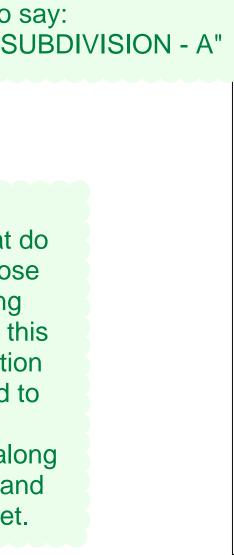
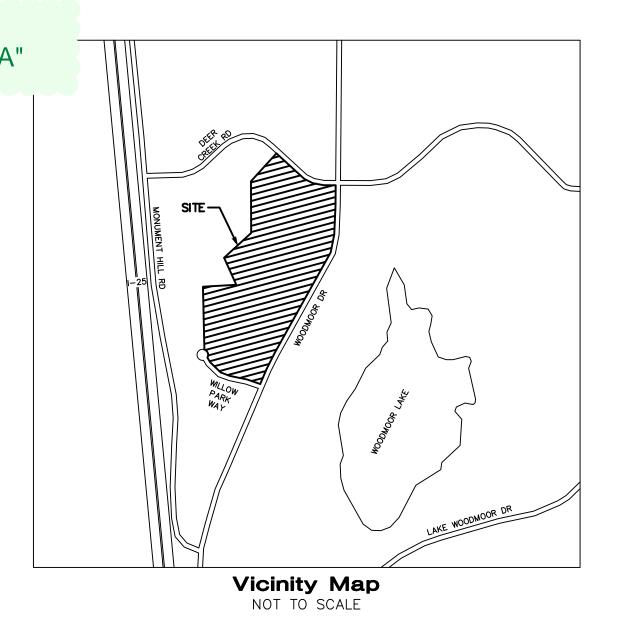
LEGAL DESCRIPTION THE UNDERSIGNED, BEING THE OWNER LOTS 1 AND 2, PATRIOT PLACE SUBDIV RECEPTION NO. 2301134, SITUATED IN TOWNSHIP 11 SOUTH, RANGE 67 WEST PASO, STATE OF COLORADO, MORE PAR	ISION, RECORDED ON MA` THE SOUTHWEST QUARTER OF THE 6TH PRINCIPAL M	Y 27, 1993 AT R OF SECTION 11, IERIDIAN, COUNTY OF EL	Please	revise title
CONSIDERING A LINE BETWEEN A FOUNI LOT 2 OF SAID SUBDIVISION AND A FO OF LOT 39, WOODMOOR OAKS, AS DESO RECORDED ON OCTOBER 19, 1965, AT CONTAINED HEREIN RELATIVE THERETO.	JND 3/4" PIPE AT THE I CRIBED IN THE RECORDS	NORTHEASTERLY CORNER OF EL PASO COUNTY,		IOT PLAC
LOT 1 BEGINNING AT THE NORTHEASTERLY CO SUBDIVISION, THENCE ALONG AN EASTE	RLY LINE OF SAID LOT 1,	SOUTH Q0°01'18" EAST,		
A DISTANCE OF 284.81 FEET TO A POIL THE ARC OF A CURVE TO THE RIGHT H ANGLE OF 22'51'57" AND SUBTENDED E DISTANCE OF 211.16 FEET; THENCE SOU TO A POINT OF CURVATURE; THENCE 1 RIGHT HAVING A RADIUS OF 1000.00 FI SUBTENDED BY A CHORD BEARING SOU THENCE SOUTH 29'01'27" WEST, A DIST CURVATURE; THENCE 129.67 FEET ALOU RADIUS OF 1080.00 FEET, AN INCLUDED CHORD BEARING SOUTH 25'35'04" WES' 22'06'20" WEST, A DISTANCE OF 40.77 LOT 1; THENCE ALONG THE SOUTHERLY ARC OF A CURVE TO THE LEFT HAVING OF 15'09'43" AND SUBTENDED BY A CH DISTANCE OF 221.23 FEET TO A POINT THE ARC OF A CURVE TO THE RIGHT H ANGLE OF 50'30'11" AND SUBTENDED E DISTANCE OF 162.11 FEET; THENCE NOI TO A POINT OF CURVATURE; THENCE 1 LEFT HAVING A RADIUS OF 60.00 FEET SUBTENDED BY A CHORD BEARING NOR TO THE SOUTHWESTERLY CORNER OF S OF SAID LOT 1, NORTH 03'00'17" WEST 84'35'06" EAST, A DISTANCE OF 355.6 DISTANCE OF 240.50 FEET; THENCE NOI TO THE SOUTHWESTERLY CORNER OF S OF SAID LOT 1, NORTH 03'00'17" WEST 84'35'06" EAST, A DISTANCE OF 355.6 DISTANCE OF 240.50 FEET; THENCE NOI FEET; THENCE NORTH 00'32'32" WEST, 89'59'40" EAST, A DISTANCE OF 196.2' DISTANCE OF 298.17 FEET; THENCE NOI TO THE NORTHERLY LINE OF SAID LOT FEET ALONG THE