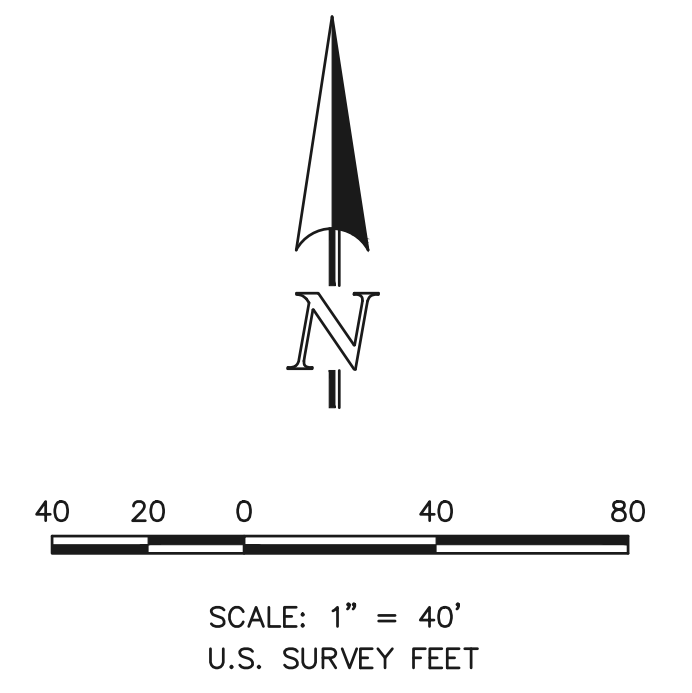
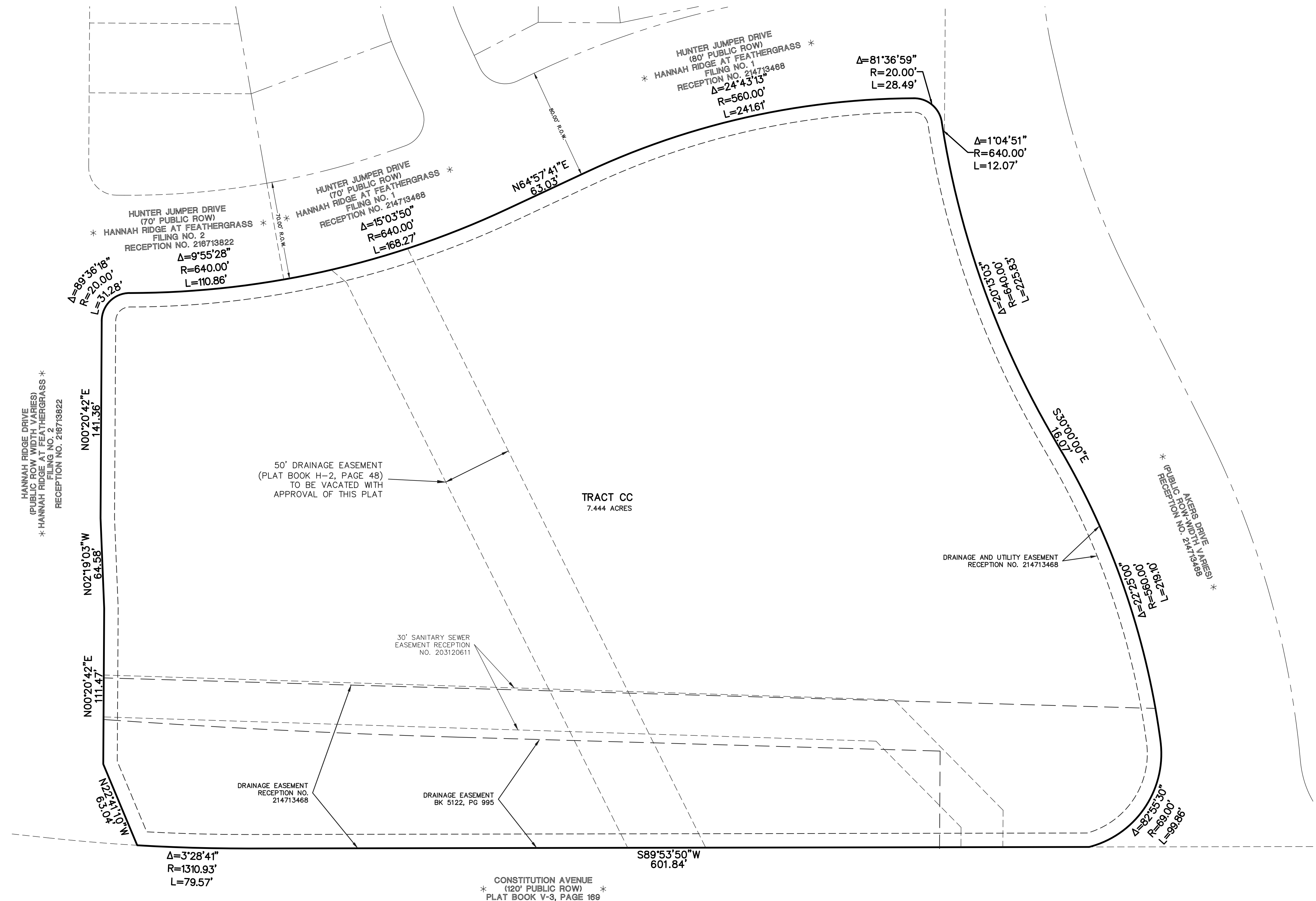




