

KNOW ALL MEN BY THESE PRESENTS:

AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY AND HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

# PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, RECORDS OF EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 172.079 ACRES.

LOI states 83.43 acres

Many comments apply to all sheets.

PLAT IS CORRECT

### 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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PAINT BRUSH HILLS FILING NO. 13E. 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 COMMUNICATIONS 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.

### IN WITNESS WHEREOF:

THE AFOREMENTIONED AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_, AS

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### IN WITNESS WHEREOF:

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

\_\_\_\_\_, AS

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

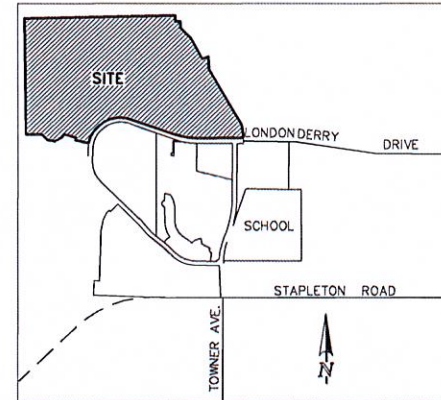
### GENERAL NOTES:

- THE DATE OF PREPARATION IS JULY 16, 2018.
- FLOOD PLAIN STATEMENT:  
THIS SITE, PAINT BRUSH HILLS FILING NO. 13E IS NOT WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0535F AND 08041C0575F, EFFECTIVE MARCH 17, 1997.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 25 AND 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
  - A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.
  - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
  - A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
  - A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS ADJACENT TO LONDONDERRY DRIVE, AND SUBDIVISION BOUNDARY.
  - THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER, UNLESS OTHERWISE NOTED.
  - AN ADDITIONAL 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY ADJACENT TO THE 5.00 FOOT EASEMENT REFERRED TO IN GENERAL NOTE 4A ABOVE.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.

### GENERAL NOTES (CONT.):

- FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
- THERE SHALL BE NO DIRECT ACCESS TO LONDONDERRY DRIVE FROM ANY RESIDENTIAL LOT.
- TRACT A, B, C AND D ARE FOR OPEN SPACE, PUBLIC DRAINAGE, PUBLIC UTILITIES AND PUBLIC TRAILS TO BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT. SAID TRACTS ARE TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT E IS RESERVED FOR FUTURE DEVELOPMENT.
- TRACT F IS FOR A WATER WELL AND TRANSMISSION LINES TO BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT. SAID TRACT IS TO BE CONVEYED BY SEPARATE DOCUMENT.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER RECEPTION NO. OF THE RECORDS EL PASO COUNTY, COLORADO
- RECORDATION OF THIS PLAT HEREBY VACATES ALL EASEMENTS NOT SHOWN HEREON.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 158  
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 5
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382), AS AMENDED, AT THE TIME OF BUILDING PERMIT(S).
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PAINT BRUSH HILLS METROPOLITAN DISTRICT BY INSTRUMENT RECORDED UNDER RECEPTION NO. 205008854, AND AS AMENDED.
- WATER AND WASTEWATER SERVICES TO BE SUPPLIED BY PAINT BRUSH HILLS METROPOLITAN DISTRICT. ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE DISTRICT.
- 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASES 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 THE ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.



