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.

OF FEATHERGRASS INVESMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY ____, 20___, A.D. BY _____

— OF FEATHERGRASS INVESTMENTS, LLC A COLORADO

LIMITED LIABILITY COMPANY WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: ______ NOTARY PUBLIC

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS OCTOBER 4, 2018.
- 2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH. RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 3. 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.
- 4. 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.
- 5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 55. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 3.
- 6. 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.
- 7. 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.
- 8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. 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.

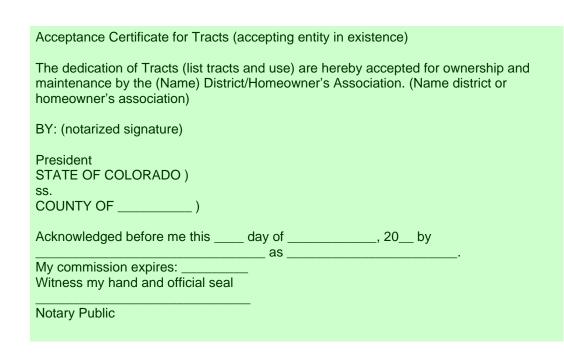
10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY

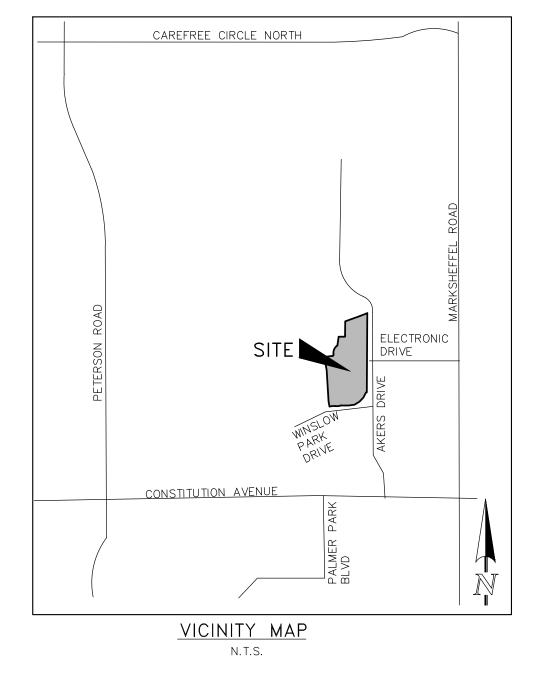
DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO __ IN THE OFFICE OF COUNTY AS RECORDED UNDER RECEPTION NO.____ 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.

> Where the Property is Adjacent to an Industrial Area: NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. (Use when residential is adjacent to industrial)

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

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





Please identify in the table, the acreage of tracts, acreage of proposed ROW, acreage in Lots and then the total should add up to the legal. (This is broken out in the staff reports.)

TRACT USE PARKS, OPEN SPACE, A, B₄ C PUBLIC UTILITIES

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.

OWNERSHIP/MAINTENTANCE

HOA

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

TRACT TABLE

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 DEPART	MENT DATE
COUNTY ASSESSOR	DATE
CLERK AND RECORDER:	
STATE OF COLORADO))ss	
COUNTY OF EL PASO) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR R O'CLOCKM. THISDAY OF, 20, A.D., AT RECEPTION NOOF THE RECO	AND IS DULY RECORDED
BY: DEPUTY	
DRAINAGE: Basin Name and amount due	
BRIDGE FEES:	
URBAN PARK:	RELIMINARY
REGIONAL PARK: THIS [DOCUMENT HAS NOT BEEI
SCHOOL FEE: District No. 11	PLAT CHECKED
SURCHARGE:	
PEE: Delete	
Delete	IDGE AT FEATHERGRA - 5
OWNER: FILING NO. 1 FEATHERGRASS INVESTMENTS, LLC JOB NO. 1	
4715 NORTH CHESTNUT STREET, OCTOBER	4, 2018

5.) A THREE (3') FOOT WALL MAINTENANCE EASEMENT IS LOCATED ALONG THE SIDE PROPERTY LINES OF LOTS 27, 28 & 52, THE WALL SHALL BE BUILT BY THE DEVELOPER, THEN OWNED AND MAINTAINED BY THE HANNAH RIDGE HOMEOWNERS ASSOCIATION AND SAID EASEMENT SHALL BE TO THE BENEFIT OF SAID ASSOCIATION.

