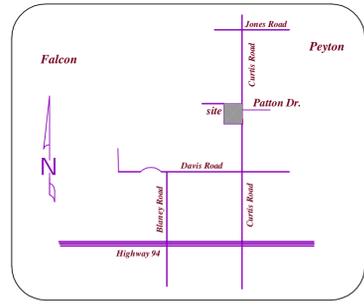
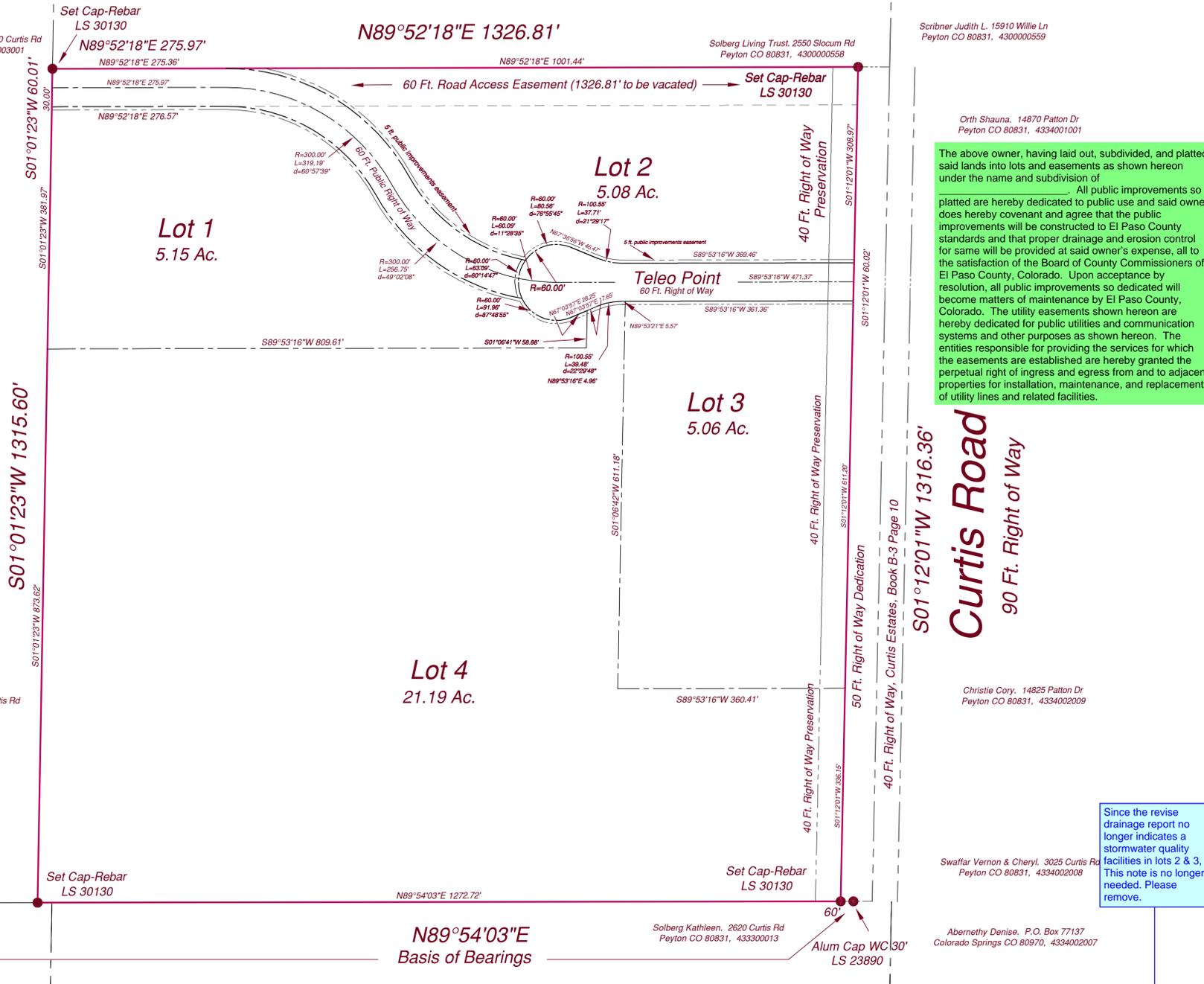
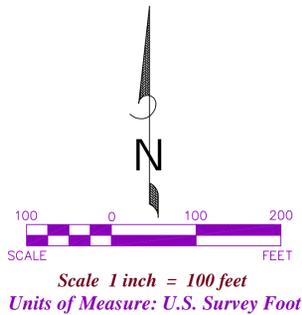


