

SADDLEHORN RANCH FILING NO. 1

**A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO**

KNOW ALL MEN BY THESE PRESENTS

THAT OLD WEST RANCH CO PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF OF SAID SECTION 3, N00°32'28"W A DISTANCE OF 1663.25 FEET;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. S85°42'56"E A DISTANCE OF 238.26 FEET;
2. S29°54'26"E A DISTANCE OF 177.09 FEET;
3. S36°18'10"E A DISTANCE OF 428.75 FEET;
4. S40°28'05"E A DISTANCE OF 190.23 FEET;
5. N66°23'24"E A DISTANCE OF 175.25 FEET;
6. N63°48'26"E A DISTANCE OF 930.11 FEET;
7. N39°19'21"E A DISTANCE OF 60.01 FEET, TO A POINT OF NON-TANGENT CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S38°18'29"W, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 9°25'40" AND AN ARC LENGTH OF 276.43 FEET, TO A POINT OF NON-TANGENT;
9. N42°31'10"E A DISTANCE OF 422.77 FEET;
10. S56°30'41"E A DISTANCE OF 35.01 FEET;
11. S44°25'17"E A DISTANCE OF 280.03 FEET;
12. S26°10'49"E A DISTANCE OF 266.32 FEET;
13. S21°16'04"E A DISTANCE OF 343.92 FEET;
14. S16°11'46"E A DISTANCE OF 261.98 FEET;
15. S16°11'46"E A DISTANCE OF 257.34 FEET;
16. S05°58'59"E A DISTANCE OF 349.19 FEET;
17. S00°00'00"E A DISTANCE OF 964.76 FEET;
18. N89°34'03"E A DISTANCE OF 326.42 FEET;
19. N44°49'58"E A DISTANCE OF 56.83 FEET;
20. S89°54'08"E A DISTANCE OF 60.00 FEET;
21. S00°05'52"W A DISTANCE OF 4.29 FEET, TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 15°56'33" AND AN ARC LENGTH OF 18.09 FEET, TO A POINT OF REVERSE CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 29°50'04" AND AN ARC LENGTH OF 33.85 FEET, TO A POINT OF NON-TANGENT;
24. S26°01'34"E A DISTANCE OF 381.21 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°34'01"W A DISTANCE OF 813.37 FEET, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

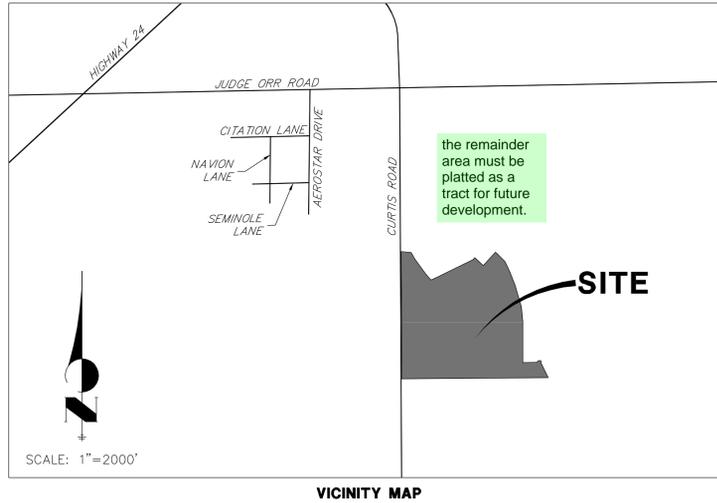
THENCE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, S89°34'07"W A DISTANCE OF 2642.73 FEET, TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE ON SAID WEST LINE, N00°05'54"E A DISTANCE OF 1319.14 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,649,054 SQUARE FEET OR 175.5981 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 52 LOTS, STREETS, 3 TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SADDLEHORN RANCH FILING NO. 1" IN EL PASO COUNTY, COLORADO.



