

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

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, UTILITY PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

AS _____
OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION

STATE OF COLORADO)
COUNTY OF EL PASO)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS DECEMBER 20, 2024.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 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.
- 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.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 38. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4.
- 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 NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF AN 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.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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.
- 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. _____ 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 ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE 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. THIS PLAT RESTRICTION MAY BE REMOVED OR REINDEED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED, BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT 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.

GENERAL NOTES (CONT.):

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
- 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.
- 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.
- 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 RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES 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.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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.
- 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.
- 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 RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. PREAMBLE AT HANNAH RIDGE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- TRACTS B, C AND D ARE FOR PUBLIC 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.
- 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. 21212548 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.
- 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, COLORADO.
- UTILITY PROVIDERS:
SANITARY SEWER: CHEROKEE METROPOLITAN DISTRICT
WATER: CHEROKEE METROPOLITAN DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: COLORADO SPRINGS UTILITIES
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.
- 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.
- 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.
- APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- NOISE WALL ALONG CONSTITUTION AVENUE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE EAST HOMEOWNERS ASSOCIATION.
- 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.
- PIKES PEAK REGOINAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____

EASEMENTS:

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

SUMMARY TABLE:

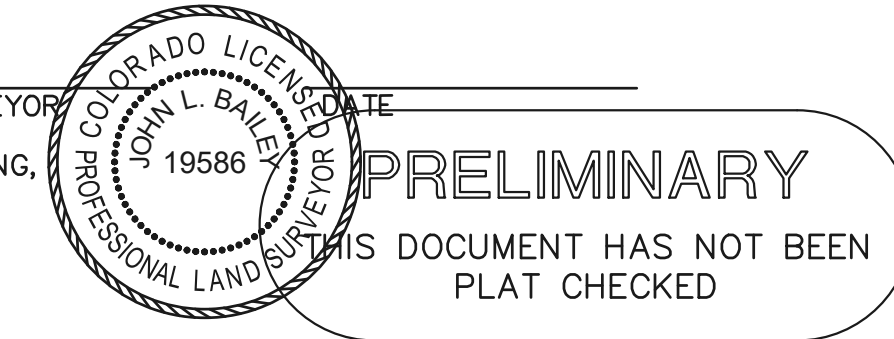
LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	176,459	54.37%	HOA	SURFACE MAINTENANCE HOA
TRACTS B, C, D (PUBLIC ACCESS, PRIVATE PARKING)	27,530	8.48%	HOA	HOA
LOTS (38 TOTAL)	98,404	30.32%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	22,179	6.83%	COUNTY	COUNTY
TOTAL	324,573	100%		

SURVEYOR'S STATEMENT:

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 _____, 20____.

JOHN L. BAILEY, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 19586
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC.



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.

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 _____, 20____, 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 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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

ACCEPTANCE CERTIFICATE FOR TRACTS

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.

BY: _____

AS _____
OF PREAMBLE AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC.,
A COLORADO NONPROFIT CORPORATION.

STATE OF COLORADO)
COUNTY OF EL PASO)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION OF PREAMBLE AT HANNAH RIDGE HOMEOWNER'S.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CLERK AND RECORDER:

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 _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

