

# VILLAS AT CLAREMONT RANCH

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",  
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**KNOW ALL BY THESE PRESENTS:**

THAT PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING ALL THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS:

**LEGAL DESCRIPTION:**

PARCEL A  
TRACT A, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 205071100 IN THE EL PASO COUNTY RECORDS. (QUITCLAIM DEED AS RECORDED UNDER RECEPTION NO. 223046278) IN THE EL PASO COUNTY RECORDS.)

PARCEL B  
TRACT G, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 205071100 IN THE EL PASO COUNTY RECORDS.

SAID PARCELS CONTAINING A COMBINED CALCULATED AREA OF 442,943 SQUARE FEET (10.169 ACRES, MORE OR LESS).

**DEDICATION:**

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 "VILLAS AT CLAREMONT RANCH". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO 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 OWNERS' 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.

BY: PAUL BROUSSARD DATE  
TITLE: DIRECTOR OF OPERATIONS, PHI REAL ESTATE SERVICES, LLC  
A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023,  
BY PAUL BROUSSARD, DIRECTOR OF OPERATIONS, PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

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

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

**EASEMENTS:**

FORMER TRACT A, "CLAREMONT RANCH FILING NO. 7" IS DEDICATED AS A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IN ITS ENTIRETY. ADDITIONAL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN ON SHEET 5 OF 5.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	OWNER	MAINT.
