

Chuck Broerman

El Paso County, CO

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Doc \$0.00

2

Rec \$23.00

Pages



221714808

SUBDIVISION/CONDOMINIUM PLAT

| Reception Number | Date | Time |
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| Reception Fee | Number of Pages | File Number |
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Cloverleaf Filing No. 1

Name of Plat

PT Cloverleaf, LLC

Owner's Name

Subdivision

Condominium

CLOVERLEAF FILING NO. 1

A REPLAT OF A PORTION OF TRACT F, WOODMOOR GREENS AND A PORTION OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

14808

KNOW ALL MEN BY THESE PRESENTS:

THAT PT CLOVERLEAF, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION:

THREE PARCELS OF LAND BEING A PORTION OF TRACT F, WOODMOOR GREENS AND TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER OF THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENT BY A 3-1/4" ALUMINUM CAP STAMPED "RLS MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2892"; SAID LINE BEARING S89S449E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

PARCEL B
BEGINNING AT THE NORTHEASTERN CORNER OF LOT 485, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHEASTERN LINE OF SAID LOT 485, N65O320"W A DISTANCE OF 123.87 FEET; TO THE EASTERN CORNER OF LOT 486, WOODMOOR GREENS;
THENCE ON THE EASTERN LINE OF SAID LOT 486, N341720"W A DISTANCE OF 78.69 FEET;
THENCE DEPARTING SAID EASTERN LINE, THE FOLLOWING TWO (2) COURSES:
1. N61+13.12"E A DISTANCE OF 151.99 FEET;
2. S281628"E A DISTANCE OF 177.70 FEET; TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEGONS WAYS, AS SHOWN ON THE THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S2233155"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 11092527" AND AN ARC LENGTH OF 69.69 FEET; TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 ACRES.

PARCEL B

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 496, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON THE EASTERN RIGHT-OF-WAY LINE OF BOWSTRING ROAD, AS SHOWN ON THE PLAT OF WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51, N01O736"W A DISTANCE OF 121.77 FEET;

THENCE DEPARTING SAID EASTERN RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:
1. N885224"E A DISTANCE OF 181.20 FEET;
2. S01O736"E A DISTANCE OF 118.62 FEET;
3. S875236"W A DISTANCE OF 181.23 FEET; TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 21,779 SQUARE FEET OR 0.5000 ACRES.

PARCEL C

BEGINNING AT THE SOUTHWESTERN CORNER OF LOT 499, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 26 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON THE SOUTHERLY LINE OF SAID LOT 499, N885224"E A DISTANCE OF 180.00 FEET; TO THE SOUTHEASTERN CORNER OF SAID LOT 499;
THENCE THE FOLLOWING TWO (2) COURSES:
1. S01O736"E A DISTANCE OF 121.00 FEET;
2. S885224"W A DISTANCE OF 180.00 FEET; TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF BOWSTRING ROAD, AS SHOWN ON THE THENCE ON SAID EASTERN RIGHT-OF-WAY LINE, N01O736"W A DISTANCE OF 121.00 FEET; TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 21,780 SQUARE FEET OR 0.5000 ACRES.

NOTICE:

THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS, MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE FILED PCD FILE NO. 221714808, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

