WATERBURY FILING NO. 1

Title block is required to include the quarter-sections as well.

FINAL PLAT

s plat map to show and deno Zone A floodplain areas and

vide master Plat map that shows comp out of all lots and subdivision before dividual sections

property is subject to a Private Detention

intenance of the subject drainage facilitie

ERF

H-SCALE

JOB NO. 2117-00 DATE CREATED 12/29/22

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

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:

lot width requirement prescribed by the PUD. I have marked several of them, but I would highly recommend you check to make sure all of them are corrected. They are in conflict with the PUD plan. Additionally, there are many distance discrepancies throughout this plat that are inconsistent with the distances shown on the PUD plan.

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 disclosed to all prospective purchasers considering the

to the overflight and associated noise of arriving and departing aircraft during

the course of normal airport operations. (Use when this plat is to provide the

All property within this subdivision is subject to a Notice of Potential Aircraft

the records of the El Paso County Clerk and Recorder. (Use when the Notice

_, of the records of the El Paso

We have not received

a copy of this license

agreement. Is this

something DPW is

agreeable to?

30 FEET TO A POINT OF

TO A POINT ON CURVE;

)F 24.43 FEET; THENCE

3 N89°59'53"E, HAVING A

DF 22.47 FEET, THENCE

All property within this subdivision is subject to an Avigation Easement as

County Clerk and Recorder. (Use only when the property is subject to an

Overflight and Noise Impact recorded at Reception No.

existing avigation easement as reflected in the title policy)

This subdivision is surrounded by agricultural land.

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

agricultural products. Colorado is a "Right-to-Farm"

land for the production of food and other

Property owners may be impacted by sounds,

smells and/or activities associated with active

recorded at Reception No.

Agricultural Impact Plat Note Text

use of this property for residential and other purposes. This property is subject

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 FOLLOWIN(NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT

ologic Hazard Note: The following lots may have shallow undwater conditions: 12, 13, 32-35, 43-49, 75, 88-90, -95,107-112, and 115-118, per the Soil, Geology and Geolo azard Addendum prepared by Entech Engineering, dated ebruary 2, 2022. The developer is required to disclose this ormation to potential lot purchasers. Prior to construction ese lots shall be further tested to determine the extent of the ohazard conditions, and the constraints that shall be required

sements are not allowed for structures on these lots. If further ng-range groundwater testing determines that this constraint is ot necessary, the developer may choose to apply for an

nended development plan at that time. Way Ranch Metropolitan District No. 2 shall maintain gineered drainage systems. If underdrain systems are quired for structures located in high groundwater areas, they nall discharge into a groundwater recharge facility, not a storm rain system.Sump pumps are prohibited from discharging onto ublic road per ECM 3.3.6.

THENCÉ S84°51'41"E, A DISTANCE OF 156.95 FEET, THENCE N81°05'30"E, A DISTANCE OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 00°22'06", A

THENCE N80°43'23"E, A DISTANCE OF 50.00 FEET; THENCE S88°55'30"E, A DISTANCE OF prepared to accept the activities, sights, sounds, N89°59'53"E, A DISTANCE OF 125.65 FEET TO A POINT ON CURVE, THENCE ON THE ARC and smells of agricultural operations as a normal DELTA OF 01°10'07", A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT and necessary impact of living in a county with a S88°50'00"E, A DISTANCE OF 50.00 FEET; THENCE N89°55'04"E, A DISTANCE OF 152.16 FEE strong rural character and a healthy agricultural DISTANCE OF 201.01 FEET; THENCE S01°45'00"W, A DISTANCE OF 27.39 FEET; THENCE S8 sector. State law provides that ranching, farming, 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 D or other agricultural activities and operations shall STANCE OF 65.28 FEET; THENCE S32°58'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE; THENCE ON THE not be considered to be nuisances so long as A DELTA OF 08°00'18", A RADIUS OF 1,225.00 FEET, A DISTANCE OF 171.15 FEET TO A PC operated in conformance with the law and in a S34°05'25"E, A DISTANCE OF 72.65 FEET; THENCE S30°56'30"E, A DISTANCE OF 81.87 FEE non-negligent manner. Therefore, all must be DISTANCE OF 73.79 FEET; THENCE S03°18'02"W, A DISTANCE OF 205.74 FEET; THENCE S1 prepared to encounter noises, odors, lights, mud, 50.00 FEET; THENCE S16°07'17"E, A DISTANCE OF 73.88 FEET; THENCE S27°50'37"E, A D dust, smoke, chemicals, machinery on public roads, STANCE OF 66.02 FEET; THENCE S22°21'31"E, A DISTANCE OF 66.20 FEET; THENCE S19°54'11"E, A DISTANCE OF livestock on public roads, storage and disposal of F 114.20 FEET; THENCE S21°00'38"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PA manure, and the application by spraying or NUMBER 214007733, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'00"E ON otherwise of chemical fertilizers, soil amendments, TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DE herbicides, and pesticides, and one or more of CEPTION NO. 212064636;

