

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 1A" UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 207712506, BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

THAT HAMMERS CONSTRUCTION INC., A COLORADO COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 8, T14S, R65W OF THE 16th P.M., EL PASO COUNTY, COLORADO CONSISTING OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A" AS RECORDED UNDER RECEPTION NO. 206712398 AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479. ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS;

- (1) THENCE 473.84 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 44°52'27", AND A CHORD OF 461.82 FEET WHICH BEARS N101°53'36" TO A POINT OF TANGENT;
- (2) THENCE N12°09'05"W ALONG SAID TANGENT 118.55 FEET TO A POINT OF CURVE;
- (3) THENCE 131.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 142°35'53", AND A CHORD OF 131.58 FEET WHICH BEARS N04°56'10"W;
- THENCE N89°40'58"E A DISTANCE OF 578.12 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 24, CDOT PROJECT NO. NH 0243-058 UNIT 2;
- THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES;
- (1) THENCE S00°00'33"E A DISTANCE OF 48.74 FEET TO A POINT OF CURVE;
- (2) THENCE 264.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 25°02'58", AND A CHORD OF 262.40 FEET WHICH BEARS S12°21'26"E;
- (3) THENCE S06°46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.32 FEET;
- (4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET;
- (5) THENCE S53°35'01"W A DISTANCE OF 312.56 FEET TO A POINT OF CURVE;
- (6) THENCE 138.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1158.00 FEET, A CENTRAL ANGLE OF 13°05'00", AND A CHORD OF 136.07 FEET WHICH BEARS S37°47'25"W TO THE NORTHEAST CORNER OF LOT 4 "CLAREMONT BUSINESS PARK FILING NO. 1A";
- (7) THENCE S56°13'38"W ALONG THE NORTH LINES OF LOT 4 AND LOT 25 "CLAREMONT BUSINESS PARK FILING NO. 1A" 480.42 FEET TO THE POINT OF BEGINNING.

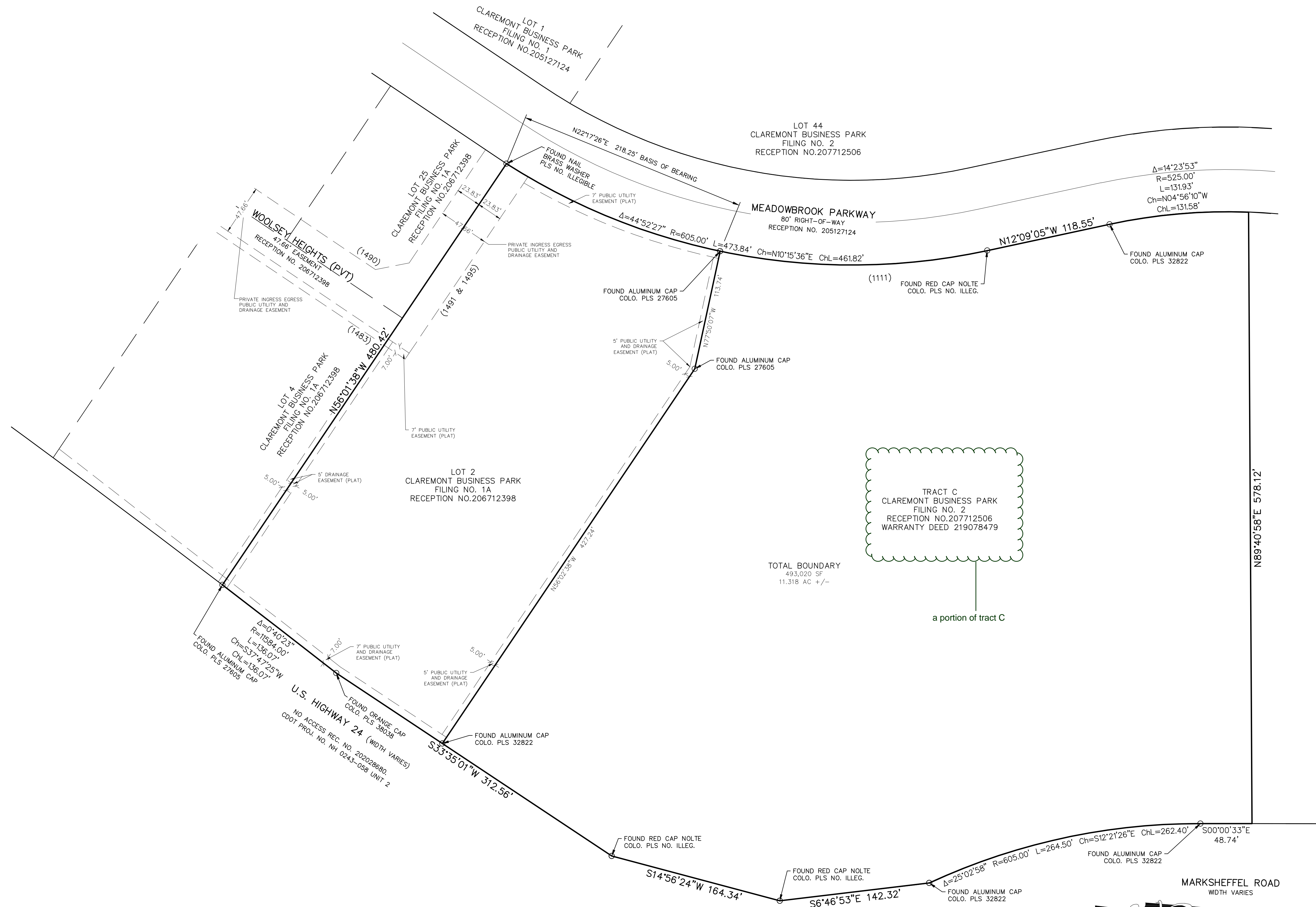
THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL TO BE PLATTED INTO LOTS, A TRACT, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY COLORADO THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE USE OF HIGHWAYS, AND FURTHER PROVED HOWEVER THAT THE COLORADO COURT HAS THE RIGHT AND AUTHORITY TO RELEASE OR OUTLANK ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS PARCEL OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CLAREMONT BUSINESS PARK LOTS 1 AND 2 FILING NO. 18", IN EL PASO COUNTY, COLORADO.

