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DWIRE STORAGE YARD FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT DL HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 28,29, 32, AND 33 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH A YELLOW PLASTIC CAP STAMPED "PLS 37909", BEARS S89°58'59"E, A DISTANCE OF 861.03 FEET.

BEGINNING AT THE AFORESAID YELLOW PLASTIC CAP;
THENCE N09°06'45"E A DISTANCE OF 145.85 FEET;
THENCE N00°59'19"E A DISTANCE OF 325.07 FEET;
THENCE N01°07'15"W A DISTANCE OF 804.53 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD AS RECORDED UNDER RECEPTION NO. 215057836 IN THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE 649.44 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT ON SAID SOUTHERLY LINE, SAID CURVE HAVING A RADIUS OF 1795.32 FEET, AND A CENTRAL ANGLE OF 20°43'34" (THE CHORD OF WHICH BEARS N73°36'49"E, 645.91 FEET);
THENCE S00°13'52"W A DISTANCE OF 1455.11 FEET TO THE AFORESAID SOUTH LINE OF SECTION 28;
THENCE S89°57'07"W ALONG SAID SOUTH LINE A DISTANCE OF 626.77 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 843,414 S.F. (19.362 ACRES MORE OR LESS).

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "DWIRE STORAGE YARD FILING NO. 1", IN EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, DL HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY JEFF DWIRE, AS MANAGER, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021, A.D.

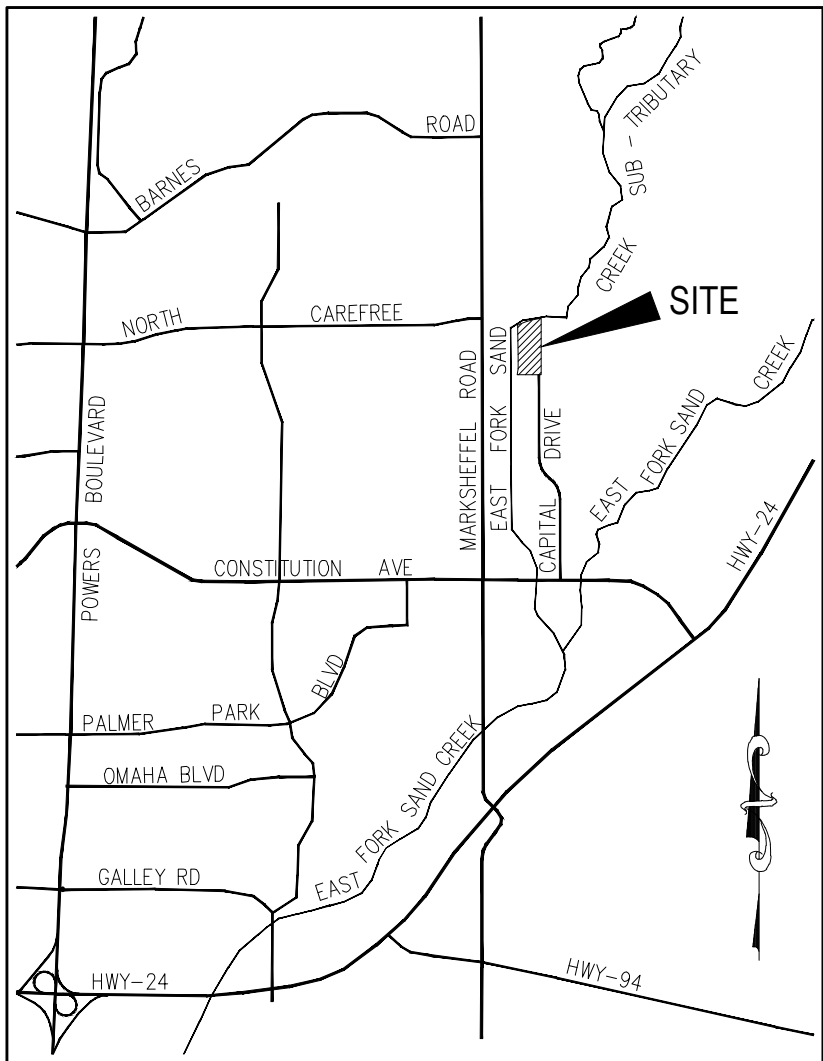
JEFF DWIRE, MANAGER
DL HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY JEFF DWIRE, MANAGER OF DL HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____



