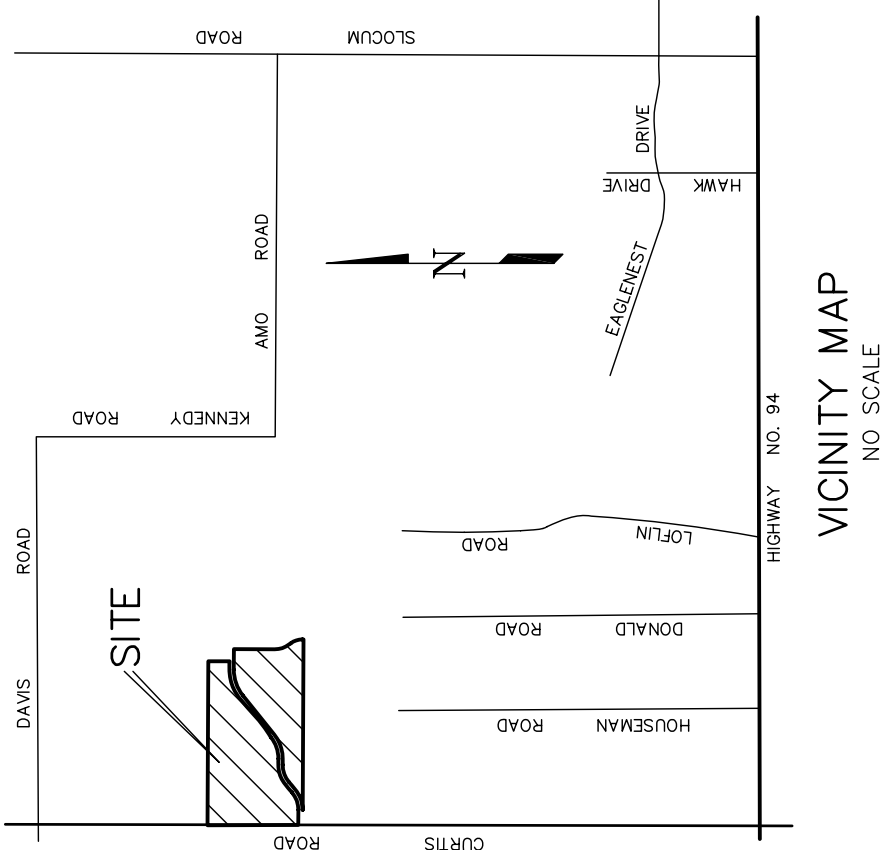


DAVIS RANCH SUBDIVISION FILING NO. 5
A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



VICINITY MAP
NO SCALE

BE IT KNOWN BY THESE PRESENTS:

That COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company, and CASE HOLDINGS, LLC, a Colorado Limited Liability Company, being the owners of the following described tract of land to wit:

BLOCK 1 — A tract of land being a portion of Section 3, Township 14 South, Range 64 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Beginning at the Northwest corner of Lot 6, DAVIS RANCH SUBDIVISION FILING NO. 3 (Reception No. _____, El Paso County, Colorado records) (all bearings in this description are relative to a portion of the North line of the Southwest One-Quarter (SW1/4) of said Section 3, which bears S89°41'44"E assumed"); thence S00°18'16"W along the Westerly line of said Lot 6, 293.76 feet to a point on the Northernly right-of-way line of Amo Road (60' r.o.w.) as platted in said FILING NO. 3 (the following nine (9) courses are along said Amo Road's Northernly right-of-way line): 1) N89°41'44"W, 114.45 feet; 2) on a curve to the left, said curve having a central angle of 39°07'21", a radius of 630.00 feet, an arc length of 430.17 feet; 3) S51°0'55"W, 695.51 feet; 4) on a curve to the right, said curve having a central angle of 39°05'51", a radius of 470.00 feet, an arc length of 320.72 feet; 5) N89°43'14"W, 85.48 feet; 6) on a curve to the left, said curve having a central angle of 40°18'52", a radius of 430.00 feet, an arc length of 302.56 feet; 7) S49°57'54"W, 140.30 feet; 8) on a curve to the right, said curve having a central angle of 40°18'52", a radius of 370.00 feet, an arc length of 260.34 feet; 9) N89°43'14"W, 239.69 feet to a point on the West line of said SW1/4; a thence N00°10'00"W along said SW1/4's West line, 1260.46 feet to the Northwest corner of said SW1/4; thence S89°41'44"E along said SW1/4's North line, 2307.88 feet to the Point of Beginning;

... TOGETHER WITH ...