RS N32°58'22"W, HAVING F 144.45 FEET; THENCE THENCE S19°08'47"E, A 09'50"E, A DISTANCE OF DED UNDER RECEPTION

which may naturally occur as a part of legal and non-negligent agricultural operations.

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$00°23'33 W, MAYING A DELTA OF ZO 14 UT, A KADIOS OF 1,400.00 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.

THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

DEDICATION:

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 SAS SHOWN ON THE 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 SO DEDICATED WILL BECOME egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

. ALL STREETS AS PLATTED EETS ARE TO BE TO THE SATISFACTION OF

Update Note 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 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 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 prior to the release by the County of any lots for sale,

conveyance or transfer. CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE 4 WAY RANCH METROPOLITAN DISTRICT NO 2 BY SEPARATE DOCUMENT

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

STATE OF COLORADO) COUNTY OF ____ cknowledged before me this ____ day of _

Signatures of officers signing for a corporation shall be acknowledged as follows:

Signatures of managers/members for a LLC shall be acknowledged as follows:

(print name) as Manager/Member of company, a state limited liability company.

(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

Owners/Mortgagee (Signature)

STATE OF COLORADO)

Acknowledged before me this ____ day of .

Vitness my hand and official seal_

Witness my hand and official seal

COUNTY OF _____

alternative, other collateral is provided to make provision Community Development Department Director and meet the policy and procedure requirements of El Paso County

4 WAY RANCH METROPOLITAN DISTRICT NO. 2

identifying the rect & update easement preliminary plan Update to reflect MVEA utili had a finding of water sufficiency Add subdivision boundary

dd: All exterior subdivision boundaries are hereby platted NOT TO SCALE ith a 7 foot public utility and drainage easement. The sole sponsibility for maintenance of these easements is hereb ted with the individual property owners.

RANCH METROPOLITAN DISTRICT NO. 2. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS,

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 CLASE DUPLICATE NOTES 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 \$89°47'04"E A DISTANCE OF 5,285.07 FEET.

UNLESS OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED: YALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON BOTH SIDES WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. LOPMENT SERVICES DEPARTMENTS 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; (other; modify based upon specific reports) FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT

STREETSCAPE PLANTINGS, DETENTION ES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAIL BOX CLUSTERS 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.

VELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF No driveway shall be established unless an access permit has been granted by El Paso County

TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 11.

Developer shall comply with federal and

state laws, regulations, ordinances, review

and permit requirements, and other agency

ncluding, but not limited to, the Colorado Division of Wildlife, Colorado Department of

Engineers and the U.S. Fish and Wildlife

Act, particularly as it relates to the listed

species (e.g., Preble's Meadow Jumping

TRACTOWNERSHIP MAINTENANCE:

10. TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 198

ALL TRACTS ARE TO BE OWNED AND

GENERAL NOTES:

Service regarding the Endangered Species

Transportation, U.S. Army Corps of

requirements, if any, of applicable agencies

11. ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

12. THE If entering into the PID per Note 21, remove ND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND OR SUCCESSORS AND IN ACCORDANCE WITH THE EL PASO COUNT Update to 19-471 UTION (RESOLUTION 12-382) AND ANY BUILDING PERMIT SUBMITTALS. THE FEE CELICATION, IL NOT LAID AT FINAL PLAT REGORDING, 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,

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.

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.

WASTE WATER COLLECTION SERVICES TO BE PROVIDED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT IN AGREEMENT WITH CHEROKEE METROPOLITAN DISTRICT.

17. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNTIED STATE POSTAL SERVICE

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.

