

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

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. 208712416, 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

Geologic Hazard Note: The following lots may have shallow groundwater conditions: 12, 13, 32-35, 43-49, 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. Basements 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 Ranch 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.

THENCE S84°51'41"E, A DISTANCE OF 156.95 FEET; THENCE N81°05'30"E, A DISTANCE OF 1 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 N89°59'53"E, A DISTANCE OF 125.65 FEET TO A POINT ON CURVE, THENCE ON THE ARC DELTA OF 01°10'07", A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT S89°50'00"E, A DISTANCE OF 50.00 FEET; THENCE N89°55'04"E, A DISTANCE OF 152.16 FEET DISTANCE OF 201.01 FEET; THENCE S01°45'00"W, A DISTANCE OF 27.39 FEET; THENCE S8 62.85 FEET; THENCE N65°20'20"E, A DISTANCE OF 62.85 FEET; THENCE N62°03'54"E, A D THENCE S32°58'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE; THENCE ON THE A DELTA OF 08°00'18", A RADIUS OF 1,225.00 FEET, A DISTANCE OF 171.15 FEET TO A PC S34°05'25"E, A DISTANCE OF 72.65 FEET; THENCE S30°56'30"E, A DISTANCE OF 81.87 FEET DISTANCE OF 73.79 FEET; THENCE S03°18'02"W, A DISTANCE OF 205.74 FEET; THENCE S1 50.00 FEET; THENCE S16°07'17"E, A DISTANCE OF 73.88 FEET; THENCE S27°50'37"E, A D THENCE S22°21'31"E, A DISTANCE OF 66.20 FEET; THENCE S19°54'11"E, A DISTANCE O S21°00'38"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PA NUMBER 214007733, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'00"E ON SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DE 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 20°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:

OWNERS CERTIFICATE
The undersigned, being all the owners, mortgagees, beneficiaries of deeds, trusts 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 _____, 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: (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)

Acceptance Certificate for Tracts (accepting entity in existence)

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)

BY: (notarized signature) _____

President
STATE OF COLORADO)
ss. _____
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20____, by _____ as _____

My commission expires: _____

Witness my hand and official seal _____

Notary Public _____

General note - several of the lots have been noted to not meet the minimum 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.

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 disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject 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 notice)

All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded under Reception Number _____ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)

All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Agricultural Impact Plat Note Text
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 conserve, protect, and encourage the development and improvement 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 they are 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.

We have not received a copy of this license agreement. Is this something DPW is agreeable to?

will remove note if not needed

30 FEET TO A POINT OF TO A POINT ON CURVE; OF 24.43 FEET; THENCE N89°59'53"E, HAVING A OF 22.47 FEET, THENCE THENCE S88°15'00"E, A 364.7'E, A DISTANCE OF STANCE OF 65.28 FEET; RS N32°58'22"W, HAVING IF 144.45 FEET; THENCE THENCE S19°04'47"E, A 639.90'E, A DISTANCE OF STANCE OF 66.02 FEET; F 114.20 FEET; THENCE DED UNDER RECEPTION TO A POINT ON CURVE, SECTION NO. 212064636;

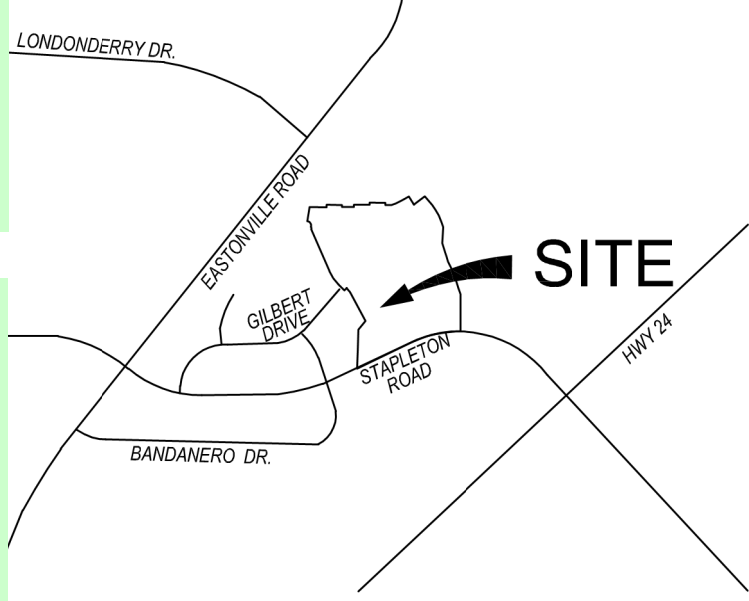
GENERAL NOTES:

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 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. Note Regarding Reports on File:
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; Wildlife Hazard Report; Natural Features Report; (other; modify based upon specific reports)
6. FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
7. TRACT OWNERSHIP MAINTENANCE: ALL TRACTS ARE TO BE OWNED AND STREETScape PLANTINGS, DETENTION POND, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX 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.
9. Replace Note 9: No driveway shall be established unless an access permit has been granted by El Paso County.
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 If entering into the PID per Note 21, remove NO ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND OR SUCCESSORS AND ASSIGNS IN ACCORDANCE WITH THE EL PASO COUNTY BUILDING PERMIT SUBMITTALS. THE FEE COLLECTED BY THE COUNTY FOR BUILDING PERMIT SUBMITTALS, 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 UNITED 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.

| TRACT NO. | AC | LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETScape PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTER | OWNER/MAINTENANCE |
|-----------|-------|--|---|
| A | 1.009 | LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETScape PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTER | 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 |
| B | 3.464 | 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 |
| C | 0.102 | 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 | 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 | LANDSCAPE EASEMENTS, DRAINAGE TRACTS, PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS | 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 |
| F | 0.073 | LANDSCAPE EASEMENTS, DRAINAGE TRACTS, PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS | 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 |
| G | 0.287 | LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, AND FENCES | 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 |
| H | 0.175 | 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 | 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 | LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETScape PLANTINGS, AND FENCES | 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 |
| K | 0.062 | LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETScape PLANTINGS, AND FENCES | 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 |

YOU FIRST DISCOVER SUCH CERTIFICATION SHOWN HEREON.

