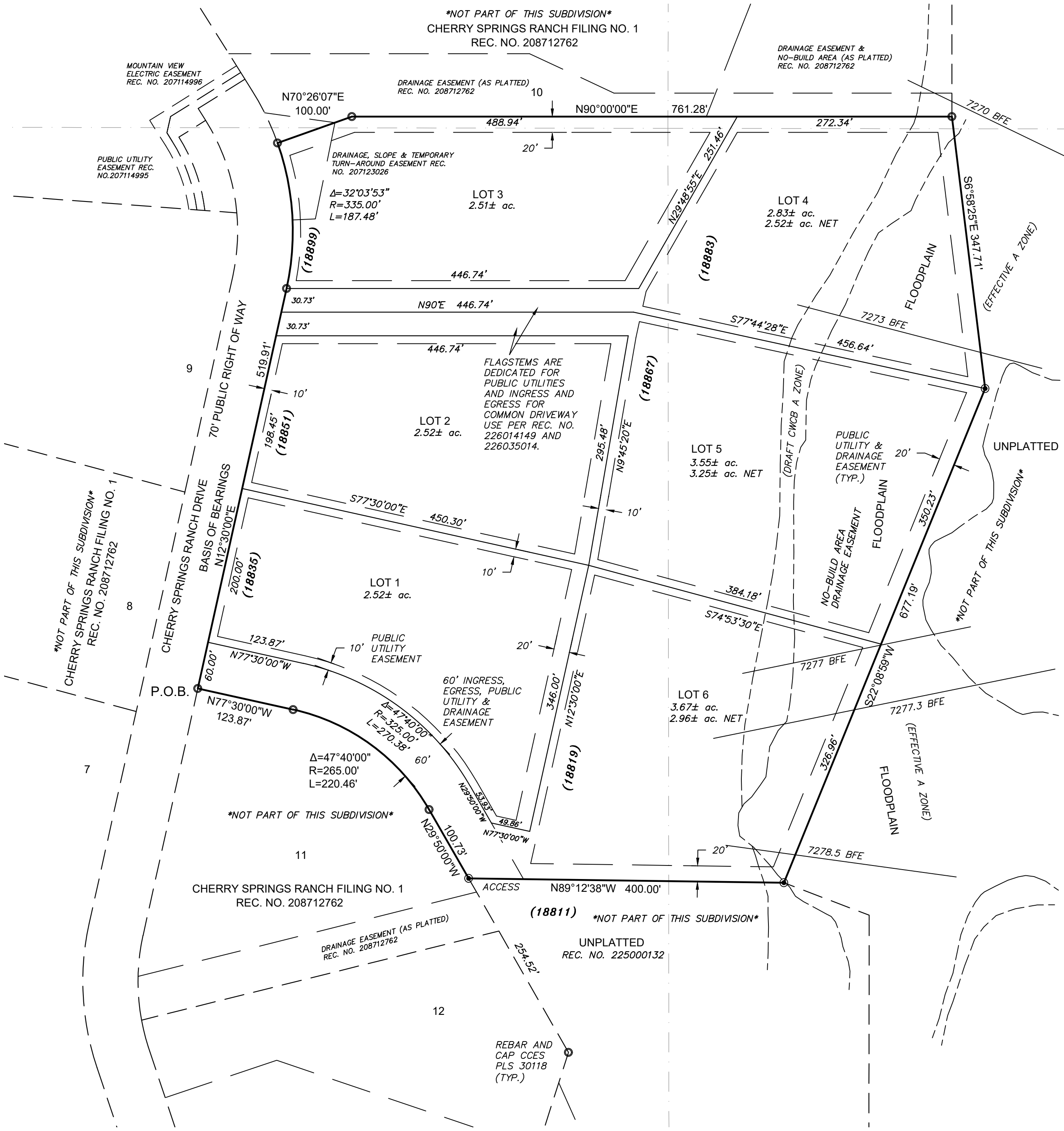
