

FINAL PLAT

CORNERSTONE ESTATES

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO; BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE S00°30'55"E, ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 690 FEET;

THENCE S89°12'28"W, A DISTANCE OF 30.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GOODSON ROAD, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE S00°30'55"E, ON SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1948.74 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE S89°03'12"W, ON SAID SOUTH LINE, A DISTANCE OF 1310.31 FEET;

THENCE N00°30'55"W, ON A LINE BEING PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1952.27 FEET;

THENCE N89°12'28"E, ON A LINE BEING 690 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1310.28 FEET, TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 58.6707 ACRES.

modify notes to this plat and add these signature blocks

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 **"CORNERSTONE ESTATES"**. 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.

-----ROBERT BARTLETT-----

BY: _____

TITLE: _____

-----MARIE BARTLETT-----

BY: _____

TITLE: _____

-----SECRETARY/TREASURER-----

BY: _____

TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____ BY _____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND OFFICIAL SEAL _____.

NOTARY PUBLIC
SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS:
(PRINT NAME) AS PRESIDENT/VICE PRESIDENT AND PRINT NAME AS SECRETARY/TREASURER, NAME OF CORPORATION, A STATE CORPORATION.
SIGNATURES OF MANAGERS/MEMBERS FOR A LLC SHALL BE ACKNOWLEDGED AS FOLLOWS:
(PRINT NAME) AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY.
(NOTE: REQUIRED WHEN SEPARATE RATIFICATION STATEMENTS FOR DEED OF TRUST HOLDERS, MORTGAGEES ARE NOT UTILIZED)

Board of County Commissioners Certificate
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements; list those applicable) 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 _____

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 16 LOTS, STREETS, 1 TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "CORNERSTONE ESTATE" IN EL PASO, COUNTY.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CORNERSTONE ESTATES HOMEOWNERS ASSOCIATION.

CORNERSTONE ESTATES HOA

BY: _____
PRESIDENT

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____ BY _____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND OFFICIAL SEAL _____.
NOTARY PUBLIC

Name, address and telephone number of the owner of record located in the lower right hand corner,
Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet, CRS-38-50-101
Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable), CRS-35-51-106
Date of submission with provisions for dating revisions located in the lower right hand corner, and

Add missing info per checklist;

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SR139490. PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 19, 2021, 5:00 PM.

SEE SHEET 2 FOR ADDITIONAL NOTES.

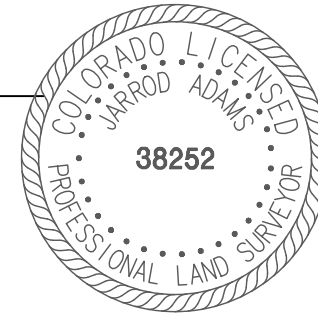
SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20 ____.

JARROD ADAMS
COLORADO REGISTERED PLS # 38252

DATE



FEES
Drainage (basin and fee) _____
Bridge Basin and fee _____
Rural Park Fee _____
Urban Park Fee _____
School District Fee _____

FINAL PLAT
CORNERSTONE ESTATES
JOB NO. 25229.00
09/27/21
SHEET 1 OF 3

J-R ENGINEERING
A Westrian Company

4310 ArrowsWest Drive • Colorado Springs, CO 80907
719-593-2593 • Fax: 719-528-6693 • www.jrengineering.com

FINAL PLAT

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COUNTY OF EL PASO, STATE OF COLORADO

Verify that all easements are be depicted and/ or if they are to be vacated than that should be noted... Why are these not listed as notes on the plat pe

Reference to the information relied on to establish all easements, rights-of-way, and other features which may include specific reference to a certain title policy including the policy number.

Title commiment exceptions...

RELEASE OF DEED OF TRUST RECORDED AUGUST 2, 2016 UNDER RECEPTION NO. 216086027.
(RELEASES DEED OF TRUST RECORDED JULY 19, 2001 UNDER RECEPTION NO. 201101122.

REZONE & PUD DEVELOPMENT PLAN RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. 208106396.

RESOLUTION NO. 08-317 RECORDED SEPTEMBER 30, 2008 UNDER RECEPTION NO. 208107019.
RESOLUTION NO. 08-318 RECORDED SEPTEMBER 30, 2008 UNDER RECEPTION NO. 208107020.

