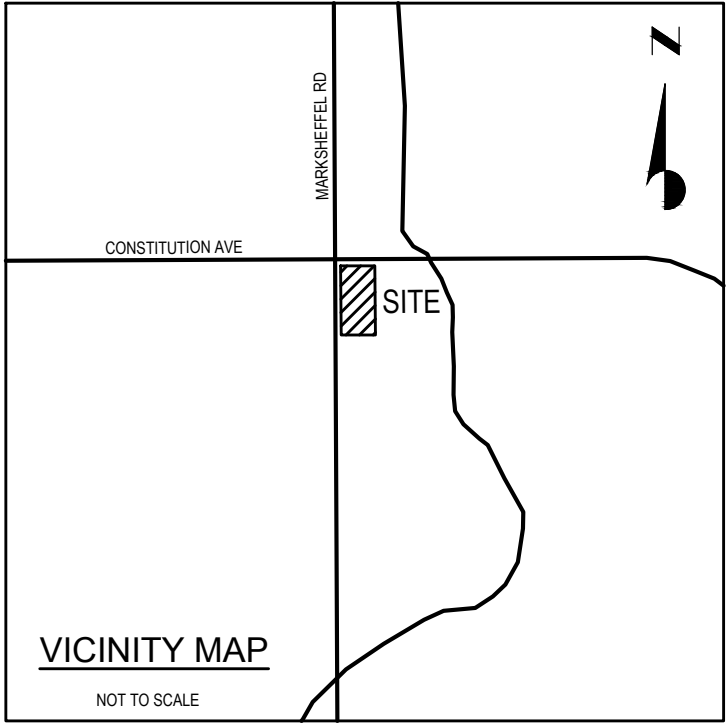


CLAREMONT RANCH FILING NO. 9C

REPLAT OF LOTS 1-4, CLAREMONT RANCH FILING NO. 9B
IN THE NORTHWEST QUARTER OF SECTION 4, T14S, R66W OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



A Vacation and
Replat of

Northwest Quarter of
the Northwest
Quarter of Section 4,
Township 14 South,
Range 65 West of the
6th Principal Meridian
County of El Paso,
State of Colorado

Update to reference Clarmemont
Ranch Filing 9B, reception number
218714119

KNOW ALL MEN BY THESE PRESENTS:

THAT EVERGREEN-CONSTITUTION & MARKSHEFFEL, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

LOTS 1-4, BLOCK 1, CLAREMONT RANCH FILING NO. 9B, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2018 AT RECEPTION NO. 218714119 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE DOWN AS "CLAREMONT RANCH, FILING NO 9C", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **CLAREMONT RANCH FILING NO. 9C**. 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, AL 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.

EVERGREEN-CONSTITUTION & MARKSHEFFEL, L.L.C.,
AN ARIZONA LIMITED LIABILITY COMPANY

BY: EVERGREEN DEVELOPMENT COMPANY-2015, L.L.C.,
A CALIFORNIA CORPORATION, ITS MANAGER

BY: EVERGREEN DEVCO, INC
A CALIFORNIA CORPORATION, ITS MANAGER

NAME: _____

TITLE: _____

DATE: _____

PLAT NOTES:

