A REPLAT OF LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A", AND THAT PORTION OF TRACT C "CLAREMONT BUSINESS PAF Special District Disclosure (when the plat a special district):

UNDER RECEPTION NO. 207712506 CONVEYED TO HAMMERS CONSTRUCTION IN A SPECIAL WARRANTY DEED RECORDED UND disclosure Form satisfactory to the Planning 178479 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

KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEST QUARTER OF SECTION 8, T14S, R65W OF THE 6th 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

BEGINNING AT THE SOUTHWEST CORNER OF AFORESAID LOT 2 "CLAREMONT BUSINESS PARK FILING NO. 1A": THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 80 FOOT MEADOWBROOK PARKWAY THE FOLLOWING

(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 N10°15'36"E

(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 14°23'53", AND A CHORD OF 131.58 FEET WHICH BEARS NO4°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 SO6'46'53"E NON-TANGENT TO THE PREVIOUS COURSE 142.32 FEET;

(4) THENCE S14°56'24"W A DISTANCE OF 164.34 FEET; (5) THENCE S33°35'01"W A DISTANCE OF 312.56 FEET TO A POINT OF CURVE;

(6) THENCE 136.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 11584.00 FEET, A CENTRAL ANGLE OF 00°40'23", 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 N56"1"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.

SAID PARCEL CONTAINS A CALCULATED AREA OF 493,020 S.F. (11.318 ACRES MORE OR LESS).

**DEDICATION:** 

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 EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM 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. 1B", IN EL PASO COUNTY, COLORADO.

HAMMERS CONSTRUCTION INC. COLORADO SPRINGS, COLORADO 80915

STEVE HAMMERS, PRESIDENT

# **NOTARIAL:**

STATE OF COLORADO ) ) SS COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES:

**EASEMENTS:** 

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

# PLAT NOTES:

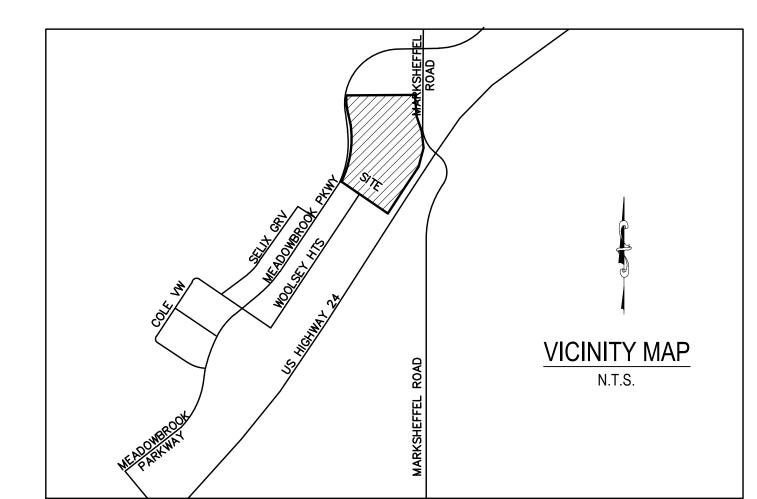
1.) BASIS OF BEARINGS: THE CHORD OF THE WESTERLY LINE OF SAID LOT 2, BEING MONUMENTED AT THE SOUTHERLY END WITH A NAIL AND WASHER, PLS NO. ILLEGIBLE, AND AT THE NORTHERLY END WITH A REBAR AND ALUMINUM CAP PLS NO. 27605 IS ASSUMED TO BEAR N22°17'26"E A DISTANCE OF 218.25 U.S. SURVEY FEET.

2.) THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0756 G, WITH AN EFFECTIVE DATE OF 12/7/2018 SHOWS THE SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

3.) A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. SC55073560.1, WITH AN EFFECTIVE DATE OF 08/16/2019, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.

T.C.#9 RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY, FOR COMMUNICATIONS LINES AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565.

