### 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

#### **KNOW ALL MEN BY THESE PRESENTS**

THAT 4 WAY RANCH JOINT VENTURE, 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. 212064636; 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;

- 1. N01°31'24"E, A DISTANCE OF 230.23 FEET;
- 2. N01°58'45"E, A DISTANCE OF 267.96 FEET
- 3. N38°56'07"E, A DISTANCE OF 145.18 FEET
- 4. N28°06'29"W, A DISTANCE OF 415.84 FEET
- 5. N40°37'02"W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE
- 6. ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS \$40°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;
- 7. N44°30'10"W, A DISTANCE OF 104.01 FEET TO A POINT OF CURVE;
- 8. 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:
- 9. N23°29'53"W, A DISTANCE OF 586.57 FEET TO A POINT OF CURVE;
- 10. 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;
- 11. 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;
- 12. 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 S88°55'30"E, A DISTANCE OF 118.82 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 27.39 FEET; THENCE S88°35'57"E, A DISTANCE OF 70.97 FEET; THENCE N68°36'47"E, A DISTANCE OF 62.85 FEET; THENCE N65°20'20"E, A DISTANCE OF 62.85 FEET; THENCE N62°03'54"E, A DISTANCE OF 62.85 FEET; THENCE N58°57'56"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°08'32"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°07'25"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. 212064636; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. 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;

2. 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.

#### **DEDICATION:**

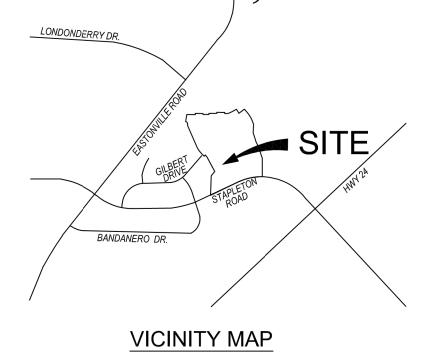
THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "WATERBURY FILING NO. 1". ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS ARE TO BE CONSTRUCTED TO THE CURRENT EL PASO COUNTY STANDARDS AND THE SAME WILL BE PROVIDED FOR AT THEIR OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

#### OWNER

OF 4-WAY METROPOLITAN DISTRICT NO. 2

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:

- 1. THE DATE OF PREPARATION IS DECEMBER 29, 2022.
- 2. 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.
- 3. 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.
- 4. 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
- 5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES 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.
- 6. FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
- 7. TRACT OWNERSHIP MAINTENANCE:
  ALL TRACTS 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.
- 8. THE 4-WAY RANCH METROPOLITAN DISTRICT NO. 2 SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLAND AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT-OF-WAY AND IS SUBJECT TO PUBLIC RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT FOR WATERBURY FILING NO. 1 AS RECORDED UNDER RECEPTION NO. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10. TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 198
  TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 11.
- 11. ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 12. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND /OR SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE RESOLUTION (RESOLUTION 12-382) AND ANY SUBSEQUENT AMENDMENTS 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.
- 13. 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.
- 14. 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.
- 15. WASTE WATER COLLECTION SERVICES TO BE PROVIDED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT IN AGREEMENT WITH CHEROKEE METROPOLITAN DISTRICT.
- 16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY, NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN DRAINAGE WAYS THAT WOULD IMPEDE THE FLOW OF SURFACE DRAINAGE.
- 17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNTIED STATE POSTAL SERVICE REGULATIONS
- 18. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_\_\_, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDE WITH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 19. A PORTION OF THE SURVEYED SITE LIES WITHIN ZONE "A" ARES DETERMINED TO WITHIN THE 100 YEAR FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018.

#### TRACT TABLE

ACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
Α	1.009 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTER	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
В	3.464 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, DETENTION POND, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
С	0.102 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
D	4.510 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
E	2.571 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
F	0.073 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
G	0.287 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, AND FENCES	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
Н	0.175 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
I	0.787 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
J	0.050 AC	LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
K	0.062 AC	LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES	4 WAY RANCH METROPOLITAN DISTRICT NO. 2

#### GENERAL NOTES: (CONTINUED)

- 19. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_\_, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDE WITH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 20. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 21. 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 WITH IN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- 22. THERE SHALL BE NO DIRECT ACCESS TO STAPLETON ROAD.
- 23. 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. 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.
- 24. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 25. THE LINEAR UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 26. A PORTION OF THIS SITE, WATERBURY FILING NO. 1 IS WITHIN A DESIGNATED F.E.M,A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041CO552G, EFFECTIVE DECEMBER 7, 2018.