OWNER

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____ OF _____

_____ EXECUTED THIS _____ DAY OF _____, 20____

ALL public improvements so platted are hereby dedicated to public use and the undersigned do 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.

COI Owners/Mortgagee (Signature) _____

THE By: _____ A.D., 20____

BY Title: _____, OF _____

ATTTEST: (if corporation) _____

Secretary/Treasurer _____

BY STATE OF COLORADO _____

NO) ss. _____

COUNTY OF _____

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

My commission expires _____

Witness my hand and official seal _____

Notary Public _____

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

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 NOTES:

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
2. BASIS OF BEARING: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 8 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W.
3. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
4. THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, MAP NUMBER 08041C05586, REVISED DATE DECEMBER 7, 2018.
5. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC 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, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. SC55073032, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2018 AT 5:00 P.M.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY AND DRAWN UNDER HIS RESPONSIBLE CHARGE, SUBDIVISION THEREOF, AND THAT THE AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I, _____, 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 _____ day of _____, 20____, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable 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____.

REGISTER _____ Date _____
Surveyor's Name, (Signature) _____
Colorado registered PLS # _____

DEREK L. _____
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF JR ENGINEERING, LLC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements; list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

CERTIFICATION

THIS plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

TITLE _____

Planning and Community Development Director _____

Provide tract notes and ownership and maintenance table.

Add a note stating that by approval of this plat EPC vacates the potential ROW along the south line of Section 3 / north line of Section 10 as may have been acquired by BoCC resolution recorded at Book A, Page 78...

CLERK AND RECORDER

STATE OF COLORADO)
JSS
COUNTY OF EL PASO)

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 AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

Add section to add applicable fees: recording, park, school, drainage, bridge

See comment letter.

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
APRIL 23, 2019
SHEET 1 OF 3



Centennial 303-740-9933 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

Add PCD File #

SADDLEHORN RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO

LEGEND

- SET 18" LONG #5 REBAR WITH PINK PLASTIC CAP STAMPED "JR ENG LS 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE

Provide cul-de-sac and right-of-way at the standard dimensions.

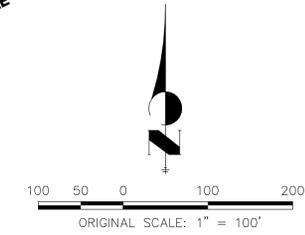
only 1 access point is shown for the lots. 2 access points must be provided for greater than 25 lots. please revise.

add setback line for where the lot is 200' in width

Provide additional construction easements and plat note allowing construction of the road in the future if it is not constructed with this filing.

Provide 18' ROW preservation.