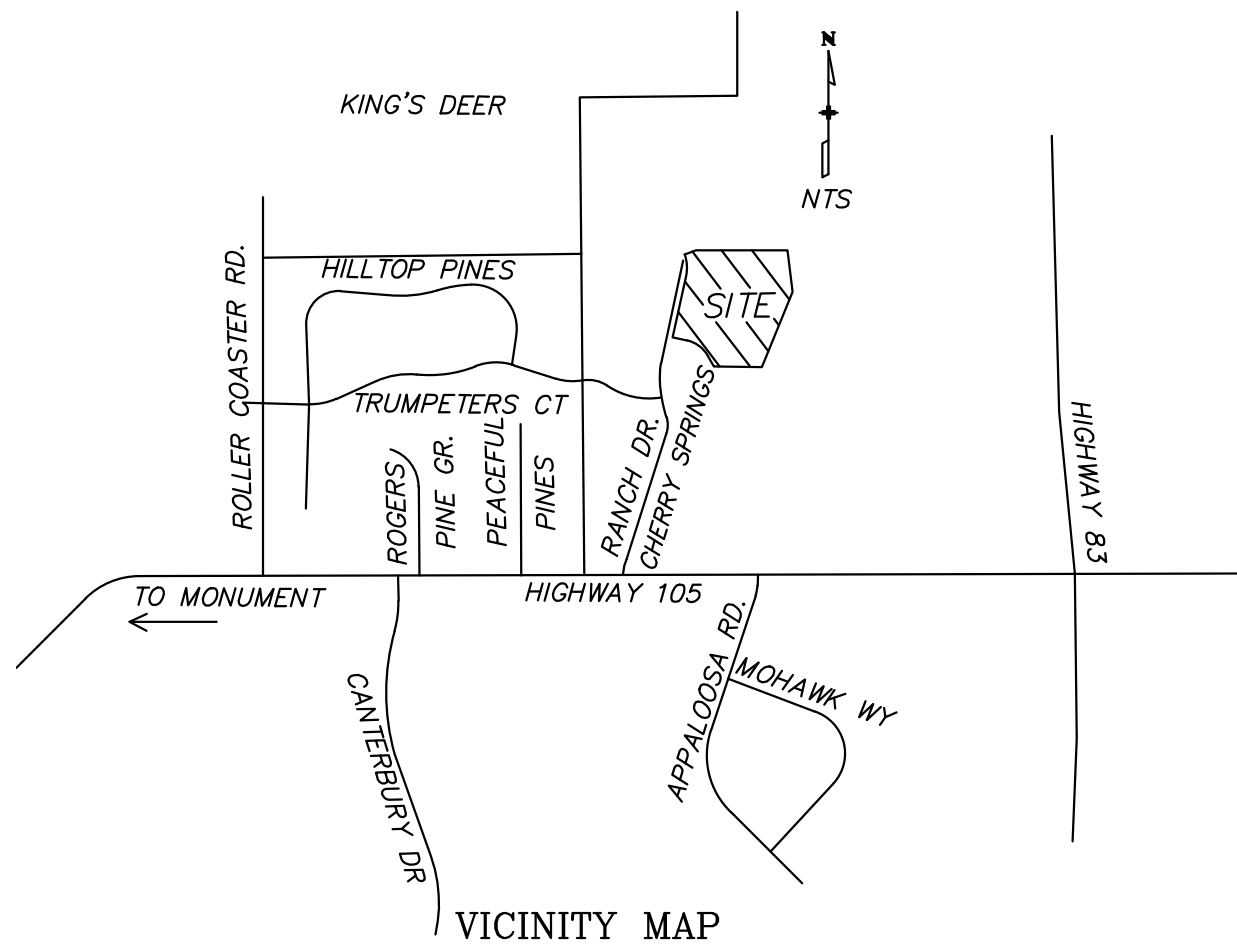


