FINAL PLAT
LIONS DEN SUBDIVISION
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

That Lions Den Trust, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

The West 1/2 of the East 1/2 of the Northwest 1/4 of Section 13 in Township 12 South, Range 66 West of the 6th Principal Meridian, except and reserving a tract of land described as follows:

Beginning at the Northwest corner of the tract above described; thence running South along the Westerly boundary of said tract above described a distance of 40 Rods; thence angle Left 90° running Easterly on a line parallel to the North boundary line of said Section 13 a distance of 15 Rods to a point; thence angle Left 90° running Northerly parallel to said first course a distance of 40 Rods to a point on the North boundary of said Section 13; thence angle Left 90° running Westerly along said North boundary of Section 13 a distance of 15 Rods to the Place of Beginning, County of El Paso, State of Colorado.

The overall subject parcel contains a calculated area of 1,578,591 square feet (36.239 acres) of land, more or less.

(Per the Special Warranty Deed recorded under Reception No. 221011174)

Address: 12120 Casey Lane, Colorado Springs, CO 80908-3853

DEDICATION:

The undersigned, being all the owners, mortgagees, 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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of LIONS DEN SUBDIVISION. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the 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.

delete this part. This is guiding text intended to help you craft the language in the statement. This plat appears to only contain lots and easements.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, LIONS DEN TRUST has executed this instrument this _____ day of _____ , 20____, A.D.

_____
VAUGHN MARX
REGISTERED AGENT OF LIONS DEN TRUST

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this _____ day of _____,

20____, A.D.

By: VAUGHN MARX, REGISTERED AGENT OF LIONS DEN TRUST

Witness my hand and seal:

My Commission expires _____

Notary Public _____

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as "LIONS DEN SUBDIVISION" in the City of Colorado Springs, Colorado, and Hereby subordinate the subject lien to the terms, conditions and restrictions of this document

COMPANY: Adams Bank & Trust

ADDRESS: 1359 Interquest Parkway, Suite 150, Colorado Springs, CO 80921

Executed this ___ day of _____ , 20___.

Mortgagee(s) and lien holder(s):

_____
Name: Title:

for and on behalf of LIONS DEN TRUST

Please add a note for the access easement for lot 4 through lot 3: Lots 3 and 4 within this subdivision are subject to an Access easement and Maintenance agreement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this _____ day _____,

20____, A.D.

By: _____, Adams Bank & Trust.

Witness my hand and seal:

My Commission expires _____

Notary Public _____

EASEMENT STATEMENT:

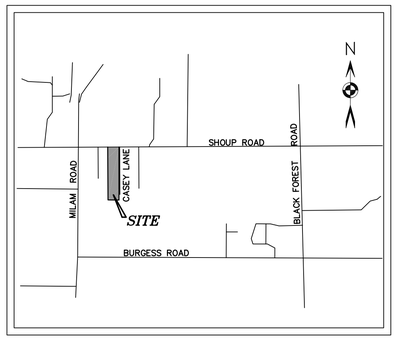
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a ten (10) foot public utility and drainage easements unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0315G with an effective date of December 7, 2018, the subject property is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

SURVEYOR'S NOTES:

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Report No. 370-F10052-25, with an effective date of August 2, 2025 at 8:00 AM as provided by Fidelity National Title Insurance Company.
5. This survey was performed in the field on March 20, 2026.



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S NOTES (CONTINUED):

6. BASIS OF BEARINGS: Bearings are based upon the North line of the NW1/4 of Section 13, Township 12 South, Range 66 West of the 6th P.M., being monumented at the West end by the Northwest corner of said Section 13, being a 2-1/2" aluminum cap in a range box, stamped "PLS 17477", and at the East end by the North Quarter corner of said Section 13, being a 3-1/4" aluminum cap in a range box, stamped "PE-PLS 5447", as shown hereon, and measured to bear S 89°47'47" E, a distance of 2642.75 feet.
7. Unless stated otherwise, all found or set monuments are flush with grade.
8. Geologic Hazard Note-Final Plat:
   The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils and Geology Study, 12120 Casey Lane - 7-Lot Subdivision, by Entech Engineering, Inc. dated August 15, 2025, in file Lions Den Subdivision County Fle No. SF2525 available at the El Paso County Planning and Community Development Department:

   -Expansive Soils (Lots 1-7)
   -Down Slope Creep (Lots 4 & 5)
   -Potentially Unstable Slopes (Along Channel) Mitigated per report with 30-foot setback.
   -Potentially Seasonally Wet Areas (Lots 1-4)
   -Potentially Seasonally Wet Areas (Lots 1-4)

