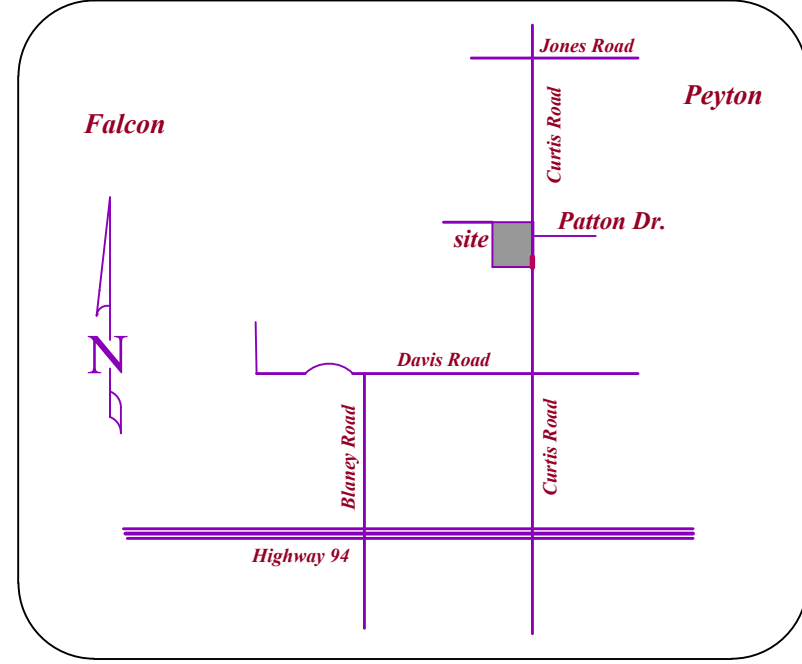
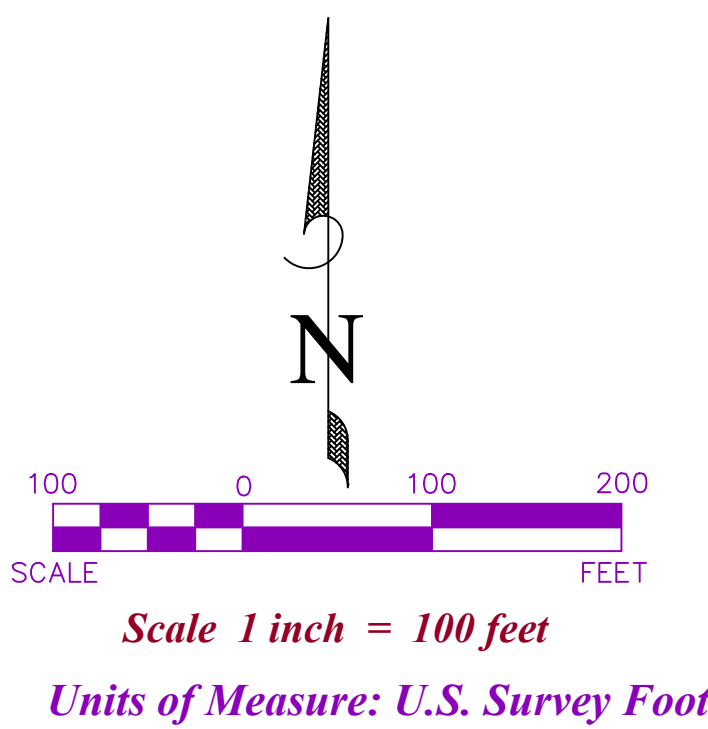
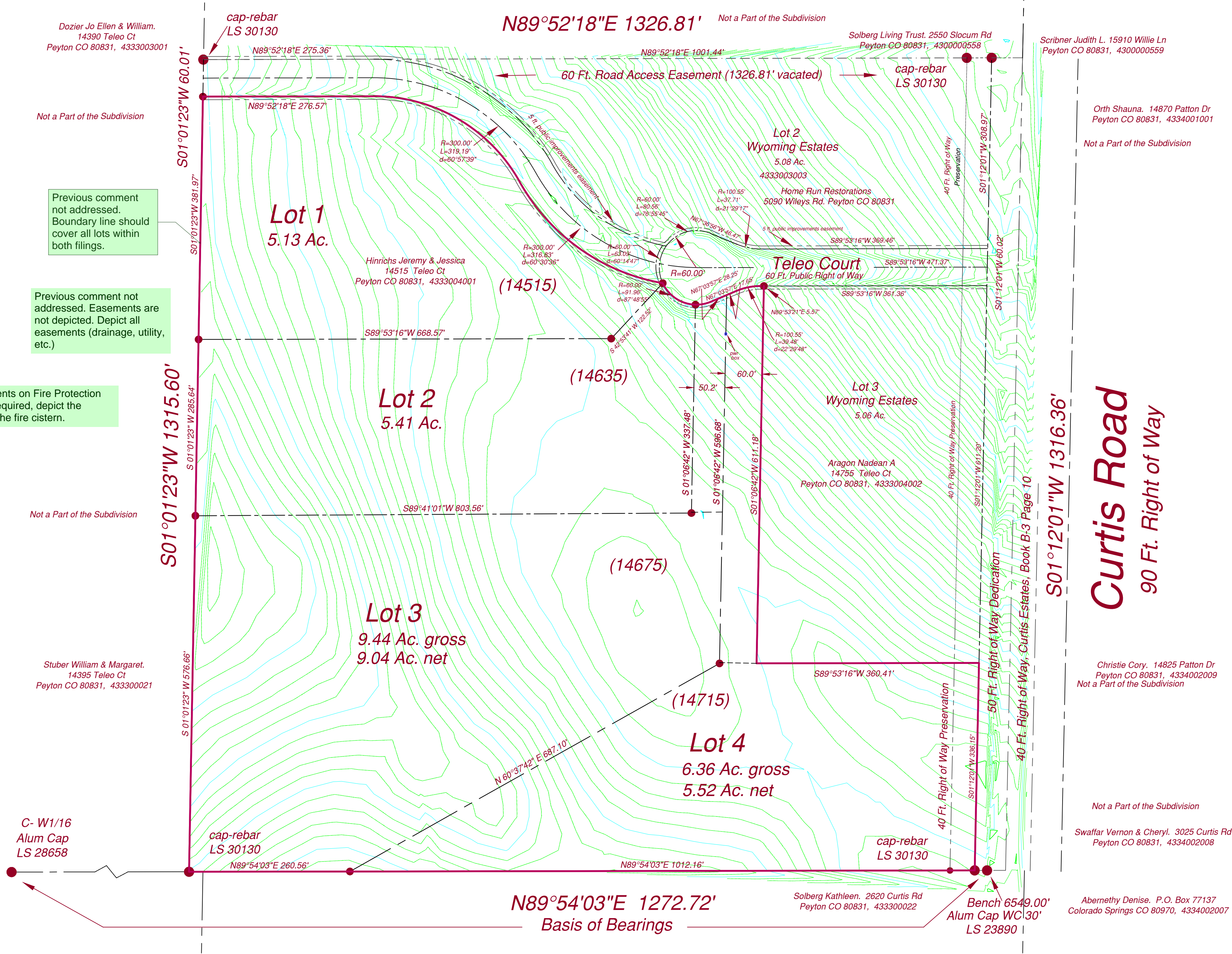