#### 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 RERESENTS 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\_\_\_\_

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

#### **BOARD OF COUNTY COMMISSIONERS:**

THAT THIS PLAT OF WATERBURY FILING NO.1, WAS APPROVED FOR FILING BY THE EL PASO COUNT, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTRY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
COUNTY ASSESSOR	DATE

LERK AND RECORDER:
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STATE OF COLORA	ADO ) )SS					
COUNTY OF EL PAS	,					
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT						
O'CLOCKM	n., THIS, 202_A.D	., AND				
IS DULY RECORDED	D UNDER RECEPTION NUMBER	OF THE				
RECORDS OF EL PASO COUNTY, COLORADO.						
CHUCK BROERMAN, RECORDER						
BY:						
DEPUT	1 Y					
FEES:						
SCHOOL FEE:						
BRIDGE FEE:						
PARK FEE:						
DRAINAGE FEE:						

CHECKED BY
H-SCALE

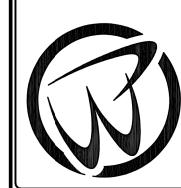
FILE NO.

 JOB NO.
 2117-00

 DATE CREATED
 12/29/22

DATE ISSUED
SHEET NO 1 OF 6

56 Elkton Drive Colorado Springs, CO 80 Office: (719) 576-1216 Fax: (719) 576-1206



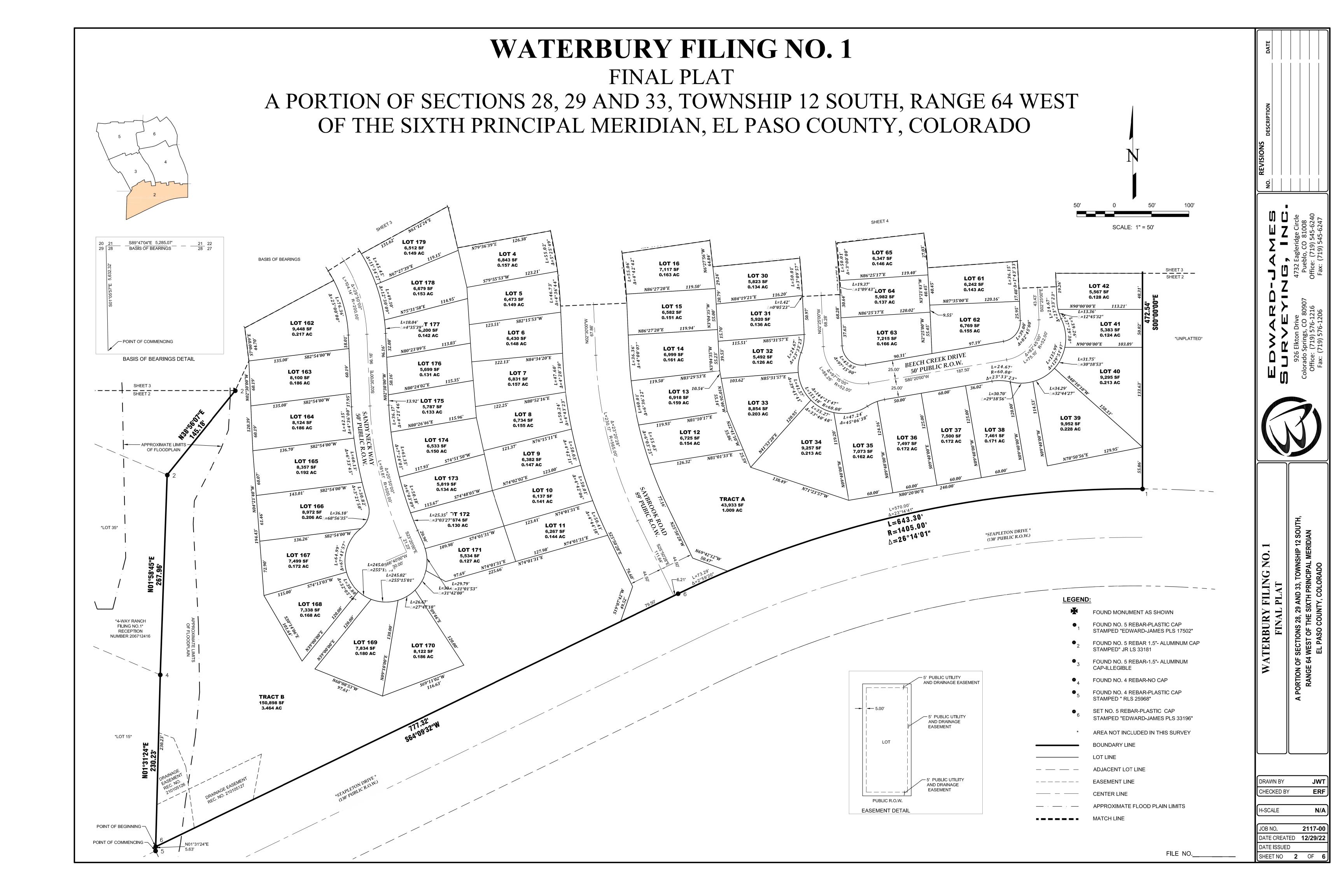
33, TOWNSHIP 12 SOUTH, PRINCIPAL MERIDIAN

