### KNOW ALL MEN BY THESE PRESENTS:

THAT ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

### LEGAL DESCRIPTION:

TRACT CC AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 14, 2014 UNDER RECEPTION NO. 214061663 OF SAID RECORDS, CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED SEPTEMBER 9, 2014 UNDER RECEPTION NO. 214081923 OF SAID RECORDS, AFFIDAVIT OF CORRECTION RECORDED MAY 21, 2018 UNDER RECEPTION NO. 218057396 OF SAID RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 7, 2018 UNDER RECEPTION NO. 218091255 OF SAID RECORDS, BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 7.451 ACRES.

### 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 PREAMBLE AT HANNAH RIDGE 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.

### OWNER:

THE AFOREMENTIONED, ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_\_ , 20\_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

Where the Property is Located in the Airport Overlay Zone OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO overflight and noise impacts on this property due to its close proximity to an STATE OF COLORADO COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEI Overflight and Noise Impact recorded at Reception No. \_\_\_\_, 20\_\_\_, A.D. BY\_\_\_\_\_ the records of the El Paso Cour OF ELITE PROPERTIES OF has previously been recorded)

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES:

NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft 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. (Use when this plat is to provide the All property within this subdivision is subject to a Notice of Potential Aircraft

the records of the El Paso County Clerk and Recorder. (Use when the Notice All property within this subdivision is subject to an Avigation Easement as

\_\_\_\_, of the records of the El Paso recorded at Reception No. County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

## **GENERAL NOTES:**

1. THE DATE OF PREPARATION IS DECEMBER 20, 2024.

- 2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 3. UNLESS SHOWN OTHERWISE, ALL LOT AND TRACT LINES ADJACENT TO PUBLIC RIGHTS OF WAY OR PRIVATE ACCESS TRACTS ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, ALL OTHER EASEMENTS ARE AS SHOWN HEREON, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- 4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT: WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT: NATURAL FEATURES REPORT: TRANSPORTATION IMPACT STUDY
- 5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 38. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4.
- 6. THE ARTICLES OF INCORPORATION FOR PREAMBLE AT HANNAH RIDGE FILING NO. 3 HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER . THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PREAMBLE AT HANNAH RIDGE FILING NO. 3 AS RECORDED AT RECEPTION OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- 8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. FLOODPLAIN STATEMENT:
  - THIS SITE, PREAMBLE AT HANNAH RIDGE FILING NO. 3, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 08041C0752G AND 08041C0756G, DATED DECEMBER 7, 2018.
- 10. 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 NO. 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 IMPROVEMEN Soil and Geology Conditions:

PROCEDURE REQUIREMEN Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) OF ANY LOTS FOR SALE. The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map REMOVED OR RESCINDED of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by THE SUBDIVISION IMPROVI (author of the report) (date of report) in file (name of file and file number) available at the El Paso County DEVELOPMENT DEPARTME Planning and Community Development Department:
OF COLLATERAL OR COMI Downslope Creep: (name lots or location of area) OF COUNTY COMMISSIONE

Rockfall Source:(name lots or location of area)

Rockfall Runout Zone:(name lots or location of area)

PARTIAL RELEASE OF LO
IN ACCORDANCE WITH AN In Areas of High Groundwater: ■Potentially Seasonally High Groundwater:(name lots or location of area)

SUBDIVISION IMPROVEMEN Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

# PREAMBLE AT HANNAH RIDGE FILING NO. 3

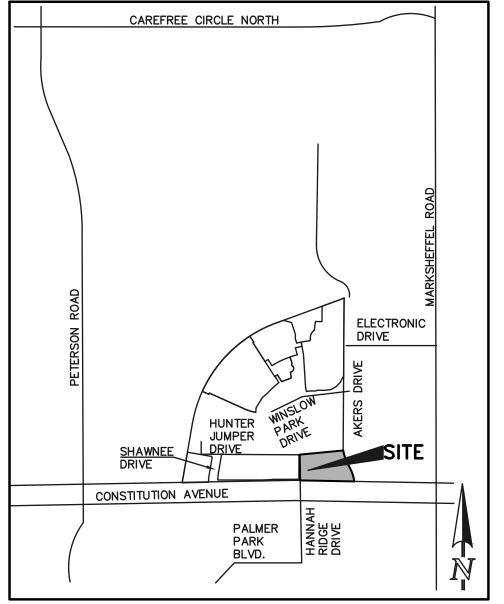
a replat of tract cc of hannah ridge at feathergrass filing no. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WÉST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

