

# WATERBURY FILING NO. 1

## FINAL PLAT

### A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

#### KNOW ALL MEN BY THESE PRESENTS:

THAT ACM ALF VIII JV SUB II, LLC BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

#### LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 AS PLATTED IN 4 WAY RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712416, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212084638; THENCE N01°31'24"E, ON THE EASTERLY BOUNDARY OF SAID LOT 15 AND THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STAPLETON ROAD SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID 4 WAY RANCH FILING NO. 1, THE FOLLOWING TWELVE (12) COURSES:

- N01°31'24"E, A DISTANCE OF 230.23 FEET;
- N01°58'45"E, A DISTANCE OF 267.96 FEET;
- N38°56'07"E, A DISTANCE OF 145.18 FEET;
- N28°06'29"W, A DISTANCE OF 415.84 FEET;
- N40°37'02"W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S40°37'02"E, HAVING A DELTA OF 02°07'07", A RADIUS OF 1,135.00 FEET, A DISTANCE OF 41.97 FEET TO A POINT ON CURVE;
- N44°30'10"W, A DISTANCE OF 104.01 FEET TO A POINT OF CURVE;
- ON THE ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF 21°00'17", A RADIUS OF 565.00 FEET, A DISTANCE OF 207.13 FEET TO A POINT OF TANGENT;
- N23°29'53"W, A DISTANCE OF 586.57 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°24'35", A RADIUS OF 40.00 FEET AND A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 98°17'54", A RADIUS OF 60.00 FEET, A DISTANCE OF 102.94 FEET TO A POINT ON CURVE;
- N09°36'47"E, A DISTANCE OF 181.35 FEET;

THENCE S84°51'41"E, A DISTANCE OF 156.95 FEET, THENCE N81°05'30"E, A DISTANCE OF 114.50 FEET; THENCE N08°54'30"W, A DISTANCE OF 13.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 00°22'06", A RADIUS OF 475.00 FEET, A DISTANCE OF 3.05 FEET TO A POINT ON CURVE; THENCE N80°43'23"E, A DISTANCE OF 50.00 FEET; THENCE S89°55'30"E, A DISTANCE OF 118.92 FEET; THENCE S09°08'33"E, A DISTANCE OF 24.43 FEET; THENCE N89°59'53"E, A DISTANCE OF 125.65 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°59'53"E, HAVING A DELTA OF 01°10'07", A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT OF TANGENT; THENCE N01°10'00"E, A DISTANCE OF 22.47 FEET, THENCE S88°50'00"E, A DISTANCE OF 50.00 FEET; THENCE N89°55'04"E, A DISTANCE OF 152.16 FEET; THENCE N00°04'56"W, A DISTANCE OF 30.14 FEET; THENCE S88°15'00"E, A DISTANCE OF 201.01 FEET; THENCE S01°45'00"W, A DISTANCE OF 27.35 FEET; THENCE S88°35'57"E, A DISTANCE OF 70.97 FEET; THENCE N68°36'47"E, A DISTANCE OF 62.85 FEET; THENCE N85°20'20"E, A DISTANCE OF 62.85 FEET; THENCE S62°03'4"E, A DISTANCE OF 62.85 FEET; THENCE N58°57'58"E, A DISTANCE OF 65.28 FEET; THENCE S32°58'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N32°58'22"W, HAVING A DELTA OF 08°00'18", A RADIUS OF 1,225.00 FEET, A DISTANCE OF 171.15 FEET TO A POINT ON CURVE; THENCE S41°02'14"E, A DISTANCE OF 144.45 FEET; THENCE S34°05'25"E, A DISTANCE OF 72.65 FEET; THENCE S30°56'30"E, A DISTANCE OF 81.87 FEET; THENCE S21°09'32"E, A DISTANCE OF 89.56 FEET; THENCE S19°08'47"E, A DISTANCE OF 73.79 FEET; THENCE S03°18'02"W, A DISTANCE OF 205.74 FEET; THENCE S17°29'03"E, A DISTANCE OF 124.83 FEET; THENCE S16°09'50"E, A DISTANCE OF 50.00 FEET; THENCE S16°07'17"E, A DISTANCE OF 73.88 FEET; THENCE S27°50'37"E, A DISTANCE OF 65.16 FEET; THENCE S25°07'28"E, A DISTANCE OF 66.02 FEET; THENCE S22°21'31"E, A DISTANCE OF 66.20 FEET; THENCE S19°54'11"E, A DISTANCE OF 51.22 FEET; THENCE S16°26'35"E, A DISTANCE OF 114.20 FEET; THENCE S21°00'38"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 214007733, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'00"E, ON SAID BOUNDARY LINE, A DISTANCE OF 472.54 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064638; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°23'33"W, HAVING A DELTA OF 26°14'01", A RADIUS OF 1,405.00 FEET, A DISTANCE OF 643.30 FEET TO A POINT OF TANGENT;
- S64°09'32"W, A DISTANCE OF 777.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,694,934 SQUARE FEET OR 61.867 ACRES.

#### OWNER'S 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 WATERBURY FILING NO. 1. 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  
BY:  
OWNER ACM ALF VIII JV SUB II, LLC

STATE OF COLORADO )  
COUNTY OF EL PASO )  
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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:  
\_\_\_\_ AS \_\_\_\_\_ ACM ALF VII JV SUB II, LLC

#### ACCEPTANCE CERTIFICATE FOR TRACTS (ACCEPTANCE ENTITY IN EXISTENCE):

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J AND K ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE 4 WAY RANCH METROPOLITAN DISTRICT NO. 2.

