

**LBS Comments:**

- 1. Please include the monumentation that defines the Basis of Bearing in Note 1.
- 2. Please clear up the overlapping typo along the west line of Lot 1.
- 3. Please label the line that defines the Basis of Bearing on both sheets 2 & 3.

**UDS Comments:**

- 4. Change Note 7 to: "All easements that are dedicated hereon for public utility purposes 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."

# HANNAH RIDGE at FEATHERGRASS FILING NO. 3

## A RE-PLAT OF TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### KNOW ALL MEN BY THESE PRESENTS

TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE EAST, SOUTH, WEST AND NORTH LINES OF SAID TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1:

**BEGINNING** AT A POINT ON THE SOUTH LINE OF HUNTER JUMPER DRIVE AS PLATTED IN SAID HANNAH RIDGE AT FEATHERGRASS FILING NO. 1:

THENCE N89°39'18"W, A DISTANCE OF 640.46 FEET;

THENCE N00°20'42"E, A DISTANCE OF 116.07 FEET;

THENCE N09°45'59"E, A DISTANCE OF 273.00 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 296.10 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1300.08 FEET, A CENTRAL ANGLE OF 13°02'58" WHOSE LONG CHORD BEARS N16°17'28"E, A DISTANCE OF 295.46 FEET TO A POINT TANGENT;

THENCE N24°07'41"E, A DISTANCE OF 60.00 FEET;

THENCE S65°51'43"E, A DISTANCE OF 164.88 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 342.00 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 52°57'38" WHOSE LONG CHORD BEARS N87°39'28"E, A DISTANCE OF 329.96 FEET TO A POINT TANGENT;

THENCE N61°10'38"E, A DISTANCE OF 21.98 FEET;

THENCE S28°49'21"E, A DISTANCE OF 60.00 FEET;

THENCE S61°10'39"W, A DISTANCE OF 21.94 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 69.50 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 09°15'40" WHOSE LONG CHORD BEARS S65°48'12"W, A DISTANCE OF 69.43 FEET;

THENCE S24°54'14"E, A DISTANCE OF 9.03 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE 48.41 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 34°40'12" WHOSE LONG CHORD BEARS S07°34'07"E, A DISTANCE OF 47.67 FEET TO A POINT TANGENT;

THENCE S09°45'59"W, A DISTANCE OF 280.37 FEET;

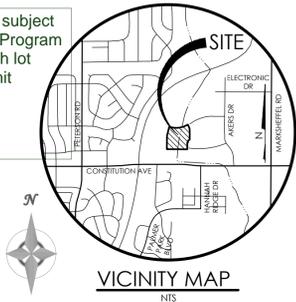
THENCE S00°20'42"W, A DISTANCE OF 200.15 FEET;

THENCE S89°39'18"E, A DISTANCE OF 79.31 FEET;

THENCE S00°20'42"W, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING**;

SAID TRACT FF CONTAINS 8.313 ACRES MORE OR LESS.

Add the Traffic improvement note "Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 16-454) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance. Add that this property is included within the the Central Marksheffel Improvement District



CCRs (Is a park going in this development to replace the one that was not built in Wilshire / Jessica Heights? There was previous discussion about amending the covenants. Detention Pond Maintenance Agreement Place holder notes?

Planning and Community Development

### COUNTY GOVERNMENT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT 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; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

3. 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).

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

5. A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

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

7. 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 \_\_\_\_\_ 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 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 LOTS FOR SALE, CONVEYANCE OR TRANSFER.

8. ANY EASEMENTS, RESTRICTIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER AND SEWER SERVICE AGREEMENT RECORDED MARCH 20, 2014 AT RECEPTION NO. 214032684, MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT 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 AND COMPLETED 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.

9. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES.

10. THERE SHALL BE NO DIRECT LOT ACCESS TO HUNTER JUMPER DRIVE OR WINSLOW PARK DRIVE.

11. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 214022684, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

12. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT, 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.

13. A FINDING OF WATER SUFFICIENCY IN TERMS OF QUALITY, QUANTITY AND DEPENDABILITY HAS BEEN MADE FOR LOTS 1-39 IN THIS FILING NO. 3.

14. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY EL PASO COUNTY DEVELOPMENT SERVICES.

15. PURSUANT TO RESOLUTION 14-149, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2, THE RECORDS OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 214035456, LOTS 1-39 WITHIN THE PLATTED BOUNDARIES OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 2, ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH, SUBJECT TO APPLICABLE ROAD IMPACT FEES AND WILL LEVY TO BE PAID AT THE TIME OF BUILDING PERMIT.

16. THE PROPERTY HEREIN DESCRIBED, INCLUDING ALL LOTS AND TRACTS CREATED WITH THIS PLAT, IS CONTAINED WITHIN THE CHEROKEE METROPOLITAN DISTRICT WHICH PROVIDES WATER AND SANITARY SEWER SERVICE TO SAID PROPERTY. THE OWNERS, SUCCESSORS AND ASSIGNS OF THE PROPERTY HEREIN DESCRIBED SHALL COMPLY WITH THE CONDITIONS, RULES, REGULATIONS AND SPECIFICATIONS SET BY THE DISTRICT.

### NOTES

1.) BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTH LINE OF TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, ASSUMED TO BEAR N89°39'18"W.

2.) FOUND / SET BOUNDARY CORNERS SHOWN ON SHEET 3.

3.) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0752 F, DATED MARCH 17, 1997 THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.

4.) 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. (SECTION 13-80-105 C.R.S.).

5.) A THREE (3) FOOT WALL MAINTENANCE EASEMENT IS LOCATED ALONG THE SIDE PROPERTY LINES OF LOTS 1, 21, 22 & 39, THE WALL SHALL BE BUILT BY THE DEVELOPER, THEN OWNED AND MAINTAINED BY THE COMMUNITIES AT FEATHERGRASS HOMEOWNERS ASSOCIATION AND SAID EASEMENT SHALL BE TO THE BENEFIT OF SAID ASSOCIATION.

6.) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED AT RECEPTION NO. 206021423, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, TOGETHER WITH ADDENDUM DATED MAY 19, 2006 AS RECORDED AT RECEPTION NO. 206074499, TOGETHER WITH CLARIFICATION DATED JULY 12, 2007 AS RECORDED AT RECEPTION NO. 207093771, TOGETHER WITH ADDENDUM DATED JUNE 18, 2008 AS RECORDED AT RECEPTION NO. 206069900.

7.) ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

### TITLE COMMITMENT EXCEPTIONS (BY COMMITMENT NO.)

THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT NO. RND55062783 AS PREPARED BY LAND TITLE GUARANTEE COMPANY AND DATED 04-06-2017.

1.-7.) TITLE COMMITMENT EXCEPTIONS 1-7 INCLUDED IN "SCHEDULE B-SECTION TWO - EXCEPTIONS" OF SAID TITLE COMMITMENT REFER TO STANDARD NON PLOTTABLE TITLE COMMITMENT EXCEPTIONS.

8.) RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED JANUARY 19, 1892 IN BOOK 43 AT PAGE 254, AS FOLLOWS: (NOT PLOTTABLE)

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW.

9.) RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED MARCH 28, 1893 IN BOOK 143 AT PAGE 126, AS FOLLOWS: (NOT PLOTTABLE)

SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.

10.) RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE GAS CO. IN INSTRUMENT RECORDED SEPTEMBER 26, 1934, IN BOOK 908 AT PAGE 91. (NOT PLOTTABLE)

11.) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AKER'S ACRES SUBDIVISION NO. 1 RECORDED SEPTEMBER 9, 1965 IN PLAT BOOK H2 AT PAGE 48. (PLAT VACATED)

12.) THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGE 670 AND DECEMBER 02, 1980 IN BOOK 3380 AT PAGE 675 AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582 AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587. (NOT PLOTTABLE)

13.) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 13, 1983, IN BOOK 3779 AT PAGE 783. (NOT PLOTTABLE)

14.) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 13, 1983, IN BOOK 3779 AT PAGE 792. (NOT PLOTTABLE)