SEARLE RANCH

IN THE EAST HALF OF SECTION 9, T11S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO



NOTES:

1. LOT ACCESS WILL BE FROM CHERRY SPRINGS RANCH DRIVE. 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 THE NECESSARY CULVERTS.
2. 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 THE DRAINAGE 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. LOTS 2.5 ACRES OR LARGER SHALL BE LIMITED TO A MAXIMUM OF 10% IMPERVIOUS AREA.
3. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM CHERRY SPRINGS RANCH DRIVE PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3., AS AMENDED. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO COMPLY WITH THE MONUMENT FIRE PROTECTION DISTRICT REQUIREMENTS. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
4. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN ZONE A, "100 YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0285G, EFFECTIVE DATE 12/7/2018. NO STRUCTURES OR FENCES SHALL BE PLACED WITHIN THE DESIGNATED FLOODPLAIN AREA.
5. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 225078767 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS SUBSEQUENTLY AMENDED.
6. THE 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, COLORADO PARKS AND 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 PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.
7. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
8. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
9. 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. REFER TO THE GEOLOGIC REPORT FOR SPECIFIC RECOMMENDATIONS REGARDING WELL DESIGN AND INSTALLATION, PARTICULARLY AN ADEQUATE SURFACE SEAL AT INSTALLATION.
10. 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, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY 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 AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
11. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF LOT SALES, SHALL CONVEY BY SPECIAL WARRANTY DEED TO INDIVIDUAL LOT OWNERS SUFFICIENT WATER RIGHTS IN THE LARAMIE- FOX HILLS AQUIFER UNDERLYING EACH LOT TO SATISFY THE DEMAND REQUIREMENT OF 1.0 ACRE-FEET ANNUALLY AND AT LEAST 300 ACRE-FEET TOTAL OVER 300 YEARS, FROM WHICH THE ANNUAL 4% REPLACEMENT REQUIRED BY DETERMINATION OF WATER RIGHT NO. 325-BD MUST BE MET. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAKING THE REQUIRED ANNUAL FOUR PERCENT (4%) REPLACEMENT OF THE AMOUNT WITHDRAWN ANNUALLY, PER THE DETERMINATION.
12. THIS PROPERTY IS LOCATED WITHIN THE MONUMENT FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE BUILDING REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. HOUSES OF 5,000 SQUARE FEET (ASSUMING 50,000 CUBIC FEET VOLUME) AND SMALLER IN THIS SUBDIVISION WILL NOT REQUIRE THE CONSTRUCTION OF A FIREFIGHTING CISTERN. HOUSES OF 5,001 SQUARE FEET OR GREATER IN THIS SUBDIVISION WILL REQUIRE THE CONSTRUCTION OF MINIMUM 30,000 GALLON FIREFIGHTING CISTERN. (ONE CISTERN MAY SERVE THE ENTIRE SUBDIVISION)
13. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - A) GEOLOGY AND SOILS (SOIL AND GEOLOGY STUDY), PREPARED BY ENTECH ENGINEERING, DATED MAY 5, 2025.
 - B) FINAL DRAINAGE REPORT
 - C) EROSION CONTROL PLAN
 - D) TRAFFIC IMPACT STUDY
 - E) FIRE PROTECTION REPORT
 - F) WATER RESOURCES REPORT
14. RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENT WAS DONE BY FIDELITY NATIONAL TITLE FILE NO. 370-F10241-25, EFFECTIVE DATE 8/11/25.
15. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
16. 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, DUE TO VARIOUS SOIL AND GEOLOGIC CONDITIONS. SEPTIC SYSTEMS MAY NEED TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER. CURRENTLY REGISTERED IN THE STATE OF COLORADO. ABSORPTION FIELDS MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY WELLS, 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.
17. GAS & ELECTRIC: THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
18. PER EGM SECTION 17.1 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 EGM SECTION. IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THE IMPERVIOUS AREA FOR EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.
19. SOIL AND GEOLOGY CONDITIONS: 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 PREPARED BY ENTECH ENGINEERING, DATED MAY 5, 2025 AND FOUND IN FILE NUMBER SF25228 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS:
 - i. POTENTIAL SEASONALLY HIGH GROUNDWATER AREAS - LOTS 1, 3, 4 AND 6.
 - ii. SEASONAL SHALLOW GROUNDWATER AREAS - LOTS 4, 5 AND 6.
 - iii. POTENTIALLY EXPANSIVE SOILS - LOTS 1, 2, 3, 4, 5 AND 6.
 - iv. EROSION - LOTS 1 AND 6.
 - v. DRAINAGE AND FLOODPLAIN - LOTS 4, 5 AND 6.
20. EACH LOT WILL REQUIRE INDIVIDUAL GEOTECHNICAL EVALUATIONS PRIOR TO BUILDING PERMIT ISSUANCE. REPORTS SHOULD EXPLICITLY ADDRESS GROUNDWATER (SEASONAL FLUCTUATIONS AND PERCHED CONDITIONS) SHALLOW BEDROCK CONSTRAINTS, FOUNDATION RECOMMENDATIONS, EXPANSIVE SOIL CONDITIONS AND DRAINAGE REQUIREMENTS.
21. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS 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 SUBMITTALS. 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.
22. PURSUANT TO RESOLUTION 24-330, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 4 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 22467033, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF SEARLE RANCH SUBDIVISION ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 4 AND AS SUCH ARE SUBJECT TO APPLICABLE FEES AND MILL LEVY.
23. THE MAIN DRAINAGE CHANNEL LOCATED WITHIN THE DRAINAGE EASEMENT AND NO-BUILD AREA ALONG LOTS 4, 5 AND 6 SHALL BE MAINTAINED BY THE SEARLE RANCH HOMEOWNERS ASSOCIATION.
24. INITIAL AND SUBSEQUENT OWNERS OF LOT 4 (18883 CHERRY SPRINGS RANCH DR.) AND LOT 5 (18867 CHERRY SPRINGS RANCH DR.) SHALL BE SUBJECT TO A SHARED DRIVEWAY AGREEMENT RECORDED AT RECEPTION NO. 226014149 AND 226035014.

