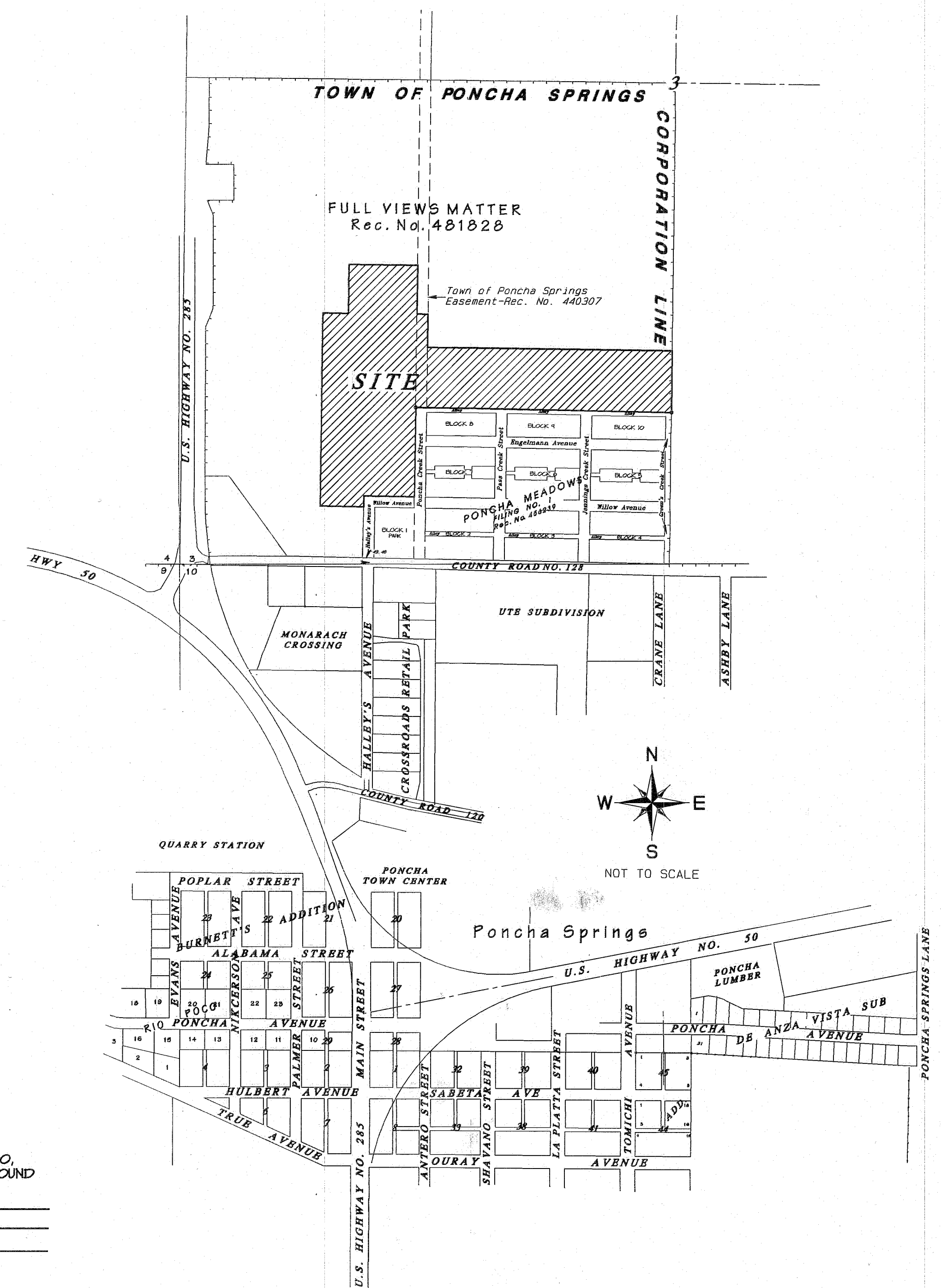


PONCHA MEADOWS - FILING NO. 2, AMENDED

A SUBDIVISION LOCATED IN THE
SW 1/4 of SECTION 3, T 49 N, R 8 E, N.M.P.M.
IN THE
TOWN OF PONCHA SPRINGS
CHAFFEE COUNTY, COLORADO
SHEET 1 OF 2

