

FINAL PLAT

MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That CSJ No. 1, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th Principal Meridian;
thence N 89°41'59" E along the North line of said Northwest Quarter, a distance of 117.30 feet to a point on the West line of Powers Boulevard as recorded under Book 6788 at Page 531 of the records of the El Paso County Clerk and Records Office;
thence along the West line of said Powers Boulevard, 933.14 feet along the arc of a 1,096.98 foot radius curve to the right, having a central angle of 48°44'17" and a chord that bears S 12°56'23" W, 905.26 feet to a point on the Northerly line of that parcel of land described under Book 5506 at Page 1290 of said records;
thence the following eight (8) courses along said Northerly lines and Easterly lines of said parcel of land described under Book 5506 at Page 1290:
1) N 84°16'00" W, a distance of 198.99 feet;
2) 46.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04°53'33" and a chord that bears N 86°42'46" W, 46.10 feet;
3) N 89°09'33" W, a distance of 124.09 feet;
4) 100.02 feet along the arc of a 140.00 foot radius tangent curve to the right, having a central angle of 40°56'07" and a chord that bears N 68°41'30" W, 97.91 feet;
5) N 48°13'27" W, a distance of 126.77 feet;
6) 6.49 feet along the arc of an 8.00 foot radius tangent curve to the right, having a central angle of 46°29'23" and a chord that bears N 24°58'45" W, 6.31 feet;
7) N 01°44'04" W, a distance of 137.18 feet;
8) 87.71 feet along the arc of a 135.00 foot radius tangent curve to the left, having a central angle of 37°13'35" and a chord that bears N 20°21'02" W, 86.18 feet to the Southwest corner of Lot 15, Block 3, Sunrise Ridge Subdivision Filing No. 8 as recorded under Reception No. 1722613 of said records;
thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filing No. 8:
1) 511.39 feet along the arc of a 1,034.60 foot radius curve to the left, having a central angle of 28°19'14" and a chord that bears N 58°13'41" E, 506.20 feet to a point of compound curvature;
2) 283.12 feet along the arc of a 500.00 foot radius curve to the left, having a central angle of 32°26'36" and a chord that bears N 27°50'47" E, 279.35 feet to a point on the North line of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th Principal Meridian;
thence N 89°57'13" E along the North line of said Northeast Quarter, a distance of 115.21 feet to the Point of Beginning.

Containing a calculated area of 445,104 square feet (10.218) acres of land, more or less.

DEDICATION

The above owner has caused said parcel of land to be platted into a lot and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as **MESA RIDGE SUBDIVISION FILING No. 10** in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CSJ No. 1, LLC, a Colorado Limited Liability Company, has executed this instrument this ____ day of ___, 20____, A.D.

David D. Jenkins, Authorized Agent
CSJ No. 1, LLC, a Colorado Limited Liability Company

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, a street, and easements as shown hereon under the name and subdivision of **MESA RIDGE SUBDIVISION FILING No. 10**. 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.

OWNER:
CSJ No. 1, LLC, a Colorado Limited Liability Company

By: _____
David D. Jenkins
Title: Authorized Agent

NOTARIAL:

STATE OF _____ } SS
COUNTY OF _____

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: David D. Jenkins, Authorized Agent
Witness my hand and seal:
My Commission expires _____
Notary Public _____

EASEMENT STATEMENT:

The exterior boundaries of Lot 1 as shown hereon are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the property owner.