EASEMENTS ARE AS SHOWN ON THIS PLAT (SEE PAGE 3 OF 3). THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SHEET 1 OF 3

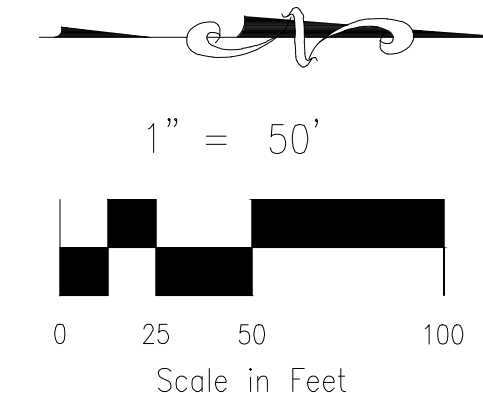
CLAREMONT BUSINESS PARK LOTS 1 AND 2 - FILING. NO. 1B

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479 BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



- LEGEND**
- BOUNDARY LINE
 - - - EASEMENT LINE
 - FOUND PROPERTY CORNER (AS NOTED)
 - SET NO. 5 REBAR & ORANGE CAP LS 25966 (UNLESS NOTED OTHERWISE)

AS PLATTED



FINAL PLAT
CLAREMONT BUSINESS PARK
LOTS 1 AND 2 FIL. NO. 1B
JOB NO. 44-034
DATE PREPARED: 01/31/2020
DATE REVISED: 04/01/2020

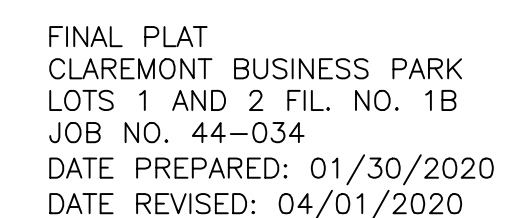


102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

FILE NO. PCD FIL. NO. VR-19-004

SHEET 2 OF 3

A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PARK FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 219078479 BEING A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 8, T14S, R65W, OF THE 6TH P.M., EL PASO COUNTY , COLORADO



Final Plat_v3_redlines.pdf Markup Summary

Access (1)

NEVER MADE THIS DETERMINATION IN
3E PROVIDED BY CHEROKEE AT THE PUBLIC
2. ASSURED THAT ITS PLANS AND
STRUCTURE ARE DESIGNED TO ALLOW
DIVISION AND ITS EXISTING CUSTOMERS
300 Y Access.
LOCAL access permit has been granted by El
PASO County.
ARE F
ARE SUBJECT TO CHANGE.
J. BE VIA WOOLSEY HEIGHTS (A PRIVATE
TO MEADOWBROOK PARKWAY ALLOWED.

Subject: Access
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 1:01:04 PM
Status:
Color: ■
Layer:
Space:

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.