DEED OF TRUST RECORDED JANUARY 22, 2013 UNDER RECEPTION NO. 213008532.

SUBORDINATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST RECORDED JULY 19, 2016 UNDER RECEPTION NO. 216079028.

DEED OF TRUST RECORDED JULY 19, 2016 UNDER RECEPTION NO. 216079029.

MEMORANDUM OF OPTION RECORDED MARCH 21, 2019 UNDER RECEPTION NO. 219028675.

UTILITY EASEMENT AGREEMENT RECORDED SEPTEMBER 3, 2020 UNDER RECEPTION NO. 220136336.

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED SEPTEMBER 3, 2020 UNDER RECEPTION NO. 220136337.

6. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO FOR UTILITY AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1964 IN BOOK 2041 AT PAGE 834.

EASEMENT AND RIGHT OF WAY GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRICAL AND INCIDENTAL PURPOSES, AS DESCRIBED IN ORDER RECORDED FEBRUARY 7, 1974 IN BOOK 2654 AT PAGE 979 AND IN RULE, ORDER AND DECREE RECORDED AUGUST 18, 1975 IN BOOK 2771 AT PAGE 84.

EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRICAL, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 01, 1970, IN BOOK 2341 AT PAGE 976.

EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICAL, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED FEBRUARY 26, 1980, IN BOOK 3286 AT PAGE 161.

DEED OF TRUST DATED JULY 13, 2001, FROM ROBERT BARTLETT AND ANN MARIE BARTLETT TO THE PUBLIC TRUSTEE OF EL PASO COUNTY FOR THE USE OF FARMERS STATE BANK OF CALHAN TO SECURE THE SUM OF \$335,920.00 RECORDED JULY 19, 2001, UNDER RECEPTION NO. 201101127.

GENERAL NOTES (CONT.):

- TRACT A IS FOR A DETENTION FACILITY. TRACT A SHALL BE OWNED AND MAINTAINED BY THE CORNERSTONE ESTATES HOA.
- IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
- 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 DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
- 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.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- BASIS OF BEARING:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE EAST CORNER OF SAID SECTION BY A NO. 4 REBAR AND AT THE CENTER OF SECTION BY A 2" ALUM. CAP STAMPED "MVE INC RLS 37928 - 2006", SAID LINE IS ASSUMED TO BEAR S89°03'12"W, A DISTANCE OF 2633.64 FEET.
- THE SUBJECT PROPERTY IS LOCATED WITHIN "OTHER AREAS ZONE X", DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BY G SERIES 2018 FEMA MAP.
- 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 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 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 DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED 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.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE 20-FOOT TRAIL EASEMENT ADJACENT TO GOODSON ROAD SHALL BE GRANTED TO AND MAINTAINED BY THE EL PASO COUNTY PARKS AND LEISURE SERVICES DEPARTMENT.
- TOTAL ACREAGE OF SUBDIVISION IS 58.6707 AND TOTAL NUMBER OF LOTS IS 16 AND 1 TRACT

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).

Add the utility providers: water, ww , electric gas

When building envelopes are utilized on the plat:
Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

GENERAL NOTES (CONT.):

- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
- THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
- 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. APPLICANT 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.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR 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 (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- THE PRIVATE DETENTION BASIN WITHIN PORTIONS TRACT A 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.

The Subdivider(s) agrees on behalf of him/herself and any developer or 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 (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 documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

part of the standard note is cut off - add back please.

Add the note that plat is governed by the PUD and PUD development guidelines as recorded ;

REZONE & PUD DEVELOPMENT PLAN RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. 208106396.

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.

The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.
The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

checklist items need updated on this plat

"Pikes Peak Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at reception number _____"

CGS recommends that the County require the applicant to add a plat note disclosing expansive soils and bedrock, compressible soils, and seasonally shallow, perched groundwater as potential development constraints, and requiring lot-specific subsurface investigation, analysis, and, if necessary, mitigation recommendations to be submitted at building permit application.

Add and customize notes based on lot number and constraint- state mitigation for each constraint in note as recommended per GEO study for example- shallow groundwater, perimeter drain or slab foundation required to mitigate

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.