COTTAGES AT

ADDRESSED

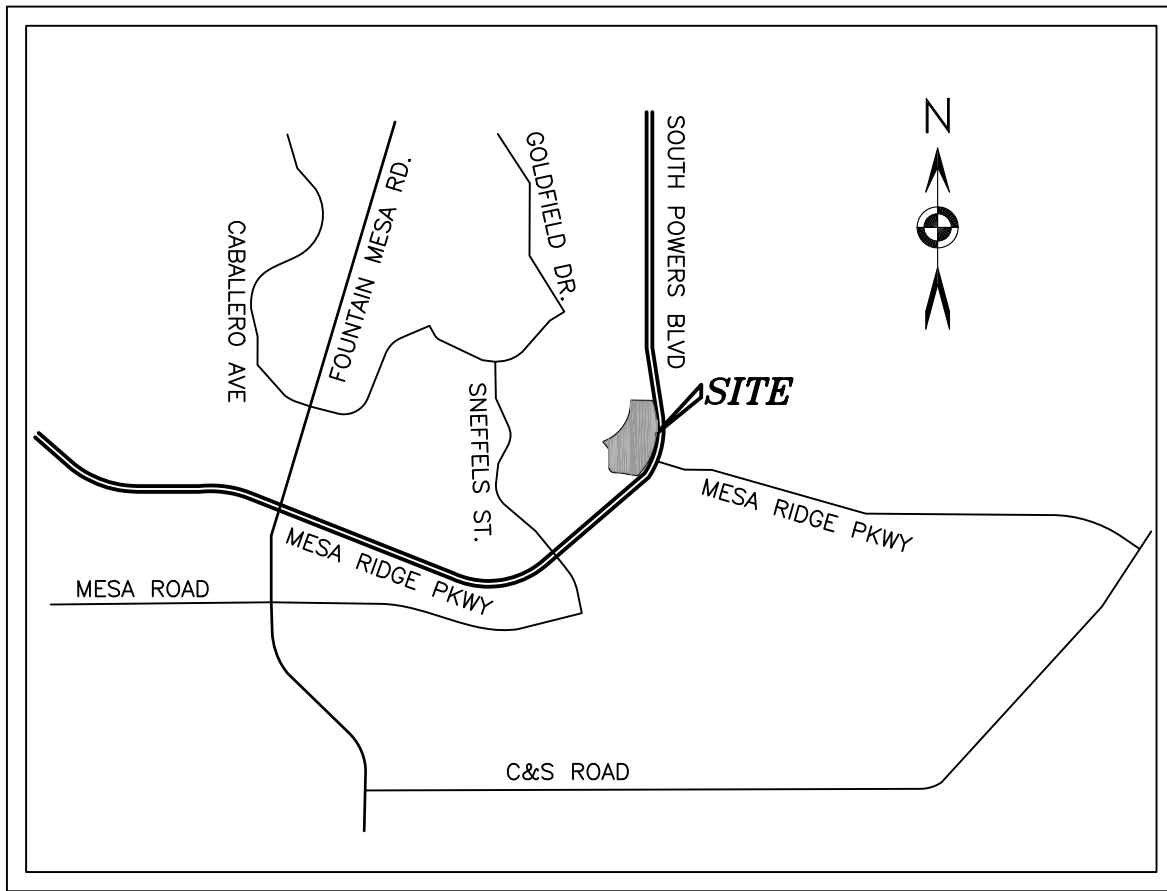
combined with Parcel
(to the north remnant)

ADDRESSED

needs to match
preliminary plan
which is Cottages at
Mesa Ridge

ALREADY EXISTS. SEE NOTE #10 SHOWN BELOW.

Please provide the following
note:
- There shall be no direct lot
access to Powers Boulevard



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, 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 October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

2. FLOODPLAIN STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0956G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

3. SOIL AND GEOLOGIC HAZARD NOTE: A GEOLOGICAL HAZARD REPORT ENTITLED "SOIL, GEOLOGY, AND GEOLOGICAL HAZARD THE COTTAGES AT MESA RIDGE PARCEL NO. 5529100006" WAS PREPARED BY ENTECH ENGINEERING, INC. (LATEST REVISION DATE 12/22/21) WHICH IS AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PSD FILE NO: PUDSP-2111). THE REPORT DID NOT IDENTIFY GEOLOGIC HAZARDS THAT PRECLUDE DEVELOPMENT OF THE SITE FOR ITS INTENDED USE. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE HAZARDS OR CONSTRAINTS TO DEVELOPMENT INCLUDE:

- ARTIFICIAL FILL
- COLLAPSIBLE SOILS
- EXPANSIVE SOILS
- GROUNDWATER AND FLOODPLAIN AREAS
- SHALLOW BEDROCK
- POTENTIALLY SEASONAL SHALLOW GROUNDWATER

MITIGATION METHOD: SUB-ON GRADE FOUNDATIONS

THE CONDITIONS LISTED ABOVE CAN TYPICALLY BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA.
SPENCER J. BARRON, Professional Land Surveyor, No. 50171
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for **MESA RIDGE SUBDIVISION FILING No. 10** was approved for filing by the El Paso County, Colorado Planning and Community Development Department this _____ day of _____, 20____.

Planning and Community Development Director _____ Date _____

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record at my office at ____ O'clock ____ M., this ____ day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

BY: _____
Deputy

ADD

utilities provided by:
Electric____
Gas____
Water____
Wastewater____

This plat includes 1
lot and 1 tract.

Tract totaling x SF or
Acres is to be owned
and maintained by
the _____

ADDRESSED. SEE COMMENTS ON SHEET 2.

SHEET LEGEND:

SHEET 1: Legal description, notes and vicinity map

SHEET 2: Boundary detailed information

SHEET 3: Easement detailed information

DATE: 02/28/2022		REVISIONS		
No.	Remarks	Date	By	
PROJECT No.: 20-035		SHEET 1 OF 3		

BARRON 
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. 30685LTG, with an effective date of February 23, 2022 as provided by Legacy Title Group and Old Republic National Title Insurance Company.