T.C. #10 RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED APRIL 10, 1919 IN BOOK 565 AT PAGE 117, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.



please add Marksheffel Road as well now that Tract C

PLAT NOTES: (CON'T)

T.C. #11 RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED DECEMBER 09, 1920 IN BOOK 565 AT PAGE 229, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS

T.C. #12 RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEED RECORDED AUGUST 09, 1939 IN BOOK 976 AT PAGE 231, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS

T.C. #13 EACH AND EVERY RIGHT OF ACCESS TO STATE HIGHWAY 24 AS CONVEYED IN WÄRRANTY DEED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED FEBRUARY 20, 2002 UNDER RECEPTION NO. 202028680.

T.C. #14 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SET FORTH IN AGREEMENT EVIDENCED BY MEMORANDUM OF AGREEMENT RECORDED OCTOBER 25, 2002 AT RECEPTION NO. 202185171.

T.C. #15 THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, RECORDED OCTOBER 03, 2002, UNDER RECEPTION NO. 202169647 AND RERECORDED MAY 11, 2004 UNDER RECEPTION NO. overflight and noise impacts on this property due to its close proximity to an 204077221, DECEMBER 12, 2002 UNDER RECEPTION NO. 202221165 AND MAY 11, 2004 UNDER RECEPTION NO. 204077224. REIMBURSEMENT AGREEMENTS IN CONNECTION THEREWITH RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. 208106723 AND SEPTEMBER 30, 2008 UNDER RECEPTION NO. 208106906. EL PASO COUNTY RESOLUTION NO. 09-274 IN CONNECTION THEREWITH RECORDED AUGUST 04. 2009 UNDER RECEPTION NO. 209091645. EL PASO COUNTY RESOLUTION NO. 13-477 IN CONNECTION THEREWITH RECORDED NOVEMBER 20, 2013 UNDER RECEPTION NO. 213140738. AMENDED AND RESTATED RESOLUTION CONCERNING IMPOSITION OF CAPITAL FACILITIES FEE IN CONNECTION THEREWITH RECORDED NOVEMBER 14, 2017 UNDER RECEPTION NO. 217138355.

T.C. #16 THE EFFECT OF RESOLUTION NO. 05-15. REGARDING ZONING. RECORDED APRIL 04, 2005, UNDER RECEPTION NO. 205047387.

T.C. #17 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND

NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. EL PASO COUNTY RESOLUTION NO. 05-110 IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2005 UNDER RECEPTION NO. 205149817. are. Doesn't apply to

T.C. #18 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS SETTACT? IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 16, 2005 AT RECEPTION NO. 205127123.

T.C. #19 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED PLAT CLAREMONT BUSINESS PARK FILING NO. 1 RECORDED SEPTEMBER 21, 2005 UNDER RECEPTION NO. 205198301. EL PASO COUNTY RESOLUTION NO. 05-314 IN CONNECTION THEREWITH RECORDED NOVEMBER 05, 2008 UNDER RECEPTION NO. 208120446. please add an

T.C. #20 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE for where REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS. IF they reception no BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAS HOSTIATORS filled in MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND EASEMENTS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLAREMONT BUSINESS PARK RECORDED MARCH 02, 2006, UNDER RECEPTION NO. 206031585, AND AS AMENDED IN INSTRUMENT RECORDED JANUARY 03, 2007, UNDER RECEPTION NO. 207001307.

T.C. #21 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF CLAREMONT BUSINESS PARK FILING NO. 1A RECORDED AUGUST 18, 2006 UNDER RECEPTION 206712398. EL PASO COUNTY RESOLUTION NO. 06-286 IN CONNECTION THEREWITH RECORDED OCTOBER 13, 2006 UNDER RECEPTION NO. 206151738.

T.C. #22 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF WATER AND SEWER SERVICE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO.

please review 7.2.5.A.6 for the replat naming accordingly

convention and revise

PLAT NOTES: (CON'T)

4.) WATER AND WASTEWATER SERVICES FOR THIS SUBI All property within this subdivision is subject to CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE [ a Reciprocal Access/Parking Agreement as SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER recorded at Reception No. WATER INADEQUACY BASED ON ITS ANALYSIS AND INTI of the records of the El Paso County Clerk and AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN Recorder. OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED B INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBD Note Regarding Reports on File: AGREEMENT. THIS INTERPRETATION DIFFERS FROM CEF The following reports have been submitted OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF in association with the Preliminary Plan or ITS HISTORY (AND NOT ON THE AMOUNT OF WATER / Final Plat for this subdivision and are on file OF COUNTY COMMISIONERS IN AN OPEN AND PUBLIC at the County Planning and Community

