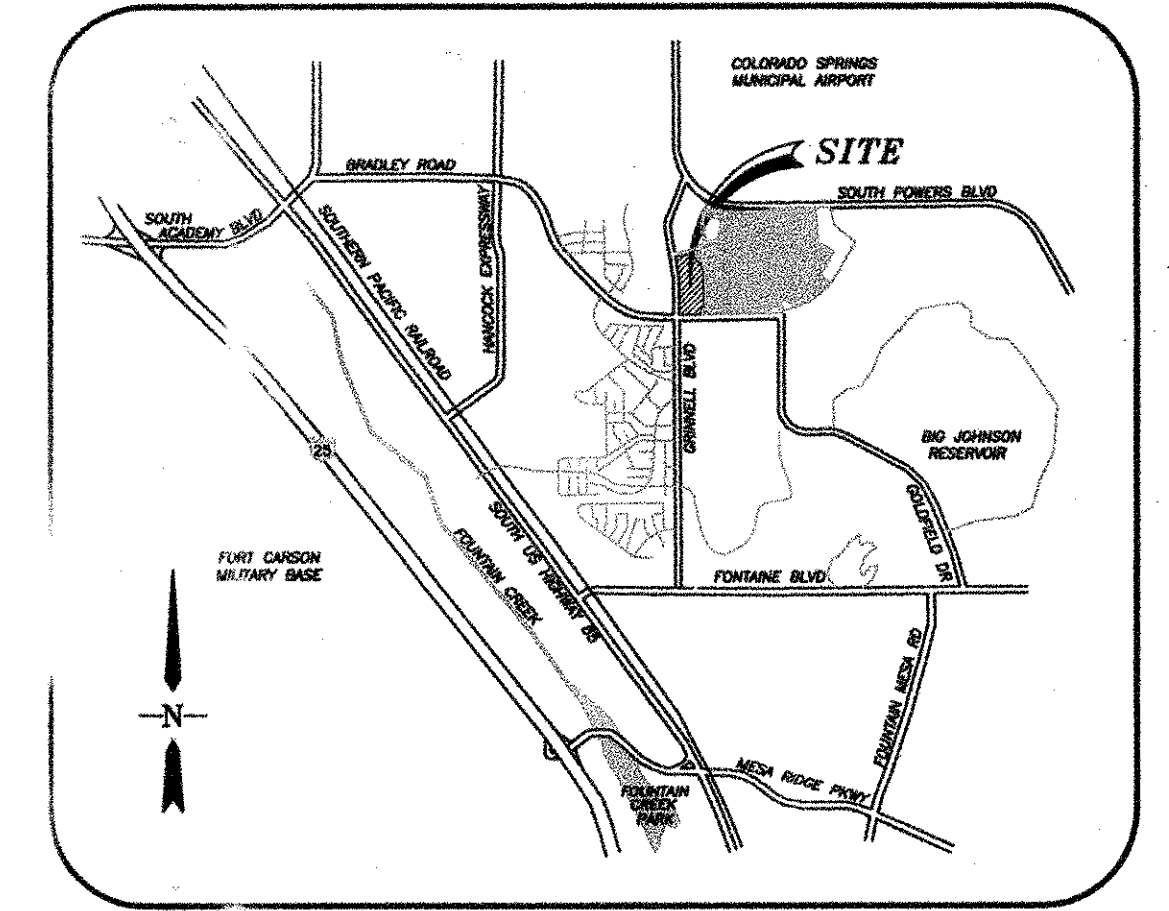


SPRINGS AT WATERVIEW FILING NO. 1
 A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 7,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 SHEET 1 OF 2



VICINITY MAP
N.T.S.