BLOCK 2 — A tract of land being a portion of Section 3, Township 14 South, Range 64 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Beginning at the Northwest corner of Donald Road (60' r.o.w.) as platted in DAVIS RANCH SUBDIVISION FILING NO. 4 (Reception No. _____, El Paso County, Colorado records) (all bearings in this description are relative to a portion of the South line of the North One-Half of the Southwest One-Quarter (N1/2 SW1/4) of said Section 3, which bears N89°43'14"W assumed") (the following five (5) courses are along the Westerly right-of-way line of said Donald Road): 1) S00°18'16"W, 565.60 feet; 2) on a curve to the left, said curve having a central angle of 37°12'34", a radius of 330.00 feet, an arc length of 214.31 feet; 3) S36°54'18"E, 29.26 feet; 4) on a curve to the right, said curve having a central angle of 36°45'08", a radius of 270.00 feet, an arc length of 173.19 feet; 5) S00°09'11"E, 15.93 feet; 6) on the Southernly right-of-way line of Amo Road (60' r.o.w.) as platted in DAVIS RANCH SUBDIVISION FILING NO. 3 (the following eight (8) courses are along said Amo Road's Southernly right-of-way line): 1) Easterly on a non-tangent curve to the left, said curve having a central angle of 40°18'52", a radius of 430.00 feet, an arc length of 302.56 feet (the chord to said curve bears N70°07'20"E, a distance of 296.35 feet); 2) N49°57'54"E, 140.30 feet; 3) on a curve to the right, said curve having a central angle of 40°18'52", a radius of 370.00 feet, an arc length of 260.34 feet; 4) S89°43'14"E, 85.48 feet; 5) on a curve to the left, said curve having a central angle of 39°05'51", a radius of 530.00 feet, an arc length of 361.66 feet; 6) N51°0'55"E, 695.51 feet; 7) on a curve to the right, said curve having a central angle of 39°07'21", a radius of 570.00 feet, an arc length of 389.21 feet; 8) S89°41'44"E, 284.71 feet to the Point of Beginning;

Containing 70.616 acres (BLOCK 1 = 43.407 acres; BLOCK 2 = 27.209 acres), more or less.

DEDICATION:

The above owners have caused said tract of land to be surveyed and platted into lots, blocks, streets and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots, blocks, streets and easements, and which tract so platted shall be known as DAVIS RANCH SUBDIVISION FILING NO. 5, El Paso County, Colorado. All streets and noted right-of-way as platted are hereby dedicated to public use and said owners do hereby personally covenant and agree that all platted streets will be constructed to El Paso County standards, and that proper drainage for same will be provided at their own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered 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, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3899 Marzeland Road
Colorado Springs, CO 80909
(719) 528-6133 FAX (719) 528-6848

R E V I S I O N S

NO.	DESCRIPTION	BY	DATE	NO.	DATE
1	EPC-DSP ENGINEERING COMMENTS	HEM	03-17-05	5	COUNTY COMMENTS
2	DATA CLARIFICATION	ROG	09-06-05	6	COUNTY COMMENTS
3	DATA CLARIFICATION	PRH	11-15-05		
4	STREET NAME	PAC	03-13-06		

R E V I S I O N S

DESCRIPTION	BY	DATE
	LVZD	04-19-06
	ROG	07-24-06

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 the certification shown hereon.

IN WITNESS WHEREOF:

The aforementioned, CASE HOLDINGS, LLC, a Colorado Limited Liability Company, has executed this instrument this

day of _____, 20____ A.D.