BY: \_\_\_\_\_

PRESIDENT  
STATE OF COLORADO )  
COUNTY OF EL PASO )

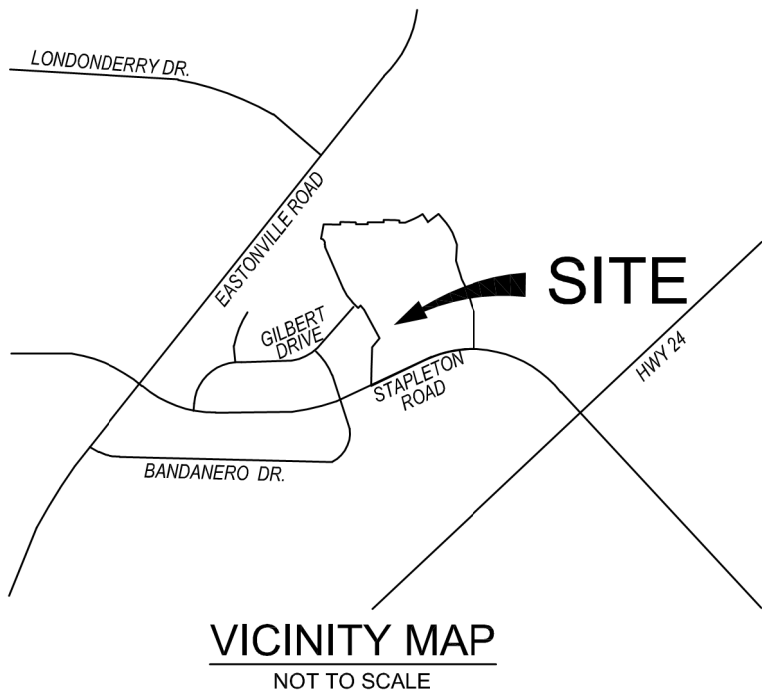
ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., BY \_\_\_\_\_ AS \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

#### 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.



#### GENERAL NOTES:

- THE DATE OF PREPARATION IS DECEMBER 29, 2022.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.
- UNLESS OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:  
ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON BOTH SIDES WITH A 5 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.  
ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT UTILITY EASEMENT FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION
- 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;
- FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
- TRACT OWNERSHIP MAINTENANCE:  
ALL TRACTS A-K ARE TO BE OWNED AND MAINTAINED BY THE 4 WAY RANCH METROPOLITAN DISTRICT NO. 2. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STREETSCAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAIL BOX CLUSTERS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 198  
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 11.
- ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE 4-WAY RANCH METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 205142010, 205191721, 210038875 AND 212092504.
- CENTRAL WATER SERVICES TO BE SUPPLIED BY 4-WAY RANCH METROPOLITAN DISTRICT NO. 2. ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE DISTRICT.
- WASTE WATER COLLECTION SERVICES TO BE PROVIDED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT IN AGREEMENT WITH CHEROKEE METROPOLITAN DISTRICT.
- 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATE POSTAL SERVICE REGULATIONS.
- 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.
- NO STREET PARKING ALONG FRONTAGE OF LOTS 1, 11, 20, 187.

add Lot #2 & #21  
PUDSP previously  
had tracts around all  
sides of the  
roundabout frontage

revised

#### GENERAL NOTES: (CONTINUED)

- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP. COMMUNITY MAP NUMBER 08941C0552G, EFFECTIVE DATE DECEMBER 7, 2018 (MODIFICATION WHEN LOMR HAS BEEN APPROVED) AND AS AMENDED BY THE FEMA APPROVED LETTER OF MAP REVISION (LOMR) CASE NUMBER \_\_\_\_\_ DATED \_\_\_\_\_. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 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. THE 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 3 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF WATERBURY FILING NO. 1, ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 4 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STAPLETON ROAD.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. 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, OR FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD. EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER SC55089017.2.2, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 6, 2023 AT 5:00 P.M.
- THE LINEAR UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 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 ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF THE AGRICULTURE 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.
- GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS MAY HAVE SHALLOW GROUNDWATER CONDITIONS: 12, 13, 32-35, 43-48, 75, 88-90, 93-95, 107-112, AND 115-118. PER THE SOIL GEOLOGY AND GEOLOGIC HAZARD ADDENDUM PREPARED BY ENTECH ENGINEERING, DATED FEBRUARY 2, 2022. THE DEVELOPER IS REQUIRED TO DISCLOSE THIS INFORMATION TO POTENTIAL LOT PURCHASERS. PRIOR TO CONSTRUCTION THESE LOTS SHALL BE FURTHER TESTED TO DETERMINE THE EXTENT OF THE GEOHAZARD CONDITIONS, AND THE CONSTRAINTS THAT SHALL BE REQUIRED IN CONSTRUCTION.
- EASEMENTS ARE NOT ALLOWED FOR STRUCTURES ON THESE LOTS. IF FURTHER LONG-RANGE GROUNDWATER TESTING DETERMINES THAT THIS CONSTRAINT IS NOT NECESSARY, THE DEVELOPER MAY CHOOSE TO APPLY FOR AN AMENDED DEVELOPMENT PLAN AT THAT TIME.
- 4 WAY RANGE METROPOLITAN DISTRICT NO. 2 SHALL MAINTAIN ENGINEERED DRAINAGE SYSTEMS. IF UNDERDRAIN SYSTEMS ARE REQUIRED FOR STRUCTURES LOCATED IN HIGH GROUNDWATER AREAS, THEY SHALL DISCHARGE INTO A GROUNDWATER RECHARGE FACILITY, NOT A STORM DRAIN SYSTEM. SUMP PUMPS ARE PROHIBITED FROM DISCHARGING ONTO A PUBLIC ROAD PER ECM 3.3.6.
- ENVIRONMENTAL NOTE: 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).
- 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 TO DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.
- THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF PENCONIC PLACE, MASONBORO WAY, MEGANSETT WAY AND SUNKEN MEADOW ROAD ARE INTENDED FOR TURNAROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT PENCONIC PLACE, MASONBORO WAY, MEGANSETT WAY AND SUNKEN MEADOW ROAD ARE EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACE WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING SAID STREETS.
- NO LOTS SHALL HAVE ANY IMPERVIOUS IMPROVEMENTS CONSTRUCTED WITHIN THE REAR SETBACK (I.E. PATIOS, HARDSCAPE, RECREATIONAL FACILITIES, ETC.) FOR LOTS 40-42, 156 & TRACT C.
- WATER SUFFICIENCY NOTE:

#### SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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\_\_\_\_.

