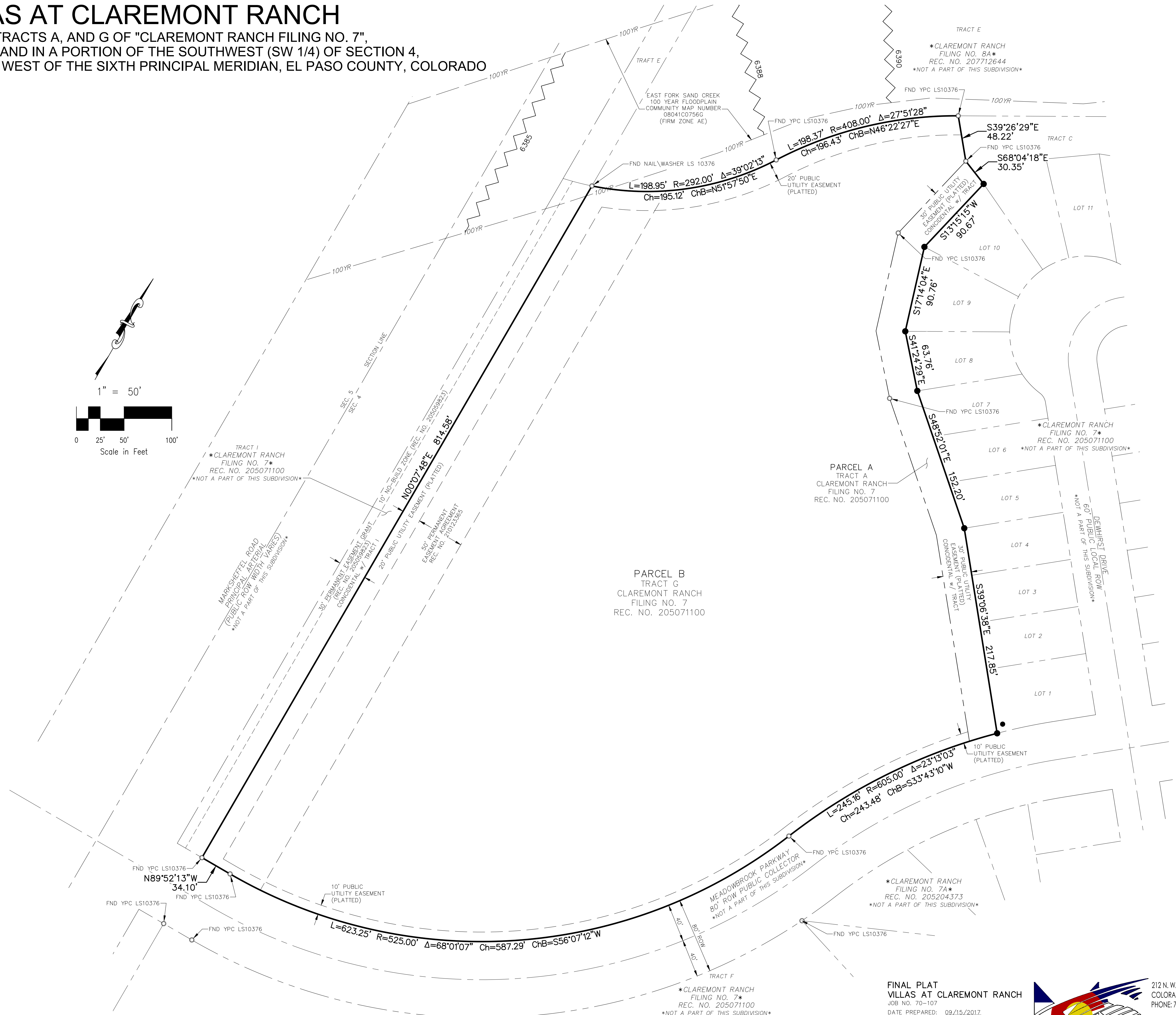
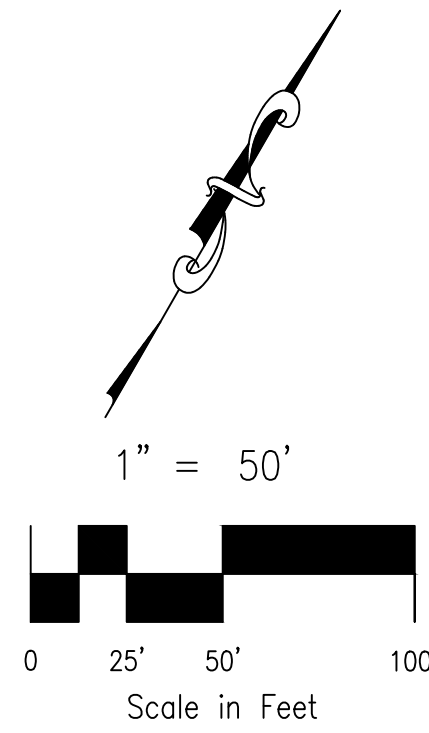