### GENERAL NOTES (CONT.):

- 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 12. FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
- 13. 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 STATE STATUTE 18-4-508, C.R.S.
- 14. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 3788COR, AMENDMENT NUMBER 3788COR-C PREPARED BY CORE TITLE GROUP LLC AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY. WITH AN EFFECTIVE DATE OF DECEMBER 02, 2024 AT 7:30 A.M.
- 15. PURSUANT TO RESOLUTION , APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND , THE PARCELS WITHIN THE PLATTED BOUNDARIES RECORDER AT RECEPTION NO. OF PREAMBLE AT HANNAH RIDGE FILING NO. 3 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. \_\_\_\_ AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 16. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 17. 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.
- 18. BASIS OF BEARINGS: IS THE NORTH LINE OF TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 PLAT RECORDED UNDER RECEPTION NO. 214713468 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALSO BEING THE NORTH LINE OF LOT 1. UPLAND FLATS BY WATERMARK FILING NO. 1 PLAT RECORDED UNDER RECEPTION NO. 221714840, HAVING A NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 31548" AT THE WEST END AND A NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567" AT THE EAST END, WHICH BEARS PER GPS OBSERVATION CALIBRATED TO SAID HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, S89°37'57"E, A DISTANCE OF 1188.70 FEET.
- 19. TRACT A IS FOR PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS PRIVATE UTILITIES. PUBLIC UTILITIES AND DRAINAGE AND WILL BE OWNED AND MAINTAINED BY PREAMBLE AT HANNAH RIDGE HOMEOWNERS ASSOCIATION OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT. TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT OF THE RECORDS OF EL PASO COUNTY. PREAMBLE AT HANNAH RIDGE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE government only access or is this OS rec opportunities? or general public access?
- 20. TRACTS B, C AND D ARE FOR POBLIC ACCESS AND PUBLIC UTILITIES TO BE OWNED AND MAINTAINED BY THE PREAMBLE AT HANNAH RIDGE HOMEOWNERS ASSOCIATION OWNERSHIP OF SAID TRACTS ARE TO BE CONVEYED BY SEPARATE INSTRUMENT,
- 21. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 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.
- 22. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT, AS RECORDED UNDER RECEPTION NO. 214022684 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY,
- Private Roads: The private roads as shown on this plat will not be 23. UTILITY PROVIDERS: maintained by El Paso County until and unless the streets SANITARY SEWER: CHEROKEE METROPOLITAN DISTRICT are constructed in conformance with El Paso County WATER: CHEROKEE METROPOLITAN DISTRICT MOUNTAIN VIEW ELECTRIC ASSOCIATION dedication and maintenance. **ELECTRIC:** COLORADO SPRINGS UTILITIES
- 24. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.
- 25. LOTS 1 THROUGH 8 SHALL BE ADDRESSED FROM HUNTER JUMPER DRIVE WITH ADDRESSES PLACED ON THE FRONT OF THE BUILDING ONLY. ALL OTHER LOTS SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE BUILDING WITH ADDRESSES PLACED ON THE FRONT AND REAR OF THE BUILDING.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY.
- 27. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/ HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- 28. APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- 29. NOISE WALL ALONG CONSTITUTION AVENUE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE EAST HOMEOWNERS ASSOCIATION.
- 30. APPROVAL OF THIS PLAT HEREBY VACATES THAT PORTION OF THE DRAINAGE EASEMENT DESCRIBED ON AKER'S ACRES SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK H-2 AT PAGE 48, RECORDS OF EL PASO COUNTY, COLORADO, LYING WITHIN THE BOUNDARIES OF THIS PLAT.
- 31. PIKES PEAK REGOINAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION

### delete this- its from Covid procedures **EASEMENTS:**

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.