A	1.572	PRIVATE ROADS/PUBLIC UTILITY EASEMENTS/ DRAINAGE EASEMENTS	VCRHOA	VCRHOA
B	0.426	COMMON AREAS/OPEN SPACE/ EASEMENTS	VCRHOA	VCRHOA
C	0.441	COMMON AREAS/OPEN SPACE/ EASEMENTS	VCRHOA	VCRHOA
D	0.513	COMMON AREAS/OPEN SPACE/ EASEMENTS	VCRHOA	VCRHOA
E	3.930	OPEN SPACE/EASEMENTS	VCRHOA	VCRHOA
F	0.695	DETENTION POND/EASEMENTS	VCRHOA	VCRHOA
TOTAL	7.577	(TOTAL ACREAGE OF ALL TRACTS)		

\*VCRHOA = VILLAS AT CLAREMONT RANCH HOMEOWNERS ASSOCIATION  
ALL TRACTS ARE TO BE CONVEYED BY SEPARATE INSTRUMENT.

**GENERAL NOTES:**

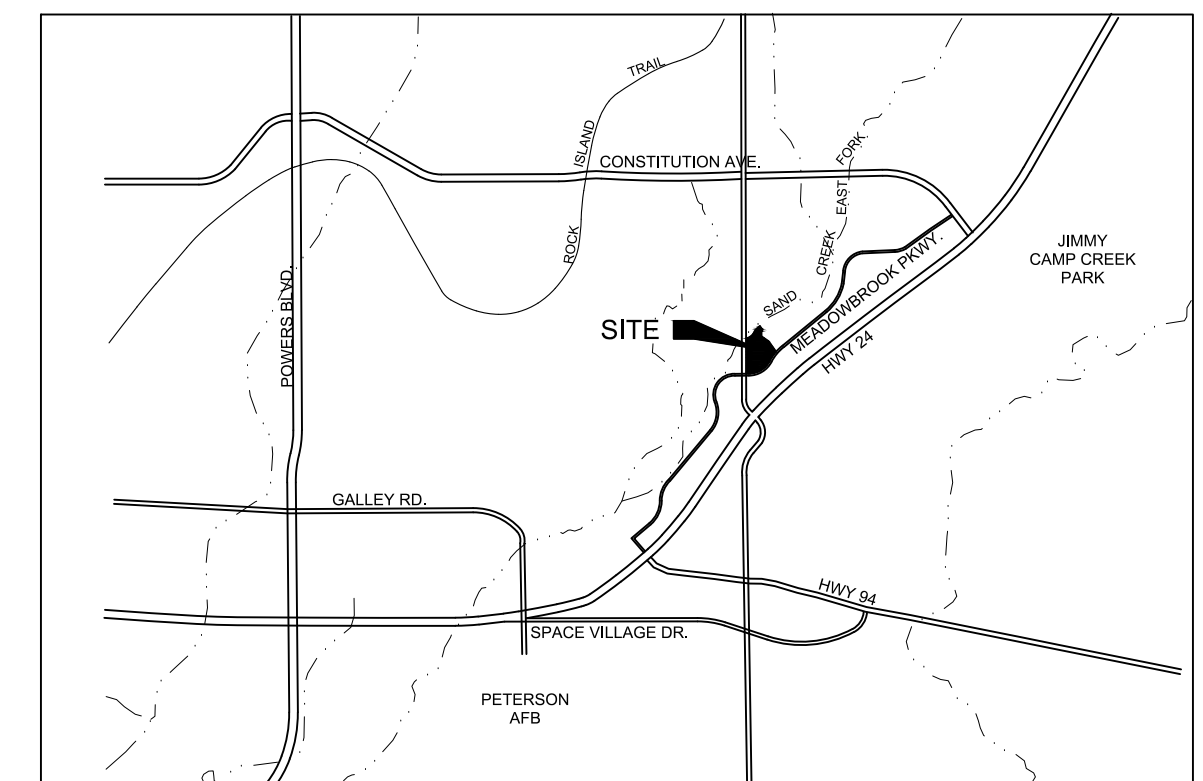
- THIS PLAT WAS PREPARED BASED ON A FIELD SURVEY OF THE PROPERTY SHOWN HEREON BY M&S CIVIL CONSULTANTS, INC. ON SEPTEMBER 29, 2017. THE BASIS OF BEARINGS IS THE EASTERLY LINE OF TRACT I, "CLAREMONT RANCH FILING NO. 7" AS RECORDED UNDER RECEPTION NO. 2005071100 IN THE EL PASO COUNTY, COLORADO RECORDS. SAID LINE WAS FOUND TO BE MONUMENTED AS SHOWN HEREON AND IS ASSUMED TO BEAR N00°07'48"E, 814.58 FEET. THE UNIT OF MEASUREMENT FOR ALL DISTANCES IS THE U.S. SURVEY FOOT.
- THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE AREA SHOWN BY THIS PLAT HAS BEEN REVIEWED. A SMALL AREA IN THE NORTHWEST CORNER LIES WITHIN ZONE AE (FLOODWAY) AS SHOWN HEREON. THE REMAINDER OF THE PROPERTY LIES WITHIN ZONE X (AREA SUBJECT TO MINIMAL FLOOD RISK)
- A TITLE REPORT ISSUED JUNE 12, 2023 BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, NUMBER 596-HS0820024-416, EFFECTIVE DATE DATE JUNE 7, 2023 AT 8:00 A.M. HAS BEEN EXAMINED. THE FOLLOWING EXCEPTIONS AS THEY RELATE TO THE PROPERTY BEING REPLATTED HEREON, AS NUMBERED THEREIN, ARE HEREBY NOTED:

- TR#1 ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. (NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#2 THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 16, 1886 IN BOOK 72 AT PAGE 90; AND ANY AND ALL ASSIGNMENTS THEREOF OR INTEREST THEREIN. (NOTHING TO SHOW)
- TR#3 ANY ASSESSMENT OR LIEN OF CHEROKEE METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED AUGUST 11, 1986 IN BOOK 5216 AT PAGE 353 AND RECORDED MAY 27, 1992 IN BOOK 5983 AT PAGE 83. (NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#4 ANY ASSESSMENT OR LIEN OF CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED OCTOBER 3, 2002 AT RECEPTION NO. 202169647 AND RECORDED DECEMBER 12, 2002 AT RECEPTION NO. 202221165. (NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#5 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 03-127 OF THE BOARD OF COUNTY COMMISSIONERS, EL PASO COUNTY RECORDED MAY 8, 2003 AT RECEPTION NO. 203099698. (NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#6 AN AVIGATION AND HAZARD EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS, BY THE INSTRUMENT RECORDED NOVEMBER 18, 2004 AT RECEPTION NO. 204190786 AND AT RECEPTION NO. 204190787, UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER SUBJECT PROPERTY. (AFFECTS ENTIRE SITE, NOTHING TO SHOW)
- TR#7 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE CLAREMONT RANCH FILING NO. 7 DEVELOPMENT PLAN RECORDED JANUARY 18, 2005 AT RECEPTION NO. 205007124. (AFFECTS ENTIRE SITE, NOTHING TO SHOW)
- TR#8 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT, RECORDED MAY 17, 2005 AT RECEPTION NO. 205071099. (NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#9 TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, 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, AS SET FORTH ON THE PLAT(S) OF CLAREMONT RANCH FILING NO. 7, RECORDED MAY 17, 2005 AT RECEPTION NO. 205071100. (AS SHOWN)
- TR#10 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-496 AS SET FORTH BELOW: RECORDED DATE: JANUARY 31, 2005 RECORDED NO.: 205015064 (NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#11 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF ENTRY AS SET FORTH BELOW: RECORDED DATE: OCTOBER 14, 2008 RECORDED NO.: 20812358 (AFFECTS TRACT G, NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#12 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AMENDMENT TO RIGHT OF ENTRY AS SET FORTH BELOW: RECORDED DATE: MARCH 22, 2010 RECORDED NO.: 210025995 (AFFECTS TRACT G, NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#13 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF ENTRY EASEMENT AS SET FORTH BELOW: RECORDED DATE: NOVEMBER 9, 2010 RECORDED NO.: 210113781 (AFFECTS TRACT G, NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#14 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PERMANENT EASEMENT AGREEMENT AS SET FORTH BELOW: RECORDED DATE: DECEMBER 3, 2010 RECORDED NO.: 210123365 (AFFECTS TRACT G, AS SHOWN)
- TR#15 SOUTHERN DELIVERY SYSTEM LAND SURVEY DIAGRAM PHASE 2A RECORDED FEBRUARY 27, 2013 AT RECEPTION NO. 213025835. (NOTHING TO SHOW)