VILLAS AT CLAREMONT RANCH

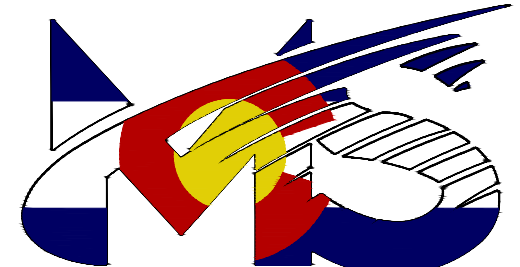
A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

- 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



212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

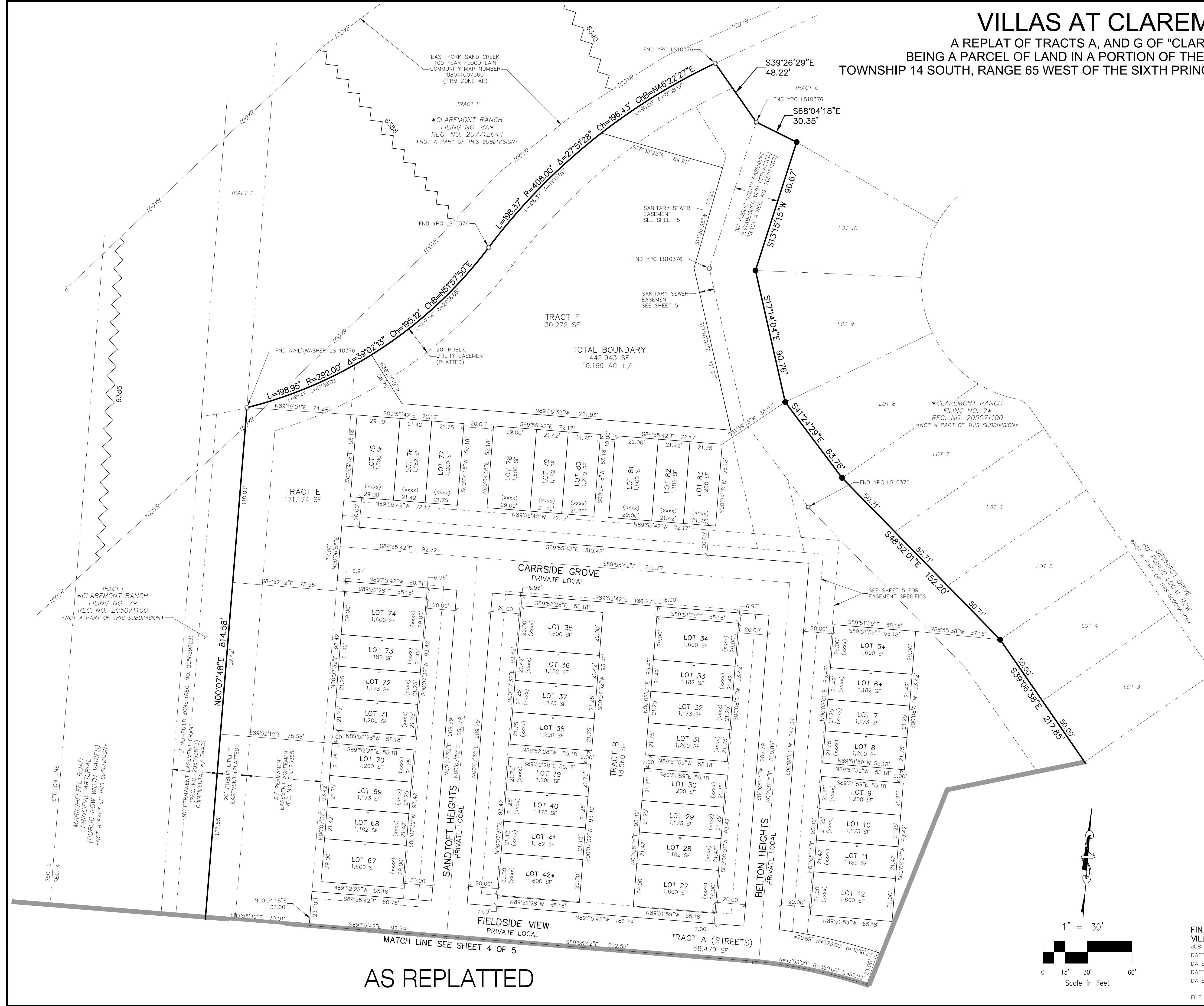
FILE NO.: SF-22-028

SHEET 2 OF 5

