

KNOW ALL MEN BY THESE PRESENTS:  
THAT FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY  
BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TRACTS HH AND JJ AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 12.918 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 5. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

AS \_\_\_\_\_

OF FEATHERGRASS INVESMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_.

AS \_\_\_\_\_ OF FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

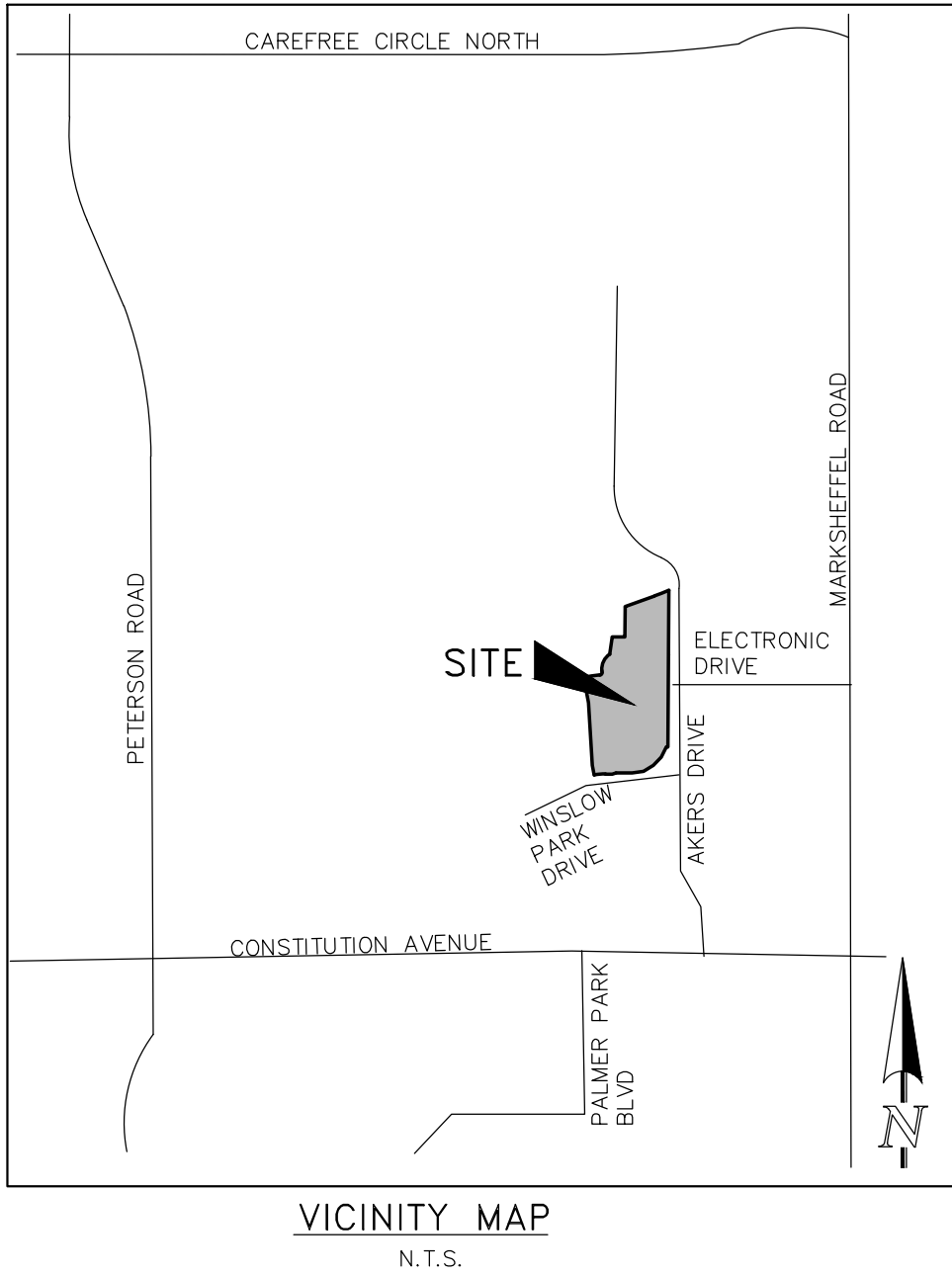
\_\_\_\_\_  
NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS OCTOBER 4, 2018.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC IMPROVEMENT AND UTILITY EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 55. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 3.
- THE ARTICLES OF INCORPORATION FOR HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171203918. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. 217032014 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT:  
THIS SITE, HANNAH RIDGE AT FEATHERGRASS FILING NO. 5, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0752F, DATED MARCH 17, 1997.
- 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 NO. \_\_\_\_\_ 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 DEVELOPMENT SERVICES 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.

# HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

## A REPLAT OF TRACTS HH AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



GENERAL NOTES (CONT.):

- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 208091457 AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 208091456 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
- THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 181497-AMENDMENT NO. 1 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF AUGUST 20, 2018 AT 8:00 A.M.
- PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 BEING MONUMENTED AT THE BOTH ENDS BY A 1-1/2" ALUMINUM CAP STAMPED "PLS 27605", IS ASSUMED TO BEAR S00°21'33"W, A DISTANCE OF 1997.45 FEET.
- TRACTS A, B, AND C ARE FOR PARKS, OPEN SPACE AND PUBLIC UTILITIES. ALL TRACTS WILL BE OWNED AND MAINTAINED BY THE HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.