5. This survey was performed in the field on June 5, 2020.

6. The overall subject parcel contains a calculated area of 445,104 square feet (10.218 acres) of land, more or less.

7. BASIS OF BEARINGS: Bearings are based upon a line from the North Quarter corner of Section 29 and the North Quarter corner of Section 28, Township 15 South, Range 65 West of the 6th P.M., monumented at the North Quarter corner of Section 29 with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the North Quarter corner of Section 28 with a #6 rebar and 3.25" aluminum cap stamped "PLS 14611", and is assumed to bear N 89°49'38" E, a field measured distance of distance of 5281.32 feet.

8. The subject property shown herein lies within Zone X, areas determined to be outside the 500-year floodplain, as shown on Federal Emergency Management Agency flood insurance rate map number 08041C0956G, effective December 7, 2018.

9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0956G, effective December 7, 2018.

10. There shall be no direct Lot access to South Powers Boulevard or Mesa Ridge Parkway.

ADDRESSED

11. Geologic hazard note:

this is only one lot; Match the wording as written on the PUDSP plan exactly here.

The following Lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report "Subsurface Soil Investigation Parkway Property," prepared by Entech Engineering Inc., Job No. 211100 dated August 18, 2021 and is held in the records of the El Paso County Planning and Community Development Departments.

12. The parties responsible for this plan have familiarized themselves with the current accessibility criteria and specifications and the proposed plan reflects the site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.

13. The property shown hereon is located within the Mesa Ridge Metropolitan District No. 2, per the document recorded at Reception No. 220038972 of the records of the El Paso County Clerk and Recorder.

14. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. _____ and the approved construction plans and preliminary acceptance of said improvements has been received from El Paso County. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred and have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee construction of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. This Plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision improvements agreement, by the planning and community development department upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso board of county commissioners of all improvements required to be constructed and completed in accordance with said subdivision improvements agreement. The partial release of Lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of Lots authorized by the Subdivision improvements agreement.

REMOVED NOTE #14

i dont think we will
have an SIA because
there are no public
owned improvements
to be installed and
dedicated to County
only City

15. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. 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.

I dont think that you will have CCRS this is a rental property

REMOVED NOTE #16

16. All property within this subdivision, except Right-of-Way Dedications as shown hereon, is subject to a declaration of covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

17. 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.

18. All property owners are responsible for maintaining proper storm water drainage in and through their Property. Public drainage easements as specifically noted on this Plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage Easements.

19. No driveway shall be established unless an access permit has been granted by El Paso County.

20. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

21. 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; noise report.

22. 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 Parks and 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).

23. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

24. The land within the Plat is zoned RS-6000/CAD-O as identified within PCD file number _____. The PUD development plan, guidelines and landscape plan are recorded at Reception No. _____.

- This shall also be
zoned PUD /CAD-O.
PUDSP 21-011. The
tract is RS6000, but
the lot area is PUD

ADDRESSED

Where the Property is Located in the Airport Overlay Zone
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 at Reception No. _____ 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 Aviation 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 aviation easement as reflected in the title policy)

ADDRESSED

ADD

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

ADDRESSED

Add PPRBD
enumerations note or
agree to obtain their
stamp on Mylar prior
to recording.

ADDRESSED. ENUMERATIONS PROVIDED
ADDRESSES FOR PLAT AND ARE SHOWN
ON PAGE 3.

add note identifying
off-site ER access
and who owns and
maintains said
access..

UPDATE to these
standard notes

ADDRESSED

ADDRESSED

ADDRESSED

ADDRESSED

ADDRESSED

SF2214

add basin, school,
and park area names.