INTERPRETATION OF THE STATE ENGINEERS OFFICE. TI Development Department: Transportation COMMISIONERS FOUND THAT CHEROKEE HAS COMMITE Impact Study; Drainage Report; Water THE SUBDIVISION AND ASSERTED THAT ITS LONG TER Resources Report; Wastewater Disposal SUFFICIENT. THE BOARD OF COUNTY COMMISIONERS N Report; Geology and Soils Report; Fire RELIANCE UPON THE TESTIMONY AND EXPERTISE PRO Protection Report; Wildfire Hazard Report; HEARING THEREON. AT THE HEARING, CHEROKEE ASSI Natural Features Report; (other; modify CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTUR based upon specific reports) CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION

WITH WATER AND WASTEWATER SERVICES FOR 300 \Access:

No driveway shall be established unless an 5.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCAT access permit has been granted by El PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN Paso County.

6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE F

THEY ARE NOT THE LEGAL DESCRIPTION AND ARE Public and Common Subdivision Improvements: 7.) ACCESS TO MEADOWBROOK PARKWAY SHALL B transferred whether by deed or by contract, nor shall ROAD). THERE SHALL BE NO DIRECT ACCESS TO N building permits be issued, until and unless either the

8.) MAILBOXES SHALL BE INSTALLED IN ACCORDAN have been constructed and completed and preliminarily THE UNITED STATES POSTAL SERVICES REGULATION accepted in accordance with the Subdivision

9.) ALL PROPERTY WITHIN THIS SUBDIVISION IS SU and El Paso County as recorded under Reception Number RÉCORDED UNDER RECEPTION NO. 203019547 IN THE OFFICE OF THE CIERK and Recorder of El Paso County, Colorado or, in the SUCH, FUTURE OWNERS SHOULD MAKE THEMSELVE alternative other collecteral is provided to make alternative, other collateral is provided to make provisior STIPULATIONS AND FACTS. for the completion of said improvements in accordance

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 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

All property within this subdivision is subject to a Notice of Potential Aircraft DF This plat restriction may be removed or rescinded by the \_, of ) EBoard of County Commissioners or, if permitted by the Overflight and Noise Impact recorded at Reception No. 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)

with said Subdivision Improvements Agreement. The DRAINAGE IN AND THROUGH THEIR PROPERTY. PUE SPECIFICALLY NOTED ON THE PLAT SHALL BE MAIN 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 LANDSCAPING THAT COULD IMPEDE THE FLOW OF I

OWNERS UNLESS OTHERWISE INDICTED. STRUCTURE Improvements Agreement. DRAINAGE EASEMENTS.

11. LOTS 1 AND 2 OF THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND SPANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 220003868 OF THE RECORDS OF EL PASO COUNTY.

12. THE WATER QUALITY POND DRAINAGE EASEMENT SHOWN HEREIN GRANTS ACCESS TO THE OWNERS OF BOTH LOTS 1 AND 2 OF THE PURPOSES OF MAINTENANCE AND REPAIR OF THE POND AND DRAINAGE FACILITIES for

13. LOTS 1 AND 2 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. OWNERS OF LOTS 1 AND 2 SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

14. THE PRIVATE ROAD AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE TO THE TOTAL PROPERTY OF THE P

15. THE EL PASO COUNTY ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS CS CAD-O (COMMERCIAL AIRPORT OVERLAY DISTRICT) AND AS SUCH IS SUBJECT TO THE ZONING REGULATIONS AND REQUIREMENTS OF EL PASO COUNTY, COLORADO. SETBACKS FOR SAID ZONE ARE FRONT - 25', SIDE AND REAR SETBACKS ARE NOT REQUIRED UNLESS THEY ABUT ON THE DISTRICT BOUNDARY. THE MAXIMUM BUILDING HEIGHT IS 45'-

T6. TRACT À IS FOR FUTURE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY HAMMERS CONSTRUCTION INC. ←

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

SURVEYORS CERTIFICATE

and Community Development Department shall

Fountain Mutual Irrigation Company Note:

NOTICE: This property will be included within

Metropolitan District, created for the purpose of

constructing and maintaining certain drainage

evenues produced from annual tax levies on

the taxable property within such districts. The

buyer should familiarize himself/ herself with

this potentiality and ramifications thereof.