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DAKOTA SPRINGS ENGINEERING LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, SPRINGS ENGINEERING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. SC55066305-6, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED 8/14/18.
- BY RECORDING OF THIS PLAT, PRIOR PLAT OF THIS PARCEL IS TO BE VACATED.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. EACH LOT MAY ONLY ACCESS ONE STREET.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND USE DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
- NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 213006737 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- SECURITY WATER DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND SECURITY SANITATION DISTRICT WILL PROVIDE WASTEWATER SERVICES.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE PROPERTY OWNERS ASSOCIATION AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THE PAINTED SKY AREA.
- THE FUTURE OWNERS/BUILDERS SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PERFORMED BY A CERTIFIED ACUSTICAL ENGINEER.
- BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
- THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD, GRINNELL BLVD, GOLDFIELD DRIVE, AND ESCANABA DRIVE. FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING TRACT A IS NOT PERMITTED.
- THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 12-382 AND RESOLUTION NO. 16-454, RECEPTION NO 216145945. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO 12-416 OF THE PID2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____
- THE 20 FOOT UTILITY EASEMENT RECORDED IN BOOK 6710 PAGE 137 AND BY RECEPTION NO. 207712585 REFERENCED IN THE AFOREMENTIONED TITLE COMMITMENT UNDER SCHEDULE B EXCEPTIONS NO. 20 HAS BEEN VACATED BY INSTRUMENT RECORDED WITH RECEPTION NO. 217018960.
- ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- LOTS 1-85 ACREAGE: 12.269
TRACTS A-D ACREAGE: 0.207
STREETS ACREAGE: 3.206
TOTAL ACREAGE: 15.682
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. PUBLIC UTILITY EASEMENTS FOR ELECTRIC AND GAS SHALL BE DEDICATED TO COLORADO SPRINGS UTILITIES.

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

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 THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIATION EASEMENT) RECORDED AT RECEPTION NUMBER 213006737 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO ELECTRICITY AND GAS SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 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.

TRACTS:

TRACTS A, AND B, ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW 1 METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE AND PUBLIC UTILITIES. TRACT C IS HEREBY DEDICATED TO EL PASO COUNTY FOR ROAD RIGHT-OF-WAY.

AN OPAQUE DOUBLE-SIDED FENCE (6' CEDAR OR OTHER APPROPRIATE MATERIALS AS TO BE DETERMINED BY THE APPLICANT AT THE TIME OF THE FINAL PLAT), WILL BE INSTALLED AND WILL ADD ADDITIONAL NOISE REDUCTION BENEFITS FOR HOMES THAT BACK GRINNELL ROAD.

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE EAST LINE OF PARCEL A, "WATERVIEW PUMP STATION SUBDIVISION EXEMPTION" (AN EXEMPTION PLAT OF TRACT D, PAINTED SKY AT WATERVIEW FILING NO. 1), RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO. SAID LINE ALSO THE WEST LINE OF ESCANABA RIGHT-OF-WAY, SAID LINE IS ASSUMED TO BEAR N00°58'31"W FROM THE MONUMENTS SHOWN.

FLOODPLAIN CERTIFICATION

THIS SITE IS LOCATED IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0764F EFFECTIVE DATE 03/17/97.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT ROS EQUITY HOLDINGS-INDEPENDENCE LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES:

PARCEL A, "WATERVIEW PUMP STATION SUBDIVISION EXEMPTION" (AN EXEMPTION PLAT OF TRACT D, PAINTED SKY AT WATERVIEW FILING NO. 1), RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215713634, COUNTY OF EL PASO, STATE OF COLORADO.

TOTAL AREA CONTAINS 15.682 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND EASEMENTS, AS SHOWN. 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 "SPRINGS AT WATERVIEW FILING NO.1", IN EL PASO COUNTY, COLORADO.

OWNER(S):

THE AFOREMENTIONED, ROS EQUITY HOLDINGS-INDEPENDENCE, LLC, HAS EXECUTED THIS INSTRUMENT

THIS 21st DAY OF September, 2018, A.D.