- THE PURPOSE OF THE REPLAT IS TO ACCOMMODATE FUTURE SITE DEVELOPMENT.
- FIELD WORK WAS COMPLETED ON: SEPTEMBER 21, 2017.
- BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH LINE OF LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9 AND IS CONSIDERED TO BEAR N90°00'00"E, MONUMENTED ON THE WEST BY A NAIL & DISC, "AZTEC LS 36567" AND ON THE EAST BY A NO. 4 REBAR W/ YELLOW PLASTIC CAP, PLS 10376".
- UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION DEPICTED ALTHOUGH THE UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0756F HAVING AN MAP REVISED DATE OF MARCH 17, 1997, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-864279-PHX1, WITH AN EFFECTIVE DATE OF AUGUST 17, 2017 AT 5:00 P.M.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE PROPERTY WITHIN THIS REPLAT.
- THE PROPERTY IS SUBJECT TO A RECIPROCAL ACCESS PARKING AGREEMENT BASED ON RECEPTION NO. 216005842.
- ACCESS WILL BE LIMITED TO ONLY THE APPROVED LOCATIONS AND ONLY THE APPROVED TRAFFIC MOVEMENT AT THOSE LOCATIONS PER RECEPTION NO. 216713741.
- THIS PROPERTY IS SUBJECT TO AN ENCROACHMENT AGREEMENT BETWEEN MAHELLAN PIPELINE COMPANY, L.P. AND THE EVERGREEN CONSTITUTION & MARKSHEFFEL, L.L.C., AS RECORDED SEPTEMBER 22, 2016 AT REC. NO. 216108489.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 03, 2002 AT RECEPTION NO. 202169647 AND ORDER AND DECREE RECORDED DECEMBER 12, 2002 AT RECEPTION NO. 202221166.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 15-321 RECORDED JULY 29, 2015 AT RECEPTION NO. 215081459.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 15-376 RECORDED SEPTEMBER 23, 2015 AT RECEPTION NO. 215103714.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AVIGATION EASEMENT RECORDED JANUARY 7, 2016 AT RECEPTION NO. 216001978.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JANUARY 14, 2016 AT RECEPTION NO. 216003936.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE PRIVATE DETENTION BASIN / STORM WATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED JANUARY 14, 2016 AT RECEPTION NO. 216003937.
- THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005842, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN, AND ANY AND ALL AMENDMENTS, ASSIGNMENTS, OR ANNEXATIONS THERETO.
- ALL EASEMENTS THAT ARE DEDICATED HERON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- BASED ON ELEVATION DATA, THE APPLICANT SHOULD FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

Purpose is to create
a new lot.

PLAT NOTES (CONTINUED):

- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE MEMORANDUM OF DEVELOPMENT AGREEMENT RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005843.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT FOR OPERATION AND MAINTENANCE FOR COMMON AREAS FOR [CLAREMONT RANCH MARKETPLACE] RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005844.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE RESOLUTION NO. 16-046 RECORDED FEBRUARY 9, 2016 AT RECEPTION NO. 216013025.
- THE PROPERTY IS SUBJECT TO THE EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF CLAREMONT RANCH FILING NO. 9, AMENDMENT NO. 1, RECORDED MARCH 14, 2016 IN RECEPTION NO. 216713741.
- THE PROPERTY IS SUBJECT TO THE CHEROKEE WATER AND SANITATION DISTRICT, AS RECORDED AUGUST 11, 1986 IN BOOK 5216 AT PAGE 353.
- THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALLY RAMIFICATIONS THEREOF.
- NO ELECTROMAGNETIC LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER 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 AGREEMENTS BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 216003936, 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 JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 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, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS OF MAINTENANCE DIRECTOR UNDER AGREEMENT FOR MAINTENANCE FOR COMMON AREAS OF CLAREMONT RANCH MARKETPLACE RECORDED OCTOBER 13, 2017 AT RECEPTION NO. 217124622.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE AMENDED AND RESTATED SUPPLEMENT NO. 1 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117539.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUPPLEMENT NO. 3 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117540.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUPPLEMENT NO. 4 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117541.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE SUPPLEMENT NO. 5 TO COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 29, 2017 AT RECEPTION NO. 217117542.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS OF MANAGER UNDER COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 16, 2017 AT RECEPTION NO. 217124623.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOTS ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

COUNTY APPROVALS:

ON BEHALF OF THE COUNTY OF EL PASO, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "CLAREMONT RANCH FILING NO. 9C"

PLANNING DIRECTOR _____ DATE _____

BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT (PCD) DEPARTMENT

THIS PLAT FOR CLAREMONT RANCH FILING 9B WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CLAREMONT RANCH FILING 9A IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT LOT LINE ADJUSTMENT. SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # 216713741.

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT _____ DATE _____

Update to reference Clarmemont
Ranch Filing 9B, reception number
218714119

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, 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 _____, 20____.

BRIAN J. DENNIS _____ DATE _____
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O' CLOCK _____ M., THIS _____ DAY OF _____, 2018 A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
EL PASO COUNTY CLERK AND RECORDER

FEES:

FEE: _____ SURCHARGE: _____

DRAINAGE FEE: _____ BRIDGE FEE: _____

SCHOOL FEE: _____ PARK FEE: _____

Galloway

Planning, Architecture, Engineering,
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
www.gallowayUS.com

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CLAREMONT RANCH
FILING NO. 9C

COUNTY OF EL PASO
STATE OF COLORADO

REPLAT OF LOTS 1-4,
CLAREMONT RANCH FILING NO. 9B
IN THE NORTHWEST QUARTER OF
SECTION 4, T14S, R66W OF THE 6TH P.M.