VICINITY MAP  
NTS

### GENERAL NOTES (CONT.):

- BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF A TRACT OF LAND DEPOSITED ON AN ALTA/ACSM LAND TITLE SURVEY DEPOSITED UNDER RECEPTION NO. 214900172, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A RECOVERED 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "OCES LLC PLS 30118" IS ASSUMED TO BEAR N00°00'00"E, A DISTANCE OF 1922.08 FEET.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THIS SUBDIVISION IS LOCATED WITHIN THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO ALL OF THE RULES AND REGULATIONS FOR SAID DISTRICT.
- PURSUANT TO RESOLUTION 17-080, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 217013713, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF PAINT BRUSH HILLS FILING 13E ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- ALL STORM SEWER FACILITIES LYING OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- 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 NUMBER 56898JTC ISSUED BY UNIFIED TITLE COMPANY, LLC, AS AGENT FOR STEWART TITLE GUARANTY COMPANY, DATED JULY 9, 2018 AT 7:30 AM.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCE, 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 CORP'S OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICES REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
- SIGHT VISIBILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO EL PASO COUNTY. NO IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT THAT EXCEED A HEIGHT OF 30 INCHES AS MEASURED ABOVE THE FLOWLINE OF CURB AND GUTTER. MAINTENANCE OF THE EASEMENT IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- THE DRAINAGE AND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. 217153396.

ADDED

A tract table including use, ownership, maintenance, and size may be helpful. Also include how much acreage is platted as ROW and lots. The director asks for the break down in the staff report.

CORRECT  
Note: you are creating a new tract since your replating existing tract E

### SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 \_\_\_\_\_, 20\_\_\_\_.

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

DATE \_\_\_\_\_

### 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 PAINT BRUSH HILLS FILING NO. 13E 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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 DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_.

RECORDER: CHUCK BROERMAN

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

FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_

OWNER:  
AEROPLAZA FOUNTAIN LLC  
HEIDI LLC  
212 N. WAHSATCH AVENUE, SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

PAINT BRUSH HILLS FILING NO. 13E  
2053.50  
JULY 16, 2018  
SHEET 1 OF 6



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 765-0790  
(719) 765-0799 (fax)