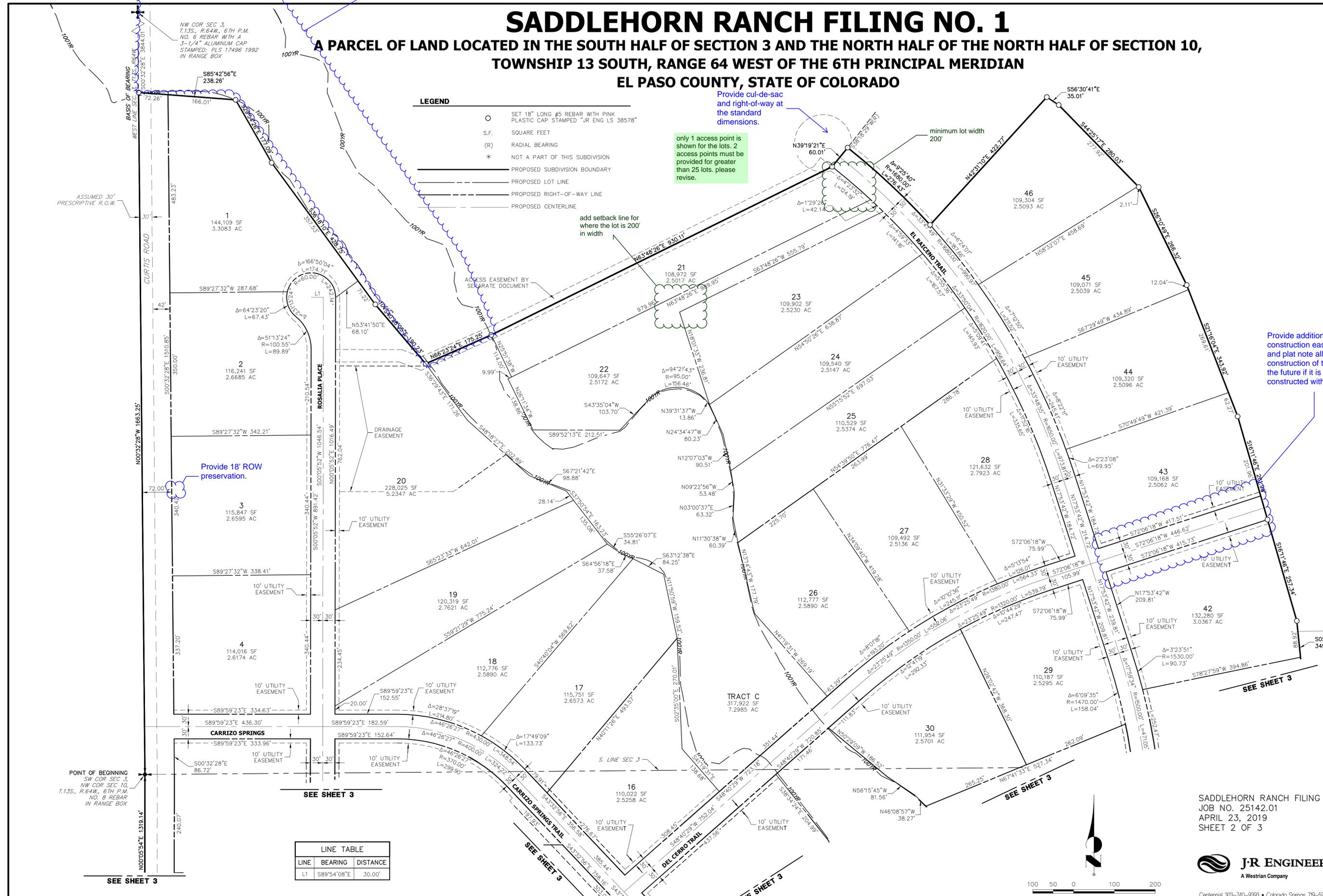
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°54'08"E	30.00'



SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
APRIL 23, 2019
SHEET 2 OF 3



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NW COR SEC 3,
T.13S., R.64W., 6TH P.M.
NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP
STAMPED: PLS 17496 1992
IN RANGE BOX