VICINITY MAP N.T.S.

e subdivider(s) agree on behalf of him/herself and any develope builder successors and assignees that subdivider and/or said ccessors and assigns shall be required to pay traffic impact fees with the ENPaso County Road Impact Fee Program esolution No. 19-471), or any amendments thereto, at or prior to e time of building permit submittals. The fee obligation, if not paid t final plat recording, shall be documents on all sales documents nd in plat notes to ensure that a title search would find the fee ligation before sale of the property **- 24-377** here shall be no direct lot access to

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is

hereby vested with the individual property owners.

Institution Avenue or Akers Drive

Note Regarding Reports on File: The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community **Development 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; (other; modify based upon specific reports)

is this correct HOA

Developer shall comply with federal and MY COMMISSION EXPIRES: state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies DRAINAGE: SANDCREEK BASIN including, but not limited to, the Colorado Division of Wildlife, Colorado Department of BRIDGE FEES⊁ SANDCREEK BASIN Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species JRBAN PARK Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping REGIONAL PARK: DISTRICT 49 CLOCK M. THIS \_\_ SCHOOL FEE:

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to

OWNER AND APPLICANT:

2138 FLYING HORSE CLUB DRIVE

COLORADO SPRINGS, CO 80921

ELITE PROPERTIES OF AMERICA, INC.

# **SUMMARY TABLE:**

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PARKS, MAILBOXES, FENCES, OPEN SPACE, PRIVATE PEDEST ACCESS, PUBLIC UTILITIES, DRA	RIAN	54.37%	НОА	SURFACE MAINTENANCE HOA
TRACTS B, C, D (PUBLIC ACCESS, PRIVATE PARKING)	27,530	8.48%	НОА	HOA
LOTS (38 TOTAL)	98,404	30.32%	INDIVIDUAL	LOT OWNERS
PUBLIC R.O.W.	22,179	6.83%	COUNTY	COUNTY
TOTAL	324,573	100%		

### SURVEYOR'S STATEMENT:

COLORADO P.L.S. NO. 19586

ENGINEERS AND SURVEYORS, LLC.

I, JOHN L. BAILEY, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_

JOHN L. BAILEY, PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF CLASSIC CONSULTING, 꿈 • > 19586 🎖 DOCUMENT HAS NOT BEEN PLAT CHECKED

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.

### COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR PREAMBLE AT HANNAH RIDGE FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCÉ 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.

ECUTIVE DIRECTOR OF PLANNING AND COMMUNITY C VELOPMENT DEPARTMENT	DATE



THE DEDICATION OF TRACTS A, B, C, AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PREAMBLE AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

OF PREAMBLE AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION. STATE OF COLORADO COUNTY OF EL PASO THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ 20\_\_\_,A.D. BY ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION OF

PREAMBLE AT HANNAH RIDGE HOMEOWNER'S. WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC CLERK AND RECORDER: complete fees STATE OF COLORADO)

COUNTY OF EL PASÓ) HEREBY CERTIFY) THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT DAY OF\_\_ 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO. PREAMBLE AT

STEVE SCHLEIKER, RECORDER DEPUTY

PCDD FILE NO .:

HANNAH RIDGE FILING NO. 3 JOB NO. 1116.35 NOVEMBER 29, 2024 SHEET 1 OF 4

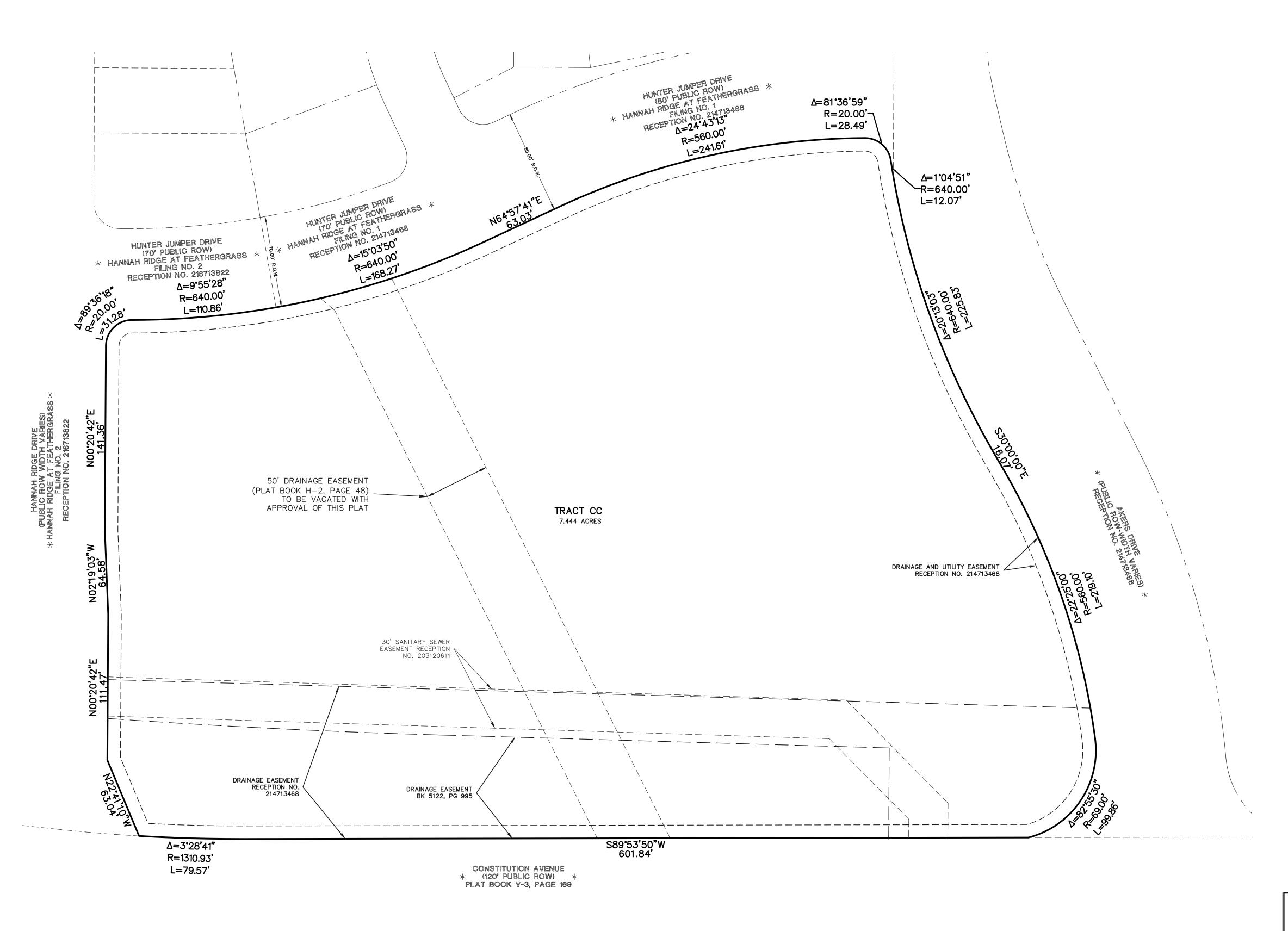
CONSULTING 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

(719)785-0790 (719)785-0799 (Fax)

# PREAMBLE AT HANNAH RIDGE FILING NO. 3

A REPLAT OF TRACT CC OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO





SCALE: 1" = 40' U.S. SURVEY FEET

LEGEND

\* NOT PART OF THIS PLAT

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

(719)785-0790

(719)785-0799 (Fax)

