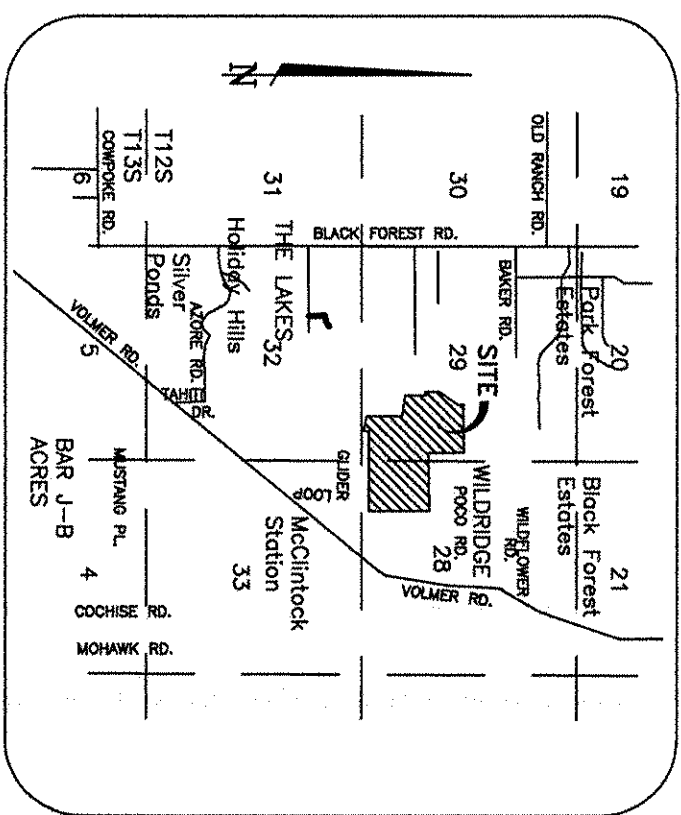


Sheet 2



The undersigned Colorado 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 hereof, and that the requirements of Title 38 of the Colorado Revised Statutes 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

This Plan "HIGHLAND PARK FILING NO. 3" was approved for filing by the El Paso County, Colorado Board of Commissioners on the _____ day of _____, 2018, subject to any notes specified herein and any conditions included in the resolution of approval. The dedications of land to the public streets 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.

9/9/2010
Date

June 16, 2018
Date

I hereby certify that this instrument was filed for record in my office at 3:11 O'clock P. M. this 21st Day of June, 2018 A.D., and is duly recorded under Reception Number 21874170 of the records of El Paso County, State of Colorado.

By: Wayne M. King Date _____

Surcharge: \$3.00

Fee: \$30.00

A portion of Lot 142, HIGHLAND PARK FILING NO. 3, is within a designated F.E.M.A. Floodplain, the remainder of the site is not within a designated area as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0535F, effective March 17, 1997.

According to Colorado Law you must commence any legal action based upon any defect in this survey within 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.

18. Developors (in compliance 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 Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Prairie Meadow Jumping Mouse as listed threatened species.

13. 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. Additionally, the Home Owners Association 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 to anticipate 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.

individual wells and septic systems 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.

June 13, 2007 at Reception No. 200608418, August 28, 2007 at Reception No. 200714513, June 12, 2007 at Reception No. 200703316, and November 13, 2007 at Reception No. 200745293, and may have subsequently modified, amended, or supplemented the records of the El Paso County, Colorado Clerk and Recorder, Inc. (the "records") for the maintenance and creation of copies of the records of owners and the Highland Park Neighborhood Association, Inc. for the maintenance and creation of copies of operating agreements, and the augmentation plan pursuant to water decesses. Cases Nos. 97 CW 480 (D. 1) and 75 CW 188 (D. No. 2), at the Cheyenne Metropolitan District court for effluent recorded in Book 6861 at Page 173 and 55 CW 188 (D. No. 2), at Reception No. 200714489, and water rights conveyed to the Association recorded at Reception No. 200605420. Individual all owners shall be conveyed 0.55 acre-feet of groundwater rights under their Use in either the Dawson and Denver Aquifers.

21. The Subdivisor(s) use on behalf of him/herself and any developer or builder successors and assigns that Subdivisor(s) and successors and assigns shall be required to pay certain impact fees in accordance with the El Paso County Public Health Department's fee schedule, as amended, for the proposed subdivision. The fee obligation, if not paid at final plat recording shall be the responsibility of the Subdivisor(s) to ensure that the fee search would find the fee obligation before sale of property. The fee will be payable by the property owner at the time of application for a building permit.

22. No Lot shall be sold, conveyed or transferred, whether by deed or by contract, unless and until the required public improvements for the subdivision have been constructed and completed in accordance with the approved subdivision plat. The Subdivisor(s) shall be responsible for the construction of the public improvements and the public improvements and preliminary acceptance of said improvements has been received from El Paso County.