ARC OF A CURVE TO INCLUDED ANGLE OF 37'51'32" AND SU EAST, A DISTANCE OF 214.11 FEET; TH 45.81 FEET TO THE NORTHEASTERLY COR	AVING A RADIUS OF 532 BY A CHORD BEARING SO JTH 22°50'37" WEST, A D 07.63 FEET ALONG THE A EET, AN INCLUDED ANGLE TH 25°55'37" WEST, A DI ANCE OF 777.38 FEET TO NG THE ARC OF A CURVE ANGLE OF 06°52'45" AN , A DISTANCE OF 129.59 FEET TO THE SOUTHEAS LINE OF SAID LOT 1, 22 A RADIUS OF 838.47 FE ORD BEARING NORTH 75 OF CURVATURE; THENCE AVING A RADIUS OF 190 Y A CHORD BEARING NO RTH 32°35'35" WEST, A D 34.43 FEET ALONG THE A AN INCLUDED ANGLE OF TH 36°32'22" WEST, A D ADISTANCE OF 464.57 FEET; THENCE NORTH 12 A DISTANCE OF 464.57 FEET; THENCE NORTH 12 A DISTANCE OF 130.59 F FEET; THENCE ALONG SAID 1 THE LEFT HAVING A RAD BENCE NORTH 89°48'28" E	.65 FEET, AN INCLUDED UTH 11°28'20" WEST, A ISTANCE OF 165.00 FEET ARC OF A CURVE TO THE OF 06°10'00" AND STANCE OF 107.58 FEET; D A POINT OF TO THE LEFT HAVING A ND SUBTENDED BY A FEET; T HENCE SOUTH TERLY CORNER OF SAID 21.88 FEET ALONG THE EET, AN INCLUDED ANGLE '30'55" WEST, A 167.47 FEET ALONG .00 FEET, AN INCLUDED RTH 57°50'41" WEST, A ISTANCE OF 67.97 FEET ARC OF A CURVE TO THE T128°22'06" AND STANCE OF 108.02 FEET IG THE WESTERLY LINE FEET; THENCE NORTH 22°47'34" WEST, A OISTANCE OF 230.06 FEET; THENCE NORTH 22°47'34" WEST, A ISTANCE OF 186.04 FEET NORTHERLY LINE, 218.05 DIUS OF 330.00 FEET, AN EARING SOUTH 71°03'46" AST, A DISTANCE OF		Bearings of proposed not match on the exis plat, as su egal desc will also no pe revised accordingl with the pl closures s
SAID PARCEL CONTAINING 942,184 SQ.F	T. OR 21.63 ACRES, MOF	RE OR LESS.		
BEGINNING AT THE NORTHWESTERLY CO SUBDIVISION, THENCE ALONG THE NORT EAST, A DISTANCE OF 230.44 FEET TO ALONG THE ARC OF A CURVE TO THE INCLUDED ANGLE OF 02°10'51" AND SUB EAST, A DISTANCE OF 12.56 FEET TO THENCE DEPARTING THE NORTHERLY LINDISTANCE OF 186.04 FEET; THENCE SO FEET TO THE SOUTHEASTERLY CORNER LINE OF SAID LOT 2, SOUTH 89°59'40" SOUTHWESTERLY CORNER OF SAID LOT LOT 