# PREAMBLE AT HANNAH RIDGE FILING NO. 3

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

**AS PLATTED**  
RECORD DIMENSIONS PER HANNAH RIDGE AT FEATHERGRASS FILING NO. 1



LEGEND  
\* NOT PART OF THIS PLAT

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

PREAMBLE AT HANNAH  
RIDGE FILING NO. 3  
JOB NO. 1116.35  
NOVEMBER 29, 2024  
SHEET 2 OF 4

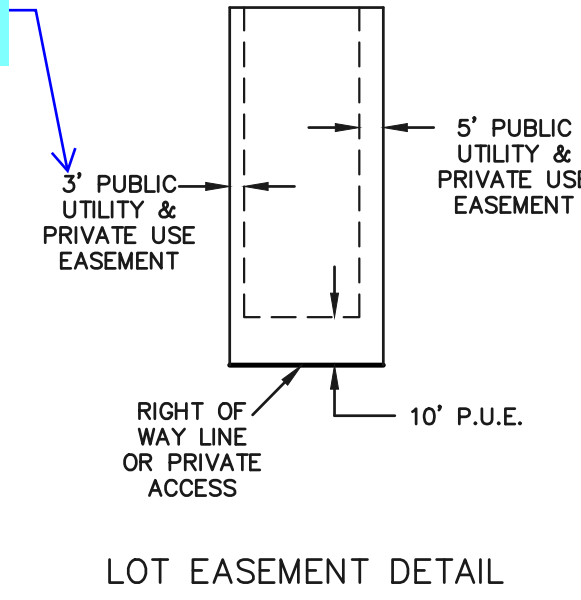


# PREAMBLE AT HANNAH RIDGE FILING NO. 3

## 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

AS REPLATTED