13.4 Foundation Drains

A subsurface perimeter drain is required around portions of the structure which will have habitable or storage space located below the finished ground surface. This includes crawlspace areas but not the walkout trench, if applicable.

FINAL PLAT
CORNERSTONE ESTATES
JOB NO. 25229.00
09/27/21
SHEET 2 OF 3



4310 ArrowsWest Drive • Colorado Springs, CO 80907
719-593-2593 • Fax: 719-528-6613 • www.jrengineering.com

Slide viewport so all of drawing is within sheet borders.

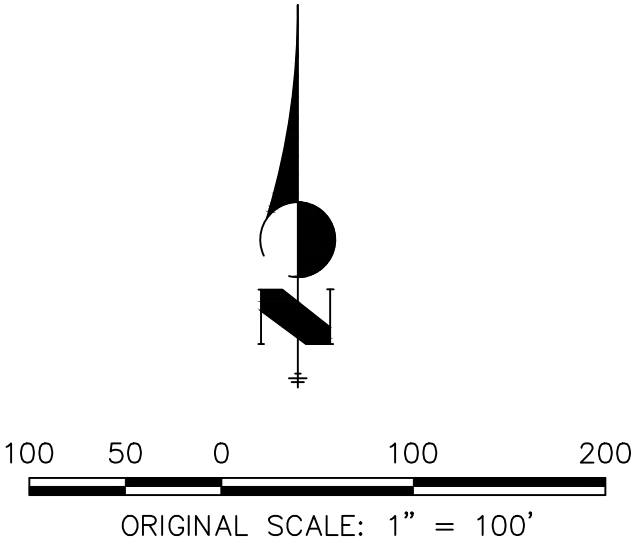
FINAL PLAT CORNERSTONE ESTATES

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- SET MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- CENTER OF SECTION
- ✚ SECTION CORNER
- ✚ SECTION QUARTER CORNER
- U,T&DE UTILITY, TRAIL AND DRAINAGE EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- SDE SIGHT DISTANCE EASEMENT

lot lines
boundary of subdivision
easement lines
etc...