Wyoming Estates - Preliminary Plan

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



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, Colorado
Lots 1 and 4 Wyoming Estates as recorded under Reception No. 221714871, dated December 14, 2021. County of El Paso, State of Colorado.

Shouldn't the second part (in bold) of this be excluded from the legal description? The legal description should just include the total land area, not also calling out the two platted lots.

Owner:

Shawn Shaffer
 Home Run Restorations, Inc.
 5090 Wiley Road
 Peyton CO 80831-7447
 Email: hrrestorations@gmail.com

Drainage Engineer:

Michael A. Bartusek P.E.
 RESPEC
 121 S. Tejon St, Suite 1110
 Colorado Springs, CO 80903
 719-640-6057

Land Surveyor:

Joseph E. Alessi, PLS
 Alessi and Associates, Inc.
 2989 Broadmoor Valley Road Suite C
 Colorado Springs, CO 80906
 719-540-8832

Soil Engineer

Jared R. Dumke, P.E.
 Professional Engineer
 JDM Consulting, LLC

Geologist/Hydrogeologist

Julia M. Murphy MS PG
 Professional Geologist/Hydrogeologist
 Ground Water Investigations

Zone:

RR-5 Residential 5 Acre

Topography:

1 Ft. Contour Interval

Total Acreage:

Wyoming Estates
 Lot 2 = 5.08 Acres
 Lot 3 = 5.06 Acres
 Sub Total = 10.14 Acres

Wyoming Estates Filing No. 2

Lot 1 = 5.13 Acres
 Lot 2 = 5.41 Acres
 Lot 3 = 9.44 Acres
 Lot 4 = 6.36 Acres
 Sub Total = 26.34 Acres

Total 36.48 Acres

Service Providers:

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

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 Guardian Title Agency, LLC, File Number 3117923-03736, dated August 23, 2023.
- 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.
- Access Limitation: 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.

Delete, per previous comment

- 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 Report, Water Resources Report, Drainage Report, Wildfire Hazard Report, and OWTS Report.
- 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.
- Environmental: 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, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to 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 Court 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 FILING No. 2, is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Numbers 08041C0558G, and 785G, effective Dec. 7, 2018.
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. 221714871 of the records of the El Paso County Clerk and Recorder.

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.

Delete this note and only include it on the final plat IF covenants are proposed.

PCD File No. SP237



ALESSI and ASSOCIATES, Inc.
 APPRAISERS • ENGINEERS • SURVEYORS
 2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
 Colorado Springs, CO 80906 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. 231137 Wyoming Estates Preliminary Plan DATE Nov. 01, 2023

PCD File No. SP237