

KNOW ALL MEN BY THESE PRESENTS:

That ADAMO BUILDING COMPANY LLC, a Delaware Limited Liability Company, being the owner of the parcel of land being a portion of the Northeast Quarter of Section 31, Township 13 South, Range 65 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows: Lot 62, Block 1, THE COLORADO SPRINGS RANCH PLAT NO. 4 (Plat Book A-4, Page 80, El Paso County, Colorado records);

Containing 4,000 acres (174,240 square feet), more or less.

DEDICATION:

The above parcel was sold tract of land to be surveyed and replatted into lots, private streets, and easements. The above parcel was surveyed and replatted into lots, private streets, and easements and conveyed to the City of Colorado Springs those Public Easements as shown on the plat, and further restricts the use of all said Public Easements to the City of Colorado Springs. No other use, other than the use of the City of Colorado Springs, shall be permitted on any such Public Easements. All other Public Easements shall remain exclusively vested in the City of Colorado Springs, County of El Paso, State of Colorado.

OWNER:

The aforementioned, ADAMO BUILDING COMPANY LLC, a Delaware Limited Liability Company, has executed this instrument this _____ day of _____, 20____ A.D.

ADAMO BUILDING COMPANY LLC, a Delaware Limited Liability Company

Carl Dean Amann II, Managing Partner

NOTARIAL:

STATE OF _____ } SS
 COUNTY OF _____ }
 The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by Carl Dean Amann II, Managing Partner of ADAMO BUILDING COMPANY LLC, a Delaware Limited Liability Company.

Witness my hand and official seal

My commission expires _____

MORTGAGEE/LIENHOLDER (SENIOR):

Dedication acknowledged and consent executed this _____ day of _____, 20____ A.D.
 CONSTRUCTION LOAN SERVICES II, a Washington Limited Liability Company
 Robert Trent, Chief Executive Officer

NOTARIAL:

STATE OF _____ } SS
 COUNTY OF _____ }
 The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Robert Trent, Chief Executive Officer of CONSTRUCTION LOAN SERVICES II, a Washington Limited Liability Company.

Witness my hand and seal

MORTGAGEE/LIENHOLDER (JUNIOR):

Dedication acknowledged and consent executed this _____ day of _____, 20____ A.D.
 ROCKWOOD HOMES, LLC, a Colorado Limited Liability Company
 John Repts, Manager

NOTARIAL:

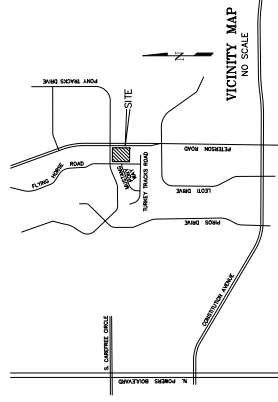
STATE OF _____ } SS
 COUNTY OF _____ }
 The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by John Repts, Manager of ROCKWOOD HOMES, LLC, a Colorado Limited Liability Company.

Witness my hand and seal

My commission expires _____

PONY PARK

A REPLAT OF LOT 62, BLOCK 1, "THE COLORADO SPRINGS RANCH FILING NO. 4," BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



NOTICE IS HEREBY GIVEN:

That the area depicted in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.
 No building permits shall be issued for building sites within this plat, until all required fees have been paid and all required public and private improvements have been installed as specified by the letters of approval, cash, subscription bonds, or combinations thereof, guaranteeing the completion of all improvements on the site. This plat shall not be subject to, drainage, street and erosion control have been installed on the site with the City of Colorado Springs.

EASEMENTS:

As shown, with the sole responsibility for maintenance being vested with the property owners. All easements that are dedicated herein for public utility purposes shall be subject to those easements shown on the plat. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

NOTES:

- Date of report preparation is November 27, 2018.
- This survey data set constitutes a title search by LSC, Inc. to determine easements or interests of record. For all information regarding easements, rights-in-way and title of record, please refer to the Colorado Springs-Clear Creek-Corral Creek-Corral Creek, El Paso County, Colorado, Public Easements, recorded on the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect. 5889SECS dated October 8, 2018 at 7:30 am.
- The property being related herein in its entirety is subject to an Acquisition Easement for public aviation purposes. Said easement shall be considered a public easement and subject to the terms and conditions of the Acquisition Easement, recorded on the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.
- FEDERAL EMERGENCY MANAGEMENT AGENCY: Flood Insurance Rate Map Number 0504100529.S effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (areas determined to be outside 500 year floodplain).
- Basis of Bearings: All bearings indicated are relative to the Western lot line of subject parcel, P.L.S. No. 20689, of the Northern end, and a line between them assumed to bear S00°36'57"W, a distance of 464.64 feet.
- All angles of interior measurements are perpendicular (90°) to or from property line unless shown otherwise.
- No direct vehicular access will be allowed to or from Tract B's private alley access via Peterson Road.
- This property is subject to the Declaration of Covenants, Conditions and Restrictions of PONY PARK, recorded under Reception No. Z20005016 of the records of El Paso County, Colorado.
- Tract A (Private Detention Pond for private drainage use purposes), Tract B (Private Detention Pond for private drainage use purposes), Tract C (Private Detention Pond for private drainage use purposes) and maintained by the PONY PARK HOMEOWNERS ASSOCIATION. All private streets (Candy Point and Curly Cove) and private alleys are privately owned and maintained by the PONY PARK HOMEOWNERS ASSOCIATION. Ownership will be conveyed by separate instrument.
- No One-Hazard Report was reviewed for this application.
- The approval of this report warrants all prior plats for the area described by this report.
- Units of measure are U.S. survey feet.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor, licensed in the State of Colorado, hereby states and certifies that the accompanying plat was surveyed and drawn under his responsible care and direction, that the same were correctly surveyed and drawn in accordance with the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

David V. Hesteler
 Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
 SUBJECT TO FINAL
 CITY APPROVAL

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 be commenced more than ten years from the date of the certification shown hereon.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of PONY PARK.

City Planning Director	_____	Date	_____
City Engineer	_____	Date	_____
City Clerk	_____	Date	_____

CLERK AND 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 at Reception No. _____ of the records of El Paso County, Colorado.
 Chuck Broomman, Recorder

BY: Deputy _____

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEE:	_____
BRIDGE FEE:	_____
SCHOOL FEE:	_____
PARK FEE:	_____

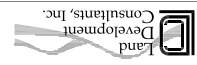


02/25/2020
 10:33:44 AM
 hvannimweggen

CITY FILE NO. AR FP 19-00023

Project No.: 18025
 Sheet: 1 of 2

**PONY PARK
 FINAL PLAT**



2068 MAZELAND ROAD • COLORADO SPRINGS CO 80909
 TEL: (719) 528-6133 FAX: (719) 528-0548
 PLANNING SURVEYING
 Designated By: N/A
 Drawn By: N/A
 Checked By: DMH
 Date: 11/26/18

NO	REVISIONS	BY	DATE
1	DATE/CLASSIFICATION	DMH	01/25/18
2	CITY COMMENTS	DMH	02/11/18
3	CONTRACT/COMMENTS	DMH	02/08/20
4		DMH	02/08/20