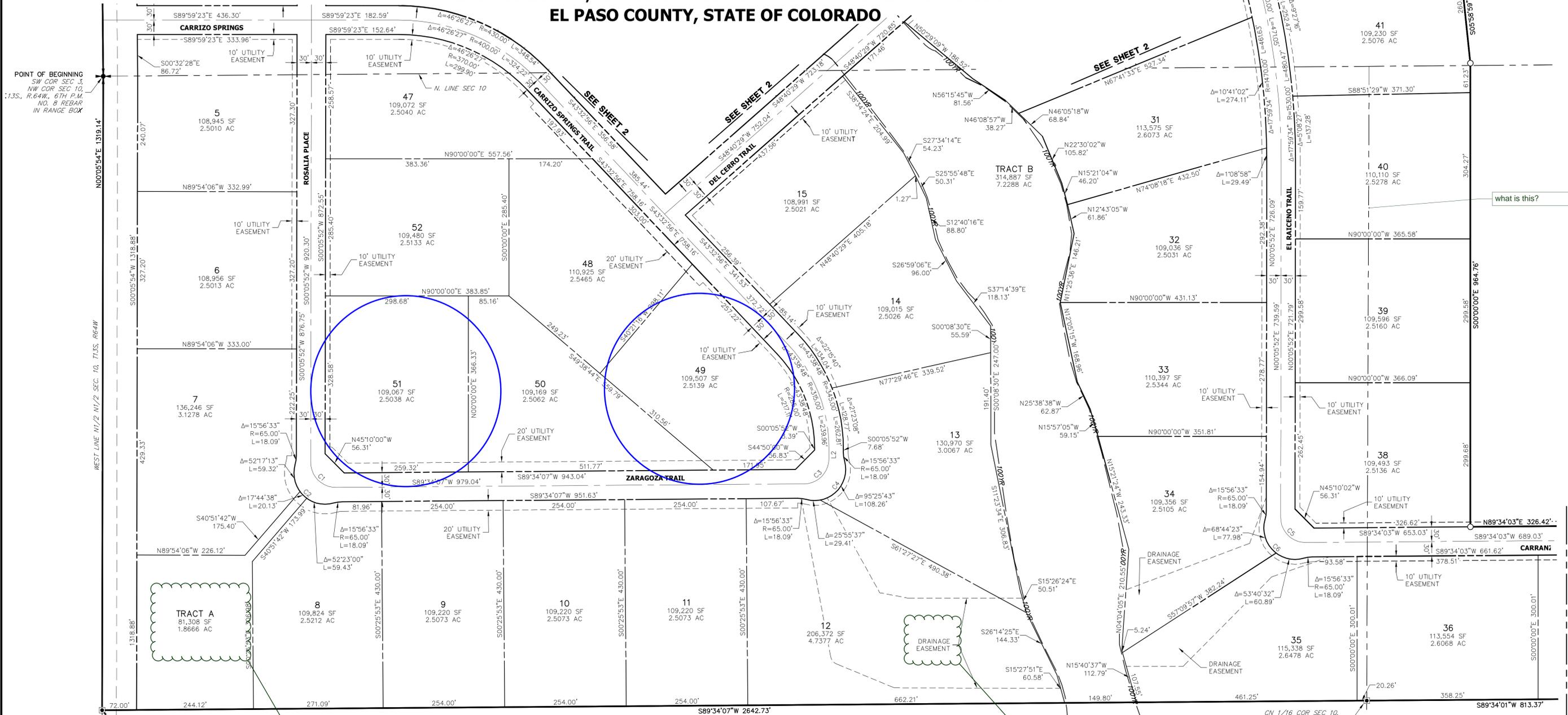
ASSUMED 30'
PRESCRIPTIVE R.O.W.

POINT OF BEGINNING
SW COR SEC 3,
NW COR SEC 10,
T.13S., R.64W., 6TH P.M.
NO. 8 REBAR
IN RANGE BOX

SEE SHEET 3

SADDLEHORN RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO



POINT OF BEGINNING
SW COR SEC 3,
NW COR SEC 10,
T.13S., R.64W., 6TH P.M.
NO. 8 REBAR
IN RANGE BOX

WEST LINE 1/2 MI/2 SEC. 10, T.13S., R.64W.