FEEs:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Drainage Fee: _____

ADDRESSED
See park comments (Urban Area
and Regional Area Fees
due

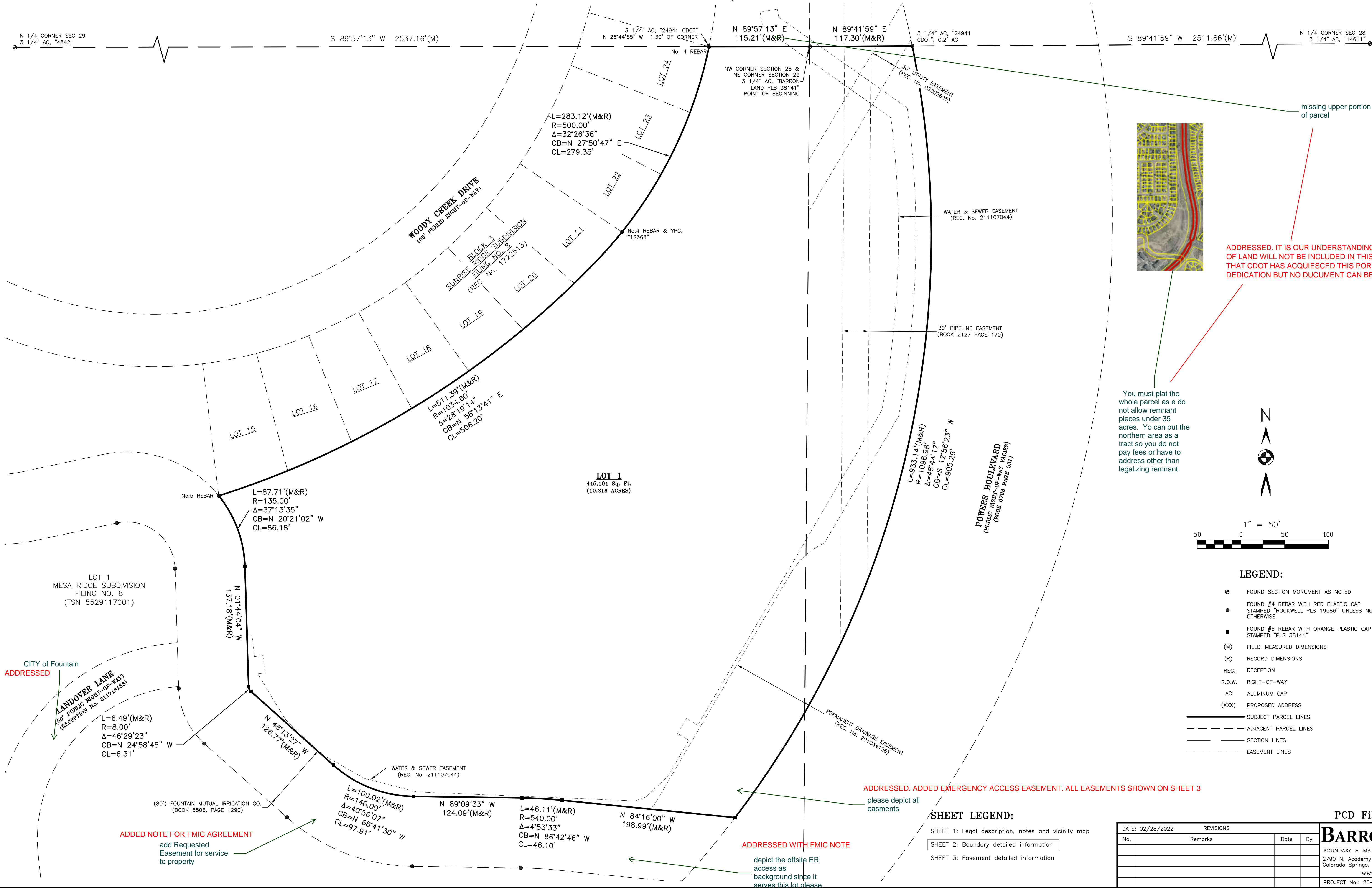
PCD File No. _____

ADDRESSED

FINAL PLAT

MESA RIDGE SUBDIVISION FILING No. 10

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



ADDRESSED

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



- (O) FOUND SECTION MONUMENT AS NOTED
 (●) FOUND #4 REBAR WITH RED PLASTIC CAP
 STAMPED "ROCKWELL PLS 19586" UNLESS NOTED
 OTHERWISE
 ■ FOUND #5 REBAR WITH ORANGE PLASTIC CAP
 STAMPED "PLS 38141"
 (M) FIELD—MEASURED DIMENSIONS
 (R) RECORD DIMENSIONS
 REC. RECEPTION
 R.O.W. RIGHT—OF—WAY
 AC ALUMINUM CAP
 (XXX) PROPOSED ADDRESS

where is the rest of the parcel? It is missing the top portion...

ADDRESSED. SEE NOTE ON SHEET 2.

L2	BEARING	DISTANCE
L2	341.111° E	82.58
L3	55.548° E	30.00
L4	55.548° E	30.00
L5	55.548° E	30.00
L6	89.394° S	8.57
L7	45.525° E	11.31
L8	89.394° S	15.96
L9	89.394° S	15.96
L10	26.555° E	23.91
L11	57.332° E	74.25
L12	50.002° W	40.51
L13	50.002° W	40.51
L14	50.002° W	41.99
L15	57.332° E	65.20
L16	26.555° E	22.14
L17	50.002° W	23.06
L18	89.394° S	23.06
L19	50.025° N	73.84
L20	59.413° E	44.96
L21	59.413° E	44.96
L22	89.571° S	7.95
L23	59.413° E	35.01
L24	50.025° N	259.29
L25	59.413° E	35.01
L26	53.331° W	10.00
L27	36.268° S	15.51
L28	30.353° S	113.33
L29	30.353° S	113.33
L30	30.219° S	15.50
L31	59.232° W	74.34
L32	30.361° E	156.33
L33	30.361° E	156.33
L34	59.191° S	10.00
L35	29.352° N	15.51
L36	55.341° E	60.98
L37	43.223° S	27.64
L38	43.223° S	27.64
L39	44.530° S	12.46
L40	45.007° S	12.46
L41	44.530° S	12.15
L42	44.530° S	12.15
L43	44.334° S	14.14
L44	50.025° N	99.09
L45	47.575° W	23.14
L46	47.575° W	23.14
L47	47.575° W	25.94