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



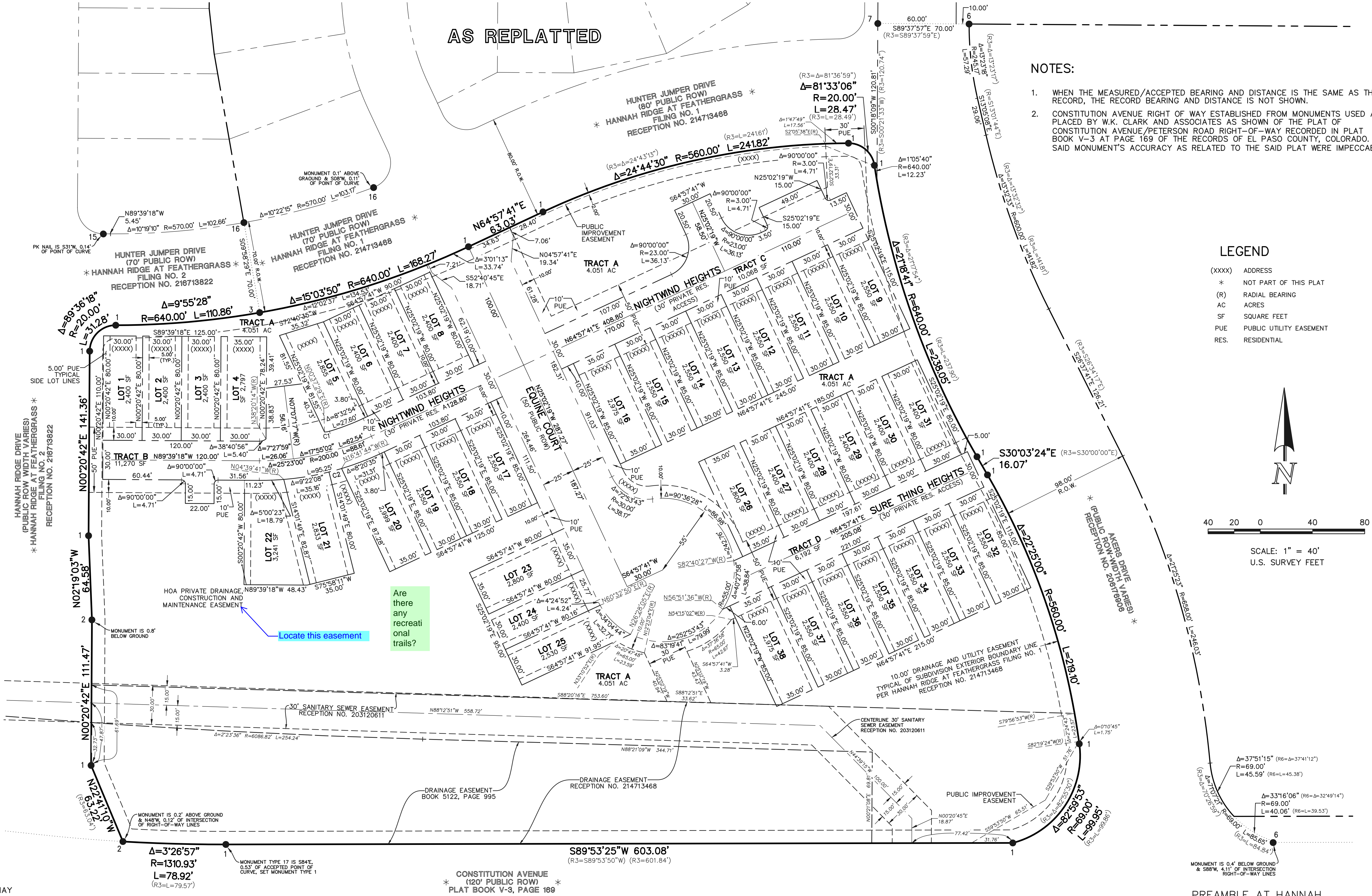
- NOTES:**
- WHEN THE MEASURED/ACCEPTED BEARING AND DISTANCE IS THE SAME AS THE RECORD, THE RECORD BEARING AND DISTANCE IS NOT SHOWN.
  - CONSTITUTION AVENUE RIGHT OF WAY ESTABLISHED FROM MONUMENTS USED AND PLACED BY W.K. CLARK AND ASSOCIATES AS SHOWN OF THE PLAT OF CONSTITUTION AVENUE/PETERSON ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF EL PASO COUNTY, COLORADO. SAID MONUMENT'S ACCURACY AS RELATED TO THE SAID PLAT WERE IMPECCABLE.