**DRAFT**

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

#### PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR WATERBURY FILING NO. 1 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 \_\_\_\_\_ DATE \_\_\_\_\_

#### CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

\_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

#### FEES:

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

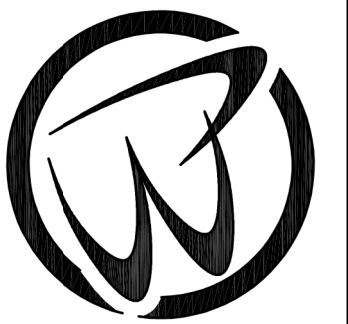
PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

OWNERS:  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

**EDWARD-JAMES SURVEYING, INC.**  
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-4216  
Fax: (719) 576-1206



**WATERBURY FILING NO. 1  
FINAL PLAT**  
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

DRAWN BY **JWT**  
CHECKED BY **ERF**

H-SCALE **N/A**

JOB NO. **2117-00**  
DATE CREATED **12/29/22**  
DATE ISSUED **DRAFT**  
SHEET NO **1** OF **7**

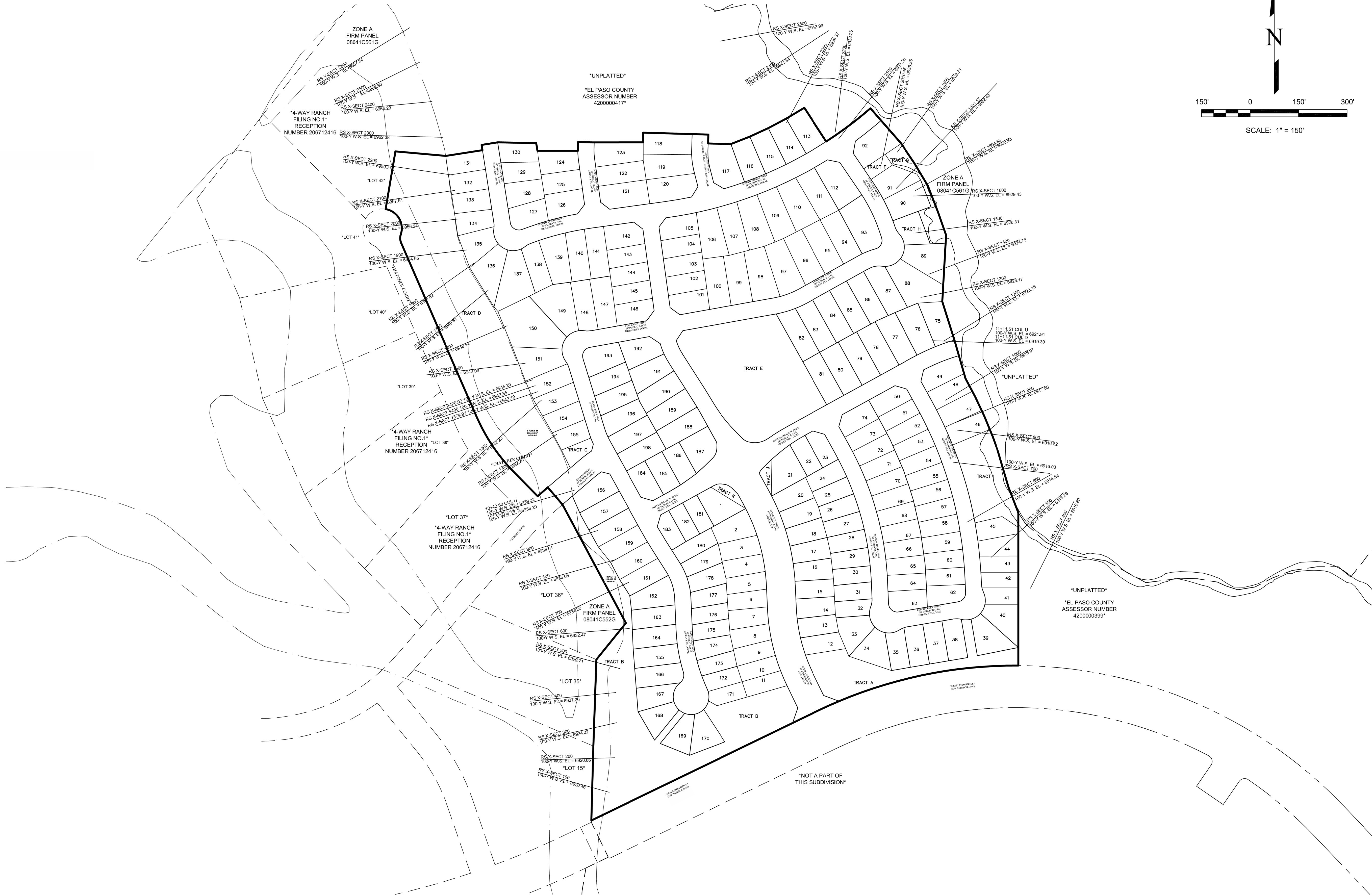
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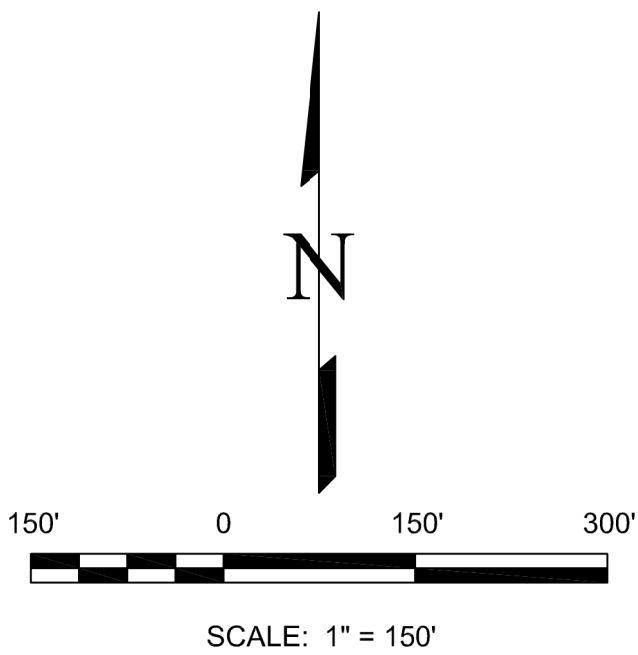
# WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