**GENERAL NOTES: (CONT.)**

- TR#16 TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT CONCERNING THE IMPOSITION OF CAPITAL FACILITIES FEE AS SET FORTH BELOW: RECORDED DATE: NOVEMBER 14, 2017 RECORDED NO.: 217138355 (NOT SURVEY RELATED, NOTHING TO SHOW)
- TR#17 TERMS CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS CONTAINED IN THE VILLAS AT CLAREMONT RANCH PUD PRELIMINARY PLAN AS SET FORTH BELOW: RECORDED DATE: MARCH 29, 2023 RECORDED NO.: 223025265 (AS SHOWN)
- THE PROPERTY IS THE SUBJECT OF A SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, COLORADO.
  - WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS. (BOOK 5893, PAGE 83)
  - ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
  - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  - MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY, COLORADO DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
  - NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH POTENTIALITY AND RAMIFICATIONS THEREOF. (REC. NOS. 97151716 AND 98009638)
  - ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AVIGATION EASEMENTS AS RECORDED UNDER RECEPTION NO. 204190786 AND RECEPTION NO. 204190787 IN THE RECORDS OF EL PASO COUNTY, COLORADO. AS SUCH:
    - NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
    - ALL EXTERIOR LIGHTING PLANS ARE TO BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
    - NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
    - IF A CRANE IS TO BE USED DURING THE CONSTRUCTION PERIOD, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE ANY BUILDING PERMIT IS ISSUED BY THE COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30 - 60 WORKING DAYS.
  - THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA PLATTED AS SHOWN HEREON.
  - THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO MEADOWBROOK PARKWAY FROM ANY LOT PLATTED HEREIN. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO MARKSHEFFEL ROAD FROM ANY LOT PLATTED HEREIN.
  - THE FOLLOWING REPORTS HAVE BEEN FILED AT THE COUNTY PLANNING DEPARTMENT; SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT EROSION CONTROL REPORT. (FILE SF-22-028).
  - A "GEOLOGY AND SOILS STUDY" FOR VILLAS AT CLAREMONT RANCH, EL PASO COUNTY, COLORADO WAS COMPLETED BY ENTECH ENGINEERING, INC. ON SEPTEMBER 22, 2017 (REVISED APRIL 16, 2020). THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, LOTS: 3,4,5,6,19,20,21,42,59,60,61. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY BY ENTECH ENGINEERING INC. ON SEPTEMBER 22, 2017 (REVISED APRIL 16, 2020) IN FILE PUDSP211 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
    - ARTIFICIAL FILL: ACROSS THE SITE
    - COLLAPSIBLE SOILS: POTENTIALLY ACROSS THE SITE
    - AREAS OF EROSION: ACROSS THE SITE
    - POTENTIALLY SEASONALLY HIGH GROUNDWATER:(NORTHWESTERN PORTION OF THE SITE)
 THE PROPERTY IS LOCATED ON FIRM PLAN NO. 08041C0756G, DATED 12.07.2018, SAID PROPERTY, AS SHOWN HERON, IS THE SUBJECT OF LETTER OF MAP REVISION (LOMR), CASE NO. 08-08-0630P WITH AN EFFECTIVE DATE OF SEPTEMBER, 24, 2008. THE PROPOSED DEVELOPMENT WILL AVOID THIS AREA.
 

**GROUNDWATER & FLOODPLAIN AREAS:**  
THE NORTHERN PORTION OF THE SITE IS MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA MAP NO. 08041C0756G, FIGURE 8 (REFERENCE 7). THE FLOODPLAIN IS ALONG THE EAST FORK OF SAND CREEK, AND THE PROPOSED DEVELOPMENT WILL AVOID THIS AREA. ENTECH ENGINEERING INC. CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.



VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES: (CONT.)**

- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- 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 C.R.S. § 18-4-508.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY.
- 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.
- THE PRIVATE ROADS 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 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.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- A PORTION OF THE PROPERTY SHALL BE DEDICATED FOR THE PURPOSE OF ADDITIONAL PUBLIC RIGHT-OF-WAY FOR MEADOWBROOK PARKWAY. (3,710 SQUARE FEET ADJACENT TO THE NORTHERLY LINE OF THE EXISTING 80' PUBLIC RIGHT-OF-WAY.)
- ALL LOTS ARE REAR LOADED AND WILL BE ADDRESSED OFF OF THE STREET BEHIND, WITH ADDRESSES POSTED ON THE REAR OF THE HOME ONLY.