CURVE TABLE

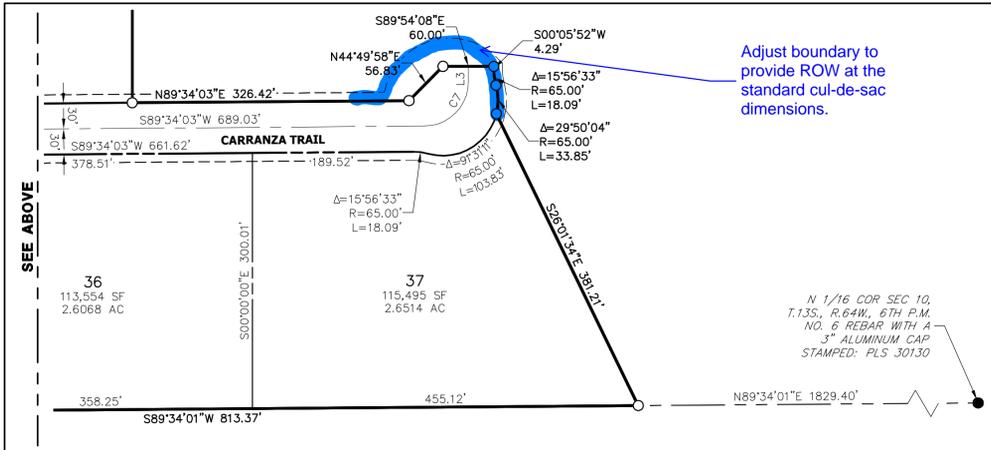
CURVE	DELTA	RADIUS	LENGTH
C1	90°31'45"	52.00'	82.16'
C2	122°24'50"	65.00'	138.87'
C3	89°28'15"	52.00'	81.20'
C4	121°21'20"	65.00'	137.67'
C5	90°31'50"	52.00'	82.16'
C6	122°24'55"	65.00'	138.88'
C7	89°28'10"	52.00'	81.20'

LINE TABLE

LINE	BEARING	DISTANCE
L2	S00°05'52"W	21.59'
L3	S00°05'52"W	18.20'



add noes for all tracts



add all as no build

LEGEND

- O SET 18" LONG #5 REBAR WITH PINK PLASTIC CAP STAMPED "JR ENG LS 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE

add floodplain line

what is this?

SEE BELOW

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
APRIL 23, 2019
SHEET 3 OF 3



Centennial 303-740-9933 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

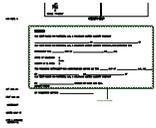
SF19012-R1-FinalPlat-redlines.pdf Markup Summary

1 (14)

Add PCD File #

Subject: PCD File #
Page Index: 1
Date: 6/1/2019 11:30:08 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 1

Add PCD File #



Subject: Cloud+
Page Index: 1
Date: 6/1/2019 11:32:15 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 1

wrong ownership



Subject: Owner Certification
Page Index: 1
Date: 6/1/2019 11:33:14 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 1

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

_____. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

 Owners/Mortgagee (Signature)

By:
 Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

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

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:
 (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
 (print name) as Manager/Member of company, a state limited liability company.

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



Subject: PCD Director
Page Index: 1
Date: 6/1/2019 11:33:27 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 1

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

 Planning and Community Development Director



Subject: BoCC Certification
Page Index: 1
Date: 6/1/2019 11:33:42 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 1

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

 Chair, Board of County Commissioners
 Date



Subject: Surveyor Certification
Page Index: 1
Date: 6/1/2019 11:33:46 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 1

Surveyors Certificate

I surveyor's name, 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 date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable 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__.

 Surveyor's Name, (Signature)
 Date
 Colorado registered PLS # _____



Subject: Tract Acceptance
Page Index: 1
Date: 6/1/2019 11:34:00 AM
Author: dsdruiuz
Color: ■
Layer:
Space:
Page Label: 1

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



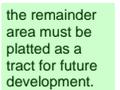
Subject: Cloud+
Page Index: 1
Date: 6/1/2019 11:34:34 AM
Author: dsdruiuz
Color: ■
Layer:
Space:
Page Label: 1

see sheet included in the comments for plat notes to add.



Subject: Text Box
Page Index: 1
Date: 6/1/2019 11:34:58 AM
Author: dsdruiuz
Color: ■
Layer:
Space:
Page Label: 1

Add section to add applicable fees: recording, park, school, drainage, bridge



Subject: Text Box
Page Index: 1
Date: 6/1/2019 11:35:40 AM
Author: dsdruiuz
Color: ■
Layer:
Space:
Page Label: 1

the remainder area must be platted as a tract for future development.