Access/Parking Agreement (1)

Reciprocal Access/Parking Agreement
5. SUB All property within this subdivision is subject to
THE 4. A Reciprocal Access/Parking Agreement as
UNLESS recorded at Reception No. _____
6. INT of the records of the El Paso County Clerk and
CERTAIN Recorder.
USED 6.
SUBDIVISION BASED ON THAT
2. CERTAIN OPINIONS ISSUED BY THE
4. OF THE STIPULATED AGREEMENT AND
TER ACTUALLY AVAILABLE THE BOARD
BUT HEARING DID NOT ACCEPT THE

Subject: Access/Parking Agreement
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:59:13 PM
Status:
Color: ■
Layer:
Space:

Reciprocal Access/Parking Agreement:
All property within this subdivision is subject to a Reciprocal Access/Parking Agreement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

Airport Overlay (1)

TO ALL PROPERTY WITHIN THE AIRPORT OVERLAY ZONE
1. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT
2. ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
3. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
4. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Subject: Airport Overlay
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 1:02:34 PM
Status:
Color: ■
Layer:
Space:

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Callout (8)

NOT RECORDED
1. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT
2. ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
3. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
4. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

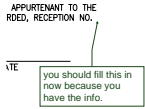
Subject: Callout
Page Label: [1] 3of3
Author: Lindsay Darden
Date: 4/22/2020 1:55:21 PM
Status:
Color: ■
Layer:
Space:

This easement line appears solid like a boundary line. Please revise since this is not dividing a separate lot.



Subject: Callout
Page Label: [1] 3of3
Author: Lindsay Darden
Date: 4/22/2020 1:55:52 PM
Status:
Color: ■
Layer:
Space:

If this easement is existing, it should be shown on the "as platted" drawing as well.



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 1:04:27 PM
Status:
Color: ■
Layer:
Space:

you should fill this in now because you have the info.



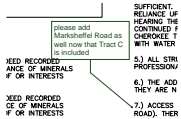
Subject: Callout
Page Label: [1] 3of3
Author: dsdruiz
Date: 4/23/2020 1:10:04 PM
Status:
Color: ■
Layer:
Space:

looks like it should be tract A and that the tract C should be deleted



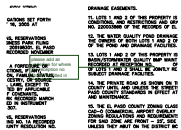
Subject: Callout
Page Label: [1] 3of3
Author: dsdruiz
Date: 4/23/2020 1:11:02 PM
Status:
Color: ■
Layer:
Space:

add plat note reference



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:50:19 PM
Status:
Color: ■
Layer:
Space:

please add Marksheffel Road as well now that Tract C is included



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:52:47 PM
Status:
Color: ■
Layer:
Space:

please add an underline for where the reception no should be filled in



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:56:02 PM
Status:
Color: ■
Layer:
Space:

please reword to state that Tract A is for future development. No building permits or land use approvals may be issued until the tract is replatted. No impact fees have been collected in association with the tract,

Cloud+ (11)



Subject: Cloud+
Page Label: [1] 3of3
Author: Lindsay Darden
Date: 4/22/2020 1:56:55 PM
Status:
Color: ■
Layer:
Space:

The tract should be labeled and named as replatted instead of using the previous naming convention.



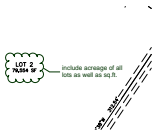
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 1:05:22 PM
Status:
Color: ■
Layer:
Space:

please remove duplicate.



Subject: Cloud+
Page Label: 2
Author: dsdruiz
Date: 4/23/2020 1:05:59 PM
Status:
Color: ■
Layer:
Space:

a portion of tract C



Subject: Cloud+
Page Label: [1] 3of3
Author: dsdruiz
Date: 4/23/2020 1:07:57 PM
Status:
Color: ■
Layer:
Space:

include acreage of all lots as well as sq.ft.



Subject: Cloud+
Page Label: [1] 3of3
Author: dsdruiz
Date: 4/23/2020 1:09:13 PM
Status:
Color: ■
Layer:
Space:

this is confusing. Please remove

FILE NO. 1 AND 2
CLAREMONT BUS
LOTS 1 AND 2
JOB NO. 44-02
DATE PREPARED
DATE REVISED: 1
duplicate, please
remove

Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:46:12 PM
Status:
Color: ■
Layer:
Space:

please review 7.2.5.A.6 for the replat naming convention and revise accordingly

CLAREMONT BUS
LOTS 1 AND 2
JOB NO. 44-02
DATE PREPARED
DATE REVISED: 1
duplicate, please
remove

Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:48:08 PM
Status:
Color: ■
Layer:
Space:

duplicate. please remove

CLAREMONT BUS
LOTS 1 AND 2
JOB NO. 44-02
DATE PREPARED
DATE REVISED: 1
duplicate, please
remove

Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:51:55 PM
Status:
Color: ■
Layer:
Space:

are. Doesn't apply to tract?