2, NORTH 00°32'32" WEST, A DIST EAST, AND TH Please revise title t SAID P/ "PATRIOT PLACE	HERLY LINE OF SAID LOT A POINT OF CURVATURE LEFT HAVING A RADIUS (BTENDED BY A CHORD BE THE NORTHEASTERLY COR NE OF SAID LOT 2, SOUT JTH 05°10'43" WEST, A E OF SAID LOT 2; THENCE WEST, A DISTANCE OF 19 2; THENCE ALONG THE N ANCE OF 252 38 FEFT; T	2, SOUTH 49°57'09" ; THENCE 12.56 FEET OF 330.00 FEET, AN EARING SOUTH 51°02'34" NER OF SAID LOT 2; H 72°15'18" WEST, A DISTANCE OF 298.17 ALONG THE SOUTHERLY 96.21 FEET TO THE WESTERLY LINE OF SAID HENCE NORTH 40°03'49" AID LOT 2		
Owners Certificate THE UNDERSIGNED, BEING ALL THE OWN TRUST AND HOLDERS OF OTHER INTERE OUT, SUBDIVIDED, AND PLATTED SAID L EASEMENTS (USE WHICH ARE APPLICAB SUBDIVISION OF PATRIOT PLACE SUBDIV PLATTED ARE HEREBY DEDICATED TO P COVENANT AND AGREE THAT THE PUBL PASO COUNTY STANDARDS AND THAT H SAME WILL BE PROVIDED AT SAID OWN BOARD OF COUNTY COMMISSIONERS OF BY RESOLUTION, ALL PUBLIC IMPROVEM MAINTENANCE BY EL PASO COUNTY, CO ARE HEREBY DEDICATED FOR PUBLIC U PURPOSES AS SHOWN HEREON. THE EN FOR WHICH THE EASEMENTS ARE ESTAF RIGHT OF INGRESS AND EGRESS FROM MAINTENANCE, AND REPLACEMENT OF U	STS IN THE LAND DESCR ANDS NTO LOTS, TRACTS LE) AS SHOWN HEREON I ISION - REPLAT A. ALL UBLIC USE AND SAID OW IC IMPROVEMENTS WILL E PROPER DRAINAGE AND E ER'S EXPENSE, ALL TO TH EL PASO COUNTY, COLO ENTS SO DEDICATED WILL DLORADO. THE UTILITY EA TILITIES AND COMMUNICA TITIES RESPONSIBLE FOR BLISHED ARE HEREBY GRA AND TO ADJACENT PROP	IBED HEREIN, HAVE LAID S, STREETS, AND JNDER THE NAME AND PUBLIC IMPROVEMENTS SO NER DOES HEREBY E CONSTRUCTED TO EL ROSION CONTROL FOR HE SATISFACTION OF THE RADO. UPON ACCEPTANCE BECOME MATTERS OF SEMENTS SHOWN HEREON TION SYSTEMS AND OTHER PROVIDING THE SERVICES ANTED THE PERPETUAL ERTIES FOR INSTALLATION,)	
OWNERS/MORTGAGEE (SIGNATURE)				
BY: TITLE:				
ATTEST: SECRETARY/TREASURER STATE OF COLORADO)	Add second sig owner.	nature block for s	second	
) SS.				
ACKNOWLEDGED BEFORE ME THIS 	AS			

