

# FINAL PLAT URBAN LANDING FILING NO. 1

A PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

**BE IT KNOWN BY THESE PRESENTS:**

THAT ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: IS A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, HAVING A NUMBER 5 REBAR WITH 1.5 INCH ILLEGIBLE ALUMINUM CAP, 1.0' BELOW GROUND, AT THE INTERSECTION WITH THE NORTHEASTERLY LINE OF A TRACT DESCRIBED BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED AUGUST 12, 1963 IN BOOK 1969 AT PAGE 746 UNDER RECEPTION NUMBER. 301954 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER FROM WHICH A NUMBER 5 REBAR WITH 1.25" ILLEGIBLE YELLOW CAP, FLUSH WITH GROUND, AT THE SOUTHWEST CORNER OF LOT 22 OF THE SUBDIVISION PLAT OF CHAPARRAL HILLS RECORDED AUGUST 26, 1971 IN PLAT BOOK T-2 AT PAGE 2, UNDER RECEPTION NUMBER 301954 OF SAID RECORDS, DETERMINED BY GPS OBSERVATION TO BEAR N89°59'23"E, A DISTANCE OF 1757.25 FEET.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26 PLATTED IN CHAPARRAL HILLS RECORDED AUGUST 26, 1971 IN PLAT BOOK T-2 AT PAGE 2 OF SAID RECORDS; THENCE SOUTH 89°59'23" WEST ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 747.01 FEET TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JANUARY 2, 2007 UNDER RECEPTION NUMBER 207000186 OF SAID RECORDS;

THENCE ON THE EASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING TWO COURSES:

1. THENCE NORTH 25°22'12" WEST A DISTANCE OF 76.97 FEET (77.40 FEET OF RECORD);
2. THENCE NORTH 19°37'50" EAST A DISTANCE OF 56.57 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SPANISH BIT DRIVE AS PLATTED IN SAID CHAPARRAL HILLS;

THENCE ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1. THENCE NORTH 65°02'22" EAST A DISTANCE OF 6.60 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 530.00 FEET, WHOSE CENTER BEARS NORTH 24°57'38" WEST;
2. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°51'52" (29°52'41" OF RECORD), AN ARC DISTANCE OF 276.25 FEET (276.38 FEET OF RECORD);
3. THENCE NORTH 35°10'31" EAST A DISTANCE OF 167.55 FEET (167.67 FEET OF RECORD) TO A NON-TANGENT CURVE, HAVING A RADIUS OF 470.00 FEET, WHOSE CENTER BEARS SOUTH 54°53'35" EAST;
4. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°23'41" (14°19'10" OF RECORD), AN ARC DISTANCE OF 118.08 FEET (117.46 FEET OF RECORD);
5. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 49°26'00" EAST, A DISTANCE OF 227.16 FEET (227.19 FEET OF RECORD) TO THE MOST WESTERLY CORNER OF SAID LOT 26;

THENCE SOUTH 16°20'07" EAST ON THE SOUTHWESTERLY LINE OF SAID LOT 26, A DISTANCE OF 700.73 FEET (700.71 FEET OF RECORD) TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 286,474 SQUARE FEET (6.57653 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

**OWNERS CERTIFICATE:**

THE UNDERSIGNED, BEING ALL THE OWNERS, OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF URBAN LANDING FILING NO. 1. 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:**

THE AFOREMENTIONED, ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

BY \_\_\_\_\_, AS \_\_\_\_\_, OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_, OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

