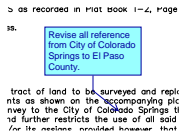


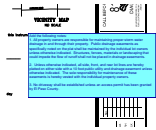
Markup Summary

dsdlaforce (5)



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 8/21/2019 4:17:58 PM
Color: ■

Revise all reference from City of Colorado Springs to El Paso County.



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 8/21/2019 4:18:00 PM
Color: ■

Add the following notes:

1. 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.

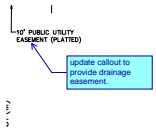
2. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

3. No driveway shall be established unless an access permit has been granted by El Paso County.



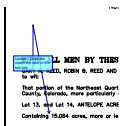
Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 8/21/2019 4:18:03 PM
Color: ■

Provide and show 10' Public Utility and Drainage Easement along the front lot lines.



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 8/21/2019 4:18:04 PM
Color: ■

update callout to provide drainage easement.



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 8/21/2019 4:18:05 PM
Color: ■

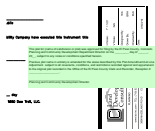
Update. Does not match the sum of the two lots.

dsdsevigny (9)



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:07 PM
Color: ■

Incorrect signature block, this is for recording



Subject: Admin Replat
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:07 PM
Color: ■

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.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:10 PM
Color: ■

Note 1 needs to specify the reason for the vacation and replat



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:11 PM
Color: ■

A vacation and replat of...



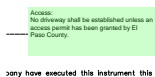
Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:12 PM
Color: ■

Owner of easement must approve the vacation of this easement



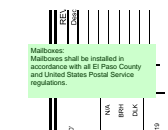
Subject: Address
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:20 PM
Color: ■

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



Subject: Access
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:21 PM
Color: ■

Access:
No driveway shall be established unless an access permit has been granted by El Paso County.



Subject: Mailboxes
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 8/21/2019 4:18:22 PM
Color: ■

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



Subject: Owner Certification
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 8/21/2019 4:18:25 PM
Color: ■

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 (use which are applicable) as shown hereon under the name and subdivision of

_____. 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.

Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

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)