PLACE SUBDIVISION - REP

OTS 1 & 2, PATRIOT PLACE, LOCATED IN THE SOUTHWEST QUARTER OF SECTI TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 2





Please add the following note(s): -All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise

Please add all of the previous plat notes shown on the current plat (from 1993) in addition to the following: -add reference to the covenants

Please add the following plat notes:

Environmental: 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 o 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).

Addresses:

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

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

Floodplain:

No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.) This property is located within a designated

FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date

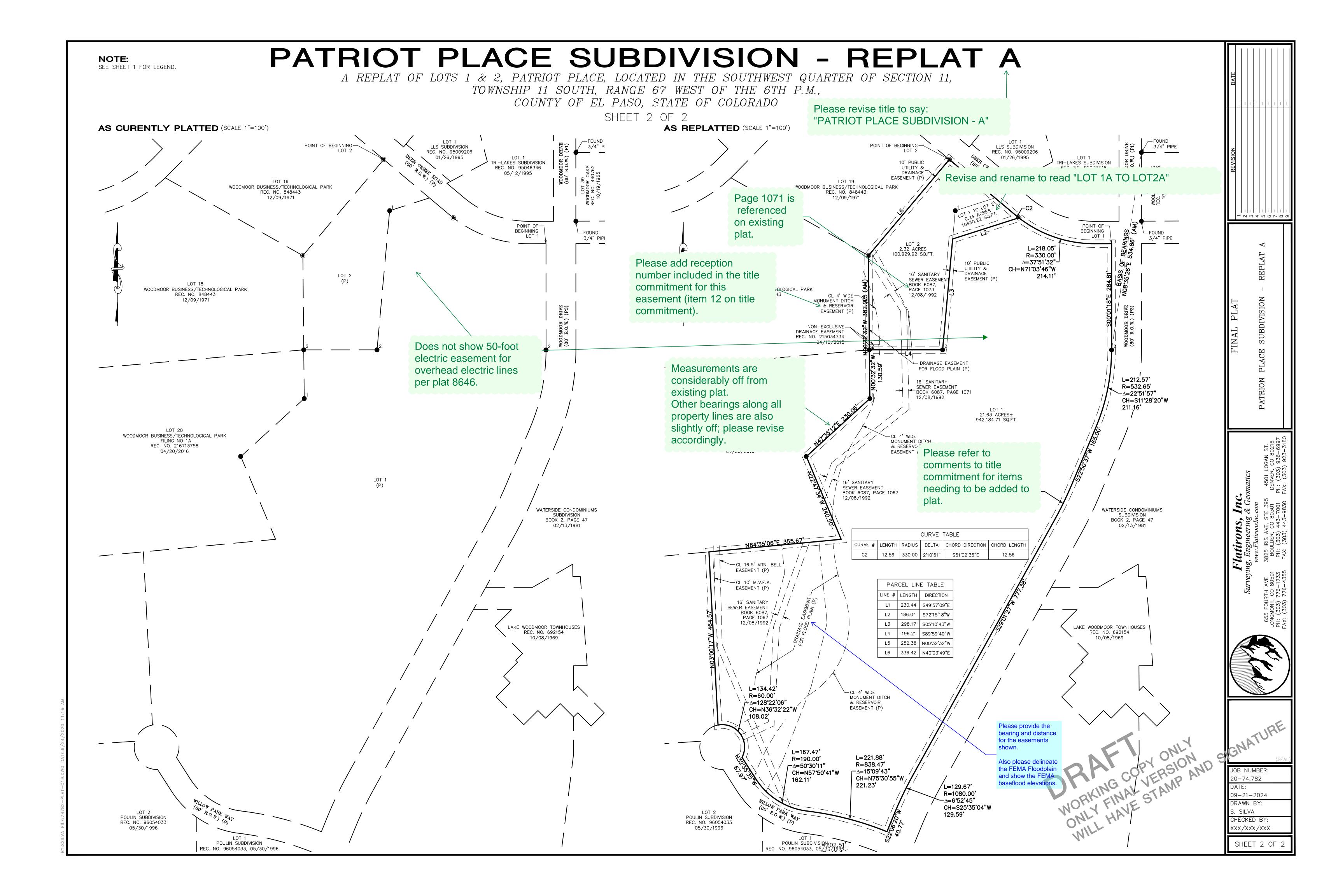
(modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the

designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Road Impact Fee

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees 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. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. 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.