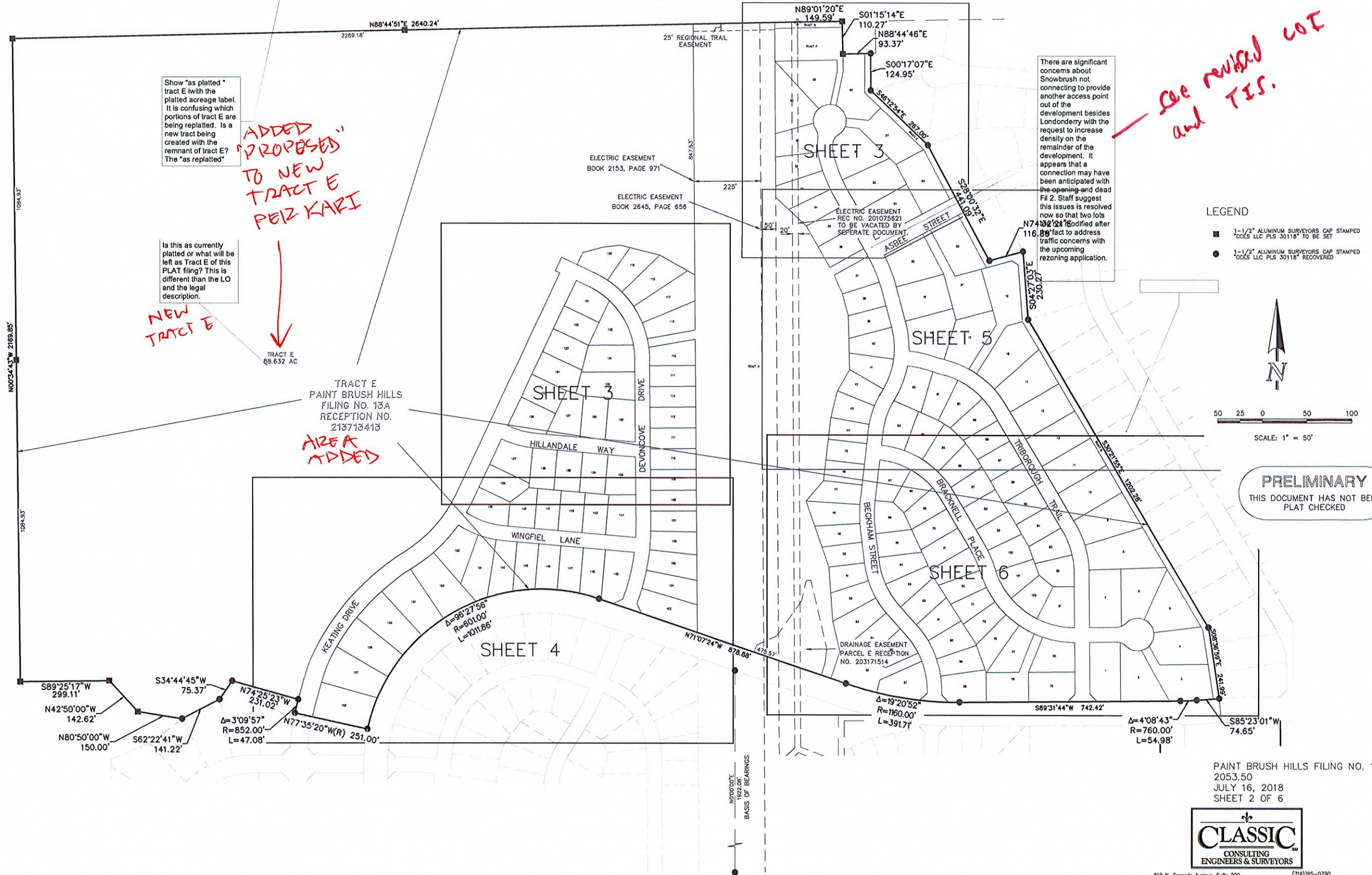
NO	REVISION	DATE

PCDD FILE NO. SF-18-009

ADDED

# PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



Show "as platted" tract E with the platted acreage label. It is confusing which portions of tract E are being replatted. Is a new tract being created with the remnant of tract E? The "as replatted"

ADDED "PROPOSED" TO NEW TRACT E PERZ KARI

Is this as currently platted or what will be left as Tract E of this PLAT filing? This is different than the LO and the legal description.

NEW TRACT E

TRACT E 88.632 AC

TRACT E PAINT BRUSH HILLS FILING NO. 13A RECEPTION NO. 213713413

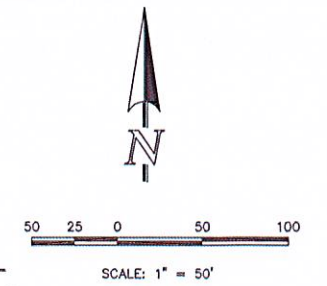
AREA ADDED

There are significant concerns about Snowbrush not connecting to provide another access point out of the development besides Londonderry with the request to increase density on the remainder of the development. It appears that a connection may have been anticipated with the opening and dead Fil 2. Staff suggest this issues is resolved now so that two lots be modified after fact to address traffic concerns with the upcoming rezoning application.

See revised LOT and TIS.

### LEGEND

- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "OCES LLC PLS 30118" TO BE SET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "OCES LLC PLS 30118" RECOVERED



**PRELIMINARY**  
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PAINT BRUSH HILLS FILING NO. 13E  
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JULY 16, 2018  
SHEET 2 OF 6

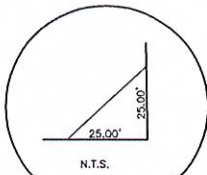


619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799 (Fax)

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# PAINT BRUSH HILLS FILING NO. 13E

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### LEGEND

- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- \* NOT PART OF THIS PLAT

Sight Distance Triangle appears to encroach into the property (see redline on sheet 6 of the construction drawings). Provide a sight distance easement and add a plat note stating any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered.

ADDED.  
NOTE 30  
REVISED  
ACCORDINGLY

Please plat the 25' trail easement tract with this filing. It should be turned over to the District.

