

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, OGC RE2 LLC, a Colorado limited liability company, being the owner of the following described tract of land:

TO WIT (DEED DESCRIPTION):

Tract 2: A tract of land located in the Southwest 1/4 of Section 33, Township 13 South, Range 63 West of the 6th Principal Meridian, El Paso County, State of Colorado, described as follows:

Commencing at the Southwest corner of said Section 33; thence South 89°29'18" East coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning of a tract of land described herein; thence North 00°52'15" East, a distance of 2633.76 feet; thence South 89°29'18" East, a distance of 577.00 feet; thence South 00°43'29" West, a distance of 2633.72 feet; thence North 89°29'18" West coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning, County of El Paso, State of Colorado.

Tract 3: A tract of land located in the Southwest 1/4 of Section 33, Township 13 South, Range 63 West of the 6th principal meridian, El Paso County, State of Colorado, described as follows:

Commencing at the Southwest corner of said Section 33; thence South 89°29'18" East coincident with the South line of said Section 33, a distance of 1167.44 feet to the Point of Beginning; thence North 00°43'29" East, a distance of 2633.72 feet; thence South 89°29'18" East, a distance of 577.00 feet; thence South 00°34'42" West, a distance of 2633.71 feet; thence North 89°29'18" West coincident with the South line of said Section 33, a distance of 583.72 feet to the Point of Beginning, County of El Paso, State of Colorado.

DEDICATION:

The undersigned, being all 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 "JOYFUL VIEW". The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon.

IN WITNESS WHEREOF:

The aforementioned Kevin O'Neil, as Owner of OGC RE2 LLC, a Colorado limited liability company, has executed this instrument this _____ day of _____, 2023 A.D.

Kevin O'Neil, Owner

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 A.D. by Kevin O'Neil

Witness my hand and seal _____
Address _____

My Commission expires _____

SURVEYOR'S CERTIFICATE:

I, Tim Sloan, 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 16, 2023, 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 on this _____ day of _____, 20____.

Tim Sloan, Professional Land Surveyor Date

Colorado Registered PLS # _____



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Plat JOYFUL VIEW SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2023, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners Date

Director, Planning and Community Development Department Date

RECORDINGS:

