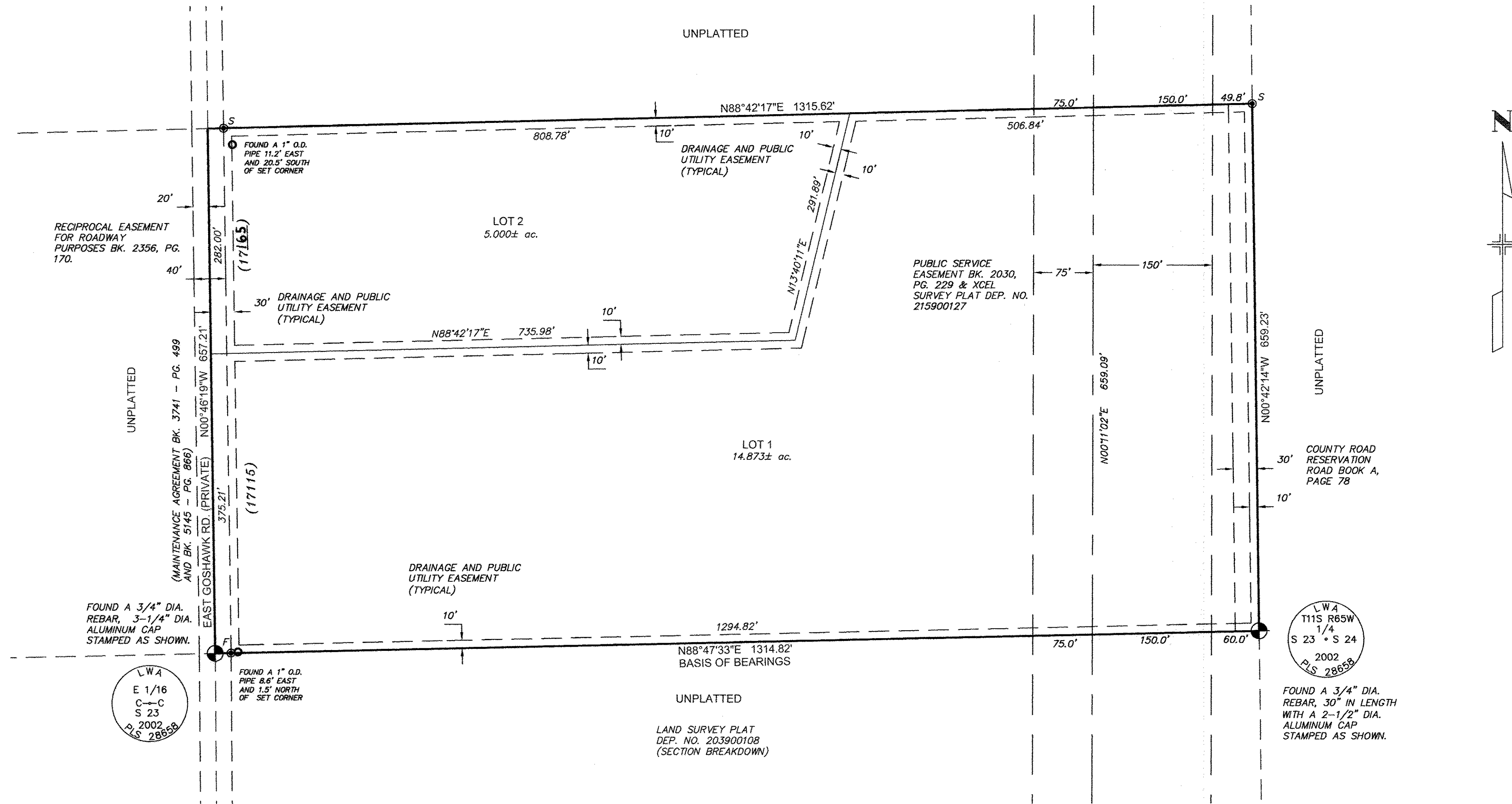


LOUDERMILK SUBDIVISION FILING NO. 1  
IN THE NORTHEAST QUARTER OF SECTION 23, T11S, R65W, 6th P.M.  
EL PASO COUNTY, COLORADO

14424



BE IT KNOWN BY THESE PRESENTS:

THE LOUDERMILK LIVING TRUST, Arvin Loudermilk TRUSTEE, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 23, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6th PM., EL PASO COUNTY, COLORADO.

CONTAINING 19.873 ACRES, MORE OR LESS.

EASEMENTS:

SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE FRONT LOT LINES ARE HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

OWNERS CERTIFICATE:

THE LOUDERMILK LIVING TRUST, Arvin Loudermilk TRUSTEE, BEING THE OWNER, 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF LOUDERMILK SUBDIVISION 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 THE 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, 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.

IN WITNESS WHEREOF:

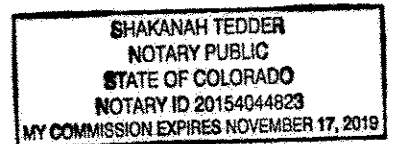
THE ABOVE MENTIONED LOUDERMILK LIVING TRUST, Arvin Loudermilk TRUSTEE, HAS EXECUTED THIS INSTRUMENT THIS 23 DAY OF OCT 2019.

NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF October 2019 BY Arvin Loudermilk TRUSTEE  
THE LOUDERMILK LIVING TRUST

MY COMMISSION EXPIRES: 11/17/2019



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR LOUDERMILK SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 11/5/19 DAY OF November 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS, TRACTS AND EASEMENTS 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.