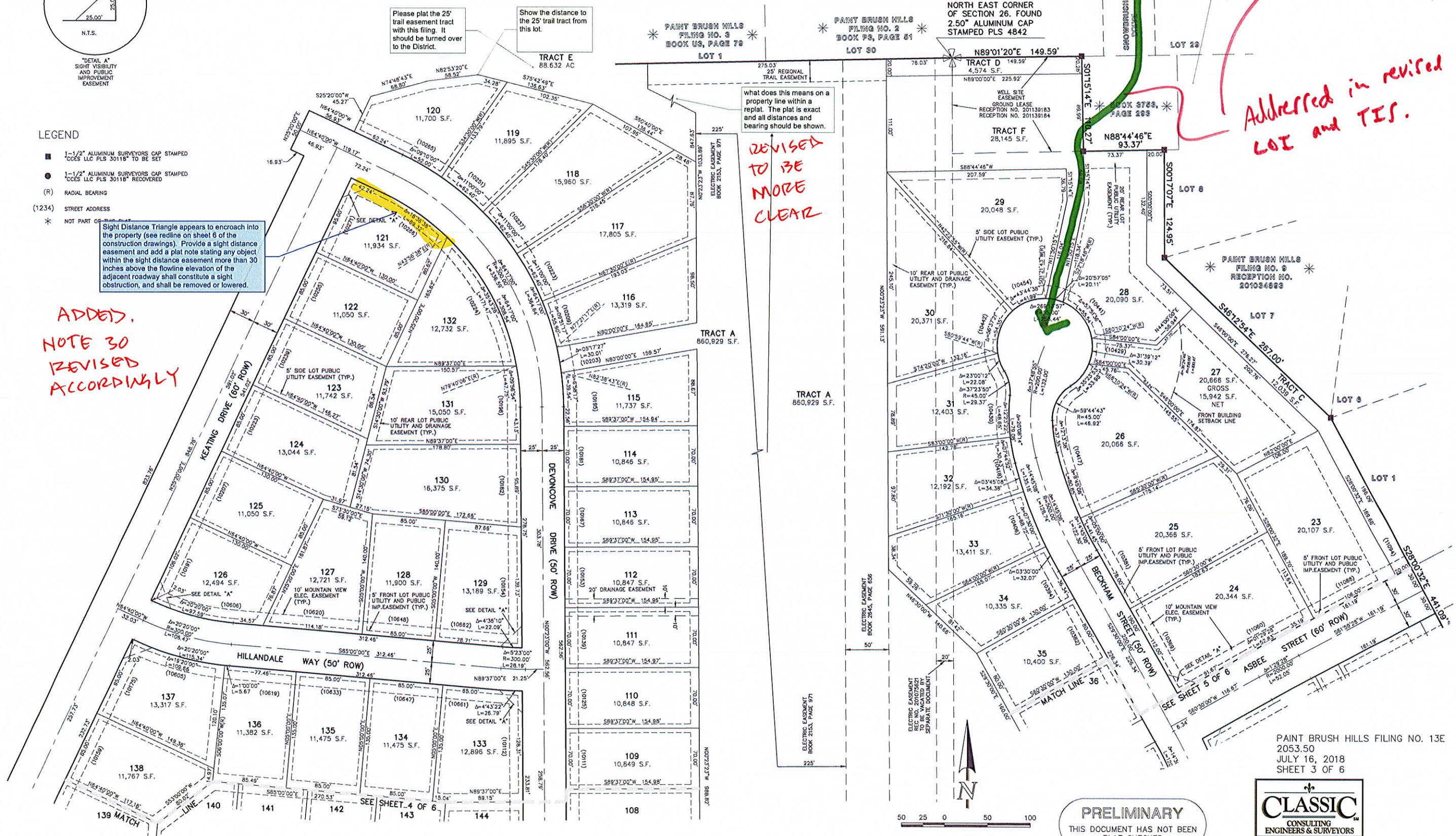
Show the distance to the 25' trail tract from this lot.

REVISED  
TO BE  
MORE  
CLEAR

what does this mean on a property line within a replat. The plat is exact and all distances and bearing should be shown.

A connection to north is platted on adjacent plat. With the density change requested it may be necessary to discuss traffic pattern.