INSURANCE RATE MAP NUMBER Update Note 19: No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.) This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date __(modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number)WNER/MAINTENANCE

construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure) LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTER LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE

PLANTINGS, DETENTION POND, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS C 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 LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS

Call out three FSD Ponds 1-

tract table specifically. LANDSCAPE EASEMENTS, DRAINAGE TRACTS, ACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL Add "floodplain" type/use to MAILBOX CLUSTERS spective tracts as applicable LANDSCAPE EASEMENTS, DRAINAGE TRACTS, ACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS

LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, AND FENCES LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS

LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES

4 WAY RANCH METROPOLITAN DISTRICT NO. 2

te note to following:

property owners are responsible for

intaining proper storm water drainage ii

nd through their property. Public drainag

all be maintained by the individual lot

mebuilders are responsible to ensure

oper drainage around structures, includin

evations of foundations and window wells

ation to side-lot drainage easements and

wales. Homeowners shall not change the

ade of the lot or drainage swales within sa

anner that would cause adverse drainage

aterials or landscaping that could impede

ow of runoff shall not be placed in drainage

npacts to properties. Structures, fences,

4 WAY KANCH METROPOLITAN DISTRICT NO. 2

sements, as constructed by the builder, in

mers unless otherwise indicated.

sements as specifically noted on the plat

GENERAL NOTES: (CONTINUED)

CONTRACT. This note is a RMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN duplicate of Note 18 PLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE ARCHITICAL AND LET ASO COUNTY AS RECORDED AT RECEPTION NO. 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.

recording note

20. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY Fill in the blanks please ——

PROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 3 AND RECORDED IN 1)HE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT , 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.

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 TH Informational comment: This note will be updated WITH THAT OF ADJ/ when you record the plat since you will be pulling a NFORMATION REGARDING NC. RELIED UPON ORDER 6, 2023 AT 5:00 P.M.

4. → 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.

A PORTION OF THIS SITE, WATERBURY FILING NO. 1 IS WITHIN A DESIGNATED F.E.M,A FLOODPLAIN AS DETERMINED This is a duplicate ANCE RATE MAP, COMMUNITY PANEL NUMBER 08041CO552G, EFFECTIVE DECEMBER 7, 2018. dd LOMR/CLOMR applicable notes & dates as

SURVEYOR'S STATEMENT

DIRECTOR OF PLANNING AND

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 COLORADO P.L.S. NO. 33196 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

BOARD OF COUNTY COMMISSIONEDS. The PUDSP was approved to allow administrative final plats. Replace BoCC signature block with O BOARD OF COUNTY . SPECIFIED his plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado NWILL NOT BECOME M/ Planning and Community Development Department Director on the IMPROVEME 20__, subject to any notes or conditions specified hereon. G CRITERIA MANUAL, AN

Planning and Community Development Director CHAIR, BOARD OF COUNTY COMMISSIONERS

COMMUNITY DEVELOPMENT DEPARTMENT The following summary notes shall be placed on the plat (update/add to COUNTY ASSESSOR Note 10): The final total gross

> **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____ IS DULY RECORDED UNDER RECEPTION NUMBER _

RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, RECORDER

FEES:

surveyor, licensed engineer or designer of the plat) SCHOOL FEE: located in the lower right hand corner (if applicable) BRIDGE FEE: Date of submission with provisions for dating revisions located in the lower right hand corner, and

Include the following information:

right hand corner of each sheet,

Name, address and telephone number of the owner of

Date of preparation, date of survey (if applicable), north

arrow, written and graphic scale located in the lower

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed

record located in the lower right hand corner,

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

acreage, the total number

of lots, gross density, net

density and net acreage of

The net acreage of land to

the subdivision.

DRAWN BY CHECKED BY

DATE ISSUED SHEET NO 1 OF 6

0.062 AC LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES

ummary table should also include

CERTIFICATION SHOWN HEREON.