Wyoming Estates

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



VICINITY MAP
Not to Scale



Scribner Judith L. 15910 Willie Ln
Peyton CO 80831, 433000559

Orth Shauna. 14870 Patton Dr
Peyton CO 80831, 433400101

The above owner, having laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of _____, All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements to 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.

Christie Cory. 14825 Patton Dr
Peyton CO 80831, 433400209

Swaffar Vernon & Cheryl. 3025 Curtis Rd
Peyton CO 80831, 433400208

Abermthy Denise. P.O. Box 77137
Colorado Springs CO 80970, 433400207

Solberg Kathleen. 2620 Curtis Rd
Peyton CO 80831, 433300013

Since the revise drainage report no longer indicates a stormwater quality facilities in lots 2 & 3. This note is no longer needed. Please remove.

Total Acreage:
Lot 1 = 5.15 Acres
Lot 2 = 5.08 Acres
Lot 3 = 5.06 Acres
Lot 4 = 21.19 Acres
Dedication 3.33 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: _____
Surchage: _____
Fee: _____

Notes:

- 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.
- 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.
- There shall be no direct lot access to Curtis Road.
- 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.
- 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.
- 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.
- Existing Domestic Well Permit and existing well.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

- 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.
- 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.
- 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.
- 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.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject of change.
- 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.
- 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.
- 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 23858 marked c-w1116, 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'.

- 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.
- 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.
- 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.
- Lots 2 & 3 of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The HOA is responsible for maintenance of the subject drainage facilities.

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 certification shown hereon.

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 description in Book 3952 at Page 1212 together with Easement for Ingress and Egress by Book 3956 at Page 1541.

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 N89°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 Southeast 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 Southeast along the arc, a distance of 256.75 feet to the POINT OF ENDING.

Dedication: Comment provided on previous two submittals not addressed. Revise dedication language to as shown to the left, adding in name of subdivision in the blank.

The above owner, having of subdivision in the blank, which subdivision shall be known as _____, a subdivision in El Paso County, Colorado. All easements platted are hereby dedicated to public use and said owner does hereby agree that proper drainage provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

In Witness Whereof:

The aforementioned Shawn Shaffer President, Home Run Restorations, Inc. has executed this instrument this _____ Day of _____, 2021 A.D.

Shawn Shaffer, President

Notarial:

State of Colorado)
County of El Paso) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2021 A.D., by Shawn Shaffer, President

Witness my hand and seal _____
Address _____

My Commission expires _____

Surveyor's Certification:

I Joseph Alessi, 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 November 10, 2020, 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 _____, 2021.

Joseph Alessi _____ Date
Colorado Professional Land Surveyor No. 30130



Board of County Commissioners Certificate:

This Plat "WYOMING ESTATES" was approved for filing by the El Paso County, Colorado Board of Commissioners on the _____ day of _____, 2020, 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.

Chair, Board of County Commissioners _____ Date _____

Executive Director, Planning and Community Development _____ Date _____

Recordings:

State of Colorado)
County of El Paso) SS

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this _____ Day of _____, 2021 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

By: _____ Date _____
Chuck Broerman, Recorder

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele. 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 DATE January 11, 2021

PCD File No. MS196