15.) THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 11, 1984, IN BOOK 3857 AT PAGE 141. (NOT PLOTTABLE)

16.) THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 15, 1984, IN BOOK 3871 AT PAGE 34. (NOT PLOTTABLE)

17.) RIGHT OF WAY EASEMENT AS GRANTED TO CHEROKEE WATER AND SANITATION DISTRICT IN INSTRUMENT RECORDED JULY 18, 1984, IN BOOK 3896 AT PAGE 66. (AS SHOWN)

18.) RIGHT OF WAY EASEMENT AS GRANTED TO EL PASO COUNTY IN INSTRUMENT RECORDED FEBRUARY 04, 1986, IN BOOK 5122 AT PAGE 995. (AS SHOWN)

19.) RIGHT OF WAY EASEMENT AS GRANTED TO CHEROKEE METRO DISTRICT IN INSTRUMENT RECORDED JUNE 25, 1996, IN BOOK 6916 AT PAGE 68. (AS SHOWN)

20.) THE EFFECT OF RESOLUTIONS NO. 04-480, 06-16, AND 08-32 REGARDING SKETCH PLANS, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204188862, FEBRUARY 15, 2006 UNDER RECEPTION NO. 206023648 AND MARCH 11, 2008 UNDER RECEPTION NO. 208028195. (NOT PLOTTABLE)

21.) THE EFFECT OF RESOLUTION NO. 05-85, REGARDING ZONING, RECORDED APRIL 04, 2005, UNDER RECEPTION NO. 205047418. (NOT PLOTTABLE)

22.) THE EFFECT OF RESOLUTION NO. 05-87, REGARDING ZONING, RECORDED APRIL 04, 2005, UNDER RECEPTION NO. 205047419. (NOT PLOTTABLE)

23.) THE EFFECT OF RESOLUTION NO. 05-86, REGARDING ZONING, RECORDED APRIL 06, 2005, UNDER RECEPTION NO. 205048870. (NOT PLOTTABLE)

24.) THE EFFECT OF RESOLUTION NO. 05-88, REGARDING ZONING, RECORDED APRIL 07, 2005, UNDER RECEPTION NO. 205049824. (NOT PLOTTABLE)

25.) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 09, 2006, UNDER RECEPTION NO. 206021423, AND AS AMENDED IN INSTRUMENT RECORDED MAY 22, 2006, UNDER RECEPTION NO. 206074499, AND AS AMENDED IN INSTRUMENT RECORDED JULY 13, 2007, UNDER RECEPTION NO. 207093771 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 18, 2008 UNDER RECEPTION NO. 208069900 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 24, 2009 UNDER RECEPTION NO. 209029593. (NOT PLOTTABLE)

26.) THE EFFECT OF RESOLUTIONS NO. 06-168, 06-488, 08-036 AND 13-427 REGARDING PRELIMINARY PLANS RECORDED AUGUST 10, 2006 UNDER RECEPTION NO. 206118538, APRIL 25, 2007 UNDER RECEPTION NO. 207055683, MARCH 28, 2008 UNDER RECEPTION NO. 208028197 AND OCTOBER 09, 2013, UNDER RECEPTION NO. 213127098. (NOT PLOTTABLE)

27.) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER AND SEWER SERVICE AGREEMENT RECORDED OCTOBER 20, 2006 AT RECEPTION NO. 206155228. (NOT PLOTTABLE)

28.) THE EFFECT OF PUD DEVELOPMENT GUIDELINES, RECORDED DECEMBER 07, 2006, UNDER RECEPTION NO. 206177832, PUD DEVELOPMENT PLAN RECORDED DECEMBER 7, 2006 UNDER RECEPTION NO. 206177834 AND JUNE 30, 2013, UNDER RECEPTION NO. 213097486. (NOT PLOTTABLE)

29.) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN WATER AND SEWER SERVICE AGREEMENT RECORDED DECEMBER 15, 2006 AT RECEPTION NO. 206182336. (NOT PLOTTABLE)

30.) THE EFFECT OF RESOLUTION NO. 07-119, REGARDING AIRPORT OVERLAY REZONING, RECORDED JULY 18, 2007, UNDER RECEPTION NO. 207095753. (NOT PLOTTABLE)

