

CLOVERLEAF FILING NO. 2

LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

14921

KNOW ALL MEN BY THESE PRESENTS:

THAT CND-CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION.

THESE PARCELS OF LAND BEING ALL OF THOSE PROPERTIES UNDER RECEPTION NOS. 220071778, 220071816 AND 221062369 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WILNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLUS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692 SAID LINE BEARING S89S54.49E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N233°18'W, A DISTANCE OF 971.92 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHWESTERLY LINE, N47°30'3"W, A DISTANCE OF 244.83 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51;

THENCE ON THE PERIMETER OF SAID TRACT H, THE FOLLOWING THREE (3) COURSES:

1. N33°23'05"W, A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;

2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'05"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 153°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;

3. S52°28'59"E, A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N81°20'01"E, A DISTANCE OF 130.03 FEET;

2. N26°20'33"E, A DISTANCE OF 511.07 FEET;

3. N52°03'56"E, A DISTANCE OF 451.83 FEET;

4. N17°03'30"W, A DISTANCE OF 222.24 FEET;

5. N07°25'50"W, A DISTANCE OF 104.67 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT A, SOUTH WOODMOOR PRESERVE RECORDED UNDER RECEPTION NO. 221714843;

THENCE ON THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT A, THE FOLLOWING TEN (10) COURSES:

1. N84°15'58"E, A DISTANCE OF 126.43 FEET;

2. N84°03'34"E, A DISTANCE OF 224.55 FEET;

3. S05°52'43"E, A DISTANCE OF 936.00 FEET;

4. S52°15'31"E, A DISTANCE OF 279.39 FEET, TO A POINT OF CURVE;

5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 131.72 FEET, TO A POINT OF NON-TANGENT;

6. N28°37'11"E, A DISTANCE OF 67.40 FEET, TO A POINT ON CURVE;

7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;

8. S34°31'56"E, A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;

9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S45°14'01"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 16°15'50"E, A DISTANCE OF 11.14 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 466, WOODMOOR GREENS, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

10. THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 46°01'11" AND AN ARC LENGTH OF 329.31 FEET, TO A POINT OF NON-TANGENT;

2. S50°56'07"E, A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°14'09"W, HAVING A RADIUS OF 289.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;

4. S44°20'00"W, A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. N61°02'18"W, A DISTANCE OF 958.19 FEET;

2. N60°38'25"W, A DISTANCE OF 314.83 FEET;

3. N83°12'34"W, A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,623,721 SQUARE FEET OR 37,2755 ACRES.



OWNERS CERTIFICATE.

THE UNDERSIGNED BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES 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 CLOVERLEAF FILING NO. 2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

CND-CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: *Andrew Biggs*
AS MANAGER

STATE OF Colorado

COUNTY OF Cook

ACKNOWLEDGED BEFORE ME THIS 22 DAY OF February, 2022 BY

MY COMMISSION EXPIRES February 2025

WITNESS MY HAND AND OFFICIAL SEAL Michelle Small NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS.

BY: *Michelle Small*

AS: President OF CLOVERLEAF METROPOLITAN DISTRICT

STATE OF COLORADO)

COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS 24 DAY OF February, 2022 A.D.

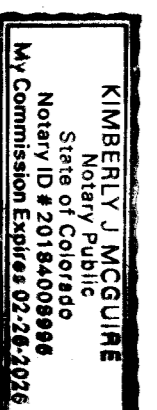
BY: Andrew Biggs

AS: President OF CLOVERLEAF METROPOLITAN DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: 02-26-2026

NOTARY PUBLIC: Michelle Small



TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	127,275	2,9278	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
B	7,423	0.1704	DRAINAGE, PUBLIC UTILITIES, PEDESTRIAN ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
C	5,143	0.1181	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
D	2,411	0.0553	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
E	9,211	0.2114	DRAINAGE, PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
F	2,660	0.0611	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
G	24,632	0.5652	PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
H	37,776	0.8672	DRAINAGE, PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
I	33,464	0.7697	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
J	35,196	0.8080	PRIVATE ROAD, PUBLIC UTILITIES, DRAINAGE	CLOVERLEAF METROPOLITAN DISTRICT
K	9,175	0.2106	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
L	12,571	0.2886	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
TOTAL TRACT AREA	306,947	7.0465		
TOTAL LOT AREA	1,048,406	24.0481		
TOTAL ROW AREA	268,348	6.1609		
TOTAL AREA	1,623,721	37.2755		