PREAMBLE AT HANNAH

RIDGE FILING NO. 3

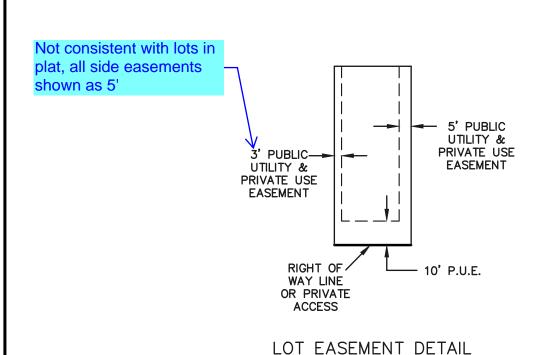
NOVEMBER 29, 2024

JOB NO. 1116.35

SHEET 2 OF 4

# PREAMBLE AT HANNAH RIDGE FILING NO. 3

A REPLAT OF TRACT CC OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



# MONUMENT LEGEND

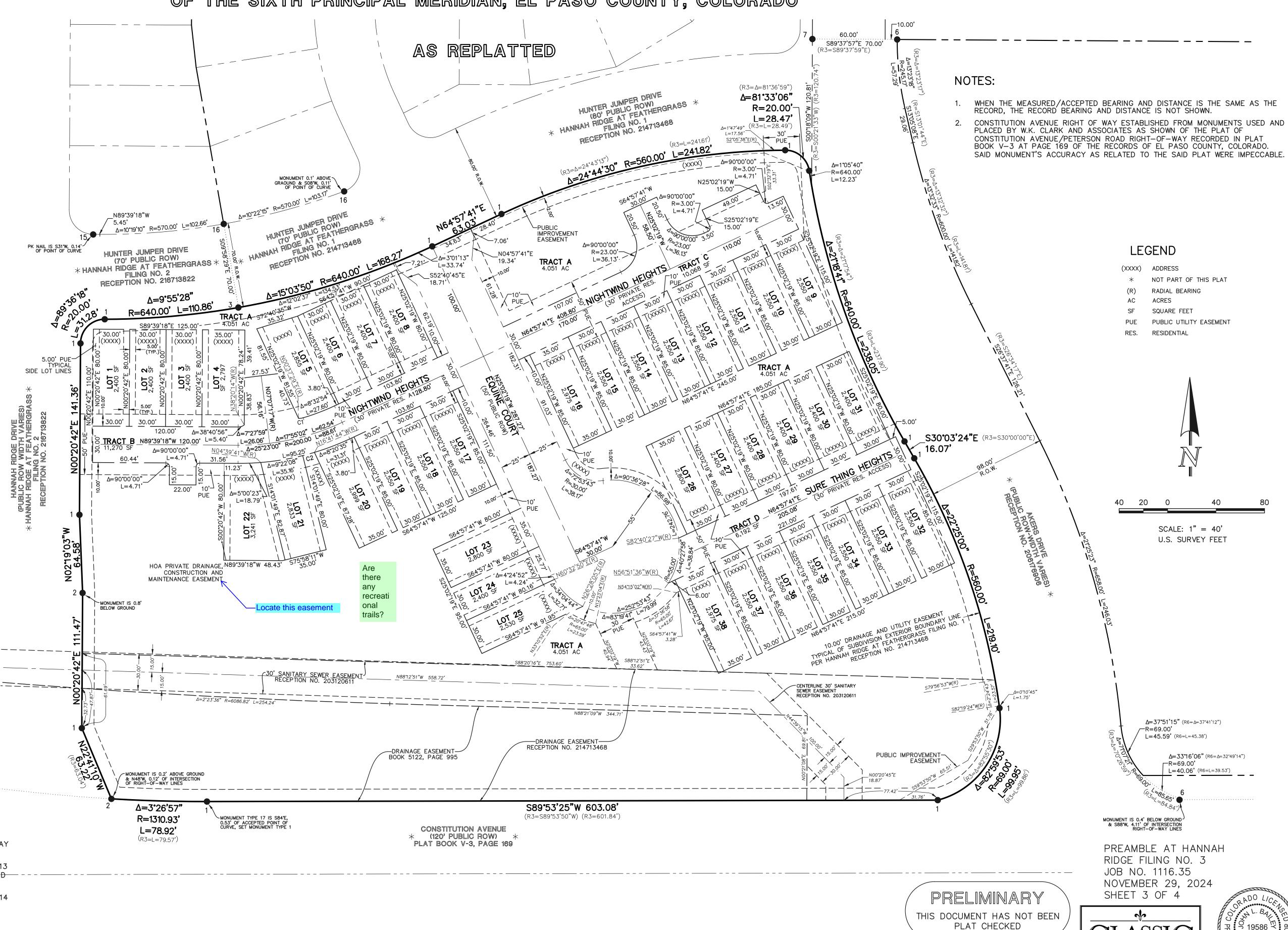
(MONUMENTS ARE FLUSH WITH GROUND UNLESS SHOWN OTHERWISE)

