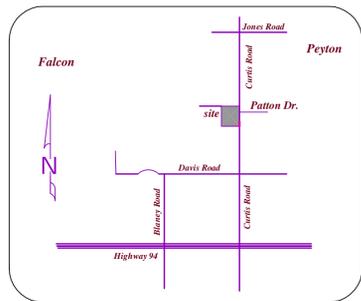


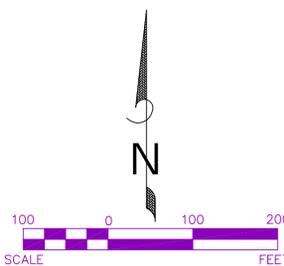
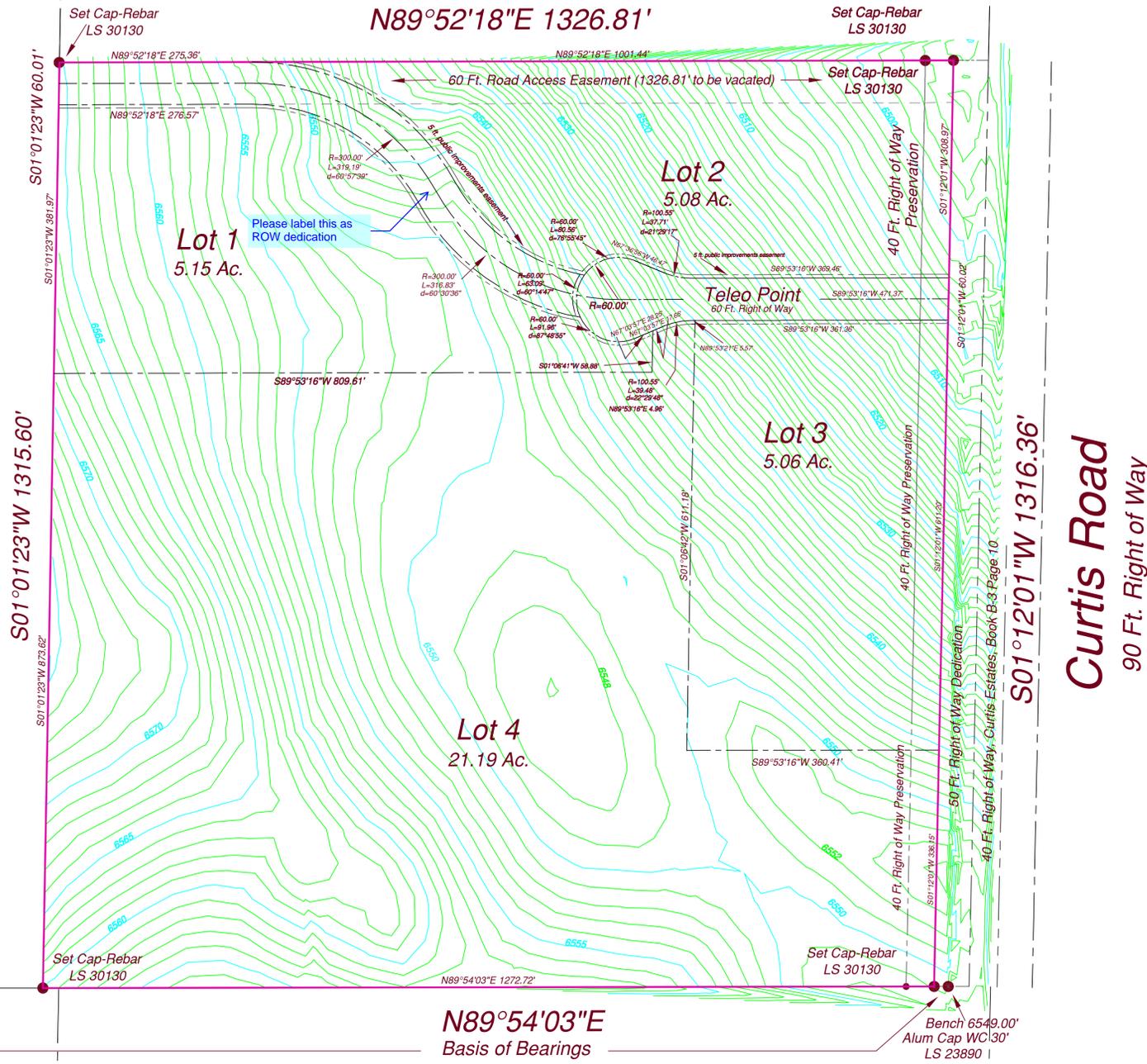
Wyoming Estates - Preliminary

The Southeast Quarter of the Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado

It appears that the preliminary plat was submitted in lieu of the final plat. Please submit the final plat drawing.