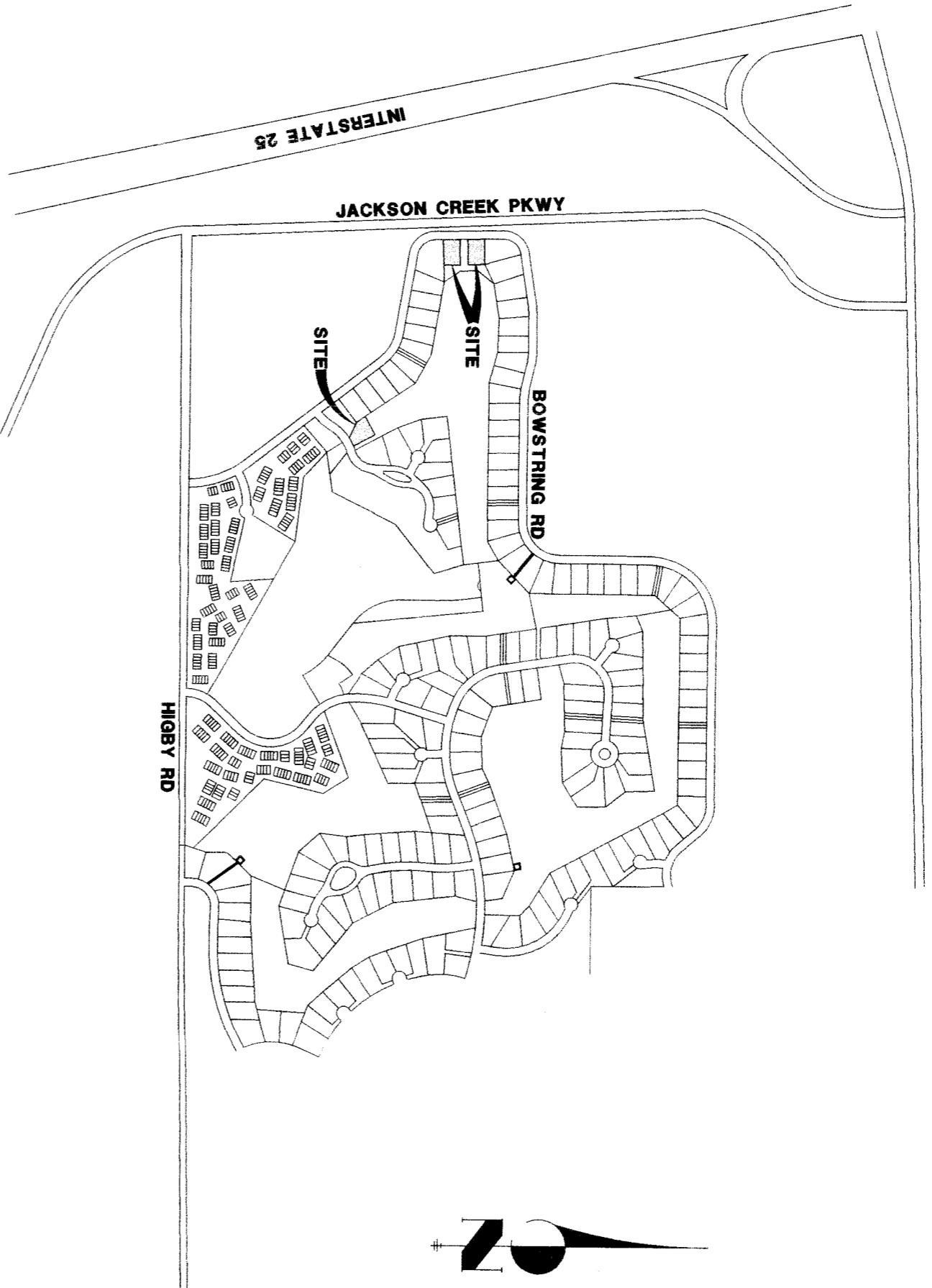
- POTENTIALLY SEASONAL AND SEASONAL SHALLOW GROUNDWATER
- LOOSE SOILS
- EROSION

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

MAILBOXES:

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



GENERAL NOTES:

- DEFINITION, CERTIFY, CERTIFICATION - A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE, BELIEFS, NO OTHER PART OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-64-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREIN TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARINGS IS THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENT BY A 3-1/4" ALUMINUM CAP STAMPED "RLS MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2892"; SAID LINE BEARING S89S449E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 24, 2020.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.3712 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS SITE IS NOT WITHIN A DESIGNATED F.M.A. FLOODPLAIN (ZONE V-CAREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBER(S) 0801400278G, EFFECTIVE DATE DECEMBER 7, 2018.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC OPERATIONS OF SEWERAGE AND SANITATION SHALL BE THE RESPONSIBILITY OF THE CITY OF EL PASO, COLORADO. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC OPERATIONS OF SEWERAGE AND SANITATION SHALL BE THE RESPONSIBILITY OF THE CITY OF EL PASO, COLORADO. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT 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.
- THIS FINAL PLAT IS PART OF THE APPROVED CLOVERLEAF SUBDIVISION PRELIMINARY PLAN, SP 20-202.
- LAND WITHIN THIS FINAL PLAT IS ZONED RS-20000 (RESIDENTIAL SUBURBAN).
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY COMMUNITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WASTEWATER STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, SOIL, GEOLOGIC AND GEOLOGIC HAZARD STUDY, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, WETLAND ANALYSIS REPORT, NOXIOUS WEED MANAGEMENT PLAN AND PDB/BMP OPERATIONS AND MAINTENANCE MANUAL.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGAGES, BENEFACTORS, OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CLOVERLEAF FILING NO. 1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES WHICH THE UNDERSIGNED OWNERS, MORTGAGAGES, BENEFACTORS, OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LANDS DESCRIBED HEREON, AS SHOWN HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE DEDICATED SHALL BE RESPONSIBLE FOR THE TEMPORAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

PT CLOVERLEAF, LLC, COLORADO LIMITED LIABILITY COMPANY

BY: Andrew J. Biggs AS MANAGER OF PT CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO

COUNTY OF El Paso

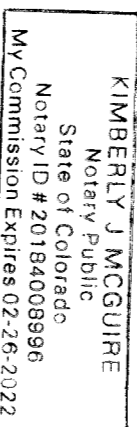
ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF July 2021 BY