Summary table should also include Lot & ROW areas and maintenance



Correct & update easement note.
(1) Update to reflect MVEA utility easement requirements.
(2) Add subdivision boundary easements.
(3) Add easement lines to all lots on plat drawing (missing)

Include a note identifying the preliminary plan had a finding of water sufficiency

Fill in the blanks please

NOTE ADDED
Add: All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Duplicate notes 2 and 24

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 PROVIDED 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 WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 3 AND SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
22. THERE SHALL BE NO DIRECT ACCESS TO STAPLETON ROAD. No direct "lot" access
23. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THE INFORMATIONAL content: This note will be updated when you record the plat since you will be pulling a new title commitment at that time
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 FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DECEMBER 7, 2018. This is a duplicate of Note 19

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____.

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

BOARD OF COUNTY COMMISSIONERS:

The PUDSP was approved to allow administrative final plats. Replace BoCC signature block with this one:

Planning and Community Development Director

CHAIR, BOARD OF COUNTY COMMISSIONERS

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

COUNTY ASSESSOR

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 20____ A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

Include the following information:

Name, address and telephone number of the owner of record located in the lower right hand corner,

Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet,

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),

Date of submission with provisions for dating revisions located in the lower right hand corner, and

Please add PCD File #SF23-07

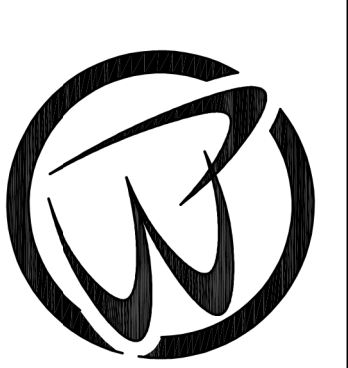
FILE NO. _____

DATE _____

Add Note:
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.

RE NO. _____

EDWARD-JAMES SURVEYING, INC.
4732 Eagleledge 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



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: _____
SHEET NO. 1 OF 6

WATERBURY FILING NO. 1

built. A Drainage Easement will need to be placed over these areas on the Final Plat with the note

FINA

"No lots shall have any impervious improvements constructed within the rear setback (i.e. patios,

