

SUNRISE MEADOW SUBDIVISION FILING NO. 2
A REPLAT OF LOTS 2, 3 & 4, SUNRISE MEADOW SUBDIVISION FILING NO. 1
LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 28, TOWNSHIP
12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THE ROKES LIVING TRUST, MICHAEL D. ROKES AND PAMELA S. ROKES, AND THE ROBERT R. AND MAVIS J. HARRELL FAMILY TRUST, ROBER R. HARRELL AND MAVIS J. HARRELL, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PLATTED LOTS:

TO WIT:

LOT 2, SUNRISE MEADOW SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

LOT 3, SUNRISE MEADOW SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

LOT 4, SUNRISE MEADOW SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

ALL LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND CONTAINING 15.41 ACRES OF LAND, MORE OR LESS..

SUMMARY:

2 LOTS
15.41 ACRES±

EASEMENTS:

EASEMENTS TO BE DETERMINED DURING REVIEW PROCESS.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0535G (EFFECTIVE DATE DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

SURVEYOR CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ERIC SIMONSON DATE
FOR AND ON BEHALF OF: RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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.

FEES:

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

OWNERS:

ROKES LIVING TRUST
MICHAEL D. ROKES & PAMELA S. ROKES
8155 POCO RD
COLORADO SPRINGS, CO 80908

ROBERT R. AND MAVIS J. HARRELL FAMILY TRUST
ROBERT R. HARRELL & MAVIS J. HARRELL
8125 POCO RD
COLORADO SPRINGS, CO 80908

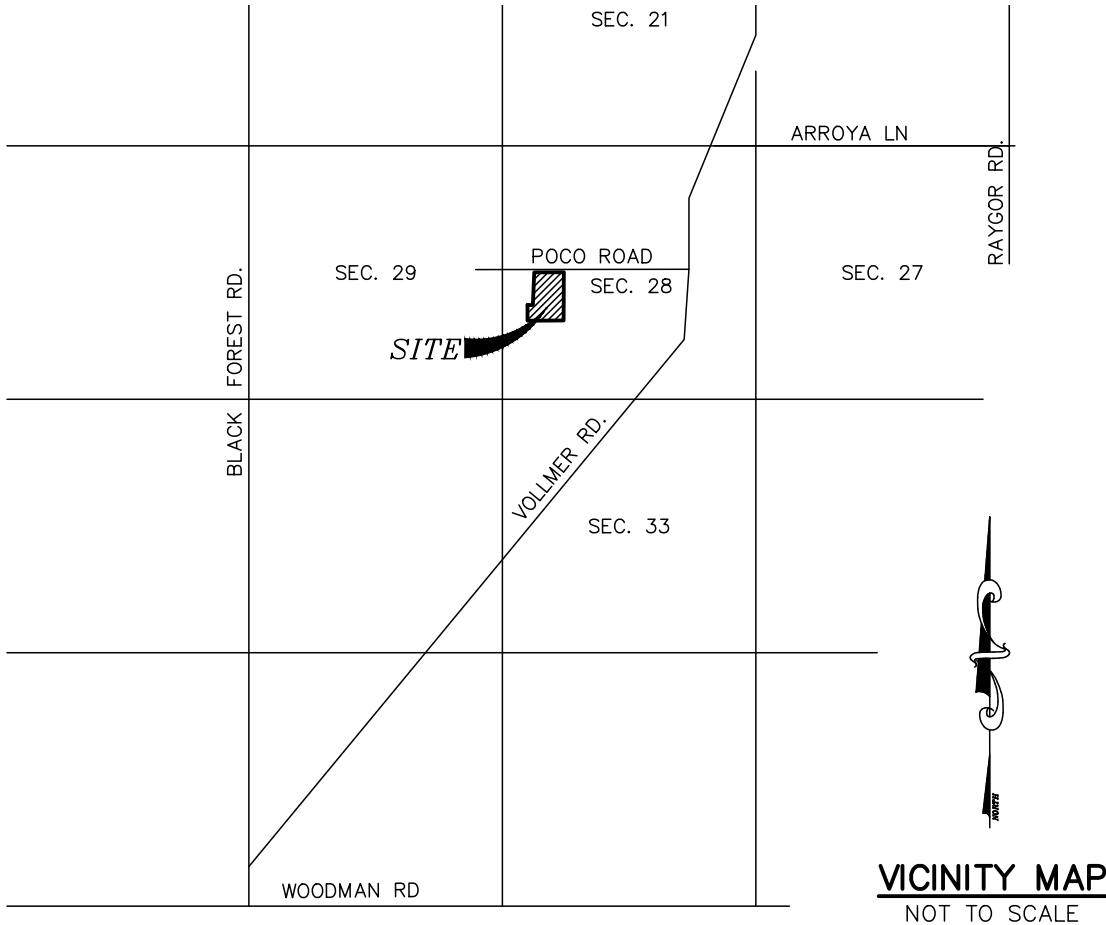
RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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

FEE: _____

BY: _____
EL PASO COUNTY CLERK AND RECORDER



DEDICATION:

THE UNDERSIGNED OWNER HAVE CAUSED SAID LOTS TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SUNRISE MEADOW SUBDIVISION FILING NO. 2" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

MICHAEL D. ROKES

PAMELA S. ROKES

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2021, A.D., BY MICHAEL D. ROKES AND PAMELA S. ROKES.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

DEDICATION:

THE UNDERSIGNED OWNER HAVE CAUSED SAID LOTS TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON CITY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SUNRISE MEADOW SUBDIVISION FILING NO. 2" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

ROBERT R. HARRELL

MAVIS J. HARRELL

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2021, A.D., BY ROBERT R. HARRELL AND MAVIS J. HARRELL.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

(SEAL)

NOTES:

1.) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF S89°50'33"W (PER THE RECORDED PLAT OF SUNRISE MEADOW SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 209712966 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER), A DISTANCE OF 1453.25 FEET (OF RECORD) BETWEEN A REBAR AND YELLOW CAP STAMPED "WKC & ASSOC. PLS 27599" AT THE SOUTHEAST CORNER OF SAID SUNRISE MEADOW SUBDIVISION FILING NO. 1, AND A REBAR AND YELLOW CAP STAMPED "WKC & ASSOC. PLS 27599" AT THE SOUTHWEST CORNER OF LOT 1, OF SAID SUNRISE MEADOW SUBDIVISION FILING NO. 1.

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO.: F0704441-310-WP (EFFECTIVE DATE: APRIL 6, 2021) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH SCHEDULE B PART II - EXCEPTIONS:

1. - 7. RAMPART SURVEYS DID NOT NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO FORD, BACON AND DAVIS INC., FOR GAS AND WATER PURPOSES RECORDED DECEMBER 1, 1927 IN BOOK 798 AT PAGE 209. AGREEMENT IN CONJUNCTION THEREWITH RECORDED MAY 18, 1978 IN BOOK 3040 AT PAGE 361 AND RECORDED APRIL 11, 1979 IN BOOK 3162 AT PAGE 129.

9. THE PROPERTY IS SUBJECT TO AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: WYCO PIPE LINE COMPANY
PURPOSE: PIPELINE
RECORDING DATE: MARCH 21, 1966
RECORDING NO: BOOK 2123 AT PAGE 168
AND RE-RECORDED OCTOBER 13, 1966 IN BOOK 2151 AT PAGE 763.

10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF WILDRIDGE SUBDIVISION NO. 1 SET FORTH BELOW:
RECORDING DATE: DECEMBER 4, 1978
RECORDING NO: 501428 IN PLAT BOOK H3 AT PAGE 87

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF STROSCHER RANCH SET FORTH BELOW:
RECORDING DATE: AUGUST 16, 1994
RECORDING NO: 94113232 IN PLAT BOOK G5 AT PAGE 1

12. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JANUARY 11, 1979
RECORDING NO: BOOK 3129 AT PAGE 337
AMENDMENTS RECORDED IN BOOK 3367 AT PAGE 703; BOOK 3367 AT PAGE 705; BOOK 3367 AT PAGE 707; BOOK 3367 AT PAGE 709
AND BOOK 3367 AT PAGE 711.

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AND EASEMENTS CONTAINED IN THE AVIGATION EASEMENT AS SET FORTH BELOW:
RECORDING DATE: DECEMBER 4, 1978
RECORDING NO.: BOOK 3116 AT PAGE 83

14. THE PROPERTY IS SUBJECT TO AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
PURPOSE: ELECTRICAL
RECORDING DATE: FEBRUARY 11, 1983
RECORDING NO: BOOK 3673 AT PAGE 917

15. THE PROPERTY IS SUBJECT TO AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.
PURPOSE: ELECTRICAL
RECORDING DATE: DECEMBER 2, 1991
RECORDING NO: BOOK 5908 AT PAGE 654

16. THE PROPERTY IS SUBJECT TO AN EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COLORADO INTERSTATE GAS COMPANY
PURPOSE: UTILITY
RECORDING DATE: DECEMBER 26, 2001
RECORDING NO: 201189659

17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SUNRISE MEADOWS FILING NO. 1 SET FORTH BELOW:
RECORDING DATE: JUNE 30, 2009
RECORDING NO: 209712966

3.) ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET.

4.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5.) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

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

7.) 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

8.) ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS.

NOTES (CONT'D):

9.) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

10.) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

11.) BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 25' AND REAR YARD - 25' UNLESS OTHERWISE NOTED.

12.) MAXIMUM BUILDING HEIGHT: 30 FEET

13.) THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREAS DESCRIBED BY THIS REPLAT. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR EASEMENTS EXCEPT AS SHOWN HEREON.

14.) THE PROPERTY IS LOCATED WITHIN AND SERVED BY THE FOLLOWING DISTRICTS:
ACADEMY SCHOOL DISTRICT NO. 20
BLACK FOREST FIRE PROTECTION DISTRICT
MOUNTAIN VIEW ELECTRIC ASSOCIATION ELECTRIC
AQUILA NATURAL GAS

15.) THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SUNRISE MEADOW SUBDIVISION HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

16.) THE ACCESS EASEMENT SHOWN ON LOT 3A IS TO ALLOW ACCESS TO LOT 1, SUNRISE MEADOW SUBDIVISION FILING NO. 1. MAINTENANCE OF SAID EASEMENT WILL BE JOINT RESPONSIBILITY BETWEEN THE OWNERS OF LOTS 1 AND 3A.