Raymond O'Sullivan
 BY: RAYMOND O'SULLIVAN
 TITLE: MANAGER

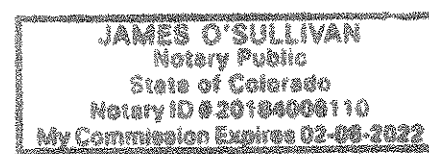
ROS EQUITY HOLDINGS-INDEPENDENCE, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)

) SS. COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September, 2018
 BY: *Raymond O'Sullivan* AS (TITLE) *Manager*
 ROS EQUITY HOLDINGS-INDEPENDENCE, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES 02-06-2022
 WITNESS MY HAND AND OFFICIAL SEAL



BY: *James Buller*
 TITLE: MANAGER

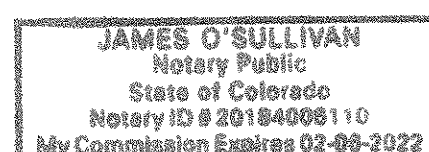
ROS EQUITY HOLDINGS-INDEPENDENCE, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)

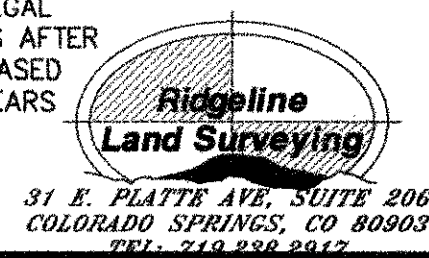
) SS. COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 21st DAY OF September, 2018
 BY: *James Buller* AS (TITLE) *Manager*
 ROS EQUITY HOLDINGS-INDEPENDENCE, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES 02-06-2022
 WITNESS MY HAND AND OFFICIAL SEAL



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 CERTIFICATION SHOWN HEREON.



SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED BY SAID SURVEYOR UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACTS OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND MONUMENTS EXIST AS SHOWN HEREON.



JAMES F. LENZ
 PROFESSIONAL LAND SURVEYOR
 IN THE STATE OF COLORADO, NO 34583
 FOR AND ON BEHALF OF DAKOTA SPRINGS
 ENGINEERING, LLC.

COUNTY CERTIFICATION:

THIS PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD RESOLUTION NO. _____ DATED _____ APPROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR, DEVELOPMENT SERVICES _____ DATE _____

STEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2018, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

OWNER/DEVELOPER
 ROS EQUITY HOLDINGS-INDEPENDENCE, LLC
 31 N. TEJON STREET, SUITE 500
 COLORADO SPRINGS, CO 80903
 (719) 491-1590

ENGINEER/SURVEYOR
 DAKOTA SPRINGS ENGINEERING
 31 N. TEJON STREET, SUITE 500
 COLORADO SPRINGS, CO 80903
 (719) 227-7388

DATE OF PREPARATION
 SEPTEMBER 2017

CHECKED BY

FEES:

DRAINAGE _____ BRIDGE _____
 SCHOOL _____ PARK _____

DSE Dakota Springs Engineering
 31 N. TEJON SUITE 500
 COLORADO SPRINGS, CO. 80903
 PHONE: (719) 227-7388
 DATE: 4/18/2017
 SHEET 1 OF 2