When building envelopes are utilized on the plat: Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

CURV	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	15.09'	15.08'	S 66°10'21" E	0°54'58" E
C2	121.00'	63.85'	63.81'	N 69°18'01" E	30°15'51" E
C4	114.65'	144.27'	144.41'	N 55°10'40" E	22°13'11" E
C5	111.00'	71.19'	70.15'	N 40°46'37" E	6°34'55" E
C6	121.00'	111.79'	107.86'	N 63°57'15" E	52°36'12" E
C7	130.75'	139.85'	134.65'	N 63°57'15" E	21°15'21" E
C8	3.00'	1.60'	1.58'	N 42°14'25" W	30°17'23" E
C9	736.05'	135.24'	130.87'	N 21°59'01" E	1°12'02" E
C10	746.05'	120.21'	125.06'	N 21°36'56" W	9°36'56" E
C11	130.75'	161.67'	156.25'	N 63°57'15" E	30°17'23" E
C12	140.75'	53.87'	53.54'	N 78°26'41" E	2°15'56" E
C13	117.00'	87.32'	85.31'	N 21°48'12" W	42°45'40" E
C14	1353.10'	219.40'	239.08'	N 48°15'08" E	10°10'38" E
C15	1353.10'	235.05'	259.04'	N 48°15'08" E	10°10'38" E
C16	1353.10'	232.65'	212.43'	S 65°07'29" W	9°00'16" E
C21	80.00'	12.77'	12.76'	N 38°45'45" E	19°48'54" E
C22	80.00'	22.03'	21.96'	N 68°23'50" E	15°46'51" E
C23	188.60'	40.17'	40.05'	N 45°17'29" E	20°12'47" E
C24	652.02'	74.90'	74.86'	N 40°46'37" E	6°34'55" E
C25	80.00'	73.91'	71.31'	N 63°57'15" E	52°36'12" E
C26	82.00'	31.71'	31.71'	N 63°57'15" E	52°36'12" E
C27	82.00'	18.89'	18.85'	S 36°54'58" W	15°12'08" E
C28	1318.10'	366.28'	365.09'	S 51°08'39" W	15°55'15" E
C29	1318.10'	210.59'	210.36'	S 63°45'40" W	9°09'14" E
C30	1318.10'	210.59'	210.36'	N 63°45'40" W	9°09'14" E
C31	1353.10'	25.35'	25.35'	S 59°39'45" W	8°17'48" E

SHEET LEGEND:

- SHEET 1: Legal description, notes and vicinity map
 SHEET 2: Boundary detailed information
 SHEET 3: Easement detailed information

DATE: 02/28/2022 REVISIONS

No.	Remarks	Date	By

PCD File No.

BARRON  **LAND**

BOUNDARY ▲ MAPPING ▲ SURVEYING ▲ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

PROJECT No.: 20-035 SHEET 3 OF 3

EXHIBIT A

A portion of Lot 1, Mesa Ridge Subdivision Filing No. 8 as recorded under Reception No. 211713153 of the records of El Paso County, being a part of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings are based upon the most easterly line of said Lot 1, coincident with the westerly line of that parcel of land commonly known as the Fountain Mutual Irrigation Channel recorded under Book 5506 at Page 1290 of said records, monumented at the north end with #4 rebar and yellow plastic cap stamped "PLS 4842" and monumented at the south end with a #4 rebar and red plastic cap stamped "PLS 19586" and is assumed to bear S 01°41'12" E, a distance of 134.94 feet.

Commencing at most easterly southeast corner of said Lot 1, said corner lying on said westerly line;
thence along the south line of said Lot 1, 4.67 feet along the arc of a 225.00 foot radius curve to the left, having a central angle of 01°11'22", and a chord that bears S 85°37'53" W 4.67 feet to the POINT OF BEGINNING;
thence continuing along said south line, 103.14 feet along the arc of a 225.00 foot radius curve to the left, having a central angle of 26°15'48", and a chord that bears S 71°54'18" W 102.24 feet;
thence 7.41 feet along the arc of a 9.00 foot radius non-tangent curve to the left, having a central angle of 47°09'16", and a chord that bears N 07°24'16" E 7.20 feet;
thence 147.49 feet along the arc of a 48.00 foot radius curve to the right, having a central angle of 176°03'12", and a chord that bears N 71°51'14" E 95.94 feet;
thence 7.54 feet along the arc of a 9.00 foot radius curve to the left, having a central angle of 48°00'06", and a chord that bears S 44°07'13" E 7.32 feet to the Point of Beginning.

Containing a calculated area of 3,699 square feet (0.08 acres) of land, more or less.



Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

← upload this as a stand
alone document
please

THIS IS BEING ADDRESSED WITH FURTHER DISCUSSIONS
BETWEEN THE COUNTY AND OWNER OF LOT 1 OF MESA
RIDGE SUBDIVISION No.8.