VICINITY MAP



CERTIFICATE OF DEDICATION & OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE ALL OF THE OWNERS, LIEN HOLDERS AND MORTGAGEES OF THE FOLLOWING DESCRIBED REAL PROPERTY IN THE TOWN OF PONCHA SPRINGS:

A tract of land located in the Southwest Quarter (SW 1/4) of Section 3, Township 49 North, Range 8 East of the New Mexico Principal Meridian, in the Town of Poncha Springs, Chaffee County, Colorado, being more particularly described as follows:
Beginning at the Northeast corner of Poncha Meadows Filing No. 1 (Reception No. 456234) a subdivision in the Town of Poncha Springs, from whence the South 1/4 of said Section 3 bears South 00°47'50" West 521.01 feet;
thence proceeding around said tract, North 88°47'42" West along the north boundary of said Poncha Meadows Filing No. 1 a distance of 1385.74 feet to the West boundary of Poncha Creek Street in said subdivision;
thence South 00°47'42" West along said west street boundary 485.01 feet to the intersection of said west street boundary with the north boundary of Willow Avenue in Poncha Meadows Filing No. 1;
thence North 88°47'42" West along said north street boundary 274.47 to an angle point in the west boundary of said Poncha Meadows Filing No. 1;
thence South 01°12'18" West along said west boundary 60.0 feet;
thence leaving the boundaries of Poncha Meadows Filing No. 1, North 88°47'42" West 235.11 feet;
thence North 00°47'42" East 1046.36 feet;
thence South 84°12'19" East 134.02 feet;
thence North 00°47'42" East 265.00 feet;
thence South 84°12'19" East 370.98 feet;
thence South 00°47'42" West 265.00 feet;
thence South 84°12'19" East 60.00 feet;
thence South 00°47'42" West 180.00 feet;
thence South 84°12'19" East 1325.68 feet to the east boundary of the said SW 1/4 of Section 3;
thence South 00°47'50" West along said east boundary 354.42 feet to the point of beginning.
Containing 24.845 Acres.

THE ABOVE PROPERTY NOW PLATTED AND KNOWN AS PONCHA MEADOWS FILINGS NO. 2, A SUBDIVISION IN THE TOWN OF PONCHA SPRINGS, PER PLAT FILED FOR RECORD ON APRIL 3, 2025 UNDER RECEPTION NO. 449401, CHAFFEE COUNTY, COLORADO.

DO HEREBY AMEND THE AFOREMENTIONED PLAT OF PONCHA MEADOWS FILING NO. 2 FOR THE PURPOSE OF CORRECTING THE BUILDING SET BACK LINES LOCATED WITHIN BLOCK 14 AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:

PONCHA MEADOWS, FILING NO. 2, AMENDED A SUBDIVISION IN THE TOWN OF PONCHA SPRINGS CHAFFEE COUNTY, COLORADO

AND PONCHA CREEK STREET, PASS CREEK STREET, JENNINGS CREEK STREET, GREEN'S CREEK STREET, WILLOW AVENUE, ENGELMANN AVENUE, BRISTLECONE AVENUE, SHERWOOD AVENUE AND TROUT CREEK STREET LOCATED WITHIN FILING NO. 2, AS SHOWN HEREON, WERE DEDICATED TO THE TOWN OF PONCHA SPRINGS AS PUBLIC RIGHTS-OF-WAY AND UTILITY CORRIDORS AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF PONCHA SPRINGS FOLLOWING COMPLETION AND ACCEPTANCE BY THE TOWN.

AND THE ALLEYS IN BLOCKS 11, 12, 13, 14, 15 AND 17 WERE DEDICATED AS PUBLIC RIGHTS-OF-WAY AND UTILITY CORRIDORS TO BE OWNED AND MAINTAINED BY THE PONCHA MEADOWS FILING NO. 2 ASSOCIATION, INC., AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED IN THE CHAFFEE COUNTY RECORDS.

AND BLOCK 14 IS A DEDICATED TOWN OF PONCHA SPRINGS PUBLIC PARK.

AND THE SIDELINES OF ALL LOTS SHALL ARE TO PUBLIC UTILITY EASEMENTS EQUAL IN WIDTH TO THE SIDE SETBACKS AS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND ALL LOTS ARE SUBJECT TO FIVE (5.0) FOOT WIDE PUBLIC UTILITY EASEMENTS ADJACENT TO ALL REAR (ALLEY SIDE) LOT LINES, AS SHOWN ON SHEET 2.