OU FIRST DISCOVER SUCH

ot & ROW areas and maintenance

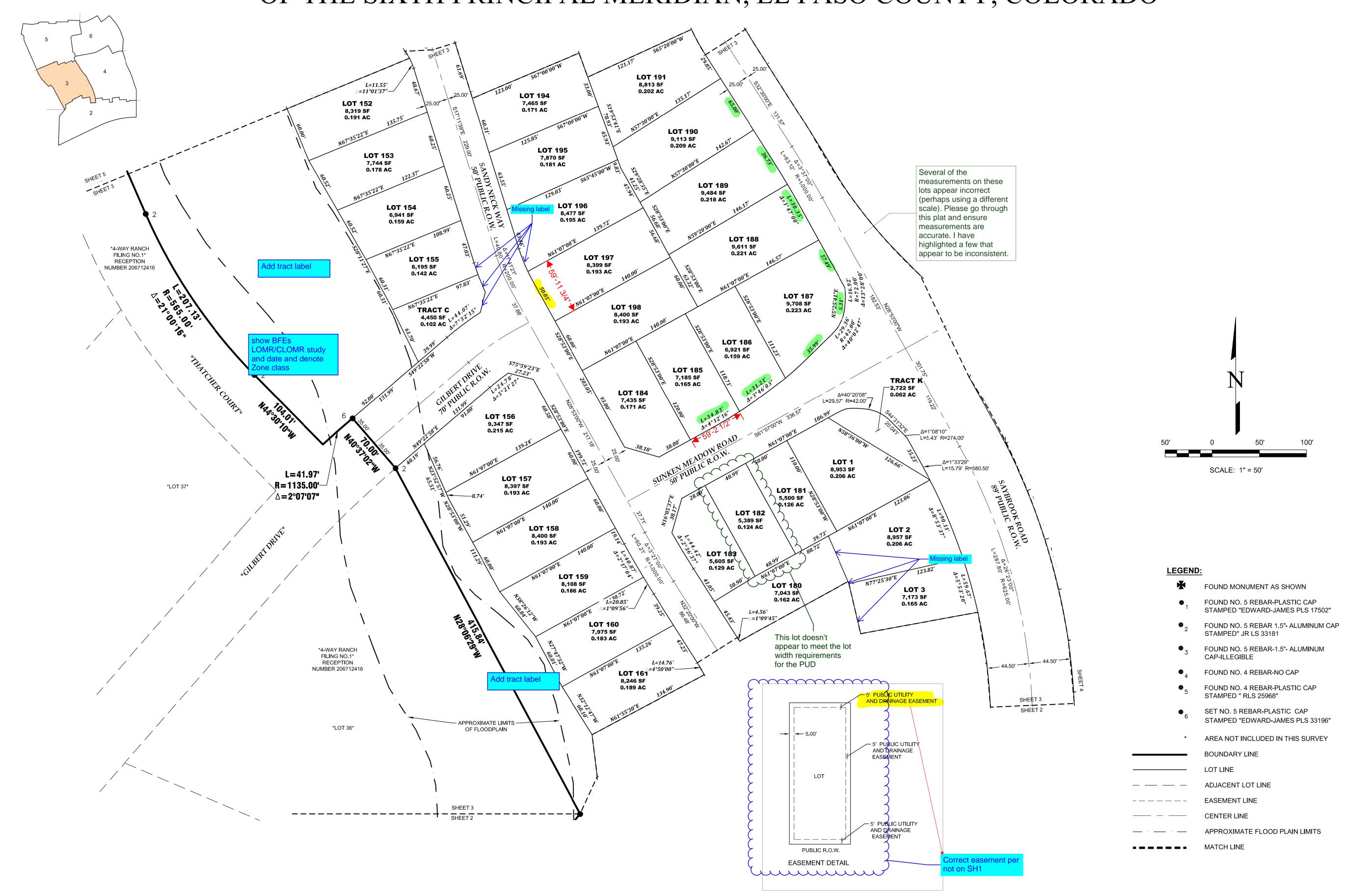
FILE NO.