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

DRAINAGE: SANDCREEK BASIN
BRIDGE FEES: SANDCREEK BASIN
URBAN PARK:
REGIONAL PARK:
SCHOOL FEE: DISTRICT 49

OWNER AND APPLICANT:
ELITE PROPERTIES OF AMERICA, INC.
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

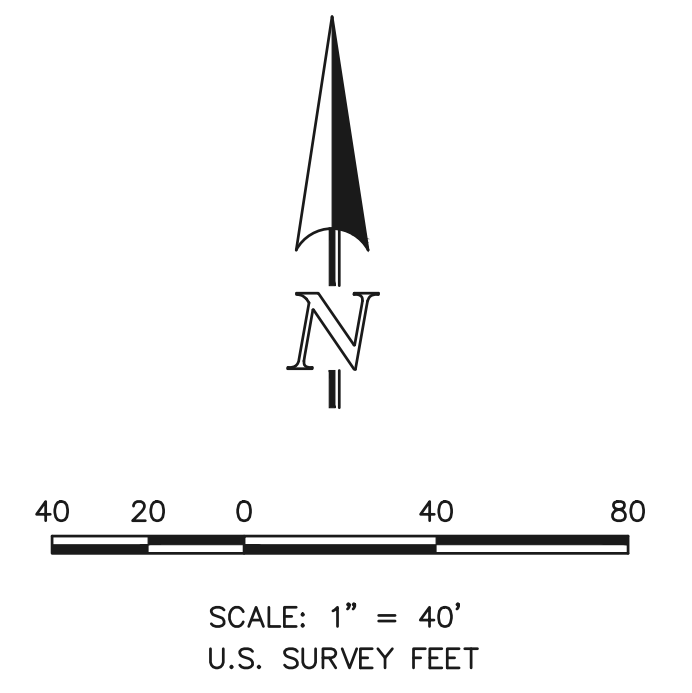
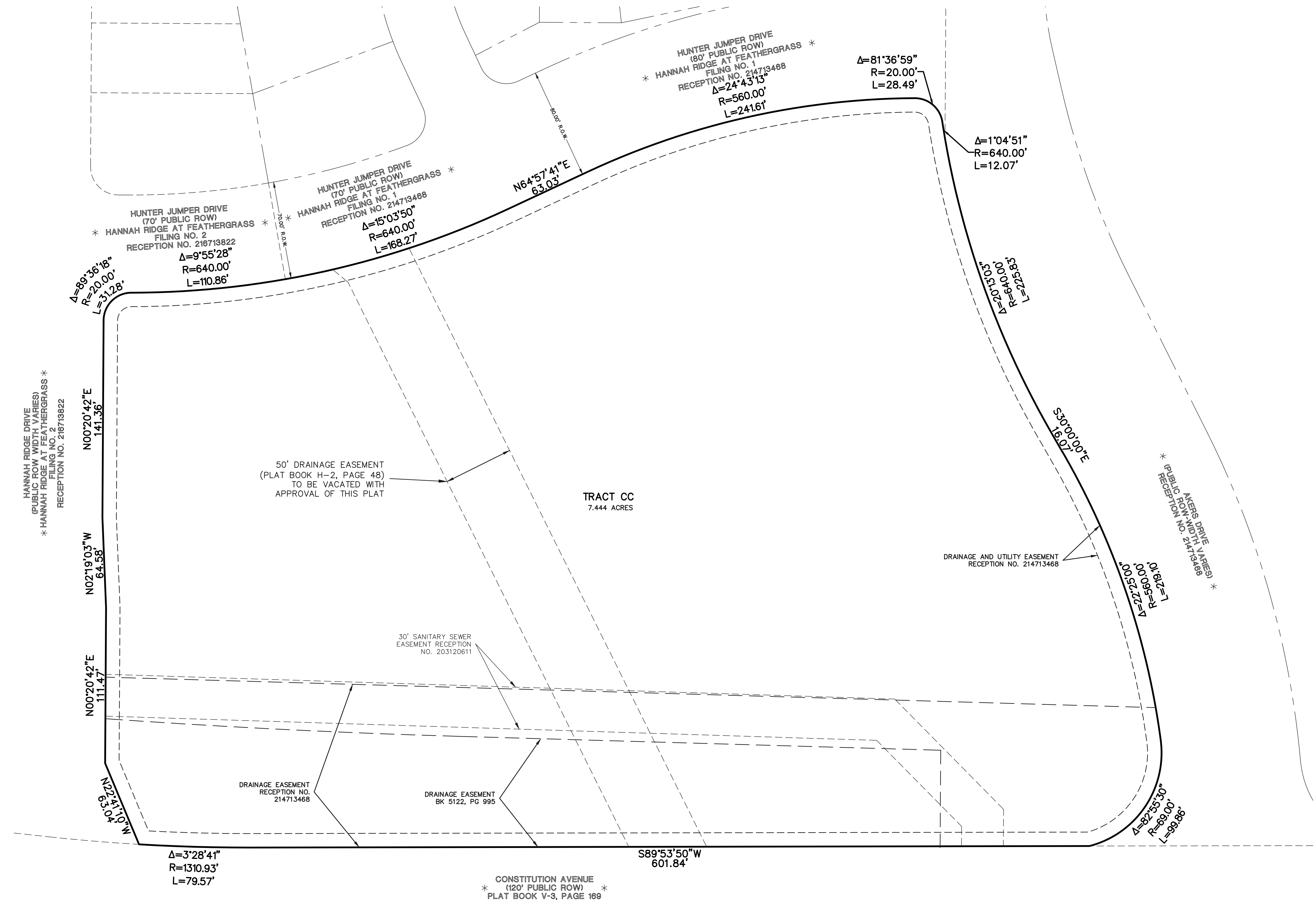
PCDD FILE NO.: _____