FINAL PLAT

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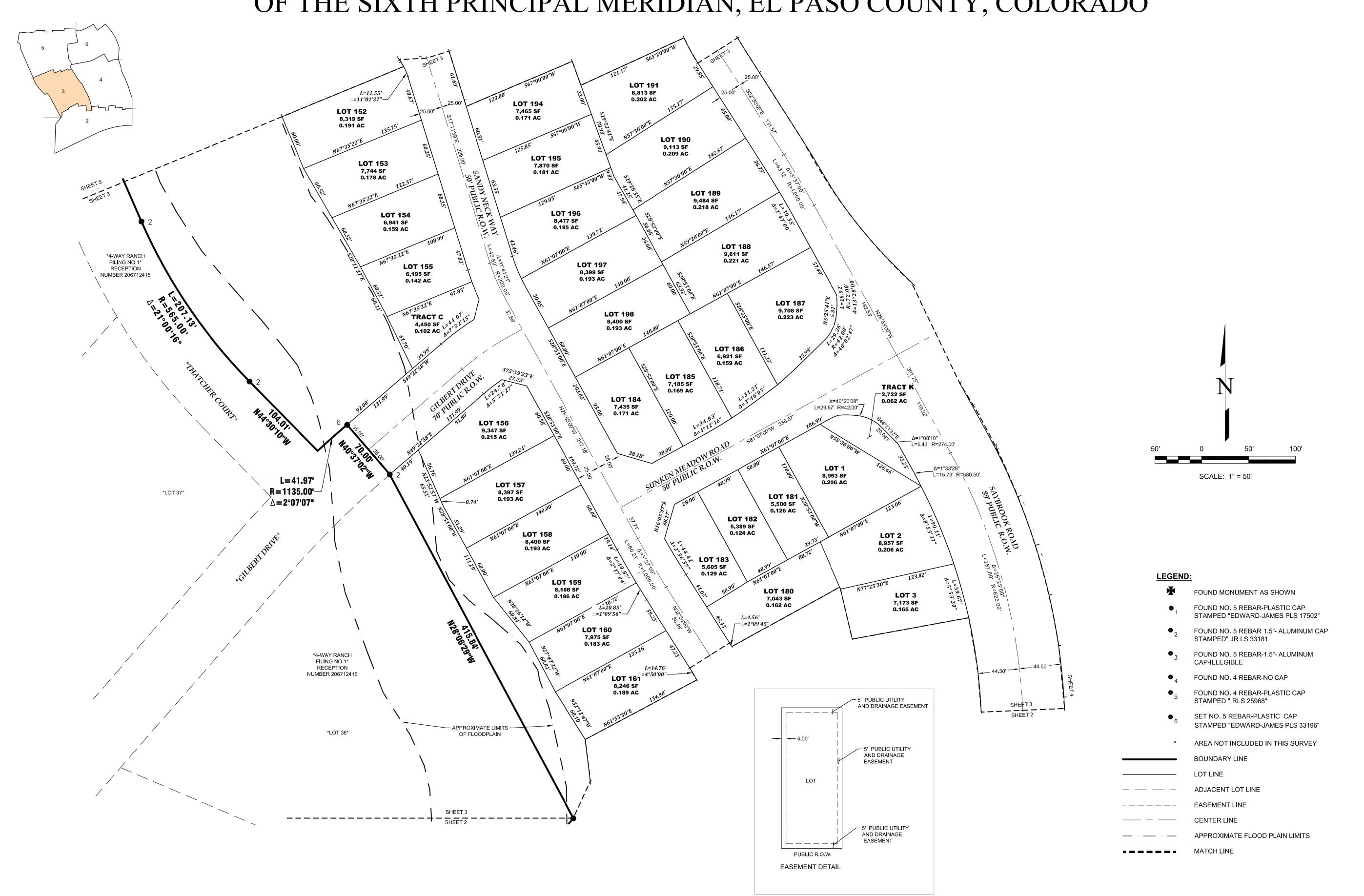
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WN BY	JWT
CKED BY	ERF
CALE	N/A