31.) THE EFFECT OF RESOLUTION NO. 08-34, REGARDING ZONING, RECORDED MARCH 06, 2008, UNDER RECEPTION NO. 208026503. (NOT PLOTTABLE)

32.) THE EFFECT OF RESOLUTION NO. 08-35, REGARDING ZONING, RECORDED MARCH 06, 2008, UNDER RECEPTION NO. 208026503. (NOT PLOTTABLE)

33.) THE EFFECT OF RESOLUTION NO. 08-33, REGARDING ZONING, RECORDED MARCH 11, 2008, UNDER RECEPTION NO. 208028196. (NOT PLOTTABLE)

34.) THE EFFECT OF PUD DEVELOPMENT GUIDELINES, RECORDED AUGUST 14, 2008, UNDER RECEPTION NO. 208091456, PUD DEVELOPMENT PLAN RECORDED AUGUST 14, 2008 UNDER RECEPTION NO. 208091457. (NOT PLOTTABLE)

35.) THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 24, 2009, UNDER RECEPTION NO. 209112366. (NOT PLOTTABLE)

36.) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED MARCH 20, 2014 AT RECEPTION NO. 214022684. (NOT PLOTTABLE)

37.) THE EFFECT OF RESOLUTION NO. 14-144 REGARDING FINAL PLAT APPROVAL, RECORDED APRIL 23, 2014, UNDER RECEPTION NO. 214033473. (NOT PLOTTABLE)

38.) THE EFFECT OF RESOLUTION NO. 14-149 REGARDING INCLUSION OF THE SUBJECT PROPERTY IN THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2, RECORDED APRIL 30, 2014, UNDER RECEPTION NO. 214035626. (NOT PLOTTABLE)

39.) NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE RECORDED PLAT HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED JUNE 11, 2014 UNDER RECEPTION NO. 214713468, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 14, 2014 UNDER RECEPTION NO. 214061663 AND AFFIDAVIT OF CLARIFICATIONS RECORDED SEPTEMBER 9, 2014 UNDER RECEPTION NO. 214081923. (AS SHOWN)

40.) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 11, 2014 AT RECEPTION NO. 214049953. (NOT PLOTTABLE)

41.) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED JULY 28, 2016 UNDER RECEPTION NO. 216083823. (NOT PLOTTABLE)

42.) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 21, 2017, UNDER RECEPTION NO. 217032014. (NOT PLOTTABLE)

NOTE: PURSUIT TO EXHIBIT B OF SAID DECLARATION THE SUBJECT PROPERTY IS INCLUDED WITHIN THE EXPANSION PROPERTY, HOWEVER SAID PROPERTY HAS NOT YET BEEN SUBMITTED TO THE TERMS THEREOF.

### EASEMENTS

UNLESS OTHERWISE INDICATED, BOTH SIDES OF ALL INTERIOR SIDE LOT LINES ARE HEREBY PLATTED WITH A 5' DRAINAGE AND UTILITY EASEMENT. THE REAR OF ALL LOTS ARE HEREBY PLATTED WITH 10' DRAINAGE AND UTILITY EASEMENTS. ALL PROPERTY LINES ALONG 50 FOOT WIDE PUBLIC RIGHT-OF-WAY AND CUL-DE-SAC BULL RIGHT-OF-WAY LINES ARE HEREBY PLATTED WITH A 5' PUBLIC IMPROVEMENT AND SIDEWALK EASEMENT AND 15' DRAINAGE AND UTILITY EASEMENT. ALL EXTERIOR LOT LINES ARE HEREBY PLATTED WITH A 10' DRAINAGE AND UTILITY EASEMENT ON THE SUBDIVISION SIDE OF THE LOT LINE. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

### 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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 3'. 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.

FEATHERGRASS INVESTMENTS, LLC

BY: KENNETH P. DRISCOLL  
TITLE: MANAGER, FEATHERGRASS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO )  
  ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 BY  
KENNETH P. DRISCOLL AS MANAGER OF FEATHERGRASS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

### SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, 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 MARCH 31ST, 2017, 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 \_\_\_\_\_, 2017.