CASE HOLDINGS, LLC, a Colorado Limited Liability Company

By _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this

day of _____, 20____

A.D., by _____

_____ for the CASE HOLDINGS, LLC, a Colorado Limited Liability Company.

Witness my hand and seal _____
Address _____

My commission expires _____

NOTES:

- - Indicates recovered #4 rebar with Surveyor's Cap PLS No. 20681, except where noted otherwise.
o - Indicates survey monument set with a #4 rebar with Surveyor's Cap PLS No. 20681, except where noted otherwise.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY, Order No. SC153751-5 dated December 3, 2003 at 5:00 p.m.
- (12345) - the addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the Department may require a specially designed system prior to permit approval.
- Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

All wells must be constructed into the Arapahoe Aquifer under determination No. 4-BD with annual withdrawal limited to 0.55 acre feet per lot. The annual withdrawal for residential use of 0.55 acre feet per lot is subject to the following uses: 0.30 acre feet for household uses, a maximum of 3,800 sq. ft. of lawn area (0.22 acre feet), and water for a maximum of 2 horses (0.03 acre feet).
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. Applicants, the Homeowners Association, and the County Engineer shall be notified of any changes in the Denver Basin Aquifer level. Applicants, the Homeowners Association, and the County Engineer shall be notified of any changes in the Denver Basin Aquifer level. Applicants, the Homeowners Association, and the County Engineer shall be notified of any changes in the Denver Basin Aquifer level. Applicants, the Homeowners Association, and the County Engineer shall be notified of any changes in the Denver Basin Aquifer level.

A totalizing flow meter must be installed on wells and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (collected at least annually) and submitted to the Upper Block Squirrel Creek Groundwater Management District or the Ground Water Commission upon request. Diversion of water is limited to 0.55 acre feet per year per lot.

Applicant, its successors and assigns, at the time of lot sales, shall convey by deed to individual lot owners (or to the Homeowners Association, if one is created and applicant chooses) sufficient water rights in the Arapahoe Aquifer underlying each lot to satisfy El Paso County's 300 year water supply requirement: 21,143 acre feet for the future subdivision or an appropriate derivative amount to satisfy the requirements of each lot - 165 acre feet per lot (0.55 acre feet per lot per year x 300 years).

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 Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water capacity.

FEE'S:

School Fee: _____
Park Fee: _____
Drainage Fees: _____
Bridge Fees: _____

IN WITNESS WHEREOF:

The aforementioned, COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company, has executed this instrument this

day of _____, 20____ A.D.

COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company

By _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this

day of _____, 20____

A.D., by _____

_____ for the COUNTY LINE ESTATES, LLC, a Colorado Limited Liability Company.

Witness my hand and seal _____
Address _____

My commission expires _____

NOTES (continued):