AND LOT 7, BLOCK 11 IS SUBJECT TO A 20.0 FOOT BY 20.0 FOOT XCEL ELECTRIC EASEMENT IN THE NORTH-EAST CORNER THEREOF AS SHOWN ON SHEET 2.

AND BLOCK 14 (THE PARK) IS SUBJECT TO A 10.0 FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO THE EAST BOUNDARY THEREOF AND AN ADDITIONAL 10.0 FOOT BY 20.0 FOOT POCKET EASEMENT FOR THE PLACEMENT OF PUBLIC UTILITIES.

AND THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE NON-EXCLUSIVE EASEMENT AGREEMENT BETWEEN JLS2, LLC AND THE TOWN OF PONCHA SPRINGS RECORDED AT RECEPTION NO. 440807 OF THE CHAFFEE COUNTY RECORDS WHICH EASEMENT IS 60.0 FEET WIDE AND EXTENDS FROM CHAFFEE COUNTY NO. 128 TO CHAFFEE COUNTY ROAD NO. 140, A PORTION OF WHICH IS LOCATED WITHIN AND IDENTICAL TO THE RIGHT-OF-WAY FOR PONCHA CREEK STREET AS SHOWN ON SHEET 2.

AND PONCHA MEADOWS FILING NO. 2 SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS TO BE RECORDED IN THE CHAFFEE COUNTY RECORDS.

AND PONCHA MEADOWS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. 436945 OF THE CHAFFEE COUNTY RECORDS.

AND PONCHA MEADOWS SUBDIVISION IS SUBJECT TO THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. 223274 OF THE CHAFFEE COUNTY RECORDS.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS 7th DAY OF October, 2025.

FULL VIEWS MATTER, A COLORADO LIMITED LIABILITY COMPANY (OWNER)

M. T. Mesch
MICHAEL T. MESCH, MANAGING MEMBER

Carric J. Mesch
CARRIE J. MESCH, MANAGING MEMBER

HIGH COUNTRY BANK (MORTGAGEE)

Shel Bell
FOR HIGH COUNTRY BANK

STATE OF COLORADO | ss
COUNTY OF CHAFFEE

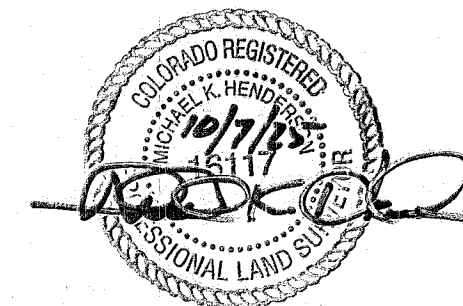
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF October, 2025.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES 06/19/2028

NOTARY PUBLIC:
ADDRESS:

AVERY BECHTEL
Notary Public
State of Colorado
Notary ID # 20204017644
My Commission Expires 06-19-2028

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE THAT THESE PLATS WERE PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION AND THE PLAT (SHEET 2) IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY DESCRIBED HEREON, WHICH SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATED THIS 11th DAY OF October, 2025.



MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION PREPARED BY MICHAEL K. HENDERSON AND IS A PORTION OF THE PROPERTY DESCRIBED AT RECEPTION NO. 491828 OF THE CHAFFEE COUNTY RECORDS.
- 2) RECORD EASEMENT RESEARCH IS BASED ON WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT NO. H21T165-C3 ISSUED BY HOMESTEAD TITLE AND ESCROW, EFFECTIVE SEPTEMBER 21, 2021.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE JLS2, LLC ANNEXATION PLAT, ON THE FILED PLATS OF PONCHA MEADOWS FILING NO. 1 AND PONCHA MEADOWS FILING NO. 2, AND ON THE LOCATIONS OF THE PREVIOUSLY RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED ON SHEET 2.

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, Wendyl Cepeda, REPRESENTING WESTCOR LAND TITLE INSURANCE COMPANY IN THE STATE OF COLORADO, DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN FULL VIEWS MATTER, LLC., FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT:

Wendyl Cepeda
TITLE EXAMINER

TRUSTEES OF THE TOWN OF PONCHA SPRINGS APPROVAL:

PONCHA MEADOWS SUBDIVISION FILING NO. 2, AMENDED, AS REPRESENTED BY THESE PLATS, IS HEREBY ACCEPTED AND APPROVED ON THIS 16 DAY OF October, 2025.