- 1 NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586" TO BE SET
- 2 NUMBER 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "POLARIS PLS 27605" RECOVERED
- 3 NUMBER 5 REBAR (NO CAP), BENT SPINNER, RECOVERED AND REPLACE WITH NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586"
- 4 3-1/4 INCH ALUMINUM CAP RECOVERED AS SHOWN
- 5 NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC LS 36567" RECOVERED
- 6 NUMBER 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 31548"
- 7 PK NAIL WITH WASHER STAMPED "POLARIS LS 27605" RECOVERD
- 8 NUMBER 4 REBAR WITH RED PLASTIC CAP STAMPED "M.V.E. RLS 27928" RECOVERED, 0.5' BELOW GROUND
- 9 NUMBER 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "R.C. OBERING PLS 13226" RECOVERED
- ●10 NUMBER 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "WK CLARK PLS 4842" RECOVERED, 1.2 FEET BELOW GROUND
- ●11 NUMBER 4 REBAR (NO CAP) RECOVERED
- ●12 NUMBER 4 REBAR WITH ILLEGAL YELLOW PLASTIC CAP COLLAR RECOVERED, 0.9 FEET BELOW GROUND
- ●13 NUMBER 4 REBAR WITH RED CAP STAMPED "M.V.E. PLS 17665" RECOVERED, 1.1 FEET BELOW GROUND
- 14 NUMBER 5 REBAR (NO CAP) RECOVERED
- ●15 PK NAIL (NO WASHER)
- 16 NUMBER 5 REBAR WITH ORANGE CAP STAMPED "CCES LLC PLS 38120" RECOVERED
- 17 NUMBER 4 REBAR WITH ORANGE PLASTIC CAP STAMPED 4M GROUP LS 13225" RECOVERED

## RECORD REFERENCE LEGEND:

(RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER) MEASURED BEARINGS AND DISTANCE UNLESS REFERENCED TO THIS LEGEND.

- R1= CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, PLAT RECORDED MAY 29, 1984 UNDER RECEPTION NO. 1120505 IN PLAT BOOK V-3 AT PAGE 169.
- R2= MONUMENT RECORD FOR THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ACCEPTED NOVEMBER 30, 2021, AND-FILED BY BRIAN J. DENNIS, PLS NO. 38069.
- R3= HANNAH RIDGE AT FEATHERGRASS FILING NO. 3, PLAT RECORDED JUNE 11, 2014 UNDER RECEPTION NO. 214713468.
- R4= PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 6, 2006 UNDER RECEPTION NO. 206176906.
- R5= AKER'S ACRES SUBDIVISION NO. 1 RECORDED SEPTEMBER 9, 1965 UNDER RECEPTION NO. 432490 IN PLAT BOOK H-2 AT PAGE 48.
- R6= UPLAND FLATS BY WATERMARK FILING NO. 1 RECORDED OCTOBER 20, 2021 UNDER RECEPTION NO. 221714840.