#	Date	Issue / Description	Init.
1.	4/13/2018	ADDRESS COMMENTS	AAY
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Project No:	EDI000008.01
Drawn By:	AAY
Checked By:	BJD
Date:	11/07/2017

REPLAT OF LOTS 1-4, CLAREMONT RANCH FILING NO. 9B
IN THE NORTHWEST QUARTER OF SECTION 4, T14S, R66W OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Northwest Quarter of
the Northwest
Quarter of Section 4,
Township 14 South,
Range 65 West of the
6th Principal Meridian
County of El Paso,
State of Colorado

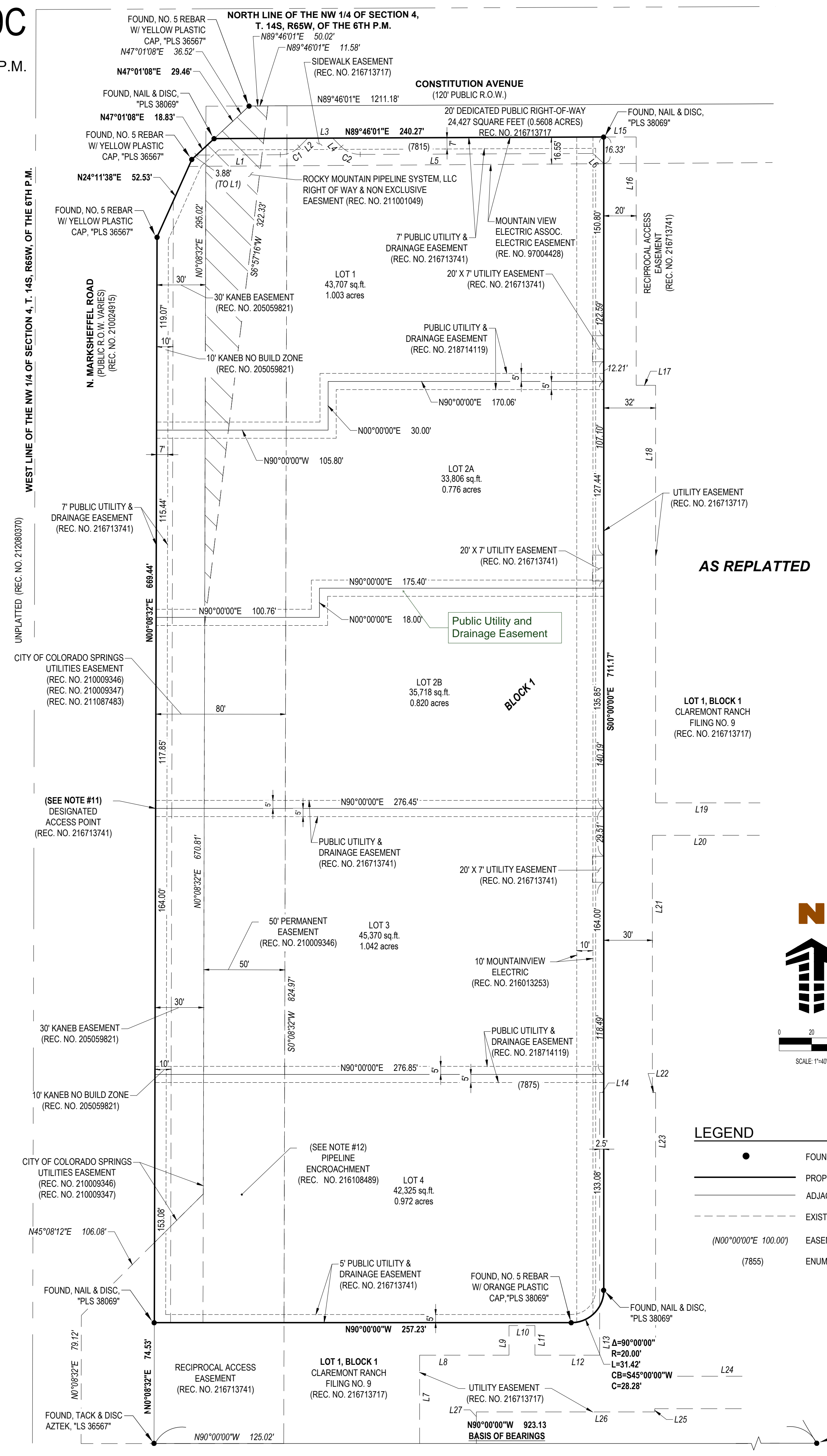