BARRON

LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311 P: 719.360.6827

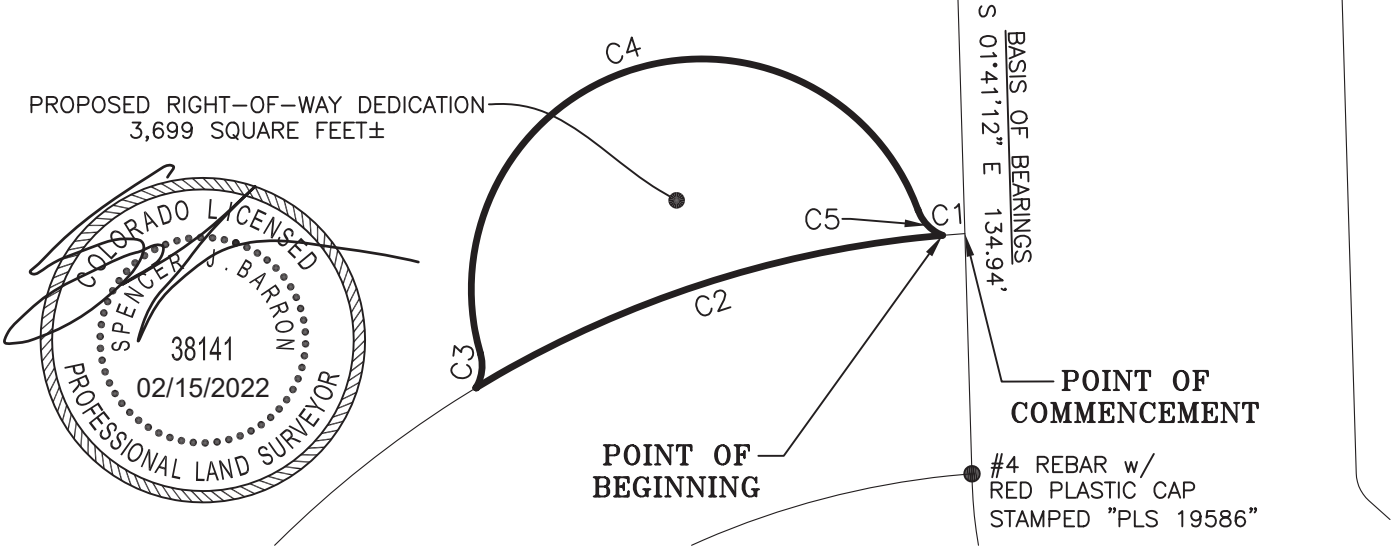
Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