OVERALL-BASE FLOOD ELEVATIONS



| REVISIONS |  | DESCRIPTION | DATE |
|-----------|--|-------------|------|
| NO.       |  |             |      |
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**EDWARD-JAMES SURVEYING, INC.**

926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247



**WATERBURY FILING NO. 1**  
**FINAL PLAT**

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

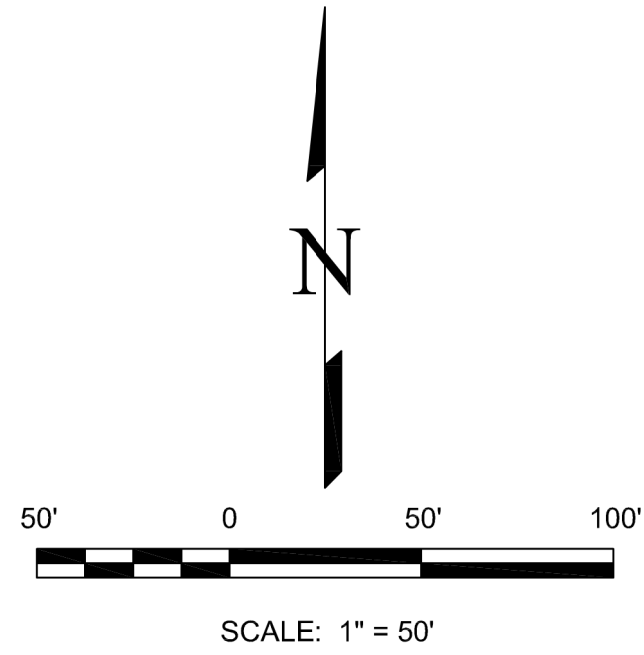
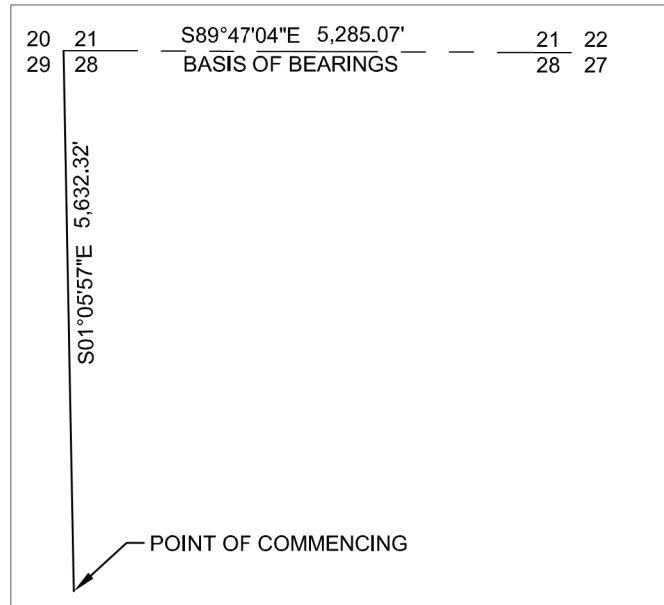
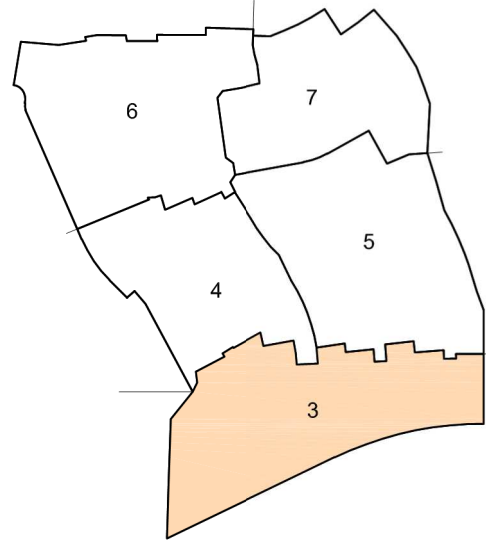
|              |           |
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| DRAWN BY     | JWT       |
| CHECKED BY   | ERF       |
| H-SCALE      | 1" = 150' |
| JOB NO.      | 2117-00   |
| DATE CREATED | 12/29/22  |
| DATE ISSUED  |           |
| SHEET NO     | 2 OF 7    |



# WATERBURY FILING NO. 1

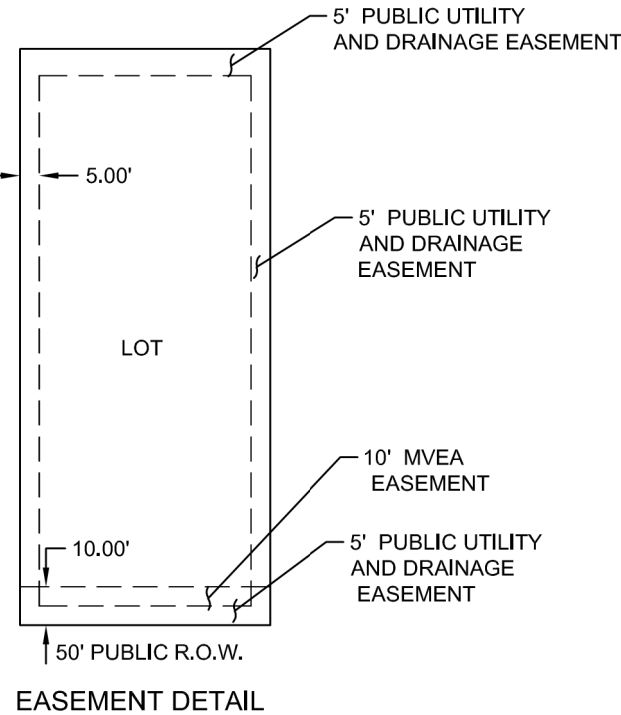
FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



## LEGEND:

- FOUND MONUMENT AS SHOWN
- FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "JR LS 33181"
- FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
- FOUND NO. 4 REBAR-NO CAP
- FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
- SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE



| NO. | REVISIONS | DESCRIPTION | DATE |
|-----|-----------|-------------|------|
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**EDWARD-JAMES SURVEYING, INC.**