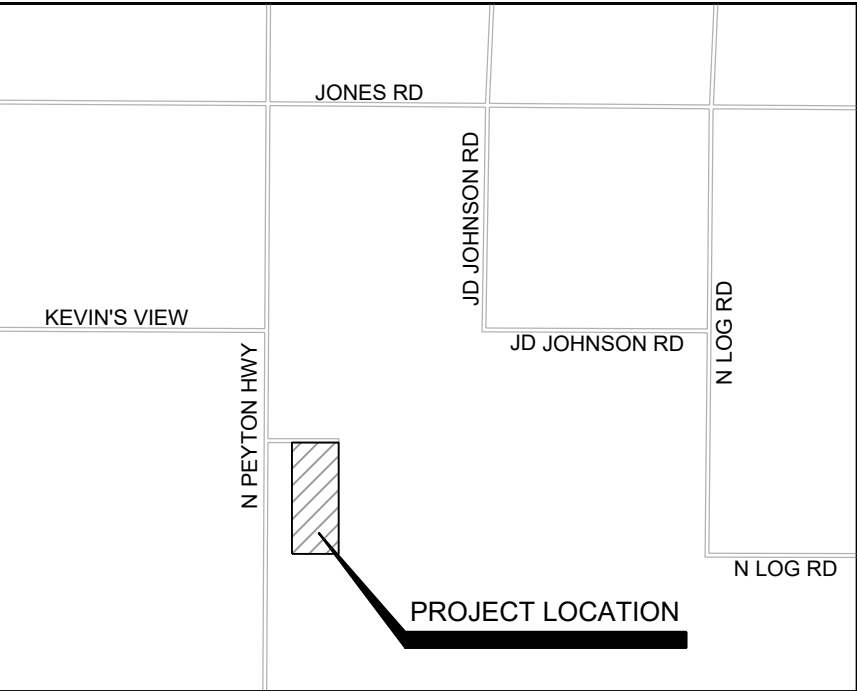
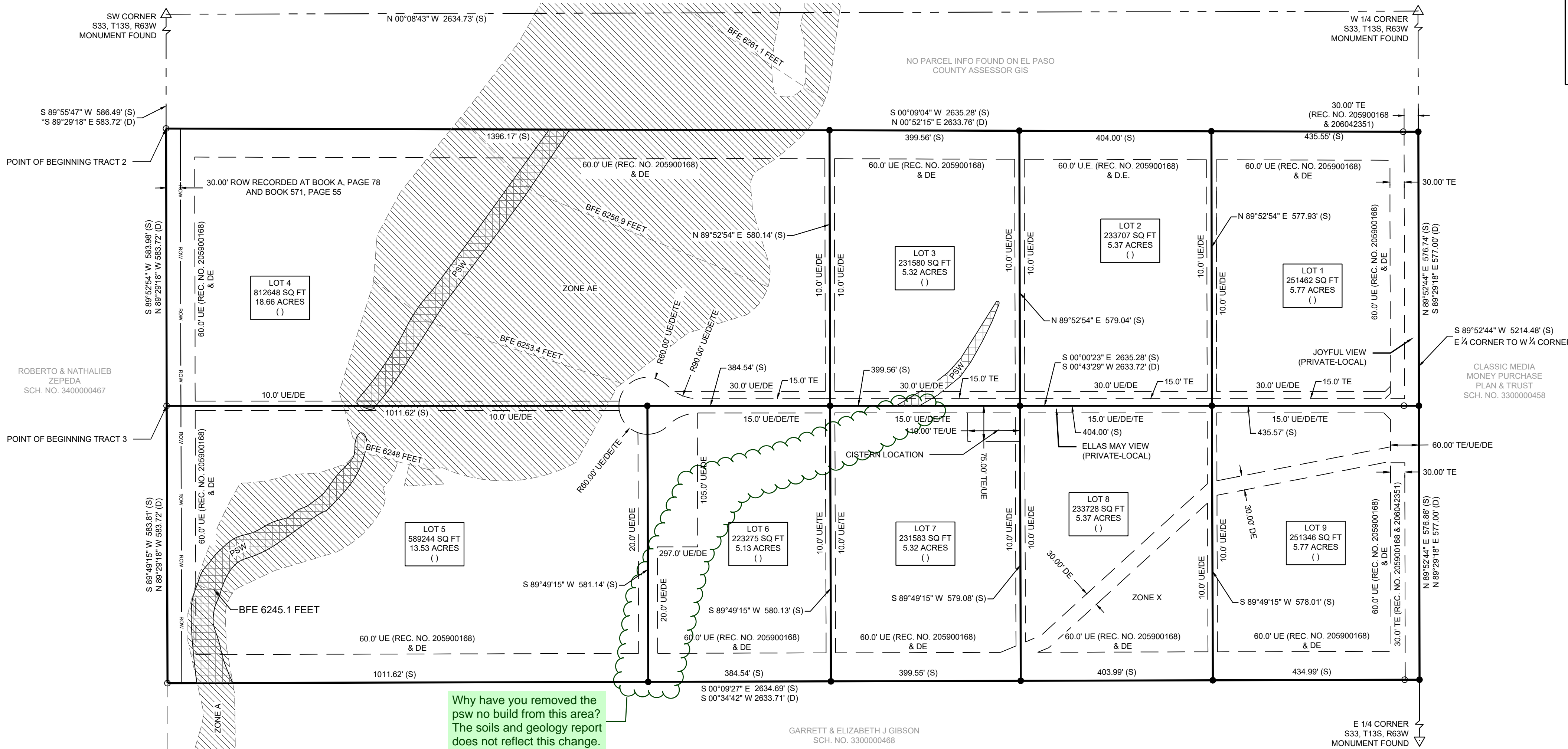
STATE OF COLORADO)
COUNTY OF EL PASO) SS

I hereby certify that this instrument was filed for record in my office at _____ O'clock _____ M. this _____ day of _____, 2023 A.D., and is duly recorded under Reception Number _____

_____ of the records of El Paso County, State of Colorado.

By: _____ El Paso County Clerk and Recorder Date

Final Plat
JOYFUL VIEW SUBDIVISION
A PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP (NOT TO SCALE)

LEGEND table with symbols for Monument Found, Section Corner, Assumed Bearing, Deed Dimension, Surveyed Dimension, Drainage Easement, Public Utility Easement, Travel Easement, Potentially Shallow Groundwater Area, Floodplain/No Build Area/Drainage Easement, PSW/No Build Area, and BFE ??.

LINETYPE LEGEND table with line styles for Adjacent Property Line, Property Line, Section Line, Easement, Flood Plain Boundary, and Right of Way Line.

Why have you removed the psw no build from this area? The soils and geology report does not reflect this change.