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	14°29'26"	854.91'	216.21'	N07°42'31"W 215.64'
C2	28°36'10"	300.00'	149.76'	S75°11'00"W 148.21'
C3	29°03'19"	300.00'	152.13'	N75°24'35"E 150.51'
C4	15°21'38"	300.00'	80.43'	S07°44'35"E 80.19'
C5	35°24'18"	300.00'	185.38'	N02°16'45"E 182.44'
C6	12°43'38"	500.00'	111.07'	S06°18'03"W 110.84'
C7	28°36'10"	330.00'	164.74'	N75°11'00"E 163.03'
C8	29°03'19"	270.00'	136.92'	N75°24'35"E 135.46'
C9	90°00'00"	25.00'	39.27'	S45°03'46"E 35.36'
C10	12°43'38"	470.00'	104.40'	S06°18'03"W 104.19'
C11	9°19'43"	470.00'	76.52'	S04°36'05"W 76.44'
C12	3°23'55"	470.00'	27.88'	S10°57'54"W 27.88'
C13	44°24'55"	45.00'	34.88'	S34°52'19"W 34.02'
C14	268°49'50"	60.00'	281.52'	S77°20'08"E 85.71'
C15	106°02'47"	60.00'	111.05'	S04°03'23"W 95.87'
C16	33°46'26"	60.00'	35.37'	S65°51'14"E 34.86'
C17	67°15'33"	60.00'	70.43'	N63°37'47"E 66.46'
C18	30°00'00"	60.00'	31.42'	N15°00'00"E 31.06'
C19	31°45'03"	60.00'	33.25'	N15°52'32"W 32.83'
C20	44°24'55"	45.00'	34.88'	N09°32'36"W 34.02'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C21	12°43'38"	530.00'	117.73'	N06°18'03"E 117.49'
C22	90°00'00"	25.00'	39.27'	N44°56'14"E 35.36'
C23	44°24'55"	45.00'	34.88'	S67°51'18"E 34.02'
C24	104°24'55"	60.00'	109.34'	N82°08'42"E 94.83'
C25	104°24'55"	60.00'	109.34'	N82°16'14"W 94.83'
C26	104°24'55"	60.00'	109.34'	N82°16'14"W 94.83'
C27	90°00'00"	25.00'	39.27'	N45°03'46"W 35.36'
C28	15°21'38"	330.00'	88.47'	N07°44'35"W 88.21'
C29	35°24'18"	270.00'	166.84'	N02°16'45"E 164.20'
C30	1°33'43"	270.00'	7.36'	N14°38'32"W 7.36'
C31	33°50'34"	270.00'	159.48'	N03°03'37"E 157.17'
C32	44°24'55"	45.00'	34.88'	N42°11'21"E 34.02'
C33	268°49'50"	60.00'	281.52'	N70°01'06"W 85.71'
C34	69°44'51"	60.00'	73.04'	N29°31'23"E 68.61'
C35	28°38'52"	60.00'	30.00'	N19°40'28"W 29.69'
C36	28°38'52"	60.00'	30.00'	N48°19'21"W 29.69'
C37	117°21'13"	60.00'	122.89'	S58°40'37"W 102.51'
C38	24°26'01"	60.00'	25.59'	S12°13'01"E 25.39'
C39	44°24'55"	45.00'	34.88'	S02°13'34"E 34.02'
C40	35°24'18"	330.00'	203.92'	S02°16'45"W 200.69'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C41	2°51'06"	330.00'	16.43'	S18°33'20"W 16.42'
C42	29°59'50"	330.00'	172.77'	S02°07'52"W 170.81'
C43	2°33'21"	330.00'	14.72'	S14°08'44"E 14.72'
C44	15°21'38"	270.00'	72.38'	S07°44'35"E 72.17'
C45	90°00'00"	25.00'	39.27'	S44°56'14"W 35.36'
C46	29°03'19"	330.00'	167.35'	S75°24'35"W 165.56'
C47	28°36'10"	270.00'	134.79'	S75°11'00"W 133.39'
C48	10°11'09"	945.06'	168.01'	N05°38'39"W 167.79'

Other Plat Information		Verify that these checklist items are completed with re submittal
The boundary of the subdivision delineated with a heavy solid line.		
The identification and designation of the boundary lines of any 100-year floodplain, and the source of the designation. 8.4.2 LDC		
Names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.		
Lots that require special studies for development or that present significant constraints and/or hazards to development shall bear notation. 8.4.9 LDC		
Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision. 8.4.2 LDC		
Notes limiting ingress or egress to certain roadways pursuant to the ECM, as applicable. 8.4.3 LDC		
The address of each lot as provided by the Pikes Peak Regional Building Department (added prior to recording).		

Plat_V1 redlines.pdf Markup Summary 2-15-2022

CDurham (1)

Slide viewport so all of drawing is within sheet borders.



Subject: Callout
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: CDurham
Date: 2/10/2022 5:14:08 PM
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Slide viewport so all of drawing is within sheet borders.

dspdparsons (42)



Subject: BoCC Certification
Page Label: [1] 2522900FP01-PLAT SHEET 1
Author: dsdparsons
Date: 2/14/2022 12:04:22 PM
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Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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



Subject: PCD Director
Page Label: [1] 2522900FP01-PLAT SHEET 1
Author: dsdparsons
Date: 2/14/2022 12:04:30 PM
Status:
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This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Planning and Community Development Director

modify notes to this plat and add these signature blocks

Subject: Callout
Page Label: [1] 2522900FP01-PLAT SHEET 1
Author: dsdparsons
Date: 2/14/2022 12:05:04 PM
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modify notes to this plat and add these signature blocks

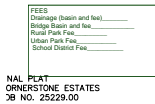


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Subject: Callout
Page Label: [1] 2522900FP01-PLAT SHEET 1
Author: dsdparsons
Date: 2/14/2022 12:40:46 PM
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Add missing info per checklist;



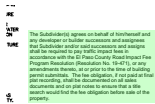
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Author: dsdparsons
Date: 2/14/2022 12:51:12 PM
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FEES
Drainage (basin and fee) _____
Bridge Basin and fee _____
Rural Park Fee _____
Urban Park Fee _____
School District Fee _____



Subject: Text Box
Page Label: [1] 2522900FP01-PLAT SHEET 1
Author: dsdparsons
Date: 2/14/2022 12:45:00 PM
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PCD File No. SF 22 2



Subject: Road Impact
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:15:23 PM
Status:
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The Subdivider(s) agrees on behalf of him/herself and any developer or 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 (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 documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



Subject: Building Envelope
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:00:36 PM
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When building envelopes are utilized on the plat: Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.