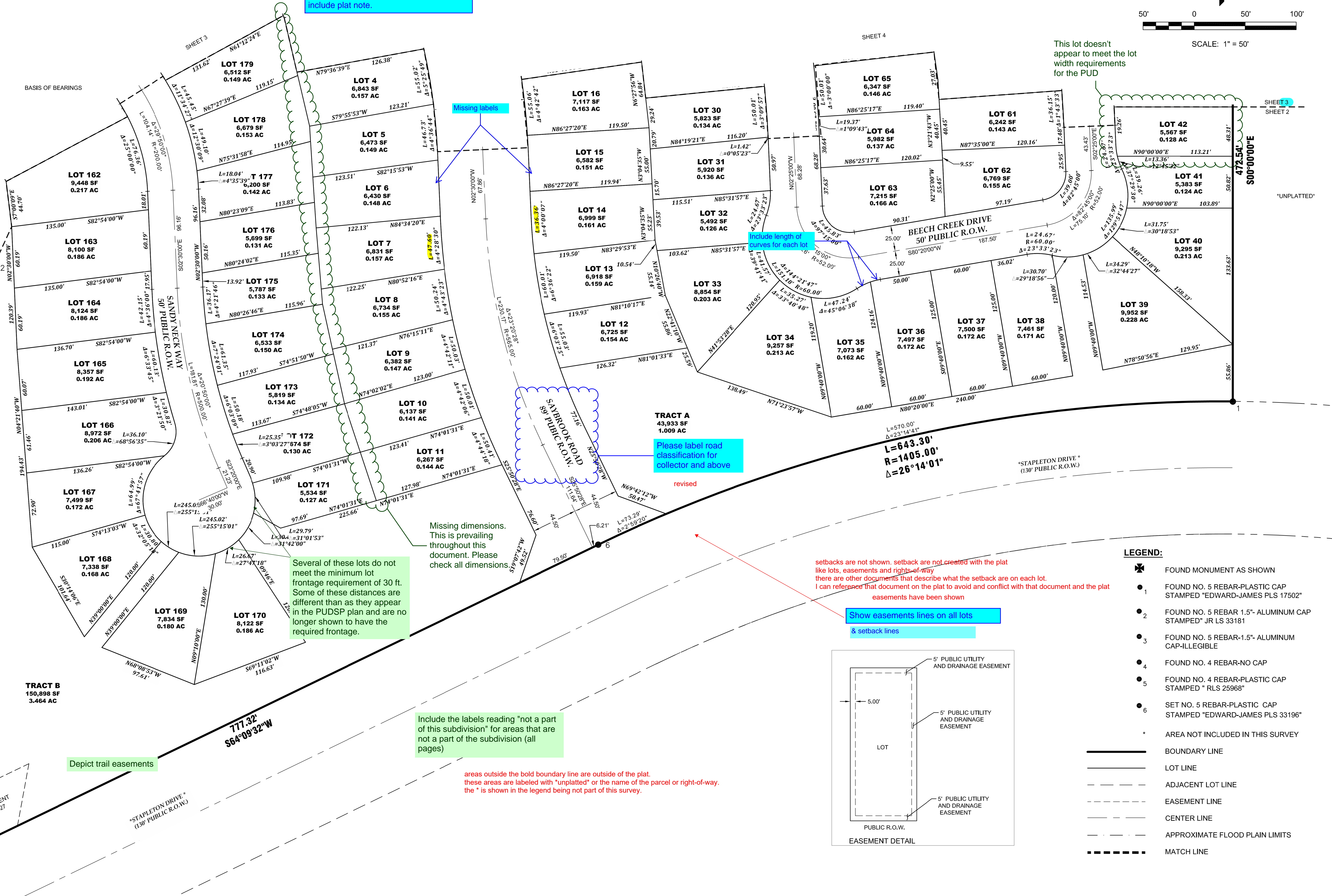
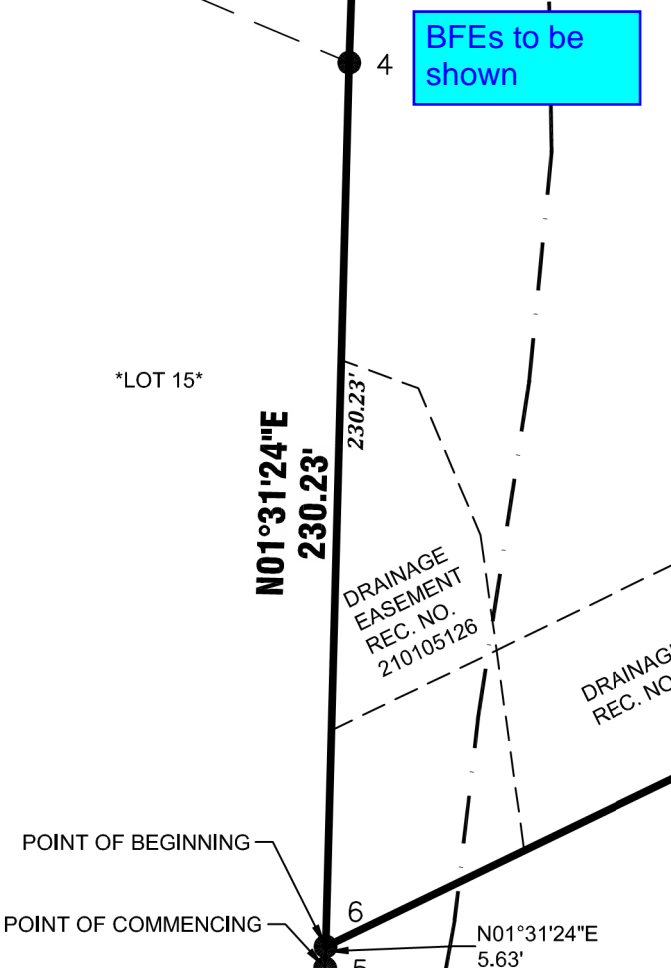
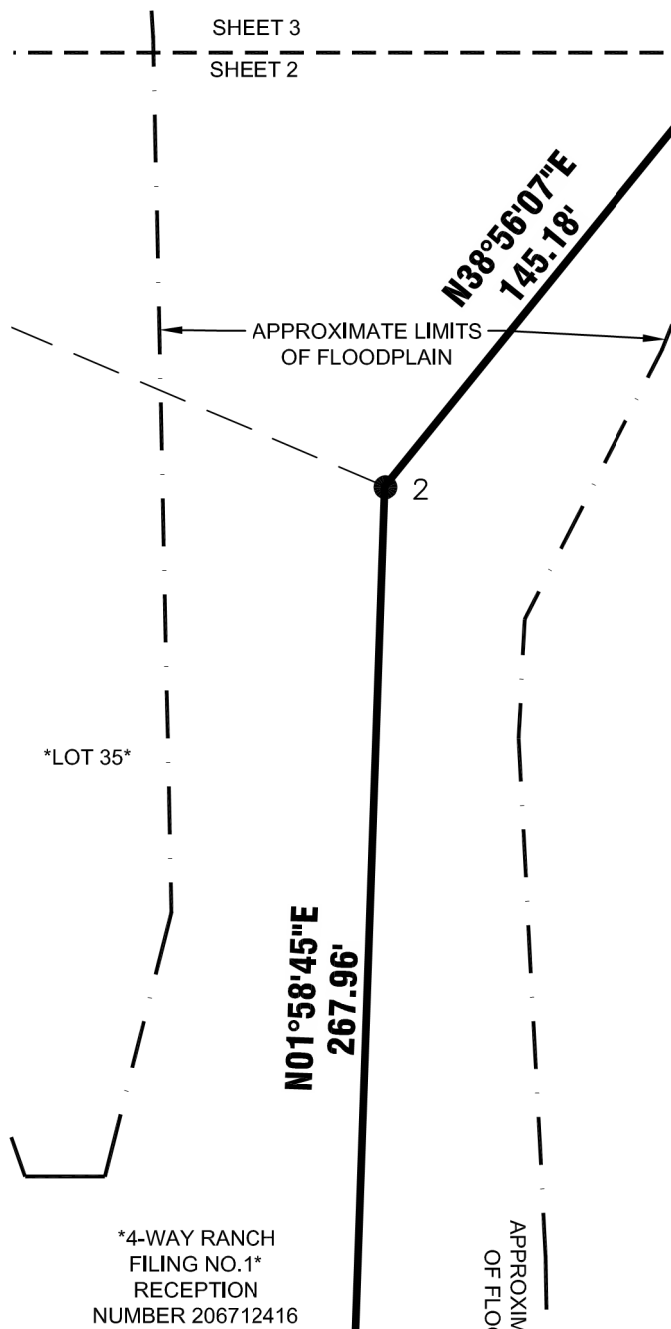