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



REVISIONS

DESCRIPTION

DAT

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

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



IP 12 SOUTH,

FINAL PLAT

FINAL PLAT

OF SECTIONS 28, 29 AND 33, TOWNSHIP

A PORTION OF SECTI RANGE 64 WEST

DRAWN BY
CHECKED BY

H-SCALE

N/A

H-SCALE N/A

JOB NO. 2117-00

DATE CREATED 12/29/22

DATE ISSUED

SHEET NO 3 OF 6

#### 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 **LOT 84** 9,165 SF 0.210 AC LOT 75 9,069 SF 0.208 AC LOT 83 9,196 SF 0.211 AC **LOT 76** 10,164 SF 0.233 AC **LOT 82** 9,682 SF LOT 78 9,910 SF 0.228 AC 9,904 SF LOT 80 9,955 SF \*UNPLATTED\* **LOT 49** 8,386 SF 0.193 AC TRACT E 111,993 SF 2.571 AC **LOT 48** 7,645 SF 0.175 AC **LOT 74** 7,435 SF 0.171 AC 6,009 SF 0.138 AC LOT 46 7,723 SF 6,355 SF 0.177 AC $\begin{array}{c} L = 64.71' \\ R = 72.00' \\ \Delta = 51^{\circ}29'29'' \end{array}$ SCALE: 1" = 50' 0.141 AC 6,402 SF 0.147 AC 0.137 AC 0.146 AC 6,277 SF 0.144 AC **LOT 54** 6,377 SF 0.146 AC **LOT 21** 6,305 SF 10,404 SF 0.145 AC 0.239 AC **LEGEND: LOT 24** 6,415 SF FOUND MONUMENT AS SHOWN 6,360 SF 34,269 SF 0.147 AC TRACT J -2,167 SF 0.050 AC 0.146 AC 6,339 SF FOUND NO. 5 REBAR-PLASTIC CAP 0.146 AC STAMPED "EDWARD-JAMES PLS 17502" FOUND NO. 5 REBAR 1.5"- ALUMINUM CAP 6,237 SF STAMPED" JR LS 33181 0.143 AC **LOT** 69 6,356 SF 7,322 SF 0.146 AC 0.168 AC FOUND NO. 5 REBAR-1.5"- ALUMINUM CAP-ILLEGIBLE **LOT 26** 6,284 SF FOUND NO. 4 REBAR-NO CAP **LOT 57** - 5' PUBLIC UTILITY AND DRAINAGE EASEMENT 6,398 SF 0.144 AC FOUND NO. 4 REBAR-PLASTIC CAP 0.147 AC 7,136 SF STAMPED " RLS 25968" 6,318 SF 0.164 AC 0.145 AC SET NO. 5 REBAR-PLASTIC CAP **→** 5.00' STAMPED "EDWARD-JAMES PLS 33196" **LOT 58** √ 5' PUBLIC UTILITY 6,261 SF AND DRAINAGE 0.143 AC 6,846 SF AREA NOT INCLUDED IN THIS SURVEY 0.144 AC **LOT 67** EASEMENT 0.157 AC 6,450 SF 7,059 SF **BOUNDARY LINE** 0.162 AC LOT LOT 28 LOT LINE 6,286 SF 6,405 SF 0.144 AC **LOT 44** ADJACENT LOT LINE 0.147 AC **LOT** 66 **LOT 17** 7,121 SF 6,301 SF 0.164 AC N83°12'10"E EASEMENT LINE 0.145 AC ─ 5' PUBLIC UTILITY 0.163 AC AND DRAINAGE N89°39'49"E CENTER LINE **EASEMENT LOT 60** 6,258 SF 6,364 SF APPROXIMATE FLOOD PLAIN LIMITS PUBLIC R.O.W. 0.144 AC **LOT 43** 0.146 AC EASEMENT DETAIL MATCH LINE 0.136 AC SHEET 2 FILE NO.\_\_\_