SPRINGS AT WATERVIEW FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

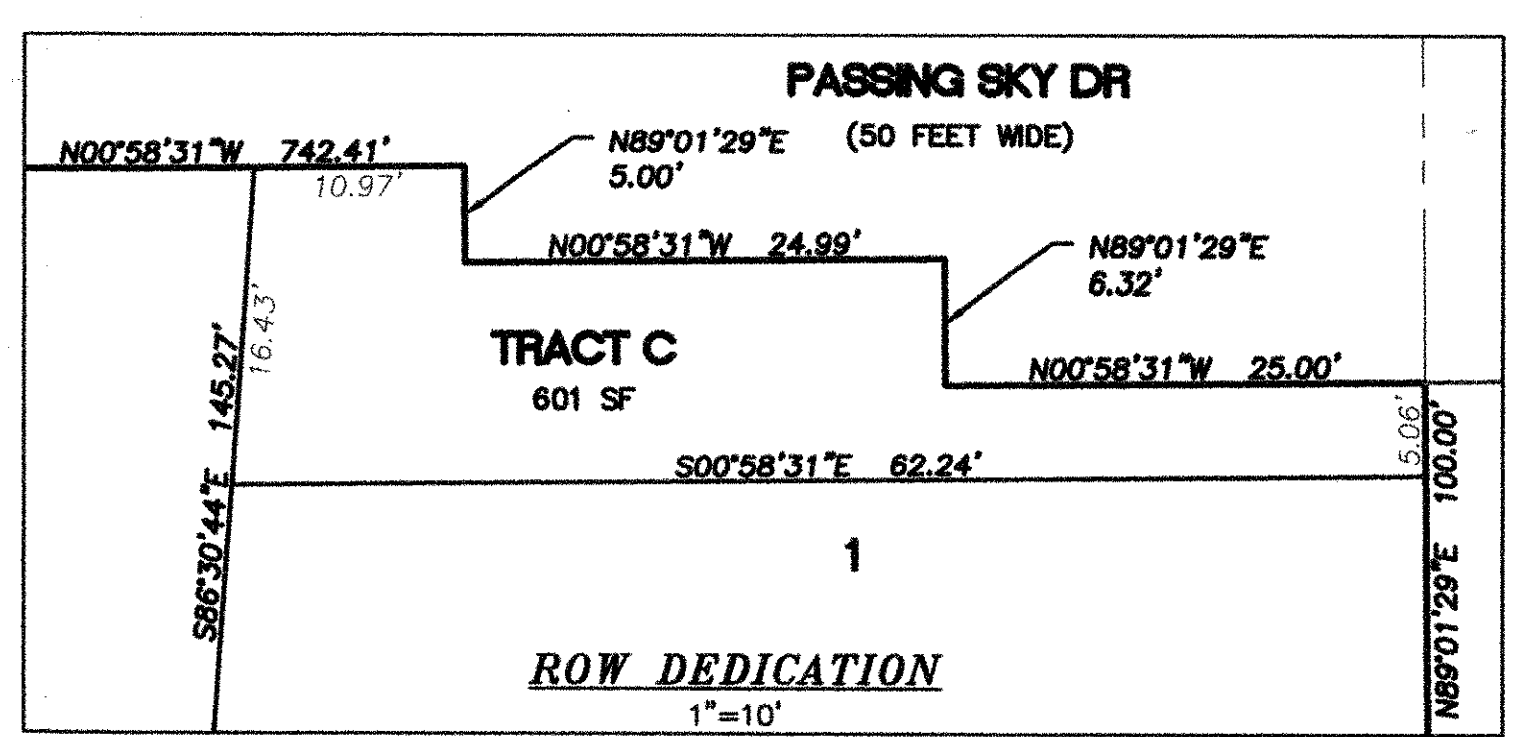
EL PASO COUNTY, COLORADO

SHEET 2 OF 2



LEGEND

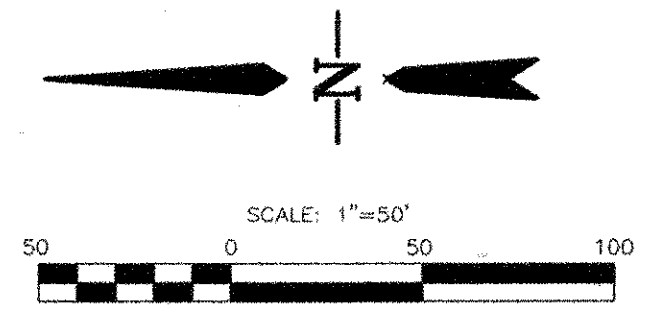
- ◆ PLSS CORNER
- FOUND NO.5 REBAR WITH CAP PLS 30083 AT GRADE
- FOUND NO.4 REBAR AND CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- - - PROPOSED EASEMENT
- EXISTING ROW



OWNER/DEVELOPER
FRANK W. HOWARD #2 LIMITED PARTNERSHIP, LLLP
ADDRESS: _____
PHONE: _____

ENGINEER/SURVEYOR
DAKOTA SPRINGS ENGINEERING
31 N. TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903
(719) 227-7388

DATE OF PREPARATION
JULY 2016



CHECKED BY

DSE Dakota Springs
Engineering
31 N. TEJON SUITE 500
COLORADO SPRINGS, CO. 80903
PHONE: (719) 227-7388
DATE: 4/18/2017
SHEET 2 OF 2