BY: [Signature]
TOWN ADMINISTRATOR, TOWN OF PONCHA SPRINGS

PONCHA MEADOWS SUBDIVISION FILING NO. 2, AMENDED, IS HEREBY ACCEPTED AND AUTHORIZED TO BE FILED FOR RECORD THIS 16 DAY OF October, 2025.

BY: [Signature]
BEY SCANGA, MAYOR
TOWN OF PONCHA SPRINGS

ATTEST: [Signature]
TOWN CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT 11:53 A.M. ON THIS 16 DAY OF OCTOBER, A.D., 2025, UNDER RECEPTION NO. 503577.

Reception #503577 Date: 10/16/2025 11:53 AM MAP
Pages: 1 of 2 Rec Fee \$40.00 Sur \$3.00 Mining \$0.00
Lori A Mitchell Chaffee County Clerk

Chloe M. Custer
CHAFFEE COUNTY CLERK & RECORDER

SURVEYOR:
HENDERSON LAND SURVEYING CO., INC.
CONTACT: MICHAEL K. HENDERSON
203 G STREET
SALIDA, CO 81201
ASSISTED BY:
CRABTREE GROUP INC.
325 D STREET
SALIDA, CO 81201
OWNER:
FULL VIEWS MATTER LLC
CONTACT: MICHAEL T. MESCH
TTO CRESCENT LANE
LAKENWOOD, CO 81214

PS164A
SHEET 1 OF 2

PONCHA MEADOWS - FILING NO. 2, AMENDED

A SUBDIVISION LOCATED IN THE SW 1/4 of SEC. 3, T 49 N, R 8 E, N.M.P.M.
CHAFFEE COUNTY TOWN OF PONCHA SPRINGS COLORADO

Job Number: J-25-139
TPC FILE: J-17-169
DRAWN BY: M.K.H.
CHECKED: M.K.H.
Fid. book: S223, S324
DC TSC3

HENDERSON LAND SURVEYING CO., INC.
203 G STREET
SALIDA, COLORADO

DATE: 10/6/25
DRAWING NO. L-25-40

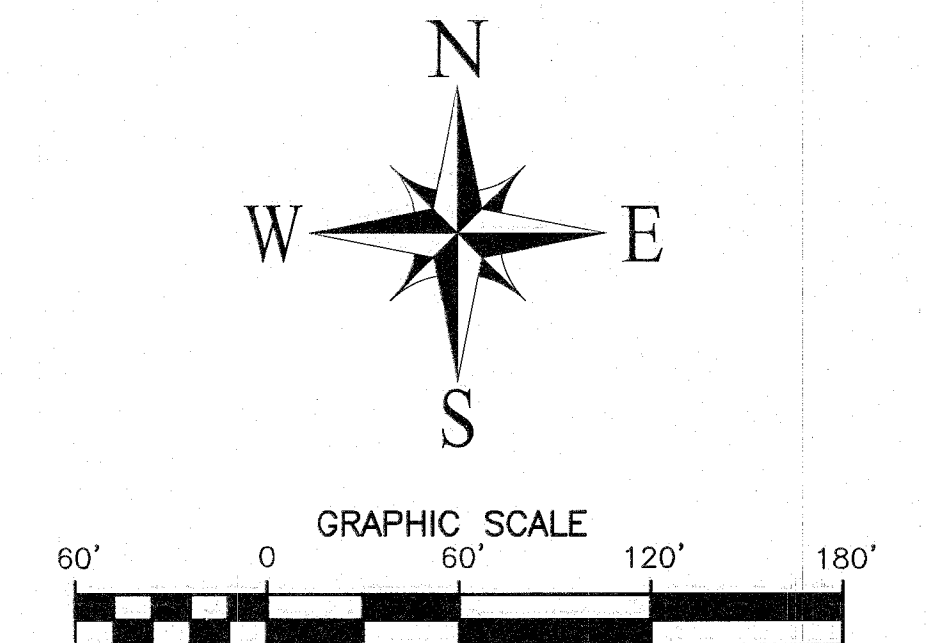
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