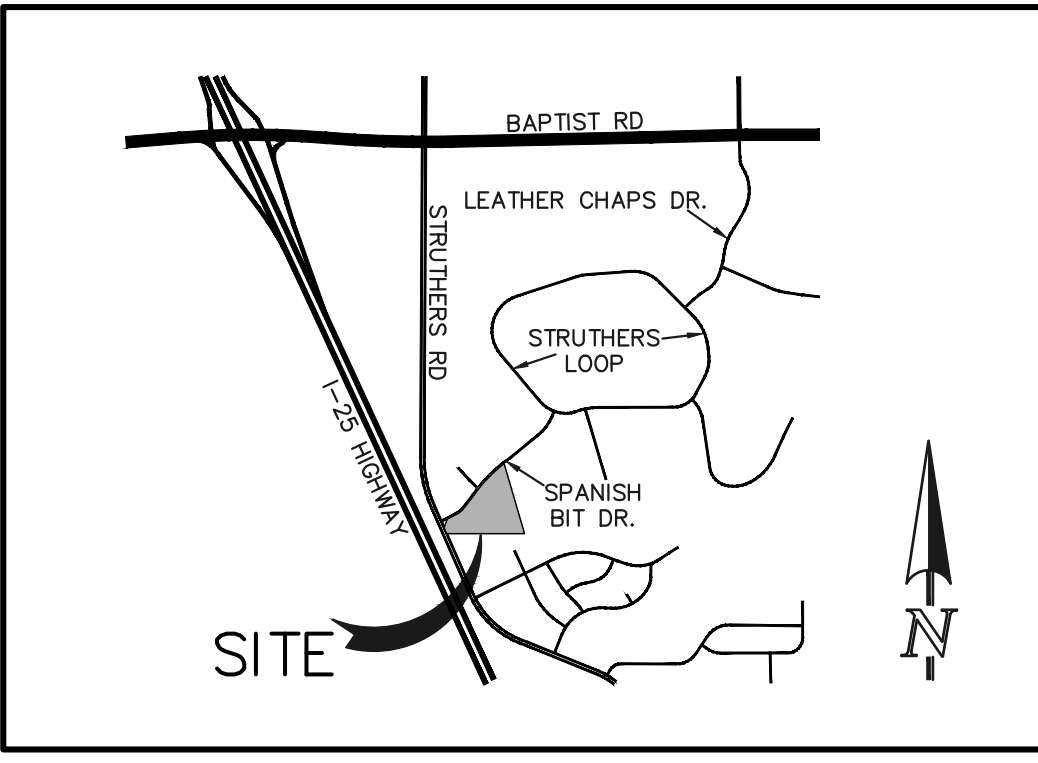
**GENERAL NOTES:**

1. THE DATE OF PREPARATION IS DECEMBER 16, 2024.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"
3. 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;
4. 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 INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
5. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
6. 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).
7. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
11. THERE SHALL BE NO DIRECT LOT ACCESS TO SPANISH BIT DRIVE.
12. ~~THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REMOVE NOTE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.~~
13. TRACT "D" OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE URBAN LANDING HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
14. 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 SOILS AND GEOLOGY STUDY URBAN LANDING STRUTHERS ROAD AND SPANISH BIT DRIVE BY ENTECH ENGINEERING, INC. DATED JULY 12, 2024 AND REVISED SEPTEMBER 13, 2024 IN FILE PUDSP243 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
POTENTIAL SEASONALLY SHALLOW GROUNDWATER: LOTS 32-34, 37,38 and 44-47. FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED PERIODICALLY, SUBSURFACE PERIMETER DRAINS ARE RECOMMENDED.
15. ELITE PROPERTIES OF AMERICA, INC. IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.  
• WATER SERVICE IS PROVIDED BY DONALA WATER AND SANITATION DISTRICT SUBJECT TO THE RULES, REGULATIONS AND SPECIFICATIONS.  
• WASTEWATER SERVICE IS PROVIDED BY DONALA WATER AND SANITATION DISTRICT SUBJECT TO THE RULES, REGULATIONS AND SPECIFICATIONS.  
• ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDER'S RULES, REGULATIONS AND SPECIFICATIONS.  
• NO GAS SERVICE FOR THIS SUBDIVISION IS PLANNED. THE SITE WILL RELY ON ELECTRIC SERVICE ONLY.
16. FLOODPLAIN STATEMENT: THIS SITE, URBAN LANDING, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0286 G AND 0804C0287 G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)