BE IT KNOWN BY THESE PRESENTS:

THAT SEARLE DEVELOPMENT, INC., STAN SEARLE PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 11, CHERRY SPRINGS RANCH FILING NO. 1, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712762 OF THE EL PASO COUNTY RECORDS;

THENCE N12°30'00"E ON THE EASTERLY RIGHT OF WAY OF CHERRY SPRINGS RANCH DRIVE AS PLATTED BY SAID SUBDIVISION A DISTANCE OF 519.91 FEET TO A POINT OF CURVATURE;
 THENCE CONTINUING ON SAID EASTERLY RIGHT OF WAY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, THROUGH A CENTRAL ANGLE OF 32°03'53", AN ARC DISTANCE OF 187.48 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID SUBDIVISION;
 THENCE N70°26'07"E ON THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 100.00 FEET TO AN ANGLE POINT THEREIN;
 THENCE N80°00'00"E CONTINUING ON SAID SOUTH LINE A DISTANCE OF 761.28 FEET TO THE SOUTHEAST CORNER OF LOT 10 OF SAID SUBDIVISION;
 THENCE S6°58'25"E A DISTANCE OF 347.71 FEET;
 THENCE S22°08'59"W A DISTANCE OF 677.19 FEET;
 THENCE N89°12'38"W A DISTANCE OF 400.00 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID CHERRY SPRINGS RANCH FILING NO. 1;
 THENCE N29°50'00"W ON SAID EASTERLY LINE A DISTANCE OF 100.73 FEET TO A POINT OF CURVATURE;
 THENCE CONTINUING ON THE NORTHERLY BOUNDARY OF SAID SUBDIVISION ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 265.00 FEET, THROUGH A CENTRAL ANGLE OF 47°40'00", AN ARC DISTANCE OF 220.46 FEET;
 THENCE N77°30'00"W CONTINUING ON THE NORTHERLY LINE OF SAID SUBDIVISION ON THE FORWARD TANGENT OF THE PRECEDING ARC, A DISTANCE OF 123.87 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THE DESCRIBED TRACT CONTAINS 17.61 ACRES, MORE OR LESS.