**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
DIRECTOR CERTIFICATE:**

THIS PLAT FOR "VILLAS AT CLAREMONT RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

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

**SURVEYORS CERTIFICATE**

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 \_\_\_\_\_, 2023.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC

**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.

**FEES:**

DRAINAGE FEE:	_____
BRIDGE FEE:	_____
SCHOOL FEE:	_____
REGIONAL PARK FEE:	\$ 38,180.00
URBAN PARK FEE:	\$ 24,070.00

**SUMMARY:**

83 LOTS	2.507 ACRES	24.65%
6 TRACTS	7.577 ACRES	74.51%
RIGHTS-OF-WAY	0.085 ACRES	0.84%
TOTAL	10.169 ACRES	100.00%

PHI REAL ESTATE SERVICES, LLC  
200 W CITY CENTER DRIVE #200  
PUEBLO, CO 81003  
PHONE: 719-584-2800

PREPARED BY:  
ERIC L. YOKOM  
FOR AND ON  
BEHALF OF  
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

**CIVIL CONSULTANTS, INC.**

DATE PREPARED: 09/15/2017 DATE REVISION: 01/23/2023  
DATE REVISION: 02/18/2020 DATE REVISION: 01/31/2023  
DATE REVISION: 07/29/2022 DATE REVISION: 04/19/2023  
DATE REVISION: 10/17/2022 DATE REVISION: 06/14/2023  
DATE REVISION: 12/09/2022 DATE REVISION: \_\_\_\_\_  
FILE NO.: SF-22-028

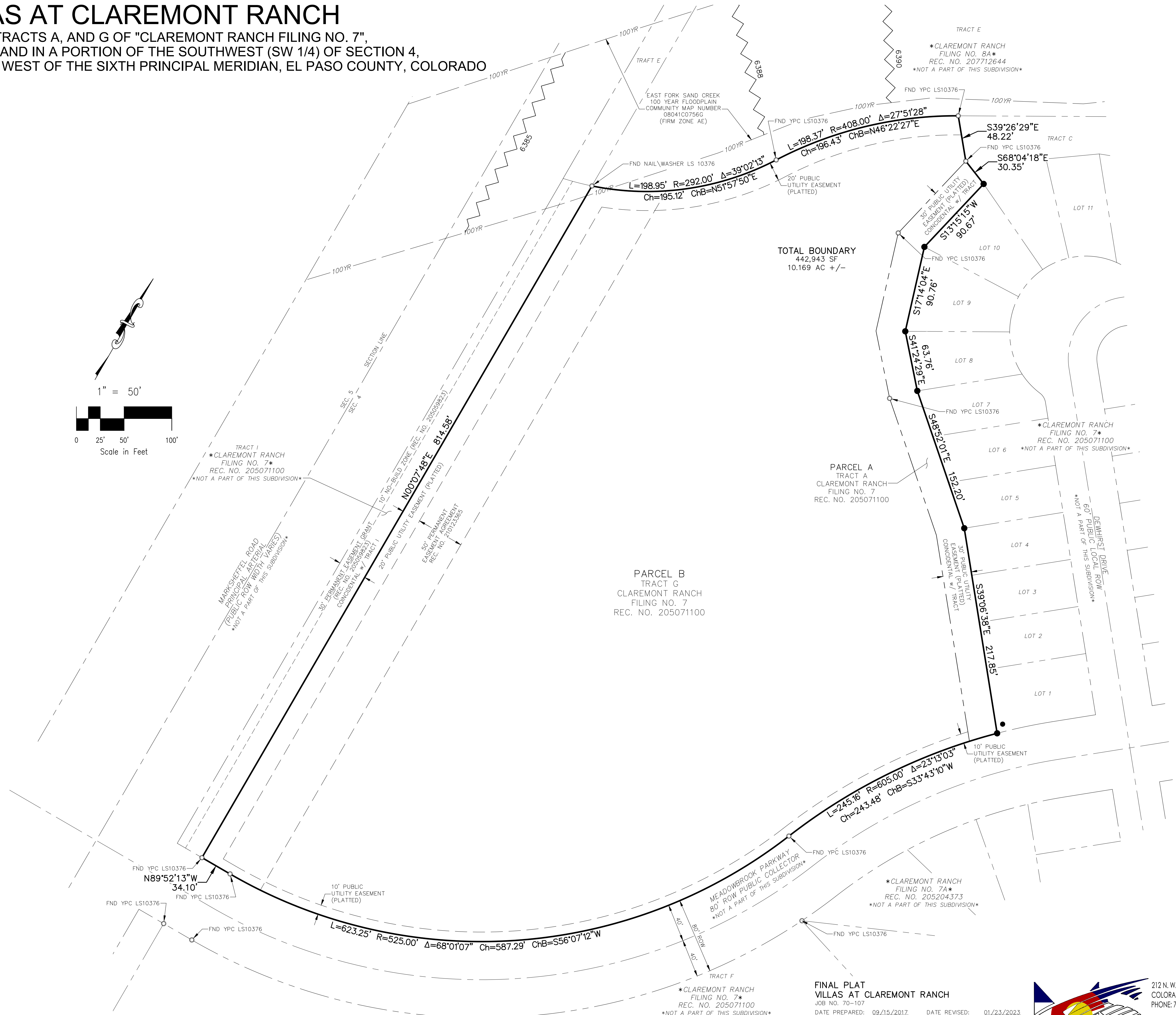
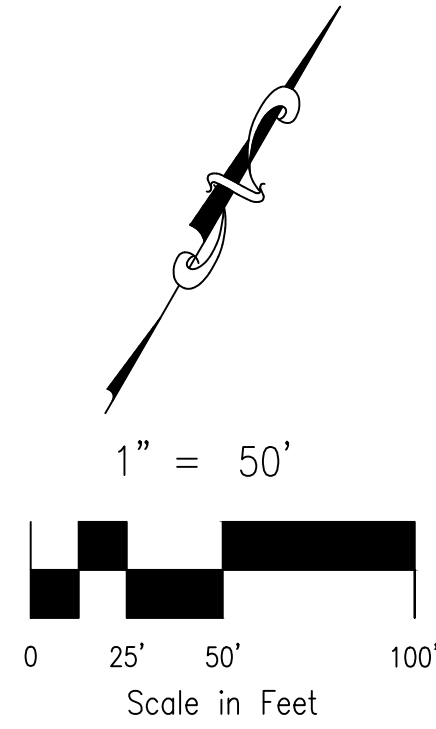
SHEET 1 OF 5