- No lot or interest therein shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded at Reception No. _____, in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plat may be vacated after the appropriate public hearings.
- Unless otherwise indicated and/or shown, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement and with a twenty foot Private Water Facilities and Utility Easement which may be coincident as to ten feet nearest the lot line with the Public Utility and Drainage Easement. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement and a forty foot Private Water Facilities and Utility Easement which may be coincident as to twenty feet nearest the lot line with the Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners. Existing MFEZ above and below ground facilities are allowed to exist and be maintained within the indicated Private Water Facilities Utility Easement. Private Water Facilities will fall within the nearest convenient platted Public Utility and Drainage Easement. . . . See Easement Detail.
- Case Holdings Company, LLC, a Colorado Limited Liability Company, and assigns, and County Line Estates, LLC, a Colorado Limited Liability Company, and assigns ("Water Rights Owners"), own water rights in the Denver, Arapahoe, and Laramie-Fox Hills aquifers. Rights in the Arapahoe will be utilized for the Davis Ranch lot buyers. The Private Water Facilities and Utility Easements are provided so that the land owners can operate above and/or below ground facilities and improvements for treatment, storage and/or distribution in the future which access water rights not fully developed or otherwise utilized. The Water Rights owners will determine the non-need and allow vacation of Private Water Facilities and Utility Easements not required for the anticipated distribution system.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Lot 1, Block 1 and Lots 1 and 2, Block 2 contain areas with soils susceptible to hydrocompaction or active erosion. Mitigation measures for hydrocompaction consist primarily of good surface and subsurface drainage. Foundations, grading, and drainage on these lots should be designed by a Professional Engineer to insure appropriate mitigation measures are employed. Mitigation measures for areas with active erosion consist primarily of regrading and revegetation, which can include erosion control fabric to anchor vegetation. Mitigation measures for active erosion areas on Lots 1 and 2, Block 2 will be employed during the construction of Amo Road.
- Electric power to be supplied by MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- Fire protection to be supplied by FALCON FIRE PROTECTION DISTRICT.
- Reports and evidence regarding soils, geology, water, sanitation, and wildfire hazards on this subdivision are on file in the office of the El Paso County Land Use Department.
- Prior to the establishment of any driveway onto a County road, an access permit must be granted by the El Paso County Development Services Department.
- The El Paso County Development Services Department reserves the right of access to all areas of slope, drainage easements for maintenance purposes.
There will be no individual direct lot access (Block 1) to Curtis Road.
- Drainage detention basins and facilities located in the designated drainage easements shall be maintained by the DAVIS RANCH PROPERTY OWNERS ASSOCIATION. Said detention basins will be maintained in accordance with the Private Detention Basin Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- No dwelling structures, well or septic system improvements, fences or major material storage activities are permitted within the designated drainage easements. Property designed driveways with adequately-sized culverts and/or utility service line crossings will be allowed within the designated drainage easements. Fences shall not impede runoff from reaching drainage swales.
- Total number of single-family lots platted: 13
- Date of Overall DAVIS RANCH Boundary Survey: February 4, 2002.

APPROVALS:

This subdivision was approved by the El Paso County Development Services Department this _____ day of _____, 20____.

Development Services Director

Approved by the Board of County Commissioners of El Paso County, Colorado, this _____ day of _____, 20____.

RECORDING:

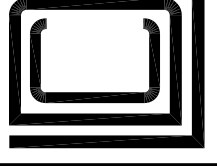
STATE OF COLORADO }
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____

of the records of El Paso County, Colorado.