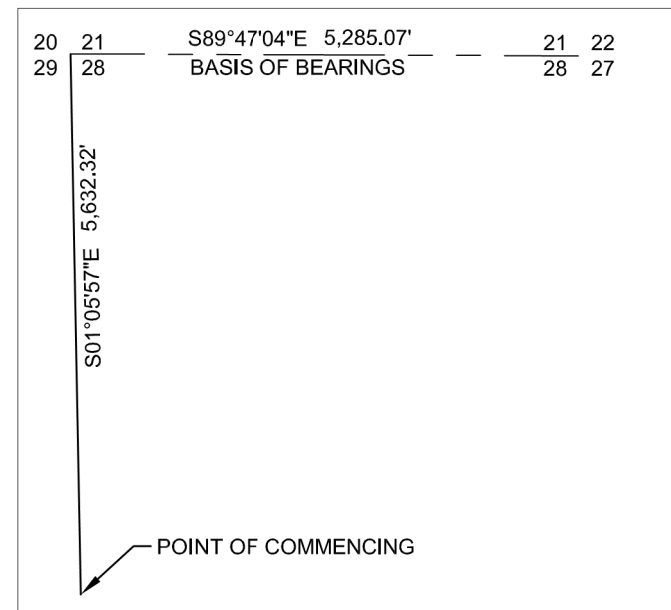
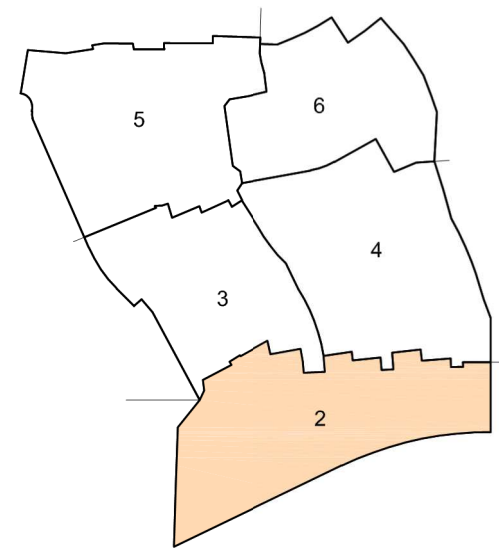
A PORTION OF SECTIONS 28, 29 AND 30