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



REVISIONS
DESCRIPTION
DA

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



AT
33, TOWNSHIP 12 SOUTH,
PRINCIPAL MERIDIAN

WATERBURY FILING N FINAL PLAT

A PORTION C

DRAWN BY
CHECKED BY
ERF

H-SCALE
N/A

SHEET NO 3 OF 6

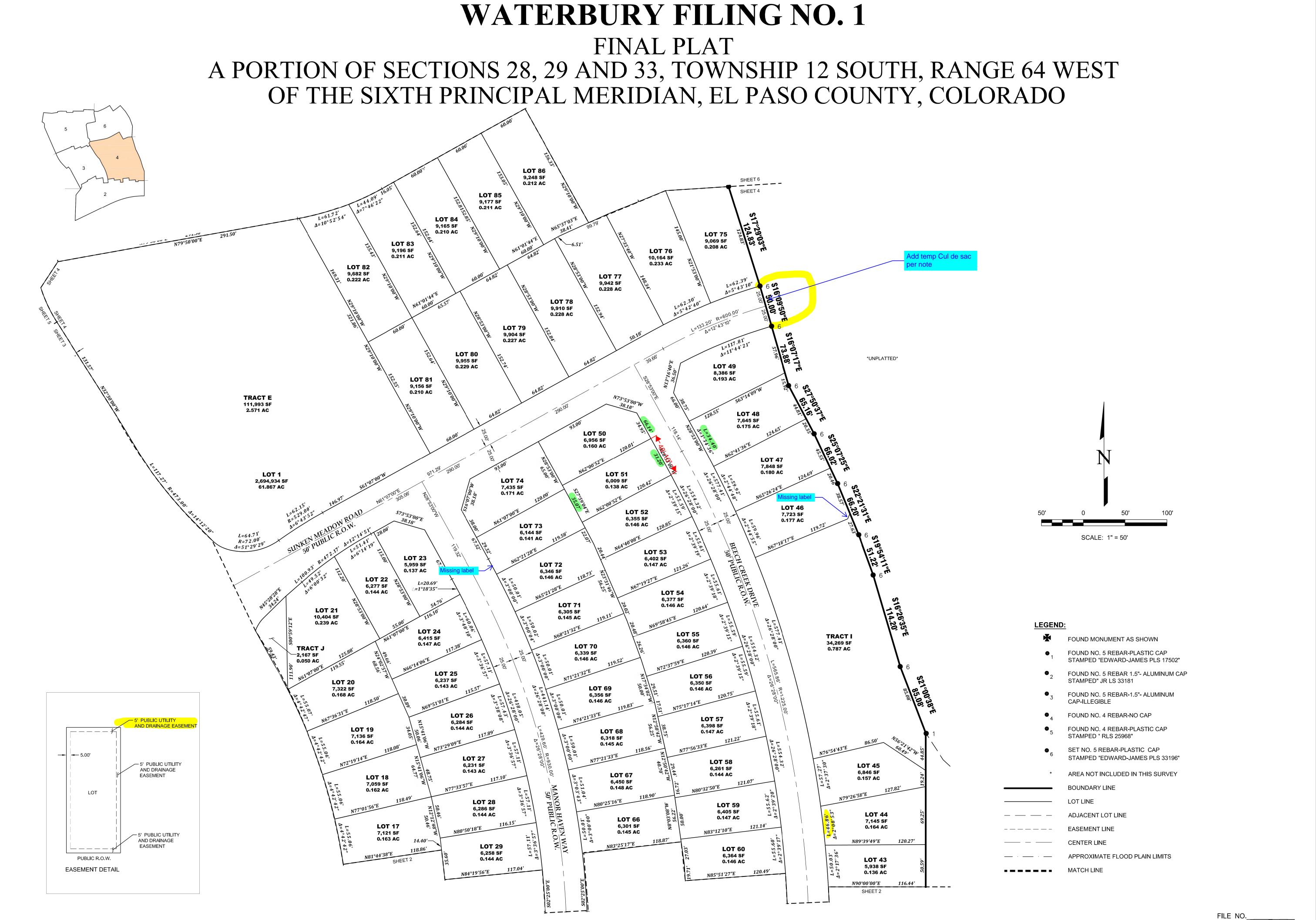
H-SCALE N/A

JOB NO. 2117-00

DATE CREATED 12/29/22

DATE ISSUED

FILE NO._____

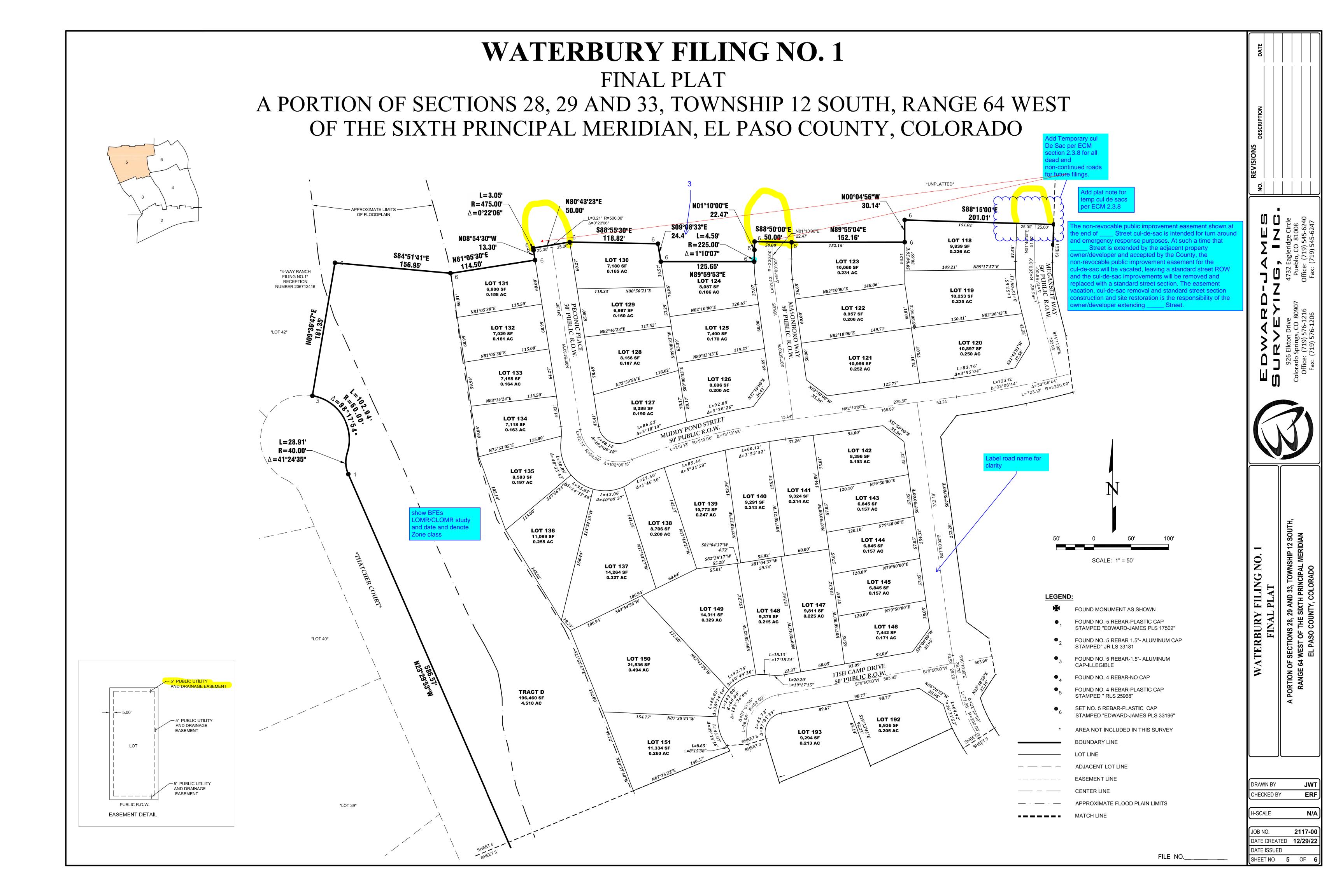




DRAWN BY **ERF** CHECKED BY

H-SCALE JOB NO.

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