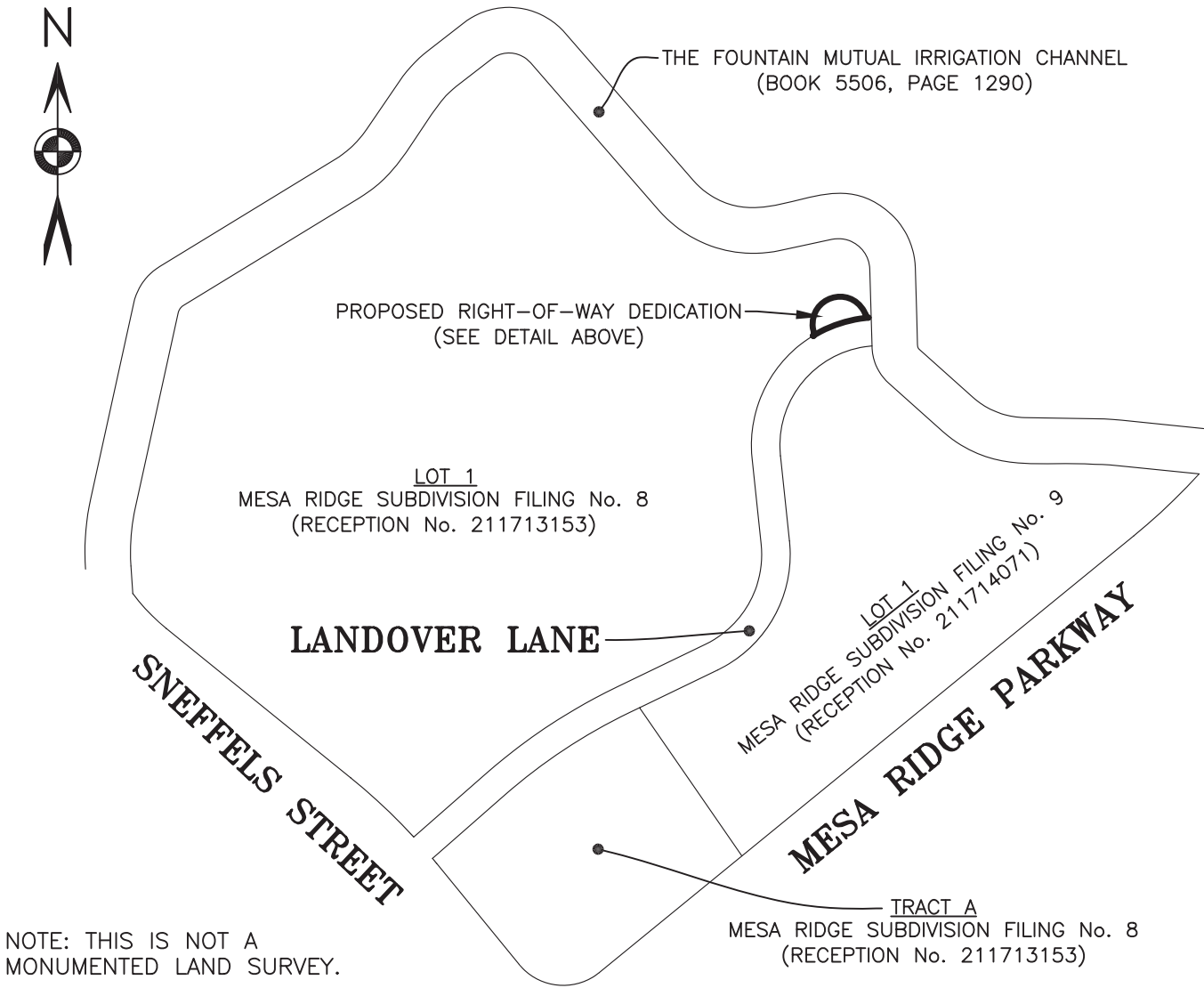
INCLUDED FOR REFERENCE,
WILL BE SUBMITTED TO CITY
OF FOUNTAIN

EXHIBIT B

DETAIL
1" = 40'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.67'	225.00'	01°11'22"	S 85°37'53" W	4.67'
C2	103.14'	225.00'	26°15'48"	S 71°54'18" W	102.24'
C3	7.41'	9.00'	47°09'16"	N 07°24'16" E	7.20'
C4	147.49'	48.00'	176°03'12"	N 71°51'14" E	95.94'
C5	7.54'	9.00'	48°00'06"	S 44°07'13" E	7.32'



NOTE: THIS IS NOT A
MONUMENTED LAND SURVEY.

1" = 300'



BARRON  LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917

P: 719.360.6827
F: 719.466.6527

www.BARRONLAND.com

DATE: 02/15/2022

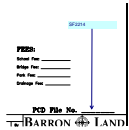
REV. DATE:

PROJECT No.: 20-035

SHEET 2 OF 2

Final Plat Drawings_v1 redline.pdf Markup Summary 5-12-2022

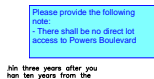
Daniel Torres (3)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 5/11/2022 10:17:39 PM
Status:
Color: ■
Layer:
Space:

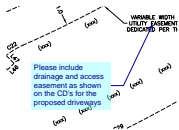
SF2214

DO



Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 5/12/2022 12:20:19 PM
Status:
Color: ■
Layer:
Space:

Please provide the following note:
- There shall be no direct lot access to Powers Boulevard



Subject: Callout
Page Label: 3
Author: Daniel Torres
Date: 5/12/2022 12:03:41 PM
Status:
Color: ■
Layer:
Space:

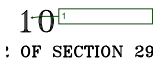
Please include drainage and access easement as shown on the CD's for the proposed driveways

dsdparsons (37)



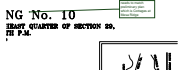
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:30:49 AM
Status:
Color: ■
Layer:
Space:

COTTAGES AT



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:31:04 AM
Status:
Color: ■
Layer:
Space:

1



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:31:28 AM
Status:
Color: ■
Layer:
Space:

needs to match preliminary plan which is Cottages at Mesa Ridge



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 12:15:49 PM
Status:
Color: ■
Layer:
Space:

- This shall also be zoned PUD /CAD-O. PUDSP 21-011. The tract is RS6000, but the lot area is PUD



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:34:10 AM
Status:
Color: ■
Layer:
Space:

I dont think that you will have CCRS this is a rental property



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:35:34 AM
Status:
Color: ■
Layer:
Space:

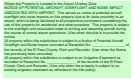
this is only one lot; Match the wording as written on the PUDSP plan exactly here.



Subject: Special Districts
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:43:58 AM
Status:
Color: ■
Layer:
Space:

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat

Fountain Mutual Irrigation Company Note:
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.



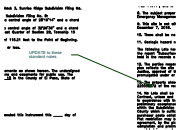
Subject: Airport Overlay
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:37:01 AM
Status:
Color: ■
Layer:
Space:

Where the Property is Located in the Airport Overlay Zone
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 at Reception No. _____, 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)



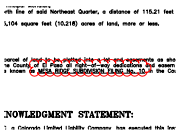
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:43:03 AM
Status:
Color: ■
Layer:
Space:

UPDATE- Provide reception number of easement when you record it.