hardscape, recreational facilities, etc.) for Lots 40-42, 156, & Tract C". The area will be vegetated

OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

note added

Show geologic constraints and hazards on sheets.



| NO. | DES. |
|-----|------|
| | |
| | |
| | |
| | |

EDWARD-JAMES SURVEYING, INC.
926 Elton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 545-6247
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 576-1216
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

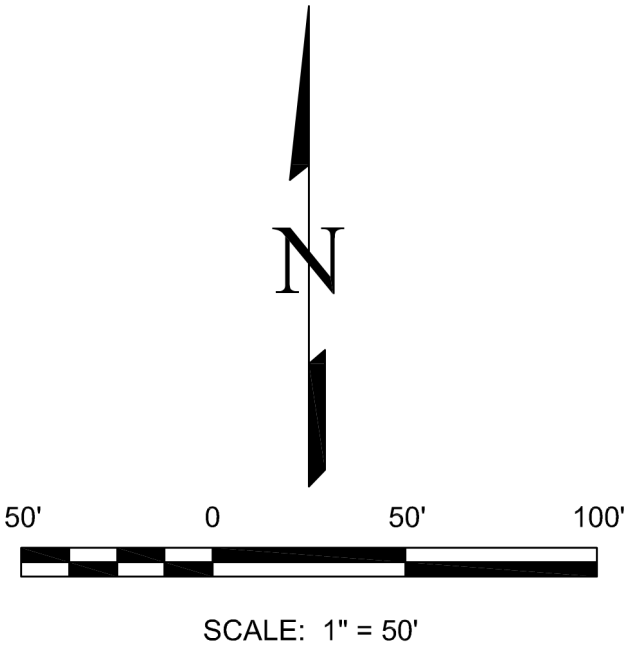
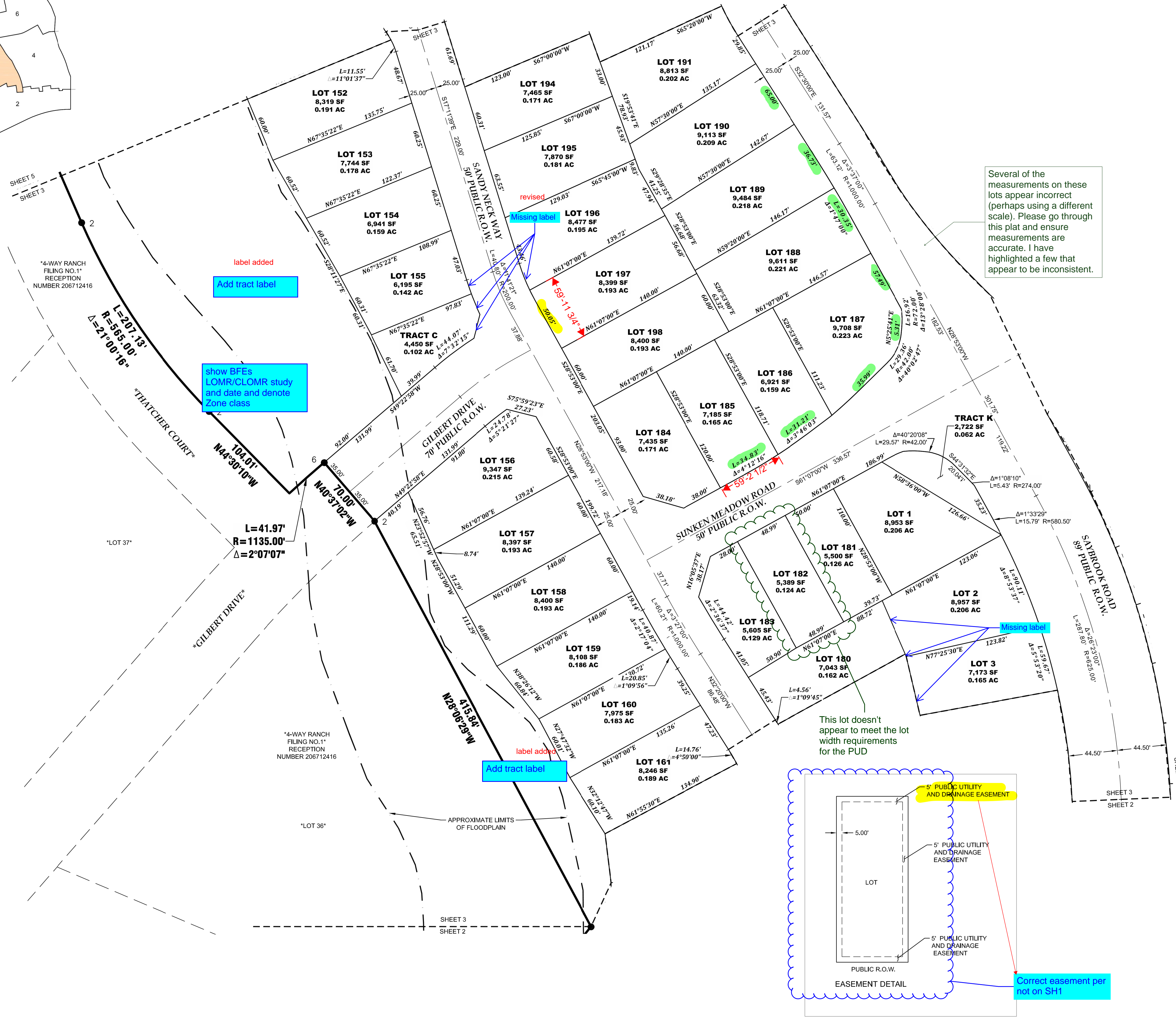
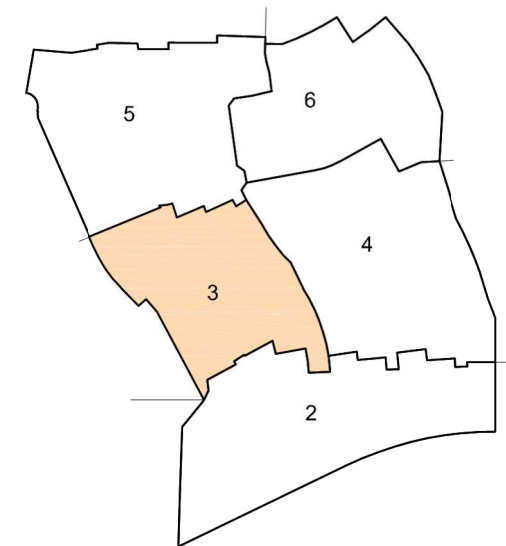
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| DRAWN BY | JWT |
| CHECKED BY | ERF |
| H-SCALE | N/A |
| JOB NO. | 2117-00 |
| DATE CREATED | 12/29/22 |
| DATE ISSUED | |
| SHEET NO | 2 OF 6 |

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



- 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 | | DATE |
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| NO. | DESCRIPTION | |
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EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-6247

WATERBURY FILING NO. 1
FINAL PLAT

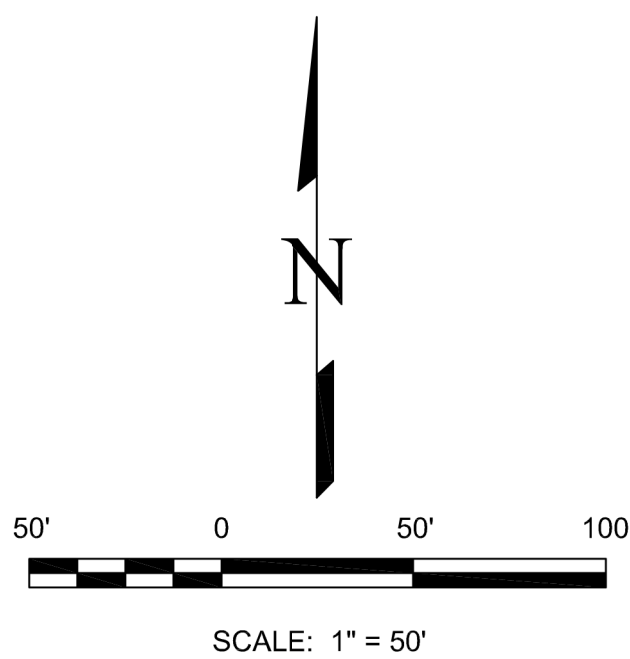
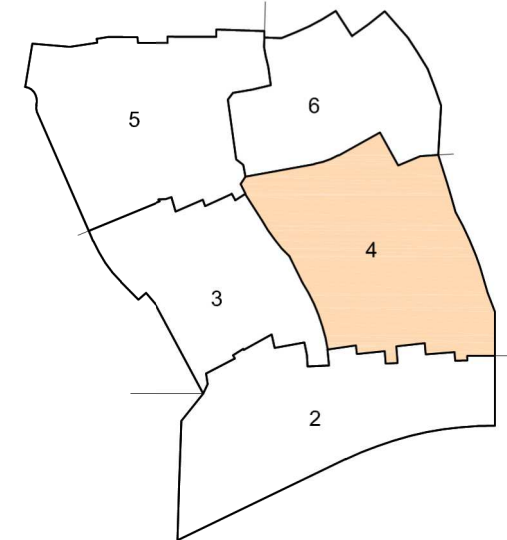
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