VICINITY MAP
N.T.S.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.433	FLOODPLAIN/OPEN SPACE	DL	DL
B	1.469	DETENTION POND/DRAINAGE	DL	DL
C	10.572	INTERIM – EQUIPMENT AND MATERIAL STORAGE FUTURE – DEVELOPMENT	DL	DL
TOTAL	12.474	(TOTAL ACREAGE OF ALL TRACTS)	N/A	N/A
DL = DL HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY				

EASEMENTS AND SETBACKS:

A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.
A TWENTY-FIVE FOOT (25') SETBACK IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES.
THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
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.

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 FEBRUARY 5, 2015 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 _____, 2021.

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, COLORADO 80903

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 "DWIRE STORAGE YARD FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2021, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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 _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "DWIRE STORAGE YARD FILING NO. 1" ON THIS _____ DAY OF _____, 2021, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____O'CLOCK __, THIS _____ DAY OF _____, 2021, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

1 LOT	6.887 ACRES±	35.57%
3 TRACTS	12.474 ACRES±	64.43%
TOTAL	19.362 ACRES	100.00%

FINAL PLAT
DWIRE STORAGE YARD FILING NO. 1
JOB NO. 43-117
DATE PREPARED: 01/23/2020
DATE REVISED: 03/08/2021



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

File: O:\43117A-Dwire Yard\dwg\Survey\Plat\43-117 Dwire Final Plat.dwg Plotstamp: 3/7/2021 11:12 AM

DWIRE STORAGE YARD FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS:

BEARINGS ARE BASED ON A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32, AND 33 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH A YELLOW PLASTIC CAP STAMPED "PLS 37909", BEARS S89°58'59"E, A DISTANCE OF 861.03 FEET. THE UNITS OF MEASUREMENT IS U.S. SURVEY FEET.

2. FLOODPLAIN STATEMENT:

THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0543G, EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. A PORTION OF THE PROPERTY LIES WITHIN ZONE AE AND ZONE AE FLOODWAY (AREA OF BASE FLOOD ELEVATION DETERMINED) AS SHOWN HEREON.
NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

3. TITLE COMMITMENT:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMITMENT FILE NO. RND55075005-4, PREPARED BY LAND TITLE GUARANTEE COMPANY, AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MAY 28, 2020.

