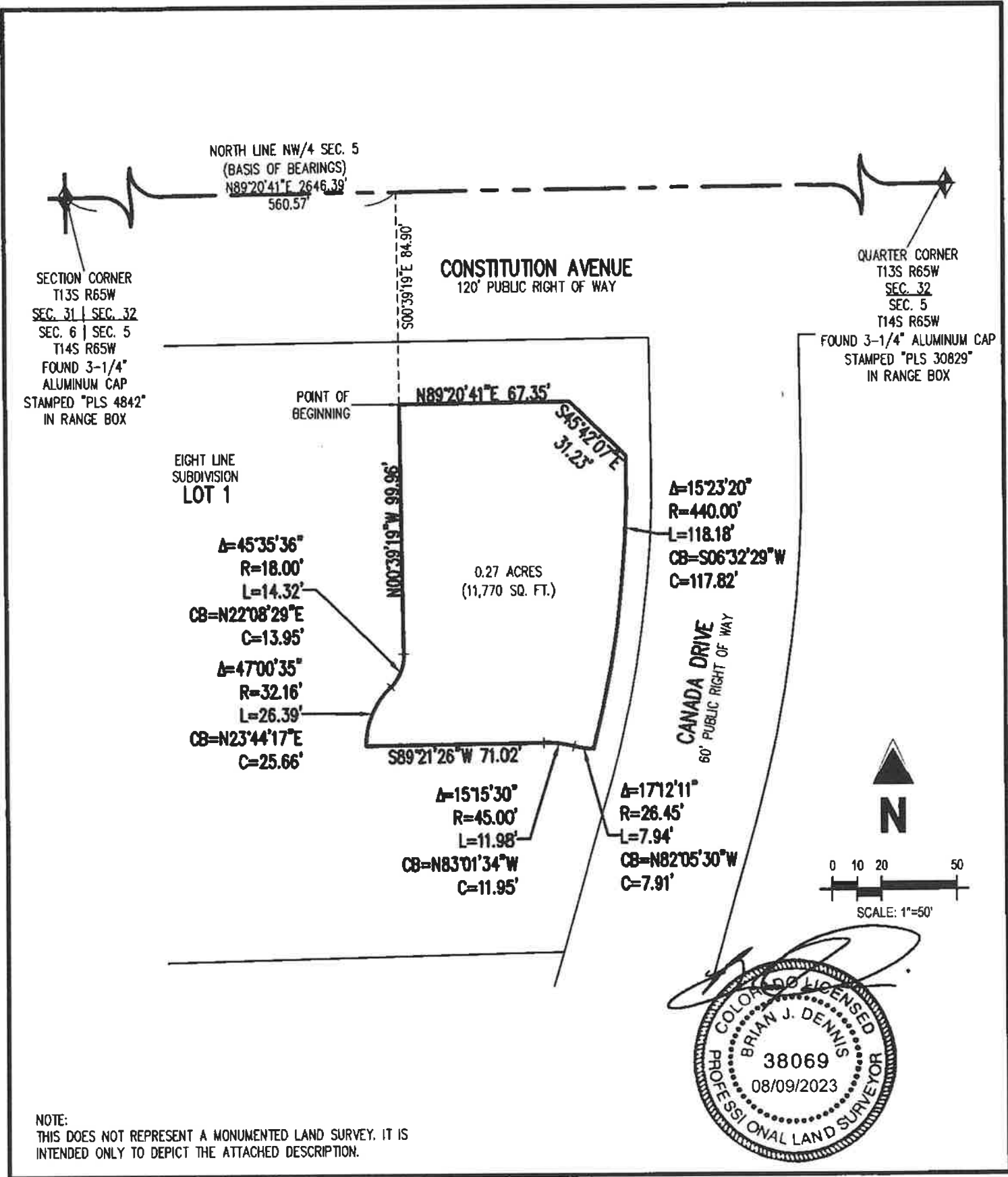
TO BE REPLATTED:



LEGEND:

- FOUND REBAR w/ CAP NO. 18485
- △ FOUND REBAR w/ CAP NO. 11320
- FOUND REBAR w/ CAP NO. 23708
- FOUND NO. 1 REBAR
- FOUND REBAR w/ CAP NO. 18229
- SET REBAR w/ CAP NO. 18637





NOTE:
THIS DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



EXHIBIT
LOT 1, EIGHT LINE SUBDIVISION
EL PASO COUNTY, COLORADO

Project No:	JDA000001.10
Drawn By:	EMV
Checked By:	BJD
Date:	08/09/23

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • GallowayUS.com