The property is within the Service Area of the

such, is subject to an assessment for the

Reciprocal Access/Parking Agreement:

with the El Paso County Land Development Code 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,

Subdivision Improvements Agreement, by the Planning

An either approval of an alternative form of collateral or

OR completion and preliminary acceptance by the El Paso

Board of County Commissioners of all improvements

required to be constructed and completed in accordance

and Community Development Department Director upon

Engineering Criteria Manual. Any such alternative

Commissioners or, if permitted by the Subdivision

Improvements Agreement, by the Planning and

conveyance or transfer.

collateral must be approved by the Board of County

construction of Marksheffel Road.

Central Marksheffel Metropolitan District and, as

be recorded with each plat

Marksheffel Road District Note:

I VERNON P. TAYLOR, 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 DATE OF SURVEY, 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 THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_.

VERNON P. TAYLOR COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, COLORADO 80903

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 CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CLAREMONT BUSINESS PARK LOTS 1 AND 2, FILING 1B" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF SUBJECT TO ANY NOTES SPECIFIED HEREON 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 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

PREVIOUS PLAT NAME IN ENTIRELY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT, SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED, RECEPTION NO.

	chair		
_			
•	PRESIDENT, BOARD OF COUNTY COMMISSIONERS  DATE	i	you should fill this in now because you have the info.
	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

$\sim$	$\sim$
APPROVAL IS GRANTED THIS DAY OF	2020 A.D.
\( \)	
> BY:	
CHAIR, BOARD OF COUNTY COMMISSIONERS	
minimum minimum	تىتىپىت

CLERK AND RECORDER:

STATE OF COLORADO ) COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_ DAY OF \_\_\_\_ O'CLOCK , THIS 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_ RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

SURCHARGE:	 BY:	DEPUTY	
FEES:		DEI OTT	
DRAINAGE FEE:	 		
BRIDGE FEE:	 		
SCHOOL FEE:	 		

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.