ROBERT C. BALINK, RECORDER

SURCHARGE: _____
FEE: _____
BY: _____ Deputy
Deputy

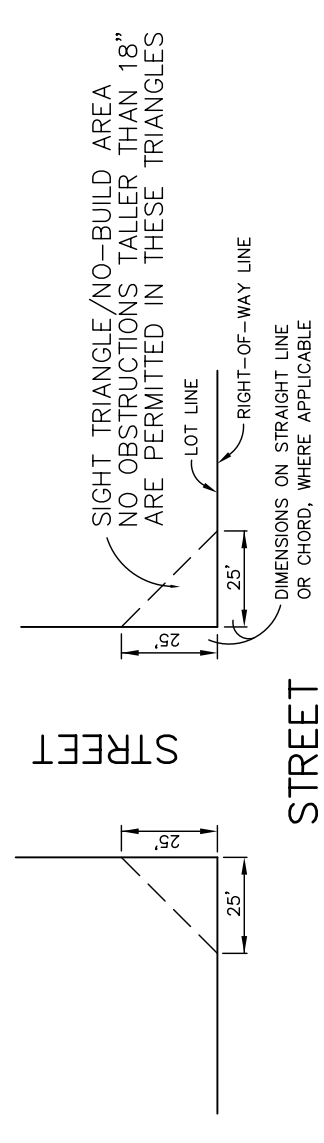


FINAL PLAT
DAVIS RANCH SUBDIVISION FILING NO. 5

PROJECT 001001
NO.
Drawn By: HEM
Checked By: DVH
Date: 08-17-04
Sheet: 1 of 2

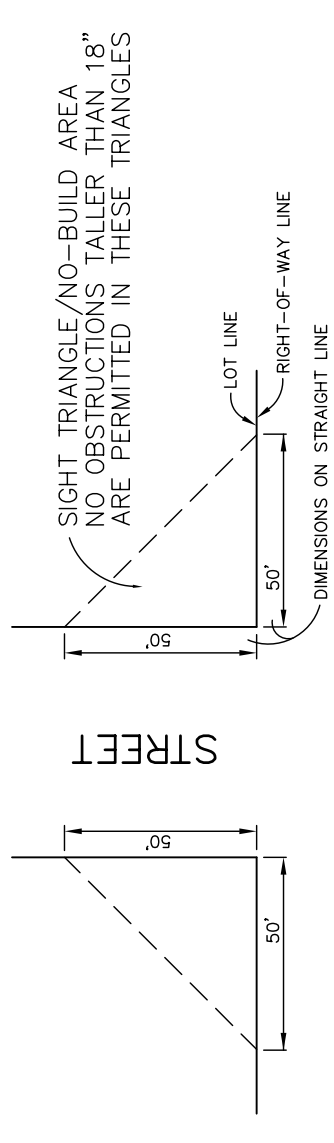
DAVIS RANCH SUBDIVISION FILING NO. 5

A PORTION OF THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NOTE: A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA (OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") IN HEIGHT ARE PROHIBITED WITHIN SIGHT TRIANGLES) EXISTS FOR ALL CORNER LOTS.