- i. (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED FEBRUARY 4, 1861 IN BOOK 35 AT PAGE 46.
- ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED MARCH 29, 1893 IN BOOK 143 AT PAGE 127.
- iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE GAS COMPANY IN INSTRUMENT RECORDED SEPTEMBER 26, 1934, IN BOOK 908 AT PAGE 90.
THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
- iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN RIGHT OF WAY CONTRACT OPTION RECORDED APRIL 13, 1966 IN BOOK 2127 AT PAGE 180.
- v. (TC#13) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY GRANTOR AND EXCEPTION FOR A RIGHT OF WAY FOR A RAILROAD SPUR RECORDED DECEMBER 9, 1974 IN BOOK 2722 AT PAGE 86.
- vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO EASEMENT AND RIGHT OF WAY DESCRIBED IN RIGHT OF WAY DEED RECORDED DECEMBER 9, 1974 IN BOOK 2722 AT PAGE 87.
- vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO EASEMENTS DESCRIBED IN WARRANTY DEED RECORDED JULY 1M 1977 IN BOOK 2936 AT PAGE 973.
- viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., A COOPERATIVE CORPORATION IN INSTRUMENT RECORDED NOVEMBER 30, 1978, IN BOOK 3114 AT PAGE 312.
THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
- ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INCORPORATED, A CORPORATION IN INSTRUMENT RECORDED AUGUST 09, 1979, IN BOOK 3212 AT PAGE 405.
- x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED NOVEMBER 20, 1981 IN BOOK 3505 AT PAGE 9.
- xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT AGREEMENT RECORDED NOVEMBER 20, 1981 IN BOOK 3505 AT PAGE 14.
- xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED APRIL 12, 1982 IN BOOK 3552 AT PAGE 190.
- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED APRIL 12, 1982 IN BOOK 3552 AT PAGE 192.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED MAY 3, 1982 IN BOOK 3559 AT PAGE 817.
- xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO AN AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS RECORDED JULY 24, 1985 IN BOOK 5038 AT PAGE 1088.
- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS, DUTIES, AND OBLIGATIONS CONTAINED IN EASEMENT DEED RECORDED NOVEMBER 20, 1991 IN BOOK 3505 AT PAGE 6.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT-OF-WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED FEBRUARY 13, 1995 IN BOOK 6603 AT PAGE 219.
THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO EFFECTS OF RESOLUTION NO. 96-406, LAND USE-148 RECORDED DECEMBER 5, 1996 UNDER RECEPTION NO. 96150933.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO CHEROKEE METROPOLITAN DISTRICT BY TRANSIT MIX CONCRETE CO. BY GRANT OF EASEMENT RECORDED NOVEMBER 30, 1998 UNDER RECEPTION NO. 98174726.
- xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AND EASEMENTS AS SET FORTH AND GRANTED IN SANITARY SEWER EASEMENT AGREEMENT RECORDED APRIL 8, 1999 UNDER RECEPTION NO. 99053845.
- xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO CHEROKEE METROPOLITAN DISTRICT BY TRANSIT MIX CONCRETE CO. BY GRANT OF EASEMENT RECORDED APRIL 8, 1999 UNDER RECEPTION NO. 99053846.

GENERAL PLAT NOTES (CONT.):

- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS, AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT AND AGREEMENT RECORDED JUNE 10, 2003 UNDER RECEPTION NO. 203128178.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN ORDINANCE ANNEXING TO THE CITY OF COLORADO SPRINGS RECORDED JUNE 13, 2005 UNDER RECEPTION NO. 205087756 AND ANNEXATION AGREEMENT RECORDED JUNE 13, 2005 UNDER RECEPTION NO. 205087757.
- xxiv. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO 13-311 RECORDED SEPTEMBER 11, 2013 UNDER RECEPTION NO. 213115766.
- xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, AND OBLIGATIONS AS SET FORTH IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED SEPTEMBER 11, 2013 UNDER RECEPTION NO. 213115767.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT-OF-WAY RECORDED SEPTEMBER 07, 2016 UNDER RECEPTION NO. 216101814.
THE EXACT LOCATION OF WHICH IS NOT SPECIFICALLY DESCRIBED.
- xxvii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN PERMANENT DRAINAGE, ACCESS AND MAINTENANCE AGREEMENT RECORDED NOVEMBER 14, 2019 UNDER RECEPTION NO. 219143275.

4. THE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS SPECIFIED ON THE INSTRUMENT RECORDED AT BOOK 5038 AND PAGE 1088 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 - A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
 - B. NOTICE: 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 POTENTIALITY AND THE RAMIFICATIONS THEREOF.
 - C. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
 - D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
5. ALL 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.
6. A 50.00 FOOT RADIUS TURN-AROUND EASEMENT IN THE SOUTHEAST CORNER OF LOT 1 (AS SHOWN ON SHEET 3) IS HEREBY DEDICATED FOR PUBLIC ACCESS.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER MS-20-002 AND PPR-20-004: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, FIRE PROTECTION REPORT, AND TRAFFIC IMPACT ANALYSIS.
9. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS OR OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. 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 UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, 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.
13. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
14. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY.
15. 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 DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
16. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
17. PURSUANT TO RESOLUTION NO. ____-, 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 NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "DWIRE STORAGE YARD FILING NO. 1" 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.