926 Elkton Drive  
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4732 Eagleridge Circle  
Pueblo, CO 81008  
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Fax: (719) 545-6247



**WATERBURY FILING NO. 1  
FINAL PLAT**

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

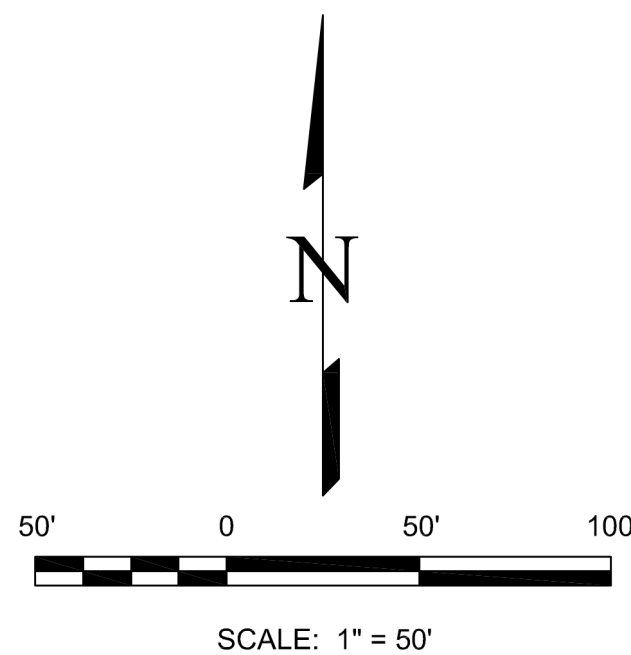
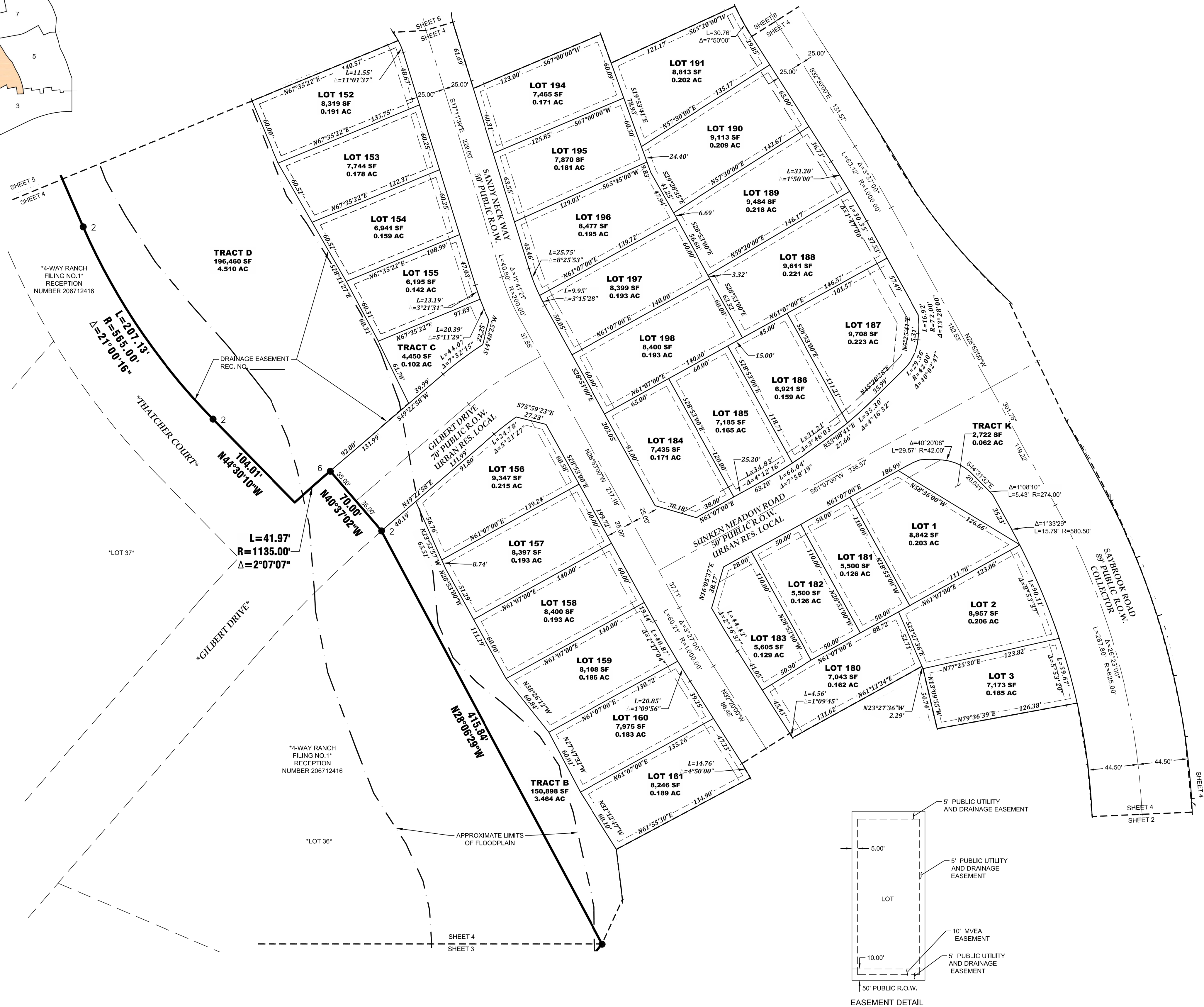
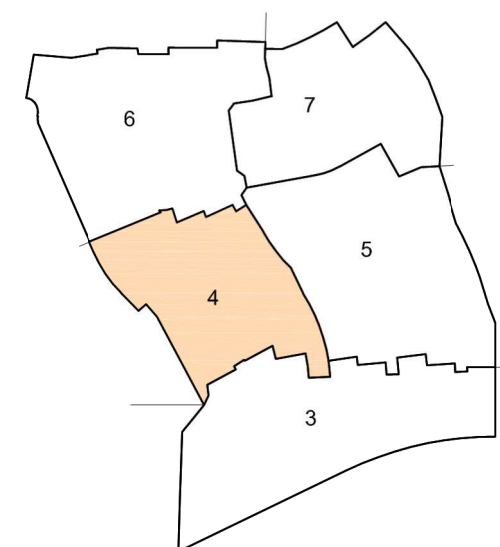
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| DRAWN BY     | JWT      |
| CHECKED BY   | ERF      |
| H-SCALE      | 1" = 50' |
| JOB NO.      | 2117-00  |
| DATE CREATED | 12/29/22 |
| DATE ISSUED  | DRAFT    |
| SHEET NO.    | 3 OF 7   |



# WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JR LS 33181"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - APPROXIMATE FLOOD PLAIN LIMITS
  - MATCH LINE

| REVISIONS |             | EDWARD-JAMES SURVEYING, INC.  |  |
|-----------|-------------|---|--|
| NO.       | DESCRIPTION |   |  |
|           |             | 926 Elkton Drive<br>Pueblo, CO 81008<br>Office: (719) 576-1216<br>Fax: (719) 576-1206       |  |
|           |             | 4732 Eagleridge Circle<br>Pueblo, CO 81008<br>Office: (719) 545-6240<br>Fax: (719) 545-6247 |  |

WATERBURY FILING NO. 1  
FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

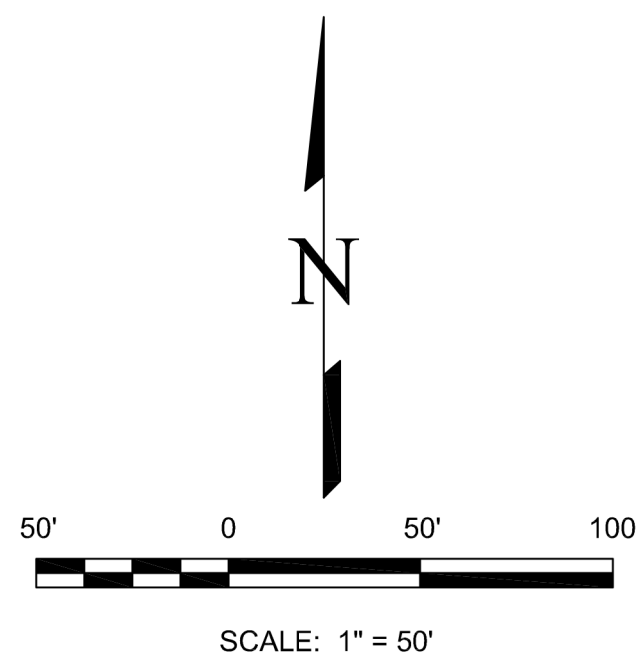
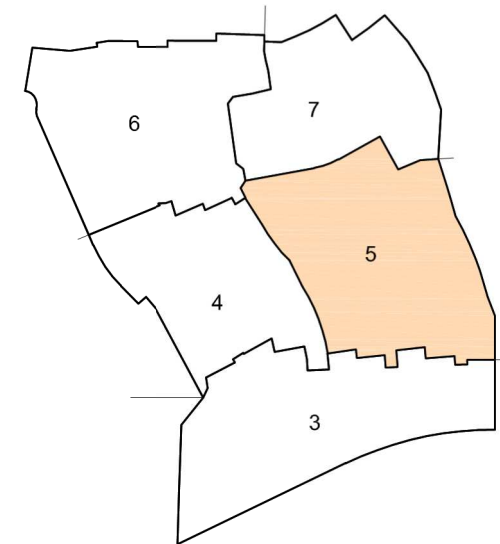
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| DRAWN BY     | JWT      |
| CHECKED BY   | ERF      |
| H-SCALE      | 1" = 50' |
| JOB NO.      | 2117-00  |
| DATE CREATED | 12/29/22 |
| DATE ISSUED  | DRAFT    |
| SHEET NO     | 4 OF 7   |



# WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JR LS 33181"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - APPROXIMATE FLOOD PLAIN LIMITS
  - MATCH LINE

| REVISIONS |  | DESCRIPTION | DATE |
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Pueblo, CO 81008  
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**WATERBURY FILING NO. 1  
FINAL PLAT**