PROPERTY IS SUBJECT TO THE DECLARATION OF C
AND GRANT OF EASEMENTS AS RECORDED AT
DS OF EL PASO COUNTY.
DRAINAGE EASEMENT SHOWN HEREIN GRANTS /
AND 2 FOR THE PURPOSES OF MAINTENANCE IN
ACILITIES. _____ for
PROPERTY IS SUBJECT TO A PRIVATE DETENTION
WATER MAINTENANCE AGREEMENT AND EASEMENT
OF THE RECORDS OF EL PASO COUNTY.
WHOLLY RESPONSIBLE FOR THE MAINTENANCE OF

Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:52:16 PM
Status:
Color: ■
Layer:
Space:

for

PROPERTY IS SUBJECT TO THE DECLARATION OF C
AND GRANT OF EASEMENTS AS RECORDED AT
DS OF EL PASO COUNTY.
DRAINAGE EASEMENT SHOWN HEREIN GRANTS /
AND 2 FOR THE PURPOSES OF MAINTENANCE IN
ACILITIES. _____ for
PROPERTY IS SUBJECT TO A PRIVATE DETENTION
WATER MAINTENANCE AGREEMENT AND EASEMENT
OF THE RECORDS OF EL PASO COUNTY.
WHOLLY RESPONSIBLE FOR THE MAINTENANCE OF

Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:54:06 PM
Status:
Color: ■
Layer:
Space:

remove. The standards may change in the future and then development would have to be subject to the revised standards.

PROPERTY IS SUBJECT TO THE DECLARATION OF C
AND GRANT OF EASEMENTS AS RECORDED AT
DS OF EL PASO COUNTY.
DRAINAGE EASEMENT SHOWN HEREIN GRANTS /
AND 2 FOR THE PURPOSES OF MAINTENANCE IN
ACILITIES. _____ for
PROPERTY IS SUBJECT TO A PRIVATE DETENTION
WATER MAINTENANCE AGREEMENT AND EASEMENT
OF THE RECORDS OF EL PASO COUNTY.
WHOLLY RESPONSIBLE FOR THE MAINTENANCE OF

Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:56:48 PM
Status:
Color: ■
Layer:
Space:

chair

Marksheffel Road (1)

Marksheffel Road District Note:
The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.

Subject: Marksheffel Road
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:57:08 PM
Status:
Color: ■
Layer:
Space:

Marksheffel Road District Note:
The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.

PCD Director (1)

1. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
2. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
3. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
4. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
5. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
6. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
7. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
8. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
9. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.
10. THE PROPERTY IS NOT AN EXISTING EASEMENT, BUT IS A NEW EASEMENT.

Subject: PCD Director
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 1:05:26 PM
Status:
Color: ■
Layer:
Space:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Planning and Community Development Director

Reports on File (1)

1. CERTAIN WATER RIGHTS FOR USE OUTSIDE
2. CERTAIN WATER RIGHTS FOR USE OUTSIDE
3. CERTAIN WATER RIGHTS FOR USE OUTSIDE
4. CERTAIN WATER RIGHTS FOR USE OUTSIDE
5. CERTAIN WATER RIGHTS FOR USE OUTSIDE
6. CERTAIN WATER RIGHTS FOR USE OUTSIDE
7. CERTAIN WATER RIGHTS FOR USE OUTSIDE
8. CERTAIN WATER RIGHTS FOR USE OUTSIDE
9. CERTAIN WATER RIGHTS FOR USE OUTSIDE
10. CERTAIN WATER RIGHTS FOR USE OUTSIDE

Subject: Reports on File
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 1:00:42 PM
Status:
Color: ■
Layer:
Space:

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Special Districts (1)

- FILING NO. 1B
JENNIFER PAIN
ORDINANCE
ARTICLE
COLORADO

Subject: Special Districts
Page Label: 1
Author: dsdruiz
Date: 4/23/2020 12:57:42 PM
Status:
Color: ■
Layer:
Space:

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat
Fountain Mutual Irrigation Company Note:
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.

Subdivision Improvements (1)



Subject: Subdivision Improvements

Page Label: 1

Author: dsdruiz

Date: 4/23/2020 1:01:16 PM

Status:

Color: ■

Layer:

Space:

Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.