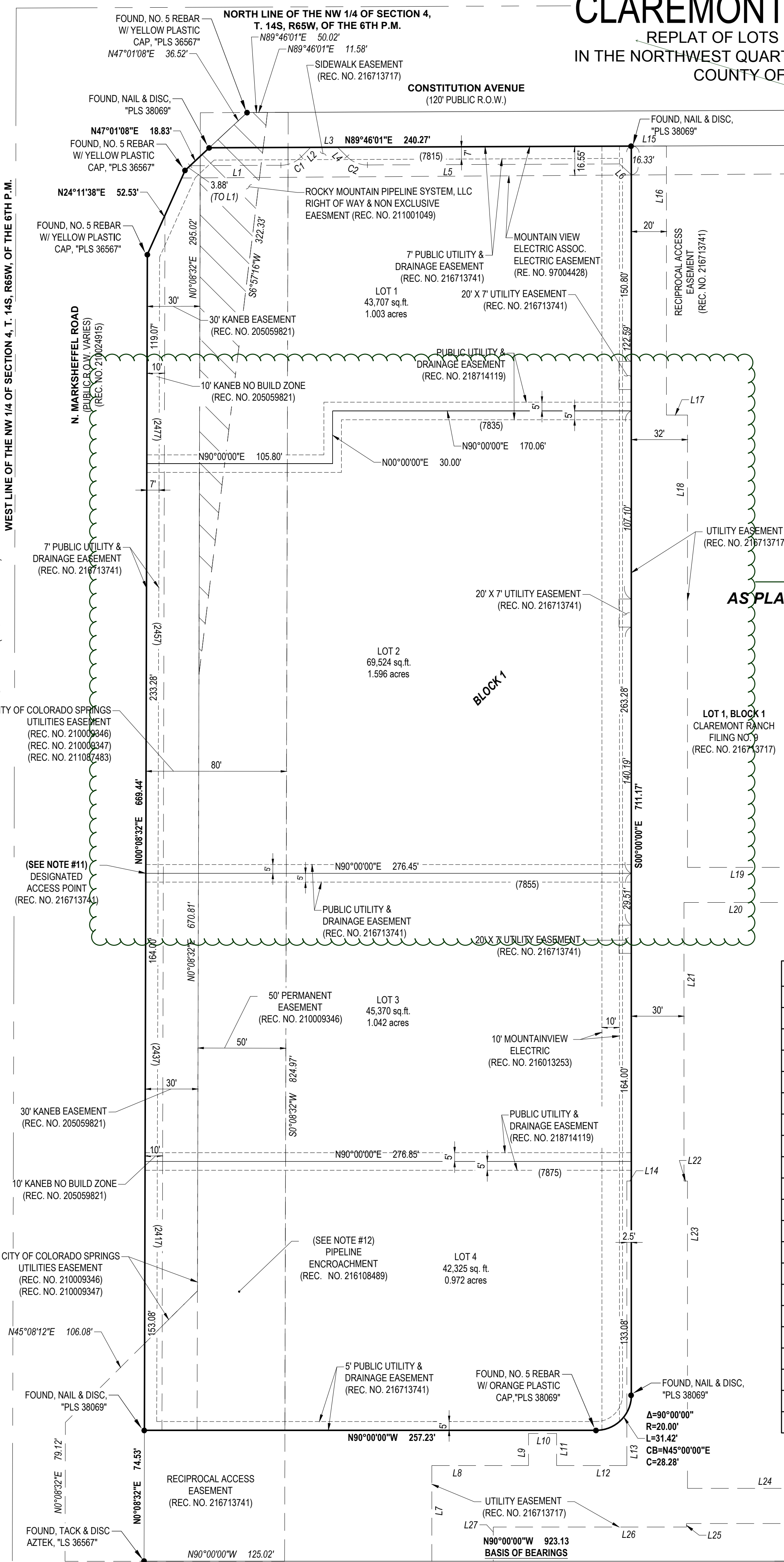
Per Section 7.2.5(C)(3)(d) when replatting an entire subdivision the lots shall be numbered consecutively starting with the number "1", this subdivision should be listed as 1 & 2, not 2A and 2B

A vacate replat is generally for the the lots specific to the request, only a cropped section of Lot 2 needs to be shown on "As platted" and on as replatted — with the correct numbering of lots. The remaining lots can keep original numbers. The new lots will be Lots 1 & 2 of Filing 9C