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

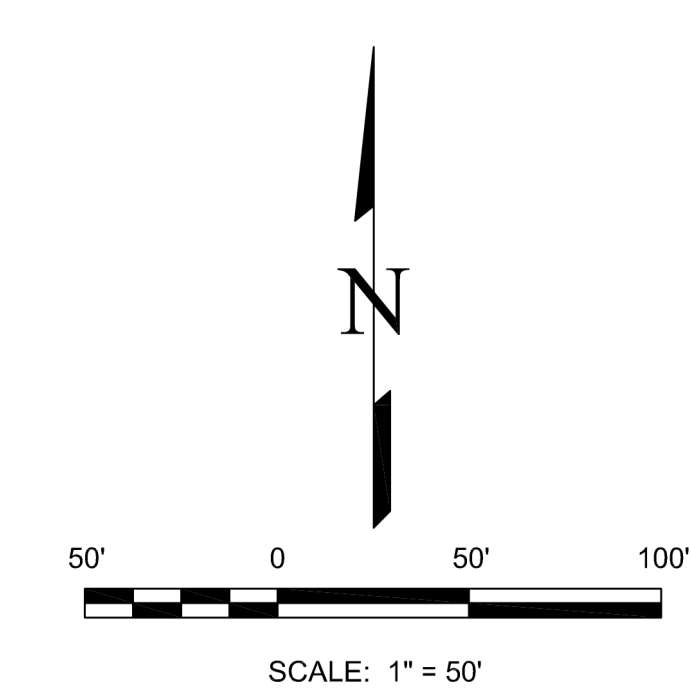
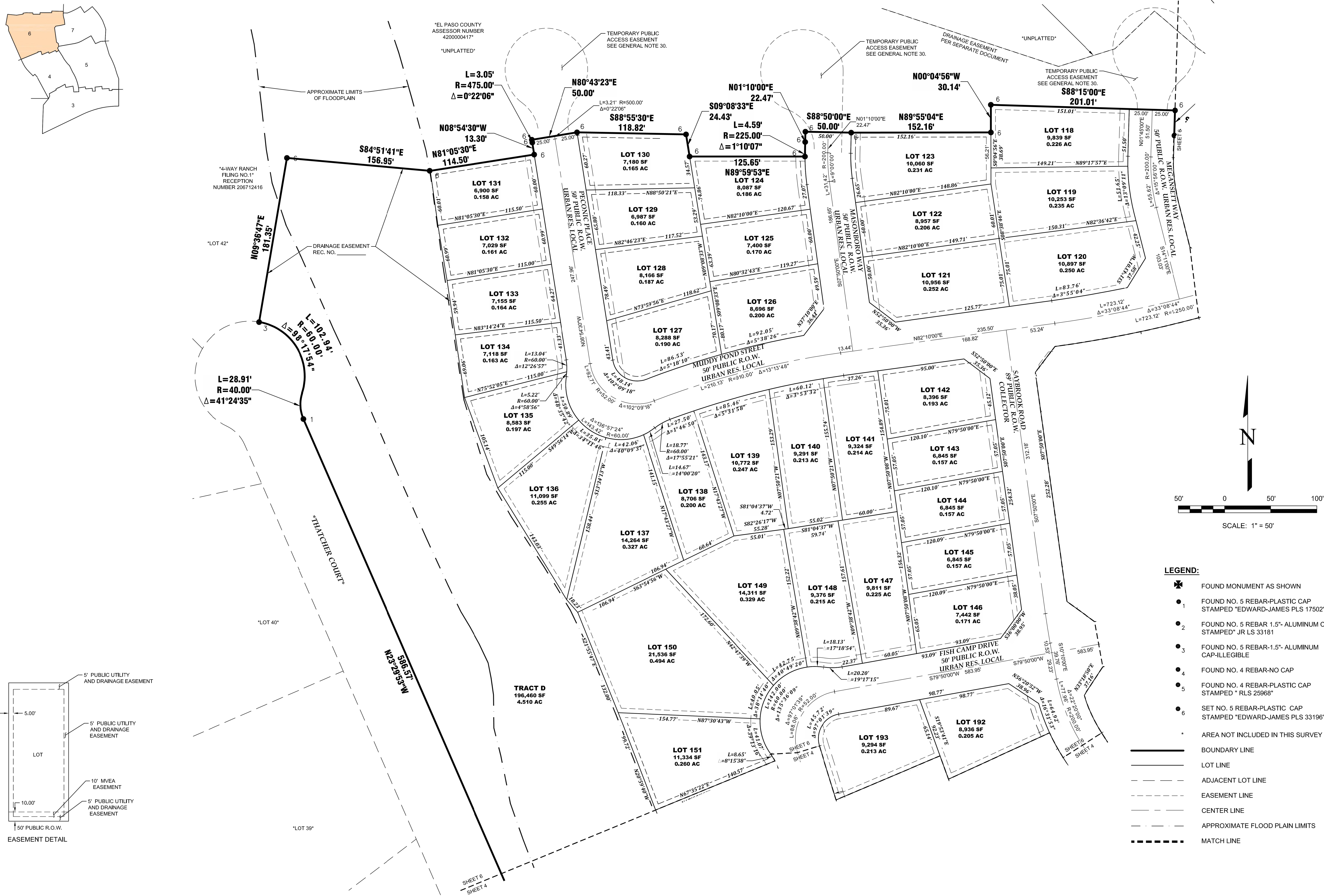
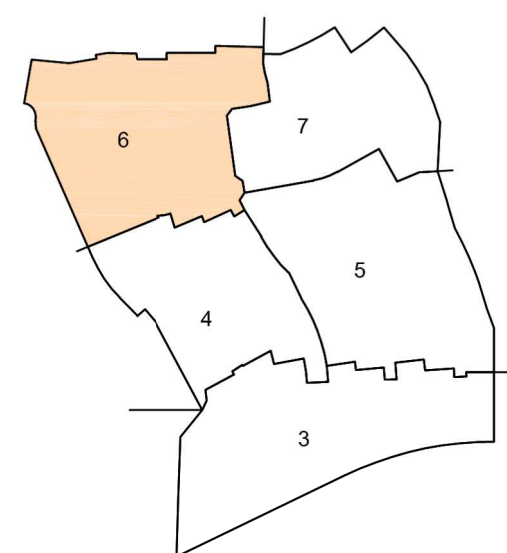
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| DRAWN BY     | JWT      |
| CHECKED BY   | ERF      |
| H-SCALE      | 1" = 50' |
| JOB NO.      | 2117-00  |
| DATE CREATED | 12/29/22 |
| DATE ISSUED  | DRAFT    |
| SHEET NO.    | 5 OF 7   |



# WATERBURY FILING NO. 1

## FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "JR LS 33181"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - APPROXIMATE FLOOD PLAIN LIMITS
  - MATCH LINE

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| REVISIONS |             |
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| NO.       | DESCRIPTION |
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WATERBURY FILING NO. 1  
FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

DRAWN BY  
JWJ

CHECKED BY  
ERF

H-SCALE  
1" = 50'