FIGURE 1

PONY PARK

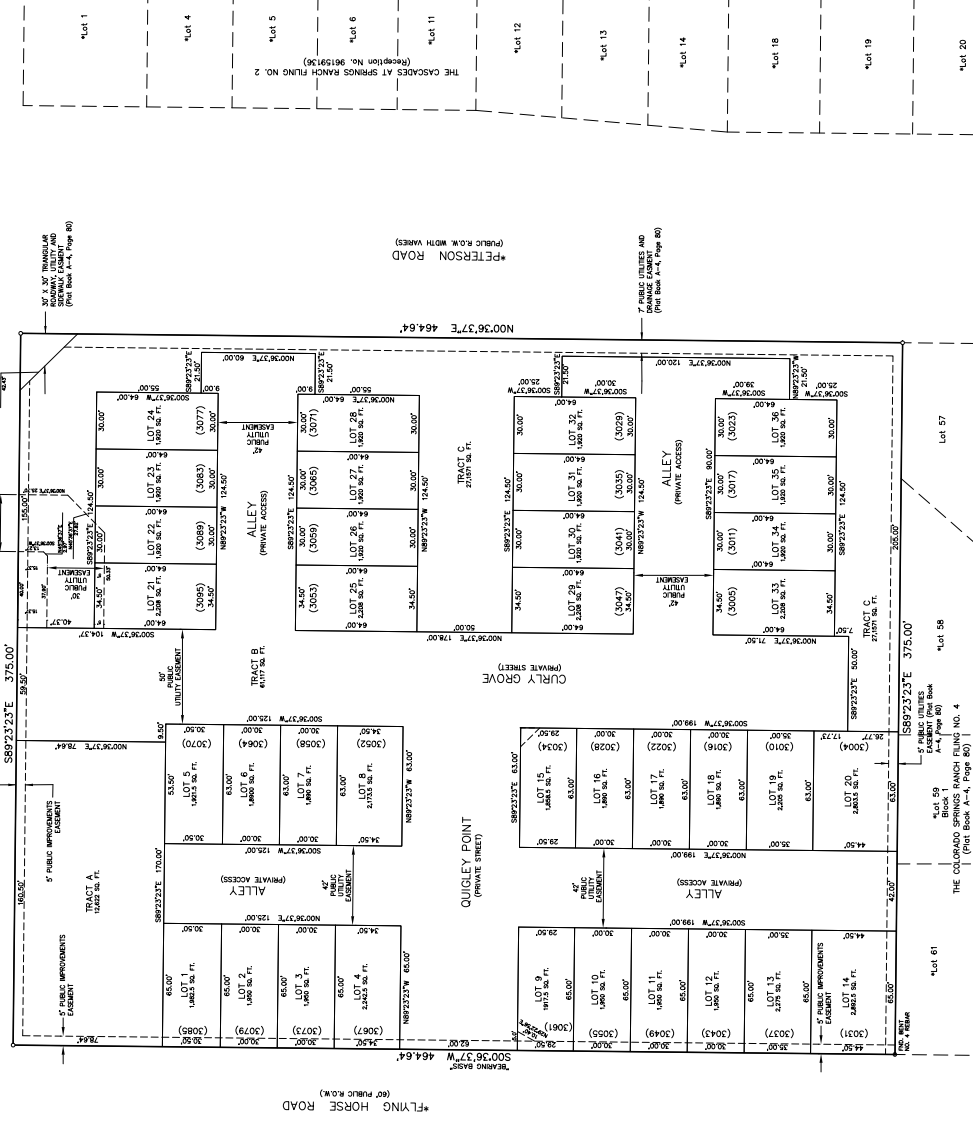
A REPEAT OF LOT 62, BLOCK 1, "THE COLORADO SPRINGS RANCH FILING NO. 4," BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

"AS REPLATTED"

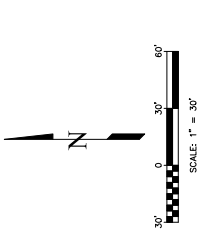
"SPRINGS RANCH PARK" (Part Book A-4, Page 80)

"THE COLORADO SPRINGS RANCH FILING NO. 4" (Part Book A-4, Page 80)

"PONY TRACKS DRIVE" (for PUBLIC ROW)



"UNPLATTED"



LEGEND:

- - indicates survey placement set with 4th rebar and plastic cap, (E.S. No. 20881), except where noted otherwise.
- - indicates survey monument found as noted on plat.
- (3077) - indicates unit address number

ENUMERATION NOTES:

1. Lots 1 through 4 - are addressed off of Pony Tracks Drive to be posted on front of unit only.
2. Lots 5 through 8 and 15 through 20 - are addressed off of Flying Horse Road to be posted on front of unit only.
3. Lots 21 through 24 - addressed off of Curly Grove to be posted on rear of unit only.
4. Lots 25 through 36 - addressed off of Curly Grove to be posted on front and rear of unit.

REVISED		
NO.	DATE	BY
1	01/25/20	DH
2	06/11/21	DM
3	06/11/21	DM
4	06/11/21	DM
5	06/11/21	DM

REVISIONS		
NO.	DATE	BY
1	01/25/20	DH
2	06/11/21	DM
3	06/11/21	DM
4	06/11/21	DM
5	06/11/21	DM

DESIGNED BY	DATE
DM	01/25/20

DESIGNED BY	DATE
DM	01/25/20

Land Consultants, Inc.

PLANNING SURVEYING

3998 MAYBLAND ROAD - COLORADO SPRINGS, CO 80909

WWW.LCI-CO.COM TEL: (719) 528-6133 FAX: (719) 528-0488

DATE: 01/25/20

PROJECT NO.: 18025

SHEET: 2 OF 2

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CITY APPROVAL

02/25/2020
10:33:49 AM
hvannimw@eng

"AS REPLATTED"
"THE COLORADO SPRINGS RANCH FILING NO. 4"
(Part Book A-4, Page 80)

"PONY TRACKS DRIVE"
(for PUBLIC ROW)

"SPRINGS RANCH PARK"
(Part Book A-4, Page 80)

UNPLATTED

PONY PARK