Addressed in revised  
LOT and TIS.



PAINT BRUSH HILLS FILING NO. 13E  
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SHEET 3 OF 6

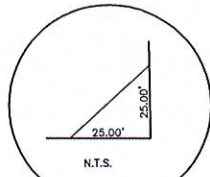


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Colorado Springs, Colorado 80903 (719)785-0790  
(719)785-0799 (Fax)

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# PAINT BRUSH HILLS FILING NO. 13E

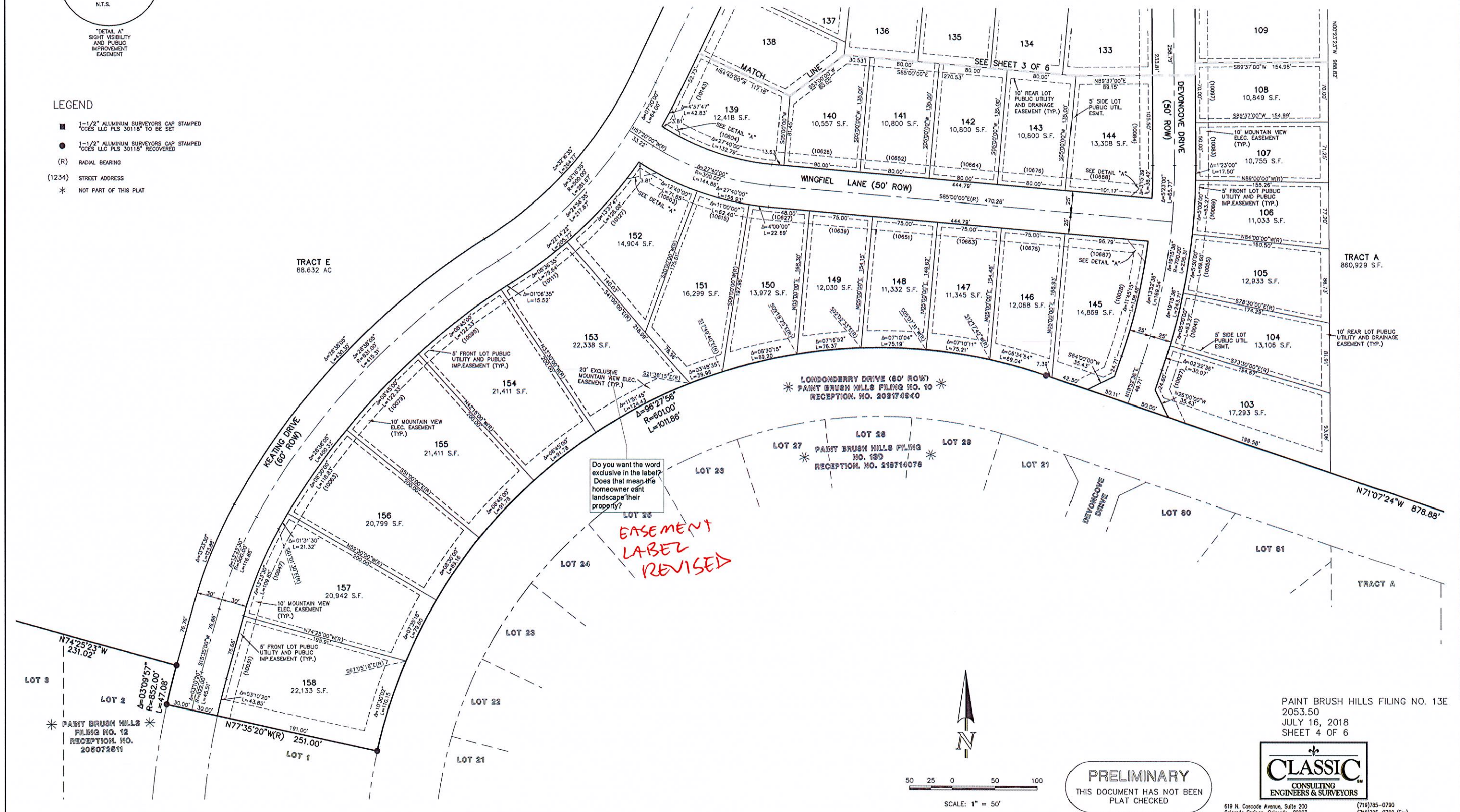
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"DETAIL A"  
SIGHT VISIBILITY  
AND PUBLIC  
IMPROVEMENT  
EASEMENT