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



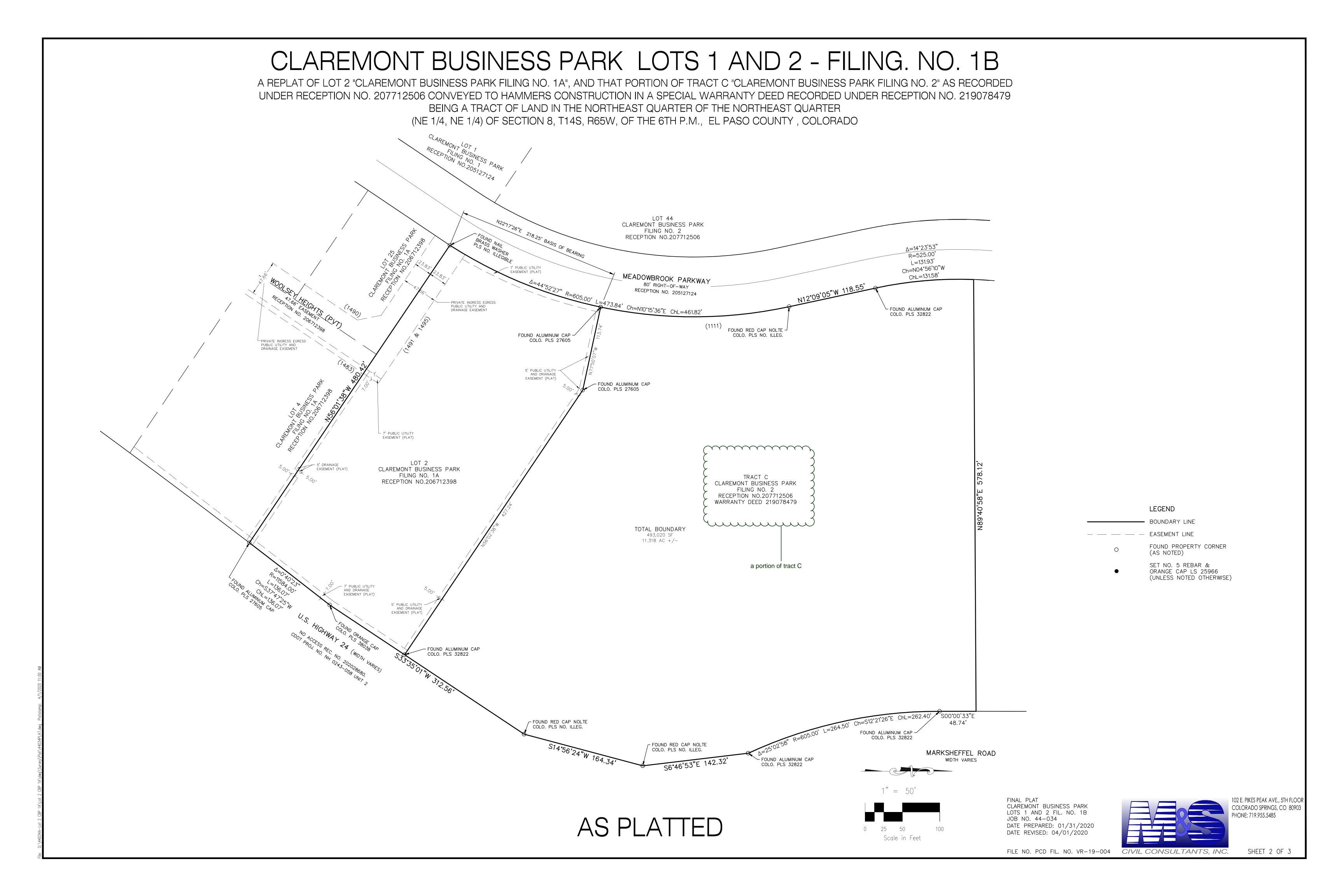
please remove

duplicate.

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

FILE NO. PCD FIL. NO. VR-19-004 CIVIL CONSULTANTS, INC.