**MONUMENT LEGEND**  
(MONUMENTS ARE FLUSH WITH GROUND UNLESS SHOWN OTHERWISE)

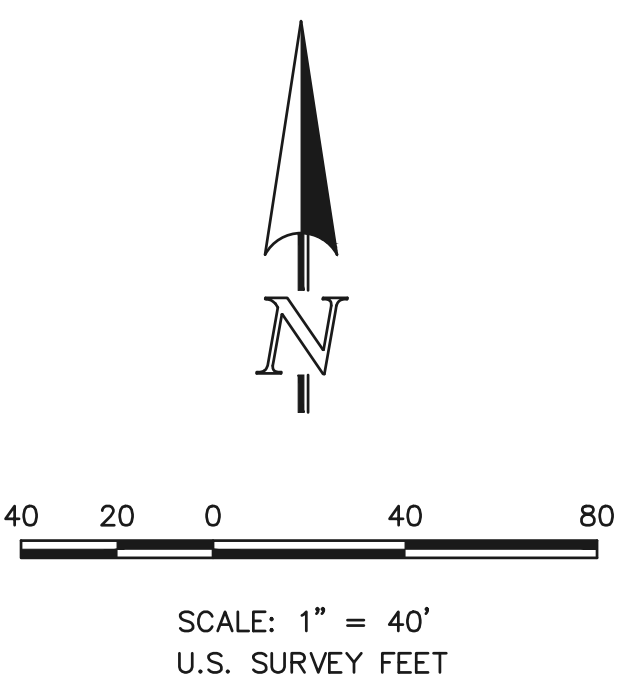
- 1 NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "CCES LLC PLS 19586" TO BE SET
- 2 NUMBER 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "POLARIS PLS 27605" RECOVERED
- 3 NUMBER 5 REBAR (NO CAP), BENT SPINNER, RECOVERED AND REPLACE WITH NUMBER 5 REBAR WITH 1-1/4 INCH BLUE PLASTIC CAP STAMPED "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" RECOVERED
- 7 PK NAIL WITH WASHER STAMPED "POLARIS LS 27605" RECOVERED
- 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.



- LEGEND**
- (XXXX) ADDRESS
  - \* NOT PART OF THIS PLAT
  - (R) RADIAL BEARING
  - AC ACRES
  - SF SQUARE FEET
  - PUE PUBLIC UTILITY EASEMENT
  - RES. RESIDENTIAL



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

**CLASSIC**  
CONSULTING



PREAMBLE AT HANNAH  
RIDGE FILING NO. 3  
JOB NO. 1116.35  
NOVEMBER 29, 2024  
SHEET 3 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

**AS REPLATTED**  
MEASURED & RECORD DIMENSIONS SHOWN

**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
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**RECORD REFERENCE LEGEND:**

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

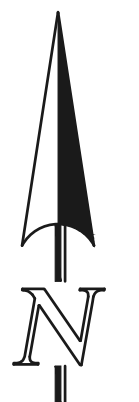
- R1= CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, PLAT RECORDED MAY 29, 1984 UNDER RECEPTION NO. 1120505 IN PLAT BOOK V-3 AT PAGE 169.
- R2= MONUMENT RECORD FOR THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ACCEPTED NOVEMBER 30, 2021, AND FILED BY BRIAN J. DENNIS, PLS NO. 38069.
- R3= HANNAH RIDGE AT FEATHERGRASS FILING NO. 3, PLAT RECORDED JUNE 11, 2014 UNDER RECEPTION NO. 214713468.
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- 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.