# VILLAS AT CLAREMONT RANCH

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",  
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

- LEGEND:**
- SF SQUARE FEET
  - (xxxx) ADDRESS
  - Ch CHORD
  - ChB CHORD BEARING
  - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
  - PROPERTY LINE
  - - - EASEMENT LINE
  - - - ADJACENT SUBDIVISION, PROPERTY, AND RIGHTS-OF-WAY LINES
  - - - EXISTING CENTERLINES
  - - - EXISTING EASEMENT LINES



AS PLATTED

**FINAL PLAT**  
**VILLAS AT CLAREMONT RANCH**  
JOB NO. 70-107  
DATE PREPARED: 09/15/2017  
DATE REVISED: 02/18/2020  
DATE REVISED: 07/29/2022  
DATE REVISED: 10/17/2022  
DATE REVISED: 12/09/2022  
FILE NO.: SF-22-028

**CIVIL CONSULTANTS, INC.**  
212 N. WAHSATCH AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

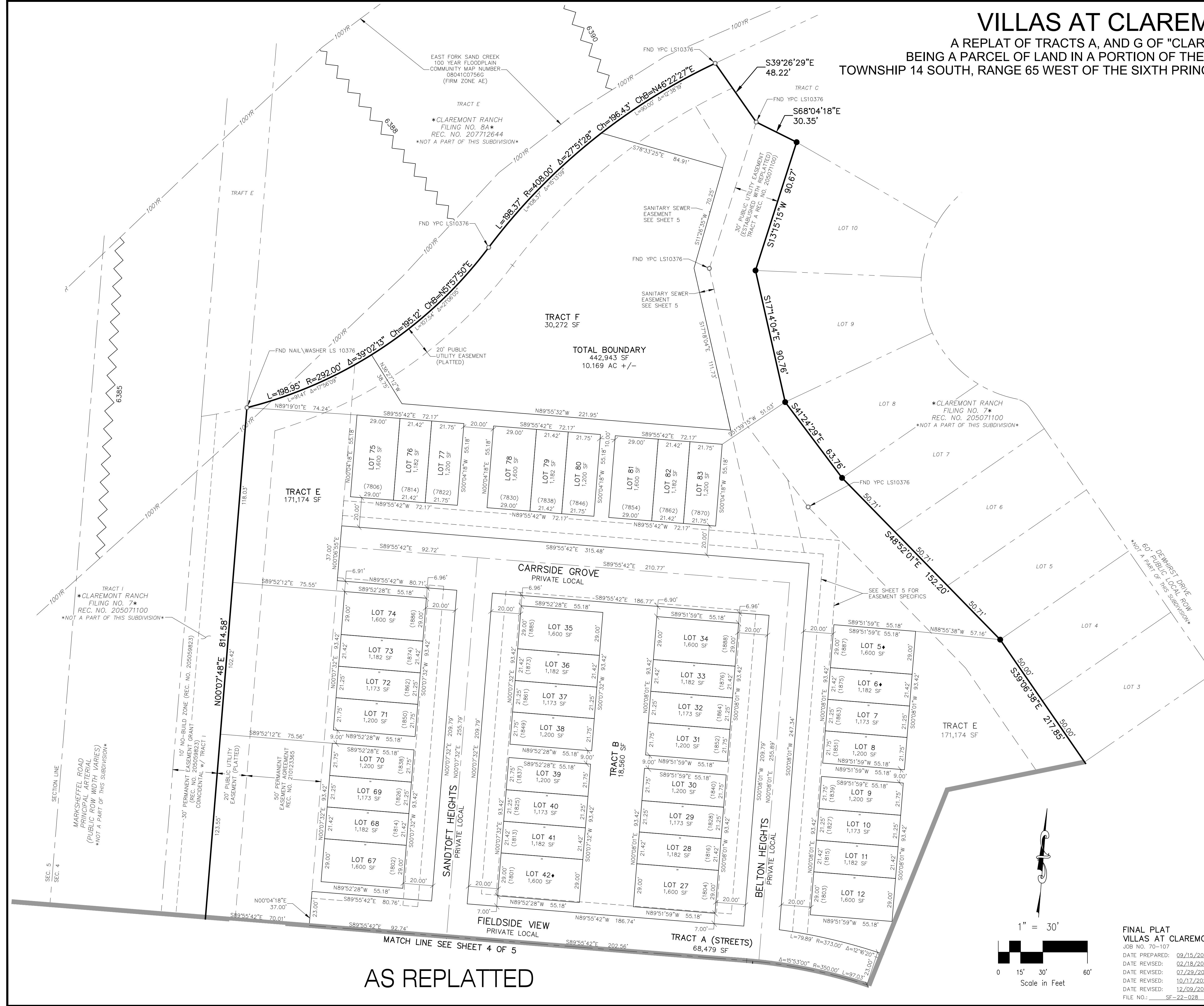
SHEET 2 OF 5

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# VILLAS AT CLAREMONT RANCH

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",  
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**LEGEND:**

SF	SQUARE FEET
(xxxx)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—	BOUNDARY LINE
—	PROPERTY LINE
- - -	EASEMENT LINE
- - -	ADJACENT SUBDIVISION, PROPERTY, AND RIGHTS-OF-WAY LINES
- - -	EXISTING CENTERLINES
- - -	EXISTING EASEMENT LINES
◆	DENOTES LOTS REQUIRING SPECIAL STUDIES OR THAT PRESENT SIGNIFICANT CONSTRAINTS AND/OR HAZARDS TO DEVELOPMENT SEE GENERAL NOTE 14

**FINAL PLAT**  
VILLAS AT CLAREMONT RANCH  
JOB NO. 70-107

DATE PREPARED: 09/15/2017	DATE REVISED: 01/23/2023
DATE REVISED: 02/18/2020	DATE REVISED: 01/31/2023
DATE REVISED: 07/29/2022	DATE REVISED: 04/10/2023
DATE REVISED: 10/17/2022	DATE REVISED: 06/14/2023
DATE REVISED: 12/09/2022	DATE REVISED:
FILE NO.: SF-22-028	