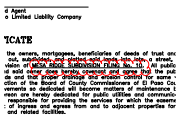


Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:44:22 AM
Status:
Color: ■
Layer:
Space:


UPDATE to these standard notes



Subject: Cloud
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:44:28 AM
Status:
Color: ■
Layer:
Space:




Subject: Cloud
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:44:37 AM
Status:
Color: ■
Layer:
Space:

Subject: Private Road
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:45:00 AM
Status:
Color: 
Layer:
Space:

Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.


23. The address

24. The land
and landscape

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:45:12 AM
Status:
Color: 
Layer:
Space:

ADD

COUNTY APPROVAL
This plan was approved by the Board of Supervisors on _____
for the _____

Subject: Cloud
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:45:37 AM
Status:
Color: 
Layer:
Space:


add basin, school,
and park area names.

FEES:

School Fee: _____

Bridge Fee: _____

Park Fee: _____

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:46:27 AM
Status:
Color: 
Layer:
Space:

add basin, school, and park area names.


See park comments (Urban Area and Regional reas Fees due

Bridge Fee: _____
Park Fee: _____
Drainage Fee: _____

PCD


REVISIONS		
work	Date	By

BAR
BOUNDARY ▲

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:46:46 AM
Status:
Color: 
Layer:
Space:

See park comments (Urban Area and Regional
rea Fees due

add note identifying off-site ER access and who owns and maintains said access..

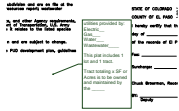
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 11:48:45 AM
Status:
Color: 
Layer:
Space:

add note identifying off-site ER access and who owns and maintains said access..



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 12:04:29 PM
Status:
Color: ■
Layer:
Space:

combined with Parcel (to the north remnant)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 12:06:14 PM
Status:
Color: ■
Layer:
Space:

utilities provided by: Electric____
Gas____
Water____
Wastewater____

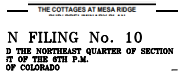
This plat includes 1 lot and 1 tract.

Tract totaling x SF or Acres is to be owned and maintained by the _____

ADD

Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 12:06:27 PM
Status:
Color: ■
Layer:
Space:

ADD



Subject: Image
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 12:07:11 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 12:18:10 PM
Status:
Color: ■
Layer:
Space:

i dont think we will have an SIA because there are no public owned improvements to be installed and dedicated to County only City

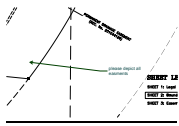


Subject: Image
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 12:28:59 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/9/2022 1:30:27 PM
Status:
Color: ■
Layer:
Space:

Add PPRBD enumerations note or agree to obtain their stamp on Mylar prior to recording.



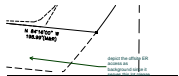
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 11:47:23 AM
Status:
Color: ■
Layer:
Space:

please depict all easements



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 11:47:55 AM
Status:
Color: ■
Layer:
Space:

add Requested Easement for service to property



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 11:49:21 AM
Status:
Color: ■
Layer:
Space:

depict the offsite ER access as background since it serves this lot please.

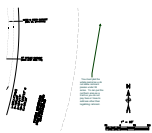


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 11:49:54 AM
Status:
Color: ■
Layer:
Space:

CITY of Fountain



Subject: Cloud
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 11:50:07 AM
Status:
Color: ■
Layer:
Space:

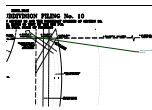


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 12:03:10 PM
Status:
Color: ■
Layer:
Space:

You must plat the whole parcel as e do not allow remnant pieces under 35 acres. Yo can put the northern area as a tract so you do not pay fees or have to address other than legalizing remnant.



Subject: Image
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 11:52:55 AM
Status:
Color: ■
Layer:
Space:

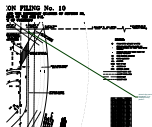


Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 5/9/2022 11:53:17 AM
Status:
Color: ■
Layer:
Space:

missing upper portion of parcel



Subject: Cloud
Page Label: 3
Author: dsdparsons
Date: 5/9/2022 11:50:18 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 5/9/2022 11:51:27 AM
Status:
Color: ■
Layer:
Space:

where is the rest of the parcel? It is missing the top portion...



Subject: Building Envelope
Page Label: 3
Author: dsdparsons
Date: 5/9/2022 11:54:54 AM
Status:
Color: ■
Layer:
Space:

When building envelopes are utilized on the plat: Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to describe purpose: avoid soils hazards, avoid rock outcroppings, protect wetlands, etc.. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

← upload this as a stand
alone document
please

Subject: Callout
Page Label: 4
Author: dsdparsons
Date: 5/9/2022 11:54:03 AM
Status:
Color: ■
Layer:
Space:

upload this as a stand alone document please