   In Areas of High Groundwater:

   Due to high groundwater in the area, basements for all lots are prohibited unless a year-long groundwater monitoring study is completed and submitted.
9. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 25-337), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on Plat notes to ensure that a title search would find the fee obligation before sale of the Property.
10. All property owners are responsible for maintaining proper storm water 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 . Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
11. No driveway shall be established unless an access permit has been granted by El Paso County. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Casey Lane 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 Black Forest Fire Protection District.
12. Mailboxes shall be installed in accordance with all El Paso County and United Stated Postal Service Regulations.
13. 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: Drainage Report: Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
14. 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).
15. Access will be obtained from Casey Lane. There shall be no direct access to Shoup Road.
16. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and subject to change.
17. The property is subject to the effects of that Grant of Right of Way for the Mountain View Electric Association, Inc. easement for the purpose of transmission lines, recorded on May 18, 1967 in Book 2180 at Page 815 and recorded on May 18, 1967 under Reception No. 96130861.
18. The property is subject to the effects of the terms, conditions, restrictions, provisions, notes and easements as shown on Pine Mountain Estates, recorded on December 21, 1981 under Reception No. 831593.
19. The property is subject to the effects of that Permanent Easement for the purpose of culvert maintenance, recorded on December 21, 1981 under Reception No. 831595 and under Reception No. 831596.
20. 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 either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

    This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
21. Utility Providers:

    Sanitary Sewer: Septic System; Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install and maintain.

    Water: Private Well System; 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 evaluated based on a 300-year aquifer life. Applicants 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.

    Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Electric service for this subdivision is provided by Mountain View Electric Association, Inc. subject to the District's rules, regulations and specifications.

    Gas: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas service for this subdivision is provided by Black Hills Energy subject to the District's rules, regulations and specifications.

SURVEYOR'S NOTES (CONTINUED):

27. At the time of approval of this project, this property is located with the Black Forest Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code. Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

    Wildfire Plat Restrictions:
    As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of Lots 1-7 identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by homeowner:
    A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshall, or other qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following:
    - Forest-wide thinnings
    - Fuelbreak thinnings
    - Prunings
    - Debris disposal

    (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

    This project is in a Low/Moderate/High Hazard Fire Intensity Are per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space.
    Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels.
    Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas.
    High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated, 100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets.
    Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in.
    Maintenance of defensible space shall be continued in continuum for the existence of the structure.
    Defensible space and mitigation shall be in accordance with the approved Wildland Fire and Hazard Mitigation Plan.

SURVEYOR'S CERTIFICATE:

I, Spencer J. Barron, 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 March 20, 2026, 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 the 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____.

_____
Spencer J. Barron Date
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for LIONS DEN SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject tp any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (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

_____
PCD Director Date

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at _____ O'clock _____ this _____ day of _____,

20_____ A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Steve Schleiker, Recorder

BY: _____
Deputy

FEES:

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

OWNER OF RECORD:

Lions Den Trust
1339 S. Voyager Parkway, #130
Colorado Springs, CO 80921

SFXXXX

DATE: 04/06/2026	REVISIONS		
No.	Remarks	Date	By
1	ADDRESS COMMENTS	5/8/26	NJM
2	ADDRESS COMMENTS	6/23/26	NJM
3	ADDRESS COMMENTS	9/2/26	NJM

