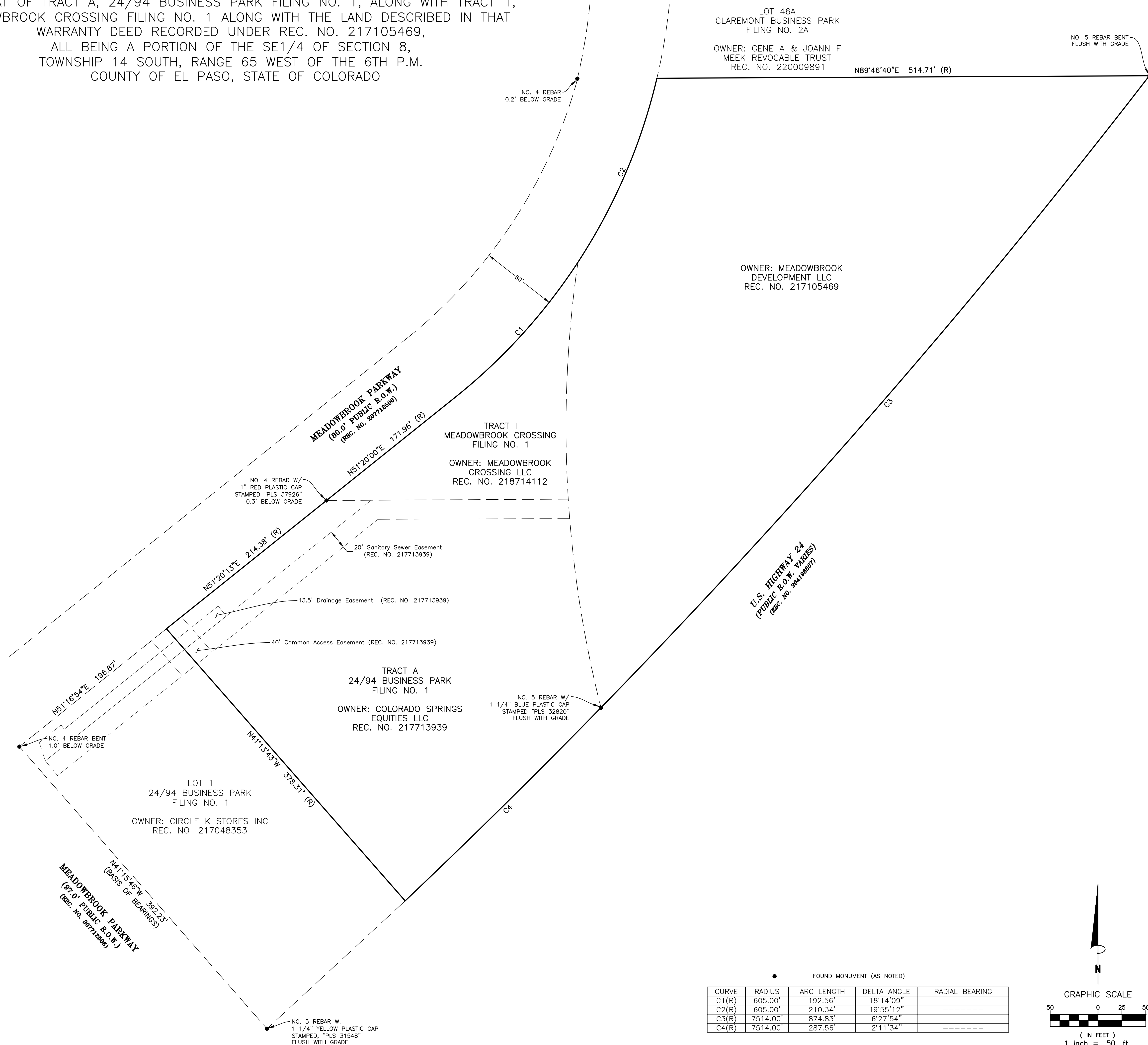


MEADOWBROOK PARK FILING NO. 1

AS PLATTED

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



LOT 46A
CLAREMONT BUSINESS PARK
FILING NO. 2A
OWNER: GENE A & JOANN F
MEEK REVOCABLE TRUST
REC. NO. 220009891

NO. 5 REBAR BENT
FLUSH WITH GRADE

NO. 4 REBAR
0.2' BELOW GRADE

NO. 4 REBAR W/
1" RED PLASTIC CAP
STAMPED "PLS 37926"
0.3' BELOW GRADE

20' Sanitary Sewer Easement
(REC. NO. 217713939)

13.5' Drainage Easement (REC. NO. 217713939)

40' Common Access Easement (REC. NO. 217713939)

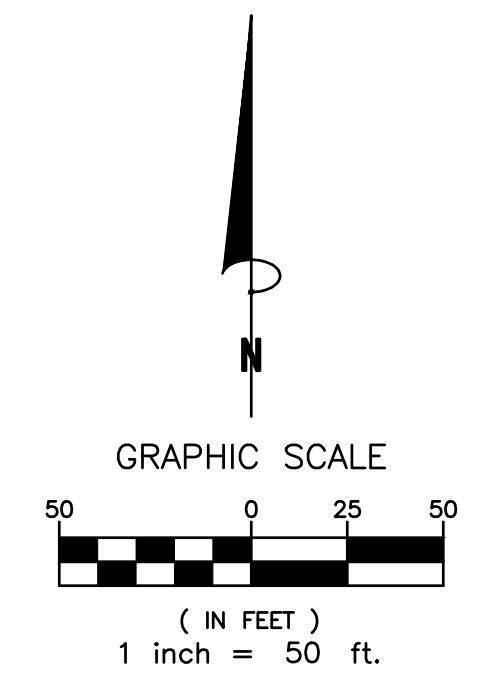
NO. 5 REBAR W/
1 1/4" BLUE PLASTIC CAP
STAMPED "PLS 32820"
FLUSH WITH GRADE