GARRETT & ELIZABETH J GIBSON SCH. NO. 3300000469

NOTES:

- 1. NO GAPS OR OVERLAPS EXIST.
2. THERE ARE NO LINES OF POSSESSION THAT AFFECT THIS SURVEY.
3. PARENT TRACT IS RECORDED AS INSTRUMENT #205900168, CLERK & RECORDERS OFFICE, EL PASO COUNTY, COLORADO.
...
25. A "GEOLOGY AND SOILS EVALUATION REPORT, PROPOSED JOYFUL VIEW SUBDIVISION, EL PASO COUNTY, COLORADO," PREPARED BY ENTECH ENGINEERING IS HELD UNDER THE JOYFUL VIEW SUBDIVISION AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE POTENTIALLY PRESENT, AND INCLUDE: POTENTIAL FOR SHALLOWER BEDROCK WITH LOWER PERCOLATION RATES. POTENTIAL FOR GROUNDWATER ENCOUNTERS AND POTENTIAL FOR EXPANSIVE/SETTLEMENT PRONE SOILS. THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA AND CAN BE SATISFACTORILY

- 26. 110'x65' TRAVEL/UTILITY EASEMENT LOCATED IN NORTHWEST CORNER OF LOT 7 IS INTENDED FOR MAIL BOX KIOSK, CISTERN, AND FIRE TRUCK PULLOUT.
27. AN ENGINEER APPROVED SITE PLAN WILL BE REQUIRED FOR LOTS 4,7,8,9 DUE TO 30 FOOT DRAINAGE EASEMENT.
28. 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 PONDING AREAS AND 25 FEET FROM DRY GULCHES.
...
32. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO PROVIDERS' RULES, REGULATIONS AND SPECIFICATIONS.

Add a note to the effect of: The 30ft UE/DE is to be utilized for water quality runoff reduction. No lots shall have any impervious improvements constructed within this easement area (i.e., patios, hardscape, gravel, raised garden beds, recreational facilities, etc.). Turf grass vegetation with a uniform density of at least 80% is required. In addition, the existing slope must be maintained in this setback.

Add a note to the plat acknowledging that per ECM section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

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 & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).

FLOODPLAIN NOTE: THIS PROPERTY IS LOCATED WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS) AND ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0805G, EFFECTIVE DATE DECEMBER 7, 2018 AND AS AMENDED BY THE FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER 20-08-0369 DATED FEBRUARY 15, 2021. NO STRUCTURES, STORAGE, OR FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOOD PLAIN AREAS.

EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. UNLESS OTHERWISE INDICATED, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

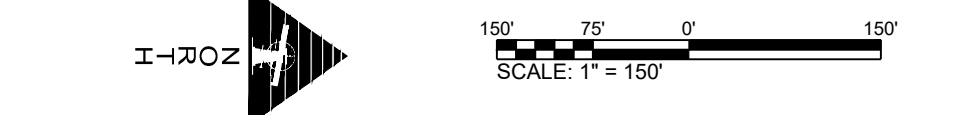
UTILITY NOTES: ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OPERATION OR MAINTENANCE OF ITS FACILITIES. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REPAIRING, REPLACING, AND WITH OR WITHOUT THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

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.

GEOLOGIC HAZARD NOTE: 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 SOILS & GEOLOGY REPORT BY ENTECH ENGINEERING, INC. DATED SEPTEMBER 22, 2021 IN FILE SF22-31 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
*DOWNSLOPE CREEP:
*ROCKFALL SOURCE:
*ROCKFALL RUNOUT ZONE:
*POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 3, 6, 7, 8 & 9
*OTHER HAZARD: ARTIFICIAL FILL AREA: LOTS

IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

Service Providers: ELICOTT FIRE PROTECTION DISTRICT, MOUNTAIN VIEW ELECTRIC ASSOC., PROPRANE SERVICE, DOMESTIC WELLS, INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. Fees: REGIONAL AREA 4 PARK FEE: \$4,100.00, COMMUNITY PARK FEE: \$0.00, NEIGHBORHOOD PARK FEE: \$0.00, ELICOTT FIRE PROTECTION DISTRICT: \$2,000.00, DRAINAGE FEE: \$48,039.64, BRIDGE FEE: \$7,090.20. Date Submitted: 6/22/2023. Revisions table.



SMH CONSULTANTS logo and contact information: Civil Engineering, Land Surveying, Landscape Architecture. Manhattan, KS - HQ P: (913) 444-9615 • Dodge City, KS P: (620) 255-1952. Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145. Survey Prepared March 16, 2023. Drawn By: JAM Project #2303-0082 DD # PCD File #SF22-31. Date: OCTOBER 2023.