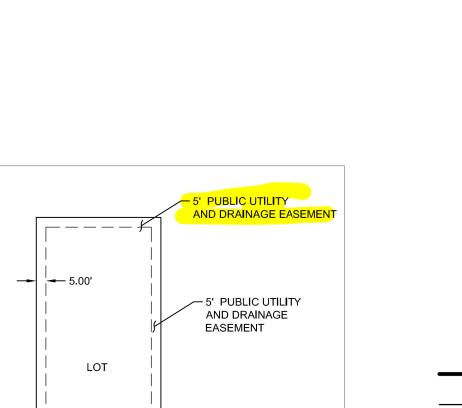


WATERBURY FILING NO. 1

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



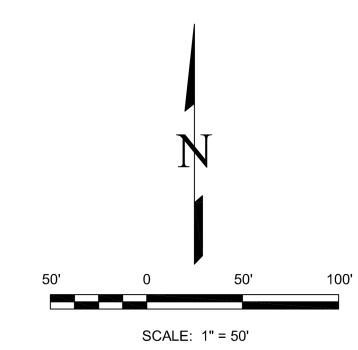


√ 5' PUBLIC UTILITY

AND DRAINAGE EASEMENT

PUBLIC R.O.W.

EASEMENT DETAIL



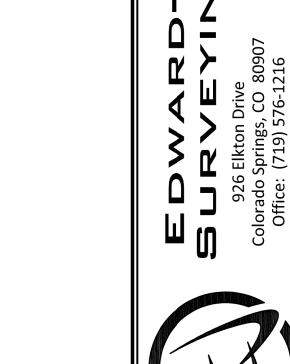
LEGEND:

- 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 APPROXIMATE FLOOD PLAIN LIMITS MATCH LINE





DRAWN BY **ERF** CHECKED BY

H-SCALE JOB NO. 2117-00 DATE CREATED **12/29/22** DATE ISSUED

SHEET NO 6 OF 6