**CIVIL CONSULTANTS, INC.**  
212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 3 OF 5

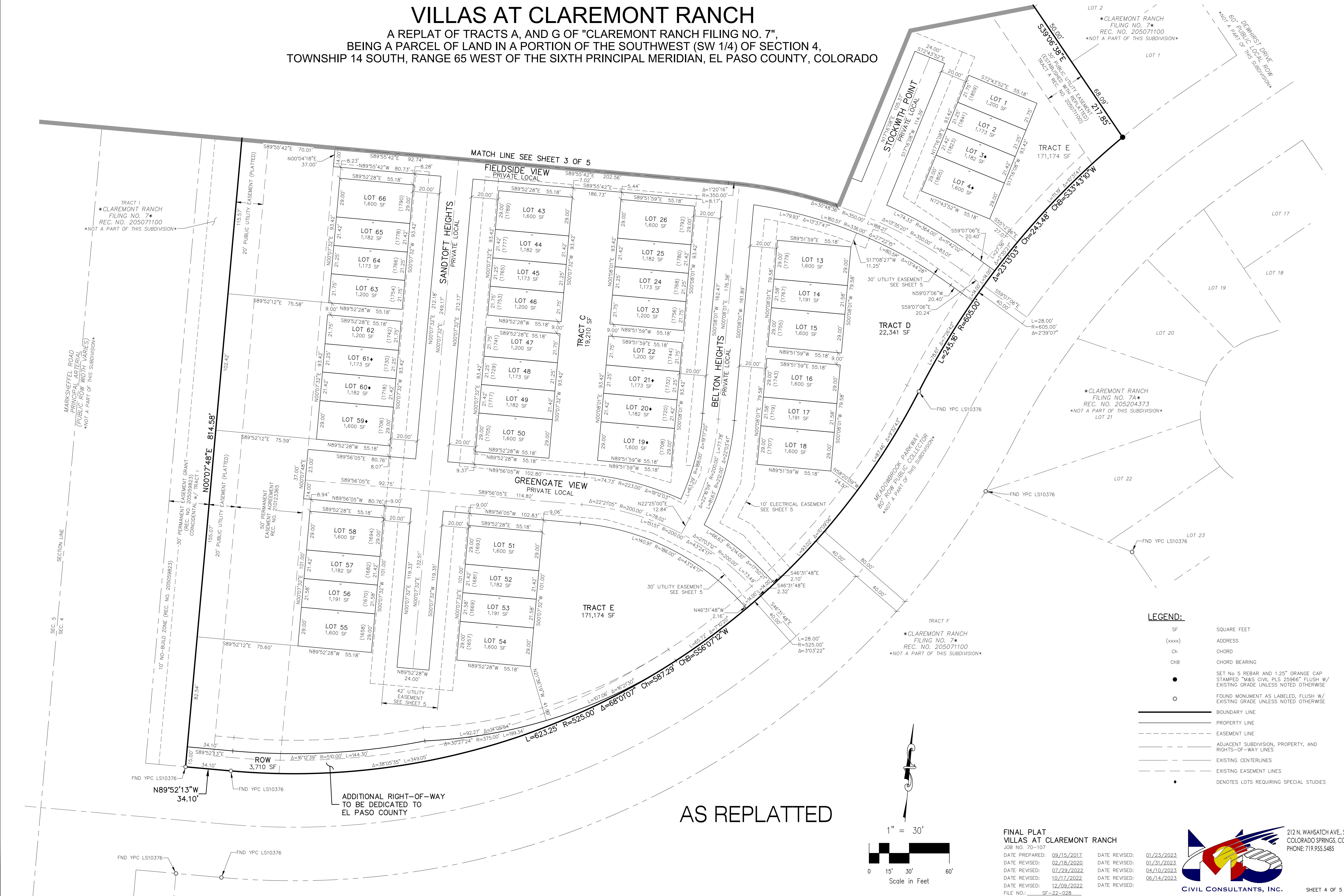
AS REPLATTED

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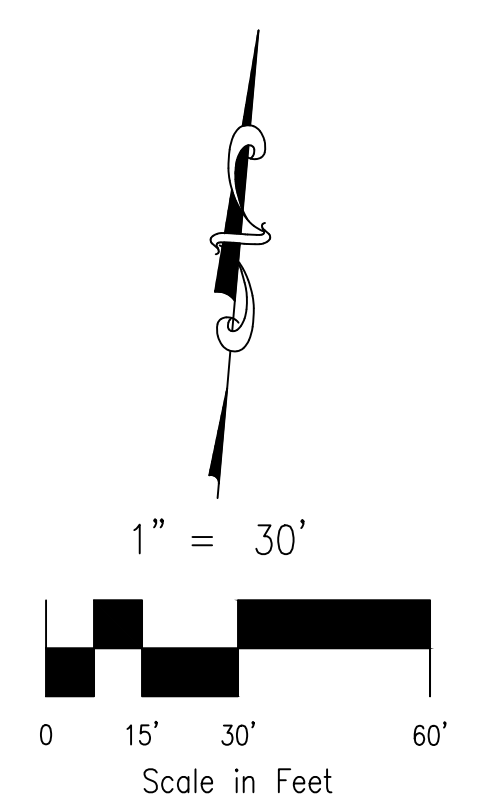
# VILLAS AT CLAREMONT RANCH

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",  
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**LEGEND:**

SF	SQUARE FEET
(xxxx)	ADDRESS
Ch	CHORD
ChB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
—	BOUNDARY LINE
- - - -	PROPERTY LINE
- - - -	EASEMENT LINE
- - - -	ADJACENT SUBDIVISION, PROPERTY, AND RIGHTS-OF-WAY LINES
- - - -	EXISTING CENTERLINES
- - - -	EXISTING EASEMENT LINES
•	DENOTES LOTS REQUIRING SPECIAL STUDIES



AS REPLATTED

FINAL PLAT  
VILLAS AT CLAREMONT RANCH  
JOB NO. 70-107  
DATE PREPARED: 09/15/2017 DATE REVISION: 01/23/2023  
DATE REVISION: 02/18/2020 DATE REVISION: 01/31/2023  
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DATE REVISION: 10/17/2022 DATE REVISION: 06/14/2023  
DATE REVISION: 12/09/2022  
FILE NO.: SF-22-028