LAND SUMMARY CHART

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE COLORADO SURVEYING ACT AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THE MONUMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 24 DAY OF February, 2022

JARROD ADAMS
COLORADO REGISTERED PLS # 39252

NOTICE:

PER C.F.S. 13-90-105, 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. AN ENGINEERING, LLC AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.

THIS PLAT FOR CLOVERLEAF FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY COMMISSIONS ON THE DATE OF February 20, 2022 SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS SPECIFIED HEREON. THE PLANNING AND COMMUNITY COMMISSIONS HAVE REVIEWED THIS PLAT AND HAVE APPROVED THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE RESPONSIBILITY OF THE EL PASO COUNTY UNTIL THE REQUIREMENTS OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

WOODMOOR PLACER IS ENTIRELY VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL CONDITIONS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPLICABLE TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, REGISTERED UNDER RECEPTION NO. 221714843.

PLANNING AND COMMUNITY COMMISSIONS 6 DATE 3/10/22

THIS PLAT FOR CLOVERLEAF FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY COMMISSIONS ON THE DATE OF February 20, 2022 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY COMMISSIONS 6 DATE 3/10/22

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:51 O'CLOCK P M., THIS 24 DAY OF March, 2022 A.D. AND IS DULY RECORDED AT RECEPTION NO. 2222119921 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGEMAN, RECORDER
BY: Chuck Brogeman

SUMMARY:	
131 LOTS	24,0881 ACRES
11 TRACTS	64.57% ACRES
RIGHTS-OF-WAY	7.4053 ACRES
TOTAL	6,1609 ACRES
	18,5328 ACRES
	37.2755 ACRES
	100.00%

FEES	
SCHOOL FEE:	
BRIDGE FEE:	
PARK FEE:	
DRAINAGE FEE:	

PCD FILE NO. SF2123
JOB NO. 25158.01
FEBRUARY 8, 2022
SHEET 1 OF 9



Central 303-740-9883 • Colorado Springs 719-593-2533
Fax 303-740-9888 • www.jrengineering.com

