

Final Plat comment responses.pdf Markup Summary

Airport Overlay (1)



Subject: Airport Overlay
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 3/29/2023 2:47:22 PM
Status:
Color: ■
Layer:
Space:

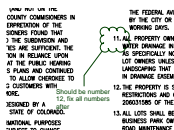
Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all 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: Re: Airport Overlay
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 1:05:34 PM
Status:
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Airport Overlay Zone note revised.

Architect (1)



Subject: Architect
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 3/29/2023 2:48:11 PM
Status:
Color: ■
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Should be number 12, fix all numbers after

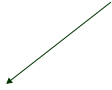


Subject: Re: Architect
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 11:51:04 AM
Status:
Color: ■
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Plat note sequencing error corrected.

Arrow (2)

EET (4.988 ACRES)



Subject: Arrow
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 3/29/2023 12:50:43 PM
Status:
Color: ■
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WITH THE INDIVIDUAL PROPERTY OWNERS,
ITS ARE AS SHOWN ON SHEET 3 OF THIS PLAN.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby granted as utility easements with a 10 foot wide easement for utility easements and a 20 foot wide easement for drainage easements. All exterior subdivision boundaries are hereby granted with a 20 foot wide easement for utility easements and a 20 foot wide easement for drainage easements. The sole responsibility for maintenance of these easements is hereby reserved to the individual property owners.

Subject: Arrow
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 3/29/2023 2:46:54 PM
Status:
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Easements (1)

WITH THE INDIVIDUAL PROPERTY OWNERS,
ITS ARE AS SHOWN ON SHEET 3 OF THIS PLAN.

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby granted as utility easements with a 10 foot wide easement for utility easements and a 20 foot wide easement for drainage easements. All exterior subdivision boundaries are hereby granted with a 20 foot wide easement for utility easements and a 20 foot wide easement for drainage easements. The sole responsibility for maintenance of these easements is hereby reserved to the individual property owners.

Subject: Easements
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 3/29/2023 2:42:27 PM
Status:
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Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Subject: Re: Easements
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 11:49:43 AM
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All lots are smaller that 2.5 acres, so the 5 foot and 7 foot widths as indicated in the easement note are correct.

Line (2)

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Subject: Line
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 3/30/2023 8:55:21 AM
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Subject: Re: Line
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 11:25:35 AM
Status:
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Verbiage changed as requested.

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Subject: Line
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 3/30/2023 8:55:32 AM
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Subject: Re: Line
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 11:25:21 AM
Status:
Color: ■
Layer:
Space:

Verbiage changed as requested.

Owner Certification (1)



Subject: Owner Certification
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 3/29/2023 12:50:32 PM
Status:
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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.

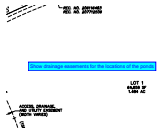
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)




Subject: Re: Owner Certification
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 12:41:28 PM
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Owners Certificate verbiage revised. As there is only a single owner, references to mortgagees and other interest holders were not added. As the owner is not a corporation, "Attest" was not included. It is possible that this plat may be sent out of state for signatures, so the reference to Colorado in the notarial was omitted.


Text Box (7)



Subject: Text Box
Page Label: Sheet 3 - As Replatted
Author: Carlos
Date: 3/27/2023 11:41:00 AM
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Show drainage easements for the locations of the ponds



Subject: Text Box
Page Label: Sheet 2 - As Platted
Author: Kylie Bagley
Date: 3/29/2023 12:45:14 PM
Status:
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The scale shall be one inch equals 100 feet (1inch = 100 feet) or a scale of one inch equals 50 feet (1 inch = 50 feet) unless the PCD Director approves a larger or smaller scale.



Subject: Re: Text Box
Page Label: Sheet 2 - As Platted
Author: eyokom
Date: 4/10/2023 11:54:43 AM
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A request for scale variance will be made.



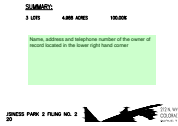
Subject: Text Box
Page Label: Sheet 3 - As Replatted
Author: Kylie Bagley
Date: 3/29/2023 12:45:51 PM
Status:
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The scale shall be one inch equals 100 feet (1inch = 100 feet) or a scale of one inch equals 50 feet (1 inch = 50 feet) unless the PCD Director approves a larger or smaller scale.



Subject: Re: Text Box
Page Label: Sheet 3 - As Replatted
Author: eyokom
Date: 4/10/2023 11:54:23 AM
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A request for scale variance will be made.



Subject: Text Box
Page Label: Sheet 1 - Cover
Author: Kylie Bagley
Date: 3/29/2023 12:47:09 PM
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Name, address and telephone number of the owner of record located in the lower right hand corner

VR233

Subject: Text Box
Page Label: Sheet 1 - Cover
Author: Carlos
Date: 3/29/2023 3:18:11 PM
Status:
Color: ■
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VR233



Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 11:30:07 AM
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File number added to all sheets.

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Subject: Text Box
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 3/30/2023 8:55:46 AM
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Deviation



Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 11:25:04 AM
Status:
Color: ■
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Space:

Verbiage changed as requested.

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Subject: Text Box
Page Label: Sheet 1 - Cover
Author: CDurham
Date: 3/30/2023 8:55:53 AM
Status:
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Deviation



Subject: Re: Text Box
Page Label: Sheet 1 - Cover
Author: eyokom
Date: 4/10/2023 11:24:47 AM
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Space:

Verbiage changed as requested.