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

18.) PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 18-471) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SUNRISE MEADOW SUBDIVISION FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (LOTS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR SUNRISE MEADOW SUBDIVISION FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

COMMENTS PER COUNTY: MAY 24, 2021
TITLE COMMITMENT: APRIL 17, 2021
DATE OF PREPARATION: FEBRUARY 22, 2021

SUNRISE MEADOW SUB. FIL. NO. 2 - SEC. 28, T12S,
R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, LLC

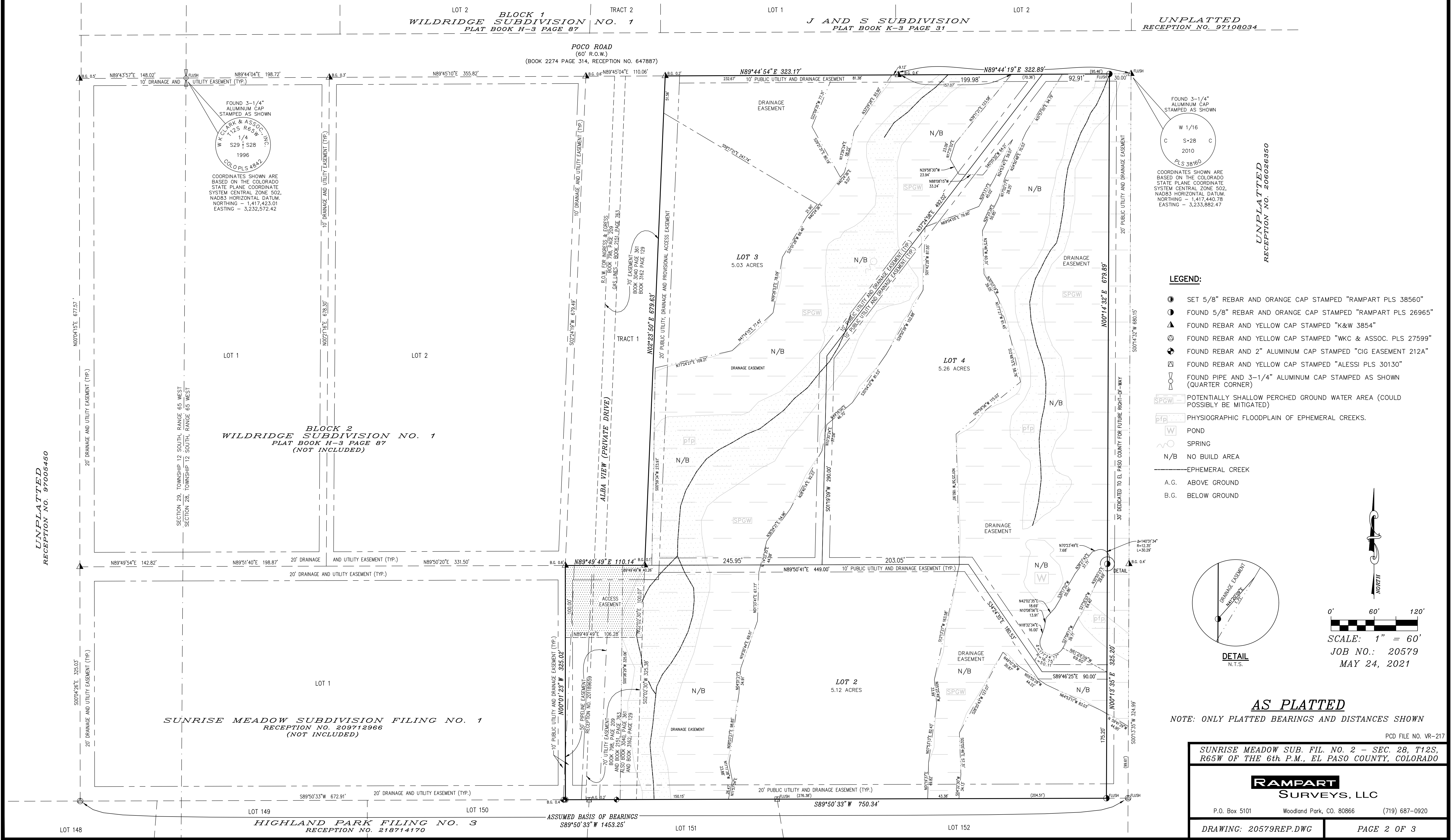
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 20579REP.DWG

PAGE 1 OF 3

PCD FILE NO. VR-217

SUNRISE MEADOW SUBDIVISION FILING NO. 2
A REPLAT OF LOTS 2, 3 & 4, SUNRISE MEADOW SUBDIVISION FILING NO. 1
LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 28, TOWNSHIP
12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



A REPLAT OF LOTS 2, 3 & 4, SUNRISE MEADOW SUBDIVISION FILING NO. 1
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