Andrew J. Biggs AS Manager of PT Cloverleaf, LLC

MY COMMISSION EXPIRES 02-26-2022

WITNESS MY HAND AND OFFICIAL SEAL

Kimberly J. McGuire NOTARY PUBLIC



SURVEYORS CERTIFICATE:

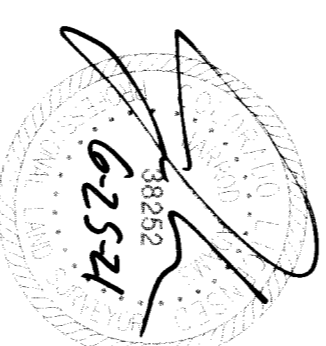
I, JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 24, 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CALCULATIONS, CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN MADE IN ACCORDANCE WITH THE APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS.

I ATTEST THE ABOVE ON THIS 25th DAY OF June 2021

JARROD ADAMS

COLORADO REGISTERED PLS # 38252

DATE



NOTICE:

PER C.R.S. 18-60-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDING OF THIS INSTRUMENT. NO DEFECT IN THIS SURVEY SHALL BE A BASIS FOR ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF RECORDING OF THIS INSTRUMENT. THE PROFESSIONAL ENGINEER, ARCHITECT, ENGINEER, SURVEYOR OR ARCHITECT SHALL BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND SHALL BE RESPONSIBLE FOR THE COST OF ANY DEFECT IN THIS SURVEY. THE PROFESSIONAL ENGINEER, ARCHITECT, ENGINEER, SURVEYOR OR ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF ANY DEFECT IN THIS SURVEY. THE PROFESSIONAL ENGINEER, ARCHITECT, ENGINEER, SURVEYOR OR ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF ANY DEFECT IN THIS SURVEY.

THIS PLAT FOR CLOVERLEAF FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 17th DAY OF August 2021, SUBJECT TO ANY NOTES OR CONDITIONS AS REFERENCED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

Christy J. Hagan

CLERK AND RECORDER
STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:29 O'CLOCK P.M. THIS 25 DAY OF August 2021, A.D. AND IS DULY RECORDED AT RECEPTION NO. 221714808 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BERGMAN, RECORDER
BY: Chelsea Schwanke
DEPUTY

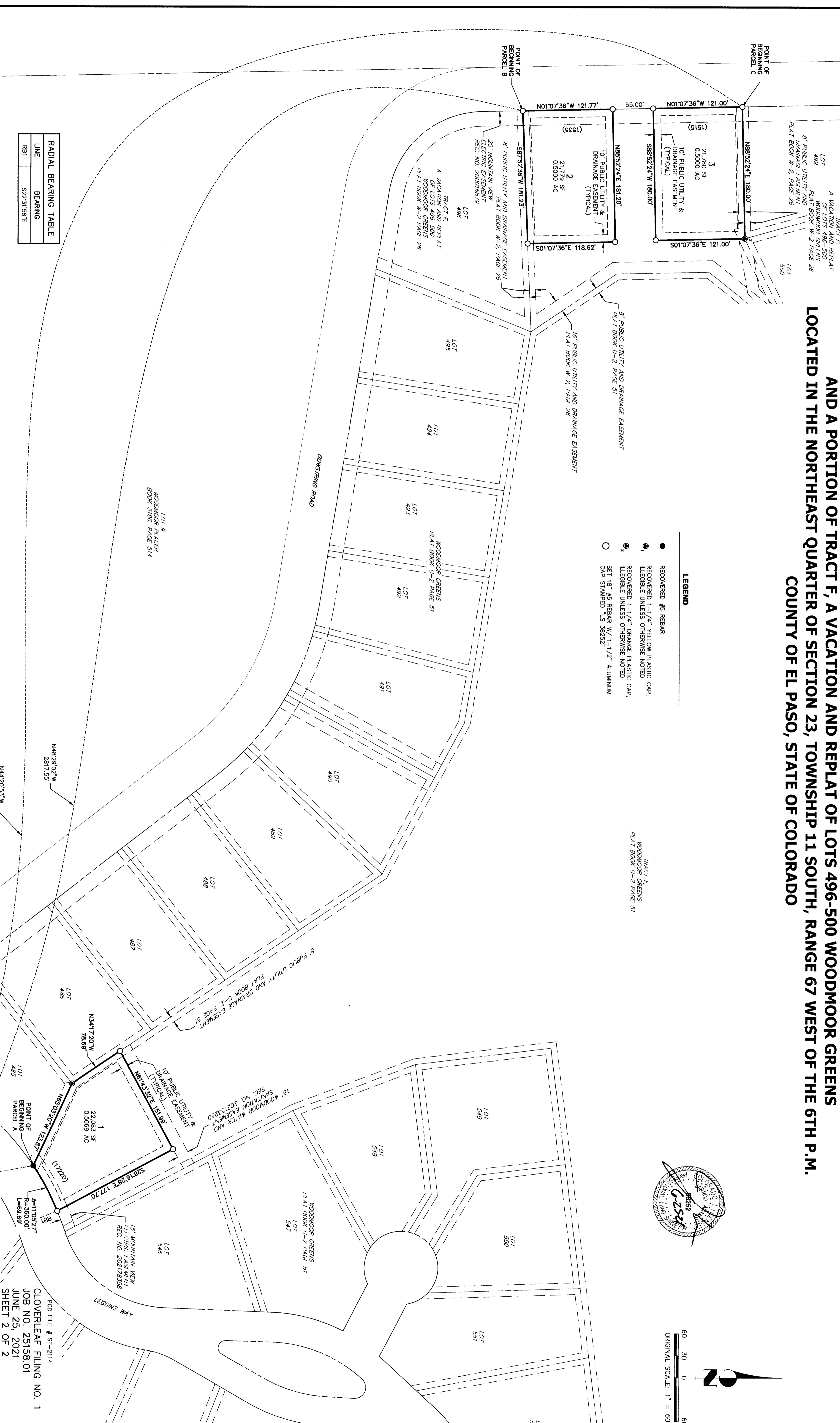
PCD FILE # SF-2114
CLOVERLEAF FILING NO. 1
JOB NO. 25158.01
JUNE 25, 2021
SHEET 1 OF 2