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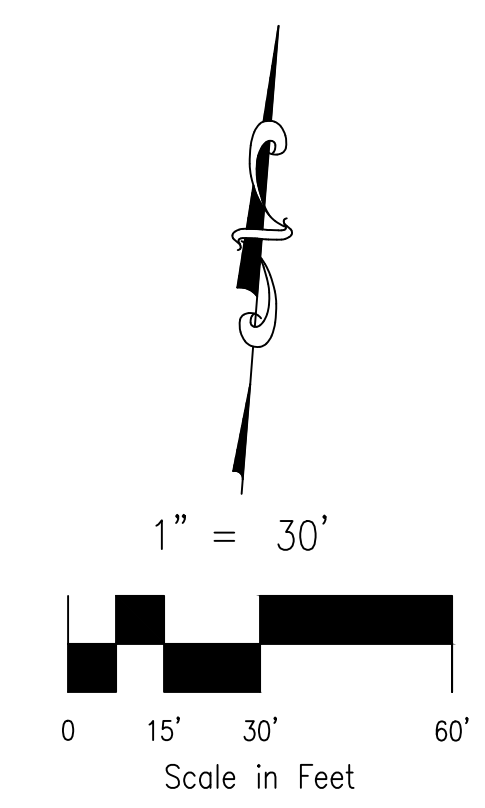
VILLAS AT CLAREMONT RANCH

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. 79-107
DATE PREPARED: 09/15/2017
DATE REVISED: 02/18/2020
DATE REVISED: 07/29/2022
DATE REVISED: 10/17/2022
FILE NO.: SF-22-028