Mark Wall 11/5/19  
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

Peggy 10/24/19  
EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 11:30 O'CLOCK A M. THIS 23rd DAY OF November 2019, AND IS DULY RECORDED AT RECEPTION NO. 21917416 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN  
BY: Shannah Tedder  
COUNTY CLERK AND RECORDER

FEE: 10.00  
SURCHARGE: 3.00

FEES:

DRAINAGE FEES: 0  
BRIDGE FEES: 0  
SCHOOL FEES: \$480.00 District 49  
PARK FEES: \$412.25 Regional park 2

PCD File-MS192  
PREPARED BY  
**LWA LAND SURVEYING, INC.**  
953 EAST FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179  
LOUDERMILK  
OCTOBER 22, 2019  
PROJECT 18072  
SHEET 1 OF 1

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- 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.
- 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 ENGINEERED DESIGN PRIOR TO PERMIT APPROVAL.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT 3619-BD RECORDED AT RECEPTION NO. 219017414.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THE 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- PRIVATE ROAD: THE PRIVATE ROAD AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY, UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 18-471) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE FALCON FIRE PROTECTION DISTRICT, EL PASO COUNTY SCHOOL DISTRICT NO. 49 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
- DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
- SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR THIS SUBDIVISION DATED JANUARY 16, 2019, PREPARED BY RMG AND FOUND IN PCD FILE NO. MS 192.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C03106, EFFECTIVE DATE DECEMBER 7, 2018.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS AT RECEPTION NO. 219140026 OF THE EL PASO COUNTY CLERK AND RECORDER.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, N88°47'33"E ~ 1314.82'. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY LEIGH WHITEHEAD AND ASSOCIATES, 7/2/2003, DEPOSIT NUMBER 203900108, AND THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET

- FOUND ALIQUOT CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND / SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

TITLE NOTES:

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY UNIFIED TITLE COMPANY, LLC, FILE NO. 63076UTC, EFFECTIVE DATE OCTOBER 2, 2019.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LWA LAND SURVEYING, INC. OR KEVIN M. O'LEARY.

EXCEPTIONS:

- THROUGH 8, NOT EXAMINED AS PART OF THIS SURVEY.
- THE PROPERTY IS SUBJECT TO SECTION LINE RESERVATION FOR ROADWAYS BY EL PASO COUNTY IN ROAD BOOK A AT PAGE 78 AND SHOWN HEREON.
- THE PROPERTY IS SUBJECT TO THE PUBLIC SERVICE COMPANY EASEMENT FOR OVERHEAD TRANSMISSION LINES AND SHOWN HEREON.
- THE PROPERTY IS SUBJECT TO THE RESERVATIONS IN THE DEED RECORDED IN BOOK 2149 AT PAGE 110.
- THE PROPERTY IS SUBJECT TO THE PROVISIONS IN THE DEED RECORDED IN BOOK 2356 AT PAGE 838 AND SHOWN HEREON.
- THE PROPERTY IS NOT SUBJECT TO THE COVENANTS RECORDED IN BOOK 2421 AT PAGE 310 AS DECREED IN BOOK 2467 AT PAGE 838.
- THE PROPERTY MAY BE SUBJECT TO THE LEASE RECORDED IN BOOK 2634 AT PAGE 536.
- THE PROPERTY IS INCLUDED WITHIN THE CHERRY CREEK SOIL CONSERVATION DISTRICT BY THE CERTIFICATE RECORDED IN BOOK 2719 AT PAGE 740.
- THE PROPERTY IS INCLUDED WITHIN THE FALCON FIRE PROTECTION DISTRICT BY THE DOCUMENT RECORDED IN BOOK 3700 AT PAGE 951.
- THE PROPERTY MAY BE SUBJECT TO THE MAINTENANCE AGREEMENT FOR GOSHAWK ROAD AS RECORDED IN BOOK 3741 AT PAGE 499 AND BOOK 5145 AT PAGE 866.
- GOSHAWK ROAD IS A PRIVATE ROAD AND HAS NOT BEEN PUBLICLY DEDICATED.
- THE SURVEY PLAT OF THE XCEL POWERLINE, DEPOSIT NUMBER 215900127, PURPORTS TO SHOW THE ALIGNMENT OF THE OVERHEAD TRANSMISSION LINE. THIS ALIGNMENT DIFFERS FROM THE LOCATION OF THE PUBLIC SERVICE COMPANY EASEMENT RECORDED IN BOOK 3030 AT PAGE 229, HOWEVER IT DOES MATCH THE SURVEYED LOCATION OF THE TRANSMISSION LINES. THE LOCATION OF THE EASEMENT SHOWN HEREON IS BASED ON THE SURVEYED ALIGNMENT.
- THROUGH 22, NOT EXAMINED AS PART OF THIS SURVEY.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN COLORADO WATER COMMISSION FINDINGS AND ORDERS RECORDED FEBRUARY 20, 2019 AT RECEPTION NO. 219017413, AT RECEPTION NO. 219017414, AT RECEPTION NO. 219017415, AT RECEPTION NO. 219017416, AND AT RECEPTION NO. 219017417.

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE SURVEY, 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 23rd DAY OF OCTOBER, 2019.

Kevin M. O'Leary 10/23/19  
KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.



RBD ✓

"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."