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| DRAWN BY | JWT |
| CHECKED BY | ERF |
| H-SCALE | N/A |
| JOB NO. | 2117-00 |
| DATE CREATED | 12/29/22 |
| DATE ISSUED | |
| SHEET NO | 3 OF 6 |

WATERBURY FILING NO. 1

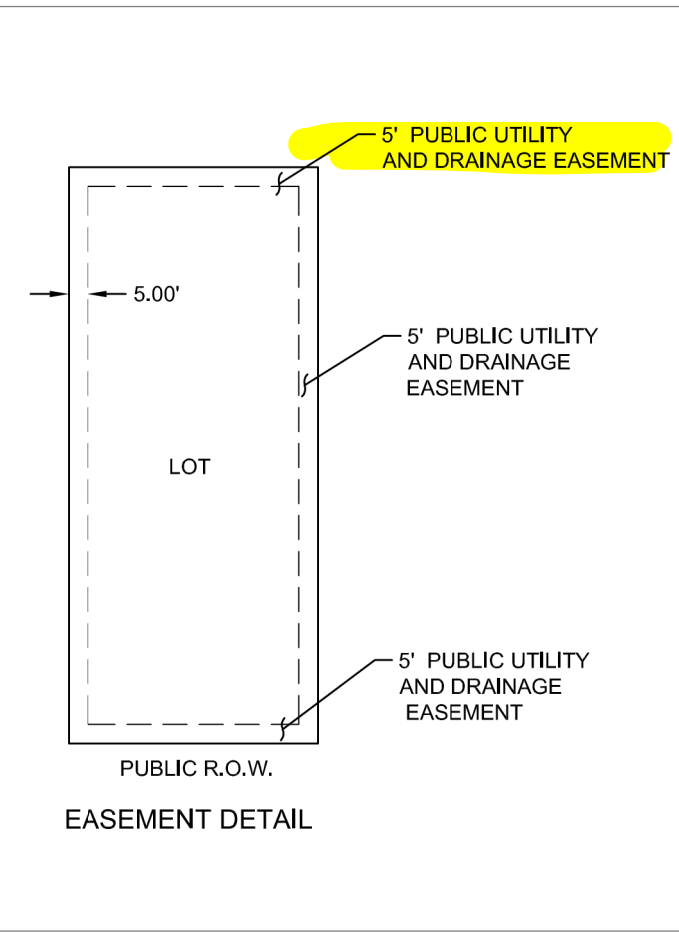
FINAL PLAT

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



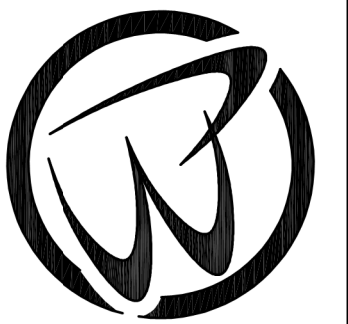
LEGEND:

- 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 Elton 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

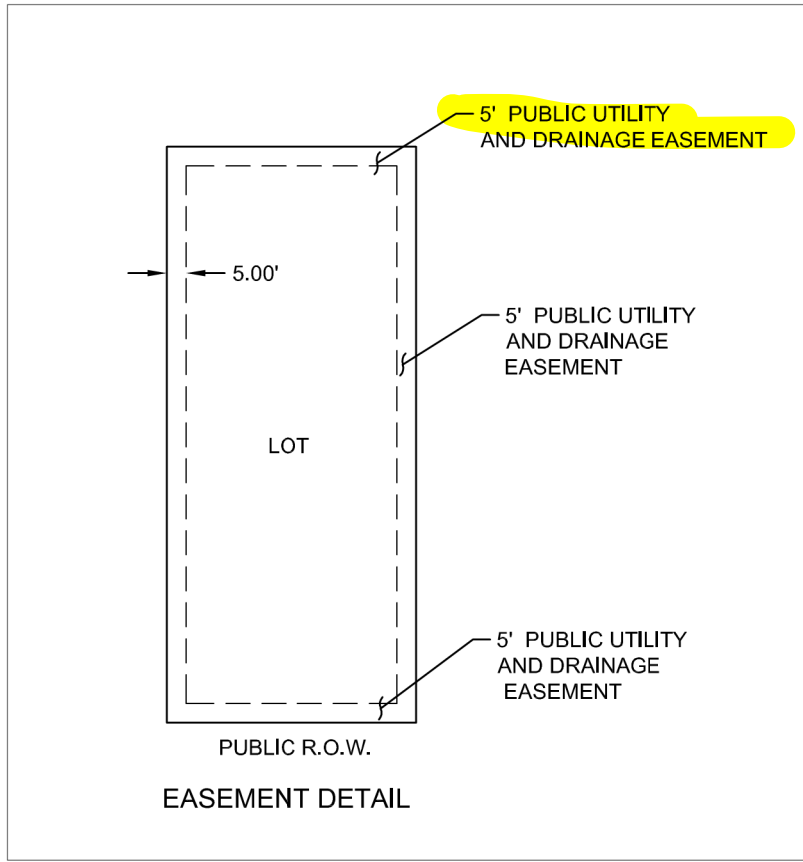
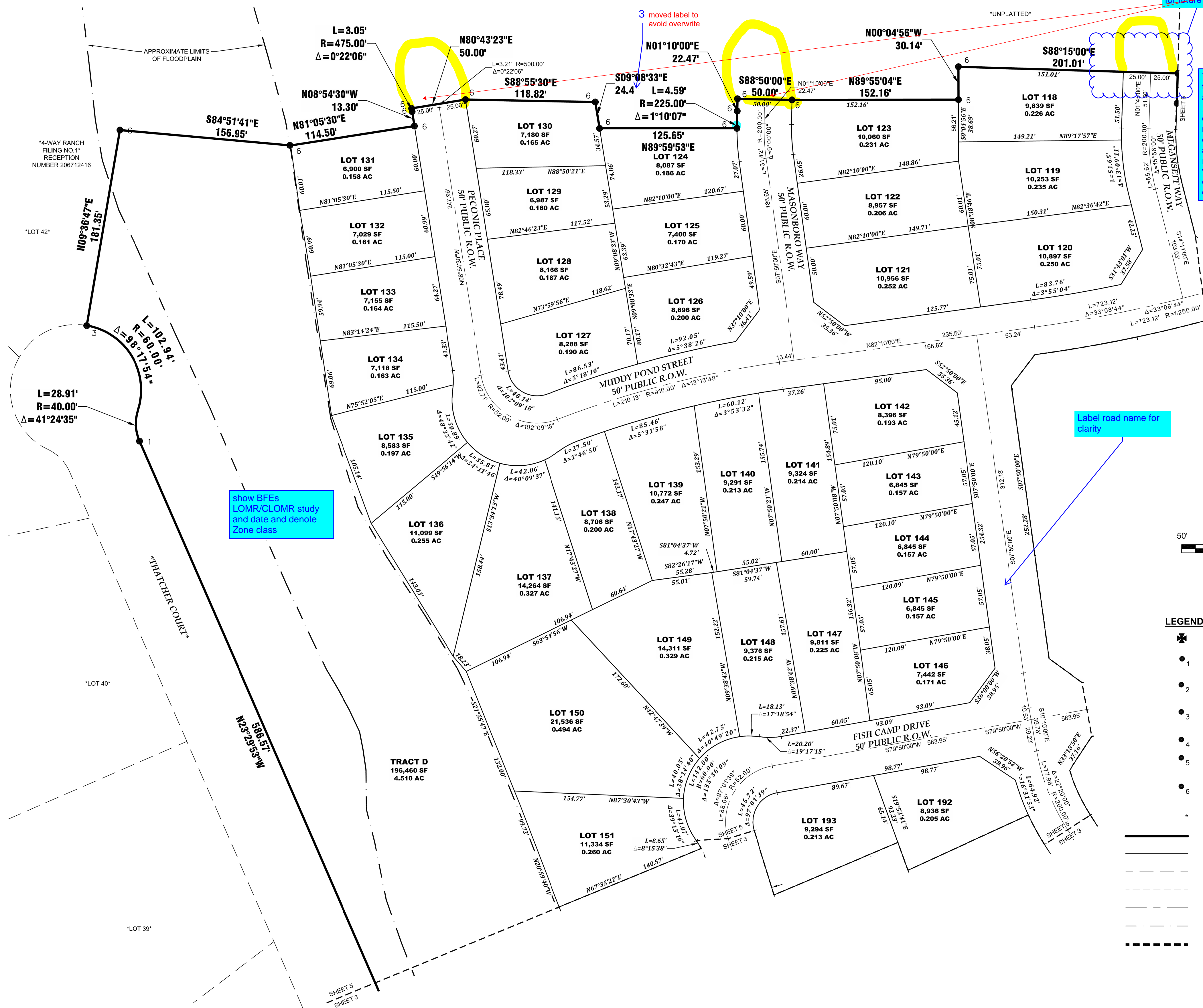
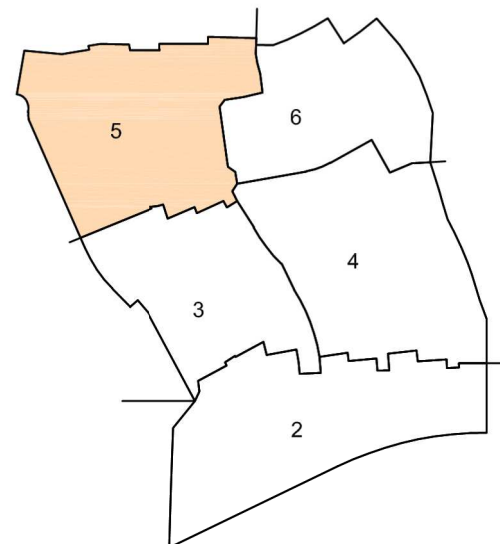
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| CHECKED BY | ERF |
| H-SCALE | N/A |
| JOB NO. | 2117-00 |
| DATE CREATED | 12/29/22 |
| DATE ISSUED | |
| SHEET NO | 4 OF 6 |