**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.

**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.

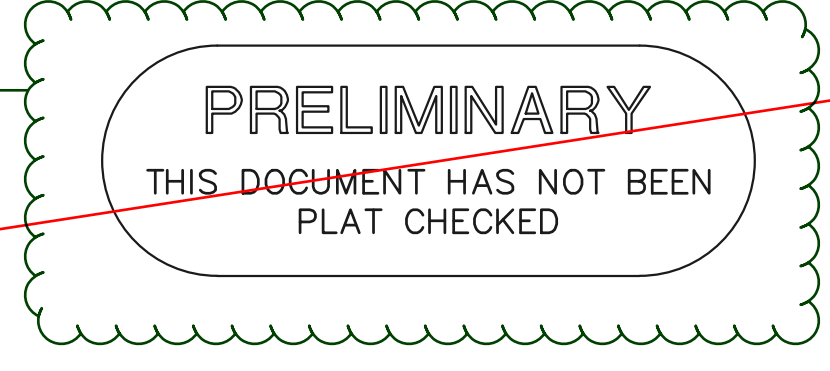
What is this document in reference to? This reception number is not included in the title commitment.



**VICINITY MAP**  
N.T.S.

United State Air Force Academy (USAFA) has requested several notes be added to this plat. Please coordinate with USAFA regarding specific wording.

Please remove this watermark



**GENERAL NOTES CONT.:**

17. URBAN LANDING LIES WITHIN THE MONUMENT FIRE PROTECTION DISTRICT.
18. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. \_\_\_\_\_, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
19. 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. 19-471), 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.
20. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 3925COR, AMENDMENT NO. 3925COR-C ISSUED BY CORE TITLE GROUP LLC, EFFECTIVE DATE DECEMBER 16, 2024 AT 7:00 A.M.
21. TRACT "D" IS FOR DETENTION AND WATER QUALITY, SAID TRACT WILL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOME OWNERS ASSOCIATION.
22. TRACTS A AND C ARE FOR OPEN SPACE, LANDSCAPE AND UTILITIES, SAID TRACT WILL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOME OWNERS ASSOCIATION.
23. TRACT B IS FOR PRIVATE ROADS, PUBLIC ACCESS, AND UTILITIES, SAID TRACT WILL BE OWNED AND MAINTAINED BY THE URBAN LANDING HOME OWNERS ASSOCIATION.
24. THIS PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN STATE OF COLORADO PATENT RECORDED IN BOOK 290 AT PAGE 178. THIS IS BLANKET IN NATURE COVERING THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. AND RESERVES MINERALS.
25. THIS PROPERTY IS SUBJECT TO A NOTICE CONCERNING UNDERGROUND FACILITIES RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
26. THIS PROPERTY IS SUBJECT TO ANY ASSESSMENT OR LIEN OF DONALA WATER AND SANITATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED SEPTEMBER 25, 2020 AT RECEPTION NO. 220150375.

**SUMMARY TABLE:**

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A & C (OPEN SPACE, LANDSCAPE, UTILITIES)	88,150	30.77%	URBAN LANDING HOME OWNERS ASSOCIATION	URBAN LANDING HOME OWNERS ASSOCIATION
TRACT B (PRIVATE ROADS, PUBLIC ACCESS, UTILITIES)	37,171	12.975%	URBAN LANDING HOME OWNERS ASSOCIATION	URBAN LANDING HOME OWNERS ASSOCIATION
TRACT D (DETENTION POND, OPEN SPACE, UTILITIES)	22,388	7.815%	URBAN LANDING HOME OWNERS ASSOCIATION	URBAN LANDING HOME OWNERS ASSOCIATION
LOTS (49 TOTAL)	138,765	48.44%	INDIVIDUAL LOT OWNERS	
TOTAL	286,474	100.00%		

This note needs to be more specific. At a final plat stage, you need to identify what the mitigation measure is. If it's going to be subsurface drains, then it will need to be a requirement, not a recommendation. With no mitigation measures proposed, you will include a statement that basements are prohibited.

This note also does not acknowledge the other hazards and constraints that were identified in the report.

