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 hereron. 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.

1" = 100'

60'

CK

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: _____

Midland States Bank (Lien Holder Signature)

STATE OF COLORADO

COUNTY OF

Acknowledged before me this _____ day of _____, 2018 by

SS.

My commission expires _____

Witness my hand and official seal

Notary Public

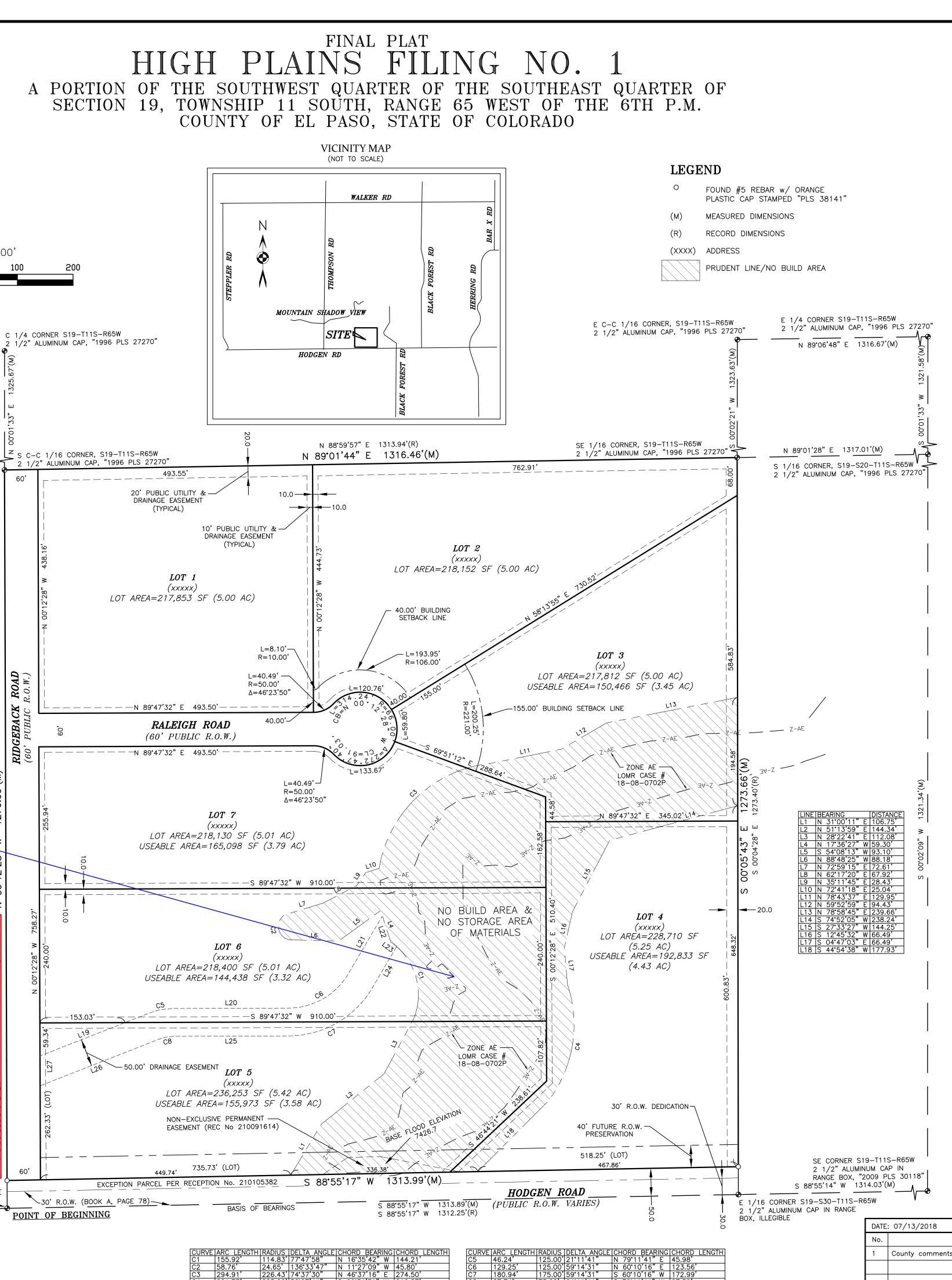
_____ as _____.

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 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.

