

FALCON MARKETPLACE

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Sheet 1 of 1

KNOW ALL MEN BY THESE PRESENTS:

THAT LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

"COMMENCING" AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND CONSIDERING THE SOUTH LINE OF SAID SOUTHEAST QUARTER IS ASSUMED TO BEAR SOUTH 89°49'00" WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'00" WEST, 1324.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE, NORTH 00°26'04" WEST, 187.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 204062427 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE (6) COURSES:

(1) NORTH 89°19'51" EAST, 65.69 FEET;

(2) SOUTH 00°40'09" EAST, 90.69 FEET TO A NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS SOUTH 02°11'54" EAST;

(3) EASTERLY 408.73 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, HAVING A CENTRAL ANGLE OF 02°00'54", A RADIUS OF 11622.00 FEET AND CHORD WHICH BEARS NORTH 88°48'33" EAST, 408.71 FEET;

(4) NORTH 89°49'00" EAST, 594.21 FEET;

(5) NORTH 44°39'52" EAST, 70.52 FEET;

(6) NORTH 89°49'00" EAST, 45.00 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 207116129 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO;

THENCE ALONG SAID TRACT OF LAND THE FOLLOWING TWO (2) COURSES;

(1) NORTH 00°29'16" WEST, 30.00 FEET;

(2) NORTH 89°49'00" EAST, 30.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MERIDIAN ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 00°29'40" WEST, 1137.83 FEET TO THE SOUTH LINE OF FALCON RANCHETTES SUBDIVISION AS DESCRIBED ON THE PLAT THEREOF AS RECORDED UNDER RECEPTION NO. 029878200 OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO ;

THENCE ALONG SAID SOUTH LINE OF FALCON RANCHETTES, SOUTH 89°44'22" WEST, 1292.68 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1;

THENCE ALONG SAID WEST LINE SOUTH 00°26'04" EAST, 1133.99 FEET TO THE "TRUE POINT OF BEGINNING".

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 35.704 ACRES OR 1,555,266 SQUARE FEET, MORE OR LESS.

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 A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "FALCON MARKETPLACE". 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 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.

IN WITNESS THEREOF:

LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2018.

BY: _____
AS MANAGER
OF LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018
BY _____ AS MANAGER OF LG HI FALCON, LLC A TEXAS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES:

DEDICATION
STATEMENT



Where is Tract C?

SURVEY NOTES:

- "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".
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°49'00" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- THE UNDERSIGNED HAS RELIED UPON STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 01330-88802-AMENDMENT NO.1, HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2018 AT 5:30 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- 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.

This will cover the development agreement? Are we putting inside SIA?

PLAT NOTES:

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT AND NATURAL FEATURES REPORT.
- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE A-SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AND ZONE X-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0575 F HAVING AN EFFECTIVE DATE OF MARCH 17, 1997, AS AMENDED BY LOMR CASE NO. 12-08-0579P (FEBRUARY 28, 2013). Identify CLOMR case and add a LOMR case for this development removing the floodplain
- LOTS 3-7 WILL HAVE NO DIRECT ACCESS PERMITTED TO MERIDIAN ROAD.

NO LOTS

OR WOODMEN ROAD

Environmental:
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).

Reciprocal Access/Parking Agreement:
All property within this subdivision is subject to a Reciprocal Access/Parking Agreement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

PLAT NOTES CONTINUED:

- 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 NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.

- TRACT A SHALL BE UTILIZED AS A DRAINAGE TRACTS' OWNERSHIP OF TRACT A SHALL BE DEEDED TO EL PASO COUNTY. MAINTENANCE OF TRACT A SHALL BE BY EL PASO COUNTY AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACT.

- TRACT B SHALL BE UTILIZED AS A DRAINAGE TRACTS' OWNERSHIP AND MAINTENANCE OF TRACTS B AND C SHALL BE DEEDED TO THE FALCON MARKETPLACE BUSINESS OWNERS ASSOCIATION.

PORTIONS OF LOTS 7-11 OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION No. _____ OF THE RECORDS OF EL PASO COUNTY. THE FALCON MARKETPLACE BUSINESS OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

- 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED IN UNDER RECEPTION No. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENTAL SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE 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 DEVELOPMENT SERVICES DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

- LOTS 1-11 HAVE BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC HAZARDS: POTENTIALLY SEASONALLY HIGH GROUNDWATER AND FLOODPLAIN. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT BY GROUND ENGINEERING DATED AUGUST 25, 2015, WITH ADDENDA #1 DATED MARCH 17, 2017, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

- THE NUMBER OF LOTS HEREBY PLATTED ARE 11.

