

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 INVESTMENTS, 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

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

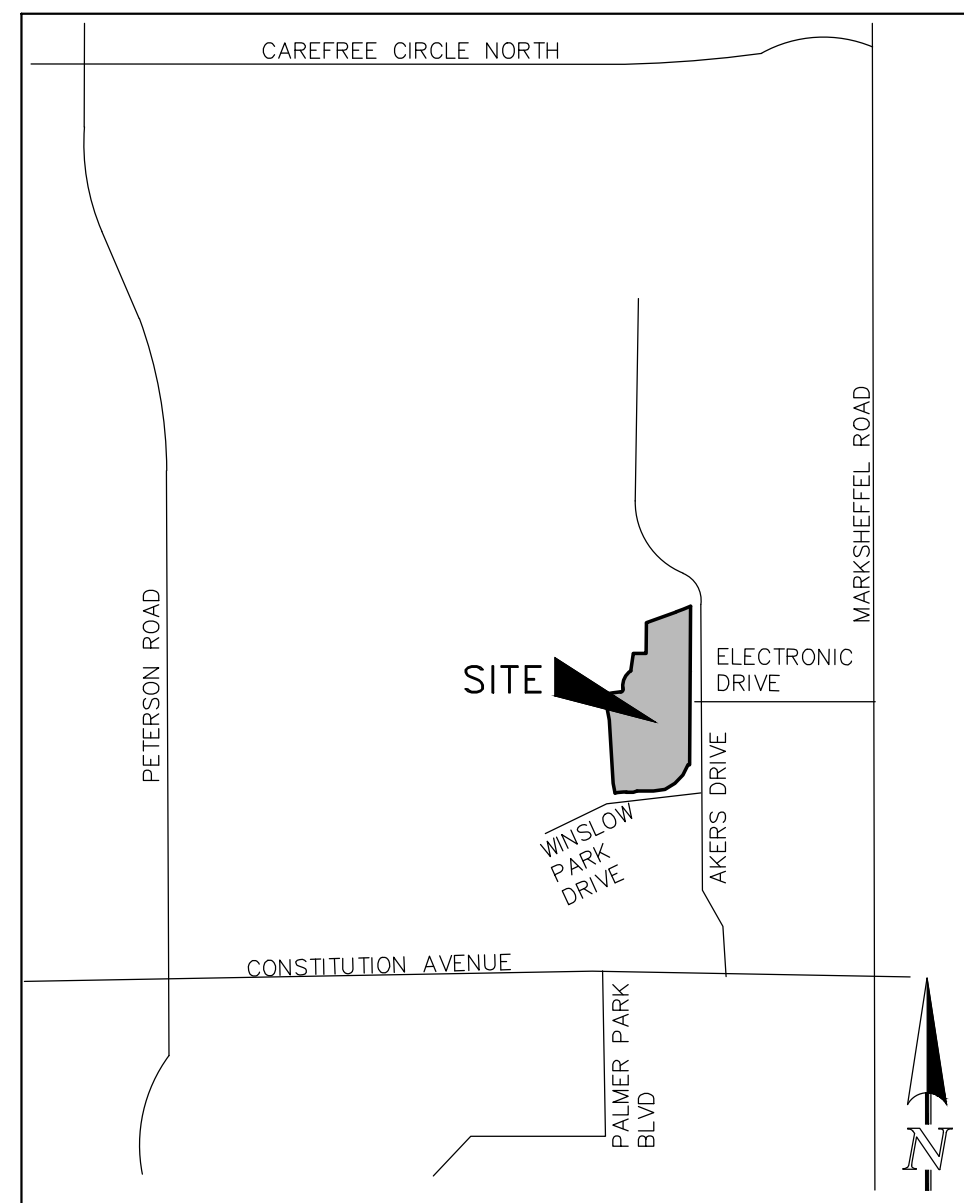
BY: _____ (notarized signature)

President
STATE OF COLORADO)
ss.
COUNTY OF _____)

Acknowledged before me this ___ day of _____, 20__ by _____ as _____

My commission expires: _____
Witness my hand and official seal _____

Notary Public _____



VICINITY MAP
N.T.S.

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 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: _____ Basin Name and amount due _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: _____ District No. 11

SURCHARGE: _____

FEES: _____ Delete

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

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS FILING NO. 5
JOB NO. 1116.05
OCTOBER 4, 2018
SHEET 1 OF 3



NO.	REVISION	DATE
1		
2		

SF-18-038

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

see title commitment and modify if necessary

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)

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 was platted as a tract previously. Is this subject to previous SIA, PID, BMP agreements, all metropolitan/special districts should be identified etc...