PONCHA MEADOWS FILING NO. 2 AMENDED

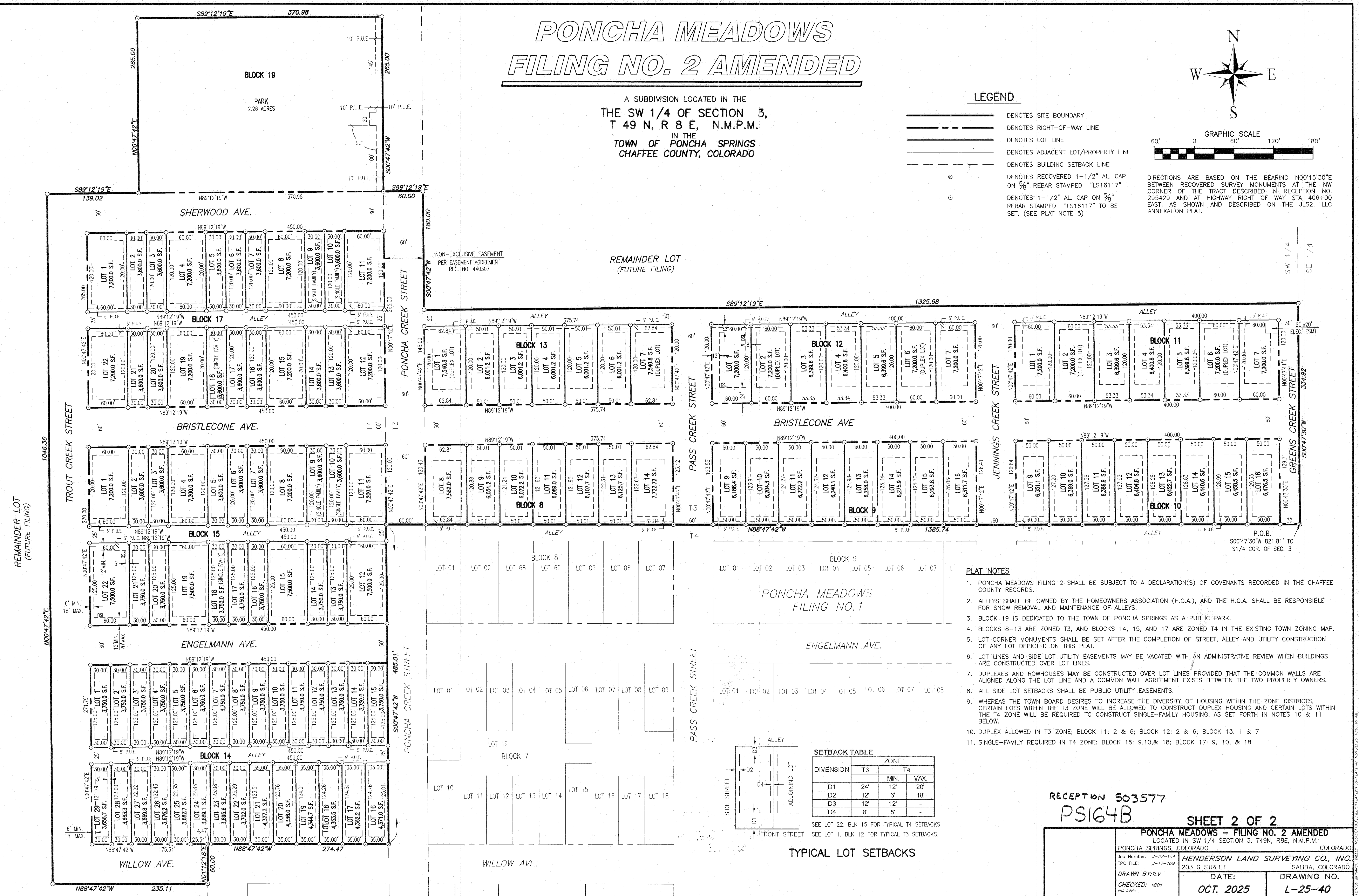
A SUBDIVISION LOCATED IN THE
THE SW 1/4 OF SECTION 3,
T 49 N, R 8 E, N.M.P.M.
IN THE
TOWN OF PONCHA SPRINGS
CHAFFEE COUNTY, COLORADO

LEGEND

- DENOTES SITE BOUNDARY
- - - - - DENOTES RIGHT-OF-WAY LINE
- DENOTES LOT LINE
- DENOTES ADJACENT LOT/PROPERTY LINE
- DENOTES BUILDING SETBACK LINE
- ⊗ DENOTES RECOVERED 1-1/2" AL. CAP ON 5/8" REBAR STAMPED "LS16117"
- DENOTES 1-1/2" AL. CAP ON 5/8" REBAR STAMPED "LS16117" TO BE SET. (SEE PLAT NOTE 5)



DIRECTIONS ARE BASED ON THE BEARING N00°15'30"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE NW CORNER OF THE TRACT DESCRIBED IN RECEPTION NO. 295429 AND AT HIGHWAY RIGHT OF WAY STA 406+00 EAST, AS SHOWN AND DESCRIBED ON THE JLS2, LLC ANNEXATION PLAT.