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

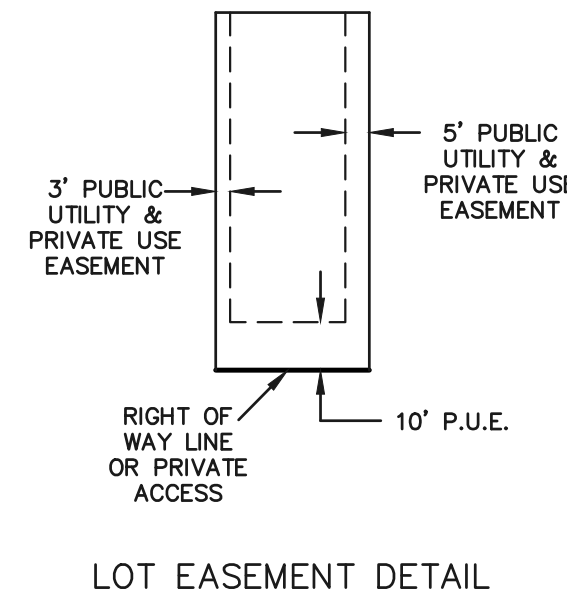
PREAMBLE AT HANNAH
RIDGE FILING NO. 3
JOB NO. 1116.35
NOVEMBER 29, 2024
SHEET 2 OF 4



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



- 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.