GENERAL PLAT NOTES (CONT.):

18. GEOLOGY AND SOILS STUDY DWIRE STORAGE YARD, FILING NO. 1, EL PASO COUNTY, COLORADO", WAS COMPLETED BY RMG - ROCKY MOUNTAIN GROUP, DATED MARCH 4, 2020, JOB NO. 168498. NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE GEOLOGIC CONSTRAINTS LISTED BELOW:
 - HYDROCOMPACTIVE SOILS (MOISTURE SENSITIVE SOILS)
 - FAULTS AND SEISMICITY
 - RADON
 - EROSIONTHE CONSTRAINTS LISTED ARE NOT CONSIDERED UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF THE IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES. ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATIONS CONSISTING OF A STANDARD/SPREAD FOOTING/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. IF BASEMENT FOUNDATIONS ARE CONSTRUCTED, A PERIMETER DRAIN IS RECOMMENDED AROUND PORTIONS OF THE STRUCTURES WHICH WILL HAVE BELOW HABITABLE SPACE OR STORAGE SPACE LOCATED BELOW THE FINISH GROUND SURFACE. THIS INCLUDES CRAWLSPACE AREAS BUT NOT THE WALKOUT TRENCH, IF APPLICABLE. EACH PERIMETER DRAIN SHOULD TIE INTO THE UNDERDRAIN SYSTEM. APPROPRIATE SURFACE GRADING AND DRAINAGE SHOULD BE ESTABLISHED DURING CONSTRUCTION AND MAINTAINED (OVER THE LIFE OF THE STRUCTURE) BY THE HOMEOWNER. ADDITIONAL MITIGATION MEASURES CAN BE FOUND IN SAID REPORT, FILE MS-20-202 AND PPR-20-204, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
19. FIRE PROTECTION WILL BE PROVIDED BY THE FALCON FIRE PROTECTION DISTRICT.
20. WATER AND WASTEWATER SERVICES WILL BE PROVIDED BY CHEROKEE METROPOLITAN DISTRICT.
21. NATURAL GAS SERVICE WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
22. ELECTRICAL SERVICE PROVIDE BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
23. THE USES FOR THE TRACTS IDENTIFIED ON THIS PLAT ARE AS FOLLOWS:
 - A. EAST FORK SAND CREEK SUB-TRIBUTARY CHANNEL AND FLOODPLAIN AND OPEN SPACE.
 - B. DETENTION POND AND STORM WATER QUALITY MEASURES.
 - C. INTERIM EQUIPMENT AND MATERIALS STORAGE (ON GRAVEL-SURFACED ONLY) AND FUTURE DEVELOPMENT.
24. FUTURE LOT PURCHASERS IN THIS SUBDIVISION ARE ON NOTICE THAT IMPROVEMENTS TO CAPITAL DRIVE SUCH AS WIDENING AND REPAVING MAY BE REQUIRED UPON SUBDIVISION OR A CHANGE IN OWNERSHIP AND USE. IT WILL BE THE RESPONSIBILITY OF THE PURCHASER TO PROVIDE ANY IMPROVEMENTS REQUIRED BY EL PASO COUNTY OR THE CITY OF COLORADO SPRINGS.

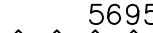
FINAL PLAT
DWIRE STORAGE YARD FILING NO. 1
JOB NO. 43-117
DATE PREPARED: 01/23/2020
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212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

UNPLATTED
SPECIAL WARRANTY DEED
REC. NO. 219012728

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 NOTED
—————	BOUNDARY LINE
—————	PROPERTY LINE
- - - - -	EASEMENT LINE
- - - - -	ADJACENT PROPERTY LINE
- - - - -	EXISTING RIGHT OF WAY LINE
- - - - -	EXISTING EASEMENT
 5695	FEMA FIRM FLOODPLAIN ELEVATION LABEL FEMA FIRM FLOODPLAIN ELEVATION
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	19.90	N00°02'53"W
L2	19.90	S00°02'53"E

UNPLATTED
SPECIAL WARRANTY DEED
RECEPTION NO.
217149589

FINAL PLAT
DWIRE STORAGE YARD FILING NO. 1
JOB NO. 43-117
DATE PREPARED: 01/23/2020
DATE REVISED: 03/08/2021



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