## LEGEND

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- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- \* NOT PART OF THIS PLAT



Do you want the word  
exclusive in the label?  
Does that mean the  
homeowner can't  
landscape their  
property?

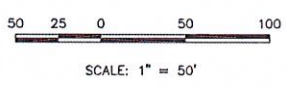
**EASEMENT  
LABEL  
REVISED**

PAINT BRUSH HILLS FILING NO. 13E  
2053.50  
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SHEET 4 OF 6



619 N. Cascade Avenue, Suite 200  
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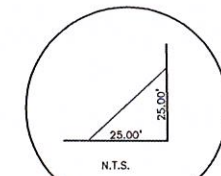
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N.T.S.  
\*DETAIL "A"  
SIGHT VISIBILITY  
AND PUBLIC  
IMPROVEMENT  
EASEMENT

### LEGEND

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- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLUS 30118" RECOVERED
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- \* NOT PART OF THIS PLAT

Thicken and modify line type so it is clear what the subdivision boundary is versus the lot and tract lines.

*OK AS IS - THICKNESS MORE APPARENT ON FULL-SIZED PLOT*

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED



50 25 0 50 100  
SCALE: 1" = 50'

PAINT BRUSH HILLS FILING NO. 13E  
2053.50  
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SHEET 5 OF 6



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



Sight Distance Triangle appears to encroach into the property (see redline on sheet 3 of the construction drawings). Provide a sight distance easement and add a plat note stating any object within the sight distance easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered.

*ADDED NOTE 30 REVISED ACCORDINGLY*

ELECTRIC EASEMENT REC NO. 201076621 TO BE VACATED BY SEPERATE DOCUMENT.

225'  
ELECTRIC EASEMENT BOOK 2153, PAGE 971

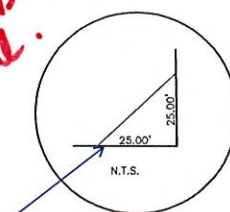
ELECTRIC BOOK 264

H:\200550\DRAWING\PLAT\200550\_13E\_P5.dwg, 7/16/2018 2:48:25 PM, 1:1

# PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

*Consistent w/ original Filing 13 Bacc plat approved.*

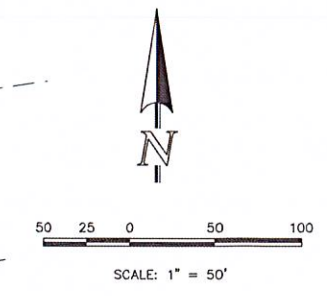


Revise. Per ECM Detail SD\_2-40 this needs to be a ROW and not a public improvement easement. Adjust all applicable intersections accordingly.

*LEAVING AS IS TO STAY CONSISTANT WITH PRELIMINARY PLAN AND PREVIOUS FILINGS. WILL REVISE WITH FUTURE PLATS*

- LEGEND**
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS LLC PLS 30118" TO BE SET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS LLC PLS 30118" RECOVERED
  - (R) RADIAL BEARING
  - (1234) STREET ADDRESS
  - \* NOT PART OF THIS PLAT