EASEMENTS:

SIDE AND FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, REAR LOT LINES AND THE SUBDIVISION BOUNDARY (EXCLUDING THE FRONT ADJACENT TO CHERRY SPRINGS RANCH DRIVE) ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.
 THE FLAGSTEMS FOR LOTS 4 AND 5 ARE DEDICATED FOR PUBLIC UTILITIES AND INGRESS AND EGRESS FOR A COMMON DRIVEWAY PER THE JOINT USE AGREEMENT RECORDED AT RECEPTION NO. 226014149.

OWNERS CERTIFICATE:

SEARLE DEVELOPMENT INC., STAN SEARLE, PRESIDENT, BEING THE OWNER, 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SEARLE RANCH. 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 THE 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, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED SEARLE DEVELOPMENT INC., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2026.

SEARLE DEVELOPMENT INC.
STAN SEARLE - PRESIDENT

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2026 BY STAN SEARLE,
 PRESIDENT, SEARLE DEVELOPMENT, INC.

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE SURVEY, 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 _____, 2026.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

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."

(20374) STREET ADDRESS

FOUND REBAR AND A 1-1/2" DIA. ALUMINUM CAP "CCES PLS 30118"

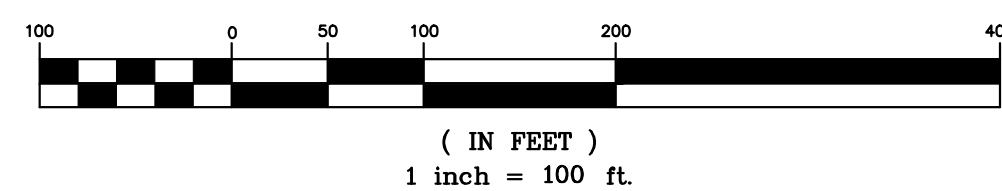
SET / FOUND A 5/8" DIA. REBAR, 18" IN LENGTH WITH A 1-1/2" DIA. ALUMINUM CAP "LWA PLS 28658"

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF CHERRY SPRINGS RANCH DRIVE, N12°30'00"E - 519.91 FEET. THE DIRECTION IS BASED ON THE CHERRY SPRINGS RANCH FILING NO. 1 SUBDIVISION PLAT AND THE LINE IS MONUMENTED BY REBAR AND 1-1/2" DIAMETER ALUMINUM CAPS "CCES LLC PLS 30118"

UNITS OF MEASURE ARE U.S. SURVEY FEET.

GRAPHIC SCALE



FLOODPLAIN:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A F.E.M.A. DESIGNATED FLOODWAY PER THE FLOOD INSURANCE RATE MAP 08041C0285G, DATED 12/7/2018 AND SHOWN HEREON. BFE - BASE FLOODPLAIN ELEVATIONS HAVE BEEN PROVIDED BY THE EL PASO COUNTY FLOODPLAIN ADMINISTRATOR AND HAVE NOT BEEN VERIFIED. THE CERTIFICATION HEREON DOES NOT GUARANTEE OR IMPLY ANY ACCURACY THEREOF.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SEARLE RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF _____ OF 2026, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, TRACTS 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, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

STEVE SCHLEIKER FEE: _____
 BY: _____ SURCHARGE: _____ SF-2528
 COUNTY CLERK AND RECORDER

FEES:

DRAINAGE FEES: N/A
 BRIDGE FEES: N/A
 SCHOOL FEES: _____
 PARK FEES: _____

PREPARED BY REVISING APRIL 16, 2026
LWA LAND SURVEYING, INC.
 953 EAST FILLMORE STREET SEARLE RANCH
 COLORADO SPRINGS, COLORADO 80907 AUGUST 27, 2025
 Phone (719) 636-5179 PROJECT 23076
 SHEET 1 OF 1