

KNOW ALL MEN BY THESE PRESENTS that, J + M, INVESTMENTS, LLC, is the owner's of the following described land:

TO WIT

LOT 1, KETTLE CREEK ESTATES, AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS UNDER RECEPTION NO. 223715184.

CONTAINING 5.13 ACRES MORE OR LESS

EL PASO COUNTY STATE OF COLORADO

DEDICATION

The undersigned, J + M INVESTMENTS, LLC, being the owners, mortgages, 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 and easements as shown hereon under the name and subdivision of KETTLE CREEK ESTATES FILING NO. 2. All 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.

Joy Stoner - Member

State of Colorado County of El Paso

Signed before me on _____, 20____ by Joy Stoner,

(Notary's official signature)

(Title of Office)

(Commission Expiration)

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, MATTHEW J. KOCH, 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 8-2-2022, 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____.

MATTHEW J. KOCH P.L.S. Date Colorado registered PLS # 37907

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

This plat for KETTLE CREEK FILING NO. 2 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted, but the 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.

Previous plat, KETTLE CREEK ESTATES, is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Chair, Board of County Commissioners Date

Executive Director, Planning and Community Development Date

EASEMENT STATEMENT

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SOILS & GEOLOGY

A Soils, Geology and Wastewater Study, Southeast corner of Old Ranch Rd and Otero Ave, Lots 1 and 2, Kettle Creek Estates, Filing No. 2, El Paso County, Colorado prepared by RMG Rocky Mountain Group, last dated August 7, 2024, indicated the geologic hazard found at the site was a regulatory floodway. The geologic constraints found onsite include:

expansive soils/bedrock, compressible soils, seasonally shallow groundwater, radon, and seismicity

The geologic conditions are to be mitigated as such; Basement construction shall not be allowed on Lot 1 or Lot 2 unless a 12 month monitoring program established the depth and fluctuations of groundwater at the home location or unless test borings performed with the building footprint demonstrate that groundwater is not within 20 feet of the final proposed ground surface. The regulated surface is considered a Preservation Area and is considered a No Build Zone. Appropriate surface grading and drainage should be established during construction and maintained over the life of the structure by the homeowner(s). Additional mitigation measures can be found in said report, File #VR246 available at the El Paso County Planning and Community Development Department.

UTILITY EASEMENT CLAUSE:

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224028331 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

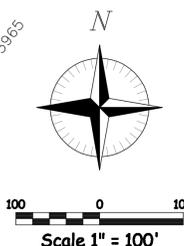
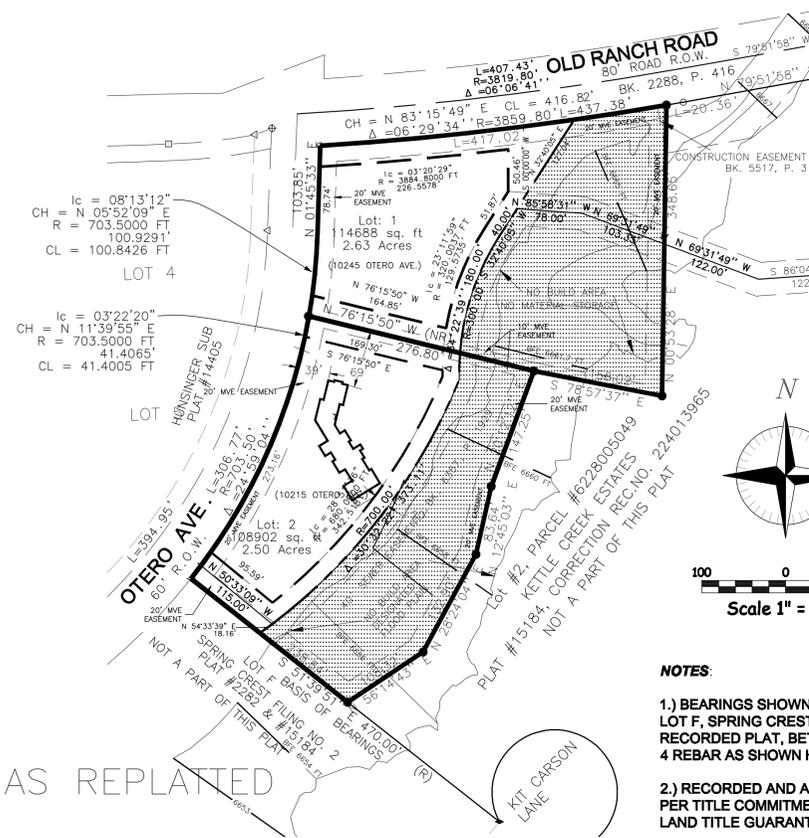
COUNTY CLERK AND RECORDERS STATEMENT

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 & Recorder

KETTLE CREEK ESTATES FILING NO. 2 A REPLAT OF LOT 1, KETTLE CREEK ESTATES LOCATED IN THE NW 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