That Little London, LLC, being the owner of a parcel of land in Sections 28, 29 & 32, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado and more particularly described as follows:

A trace of 17250, below the SW1/4 of Sections 28, and in the SE1/4 of Section 29 and in the NE1/4 of Section 32, all in T15S, R65W of the 6th P.M., El Paso County, described as follows:

Beginning at the North line of the SW1/4 of said Section 28, and along the North line of a HIGHLAND PARK FILING NO. 1, a subdivision composed of Reception No. 2000894-16 of the records of El Paso County, Colorado, to the Northeast Corner of the SW1/4 of said Section 28, thence S00°19'40"E, 206.639 feet along the East line of the S1/2 of the SW1/4 of said Section 29 and along the North line of a HIGHLAND PARK FILING NO. 1, a subdivision composed of Reception No. 2024517-10 of the records of El Paso County, Colorado, to the TRUE POINT OF BEGINNING.

[illegible]

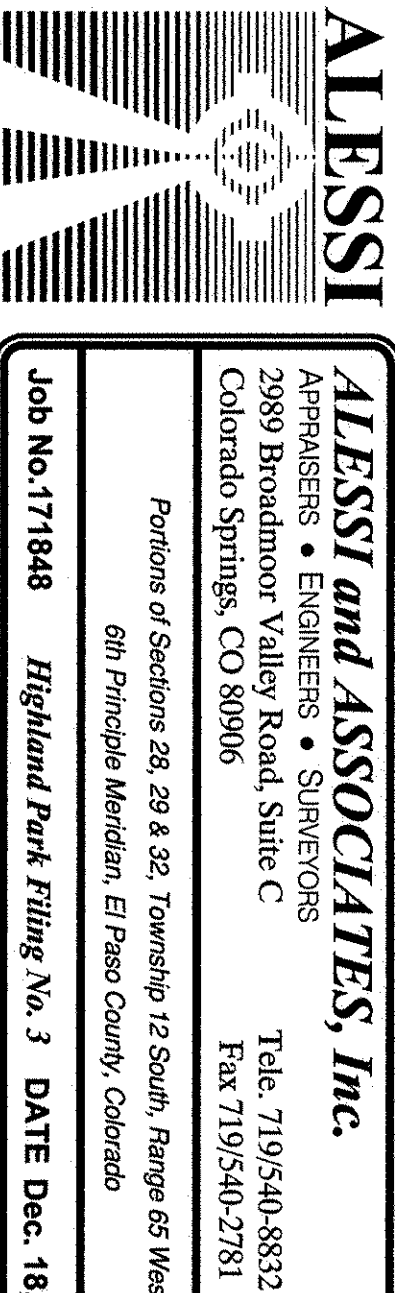
The above owner, having caused said tract of land to be platted into a lot-street and public easements as shown on the accompanying plan, which subdivision shall be entitled "HIGHLAND PARK PLATING NO. 3," a subdivision in El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby voluntarily covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

The aforementioned Little London, LLC, by Douglas H. Barber, Member, has executed this instrument this 21 day of May, 2018 A.D.

202

State of Colorado)
County of El Paso) SS

day of May 2018 A.D.,



[illegible]

CURVE	CURVE TABLE		
	LENGTH	RADIUS	DELTA
C1	31.42	20.00	90.000.00
C2	31.42	20.00	90.000.00
C3	31.42	20.00	90.000.00
C4	39.48	100.56	22.300.00
C5	7.60	55.00	7.353.12
C6	55.24	55.00	67.532.36
C7	40.95	55.00	42.393.28
C8	45.36	55.00	47.16.32
C9	66.81	55.00	69.353.51
C10	39.48	100.55	22.30.00
C11	31.42	20.00	90.000.00
C12	31.42	20.00	90.000.00
C13	39.48	100.55	22.300.00
C14	48.39	55.00	70.254.52
C15	75.92	55.00	79.053.54
C16	83.09	55.00	86.333.34
C17	8.56	55.00	8.555.98
C18	39.48	100.56	22.300.00
C19	31.42	20.00	90.000.00

Southwest Corner of Section 29,
T12S, R65W of the 6th P.M.
Found Two Reference Points Both
#5 Rebar W/2-1/2" Alum. Cap Marked:

NORTHWEST CORNER OF THE SITE
OF THE SW 1/4 SECTION 29, T7S,
R6W OF THE 6TH P.M.
FOUND REVERSE POINT
7/8" IRON PIPE W/ 1/4" ALUM. CAP MARKED.

W.C.
S 1/16
S30°S29
28.67
TO 1/16 COR.
PLS 4442

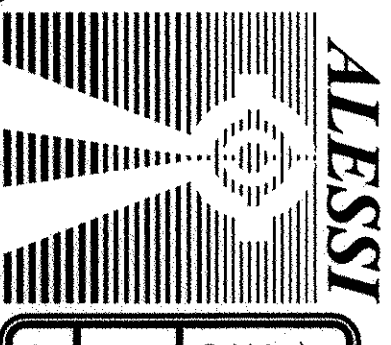
N00°07'10"E (Basis of Bearings)
1326.18'

FM
 1725 165W
 S30 S29
 S31 S32
 45.00 TO
 SEC. COF.
 1996
 PLS 4642

Highland Park Filing No. 3

14170

A Subdivision of a Portion of Sections 28, 29, & 32, in T12S, R65W of the 6th P.M., County of El Paso, State of Colorado



ALESSI
ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tel: 719/540-8832
Fax: 719/540-2781
Partners of Sections 28, 29 & 32, Township 12 South, Range 65 West
6th Principle Meridian, El Paso County, Colorado
Job No. 171848 Highland Park Filing No. 3 DATE Dec. 18, 2017