- AN OVERFLOW/INUNDATION EASEMENT OR BLANKET EASEMENT DOWNSTREAM FROM POND SR-4 OVERFLOW SPILLWAY WILL BE REQUIRED, AS THE OVERFLOW CAN POTENTIALLY AFFECT LOTS 1, 2, 8, AND 9 and 10? is as shown (show or list lots with blanket easement)

- 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.

See comment letter.

A landscape plan has been approved for the overall development, and is recorded at Reception No. _____ with the El Paso County Clerk and Recorder. Individual lot purchasers are responsible for the installation and maintenance of said landscaping. In addition, individual lot owners shall provide a landscaping plan that meets the EPC Land Development Code, as amended with a site development Plan prior to issuance of a building permit.

Utility Providers are:

SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN C. DAY
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE:

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "FALCON MARKETPLACE" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND DRAINAGE, 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

DSD DIRECTOR CERTIFICATE:

PCD

THIS PLAT FOR "FALCON MARKETPLACE" SUBDIVISION 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.

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

Planning and
Community
Development
Department

should this be in a tract so the association can maintain it-individual lots may not agree to maintain the same way and time

NOTICE IS HEREBY GIVEN:

-
-

what?

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

N/A

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2018 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECORDER

FEE: _____

BY: _____
DEPUTY

SURCHARGE: _____

Sheet 1 - Description, Dedication, Notes and Certificates
Sheet 2 - Plat Graphic, Commercial Lots

DECEMBER 20, 2018

SHEET 1

DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 20988-00

A SUBDIVISION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Sheet 2 of 2

1/16 Corner, Found 2" aluminum cap on No.5 rebar.

1996

SE 1/6 • S1

LS 24964

LOT 12

Stamping on cap

FALCON RANCHETTES (REC. NO. 029878200)

LOT 13

UTILITY EASEMENT

LOT 14

LOT 15

NW CORNER, SE 1/4, SE 1/4 SECTION 1

where is the trail? is it within the row? Is there a tract for landscaping?

East 1/4 Corner, Section 1, T13S, R65W, Sixth P.M. Set a 3 1/4" aluminum cap on a 3/4" rebar.

D.B. & CO. T13S R65W R64W S1 S6 2017 PLS 29413

Stamping on cap

EASTONVILLE ROAD
(80' PUBLIC R.O.W.)

TRACT A
(SUB-REGIONAL POND SR-4)
Area = 5.904 +/- Acres

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

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TRACT KQ

TRACT KR

TRACT KS


TRACT KT


TRACT KU


TRACT


| LINE TABLE | | |
|------------|---------|-------------|
| L16 | 634.00" | N89°49'00"E |
| L17 | 8.41' | N22°32'59"E |
| L18 | 8.41' | S22°32'59"E |
| L19 | 18.00' | N89°49'00"E |
| L20 | 30.00' | S89°44'22"W |
| L21 | 74.11' | S00°29'40"E |
| L22 | 10.01' | S89°44'22"W |
| L23 | 39.71' | S52°15'11"W |
| L24 | 38.16' | S17°16'06"E |
| L25 | 64.66' | N89°33'56"W |


| CURVE TABLE | | | | | |
|-------------|---------|-----------|-----------|---------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C1 | 195.56' | 11662.00' | 0°57'39" | S88°53'41"W | 195.56' |
| C2 | 89.86' | 11662.00' | 0°26'29" | S89°35'45"W | 89.86' |
| C3 | 89.93' | 11642.00' | 0°26'33" | S89°35'43"W | 89.93' |
| C4 | 195.33' | 11642.00' | 0°57'41" | S88°53'36"W | 195.33' |
| C5 | 77.71' | 11642.00' | 0°22'57" | S88°13'16"W | 77.71' |
| C6 | 65.15' | 11622.00' | 0°19'16" | S87°57'44"W | 65.15' |
| C7 | 26.53' | 1100.00' | 13°49'03" | S52°29'36"W | 26.46' |
| C8 | 60.15' | 96.00' | 35°53'50" | S27°38'10"W | 59.17' |
| C9 | 54.98' | 74.00' | 42°33'56" | S30°58'13"W | 53.72' |
| C10 | 51.66' | 60.00' | 49°14'05" | S27°38'09"W | 49.98' |
| C11 | 38.72' | 148.00' | 14°53'15" | S10°27'43"W | 38.61' |
| C12 | 17.48' | 100.00' | 10°00'55" | S05°00'28"W | 17.46' |
| C13 | 57.95' | 59.00' | 56°16'30" | S61°51'45"W | 55.65' |
| C14 | 42.89' | 112.00' | 22°20'28" | S70°34'21"W | 42.82' |
| C15 | 84.82' | 54.00' | 90°00'00" | N45°00'00"E | 76.37' |
| C16 | 56.75' | 11642.00' | 0°16'45" | S47°56'38"W | 56.75' |
| C17 | 69.12' | 44.00' | 90°00'00" | S45°00'00"W | 62.22' |
| C18 | 18.47' | 68.00' | 15°33'47" | S07°56'32"W | 18.41' |

FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC
CAP PLS 31548 

FOUND NAIL WITH 1.5" WASHER PLS 31548 

FOUND 3.25" ALUMINUM CAP
STAMPED: EL PASO COUNTY ROW
MONUMENT PLS 35585 2005 

SET #5 REBAR & 1.5" ALUMINUM CAP OR
NAIL & STEEL DISC "PLS 29413" 

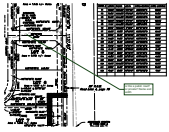
SECTION CORNER MONUMENT AS INDICATED 

| | |
|---|----------------|
| FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413" | ○ |
| ¼ CORNER, NOT SET, FALLS INTO TRAFFIC LANE | ✱ |
| WOODMEN HILLS METROPOLITAN DISTRICT NON-RADIAL LINE | W.H.M. (nr) |
| PLUS OR MINUS (MORE OR LESS) | +/- |
| RIGHT OF WAY | R.O.W. |
| TYPICAL | TYP. |
| SQUARE FEET | SF |
| ASSIGNED STREET ADDRESS | (7358) |

LINE Type

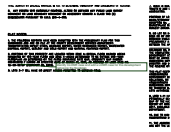
Markup Summary

dsdparsons (31)



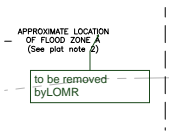
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 10:00:26 AM
Color: ■

is this a public road? or private? Name and width



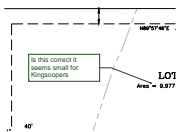
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 10:01:47 AM
Color: ■

Identify CLOMR case and add a LOMR case for this development removing the floodplain



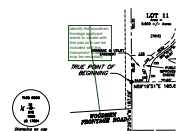
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 10:02:13 AM
Color: ■

to be removed byLOMR



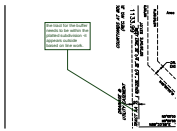
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 10:02:57 AM
Color: ■

Is this correct it seems small for Kingsoopers



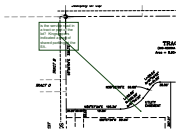
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:33:45 AM
Color: ■

identify the woodmen frontage applicant wants to vacate with this plat so it can be included with this instrument- a detail may be necessary



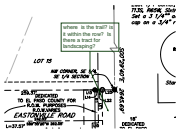
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:34:51 AM
Color: ■

the tract for the buffer needs to be within the platted subdivision -it appears outside based on line work.



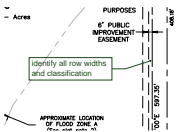
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:37:58 AM
Color: ■

is the service road in a tract or part of the lot? Kingsoopers indicated a tract of shared parking at the EA.



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:39:20 AM
Color: ■

where is the trail? is it within the row? Is there a tract for landscaping?



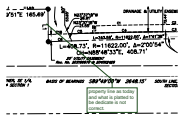
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:40:03 AM
Color: ■

identify all row widths and classification



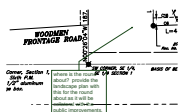
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:42:20 AM
Color: ■

I thought the pond was to be in its own tract not a part of the lots? If individual lots then multiple drainage agreements for maintenance may be necessary. It is better one entity own tract and maintain.



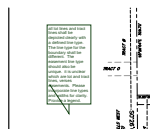
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:44:00 AM
Color: ■

property line as today and what is platted to be dedicate is not correct.



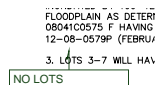
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:44:04 AM
Color: ■

where is the round about? provide the landscape plan with this for the round about as it will be collateral with the public improvements.



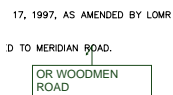
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:45:05 AM
Color: ■

all lot lines and tract lines shall be depicted clearly with a defined line type. The line type for the boundary shall be different. The easement line type should also be unique. it is unclear which are lot and tract lines, verses easements. Please incorporate line types and widths for clarity. Provide a legend.



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:46:51 AM
Color: ■

NO LOTS



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:46:59 AM
Color: ■

OR WOODMEN ROAD



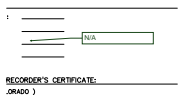
Subject: Cloud+
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:48:15 AM
Color: ■

should this be in a tract so the association can maintain it-individual lots may not agree to maintain the same way and time.



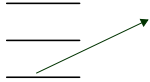
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:51:45 AM
Color: ■

A landscepe plan has been approved for the overall development, and is recorded at Reception No. _____ with the El Paso County Clerk and Recorder. Individual lot purchasers are responsible for the installation and maintenance of said landscaping. In addition, individual lot owners shall provide a landscaping plan that meets the EPC Land Development Code, as amended with a site development Plan prior to issuance of a building permit..