LEGEND

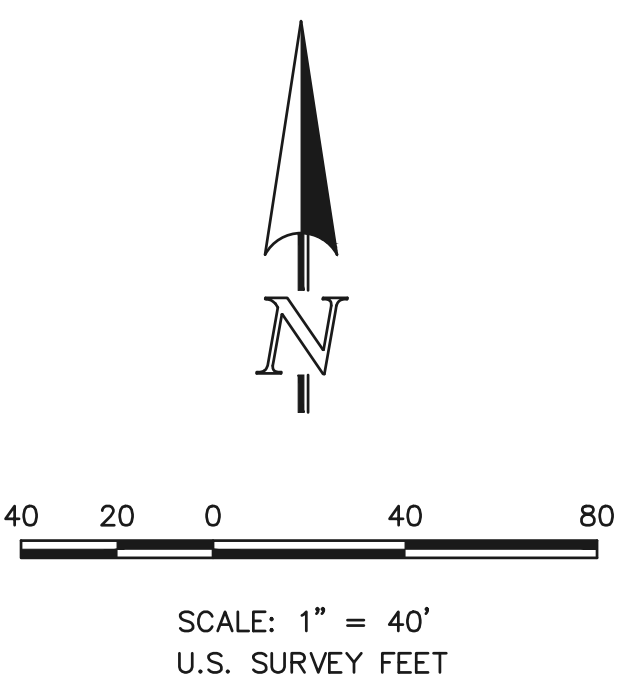
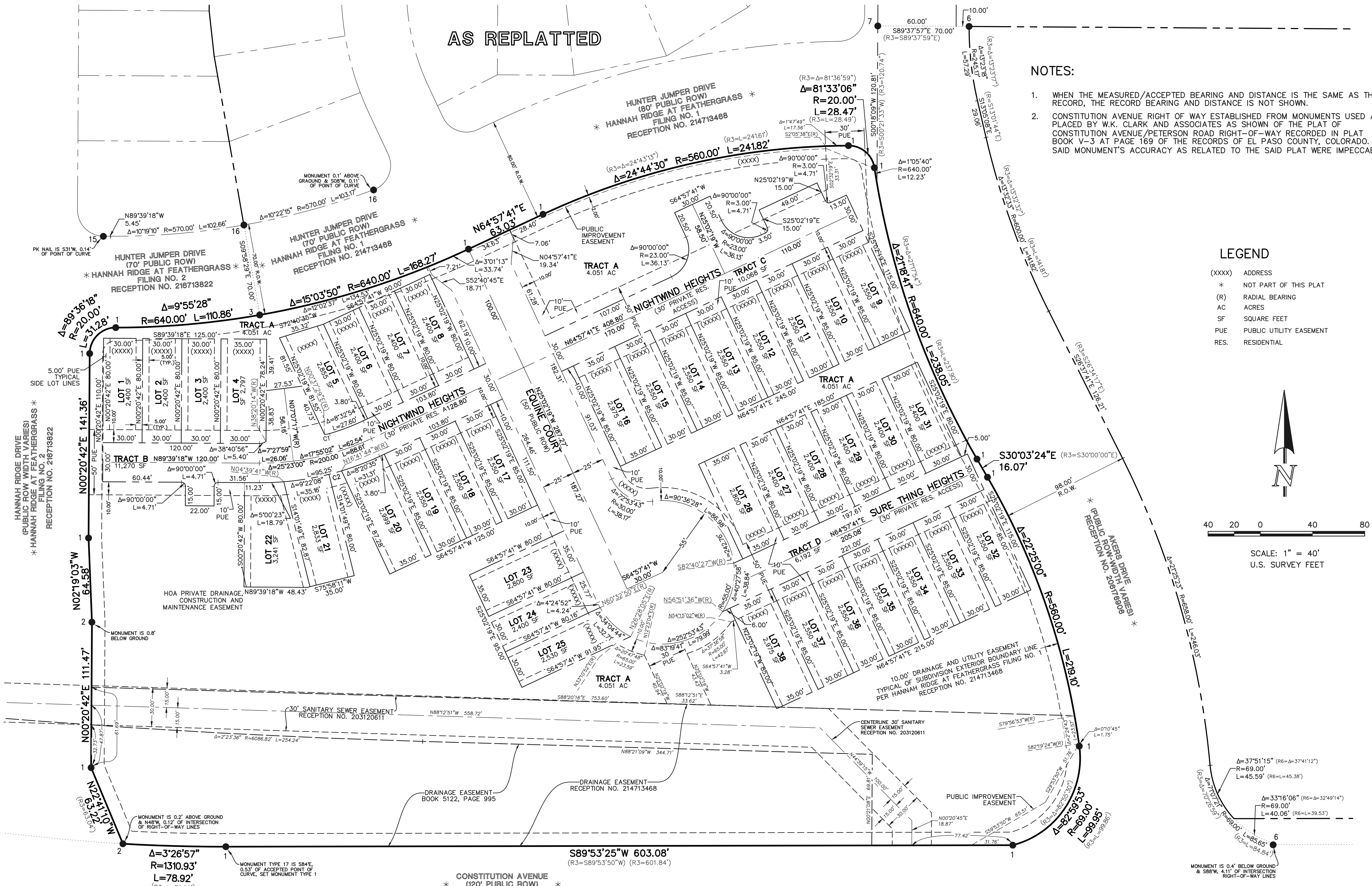
- (XXXX) ADDRESS
 * NOT PART OF THIS PLAT
 (R) RADIAL BEARING
 AC ACRES
 SF SQUARE FEET
 PUE PUBLIC UTILITY EASEMENT
 RES. RESIDENTIAL

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.



PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN
 PLAT CHECKED

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
- 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.

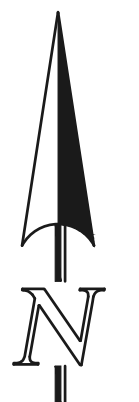
- R1= CONSTITUTION AVENUE / PETERSON ROAD RIGHT-OF-WAY, PLAT RECORDED MAY 29, 1984 UNDER RECEPTION NO. 1120505 IN PLAT BOOK V-3 AT PAGE 169.
- R2= MONUMENT RECORD FOR THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M. ACCEPTED NOVEMBER 30, 2021, AND FILED BY BRIAN J.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