JOB NO.  
2117-00

DATE CREATED  
12/29/22

DATE ISSUED  
DRAFT

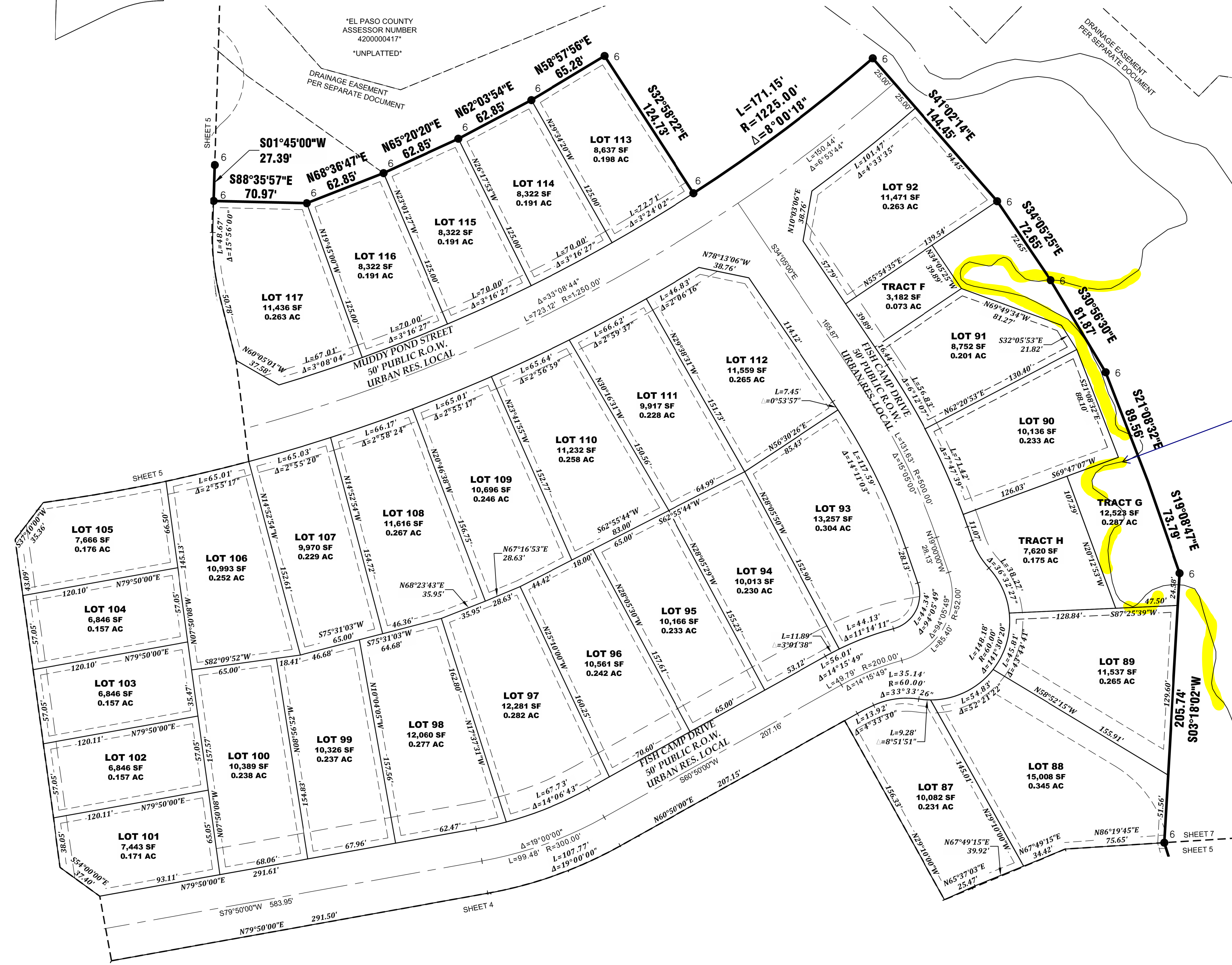
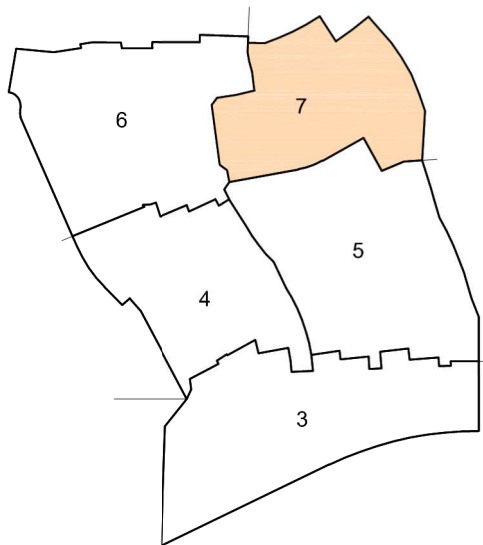
SHEET NO.  
6 OF 7



# WATERBURY FILING NO. 1

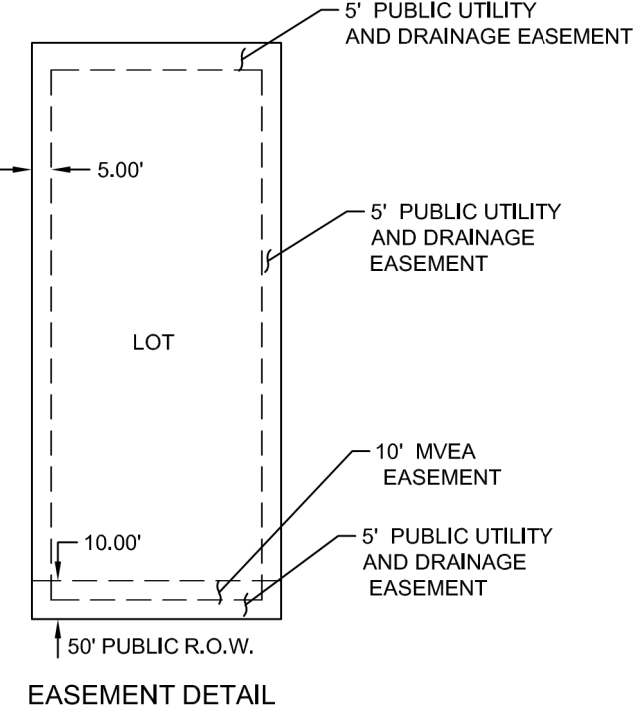
FINAL PLAT

A PORTION OF SW 1/4 SECTION 28, A PORTION OF THE SE 1/4 SECTION 29, A PORTION OF THE NW 1/4 SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



Please label as  
floodplain boundary  
line does not match  
legend

note added  
(line segments are to close for  
the line type to work in this area)



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP  
STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP  
STAMPED "JL LS 33181"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM  
CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP  
STAMPED "JL LS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP  
STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - APPROXIMATE FLOOD PLAIN LIMITS
  - MATCH LINE

| NO. | REVISIONS | DESCRIPTION | DATE |
|-----|-----------|-------------|------|
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**WATERBURY FILING NO. 1  
FINAL PLAT**

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

|              |          |
|--------------|----------|
| DRAWN BY     | JWT      |
| CHECKED BY   | ERF      |
| H-SCALE      | 1" = 50' |
| JOB NO.      | 2117-00  |
| DATE CREATED | 12/29/22 |
| DATE ISSUED  | DRAFT    |
| SHEET NO     | 7 OF 7   |