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	16.50	12.96	45°00'00"	N67°16'01"E	12.63
C2	16.50	12.96	45°00'00"	S67°43'59"E	12.63

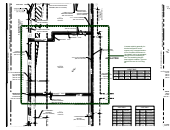
LINE TABLE		
LINE	LENGTH	BEARING
L1	51.71	S89°46'01"W
L2	7.51	N44°46'01"E
L3	15.29	S89°47'43"W
L4	7.51	S45°13'59"E
L5	143.55	S89°46'01"W
L6	9.09	S47°24'25"E
L7	54.50	S0°00'00"E
L8	55.08	N90°00'00"W
L9	18.29	S0°00'00"E
L10	16.00	N90°00'00"W
L11	18.29	N0°00'00"E
L12	39.98	N90°00'00"W
L13	162.03	S0°00'00"E
L14	2.50	N90°00'00"E
L15	20.00	N90°00'00"W
L16	153.16	N0°00'00"W
L17	12.00	N90°00'00"W
L18	257.50	N0°00'00"E
L19	64.84	N90°00'00"W
L20	66.84	N90°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	158.57	S0°00'00"E
L22	2.00	N90°00'00"E
L23	175.03	S0°00'00"E
L24	471.82	N90°00'00"E
L25	2.00	S0°00'00"E
L26	110.06	N90°00'00"W
L27	19.50	S0°00'00"E



Markup Summary

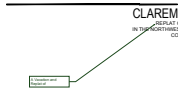
A vacate replat is generally for the the lots specific to the request, only a cropped section of Lot 2 needs to be shown on "As platted



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Author: dsdseigny
Date: 8/6/2018 10:40:30 AM
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A vacate replat is generally for the the lots specific to the request, only a cropped section of Lot 2 needs to be shown on "As platted" and on as replatted, with the correct numbering of lots. The remaining lots can keep original numbers. The new lots will be Lots 1 & 2 of Filing 9C

A Vacation and Replat of (1)



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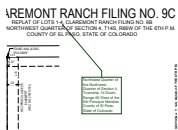
A Vacation and Replat of

Northwest Quarter of the Northwest Quarter of Section 4, Township 14 South, Range 65 West of the 6th Principal Meridian County



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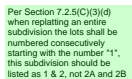
Northwest Quarter of the Northwest Quarter of Section 4, Township 14 South, Range 65 West of the 6th Principal Meridian County of El Paso, State of Colorado



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Northwest Quarter of the Northwest Quarter of Section 4, Township 14 South, Range 65 West of the 6th Principal Meridian County of El Paso, State of Colorado

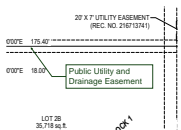
Per Section 7.2.5(C)(3)(d) when replatting an entire subdivision the lots shall be numbered consecutively starting with the number



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Per Section 7.2.5(C)(3)(d) when replatting an entire subdivision the lots shall be numbered consecutively starting with the number "1", this subdivision should be listed as 1 & 2, not 2A and 2B

Public Utility and Drainage Easement (1)



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Author: dsdseigny
Date: 8/6/2018 10:40:36 AM
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Public Utility and Drainage Easement

Purpose is to create a new lot. (1)



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Page Label: [1] SHEET 1
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Author: dsdseigny
Date: 8/6/2018 10:40:37 AM
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Purpose is to create a new lot.

Update to reference Clarmemont Ranch Filing 9B, reception number 218714119 (2)



Subject: Callout
Page Label: [1] SHEET 1
Lock: Locked
Author: dsdsevigny
Date: 8/6/2018 10:40:38 AM
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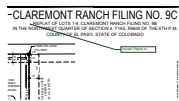
Update to reference Clarmemont Ranch Filing 9B,
reception number 218714119



Subject: Callout
Page Label: [1] SHEET 1
Lock: Locked
Author: dsdsevigny
Date: 8/6/2018 10:40:38 AM
Color: ■

Update to reference Clarmemont Ranch Filing 9B,
reception number 218714119

Vacate Replat of... (1)



Subject: Callout
Page Label: [1] SHEET 2
Lock: Locked
Author: dsdsevigny
Date: 8/6/2018 10:40:39 AM
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Vacate Replat of...

VR-18-011 (2)

VR-18-011

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VR-18-011

VR-18-011

Subject: Text Box
Page Label: [1] SHEET 2
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Author: dsdsevigny
Date: 8/6/2018 10:40:41 AM
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VR-18-011