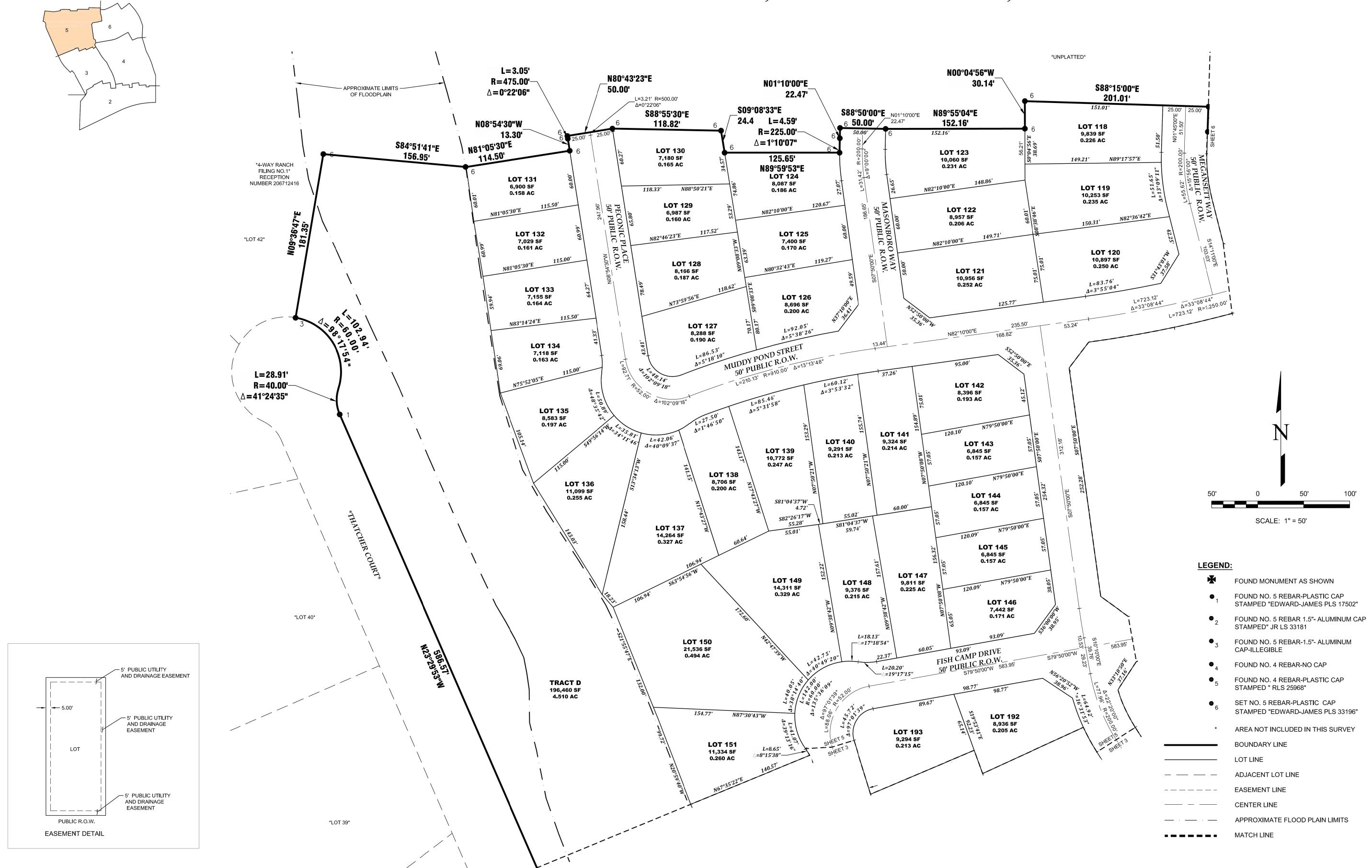
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H-SCALE JOB NO.

