Chuck Broerman 12/14/2021 03:33:18 PM

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SUBDIVISION/CONDOMINIUM PLAT

Page

Reception Number	Date	Time
	2	
Reception Fee	Number of Pages	File Number
Myomin	S Name of Plat	
Home	Non Restor	ations Inc
Subdivision U	Condomin	nium 🗌

Know All Men By These Presents:
That the undersigned, Shawn Shaffer President, Home Run Restora

Access Road Easement:

An Access Roadway situate in a portion of the Southeast Quarter Northeast Quarter, Section 33, Township 13 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, , more particularly described as follows: The following is the centerline of a 60 Ft. Access Roadway lying 30 Ft each side of the following centerline;

Commencing at the Center West Sixteenth corner in said Section 33; thence N89°54'03"E., a distance of 2,645.88 feet; thence N01°01'23"W, a distance of 1,285.60 feet to the POINT OF BEGINNING of the said centerline described herein; thence N.89°52'18"E., a distance of 275.97 feet to a point of curve to the right having a radius of 300.00 feet and a central angle of 60°57'41"; thence Southeasterly along the arc a distance of 319.19 feet to a point of reverse curve to the left having a radius of 300.00 feet and a central angle of 49°02'10"; thence Southeasterly along the arc, a distance of 256.75 feet to the POINT OF ENDING. 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 Yest 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 description in Book 3952 at Page 1212 together with Easement for Ingress and Egress by Book 3956 at Page 1541.

Sectorated SS County of El Xaso) The above owner, having laid out, sudivided, and platted said land into a lots and easements as shown under the name and subdivision of "WYOMING ESTATES". 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 satisfication of the Board of County Commissioners of 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. Witness my hand and seal WWWWWW Address work and walk and the about the abou The foregoing instrument was acknowle by Shawn Shaffer, President The aformentioned Shawn Shaffer President, Home Run Respond In Witness Whereof: Lien Holder: dged before me this 17 day of November 2021 A.D.,

by: // Color Kevin Amolsch, Manager The foregoing instrument was acko by Kevin Amolsch, Manager orado limited liability company nt this <u>1</u>TP day of, N avontes, 2021, me this 1 day of Normber, 2021, A.D.

I Joseph Alessi, a duly registered Professional this plat truly and correctly represents the resimy direct supervision and that all monuments less than 1:10,000; and that said plat has been State of Colorado dealing with monuments, subtof the El Paso County Land Development Code Witness my hand and official seal.

Address: 1990 w 38m the #308, wheat vide: 10 3055

My commission expires: 12-31-8033

Notary Public Surveyor's Certification: Joseph Messi
Colorado Professional Land Surveyor No. 30130 day of MARCh consistency of the State of Colorado do hereby certify that results of a survey made on November 10, 2020, by me or under ints exist as shown hereon; that mathematical closure errors are seen prepared in full compliancewith all applicable laws of the subdivision, ore surveying of land and all applicable provisions

Chair, Poard of County Commissioners

This Plat "WYOMING ESTATES" was approved for filing by the El Paso County, Colorado Board of Commissioners on the 25th day of May, 2021, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets 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.

12/14/12

Chair, Poard of County Commissioners

Dafe Board of County Commissioners Certificate: 3-16-2021 Date

Number 221714871 of the records of El Paso County, State of Colorado.

By: Kothy Hurk W., Deputy

By: Chuck Broerman, Recorder

Chuck Broerman, Recorder

12-14-2521 ALESSI and ASSOCIATES, Inc. /7/2027

ALESSI

APPRAISERS • LINGINGER Road, Suite C 2989 Broadmoor Valley Road, Suite C Colorado Springs, CO 80906

Job No. 191062 The SE1/4 of the NE 1/4 of Section 33, Township 13 South, Range 64 West DATE March 16, 2021 Tele. 719/540-8832 Fax 719/540-2781

Wyoming Estates

REVISED April 15,