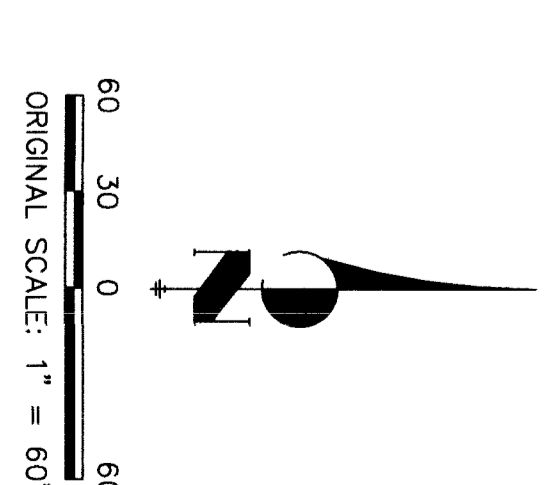
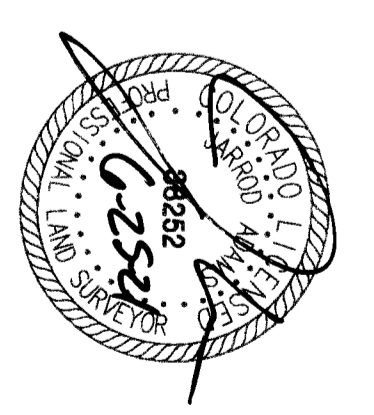
Central 303-740-0333 • Colorado Springs 783-593-5599
Fort Collins 970-491-8888 • www.jfrengineering.com

CLOVERLEAF FILING NO. 1

**A REPLAT OF A PORTION OF TRACT F, WOODMOOR GREENS
 AND A PORTION OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO**



- LEGEND**
- RECOVERED #5 REBAR
 - RECOVERED 1-1/4" YELLOW PLASTIC CAP, LEGIBLE UNLESS OTHERWISE NOTED
 - RECOVERED 1-1/4" ORANGE PLASTIC CAP, LEGIBLE UNLESS OTHERWISE NOTED
 - SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "S 38252"



| RADIAL BEARING TABLE | |
|----------------------|-------------|
| LINE | BEARING |
| RB1 | S22°31'56"E |

FDD FILE # SF-2114
CLOVERLEAF FILING NO. 1
 JOB NO. 25158.01
 JUNE 25, 2021
 SHEET 2 OF 2



30.00' WITNESS CORNER
 C1/4 CORNER SEC. 23
 T11S, R67W, 6TH P.M.
 RECOVERED 3-1/4" ALUMINUM CAP
 STAMPED "S 10377 1997 30.00 WC"

BASIS OF BEARINGS
 S89°54'49"E 2838.92'
 S89°54'49"E 2838.92'



30.0' REFERENCE MONUMENT
 E1/4 CORNER SEC. 23
 T11S, R67W, 6TH P.M.
 RECOVERED 1-1/2" ALUMINUM CAP
 STAMPED "S 2892"

CENTERLINE 303-740-9883 • OFFICE 303-740-9883
 FORT COLLINS 303-491-9888 • WWW.JRENG.COM