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

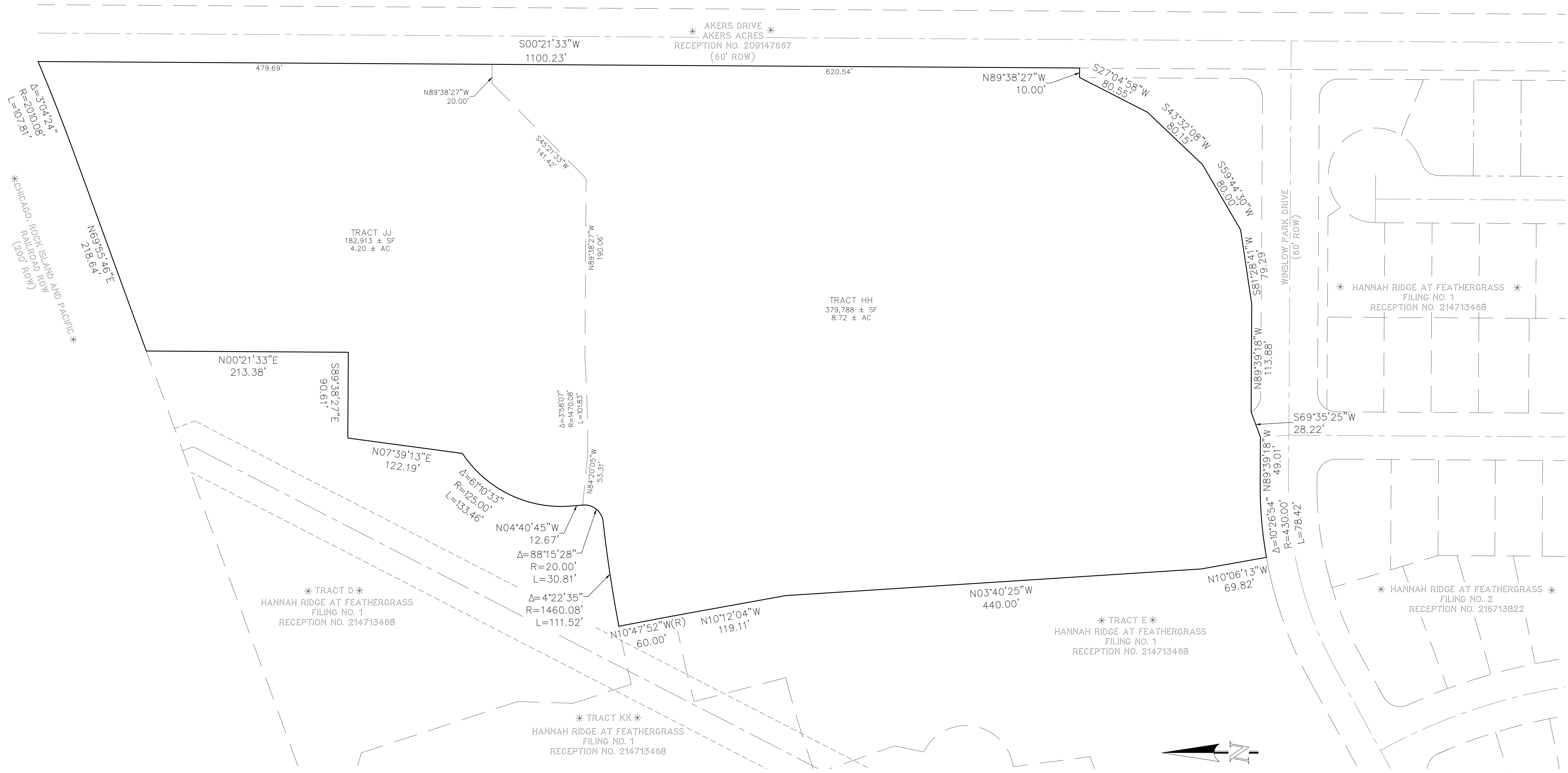
Where the Property is Adjacent to an Industrial Area
NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. (Use when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