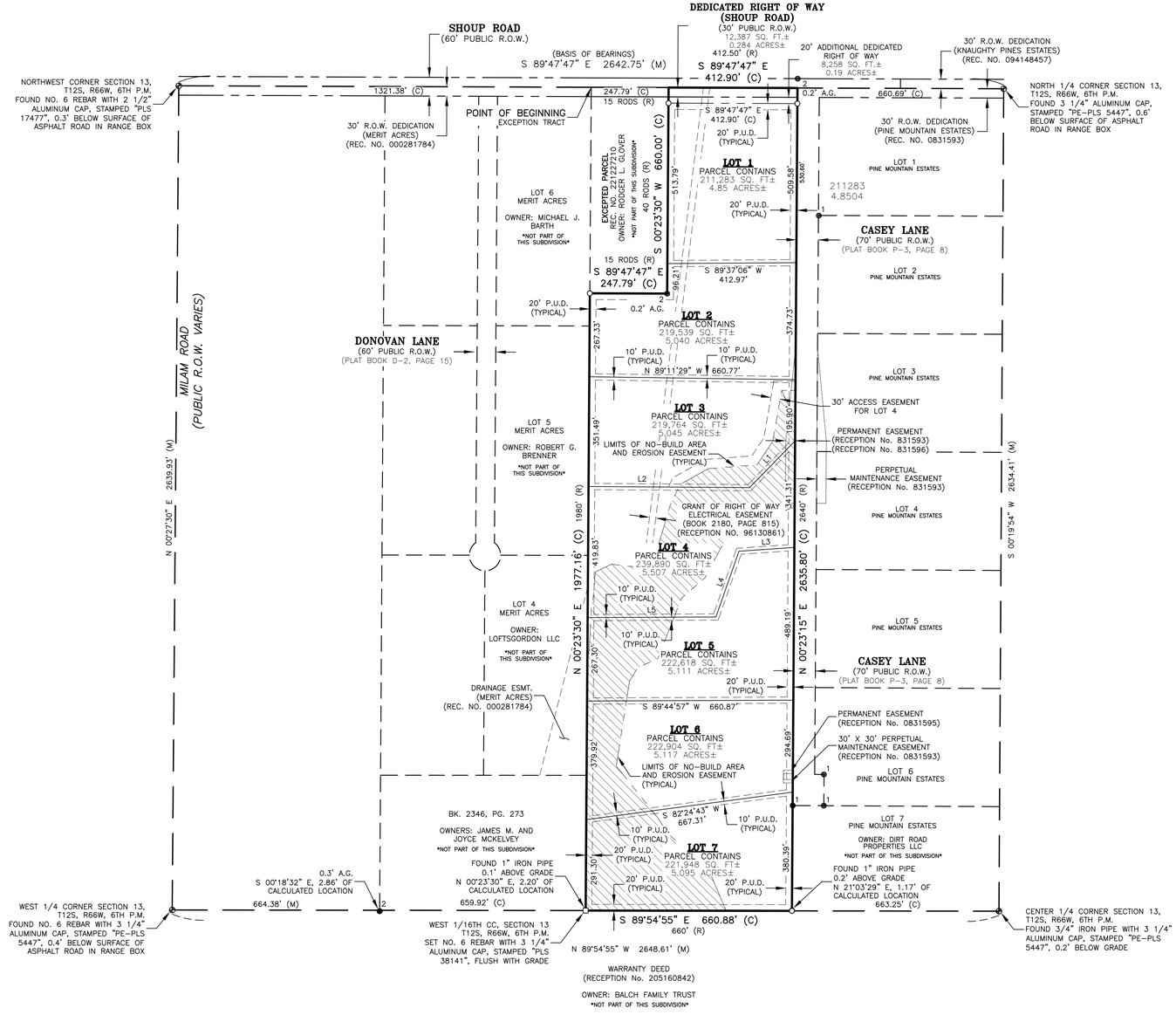
BARRON LAND
BOUNDARY ▵ MAPPING ▵ SURVEYING ▵ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

PROJECT No.: 26-013 SHEET 1 OF 2

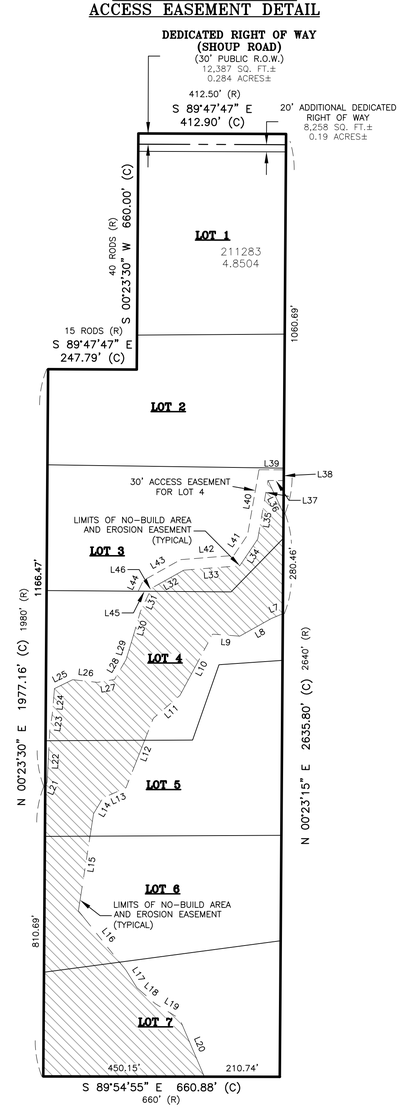
FINAL PLAT

LIONS DEN SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



NO-BUILD AREA AND ACCESS EASEMENT DETAIL



N

1" = 200'