**CIVIL CONSULTANTS, INC.**  
212 N. WAHSATCH AVE., STE. 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 4 OF 5

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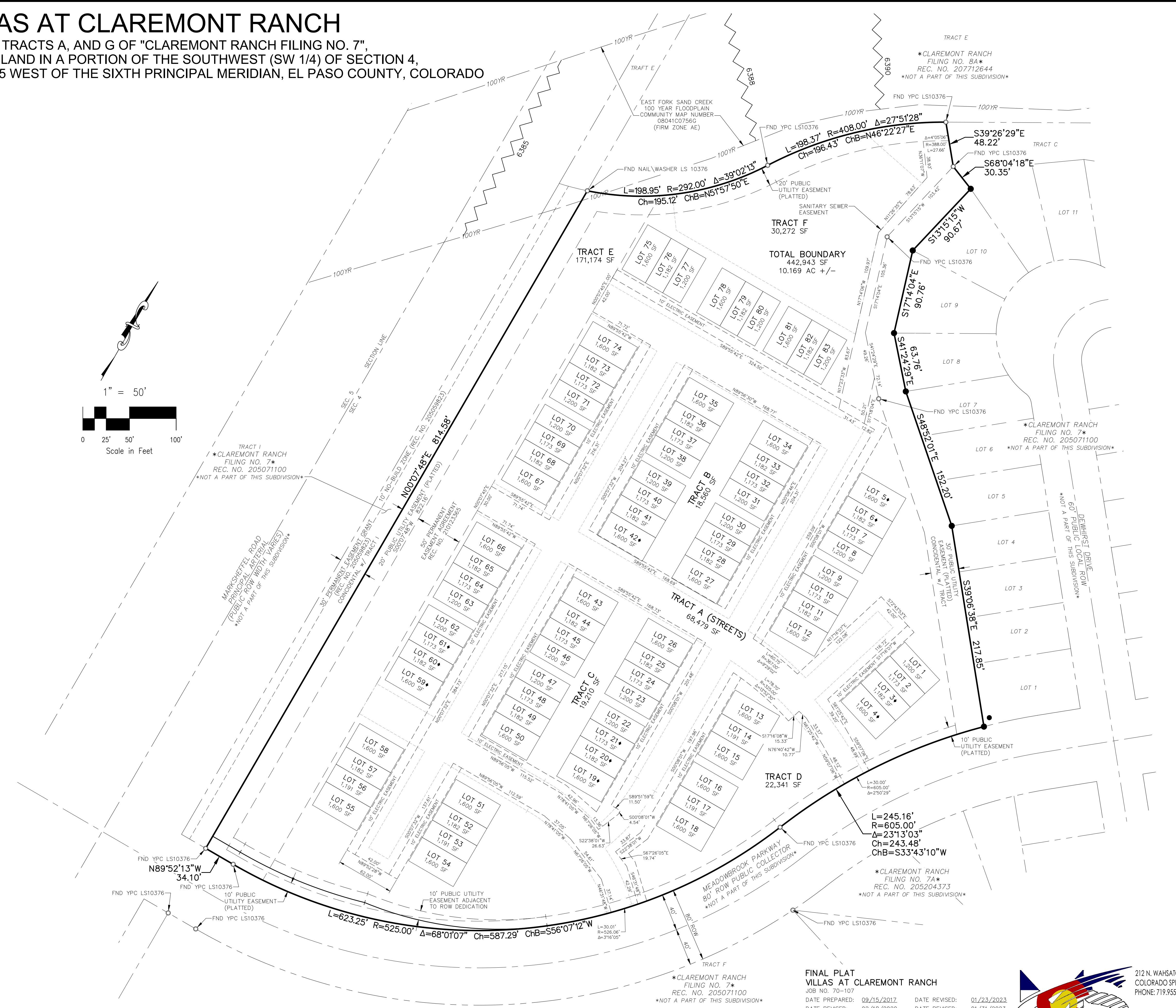
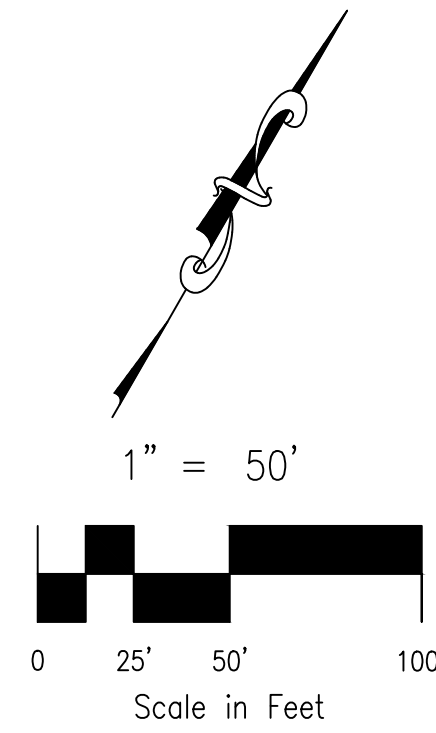


# VILLAS AT CLAREMONT RANCH

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",  
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

- SF SQUARE FEET
- (xxxx) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- - - EXISTING EASEMENT LINES
- ◆ DENOTES LOTS REQUIRING SPECIAL STUDIES OR THAT PRESENT SIGNIFICANT CONSTRAINTS AND/OR HAZARDS TO DEVELOPMENT SEE GENERAL NOTE 14



## EASEMENT EXHIBIT

**FINAL PLAT**  
**VILLAS AT CLAREMONT RANCH**  
JOB NO. 70-107  
DATE PREPARED: 09/15/2017  
DATE REVISED: 02/18/2020  
DATE REVISED: 07/29/2022  
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COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

SHEET 5 OF 5

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