Previous plats identified lots of subdivision wall and maintenance responsibility of wall

verify that you dont

want to identify the

title commitment

exceptions on the

face of the plat? It

previously. Is this

subject to previous

metropolitan/special

, of the records of the El Paso

districts should be

identified etc...

Where the Property is Located in the Airport Overlay Zone

Overflight and Noise Impact recorded at Reception No.

existing avigation easement as reflected in the title policy)

has previously been recorded)

recorded at Reception No. _

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

All property within this subdivision is subject to a Notice of Potential Aircraft

All property within this subdivision is subject to an Avigation Easement as

County Clerk and Recorder. (Use only when the property is subject to an

see title commitment

and modify if

necessary

the records of the El Paso County Clerk and Recorder. (Use when the Notice

SIA, PID, BMP

agreements,

was platted as a tract

GENERAL NOTES (CONT.):

- 11. 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.
- 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 13. FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
- 14. THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.

water & wastewater provided by X electric and gas provided by X

SF-18-038

complete when PID

completed. You can

work with Lori now

since the tract was

platted previously.

titlework. I do not

in again as lots

This may already be

know if it needs to go

resolution is

in the PID per

PCDD FILE NO.: SF-18-___

COLORADO SPRINGS, CO 80907

DATE

SUITE 200

REVISION

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

SHEET 1 OF 3

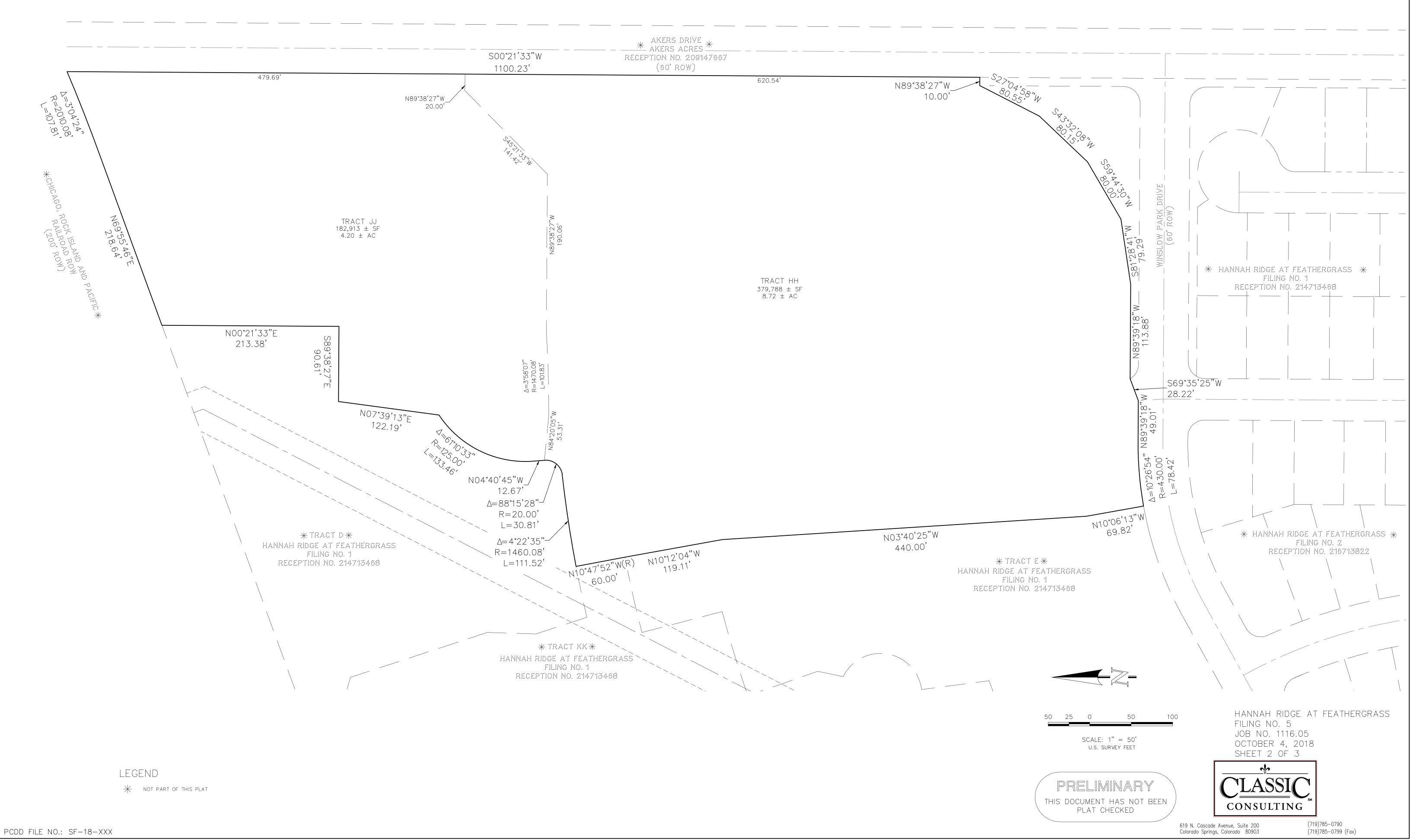
CONSULTING

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

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

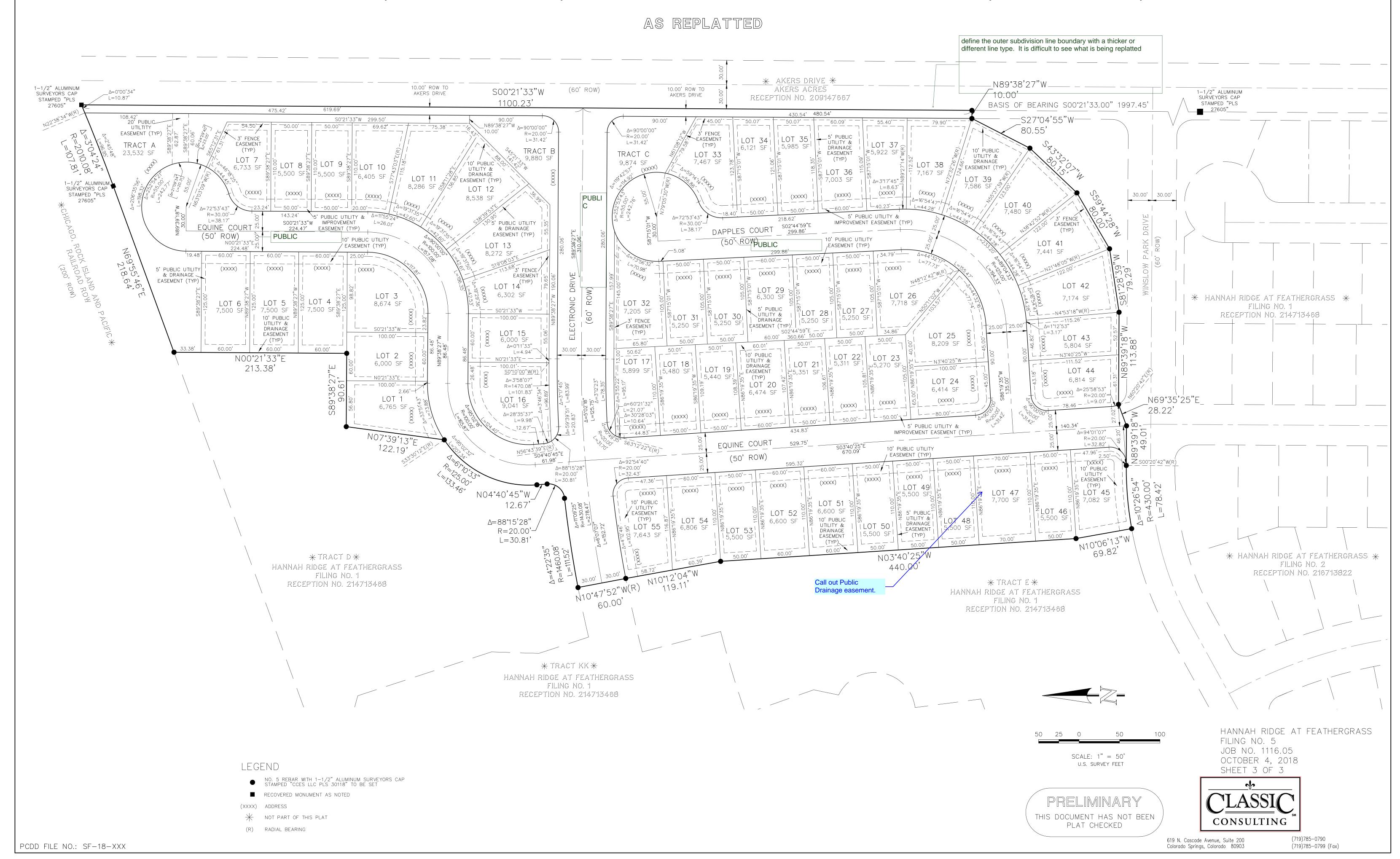
A REPLAT OF TRACTS HH AND JJ OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY COLORADO A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