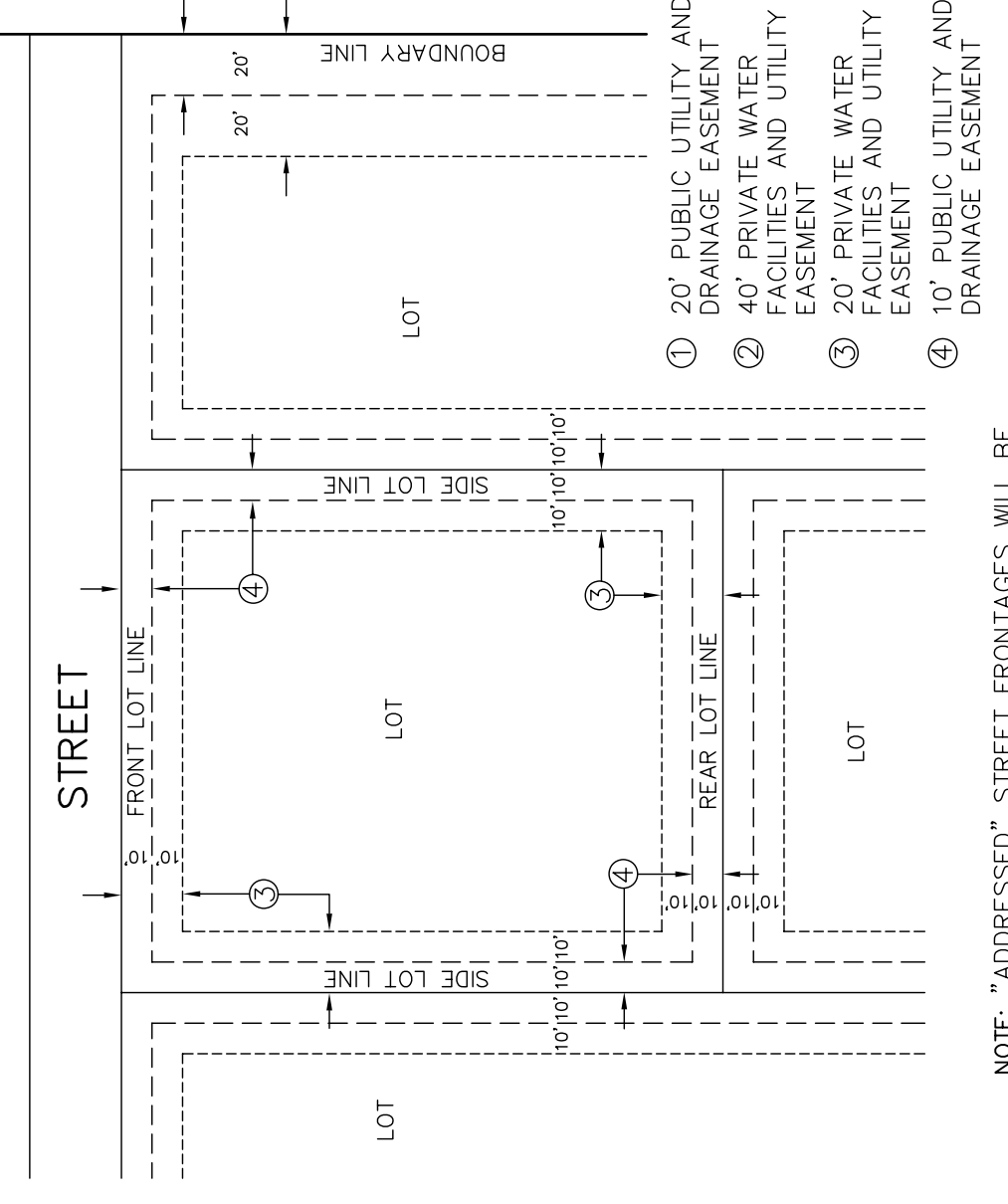
DETAIL (1)
NO SCALE



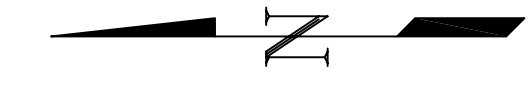
NOTE: A FIFTY FOOT (50') BY FIFTY FOOT (50') SIGHT TRIANGLE NO-BUILD AREA (OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") IN HEIGHT ARE PROHIBITED WITHIN SIGHT TRIANGLES) EXISTS FOR ALL CORNER LOTS.