2117-00 DATE CREATED **12/29/22** DATE ISSUED SHEET NO 4 OF 6

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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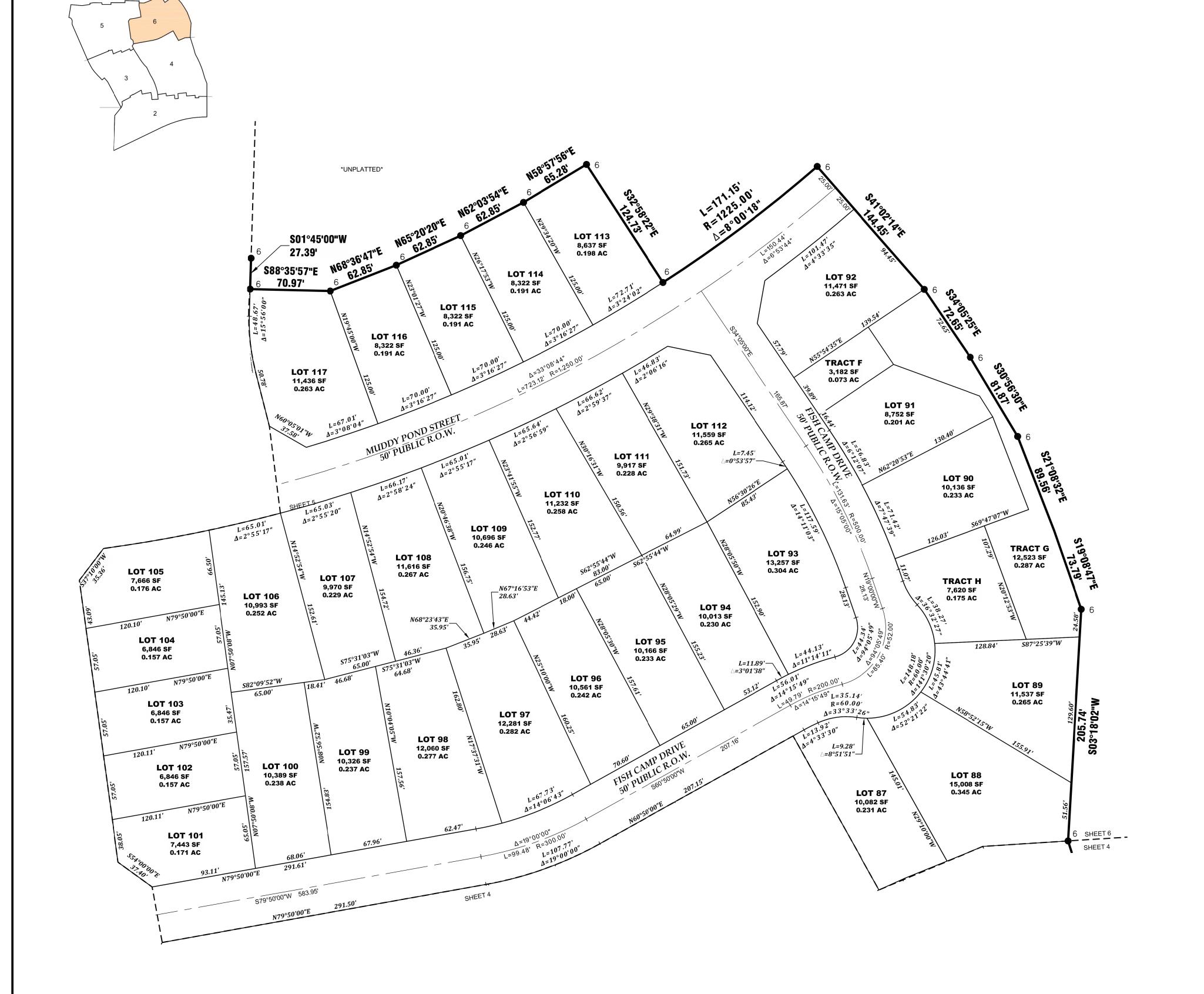
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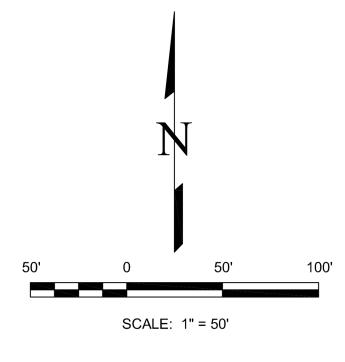
DATE CREATED **12/29/22** DATE ISSUED SHEET NO 5 OF 6