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



Markup Summary

Steve Kuehster (2)

SF-18-038

Subject: text box Page Label: 1

Author: Steve Kuehster **Date:** 11/19/2018 10:36:47 AM

Color:

SF-18-038



Subject: arrow & box Page Label: 3 Author: Steve Kuehster

Date: 11/20/2018 10:11:35 AM

Color:

Call out Public Drainage easement.

dsdparsons (19)



Subject: Callout Page Label: 1 Author: dsdparsons

Date: 11/20/2018 1:42:40 PM

Color:

water & wastewater provided by \boldsymbol{X} electric and gas provided by \boldsymbol{X}



Subject: Industrial Page Label: 1
Author: dsdparsons

Date: 11/20/2018 1:50:16 PM

Color:

Where the Property is Adjacent to an Industrial

NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. (Use when residential is adjacent to industrial)



Subject: Image Page Label: 1 Author: dsdparsons

Date: 11/20/2018 1:55:30 PM

Color:



Subject: Callout Page Label: 1 Author: dsdparsons

Date: 11/20/2018 1:55:37 PM

Color:

Previous plats identified lots of subdivision wall and maintenance responsibility of wall



Subject: Callout Page Label: 1 Author: dsdparsons

Date: 11/20/2018 1:57:05 PM

Color:

Basin Name and amount due

3:

Subject: Arrow Page Label: 1 Author: dsdparsons

Date: 11/20/2018 1:57:11 PM

Color:

	Subject: Callout	
JAN PARK:		District No. 11
IONAL PARK:	Page Label: 1	2.6
OOL PEE: District No. 11	Author: dsdparsons	
CHARGE:	Date: 11/20/2018 1:57:37 PM	
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REGIONAL PARK:	Subject: Callout	Delete
SCHOOL FEE:	Page Label: 1	Delete
SURCHARGE:	Author: dsdparsons	
FEE: Delete	Date: 11/20/2018 1:57:47 PM	
OWNER: FEATHERGRASS INVESTMENTS,	_	
4715 NORTH CHESTNUT STREE	Color: ■	
MIDE HES	Subject: Callout	
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SCHOOL FEE:	Page Label: 1	Boloto
OWNER- Dalete HANT	Author: dsdparsons	
OWNER: Paints HAN' FATHERGRASS INVESTMENTS, LLC 4715 NORTH CHESTNUT STREET, OCTC SUITE 200 SHEE	Date: 11/20/2018 1:57:58 PM	
COLORADO SPRINGS, CO 80907	Color:	
ICI.	Color.	
TRACT	Subject: Callout	
A. By C		Please identify in the table, the acreage of tracts,
Please identify in the table, the acreage of	Page Label: 1	acreage of proposed ROW, acreage in Lots and
tracts, acreage of proposed ROW, acreage in Lots and then the total should	Author: dsdparsons	then the total should add up to the legal. (This is
add up to the legal. (This is broken out in the staff reports.) SURVEYOR'S	Date: 11/20/2018 2:07:41 PM	
THE UNDERSIGNED COLORADO, HEREB	Color: ■	broken out in the staff reports.)
GIBUREN AIN NE		
WEST OF THE SIXTH PRINCI	Subject: Tract Acceptance	A O
Anapares Certificate for There (anapting entity in astronomy) The defination of There (to grant and unit we havely anapting the represent and	Page Label: 1	Acceptance Certificate for Tracts (accepting entity
Notice of the second of the se		in existence)
COUNTY OF	Author: dsdparsons	,
Minuscop hard and official soci	Date: 11/20/2018 2:08:49 PM	The dedication of Tracts (list tracts and use) are
	Color:	
		hereby accepted for ownership and maintenance
		by the (Name) District/Homeowner's Association.
		(Name district or homeowner's association)
		(Name district or homeowner's association) BY: (notarized signature)
		BY: (notarized signature)
		BY: (notarized signature) President
		BY: (notarized signature)
		BY: (notarized signature) President STATE OF COLORADO)
		BY: (notarized signature) President STATE OF COLORADO) ss.
		BY: (notarized signature) President STATE OF COLORADO)
		BY: (notarized signature) President STATE OF COLORADO) ss. COUNTY OF)
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		BY: (notarized signature) President STATE OF COLORADO) ss. COUNTY OF) Acknowledged before me this day of, 20 by
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		BY: (notarized signature) President STATE OF COLORADO) ss. COUNTY OF) Acknowledged before me this day of as My commission expires: Witness my hand and official seal



Subject: Airport Overlay

Page Label: 1
Author: dsdparsons

Date: 11/20/2018 2:11:37 PM

Color:

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)



Subject: Callout Page Label: 1

Author: dsdparsons

Date: 11/20/2018 2:12:05 PM

Color:

see title commitment and modify if necessary



Subject: Callout Page Label: 1 Author: dsdparsons

Date: 11/20/2018 2:14:19 PM

Color:

verify that you dont want to identify the title commitment exceptions on the face of the plat? It was platted as a tract previously. Is this subject to previous SIA, PID, BMP agreements,

all metropolitan/special districts should be identified etc...



Subject: Callout Page Label: 3 Author: dsdparsons

Date: 11/20/2018 2:17:49 PM

Color:

PUBLIC



Subject: Callout Page Label: 3 Author: dsdparsons

Date: 11/20/2018 2:18:12 PM

Color:

PUBLIC



Subject: Callout Page Label: 3 Author: dsdparsons

Date: 11/20/2018 2:18:49 PM

Color: ■

PUBLIC

ILLIES FOO. 2
214713468, RECORDS OF EL PASO COUNTY, COLOR
AL MERRENAN, EL PASO COUNTY, COLOR

MERCENAN, EL PASO COUNTY, COLOR

MERCE

Subject: Callout Page Label: 3 Author: dsdparsons

Date: 11/20/2018 2:20:21 PM

Color: ■

define the outer subdivision line boundary with a thicker or different line type. It is difficult to see

what is being replatted

TR, BOT-G--BAY
ORS AND THE
FOR STROME THE
FOR STROME THE
BOT STROME

Subject: Callout Page Label: 1 Author: dsdparsons Date: 11/20/2018 2:36:36 PM

Color:

complete when PID resolution is completed. You can work with Lori now since the tract was platted previously. This may already be in the PID per titlework. I do not know if it needs to go in again as

lots