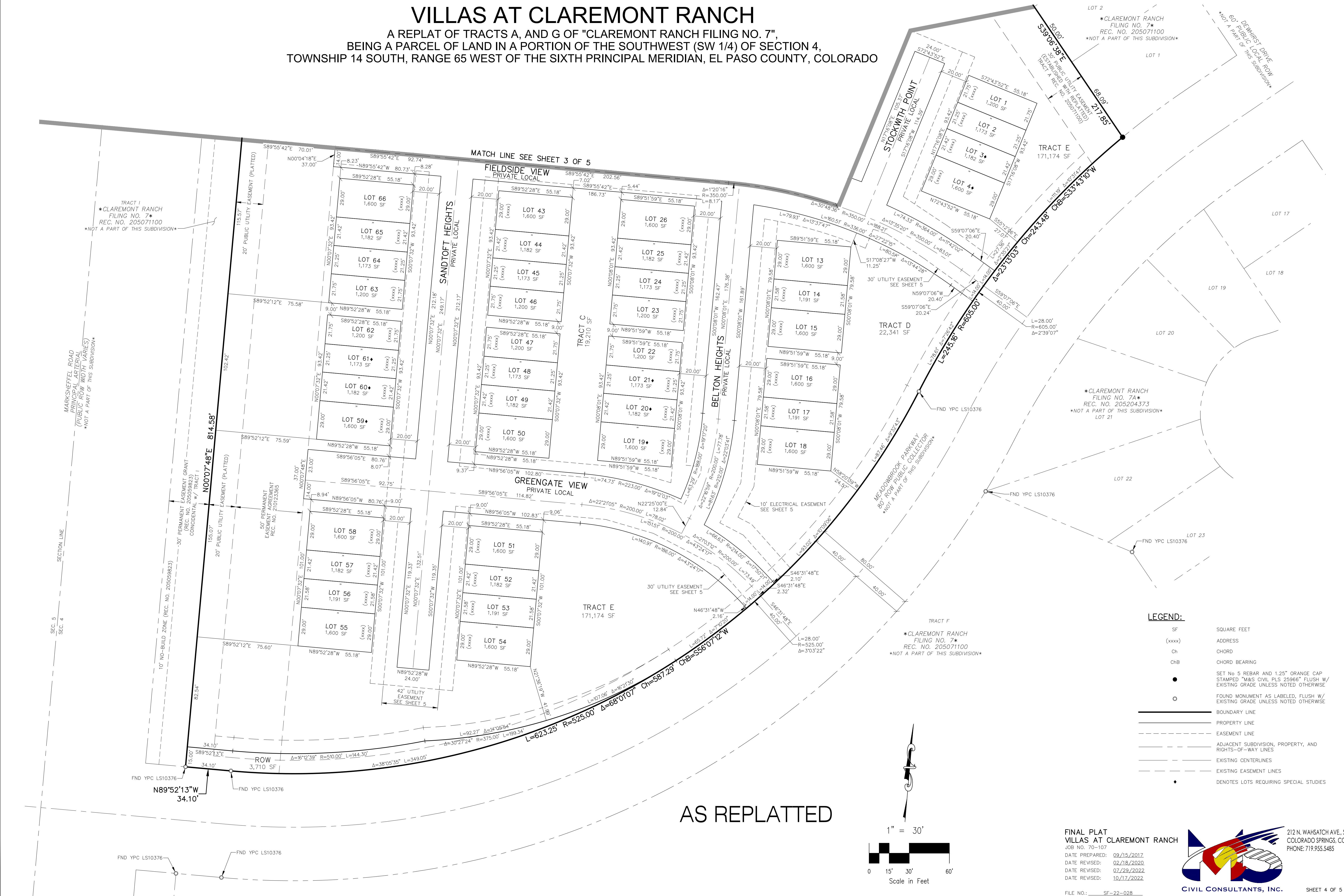
CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
SHEET 3 OF 5

AS REPLATTED

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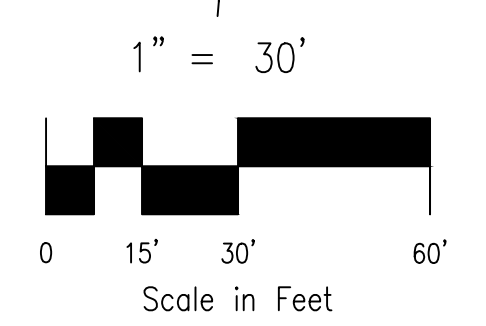
VILLAS AT CLAREMONT RANCH

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
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- - - - -	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. 79-107
DATE PREPARED: 09/15/2017
DATE REVISED: 02/18/2020
DATE REVISED: 07/29/2022
DATE REVISED: 10/17/2022

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COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 4 OF 5