**NOTES:**

1. WHEN THE MEASURED/ACCEPTED BEARING AND DISTANCE IS THE SAME AS THE RECORD, THE RECORD BEARING AND DISTANCE IS NOT SHOWN.
2. CONSTITUTION AVENUE RIGHT OF WAY ESTABLISHED FROM MONUMENTS USED AND PLACED BY W.K. CLARK AND ASSOCIATES AS SHOWN OF THE PLAT OF CONSTITUTION AVENUE/PETERSON ROAD RIGHT-OF-WAY RECORDED IN PLAT BOOK V-3 AT PAGE 169 OF THE RECORDS OF EL PASO COUNTY, COLORADO. SAID MONUMENTS ACCURACY AS RELATED TO THE SAID PLAT WERE IMPECCABLE.

**LEGEND**

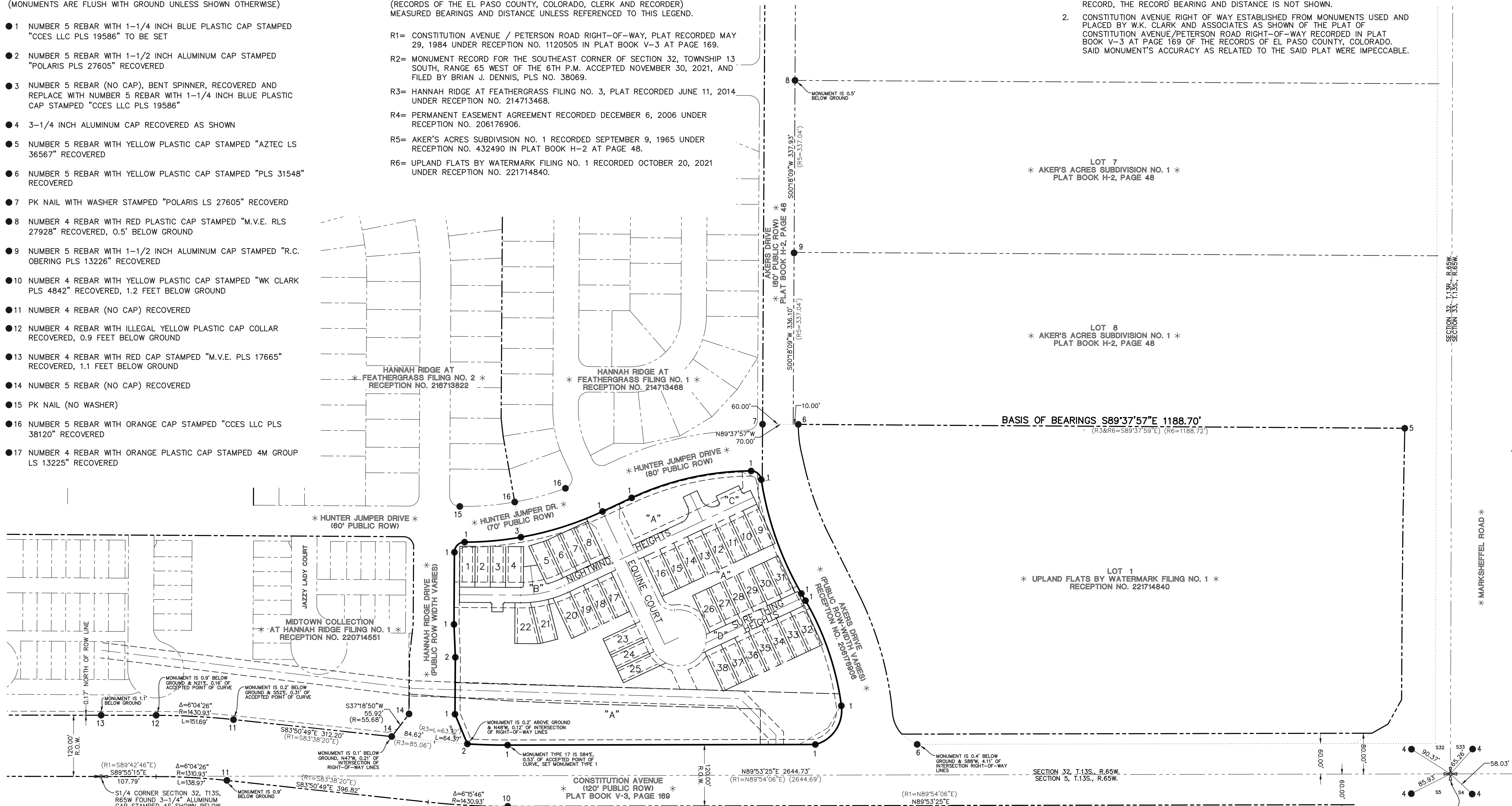
- (XXXX) ADDRESS
- \* NOT PART OF THIS PLAT
- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- RES. RESIDENTIAL



