

KNOW ALL MEN BY THESE PRESENTS:

That Savage Development, Inc., being the owner of the following described tract of land to wit:

The Southwest quarter of the Southeast quarter of Section 19, in Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:
BEGINNING at the Southwest corner of the SW1/4SE1/4 of said Section 19;
thence N 00°08'55" W, a distance of 1,325.15 feet;
thence N 88°59'57" E, a distance of 1,313.94 feet;
thence S 00°04'28" E, a distance of 1,323.40 feet;
thence S 88°55'17" W, a distance of 1,312.25 feet to the POINT OF BEGINNING.
EXCEPTING therefrom that portion conveyed to Deed recorded October 21, 2010 as Reception No. 210105382.
(Per File No. 23574LTG)

DEDICATION

The above owner has caused said parcel of land to be platted into lots, streets, and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all streets and easements for public use. The tract of land herein platted shall be known as HIGH PLAINS FILING No. 1 in the County of El Paso, State of Colorado.

OWNERS CERTIFICATE

The undersigned, being all the owners and mortgagees in the land described herein, have laid out, subdivided, and platted said lands into lots, roads, and easements as shown hereon under the name and subdivision of HIGH PLAINS 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, 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.

Savage Development, Inc., (Owner Signature)

By: _____

Title: _____

Midland States Bank (Lien Holder Signature)

By: _____

Title: _____

STATE OF COLORADO } ss.

COUNTY OF _____ }

Acknowledged before me this _____ day of _____, 2018 by _____

_____ as _____

My commission expires _____

Witness my hand and official seal _____ Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for HIGH PLAINS FILING No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2018, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (roads and easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until the improvements are completed in accordance with the requirements of the Land Development Code and Engineering Criteria Manual and the Subdivision Improvements Agreement.

President, Board of County Commissioners _____ Date _____

COUNTY APPROVAL

Approved is granted this _____ day of _____, 2018

Planning and Community Development Director _____ Date _____

SURVEYOR'S STATEMENT

I, Spencer J. Barron, 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 date of 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 _____ day of _____, 2018.

Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

FEES:

Drainage Fee: _____

School Fee: _____

Bridge Fee: _____

Park Fee: _____

RECORDING:

STATE OF COLORADO } SS

COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M.,

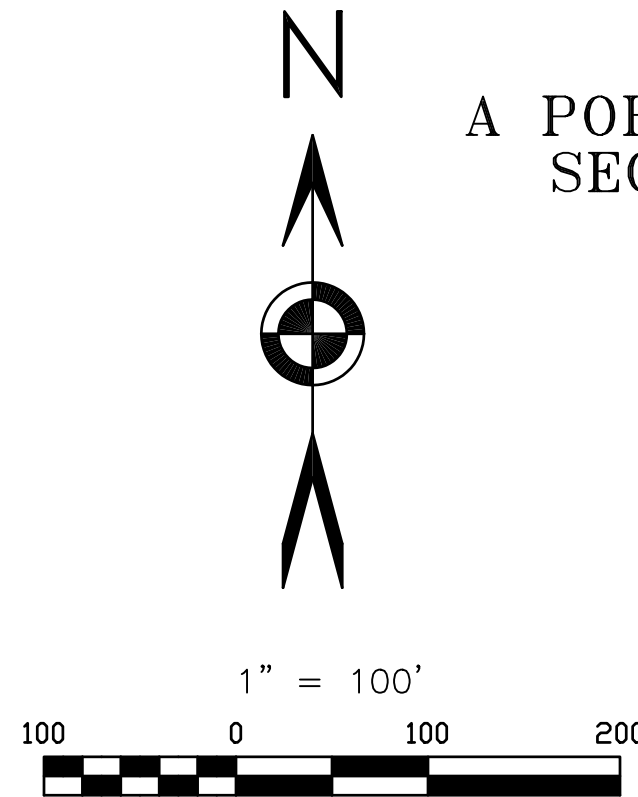
this _____ day of _____, 2018, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