**SURVEYOR'S STATEMENT:**

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

**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.

**COUNTY APPROVAL CERTIFICATE:**

THIS PLAT FOR URBAN LANDING FILING NO. 1 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. DATE \_\_\_\_\_

**ACCEPTANCE CERTIFICATE FOR TRACTS**

THE DEDICATION OF TRACTS A, B, C AND D WITH USE STATED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE URBAN LANDING HOMEOWNER'S ASSOCIATION.

BY: \_\_\_\_\_  
AS: \_\_\_\_\_

OF URBAN LANDING HOMEOWNER'S ASSOCIATION  
STATE OF COLORADO )  
                                  ) ss  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_, OF URBAN LANDING HOMEOWNER'S ASSOCIATION.  
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO )  
                                  ) ss  
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.

STEVE SCHLEIKER, RECORDER

BY: \_\_\_\_\_  
DEPUTY

**FEEES:**

DRAINAGE: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
URBAN PARK: \_\_\_\_\_  
REGIONAL PARK: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_

SHEET 1 OF 2  
JANUARY 8, 2025  
JOB NO. 1308.00  
URBAN LANDING FILING NO. 1



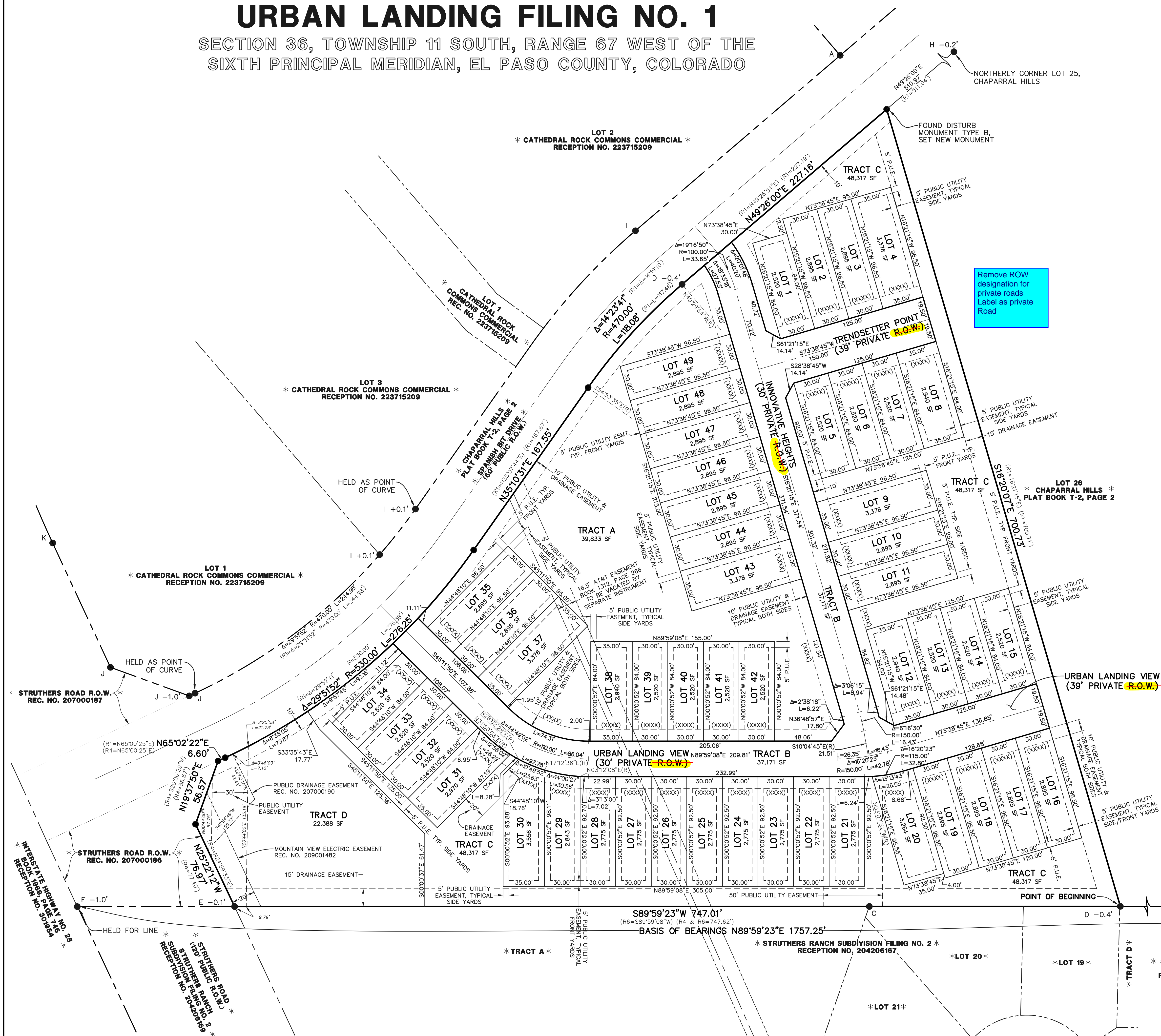
**OWNER:**  
ELITE PROPERTIES OF AMERICA, INC.  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 885-0790