President, Board of County Commissioners	Date		(W),(
		Show all the FEMA	1275.15'(R) 1276.09	
COUNTY APPROVAL		approved base flood	75.1 27(55.94
Approved is granted this day of	, 2018	elevations within the	12	-255
		limits of the property. See below.	≥ ≥	
Planning and Community Development Director	Date		00'08'55"	-
SURVEYOR'S STATEMENT			N 00.12	
Spencer J. Barron, a duly registered Professional Colorado, do hereby certify that this plat truly and			z	
of a survey made on date of survey, by me or ur	nder my direct supervisi			758.27'
hat all monuments exist as shown hereon; that m ess than 1:10,000 ; and that said plat has been	prepared in full complia			758
III applicable laws of the State of Colorado dealing surveying of land and all applicable provisions of t		El Paso County		× ,00
Development Code.		Unincorporated Areas Unnamed Tributary		2'28" W 240.00'
attest the above on this day of	, 2018.	080059 to East Cherry Creek		00°12'28"
				z
		REVISED	20	
Spencer J. Barron State of Colorado Professional Land Surveyor No. 3	38141	AREA		
or and on behalf of Barron Land, LLC				59.34
FEES:			+	- + ·
Drainage Fee:		ZONE TA22A A		127
School Fee:	GEN RD	AE <u>T428.3</u>	Without Base I	
Bridge Fee:		SPECIAL FLOOD HAZARD AREAS	With BFE or De	(LOT)
			0.2 % Annual 0 of 1% annual 0 depth less tha	.33'
ark Fee:			areas of less th Future Condition	262.3
RECORDING:		ZONE A OTHER AREAS OF FLOOD HAZARD	Chance Flood I Area with Redu See Notes. Jaco	
STATE OF COLORADO } SS		1%-ANNUAL-CHANCE	60'	,
SS COUNTY OF EL PASO		S 1/4 CORNER S19–1 2 1/2" ALUMINUM CAF	11S-R65W	=
hereby certify that this instrument was filed	for record in my office at	BOX. "2009 PLS 3011	8"	<u></u> 30' NT 0
his day of , 2	2018, A.D., and is duly record	ed under	<u>1 011</u>	
Reception No	of the records	of El Paso County, Colorado.		
SURCHARGE:	CHUCK BROERMAN, RECO	RDER		

FEE:	BY:	
		Deputy



LUKVE	JARU LENGIH	TRADIUS	IDELIA ANGLE	ICHORD	BEARING	CHORD	LENGIH		RVE	ARC LENGIH	RADIUS	IDELIA ANGLE	JCH	IORD BEARING	ICHORD	LEING
C1	155.92'		77•47'58"	N 16°3	5'42" W	144.21	,	C5		46.24'	125.00'	21•11'41"	Ν	79 ° 11'41" E	45.98'	
C2	58.76'		136'33'47"	N 11°2	7'09" W	45.80'		C6		129.25'	125.00'	59•14'31"	Ν	60°10'16" E	123.56'	
C3	294.91'	226.43'	74'37'30"	N 46°3	7'16" E	274.50	,	C7		180.94'	175.00'	59•14'31"	S	60°10'16" W	172.99'	
C4	221.73'	225.00'	56'27'44"	S 09'3	1'31" W	212.87	,	C8		27.74'	75.00'	21•11'41"	S	79 ' 11 ' 41" W	27.59'	

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. 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.

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. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment File Number 23574LTG, with an effective date of July 3, 2018 at 8:00 A.M. as provided by Legacy Title Group, LLC as agent for Stewart Title Guaranty Company.

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

9. 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.

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. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

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

Reception Number ______ 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. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

15. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Hodgen Road, Ridgeback Road and Raleigh 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 Black Forest Fire Protection District.

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. 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. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a aiven 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. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future aenerations with a water supply.

18. 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 engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

19. No structures, fences or storage of materials are permitted within designated "Floodplain" or "No Build and No Storage Materials" areas. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0325F, effective date March 17, 1997, and as amended by the FEMA approved Letter Map Revision (LOMR) Case # 18-08-0702P dated _____.

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, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

21. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the 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. Only a single access off of Hodgen Road shall be permitted for Lot 4. Driveway design for Lot 4 shall provide for adequate turnaround space into the lot to preclude vehicles from backing into Hodgen Road.

24. Geological Hazard Note: The following lots have been found to be impacted by 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: -Downslope Creep: n/a

-Rockfall Source: n/a

REVISIONS

Remarks

-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

Date

12/06/18 JLP

SF-18-024

BOUNDARY △ MAPPING △ SURVEYING △ CONSTRUCTION

www.BARRONLAND.com

2790 N. Academy Blvd. Suite 311 Colorado Springs, CO 80917

PROJECT No.: 18-002

LAND

P: 719.360.6827

F: 719.466.6527

SHEET 1 OF 1