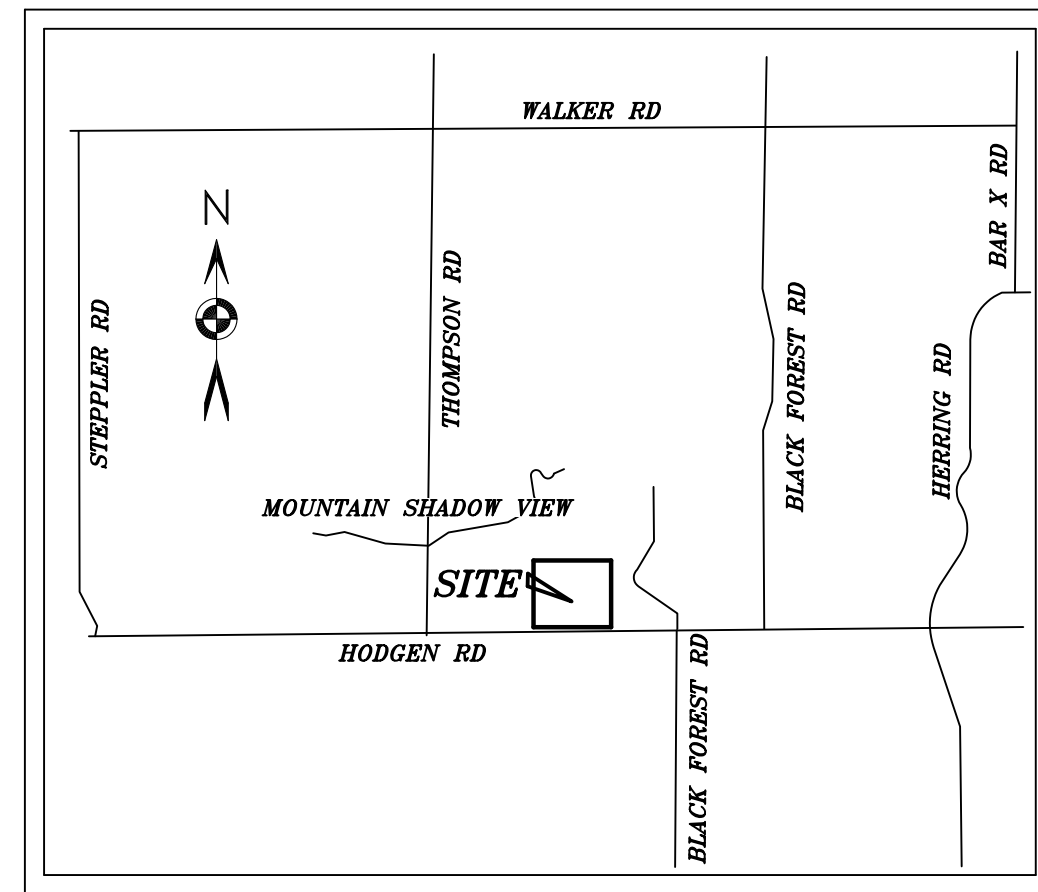
SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEES: _____ BY: _____ Deputy

FINAL PLAT
HIGH PLAINS FILING NO. 1
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