TRACT TABLE		
TRACT	USE	OWNERSHIP/MAINTENANCE
A, B, C	PARKS, OPEN SPACE, PUBLIC UTILITIES	HOA

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

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 CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR HANNAH RIDGE AT FEATHERGRASS FILING NO. 5 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 AGREEMENT.

\_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
COUNTY ASSESSOR

\_\_\_\_\_  
DATE

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

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 BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

DRAINAGE: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

URBAN PARK: \_\_\_\_\_

REGIONAL PARK: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

FEES: \_\_\_\_\_

OWNER:  
FEATHERGRASS INVESTMENTS, LLC  
4715 NORTH CHESTNUT STREET,  
SUITE 200  
COLORADO SPRINGS, CO 80907

NO.	REVISION	DATE
1		
2		



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (Fax)

A REPLAT OF TRACTS HH AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY COLORADO  
A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

[illegible]

\* NOT PART OF THIS PLAT



 CLASSIC<sup>SM</sup>  
CONSULTING

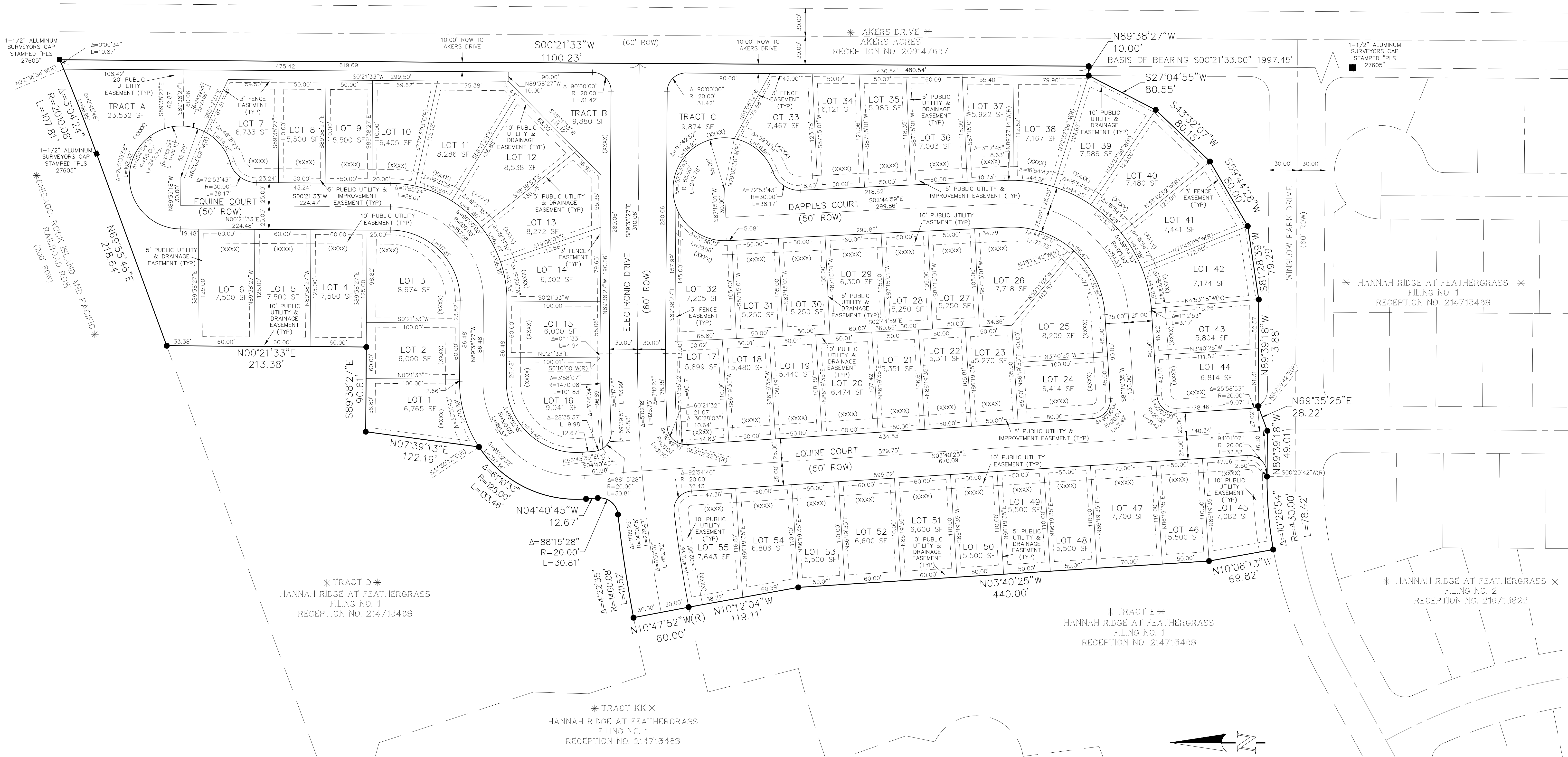
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903



# HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

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A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS REPLATTED



## LEGEND

- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
- RECOVERED MONUMENT AS NOTED
- (XXXX) ADDRESS
- \* NOT PART OF THIS PLAT
- (R) RADIAL BEARING

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

CLASSIC  
CONSULTING

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)