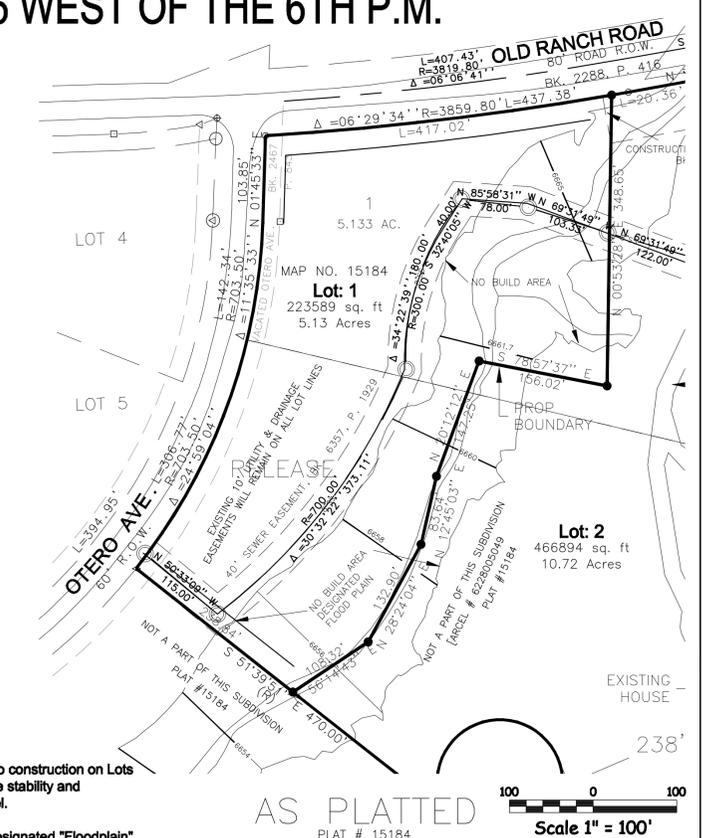


NOTES:

- 1.) BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF LOT F, SPRING CREST FILING NO. 2, BEING S 51°39'51" E, PER RECORDED PLAT, BETWEEN THE FOUND 1/2" IRON ROD AND NO. 4 REBAR AS SHOWN HEREON.
2.) RECORDED AND APPARENT RIGHTS-OF-WAY ARE SHOWN AS PER TITLE COMMITMENTS NO. OE1019762 AND OE1019759, BY LAND TITLE GUARANTEE COMPANY.
3.) ANY CONSTRUCTION WITHIN THE FEMA FIRM FLOOD HAZARD AREA MUST BE DONE IN ACCORDANCE WITH THE EL PASO COUNTY FLOOD DAMAGE PREVENTION REGULATIONS.
4.) ALL DIMENSIONS SHOWN IN U.S. SURVEY FEET
5.) This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0506G, effective date December 7, 2018. No structures or fences are permitted within the designated Floodplain areas.
6.) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
7.) No driveways shall be established unless an access permit has been granted by El Paso County.
8.) Mailboxes shall be installed in accordance with the El Paso County and United States Postal Service regulations.
9.) The subdividers agree on behalf of their self and any developer or builder, successors and assigns that subdivider and/or their successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure a title search would find the fee obligation before sale of property.
10.) 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 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.
11.) No construction, excavation or storage of materials will be allowed outside of building envelopes.
12.) There shall be no direct access to Old Ranch Road.

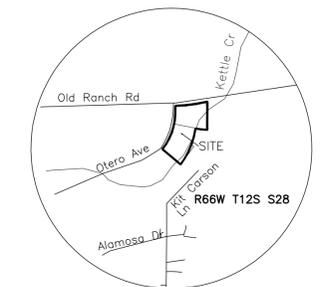
LEGEND:

- SET 1/2" X 18" REBAR, W/ 1" CAP L.S. NO. 37907
⊗ FOUND #37988 AL. CAP ON #5 REBAR
□ FOUND 1/2" IRON PIPE
◁ FOUND ORANGE #32439 CAP ON #4 REBAR
⊕ FOUND #32439 ZAPPIT ON CONCRETE NAIL
➤ FOUND 1/2" IRON ROD
○
LIMIT OF 100-YEAR FLOOD PLAN AND FLOOD ELEVATION
--- = BUILDING ENVELOPE
MVE = MOUNTAIN VIEW ELECTRIC
--- = NO BUILD LINE - FLOOD PLAIN EASEMENT - NO CONSTRUCTION OR MATERIAL STORAGE SOUTH AND EAST OF LINE
--- = DRAINAGE & FLOOD PLAIN EASEMENT - NO BUILDING OR STORAGE OF MATERIALS



- 13.) An engineered site plan will be required prior to construction on Lots #1 and Lot #2 to address creek channel bank slope stability and mitigation of scour and erosion along creek channel.
14.) No structures or fences are permitted within designated "Floodplain"
15.) Absorption field must be located a minimum of 100 feet from any well, including those on adjacent properties. Absorption fields must also be located a minimum of 50 feet from any drainages, floodplains or ponded areas and 25 feet from dry gulches.
16.) Per ECM section I.7.1.B.5, residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above referenced ECM section. Impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.
17.) No areas for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers are being dedicated by this plat.
18.) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. 18-4-508.
19.) The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
20.) 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 Meadow Jumping Mouse).
21.) 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 evaluated based on a 300-year aquifer life. Applicant 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 used for allocation 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 water supply.

NOTICE ACCORDING TO C.R.S. 13-80-105, 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 THE CERTIFICATE SHOWN HEREON.



- PLATTING FEES
DRAINAGE BASIN
BRIDGE
SCHOOL
PARK

CORNERSTONE LAND SURVEYING, L.L.C. 1022 PHAY AVE. CAÑON CITY, COLORADO 81212 719-275-8881