RANDALL D. HENCY (SIGNATURE)  
COLORADO REGISTERED PLS #27605  
FOR AND ON BEHALF OF M.V.E., INC.

DATE

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR HANNAH RIDGE AT FEATHERGRASS FILING NO. 3' WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (STREETS / EASEMENTS) IS 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.

TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT 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 AT RECEPTION NO. 214713468.

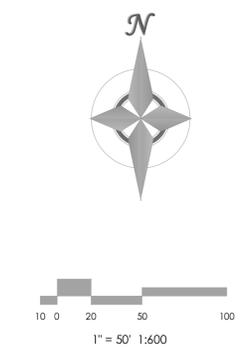
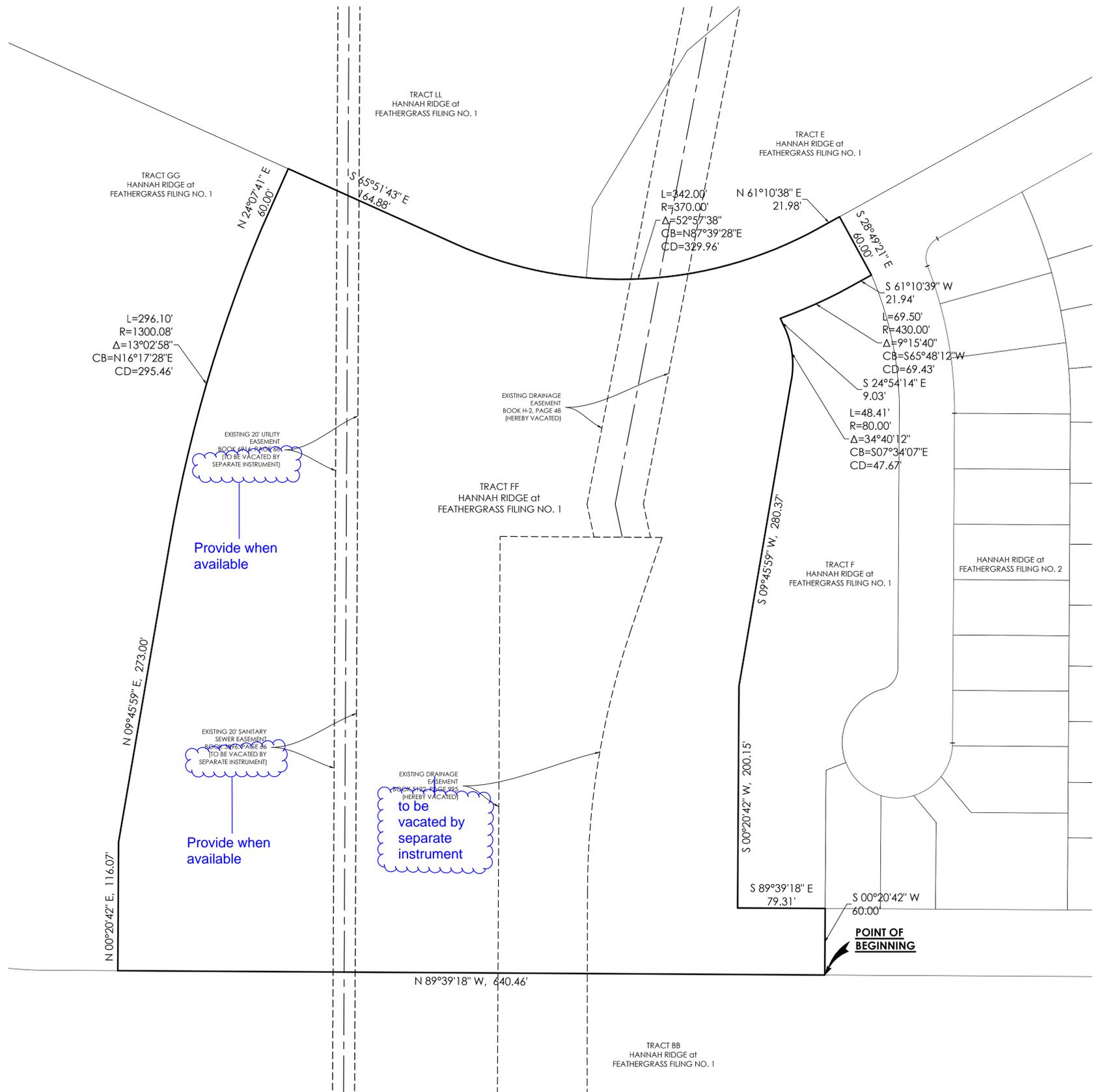
|  |      |
|--|------|
| CHAIR, BOARD OF COUNTY COMMISSIONERS   | DATE |
| EL PASO COUNTY ASSESSOR, STEVE SCHLEIKER   | DATE |
| EXECUTIVE DIRECTOR, EL PASO COUNTY DEVELOPMENT SERVICES<br>MAX L. ROTHSCHILD, P.E. | DATE |