FILE NO.\_\_\_

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

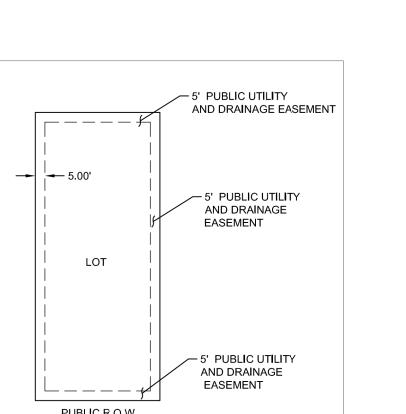


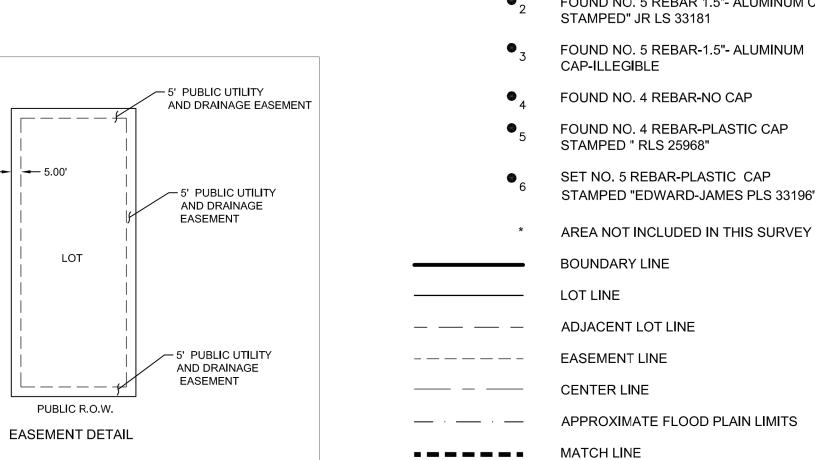


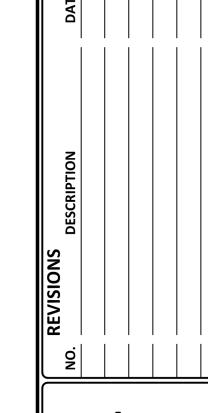
#### LEGEND:

- FOUND MONUMENT AS SHOWN
- FOUND NO. 5 REBAR-PLASTIC CAP
- STAMPED "EDWARD-JAMES PLS 17502" FOUND NO. 5 REBAR 1.5"- ALUMINUM CAP
- FOUND NO. 5 REBAR-1.5"- ALUMINUM
- CAP-ILLEGIBLE
- FOUND NO. 4 REBAR-PLASTIC CAP
- STAMPED "EDWARD-JAMES PLS 33196"

APPROXIMATE FLOOD PLAIN LIMITS









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SHEET NO 6 OF 6