DETAIL (2)
NO SCALE

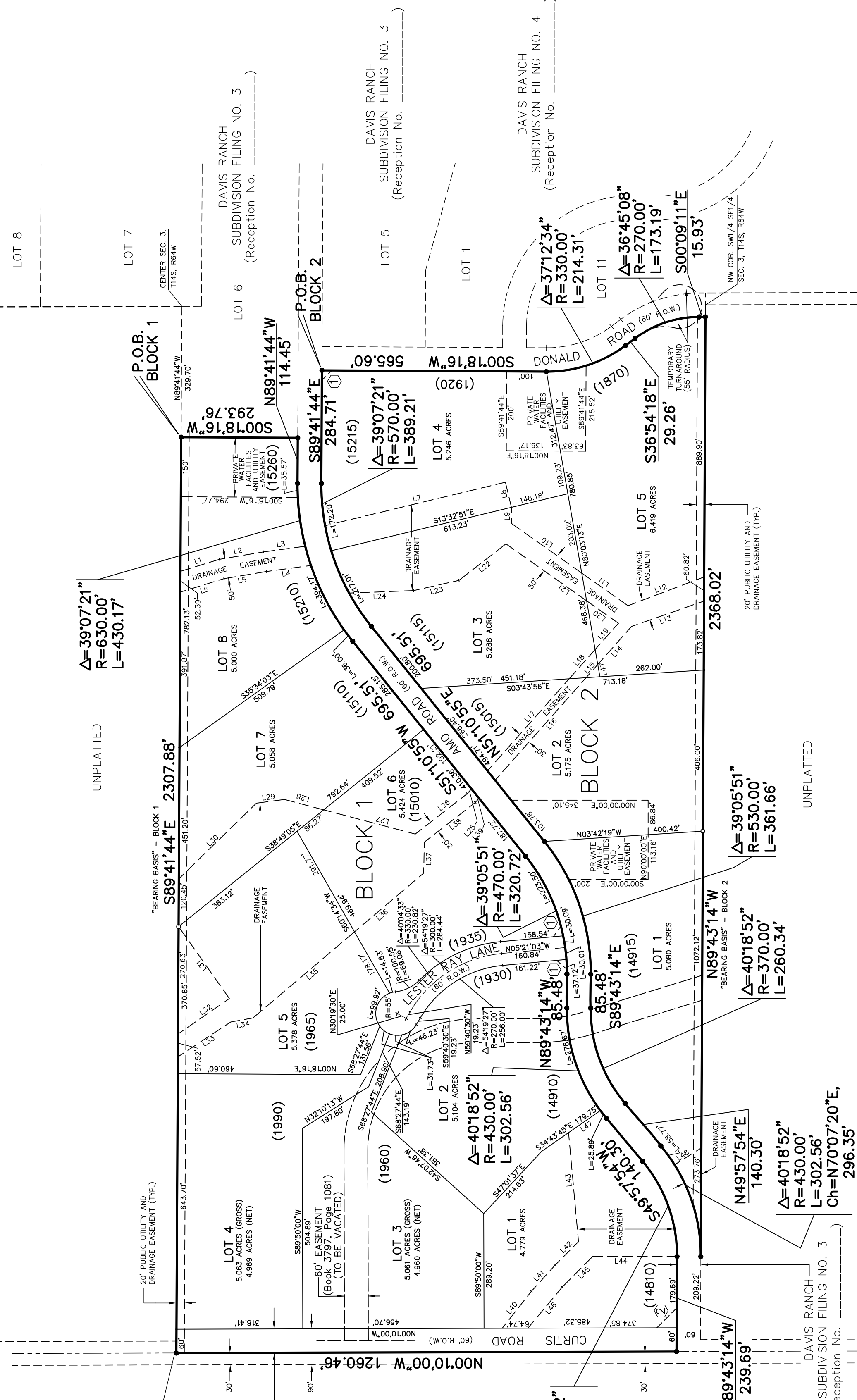
EASEMENT DETAIL (TYPICAL)
NO SCALE



NOTE: "ADDRESS" STREET FRONTAGES WILL BE CONSIDERED THE FRONT LOT LINE FOR OPPOSITE REAR LOT LINE DETERMINATION



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S17°04'28"E	102.78	L25	S48°25'21"E	16.22
L2	S09°32'14"E	112.53	L26	S37°51'06"E	165.82
L3	S07°44'53"E	108.14	L27	N14°48'58"E	238.58
L4	S07°44'53"E	108.14	L28	N07°27'44"W	71.35
L5	S07°44'53"E	108.14	L29	N07°27'44"W	71.35
L6	S17°04'28"E	115.14	L30	N44°17'05"W	273.09
L7	S13°32'51"E	467.26	L31	N54°46'17"E	221.95
L8	S09°32'14"E	467.26	L32	N54°46'17"E	221.95
L9	S09°32'14"E	467.26	L33	S37°51'06"E	159.78
L10	S35°13'15"W	216.55	L34	S10°11'42"E	56.55
L11	S35°13'15"W	142.52	L35	S40°16'25"E	335.66
L12	S20°41'25"E	205.23	L36	S40°16'25"E	278.46
L13	S48°25'21"E	128.06	L37	S37°51'06"E	163.09
L14	S48°25'21"E	44.49	L38	S48°25'21"E	13.90
L15	S48°25'21"E	345.38	L40	N51°42'23"W	118.39
L16	S48°25'21"E	345.38	L41	N51°42'23"W	118.39
L17	S48°25'21"E	345.38	L42	S43°07'55"E	84.38
L18	S48°25'21"E	345.38	L43	S43°07'55"E	84.38
L19	S48°25'21"E	88.43	L43	N84°46'48"E	275.72
L20	S35°13'15"W	98.19	L44	S00°00'01"E	212.34
L21	S35°13'15"W	248.76	L45	S45°07'55"E	109.00
L22	S35°13'15"W	248.76	L46	S45°07'55"E	109.00
L23	S12°41'51"E	112.32	L47	S34°43'45"E	97.70
L24	S02°10'17"E	162.66	L47	S60°03'13"W	31.47
			L48	S32°12'11"E	79.75



PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3899 Marzeland Road
Colorado Springs, CO 80909
(719) 528-6133 FAX (719) 528-6848

R E V I S I O N S		
NO.	DESCRIPTION	BY DATE
1	EPC-DSP ENGINEERING COMMENTS	HEM 03-17-05
2	ADDRESSES ADDED	PHM 03-16-06
3	COUNTY COMMENTS	LVZD 04-19-06

R E V I S I O N S		
NO.	DESCRIPTION	BY DATE

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 the certification shown hereon.

FINAL PLAT
DAVIS RANCH SUBDIVISION FILING NO. 5
Drawn By: HEM
Checked By: DVH
PROJECT NO. 00100.1
Date: 08-17-04
Sheet: 2 of 2