SCALE: 1" = 100'  
U.S. SURVEY FEET

**PRELIMINARY**

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

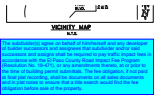


PREAMBLE AT HANNAH  
RIDGE FILING NO. 3  
JOB NO. 1116.35  
NOVEMBER 29, 2024  
SHEET 4 OF 4



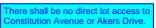
# V1\_Final Plat Drawings.pdf Markup Summary

Bret (4)



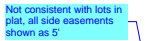
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**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1  
**Author:** Bret  
**Date:** 1/23/2025 3:43:09 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assignees 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.



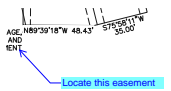
**Subject:** Access Limitation:  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1  
**Author:** Bret  
**Date:** 1/23/2025 5:03:03 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

There shall be no direct lot access to Constitution Avenue or Akers Drive.



**Subject:** Engineer  
**Page Label:** [3] 111635-PREAMBLE-P3-PAGE 3  
**Author:** Bret  
**Date:** 1/23/2025 5:09:07 PM  
**Status:**  
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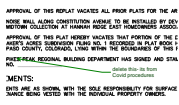
Not consistent with lots in plat, all side easements shown as 5'



**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

dspdparsons (20)



**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

444 - Maximum Easement of 10 feet may exist on the boundary of the lot and the easement shall be 10 feet wide.  
 445 - Maximum Easement of 10 feet may exist on the boundary of the lot and the easement shall be 10 feet wide.  
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**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?

**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.

**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 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:** 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)

**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).

**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: \_\_\_\_\_ DISTRICT: \_\_\_\_\_

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

**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:

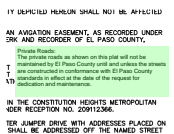
- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

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:**  
**Space:**

government only access or is this OS rec opportunities?



**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:**  
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**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:**

Where a 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 notice is subject to the provisions of the Airport Overlay Ordinance and the Airport Overlay Ordinance. (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:** Airport Overlay  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:24:15 AM  
**Status:**  
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**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:**  
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24-377

~~TY ASSESSO~~

**Subject:** Planner  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:32:00 AM  
**Status:**  
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**Subject:** Planner  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:32:01 AM  
**Status:**  
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~~DATE~~

**Subject:** Planner  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:32:03 AM  
**Status:**  
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X



TO: [redacted]  
FROM: [redacted]  
SUBJECT: [redacted]  
DATE: [redacted]  
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STATUS: [redacted]  
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LAYER: [redacted]  
SPACE: [redacted]

**Subject:** Planner  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1 complete fees  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:32:42 AM  
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SF251

**Subject:** Planner  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1 SF251  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:32:50 AM  
**Status:**  
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TO: [redacted]  
FROM: [redacted]  
SUBJECT: [redacted]  
DATE: [redacted]  
TIME: [redacted]  
STATUS: [redacted]  
COLOR: [redacted]  
LAYER: [redacted]  
SPACE: [redacted]

**Subject:** Planner  
**Page Label:** [1] 111635-PREAMBLE-P1-PAGE 1 or general public access?  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:34:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Are there any recreational trails?

**Subject:** Planner  
**Page Label:** [3] 111635-PREAMBLE-P3-PAGE 3 Are there any recreational trails?  
**Author:** dsdparsons  
**Date:** 1/29/2025 11:33:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**