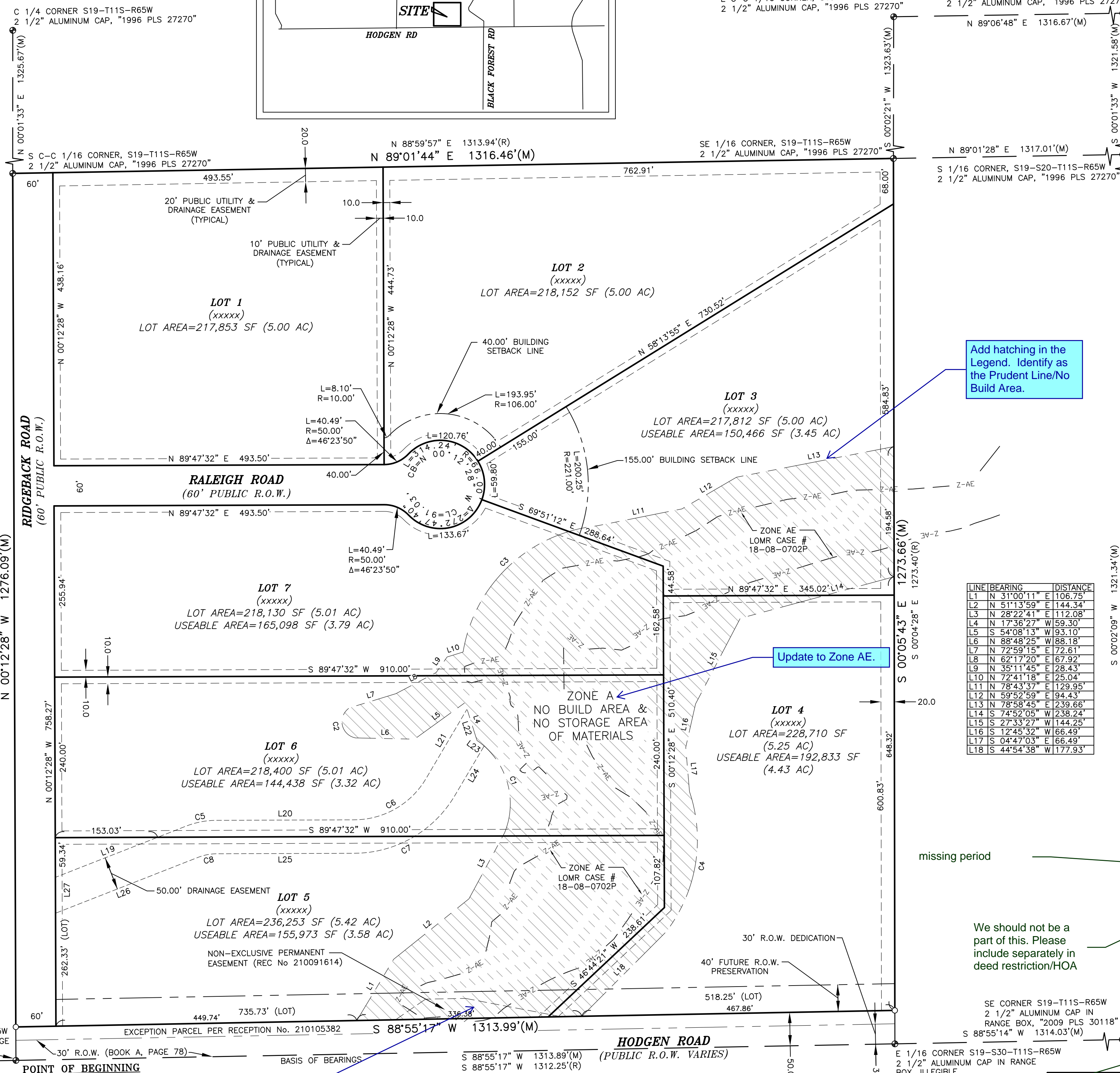


VICINITY MAP (NOT TO SCALE)



LEGEND

- FOUND #5 REBAR w/ ORANGE PLASTIC CAP STAMPED "PLS 38141"
MEASURED DIMENSIONS
RECORD DIMENSIONS
ADDRESS



Add hatching in the Legend. Identify as the Prudent Line/No Build Area.

Update to Zone AE.

We should not be a part of this. Please include separately in deed restriction/HOA

SURVEYOR'S NOTES

- 1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. This survey was performed in the field on January 18, 2018.
5. The overall subject parcel contains a calculated area of 1,676,547 square feet (38.488 acres) of land, more or less.
6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record.
7. Bearings are based on the South line of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 11 South, Range 65 West of the 6th P.M., monumented as shown, and is assumed to bear S 88°55'17" W.
8. 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 Development Services Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
9. All property owners are responsible for maintaining proper storm water drainage in and through their property.
10. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated.
11. 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.
12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. 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 _____ in the Office of the Clerk and Recorder of El Paso County, Colorado, or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual.
15. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Hodgen Road, Ridgeback Road and Raisin Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
16. Individual wells are the responsibility of each property owner.
17. 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.
18. Sewage treatment is the responsibility of each individual property owner.
19. No structures, fences or storage of materials are permitted within designated "Floodplain" or "No Build and No Storage Materials" areas.
20. At the time of approval of this project, this property is located within the Black Forest Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size.
21. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service.
22. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
23. There shall be no direct lot access to Hodgen Road except for Lot 4.
24. Savage Development, Inc. reserves the right to put a 30 foot x 30 foot well easement together with an access easement on the subject parcel for the purpose of installing a well with a water gate.
25. Geological hazard information has been obtained from the Colorado Department of Geological Hazards. Mitigation measures and a map of the hazard area can be found in the report by Entech Engineering, Inc., dated April 20, 2018 in file No. SP-18-003, available at the El Paso County Development Services Department:
-Downdip Creep: n/a
-Rockfall Source: n/a
-Rockfall Runout: n/a
-Potentially Seasonally High Groundwater: Lots 3, 4, 5, 6, and 7 around floodplain areas
-Other Hazard: Potential unstable slope over Lots 4, 5, and 6 around floodplain areas

SE CORNER S19-T11S-R65W 2 1/2" ALUMINUM CAP IN RANGE BOX, "2009 PLS 30118" S 88°55'14" W 1314.03'(M)

E 1/16 CORNER S19-S30-T11S-R65W 2 1/2" ALUMINUM CAP IN RANGE BOX, ILLEGIBLE

DATE: 07/13/2018

REVISIONS

No. Remarks Date By

PROJECT No.: 18-002 SHEET 1 OF 1

BARRON LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 2790 N. Academy Blvd, Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com

Per LDC 8.4.2.B.1.e, show the FEMA approved base flood elevation on the plat. Review 2: Unresolved.

Table with 10 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C8.

Table with 10 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Contains data for curves C5 through C8.

engineer site plan? engineer foundation required?

SF-18-024