Notes		DATE	
INSURAN 2020 A REGARD THIS SU	TITLE GUARANTEE COMPANY (AS AN AGENT FOR OLD REPUBLIC NATIONAL NCE COMPANY) COMMITMENT NUMBER PIB55086801.2402757, DATED JULY T 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION DING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARA JRVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE RTY DESCRIBED IN SAID TITLE COMMITMENT.	TITLE	
ANY DE DEFECT.	DING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASE FECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER . IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SUR NCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SH I.	SUCH	
4. BASIS C ALONG PLASTIC STATE F	JRVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF SO5"10'A AN EASTERLY LINE OF LOT 2 (P), BETWEEN A FOUND #4 REBAR WITH 1' C CAP "RMLS 19625" AND A FOUND #4 REBAR AS SHOWN HEREON. COLO PLANE COORDINATE SYSTEM, CENTRAL ZONE (0502), NORTH AMERICAN D	I-3"W RED III DRADO ← ↔ I	ν 4 υ ο Γ
5. FLOOD I AREAS ZONE D MAP D INFORMA ACCORD	NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO. INFORMATION: THE SUBJECT PROPERTY IS LOCATED IN ZONE X UNSHADE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND O, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, DOES NOT DIFFERENTIATE BETWEEN ZONE X UNSHADED AND ZONE D. FLO ATION IS SUBJECT TO CHANGE AND ZONE AE, REGULATORY FLOODWAY DING TO THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY-PANEL NO -0276 G, DATED DECEMBER 07, 2018.	D/OR THE OD	– REPLAT A
STATE OF C COUNTY OF I HEREBY C		FINAL PLAT	SUBDIVISION
EL PASO CO	OUNTY CLERK AND RECORDER	ц	PATRION PLACE
This plat for (na Community De	ommunity Development Certificate name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning evelopment Department Director on the day of, 20, subject to any notes	and s or	PATI
to all covenant	name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustrr ts, conditions, and restrictions recorded against and appurtenant to the original plat recorded County Clerk and Recorder, Reception #		N ST. 80216
Planning and C	Community Development Director	natics	6 4501 LOGAN DENVER, CO 8
		Inc.	<i>с.сот</i> ТЕ 395 80301
beposited book records o	ting Certificate THIS DAY OF, 20 ATO'CLOCK M. IN OF LAND SURVEY PLATS AT PAGE, OF THE OF EL PASO COUNTY, COLORADO. The Depositing Certificate her; not needed.	Flatirons, Inc. Surveving, Engineering & Geon	<i>FlatironsInc.com</i> IRIS AVE, STE 395 ULDER, CO 80301
DEPOSITED BOOK RECORDS O	THISOF UAND SURVEY PLATS AT PAGE, OF THE OF LAND SURVEY PLATS AT PAGE, OF THE OF EL PASO COUNTY, COLORADO. The Depositing Certificate her; not needed. FOUND MONUMENT AS DESCRIBED FOUND #4 REBAR WITH 1" RED PLASTIC CAP "RMLS 19625" FOUND #4 REBAR SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406"	Flatirons, Inc. Surveving, Engineering & Geon	<i>www.FlatironsInc.com</i> 3825 IRIS AVE, STE 395 BOULDER, CO 80301
eposited BOOK Records o Remov altoget	THIS DAY OF, 20 ATO'CLOCK M. IN OF LAND SURVEY PLATS AT PAGE, OF THE OF EL PASO COUNTY, COLORADO. Ce Depositing Certificate her; not needed. FOUND MONUMENT AS DESCRIBED FOUND #4 REBAR WITH 1" RED PLASTIC CAP "RMLS 19625" FOUND #4 REBAR SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP	Elatirons, Inc.	655 FOURTH AVE 3825 IRIS AVE, STE 395 LONGMONT, CO 80501 BOULDER, CO 80301
DEPOSITED BOOK RECORDS O Remov altogeth 1 0 1 0 2 0 (P) Survey (P) Survey COLORADO, RESULTS OF SUPERVISION CLOSURE EF IN FULL CO WITH MONUN	THISOAY OF, 20ATO'CLOCK M. IN OF LAND SURVEY PLATS AT PAGE, OF THE DF EL PASO COUNTY, COLORADO. TO DEPOSITING Certificate her; not needed. Legend FOUND MONUMENT AS DESCRIBED FOUND #4 REBAR WITH 1" RED PLASTIC CAP "RMLS 19625" FOUND #4 REBAR SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 16406" AS PER THE PLAT OF PATRIOT PLACE SUBDIVISION	TS THE JOB NU JOB NU PARED ALING DATE:	BS5 FOURTH AVE 3825 IRIS AVE, STE 395 LONGMONT, CO 80501 BOULDER, CO 80301 BOULDER, CO 80301