CONSULTING

619 N. Cascade Avenue, Suite 200

Colorado Springs, Colorado 80903

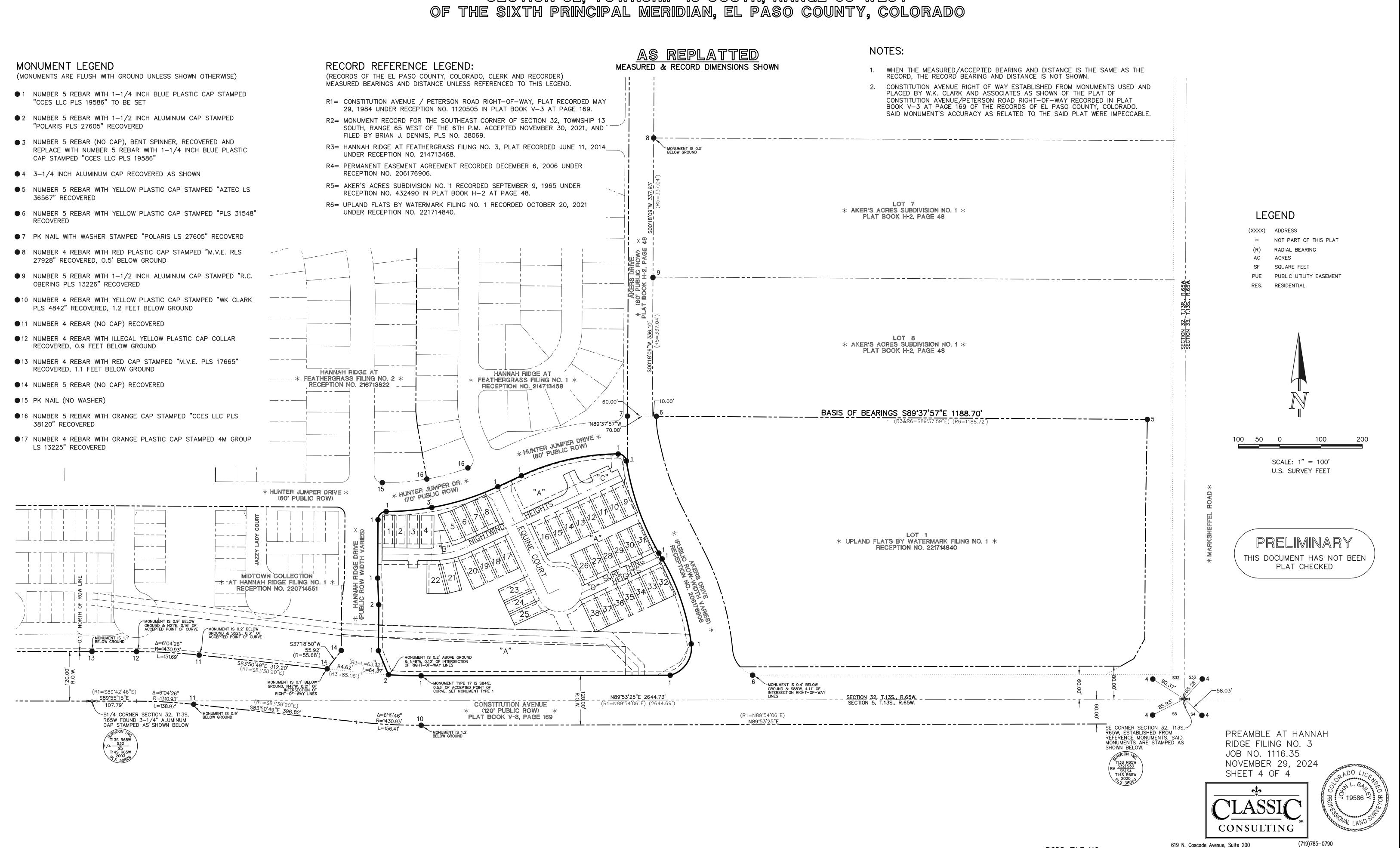
PCDD FILE NO.:

(719)785-0790

(719)785-0799 (Fax)

# PREAMBLE AT HANNAH RIDGE FILING NO. 3

A REPLAT OF TRACT CC OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



PCDD FILE NO.: \_

(719)785-0799 (Fax)

Colorado Springs, Colorado 80903

### V1\_Final Plat Drawings.pdf Markup Summary

### Bret (4)



Subject: Road Impact Fees:

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: Bret

Date: 1/23/2025 3:43:09 PM

Status: Color: Layer: Space: The subdivider(s) agree on behalf of him/herself and any developer of 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 No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

Subject: Access Limitation:

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: Bret

Date: 1/23/2025 5:03:03 PM

Status: Color: Layer: Space: There shall be no direct lot access to Constitution Avenue or Akers Drive.

Not consistent with lots in plat, all side easements shown as 5'

Subject: Engineer

Page Label: [3] 111635-PREAMBLE-P3-PAGE 3

Author: Bret

Date: 1/23/2025 5:09:07 PM

Status: Color: Layer: Space: Not consistent with lots in plat, all side easements

shown as 5'



Subject: Engineer

Page Label: [3] 111635-PREAMBLE-P3-PAGE 3

Author: Bret

Date: 1/28/2025 11:37:42 AM

Status: Color: Layer: Space: Locate this easement

#### dsdparsons (20)

APPROVED OF THE REPLAT WOLKER ALL PROP PLATE FOR THE ME MERCE WAS ALLOWS DESCRIPTION AND MARK THE MERCE PLATE THE MERCHANT AND MARK THE PLATE THE MERCHANT AND MARK THE PLATE THE MERCHANT AND MARK THE MERCHANT AND MARK THE MERCHANT COLORODA, LINE WITH THE DESCRIPTION OF THE PLATE COLORODA PLATE COLORDA PLATE COLORODA PLATE COLORODA PLATE COLORODA PLATE COLORDA PLATE COLORDA

Subject: Callout

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 10:55:04 AM

Status: Color: ■ Layer: Space: delete this- its from Covid procedures



Subject: Callout

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 10:55:31 AM

Status: Color: Layer: Space: is this correct HOA name?