200 0 200 400

LEGEND

●1	FOUND No. 5 REBAR WITH 1" ORANGE PLASTIC CAP, STAMPED " LS 7228, FLUSH WITH GRADE UNLESS OTHERWISE NOTED
●2	FOUND 1" IRON PIPE, FLUSH WITH GRADE UNLESS OTHERWISE NOTED
⊕	FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
○	SET No. 5 REBAR AND ORANGE PLASTIC CAP, STAMPED "PLS 38141", FLUSH WITH GRADE UNLESS OTHERWISE NOTED
P.U.D.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY
(M)	FIELD-MEASURED DIMENSIONS
(R)	RECORD DIMENSIONS
(C)	CALCULATED DIMENSIONS
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
———	SUBJECT PARCEL LINE(S)
— — — —	ADJACENT PARCEL LINE(S)
——— ———	SECTION LINE(S)
- - - - -	EASEMENT LINE(S)
▨	NO-BUILD AREA, EROSION EASEMENT

LINE	BEARING	DISTANCE
L1	S 44°15'37" W	209.30'
L2	S 89°58'43" E	515.72'
L3	N 86°02'48" E	177.98'
L4	N 19°19'23" E	223.28'
L5	N 89°44'57" E	410.91'
L7	N 67°17'02" E	34.44'
L8	N 60°50'58" E	101.61'
L9	S 85°41'04" E	75.93'
L10	N 28°05'15" E	194.25'
L11	N 49°17'26" E	98.07'
L12	N 21°30'16" E	208.82'
L13	N 66°14'14" E	70.16'
L14	S 30°56'24" W	51.08'
L15	N 08°53'08" E	275.05'
L16	N 38°43'48" W	212.44'
L17	S 31°48'59" E	58.27'
L18	N 49°04'34" W	67.39'
L19	N 58°11'23" W	80.72'
L20	N 23°03'25" W	175.88'
L21	N 23°51'09" E	12.90'
L22	S 02°57'12" W	145.85'
L23	S 08°54'56" W	45.85'
L24	N 04°43'50" E	71.26'
L25	S 64°04'10" W	56.61'
L26	N 83°49'45" W	69.76'
L27	N 80°21'39" E	48.21'
L28	S 30°10'28" W	64.17'
L29	N 17°09'29" E	54.87'
L30	S 16°21'08" W	85.98'
L31	S 25°31'56" W	71.65'
L32	S 60°45'36" W	103.50'
L33	S 85°29'52" W	156.93'
L34	S 33°53'10" W	89.87'
L35	S 09°58'46" W	166.25'
L36	S 25°18'31" E	101.72'
L37	S 89°36'45" E	44.05'
L38	N 00°23'15" E	30.00'
L39	N 89°36'45" W	69.42'
L40	S 09°58'46" W	185.26'
L41	S 33°53'10" W	69.00'
L42	S 85°29'52" W	149.00'
L43	S 60°45'36" W	119.60'
L44	S 25°31'56" W	33.09'
L45	S 89°36'45" E	33.14'
L46	N 25°31'56" E	9.49'

LAND SUMMARY CHART			
TYPE	AREA (SQ. FT.)	AREA (AC.)	% OF TOTAL AREA
LOTS	1,557,946	35.955	98.7%
PUBLIC RIGHT OF WAY	20,645	0.284	1.3%
TOTAL	1,578,591	36.239	100%

NO-BUILD AREA SUMMARY CHART			
LOT	USEABLE AREA	NO-BUILD AREA	TOTAL AREA
3	193,645 SQ. F.T 4.445 ACRES	26,119 SQ. FT. 0.600 ACRES	219,764 SQ. FT. 5.045 ACRES
4	105,974 SQ. F.T 2.433 ACRES	133,916 SQ. FT. 3.074 ACRES	239,890 SQ. FT. 5.507 ACRES
5	170,081 SQ. F.T 3.905 ACRES	52,537 SQ. FT. 1.206 ACRES	222,618 SQ. FT. 5.111 ACRES
6	174,916 SQ. F.T 4.015 ACRES	47,988 SQ. FT. 1.102 ACRES	222,904 SQ. FT. 5.117 ACRES
7	113,600 SQ. F.T 2.608 ACRES	108,348 SQ. FT. 2.487 ACRES	221,948 SQ. FT. 5.095 ACRES

SF2513

DATE: 04/06/2026 REVISIONS

No.	Remarks	Date	By
1	ADDRESS COMMENTS	5/8/26	NJM
2	ADDRESS COMMENTS	6/23/26	NJM
3	ADDRESS COMMENTS	9/2/26	NJM

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