Final Plat Drawings_V1.pdf Markup Summary

Access (1)



Subject: Access Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:21:33 AM Status: Layer: Space:



Admin Replat (1)

Subject: Admin Replat Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:18:10 AM Status: Layer: Space: Access:

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

Planning & Community Development Certificate 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.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception #

Planning and Community Development Director

Arrow (1)



Subject: Arrow Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/2/2020 11:45:03 AM Status: Layer: Space:

Callout (14)



Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/2/2020 11:47:19 AM Status: Layer: Space:



Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Daniel Torres Date: 11/3/2020 1:35:01 PM Status: Layer: Space: Does not show 50-foot electric easement for overhead electric lines per plat 8646.

Please provide the bearing and distance for the easements shown.

Also please delineate the FEMA Floodplain and show the FEMA baseflood elevations.

THE STH P.K., ILORADO Plases add aid of the schedule plat indicate show the core plat indicate show the core plat indicate show the core plat indicate show the core plat indicate show the core plat indicate show the core plat	Subject: Callout Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 8:28:49 AM Status: Layer: Space:	Please add all of the previous plat notes shown on the current plat (from 1993) in addition to the following: -add reference to the covenants -
Page LOT al de externo pac	Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/3/2020 8:41:13 AM Status: Layer: Space:	Page 1071 is referenced on existing plat.
Peak all notified in the second secon	Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/3/2020 8:41:18 AM Status: Layer: Space:	Please add reception number included in the title commitment for this easement (item 12 on title commitment).
N - REPLAT A	Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/3/2020 8:57:31 AM Status: Layer: Space:	Please revise title to say: "PATRIOT PLACE SUBDIVISION - A"
	Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/3/2020 8:58:55 AM Status: Layer: Space:	Revise and rename to read "LOT 1A TO LOT2A"
Measurements are considered for the bearing store as a store of the bearing store as a prophysical store as a store according.	Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/3/2020 9:05:23 AM Status: Layer: Space:	Measurements are considerably off from existing plat. Other bearings along all property lines are also slightly off; please revise accordingly.
	Subject: Callout Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:07:47 AM Status: Layer: Space:	Please revise title to say: "PATRIOT PLACE SUBDIVISION - A"

	Subject: Callout Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:11:24 AM Status: Layer: Space:	Bearings on proposed plat do not match those on the existing plat, as such this legal description will also need to be revised accordingly along with the plat and closures sheet.
	Subject: Callout Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:14:37 AM Status: Layer: Space:	Please revise title to say: "PATRIOT PLACE SUBDIVISION - A"
	Subject: Callout Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:15:48 AM Status: Layer: Space:	Add second signature block for second owner.
AGKATEH	Subject: Callout Page Label: [2] 74782-PLAT-C19-PLAT (2) Author: Sophie Kiepe Date: 11/3/2020 9:22:01 AM Status: Layer: Space:	Please refer to comments to title commitment for items needing to be added to plat.
Ann, an a subset present vision. Anno 2007 Start Primer Primer Start Start Primer Start Start Start Primer Primer Start Start Start Start Start Primer Primer Start	Subject: Callout Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:24:54 AM Status: Layer: Space:	Remove Depositing Certificate altogether; not needed.

Environmental (1)



Subject: Environmental Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:20:56 AM Status: Layer:

Space:

Add the following plat notes:

Environmental:

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).

Addresses:

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

Floodplain (1)



Subject: Floodplain Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:24:49 AM Status: Layer: Space:

Floodplain:

No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.) This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____,

effective date __(modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number ______ dated ______. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Road Impact (1)



Subject: Road Impact Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Sophie Kiepe Date: 11/3/2020 9:26:09 AM Status:

Layer: Space:

Road Impact Fee

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees 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. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. 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.

Text Box (1)



Subject: Text Box Page Label: [1] 74782-PLAT-C19-PLAT (1) Author: Daniel Torres Date: 11/3/2020 4:30:09 PM Status: Layer: Space:

Please add the following note(s): -All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise