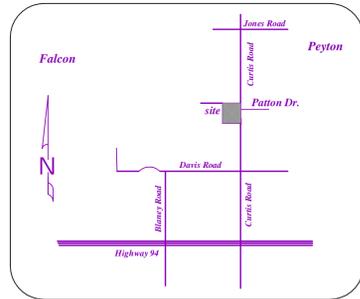


Wyoming Estates

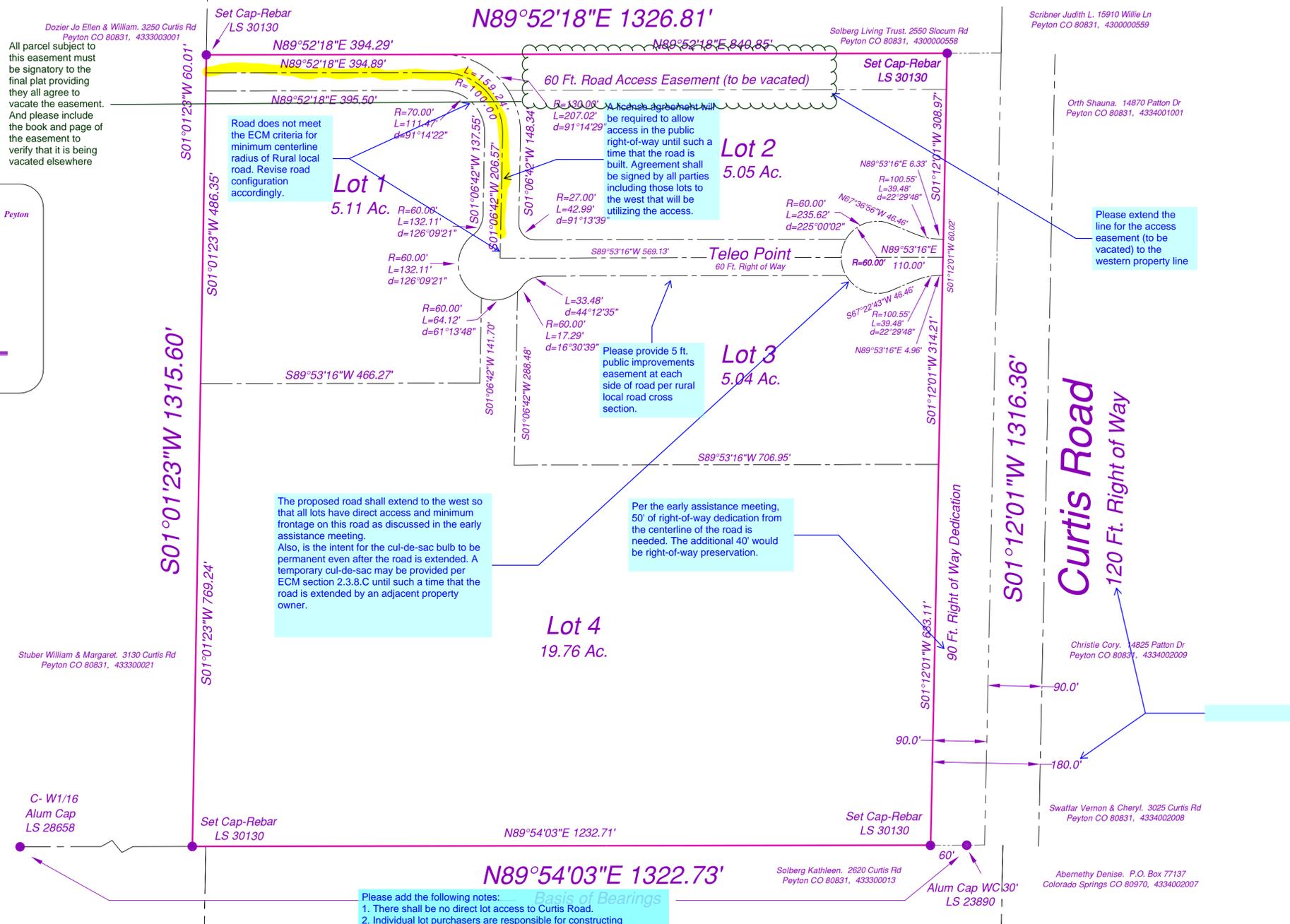
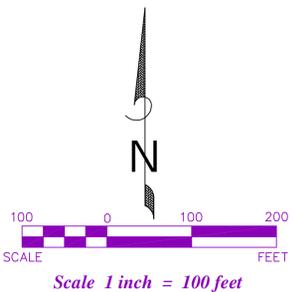
The Southeast Quarter of the Northeast Quarter of Section 33, Township 13 South, Range 64 West of the 6th P.M., El Paso County, Colorado

This should be a final review of a project. The final plat needs to be black and white

All parcel subject to this easement must be signatory to the final plat providing they all agree to vacate the easement. And please include the book and page of the easement to verify that it is being vacated elsewhere



VICINITY MAP
Not to Scale



Road does not meet the ECM criteria for minimum centerline radius of Rural local road. Revise road configuration accordingly.

A house agreement will be required to allow access in the public right-of-way until such a time that the road is built. Agreement shall be signed by all parties including those lots to the west that will be utilizing the access.

Please extend the line for the access easement (to be vacated) to the western property line

Please provide 5 ft. public improvements easement at each side of road per rural local road cross section.

The proposed road shall extend to the west so that all lots have direct access and minimum frontage on this road as discussed in the early assistance meeting. Also, is the intent for the cul-de-sac bulb to be permanent even after the road is extended. A temporary cul-de-sac may be provided per ECM section 2.3.8.C until such a time that the road is extended by an adjacent property owner.

Per the early assistance meeting, 50' of right-of-way dedication from the centerline of the road is needed. The additional 40' would be right-of-way preservation.

Basis of Bearings
Please add the following notes:
1. There shall be no direct lot access to Curtis Road.
2. 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 their length, some of the driveways will need to be specifically approved by the (name of Fire District).

One lot requires engineered design, this note needs to be reflected on the final plat

Please include drainage report.

Resolution 18-471

Please add the following note: The road impact fee is based on the established rate at the time of building permit application.

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.

Dedication:
The above owner, having caused said tract of land to be platted into a lots and easements as shown on the plat, which subdivision shall be entitled "WYOMING ESTATES", 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 _____, 2019 A.D.
Shawn Shaffer

Notarial:
State of Colorado)
County of El Paso) SS

The foregoing instrument was acknowledged before me this _____ day of _____ 2019 A.D., by Shawn Shaffer
Witness my hand and seal _____
Address _____
My Commission expires _____

Surveyor's Certification:
The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.



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 _____, 2019, 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
Director of Development Services _____ Date

Recordings:
State of Colorado)
County of El Paso) SS
Executive Director, Planning & Community Development
I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this _____ Day of _____, 2019 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.
Chuck Broirman, Recorder
By: _____ Date

Total Acreage:
Lot 1 = 5.11 Acres
Lot 2 = 5.05 Acres
Lot 3 = 5.04 Acres
Lot 4 = 19.76 Acres
Dedication 5.05 Acres
Total = 40.01 Acres

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

Legend:
● Found Monument as Shown
● Set #5 Rebar with Yellow Plastic Cap PLS #30130
Fees:
Park Fee: _____ School Fee: _____
Surchage: _____
Fee: _____

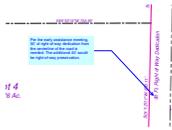
Notice:
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

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 32200-16-01797, 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.. Basis of Bearings as shown. North determined by Leica GPS 1200 System. Monumentation, as shown.
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.. With the Denver Basin Aquifer 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 Denver Basin Aquifer may be less than either the 100 years of 300 years indicated in the subdivision plat and 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.

Any notes in the Title Commitment in reference to easements or rights-of-way shall be included in the notes of the final plat.

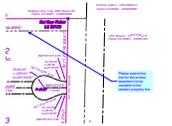
Markup Summary

Daniel Torres (14)



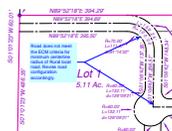
Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:32 PM
Color: ■

Per the early assistance meeting, 50' of right-of-way dedication from the centerline of the road is needed. The additional 40' would be right-of-way preservation.



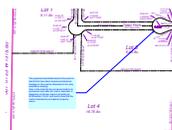
Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:33 PM
Color: ■

Please extend the line for the access easement (to be vacated) to the western property line



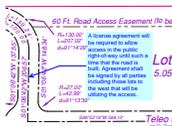
Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:34 PM
Color: ■

Road does not meet the ECM criteria for minimum centerline radius of Rural local road. Revise road configuration accordingly.



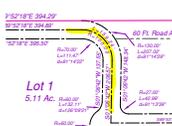
Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:35 PM
Color: ■

The proposed road shall extend to the west so that all lots have direct access and minimum frontage on this road as discussed in the early assistance meeting.
Also, is the intent for the cul-de-sac bulb to be permanent even after the road is extended. A temporary cul-de-sac may be provided per ECM section 2.3.8.C until such a time that the road is extended by an adjacent property owner.



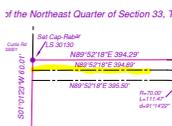
Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:38 PM
Color: ■

A license agreement will be required to allow access in the public right-of-way until such a time that the road is built. Agreement shall be signed by all parties including those lots to the west that will be utilizing the access.



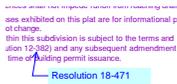
Subject: Highlight
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:40 PM
Color: ■

Lot 1 5.11 Ac.



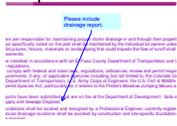
Subject: Highlight
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:41 PM
Color: ■

of the Northeast Quarter of Section 33, T. 12N, R. 10E, S. 23E



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:42 PM
Color: ■

Resolution 18-471



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:42 PM
Color: ■

Please include drainage report.



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:43 PM
Color: ■

Please add the following note: The road impact fee is based on the established rate at the time of building permit application.



Subject: Text Box
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:43 PM
Color: ■

Add PCD File No. MS196



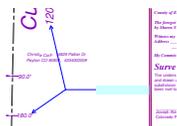
Subject: Text Box
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:44 PM
Color: ■

Please add the following notes:
 1. There shall be no direct lot access to Curtis Road.
 2. 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 their length, some of the driveways will need to be specifically approved by the (name of Fire District).



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:46 PM
Color: ■

Please provide 5 ft. public improvements easement at each side of road per rural local road cross section.



Subject: Callout
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 7/9/2019 1:23:47 PM
Color: ■

Please provide 5 ft. public improvements easement at each side of road per rural local road cross section.

dsdseigny (6)



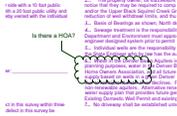
Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 7/9/2019 1:23:27 PM
Color: ■

Executive Director, Planning & Community Development

This should be a final review of a project. The final plat needs to be black and white

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 7/9/2019 1:23:27 PM
Color: ■

This should be a final review of a project. The final plat needs to be black and white



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 7/9/2019 1:23:28 PM
Color: ■

Is there a HOA?



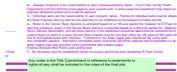
Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 7/9/2019 1:23:29 PM
Color: ■

One lot requires engineered design, this note needs to be reflected on the final plat



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 7/9/2019 1:23:30 PM
Color: ■

All parcel subject to this easement must be signatory to the final plat providing they all agree to vacate the easement. And please include the book and page of the easement to verify that it is being vacated elsewhere



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdseivigny
Date: 7/9/2019 1:23:30 PM
Color: ■

Any notes in the Title Commitment in reference to easements or rights-of-way shall be included in the notes of the final plat.