Subject: Text Box
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:01:18 PM
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"Pikes Peak Regional Building Enumerations approval provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at reception number _____"



Subject: Soils & Geology
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:01:37 PM
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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: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:15:28 PM
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part of the standard note is cut off - add back please.



Subject: Callout
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:22:13 PM
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No direct lot access Burgess Road or Goodson Rod.



Subject: Image
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:09:43 PM
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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: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:10:08 PM
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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: Subdivision Improvements
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:10:33 PM
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Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
This plat restriction may be removed or rescinded 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.



Subject: Callout
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Author: dsdparsons
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update w note



Subject: Callout
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:14:58 PM
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Add the note that plat is governed by the PUD and PUD development guidelines as recorded ;

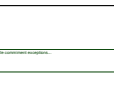



Subject: Callout
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 1:04:39 PM
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Add and customize notes based on lot number and constraint- state mitigation for each constraint in note as recommended per GEO study for example- shallow groundwater, perimeter drain or slab foundation required to mitigate




Subject: Image
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
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Subject: Text Box
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:21:00 PM
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Title commitment exceptions...



Subject: Image
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:21:36 PM
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Subject: Image
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:22:09 PM
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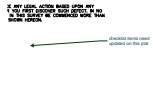


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Author: dsdparsons
Date: 2/14/2022 12:48:15 PM
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Verify that all easements are be depicted and/ or if they are to be vacated than that should be noted... Why are these not listed as notes on the plat per checklist?



Subject: Image
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
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Subject: Callout
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:42:21 PM
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checklist items need updated on this plat



Subject: Image
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 12:48:03 PM
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Subject: Text Box
Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 1:01:45 PM
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CGS recommends that the County require the applicant to add a plat note disclosing expansive soils and bedrock, compressible soils, and seasonally shallow, perched groundwater as potential development constraints, and requiring lot-specific subsurface investigation, analysis, and, if necessary, mitigation recommendations to be submitted at building permit application.



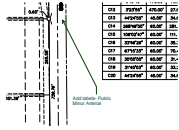
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Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
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Add the utility providers: water, ww, electric gas

RE
NOT
2022
2/14/2022
1:09:45 PM

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Page Label: [2] 2522900FP01-PLAT SHEET 2
Author: dsdparsons
Date: 2/14/2022 1:09:45 PM
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Add the utility providers: water, ww, electric gas



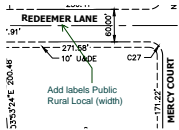
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Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 11:55:44 AM
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Add labels- Public Minor Arterial



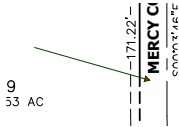
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Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
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Add labels- Public Minor Arterial



Subject: Callout
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 11:58:43 AM
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Add labels Public Rural Local (width)



Subject: Arrow
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 11:57:33 AM
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identify the easments and the corresponding reception numbers.



Subject: Callout
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 12:08:41 PM
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Subject: Callout
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 12:26:02 PM
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El Paso County Public Trail

SDE SIGHT DISTANCE EASEMENT

lot lines
boundary of subdivision
easement lines
etc...

Subject: Text Box
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 12:26:46 PM
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lot lines
boundary of subdivision
easement lines
etc...



Subject: Image
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 12:46:26 PM
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Subject: Callout
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 12:46:54 PM
Status:
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Verify that these checklist items are completed
with re submittal



Subject: Image
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 12:47:26 PM
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Subject: Image
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 1:07:45 PM
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Color: ■
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add the drainage
easements

Subject: Callout
Page Label: [3] 2522900FP01-PLAT SHEET 3
Author: dsdparsons
Date: 2/14/2022 1:08:05 PM
Status:
Color: ■
Layer:
Space:

add the drainage easements