Subject: Easements

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:19:49 AM

Status: Color: ■ Layer: Space:

#### Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Note Regulating Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Experiment Franciporation Development Proposal Report County Planning and Community County Planning and Community County C

Subject: Reports on File

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:20:41 AM

Status: Color: ■ Layer: Space: Note Regarding Reports on File:

The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development 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; (other; modify

based upon specific reports)



Subject: Environmental

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:21:03 AM

Status: Color: Layer: Space:

### 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).

REGIONAL PARK: \_\_\_\_\_\_ SCHOOL FEE: \_\_DISTR

mic Pa

s: asses exhibited on this plat are for onal purposes only. They are not description and are subject to Subject: Address

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:21:45 AM

Status: Color: Layer: Space:

#### Addresses:

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

\_\_\_\_\_



Subject: Soils & Geology

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:22:20 AM

Status: Color: Layer: Space:

Soil and Geology Conditions:

Geologic Hazard Note-Final Plat: (to be customized based upon the individual

circumstances)

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community

**Development Department:** 

- Downslope Creep: (name lots or location of area) Rockfall Source:(name lots or location of area) Rockfall Runout Zone: (name lots or location of
- area)
- ■Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:

Due to high groundwater in the area, all foundations shall incorporate an underground

......

drainage system.

Subject: Callout

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:34:21 AM

Status: Color: Layer:

government only access or is this OS rec opportunities?

Space:

AN AVIGATION EASEMENT, AS RECORDED UNDER ERK AND RECORDER OF EL PASO COUNTY,

IN THE CONSTITUTION HEIGHTS METROPOLITAN NOER RECEPTION NO. 209112366. TER JUMPER DRIVE WITH ADDRESSES PLACED ON SHALL BE ADDRESSED OFF THE NAMED STREET Subject: Private Road

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:23:24 AM

Status: Color: Layer: Space:

Private Roads:

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 the

request for dedication and maintenance.

Subject: Pen

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:23:30 AM

Status: Color: Layer: Space:

Subject: Pen

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:23:31 AM

Status: Color: Layer: Space:



Subject: Airport Overlay

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:24:15 AM

Status: Color: ■ Layer: Space: Where the Property is Located in the Airport

Overlay Zone

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. (Use when this plat is to provide the notice)

All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No.

\_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)

All property within this subdivision is subject to an Avigation Easement as recorded at Reception No.

\_\_\_\_\_, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)



Subject: Planner

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:31:49 AM

Status: Color: ■ Layer: Space: 24-377

TV ACCECCO

Subject: Planner

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

ESSO Author: dsdparsons

Date: 1/29/2025 11:32:00 AM

Status: Color: Layer: Space: \

Subject: Planner

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

TY ASSESSE Author: dsdparsons

Date: 1/29/2025 11:32:01 AM

Status: Color: Layer: Space: •

Subject: Planner

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:32:03 AM

Status: Color: Layer: Space: Χ

•



Subject: Planner

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:32:42 AM

Status: Color: ■ Layer: Space:

Subject: Planner

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

SF251

complete fees

Author: dsdparsons

Date: 1/29/2025 11:32:50 AM

Status: Color: ■ Layer: Space:

Principle of the control of the cont

SF251

Subject: Planner

Page Label: [1] 111635-PREAMBLE-P1-PAGE 1

Author: dsdparsons

Date: 1/29/2025 11:34:25 AM

Status: Color: ■ Layer: Space: or general public access?

Are there any recreati onal trails?

Subject: Planner

Page Label: [3] 111635-PREAMBLE-P3-PAGE 3

Author: dsdparsons

Date: 1/29/2025 11:33:28 AM

Status: Color: ■ Layer: Space: Are there any recreational trails?