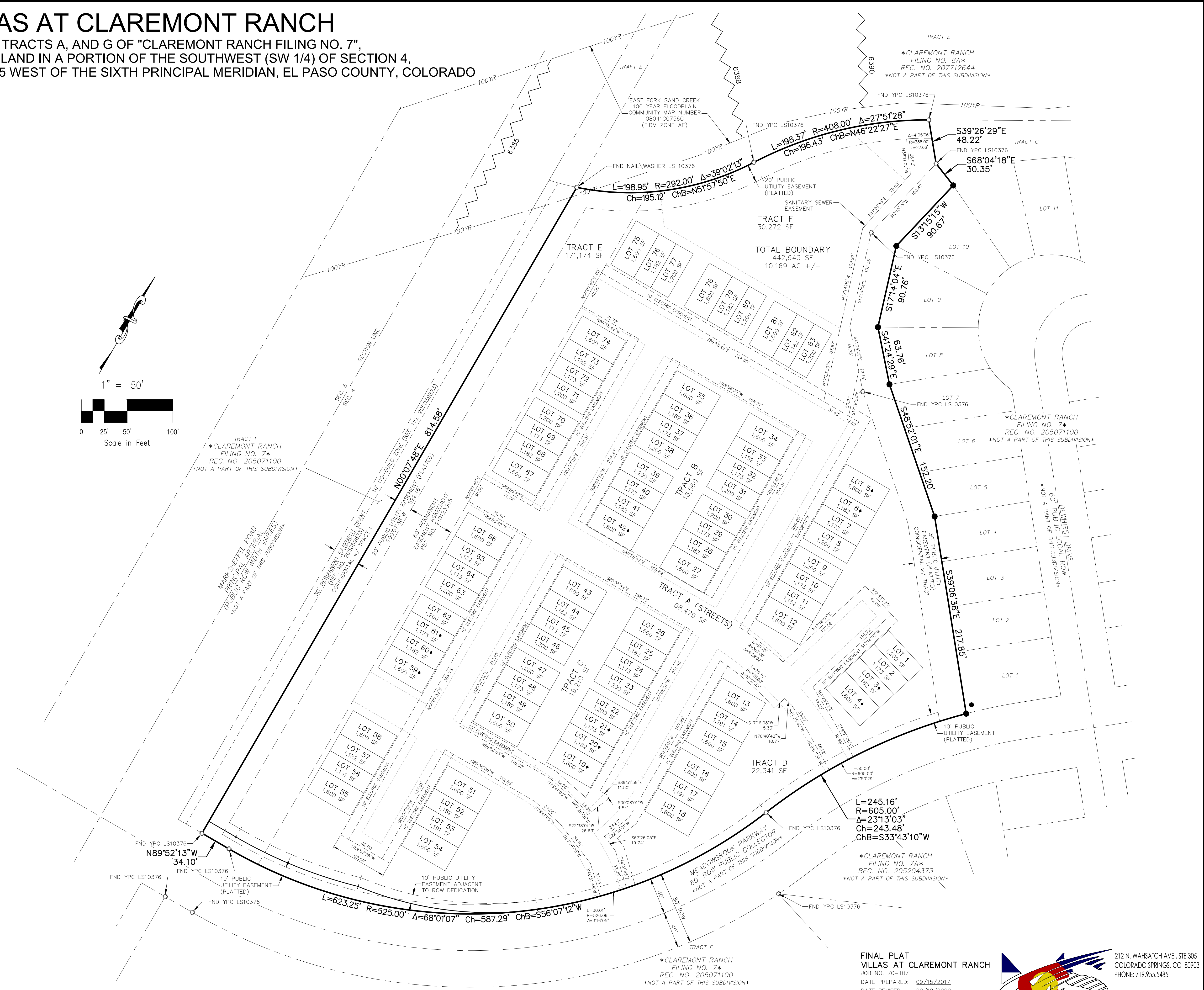
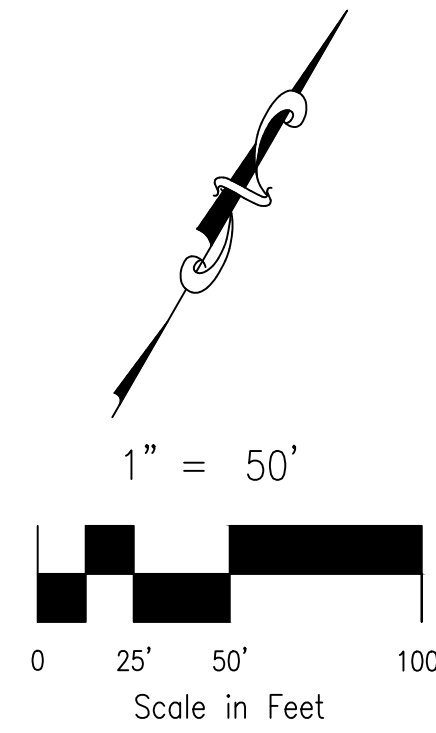
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VILLAS AT CLAREMONT RANCH

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",
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TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

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EASEMENT EXHIBIT

FINAL PLAT
VILLAS AT CLAREMONT RANCH
JOB NO. 70-101
DATE PREPARED: 09/15/2017
DATE REVISED: 02/18/2020
DATE REVISED: 07/29/2022
DATE REVISED: 10/17/2022
FILE NO.: SF-22-028

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

SHEET 5 OF 5

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