CLOVERLEAF FILING NO. 2

A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

1. DENOTION: CERTIFY: CERTIFICATION: -- A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, EXPERIENCE AND REASONABLE DUE CARE. THE PROFESSIONAL'S OPINION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE PROFESSIONAL'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED AND SHALL BE LIMITED TO THE EXTENT OF THE PROFESSIONAL'S NEGLIGENCE OR MALPRACTICE AS DETERMINED BY A COURT OF LAW.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
5. THE BASIS OF BEARINGS IS THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2892", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
6. THE LAST FIELD INSPECTION OF THIS SITE WAS ON JUNE 25, 2021.
7. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DERIVED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET, ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
8. THIS PLAT IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X-AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBER 0804100278G, EFFECTIVE DATE DECEMBER 7, 2018.
9. 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. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FINISH FLOOR LEVELS TO PROTECT STRUCTURES FROM FLOODING. HOMEOWNERS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SYSTEMS SHOWN ON THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE. ANY CHANGES TO THE GRADE OF THE LOT OR DRAINAGE SYSTEMS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. TRACTS A, E, H, I, AND L OF THIS PROPERTY ARE SUBJECT TO THE PRIVATE DETENTION/REP. MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. ~~22032018~~ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED IN THE CLOVERLEAF METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
11. WATER AND SANITARY SERVICES SHALL BE SUPPLIED BY WOODMOOR WATER AND SANITATION DISTRICT NO. 1.
12. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
13. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
14. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-477), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
15. THIS FINAL PLAT IS PART OF THE APPROVED CLOVERLEAF SUBDIVISION PRELIMINARY PLAN, SP20-002.
16. LAND WITHIN THIS FINAL PLAT IS ZONED RS-5000.
17. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE WITH THE EL PASO COUNTY CLERK: ENVIRONMENTAL IMPACT STATEMENT AND DEVELOPMENT REPORT, TRAFFIC IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, WETLAND ANALYSIS REPORT, NOKOUS WED MANAGEMENT PLAN AND POB/BWP OPERATIONS AND MAINTENANCE MANUAL.
18. 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 DEVELOPMENT IMPROVEMENTS 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 UNDER RECEPTION NUMBER ~~22032018~~ IN ACCORDANCE WITH THE EL PASO COUNTY ORDINANCES, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED. THE APPLICANT/OWNER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SYSTEMS SHOWN ON THIS PLAT UNLESS SPECIFICALLY NOTED OTHERWISE. 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOT FOR SALE, CONVEYANCE OR TRANSFER.
19. THERE SHALL BE NO DIRECT LOT ACCESS TO CLOVERLEAF ROAD.
20. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF REQUEST FOR DEDICATION AND MAINTENANCE.
21. 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 MINING, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE AND THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., FREDERICK WILSON JUMPING MOUSE).
22. SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE CLOVERLEAF METROPOLITAN DISTRICT. ANY ORDER WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT SHALL BE REMOVED OR LOWERED.
23. LOTS 1-18 AND LOTS 107-113 SHALL NOT BLOCK OR IMPED THE FLOW OF SURFACE WATER IN THE DRAINAGE EASEMENT AND SHALL BE LIMITED TO THE INSTALLATION OF ONLY SPLIT RAIL FENCE ALONG REAR AND SIDE LOT LINES.
24. LOTS 1-8, 41-47, 66-70, 77-113, AND 126-131 ARE RESTRICTED TO ONE-STORY IN HEIGHT.
25. THE BENEFITED PARTY OF THAT ACCESS EASEMENT RECORDED UNDER RECEPTION NO. 21111395 HAS DECDED TO CND-CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY ALL OF THEIR INTEREST IN THE PROPERTY AND EASEMENT. CND-CLOVERLEAF HEREBY VOUCHES THIS EASEMENT WITH THIS PLAT.
26. NO CERTIFICATE OF OCCUPANCY SHALL BE PERMITTED FOR LOTS 104, 105 AND 109 UNTIL THE PORTION (UNDER THESE LOTS) OF THE EXISTING SMTEN FOOT (16') UTILITY EASEMENT RECORDED IN BOOK 5437 AT PAGE 646 OF THE EL PASO COUNTY RECORDS IS VACATED.
27. CLOVERLEAF FILING NO. 2 IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, AND CONDITIONS OF THE PLACER COVENANTS FOR WOODMOOR IMPROVEMENT DISTRICT AS RECORDED IN BOOK 2452 AT PAGE 936 AND AS AMENDED IN BOOK 2579 AT PAGE 423 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED.

GEOLOGIC HAZARD NOTE:

- THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS OR HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY CLOVERLEAF DEVELOPMENT, BY ENTECH ENGINEERING INC., NOVEMBER 19, 2020 IN THE CLOVERLEAF PLAN FILE (SP-202) AVAILABLE AT THE EL PASO COUNTY REPORT PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- EXPANSIVE SOILS: HIGHLY SPOADIC, NOT INDICATED ON MAP. OCCURRENCES SHALL BE IDENTIFIED AND DEALT WITH ON AN INDIVIDUAL BASIS. MITIGATION SHOULD NECESSARILY SHOULD EXPANSIVE SOILS BE ENCOUNTERED BENEATH FOUNDATIONS.
 - SLOPE STABILITY AND LANDSIDE HAZARD: SLOPES SHOULD NOT BE STEEPER THAN 3:1 UNLESS SPECIFICALLY EVALUATED. ANY AREAS 19 RECEIVE FILL SHOULD HAVE ALL TOP-SOIL, ORGANIC MATERIAL, OR DEBRIS REMOVED.
 - AREAS OF EROSION: AREAS OF EROSION WITH THE TEACHOUT CREEK DRAINAGE IN THE NORTHERN PORTION OF THE SITE, AND AN AREA ALONG THE EASTERN SIDE OF THE SITE ALONG CLOVERLEAF ROAD. RECOMMENDATIONS FOR EROSION CONTROL MITIGATION ARE DISCUSSED UNDER SECTION 510 OF ENTECH ENGINEERING'S STUDY.
 - GROUNDWATER AND DRAINAGE AREAS DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
 - POTENTIALLY SHALLOW GROUNDWATER: LOTS 9-13, 29, 41, 42, 84, 85, 101, 102, 105, 108, 113-115
 - SEASONALLY SHALLOW GROUNDWATER: LOTS 27, 28, 53-56, 86, 87. THIS AREA MAY REQUIRE ADDITIONAL OVEREXCAVATION AND/OR STABILIZATION PRIOR TO FILL PLACEMENT, AND/OR SUBSURFACE DRAINAGE.
 - COLLAPSBLE SOILS: IDENTIFIED IN SOME OF THE TEST BORINGS. ADDITIONAL INVESTIGATION REQUIRED WITH EACH BUILDING SITE.
 - SHALLOW BEERPOD: WHERE SHALLOW SANDSTONE IS ENCOUNTERED, HIGHER ALLOWABLE BEARING CAPACITIES ARE ANTICIPATED. SHALLOW CLAYSTONE MAY REQUIRE MITIGATION FOR EXPANSIVE SOILS.
 - RADIOACTIVITY: APPLIES TO ALL LOTS. SPECIFIC REQUIREMENTS FOR MITIGATION SHOULD BE BASED ON-SITE SPECIFIC TESTING AFTER SITE IS CONSTRUCTED.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

MAILBOXES:

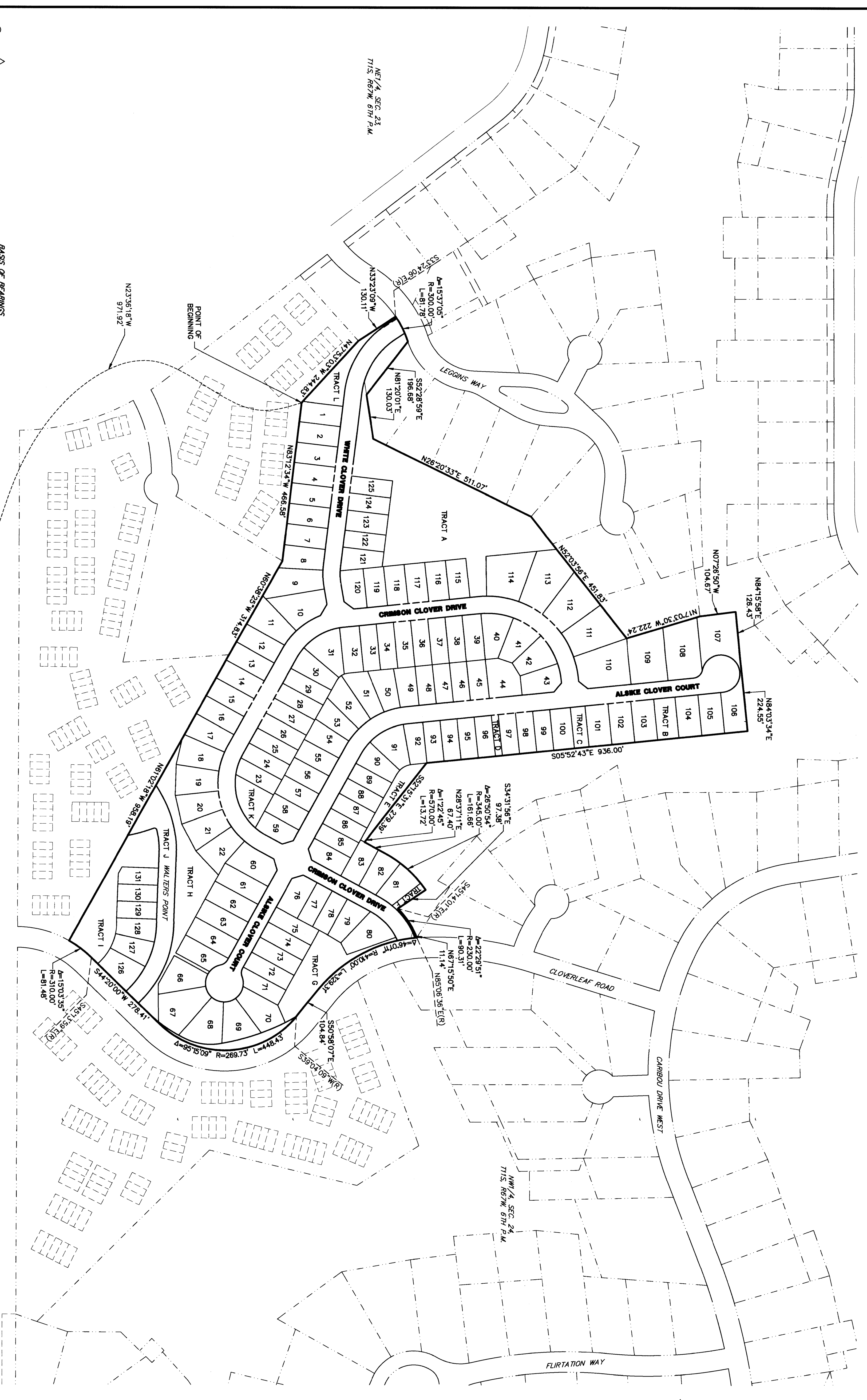
MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.