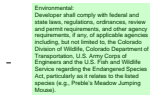


Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:52:07 AM
Color: ■

N/A



Subject: Arrow
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:52:10 AM
Color: ■



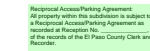
Subject: Environmental
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:52:53 AM
Color: ■

Environmental:
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).



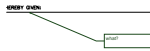
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:55:05 AM
Color: ■

Utility Providers are:



Subject: Access/Parking Agreement
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:55:40 AM
Color: ■

Reciprocal Access/Parking Agreement:
All property within this subdivision is subject to a Reciprocal Access/Parking Agreement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:55:58 AM
Color: ■

what?



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:56:19 AM
Color: ■

Planning and Community Development
Department



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:56:25 AM
Color: ■

PCD




Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:56:41 AM
Color: ■

DEDICATION STATEMENT




Subject: Cloud+
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:57:28 AM
Color: ■


What does this go with?

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:58:14 AM
Color: 


This will cover the development agreement ? Are we putting inside SIA?

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:58:33 AM
Color: 

Number of tracts X


Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:59:19 AM
Color: 

I didnt see Tract C. I may have missed it?


Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 2/7/2019 9:59:40 AM
Color: 

LINE Type


dsdrice (18)

Subject: Cloud+
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 8:55:47 PM
Color: 

2019 (check all dates)


Subject: Cloud+
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 8:56:32 PM
Color: 

PCD

Subject: Cloud+
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 8:58:19 PM
Color: 

PCD

Subject: Highlight
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:00:13 PM
Color: 

Subject: Cloud+
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:01:31 PM
Color: 

is as shown (show or list lots with blanket easement)

Sheet
Sheet
Revise LS Plan
per comments.

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:02:53 PM
Color: ■

Revise LS Plan per comments.

2018 A

Subject: Highlight
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:30:42 PM
Color: ■

BOARD OF
2018, SL
SOLUTION

Subject: Highlight
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:30:53 PM
Color: ■

2018
COMPANY

Subject: Highlight
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:32:04 PM
Color: ■

LOPMENT
2018, SL

Subject: Highlight
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:35:38 PM
Color: ■

N90°00'00"E
and access(?)
30'
DRAINAGE
EASEMENT
286.98'

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:52:00 PM
Color: ■

and access(?)

EASEMENT OR BLANKET EASEMENT DOWNSIDE IF
REQUIRED, AS THE OVERFLOW CAN POTENTIALLY AFFECT
SUBDIVISION IS SUBJECT TO A DECLARATION OF C
OF THE RECORDS OF THE
See comment letter.

Subject: Text Box
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/11/2019 9:55:24 PM
Color: ■

See comment letter.

16. NOT THE LEGAL DESCRIPTION AND ARE
2. THE NUMBER OF LOTS HEREBY PLATTED
3. AN OVERFLOW/INUNDATION EASEMENT OR
VERFLOW SPILLWAY WILL BE REQUIRED, AS
AND 9. and 10?
4. ALL PROPERTY WITHIN THIS SUBDIVISION
RECORDED AT RECEPTION No.
COUNTY CLERK AND RECORDER.

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/13/2019 1:35:44 PM
Color: ■

and 10?

as monumented
hereon, or from
where to where?
ALL THESE PROPERTIES
AS PLATTED UNDER COUNTY CONTROL, BEING THE GRANTS OF THE
THE
FROM A PORTION OF THE SUBDIVISION QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 10 EAST, COUNTY OF KANE, ARIZONA, TO THE
SUBDIVISION IS SUBJECT TO A DECLARATION OF C
OF THE RECORDS OF THE
THE RECORDS OF THE COUNTY CLERK OF KANE COUNTY, ARIZONA, AND
THE COUNTY CLERK OF KANE COUNTY, ARIZONA, AND
THE COUNTY CLERK OF KANE COUNTY, ARIZONA, AND
THE COUNTY CLERK OF KANE COUNTY, ARIZONA, AND

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/13/2019 1:49:42 PM
Color: ■

as monumented hereon, or from where to where?

ACTS. OWN
CT A SHAI

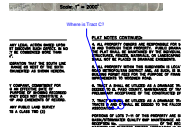
Subject: Delete
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/13/2019 2:35:47 PM
Color: ■

Delete

AINAGE IMI
ACTS. OWNE
I MARKETD

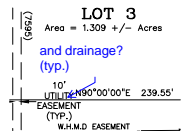
Subject: Delete
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/13/2019 2:35:49 PM
Color: ■

Delete



Subject: Cloud+
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/13/2019 2:36:42 PM
Color: ■

Where is Tract C?



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 2/14/2019 11:33:39 AM
Color: ■

and drainage? (typ.)