SHEET 1 OF 3

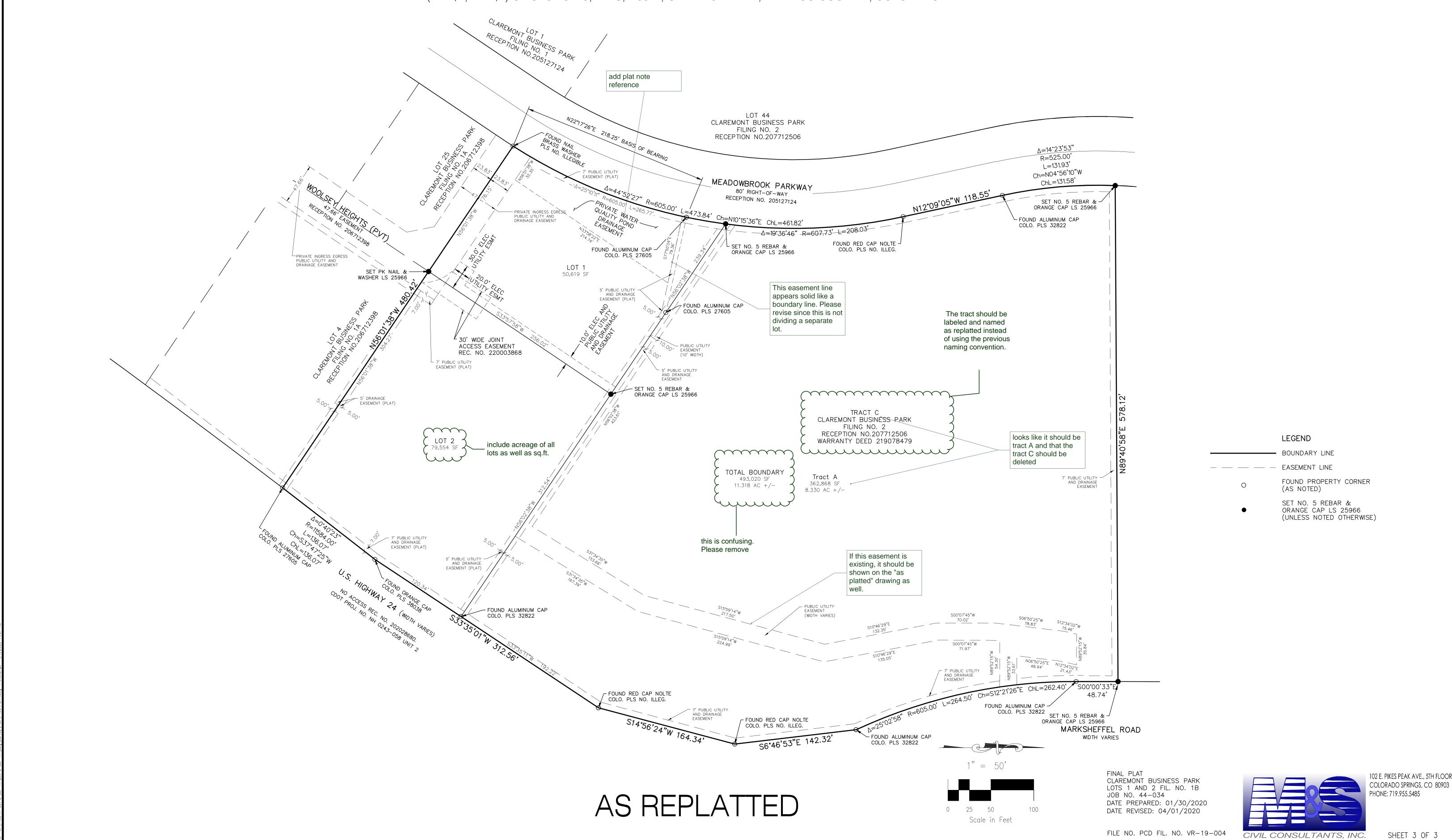


# CLAREMONT BUSINESS PARK LOTS 1 AND 2 - FILING. NO. 1B

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



# Final Plat\_v3\_redlines.pdf Markup Summary

#### Access (1)



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)



Subject: Access/Parking Agreement

Page Label: 1
Author: dsdruiz

Date: 4/23/2020 12:59:13 PM

Status: Color: ■ Layer: Space: 

## Airport Overlay (1)



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 Overlav 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)



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.

APPURTENANT TO THE RDED, RECEPTION NO.

ATE

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

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



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



CHARACTE CASILABATIC

11. LOSS J. AND J. OF THE PROPERTY

12. LOSS J. AND J. OF THE PROPERTY

12. LOSS J. AND J. OF THE PROPERTY

12. LOSS J. LOSS J. OF THE PROPERTY

13. LOSS J. OF THE PROPERTY

13. LOSS J. OF THE PROPERTY

13. LOSS J. OF THE PROPERTY

14. LOSS J. OF THE PROPERTY

15. LOSS J. OF THE PROPERTY

16. LOSS J. OF THE PROP

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

Subject: Cloud+ please review 7.2.5.A.6 for the replat naming RK LOTS 1 AND 2 FILIN Page Label: 1 convention and revise accordingly Author: dsdruiz Date: 4/23/2020 12:46:12 PM Status: Color: Layer: Space: Subject: Cloud+ duplicate. please remove Page Label: 1 Author: dsdruiz Date: 4/23/2020 12:48:08 PM Status: Color: Layer: Space: Subject: Cloud+ are. Doesn't apply to tract? Page Label: 1 Author: dsdruiz Date: 4/23/2020 12:51:55 PM Status: Color: Layer: Space: Subject: Cloud+ for Page Label: 1 Author: dsdruiz Date: 4/23/2020 12:52:16 PM Status: Color: Layer: Space: Subject: Cloud+ remove. The standards may change in the future Page Label: 1 and then development would have to be subject to Author: dsdruiz the revised standards. Date: 4/23/2020 12:54:06 PM Status: Color: Layer: Space: AND MICHOGRAPH DESIGN WILL ARE RECORD MINISTRANCE PROBLEMS IN DOOR SHOULD IN COORD MINISTRANCE OF THE MINIST chair Page Label: 1 Author: dsdruiz Date: 4/23/2020 12:56:48 PM COUNTY APPROVALS:
APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_ Status: Color: Layer: Space:

### Marksheffel Road (1)



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)



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)



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)



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 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.