Subject: Text Box
Page Index: 1
Date: 6/14/2019 11:36:36 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 1

Add a note stating that by approval of this plat EPC vacates the potential ROW along the south line of Section 3 / north line of Section 10 as may have been acquired by BoCC resolution recorded at Book A, Page 78...

Subject: Text Box
Page Index: 1
Date: 6/14/2019 2:01:06 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1

See comment letter.

See comment letter.

DS OF EL PASO COUNTY, COLORADO

Subject: EPC ENG Review
Page Index: 1
Date: 6/14/2019 2:01:17 PM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1



Subject: Text Box
Page Index: 1
Date: 6/14/2019 8:52:52 AM
Author: dsdrice
Color: 
Layer:
Space:
Page Label: 1

Provide tract notes and ownership and maintenance table.

Provide tract notes and ownership and maintenance table.

2 (7)

Subject: Text Box
Page Index: 2
Date: 6/1/2019 11:37:26 AM
Author: dsdr Ruiz
Color: 
Layer:
Space:
Page Label: 2

only 1 access point is shown for the lots. 2 access points must be provided for greater than 25 lots. please revise.

only 1 access point is shown for the lots. 2 access points must be provided for greater than 25 lots. please revise.

Subject: Cloud+
Page Index: 2
Date: 6/1/2019 11:41:40 AM
Author: dsdr Ruiz
Color: 
Layer:
Space:
Page Label: 2

minimum lot width 200'



Subject: Cloud+
Page Index: 2
Date: 6/1/2019 11:42:01 AM
Author: dsdr Ruiz
Color: 
Layer:
Space:
Page Label: 2

add setback line for where the lot is 200' in width



3E 64 WEST OF THE 6TH
COUNTY, STATE OF COLORADO

Provide cul-de-sac
and right-of-way at
the standard
dimensions.



Subject: Callout
Page Index: 2
Date: 6/13/2019 10:15:27 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 2

Provide cul-de-sac and right-of-way at the standard dimensions.



Subject: Cloud+
Page Index: 2
Date: 6/13/2019 10:17:44 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 2

Provide additional construction easements and plat note allowing construction of the road in the future if it is not constructed with this filing.



Subject: Cloud+
Page Index: 2
Date: 6/13/2019 12:45:15 PM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 2

Provide 18' ROW preservation.



Subject: Cloud+
Page Index: 2
Date: 6/14/2019 8:53:47 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 2

Include this drainage area in the plat.

3 (9)



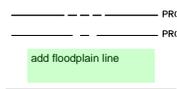
Subject: Cloud+
Page Index: 3
Date: 6/1/2019 11:39:06 AM
Author: dsdriz
Color: ■
Layer:
Space:
Page Label: 3

add noes for all tracts



Subject: Cloud+
Page Index: 3
Date: 6/1/2019 11:39:27 AM
Author: dsdriz
Color: ■
Layer:
Space:
Page Label: 3

add all as no build



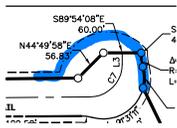
Subject: Text Box
Page Index: 3
Date: 6/1/2019 11:40:13 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 3

add floodplain line



Subject: Callout
Page Index: 3
Date: 6/1/2019 11:43:25 AM
Author: dsdruiz
Color: ■
Layer:
Space:
Page Label: 3

what is this?



Subject: Highlight
Page Index: 3
Date: 6/13/2019 10:13:19 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 3



Subject: Insert
Page Index: 3
Date: 6/14/2019 8:29:05 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 3

Insert "t"



Subject: Callout
Page Index: 3
Date: 6/14/2019 8:29:26 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 3

Adjust boundary to provide ROW at the standard cul-de-sac dimensions.



Subject: Ellipse
Page Index: 3
Date: 6/14/2019 8:52:22 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 3

For discussion



Subject: Ellipse
Page Index: 3
Date: 6/14/2019 8:52:22 AM
Author: dsdrice
Color: ■
Layer:
Space:
Page Label: 3

For discussion