CLOVERLEAF FILING NO. 2

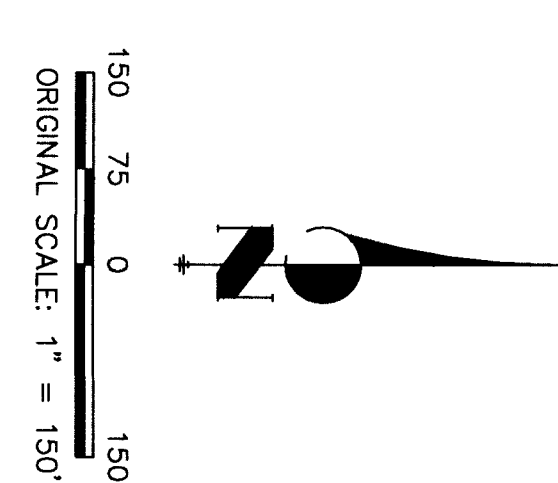
14921

A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP
- ◆ RECOVERED 1S 25955" UNLESS NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP
- ILLIGIBLE
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP
- RECOVERED #3 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP
- STAMPED 1S 13485"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED 1S 38292"
- NOT PART OF SURVEY
- * AREA OF SEASONAL SHALLOW GROUNDWATER
- * AREA OF SEASONAL SHALLOW GROUNDWATER
- * PUBLIC IMPROVEMENTS EASEMENT
- * PUBLIC UTILITY EASEMENT
- * PUBLIC UTILITY AND DRAINAGE EASEMENT
- * ADDRESS BLOCK
- * (###) RADIAL BEARING
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE



PCD FILE NO. SF2123
 JOB NO. 25158.01
 FEBRUARY 8, 2022
 SHEET 3 OF 9



J.R. ENGINEERING
 A Western Company

Centennial 303-740-8883 • Colorado Springs 719-593-2533
 Fort Collins 970-491-9888 • www.jrengineering.com

30.00' WITNESS CORNER
 C1/4 CORNER SEC. 23
 1715. R.67W. 6TH P.M.
 RECOVERED 3-1/4" ALUMINUM CAP
 STAMPED 11S 10377 1997 30.00 WC

30.0' REFERENCE MONUMENT
 E1/4 CORNER SEC. 23
 1715. R.67W. 6TH P.M.
 RECOVERED 3/4" ALUMINUM CAP
 STAMPED 1S 2692