# FINAL PLAT

## URBAN LANDING FILING NO. 1

SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE  
SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- ### MONUMENT LEGEND
- A. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR (NO CAP), FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH 1.25 INCH ILLEGIBLE YELLOW CAP, FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - C. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1.25 INCH ORANGE PLASTIC CAP STAMPED BY 26965, FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - D. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1.25 INCH YELLOW PLASTIC CAP STAMPED "2372" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - E. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 2 INCH ALUMINUM CAP STAMPED "9853" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - F. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH 1.5 INCH ILLEGIBLE ALUMINUM CAP FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - G. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1.25 INCH ILLEGIBLE RED PLASTIC CAP, FOUND 1.0' BELOW GRADE.
  - H. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR (NO CAP), FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - I. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH RED PLASTIC CAP STAMPED BY "20681", FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - J. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH YELLOW PLASTIC CAP STAMPED BY "10376", FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED BY A + OR - DISTANCE FOLLOWING THE LETTER.
  - K. INDICATES REFERENCE TO A FOUND + ON ELECTRIC VAULT

- ### RECORD REFERENCE LEGEND:
- (RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER)
- R1= CHAPARRAL HILLS, SUBDIVISION PLAT RECORDED AUGUST 26, 1991 UNDER RECEPTION NO. 000824585, PLAT BOOK T2 AT PAGE 2.
  - R2= STRUTHERS RANCH SUBDIVISION FILING NO. 2 PLAT RECORDED DECEMBER 17, 2004 UNDER RECEPTION NO. 204206167.
  - R3= STRUTHERS RANCH SUBDIVISION FILING NO. 3 PLAT RECORDED DECEMBER 17, 2004 UNDER RECEPTION NO. 204206169.
  - R4= SPECIAL WARRANTY DEED RECORDED JANUARY 1, 2007 UNDER RECEPTION NO. 207000186.
  - R5= CHAPARRAL HILLS 1A, SUBDIVISION PLAT RECORDED FEBRUARY 5, 2009 UNDER RECEPTION NO. 209712920.
  - R6= WARRANTY DEED RECORDED DECEMBER 19, 2023 UNDER RECEPTION NO. 223103173.

- ### LEGEND
- \* NOT PART OF THIS SUBDIVISION
  - (R1=) RECORD DOCUMENT TABLE REFERENCE
  - AC ACRES
  - SQ. FT. SQUARE FEET
  - (XXXX) ADDRESS
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
  - P.U.E. PUBLIC UTILITIES EASEMENT
  - (R) RADIAL BEARING
  - R.O.W. RIGHT-OF-WAY
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET FLUSH WITH GRADE
  - A MONUMENT TYPE AS NOTED IN MONUMENT LEGEND
  - A -0.3' INDICATES THE LOCATION OF THE TOP OF THE MONUMENT RELATIVE TO THE EXISTING GRADE OF THE GROUND