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

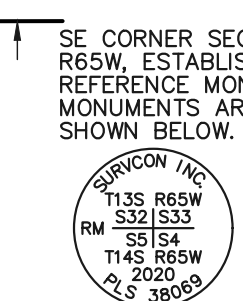
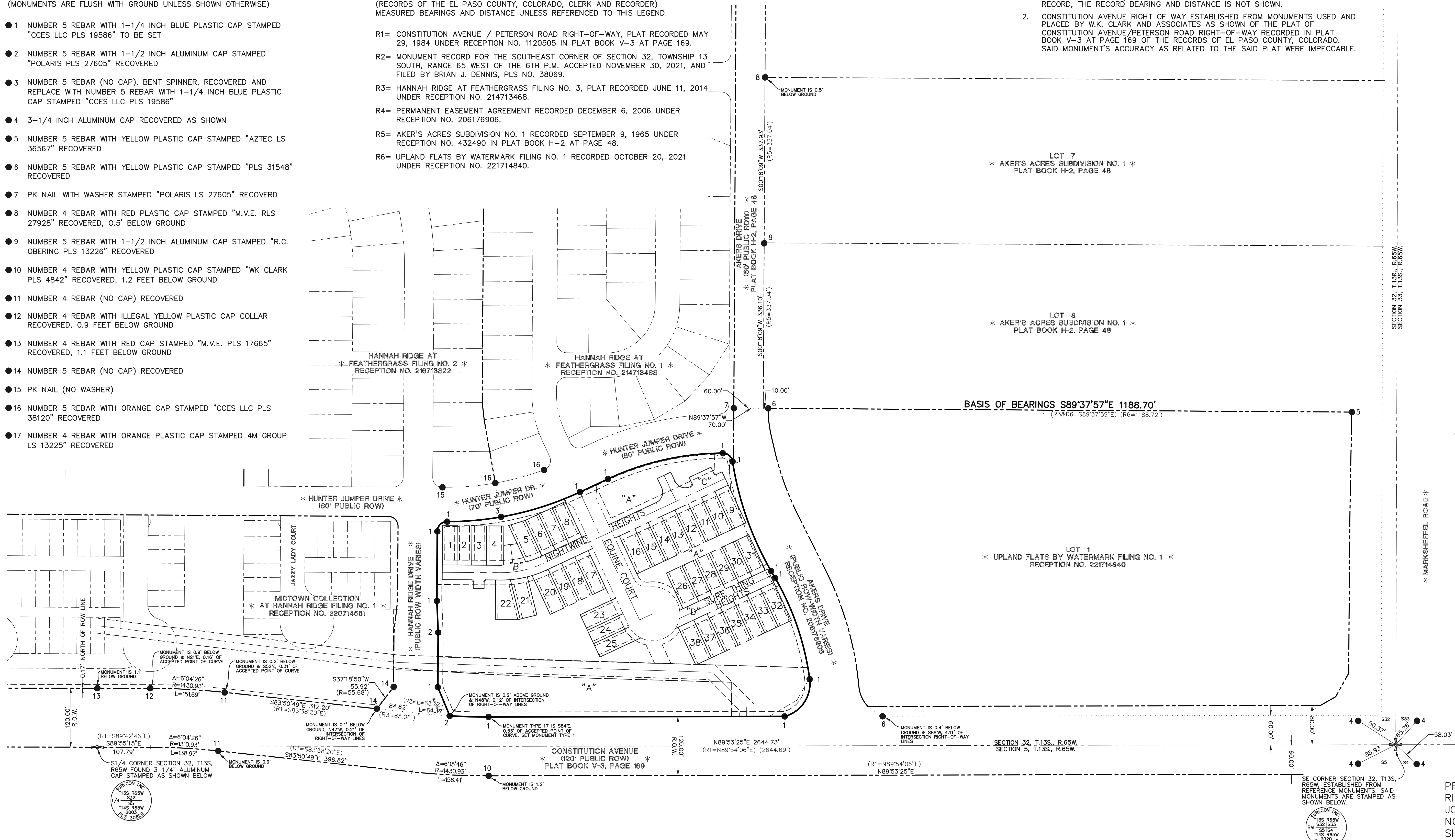
- (XXXX) ADDRESS
- * NOT PART OF THIS PLAT
- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- RES. RESIDENTIAL



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