N:\111605\DRAWINGS\SUBREPLY\PLAT\111605_P1.dwg, 10/17/2018 8:16:19 AM, 1:1

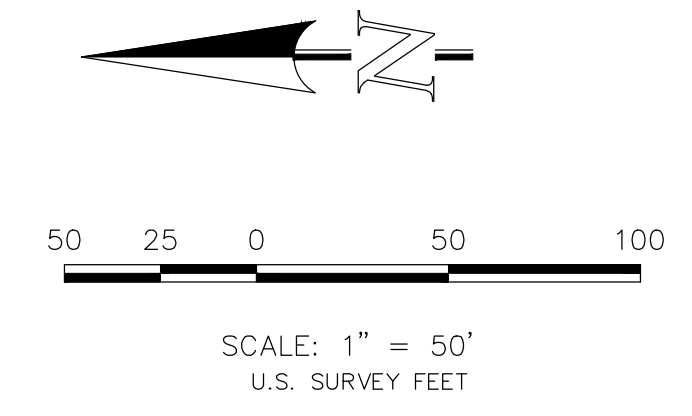
HANNAH RIDGE AT FEATHERGRASS FILING NO. 5

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



LEGEND
* NOT PART OF THIS PLAT



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

HANNAH RIDGE AT FEATHERGRASS
FILING NO. 5
JOB NO. 1116.05
OCTOBER 4, 2018
SHEET 2 OF 3



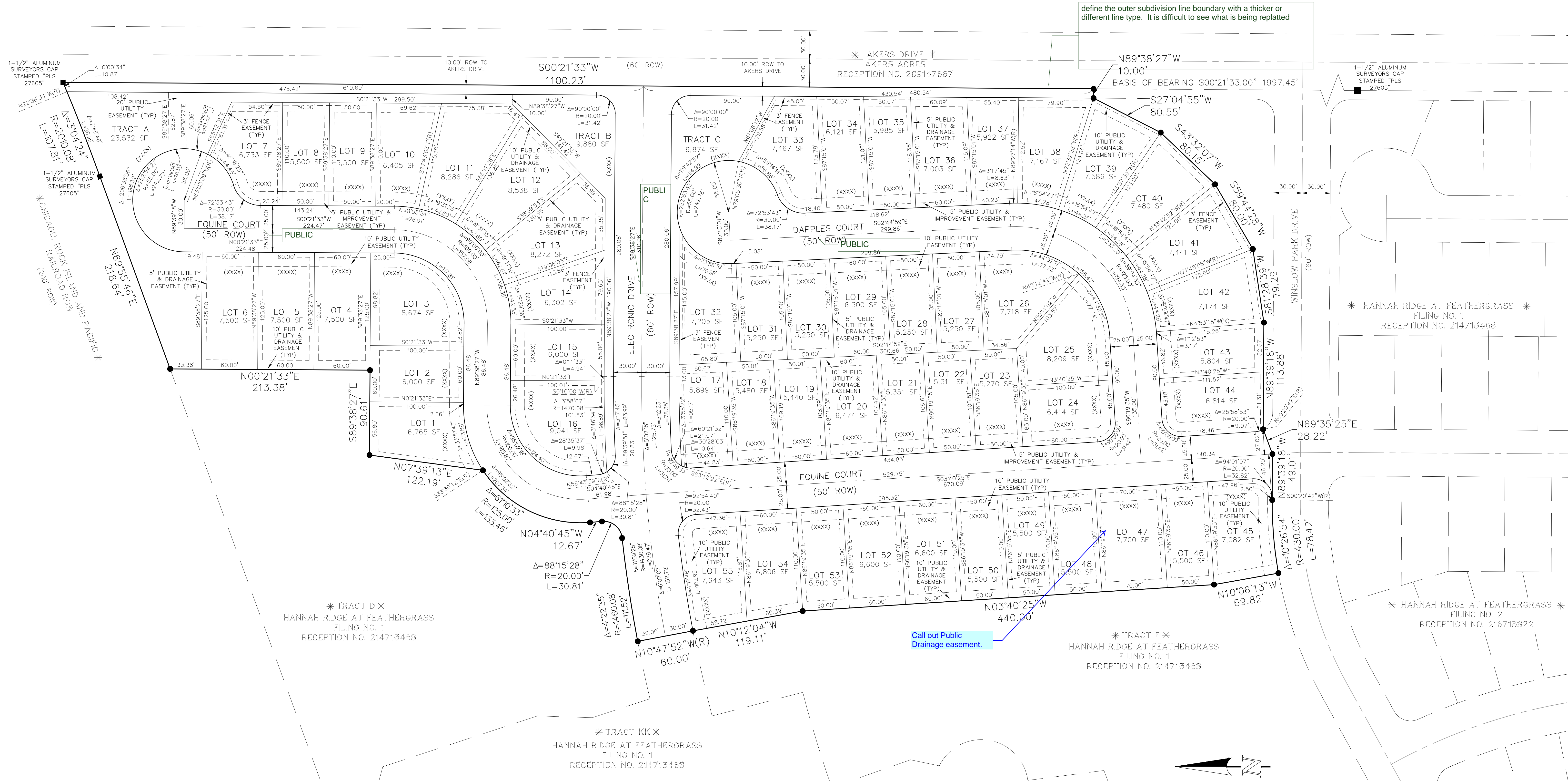
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