### CLERK AND RECORDER

CLERK AND RECORDER:

# HANNAH RIDGE at FEATHERGRASS FILING NO. 3

A RE-PLAT OF TRACT FF, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



AS PLATTED

|  |  |
|--|--|
| FINAL PLAT<br>Hannah Ridge at Feathergrass<br>Filing No. 3   |  |
| <b>MVE, INC.</b><br><small>ENGINEERS SURVEYORS</small>   | MVE PROJECT:<br>60970-F3<br>MVE DRAWING:<br>60970221-F3<br>DATE:<br>March 12, 2017<br>SHEET:<br>SHEET 2 OF 3 |
| <small>1903 Lelaray Street, Suite 300<br/>Colorado Springs, CO 80909<br/>719.635.5736 www.mvecvl.com</small> |  |



# Markup Summary

dsdparsons (15)



E  
^

**Subject:** Note  
**Page Label:** [1] 60970220-F3-S1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdparsons  
**Date:** 5/30/2017 10:13:03 AM  
**Color:**

Craig Dossey



**Subject:** Cloud  
**Page Label:** [1] 60970220-F3-S1  
**Lock:** Unlocked  
**Status:**  
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**Author:** dsdparsons  
**Date:** 6/6/2017 9:45:01 AM  
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**Subject:** Callout  
**Page Label:** [1] 60970220-F3-S1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdparsons  
**Date:** 6/6/2017 9:44:16 AM  
**Color:**

Add the Traffic improvement note "Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 16-454) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance. Add that this property is included within the the Central Marksheffel Improvement District



**Subject:** Note  
**Page Label:** [1] 60970220-F3-S1  
**Lock:** Unlocked  
**Status:**  
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**Author:** dsdparsons  
**Date:** 5/30/2017 10:12:44 AM  
**Color:**

President, Board of County Commissioners



**Subject:** Callout  
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**Lock:** Unlocked  
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**Author:** dsdparsons  
**Date:** 5/30/2017 10:16:13 AM  
**Color:**

CCRs (Is a park going in this development to replace the one that was not built in Wilshire / Jessica Heights? There was previous discussion about amending the covenants. Detention Pond Maintenance Agreement Place holder notes?



**Subject:** Callout  
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**Lock:** Unlocked  
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**Author:** dsdparsons  
**Date:** 5/30/2017 10:18:09 AM  
**Color:**

Gas & Electric is provided by? What fire district is the property to be served by? It is currently in Cimarron as a taxing entity.



**Subject:** Text Box  
**Page Label:** [1] 60970220-F3-S1  
**Lock:** Unlocked  
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**Author:** dsdparsons  
**Date:** 5/30/2017 10:08:36 AM  
**Color:** ■

**LBS Comments:**  
 1. Please include the monumentation that defines the Basis of Bearing in Note 1.  
 2. Please clear up the overlapping typo along the west line of Lot 1.  
 3. Please label the line that defines the Basis of Bearing on both sheets 2 & 3.

**UDS Comments:**  
 4. Change Note 7 to: "All easements that are dedicated hereon for public utility purposes 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."