VICINITY MAP
Not to Scale



When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Total Acreage:

- Lot 1 = 5.15 Acres
- Lot 2 = 5.08 Acres
- Lot 3 = 5.06 Acres
- Lot 4 = 21.19 Acres
- Dedication 3.53 Acre
- Total = 40.01 Acres

Service Providers:

Falcon Fire Protection District
Mountain View Electric Assoc.
El Paso Co. Telephone
Individual Sewage Disposal Systems
Domestic Wells

Fees:

Park Fee: _____
School Fee: _____
Surcharges: _____
Fee: _____

Notes:

1. This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by North American Title Insurance Company of Colorado, File Number 36200-16-01797, dated August 15, 2016.
2. "The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability."
3. There shall be no direct lot access to Curtis Road.
4. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.
5. 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.
6. 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 elevated based on a 300-year aquifer life. 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. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
7. No driveway shall be established unless an access permit has been granted by El Paso County.
8. All Property owners are responsible for maintaining proper storm 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.

9. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
 10. 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 Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
 11. The following reports have been submitted and are on file at the Department of Development: Soils and Geological, Water Supply, Drainage Report and Sewage Disposal.
 12. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.
 13. No Structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.
 14. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 15. Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance. The road impact fee is based on the established rate at the time of building permit application.
 16. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Teleo Point Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to the length, some of the driveways will need to be specifically approved by the Falcon Fire Protection District.
- This site, WYOMING ESTATES is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Numbers 08041C0568G, 08041C0785G, effective December 7, 2018.

17. This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Guardian Title Agency, LLC, File Number 3117418-07798 C-3, dated April 18, 2019.
- Schedule B-Section II
- Item 10: American Telephone and Telegraph Company Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated October 14, 1963 in Book 1980 at Page 444.
- Item 11: Mountain View Electric Association Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated July 3, 1972 in Book 2502 at Page 569.
- Item 12: El Paso County Mutual Telephone Company Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated August 17, 1973 in Book 2614 at Page 346.
- Item 13: Mountain View Electric Association Easement across portions of the NE1/4 Section 33, as recorded by El Paso County Clerk and Recorder, dated February 11, 1983 in Book 3673 at Page 861.
- Item 14: A perpetual non-exclusive easement for ingress and egress purposes along the North 60 feet of SE1/4 NE1/4 of Section 33, T13S, R64W of the 6th P.M., as recorded by El Paso County Clerk and Recorder, dated January 7, 1986 in Book 3956 at Page 1540.
18. Assumed Basis of Bearings being a portion of the East-west centerline of said Section 33, T14S, R67W of the 6th P.M. County of El Paso, State of Colorado, beginning at the Southwest corner of the SE1/4 NW1/4 of said Section 33, being a 2.5 inch alum. cap LS 28958 marked c-w116, thence coincident with said East-west centerline on a bearing of N89°54'03"E, 3938.66 feet to the point of terminus being a 30 foot offset witness corner of the Southeast corner of the SE1/4 NE1/4 of said Section 33, being a 2.5 inch alum. cap LS 23890 marked wc'30'.
19. 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. 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.

Know All Men By These Presents:

That the undersigned, Shawn Shaffer President, Home Run Restorations, Inc., being the owner of the following described tract of land:

To Wit:

The Southeast Quarter of the Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6th P.M., El Paso County, State of Colorado, Together with a non-exclusive right of way for Ingress and Egress over the West 66.0 feet of the East Half of the Southwest Quarter and the South 60.0 feet of the South Half of the Southeast Quarter of the Northwest Quarter of said Section, reserving for Easements that are part of Description by Book 2453 at Page 334 subject to Ingress and Egress Easement

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of said owner does hereby covenant and agree that the public improvements so platted are hereby dedicated to public use and 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.

Owners/Mortgagee (Signature) _____

By: _____
Title: _____

ATTEST: (if corporation) _____

Secretary/Treasurer _____

STATE OF COLORADO)

ss. COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public _____

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.)

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

Drainage Engineer:

Michael A. Bartusek P.E.
RESPEC
3520 Austin Bluffs Parkway, Suite 102
Colorado Springs, CO 80918
719-266-5212

Surveyors Certificate

I, surveyor's name, 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 _____, 20__.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

Ground water investigations
Clerk and Recorder _____

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder _____

Tamography:

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 202__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

Chair, Board of County Commissioners _____ Date _____



ALESSI and ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tel. 719/540-8832
Fax 719/540-2781

The SE1/4 of the NE 1/4 of Section 33, Township 13 South, Range 64 West
6th Principle Meridian, El Paso County, Colorado

Job No.191062 Wyoming Estates Preliminary DATE August 21, 2020