PLAT NOTES

1. PONCHA MEADOWS FILING 2 SHALL BE SUBJECT TO A DECLARATION(S) OF COVENANTS RECORDED IN THE CHAFFEE COUNTY RECORDS.
2. ALLEYS SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION (H.O.A.), AND THE H.O.A. SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND MAINTENANCE OF ALLEYS.
3. BLOCK 19 IS DEDICATED TO THE TOWN OF PONCHA SPRINGS AS A PUBLIC PARK.
4. BLOCKS 8-13 ARE ZONED T3, AND BLOCKS 14, 15, AND 17 ARE ZONED T4 IN THE EXISTING TOWN ZONING MAP.
5. LOT CORNER MONUMENTS SHALL BE SET AFTER THE COMPLETION OF STREET, ALLEY AND UTILITY CONSTRUCTION OF ANY LOT DEPICTED ON THIS PLAT.
6. LOT LINES AND SIDE LOT UTILITY EASEMENTS MAY BE VACATED WITH AN ADMINISTRATIVE REVIEW WHEN BUILDINGS ARE CONSTRUCTED OVER LOT LINES.
7. DUPLEXES AND ROWHOUSES MAY BE CONSTRUCTED OVER LOT LINES PROVIDED THAT THE COMMON WALLS ARE ALIGNED ALONG THE LOT LINE AND A COMMON WALL AGREEMENT EXISTS BETWEEN THE TWO PROPERTY OWNERS.
8. ALL SIDE LOT SETBACKS SHALL BE PUBLIC UTILITY EASEMENTS.
9. WHEREAS THE TOWN BOARD DESIRES TO INCREASE THE DIVERSITY OF HOUSING WITHIN THE ZONE DISTRICTS, CERTAIN LOTS WITHIN THE T3 ZONE WILL BE ALLOWED TO CONSTRUCT DUPLEX HOUSING AND CERTAIN LOTS WITHIN THE T4 ZONE WILL BE REQUIRED TO CONSTRUCT SINGLE-FAMILY HOUSING, AS SET FORTH IN NOTES 10 & 11. BELOW.
10. DUPLEX ALLOWED IN T3 ZONE: BLOCK 11: 2 & 6; BLOCK 12: 2 & 6; BLOCK 13: 1 & 7
11. SINGLE-FAMILY REQUIRED IN T4 ZONE: BLOCK 15: 9,10,& 18; BLOCK 17: 9, 10, & 18

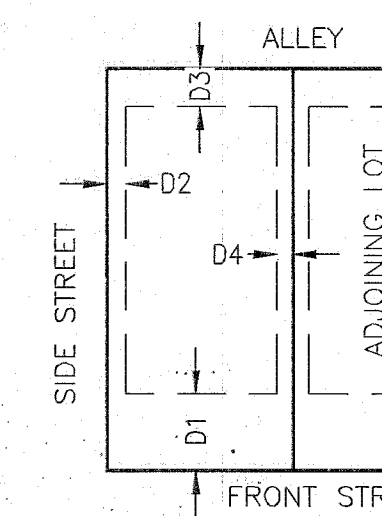
SETBACK TABLE

DIMENSION	ZONE	
	T3	T4
D1	24'	12'
D2	12'	6'
D3	12'	12'
D4	8'	5'

SEE LOT 22, BLK 15 FOR TYPICAL T4 SETBACKS.

SEE LOT 1, BLK 12 FOR TYPICAL T3 SETBACKS.

TYPICAL LOT SETBACKS



RECEPTION 503577
PS164B

SHEET 2 OF 2

PONCHA MEADOWS - FILING NO. 2 AMENDED

LOCATED IN SW 1/4 SECTION 3, T49N, R8E, N.M.P.M. COLORADO

PONCHA SPRINGS, COLORADO

Job Number: J-22-154 HENDERSON LAND SURVEYING CO., INC. COLORADO

TPC FILE: J-17-169 203 G STREET SALIDA, COLORADO

DRAWN BY: TLV DATE: DRAWING NO.

CHECKED: MKH OCT. 2025 L-25-40

PLS. CHECK: 10/16/2025 10:50:40 AM