N:\111605\DRAWINGS\SURVEY\PLAT\111605_P2.dwg, 10/17/2018 8:17:19 AM, 1:1

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 REPLATTED



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

1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 27605"

1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 27605"

* AKERS DRIVE *
AKERS ACRES
RECEPTION NO. 209147667

* HANNAH RIDGE AT FEATHERGRASS *
FILING NO. 1
RECEPTION NO. 214713468

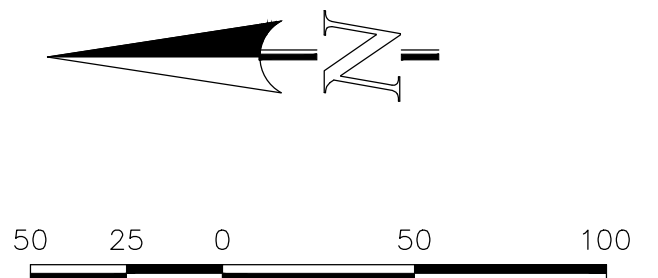
* HANNAH RIDGE AT FEATHERGRASS *
FILING NO. 2
RECEPTION NO. 216713822

* TRACT D *
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 1
RECEPTION NO. 214713468

* TRACT E *
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 1
RECEPTION NO. 214713468

* TRACT KK *
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 1
RECEPTION NO. 214713468

Call out Public Drainage easement.



- 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



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.

dspdparsons (19)



Subject: Callout
Page Label: 1
Author: dspdparsons
Date: 11/20/2018 1:42:40 PM
Color: ■

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



Subject: Industrial
Page Label: 1
Author: dspdparsons
Date: 11/20/2018 1:50:16 PM
Color: ■

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)

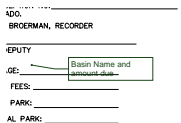


Subject: Image
Page Label: 1
Author: dspdparsons
Date: 11/20/2018 1:55:30 PM
Color: ■



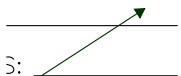
Subject: Callout
Page Label: 1
Author: dspdparsons
Date: 11/20/2018 1:55:37 PM
Color: ■

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



Subject: Callout
Page Label: 1
Author: dspdparsons
Date: 11/20/2018 1:57:05 PM
Color: ■

Basin Name and amount due



Subject: Arrow
Page Label: 1
Author: dspdparsons
Date: 11/20/2018 1:57:11 PM
Color: ■

AGE FEES: _____
URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE: District No. 11
SURCHARGE: _____
: _____
: _____

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 1:57:37 PM
Color: ■

District No. 11

URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE: _____
SURCHARGE: _____
FEE: Delete
OWNER:
FEATHERGRASS INVESTMENTS,
4715 NORTH CHESTNUT STREET

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 1:57:47 PM
Color: ■

Delete

URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE: _____
SURCHARGE: _____
FEE: _____
OWNER:
FEATHERGRASS INVESTMENTS, LLC
4715 NORTH CHESTNUT STREET,
COLORADO SPRINGS, CO 80907

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 1:57:58 PM
Color: ■

Delete

TRACT
A, B, C
Please identify in the table, the acreage of tracts, acreage of proposed ROW, acreage in Lots and acreage in Lots and then the total should add up to the legal. (This is broken out in the staff reports.)
SURVEYOR'S
THE UNDERSIGNED
COLORADO VERBS
REGISTERED AND IN

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 2:07:41 PM
Color: ■

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.)

WEST OF THE SIXTH PRINCIPAL
11/20/18

Subject: Tract Acceptance
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 2:08:49 PM
Color: ■

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

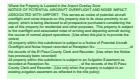
BY: (notarized signature)

President
STATE OF COLORADO)
ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__ by _____ as _____.

My commission expires: _____
Witness my hand and official seal

Notary Public



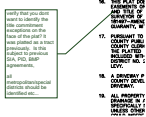
Subject: Airport Overlay
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 2:11:37 PM
Color: ■

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)



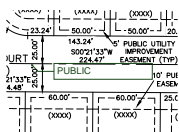
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 2:12:05 PM
Color: ■

see title commitment and modify if necessary



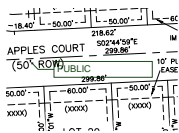
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 11/20/2018 2:14:19 PM
Color: ■

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



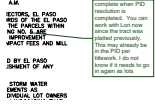
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 11/20/2018 2:18:49 PM
Color: ■

PUBLIC



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



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