FILE NO. _____

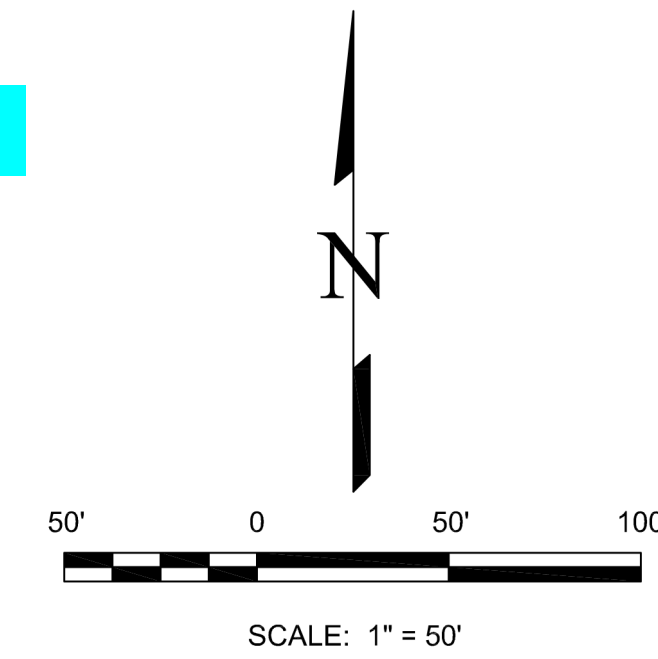
WATERBURY FILING NO. 1

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



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

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-6247

4732 Eaglebridge Circle
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

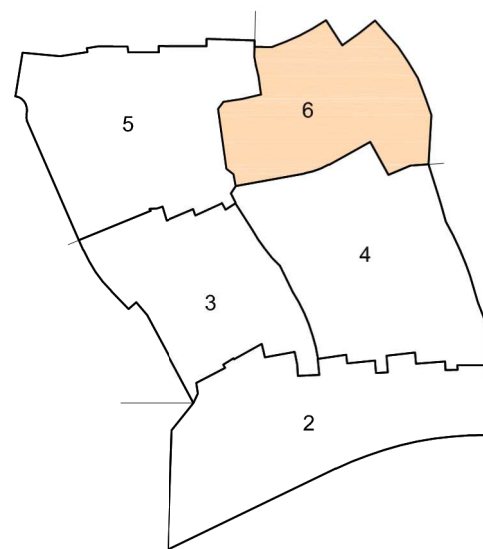
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| CHECKED BY | ERF |
| H-SCALE | N/A |
| JOB NO. | 2117-00 |
| DATE CREATED | 12/29/22 |
| DATE ISSUED | |
| SHEET NO | 5 OF 6 |

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

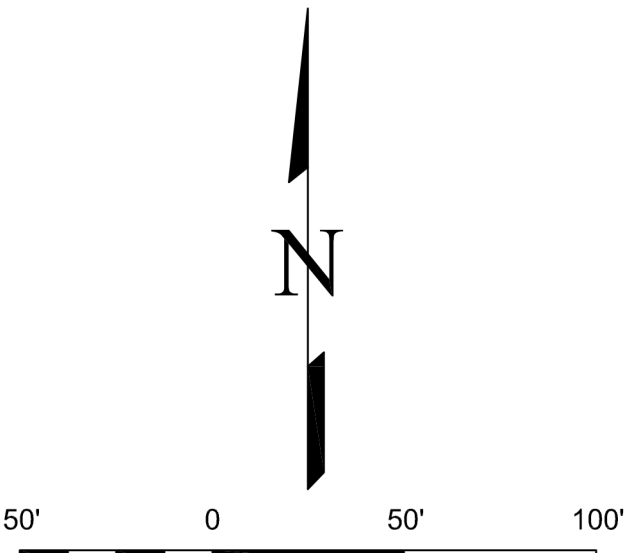


Label matchline
sheet

Add temp Cul de sac
per previous note

Missing labels

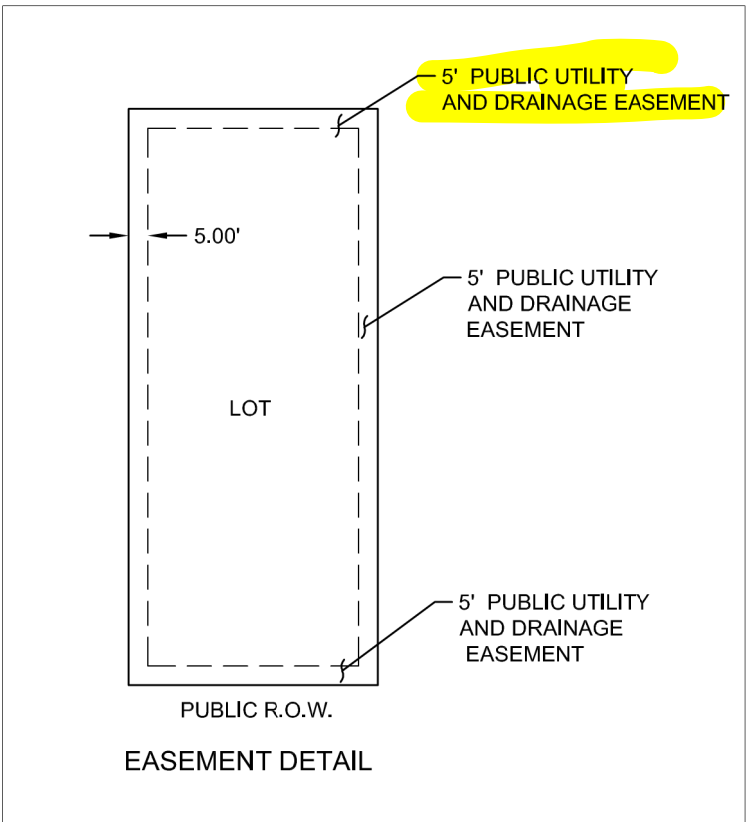
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SCALE: 1" = 50'

LEGEND:

- FOUND MONUMENT AS SHOWN
- FOUND NO. 5 REBAR-PLASTIC CAP
STAMPED "EDWARD-JAMES PLS 17502"
- FOUND NO. 5 REBAR-1.5" ALUMINUM
CAP-ILLEGIBLE
- FOUND NO. 5 REBAR-1.5" ALUMINUM
CAP-ILLEGIBLE
- FOUND NO. 4 REBAR-NO CAP
- FOUND NO. 4 REBAR-PLASTIC CAP
STAMPED "JRS 25968"
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STAMPED "EDWARD-JAMES PLS 33196"
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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 |
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| H-SCALE | N/A |
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| DATE ISSUED | |
| SHEET NO | 6 OF 6 |

FILE NO. _____