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

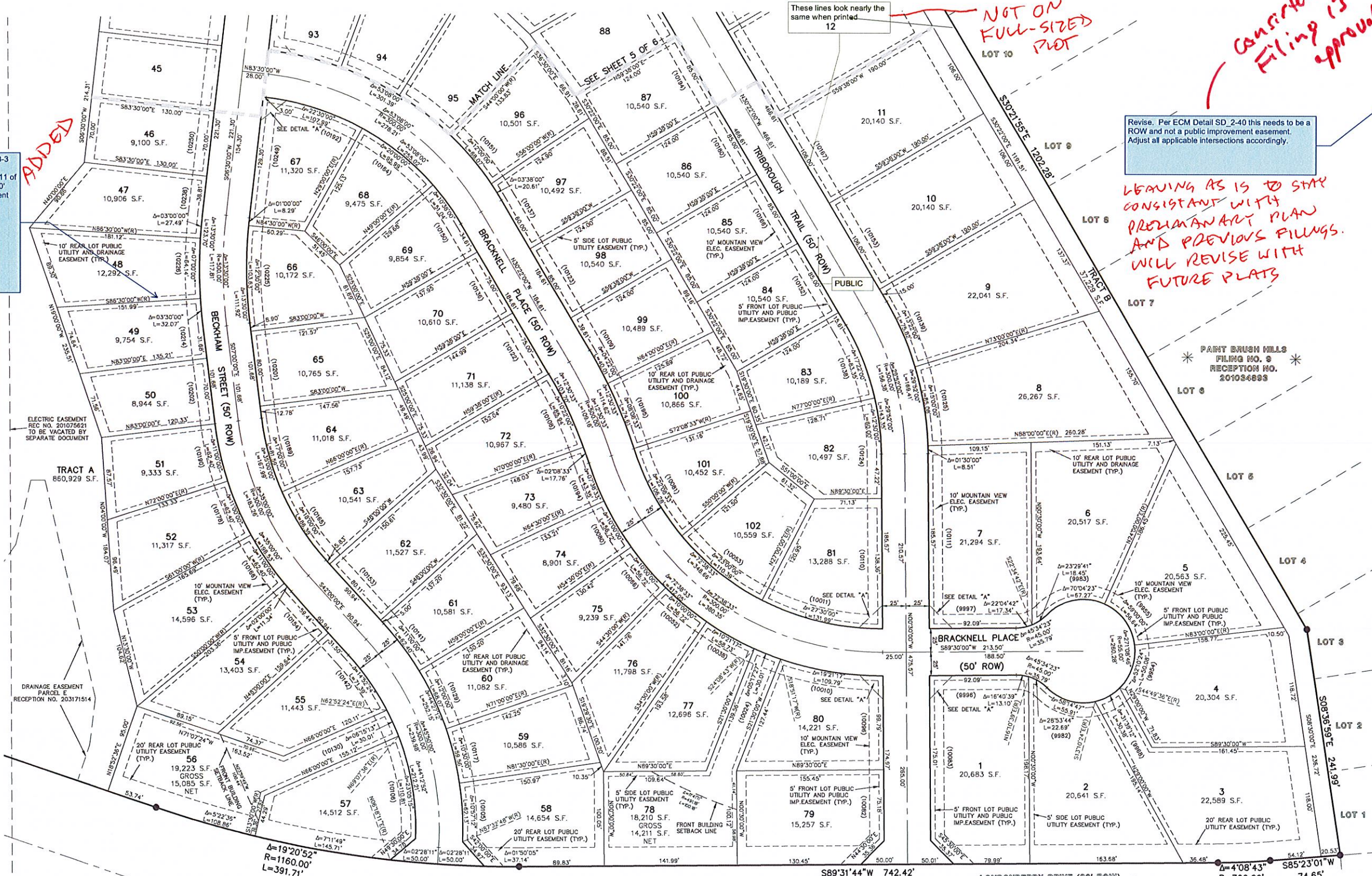


PAINT BRUSH HILLS FILING NO. 13E  
2053.50  
JULY 16, 2018  
SHEET 6 OF 6



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)765-0790  
(719)765-0799 (Fax)

Per ECM Table 3-3 Construction drawings (sheet 11 of 15) indicates a 20' drainage easement for the proposed storm sewer.



*ADDED*

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