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**Subject:** Cloud  
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**Subject:** Callout  
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**Status:**  
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**Author:** dsdparsons  
**Date:** 6/6/2017 9:52:42 AM  
**Color:** ■

urban Park Fee \_\_\_\_\_  
 Regional Park Fee \_\_\_\_\_



**Subject:** Cloud+  
**Page Label:** [1] 60970220-F3-S1  
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**Date:** 5/30/2017 10:13:20 AM  
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Add corrected information to page 14

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**Date:** 6/6/2017 9:45:24 AM  
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Add corrected information to note 14



**Subject:** Callout  
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PUBLIC



**Subject:** Callout  
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PUBLIC



**Subject:** Callout  
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PUBLIC

dsdrice (11)



**Subject:** Callout  
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**Author:** dsdrice  
**Date:** 6/6/2017 11:30:30 AM  
**Color:** ■

Is a license agreement also required for ROW?

ORDER SPECIES ACT, PARTICULAR  
ORAMATIONAL PURPOSES ONLY. THEY  
UNIT DEVELOPMENT SERVICES PRIOR  
ITH ALL EL PASO COUNTY AND UNITE  
MEYED, OR TRANSFERRED, WHETHER

**Subject:** Rectangle  
**Page Label:** [1] 60970220-F3-S1  
**Lock:** Unlocked  
**Status:**  
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**Author:** dsdrice  
**Date:** 6/6/2017 11:25:37 AM  
**Color:** ■

COLLATERAL MUST BE APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND OR TRANSFER. THE PLAT RESTRICTIONS MAY BE DEVELOPMENT SERVICES DEPARTMENT, PASO BOARD OF COUNTY COMMISSIONERS AGREEMENT, THE PARTIAL RELINQUISHMENT AGREEMENT AUTHORIZED BY THE SUBDIVISION

**Subject:** Rectangle  
**Page Label:** [1] 60970220-F3-S1  
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**Author:** dsdrice  
**Date:** 6/6/2017 11:26:30 AM  
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**Subject:** Cloud+  
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Planning and Community Development

UNIT DEVELOPMENT SERVICES DEPARTMENT, PASO BOARD OF COUNTY COMMISSIONERS AGREEMENT, THE PARTIAL RELINQUISHMENT AGREEMENT AUTHORIZED BY THE SUBDIVISION

**Subject:** Rectangle  
**Page Label:** [1] 60970220-F3-S1  
**Lock:** Unlocked  
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**Author:** dsdrice  
**Date:** 6/8/2017 10:42:56 AM  
**Color:** ■

THE PLAT RESTRICTIONS MAY BE DEVELOPMENT SERVICES DEPARTMENT, PASO BOARD OF COUNTY COMMISSIONERS AGREEMENT, THE PARTIAL RELINQUISHMENT AGREEMENT AUTHORIZED BY THE SUBDIVISION

**Subject:** Cloud+  
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**Author:** dsdrice  
**Date:** 6/6/2017 11:24:55 AM  
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Parks and

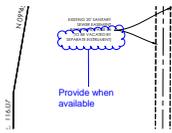
PROVISION FOR THE ALTERNATIVE DEVELOPMENT SERVICES DEPARTMENT, PASO BOARD OF COUNTY COMMISSIONERS AGREEMENT, THE PARTIAL RELINQUISHMENT AGREEMENT AUTHORIZED BY THE SUBDIVISION

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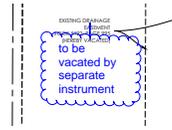
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**Date:** 6/14/2017 1:34:55 PM  
**Color:** ■

If the PDB/BMP maintenance agreement and easement is amended an additional note referencing that reception number will be required.



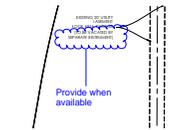
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**Color:** ■

Provide when available



**Subject:** Cloud+  
**Page Label:** [2] 60970221-F3-Layout1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 6/14/2017 12:22:48 PM  
**Color:** ■

to be vacated by separate instrument



**Subject:** Cloud+  
**Page Label:** [2] 60970221-F3-Layout1  
**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdrice  
**Date:** 6/5/2017 1:15:52 PM  
**Color:** ■

Provide when available