NO. 4 REBAR BENT
1.0' BELOW GRADE

NO. 5 REBAR W/
1 1/4" YELLOW PLASTIC CAP
STAMPED "PLS 31548"
FLUSH WITH GRADE

● FOUND MONUMENT (AS NOTED)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1(R)	605.00'	192.56'	18°14'09"	-----
C2(R)	605.00'	210.34'	19°55'12"	-----
C3(R)	7514.00'	874.83'	6°27'54"	-----
C4(R)	7514.00'	287.56'	2°11'34"	-----



No.	Description	By	Date
3	Addressed county comments	SCG	9/28/2021
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

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MEADOWBROOK PARK FILING NO. 1
A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

Project No. **201566**
Date: 2/25/2021
Sheet 2 of 5

Drawn By: SCG
Checked By: SLM

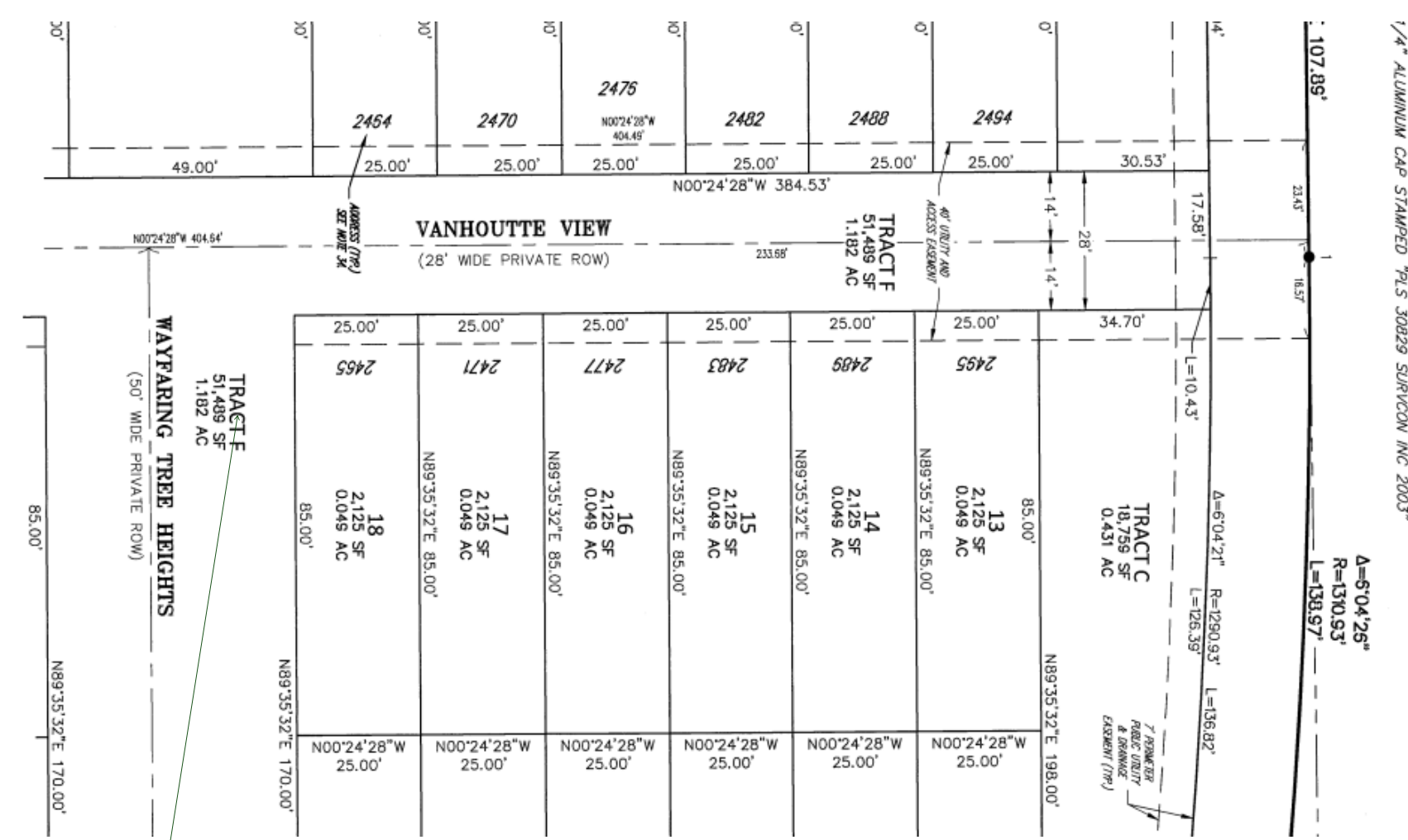
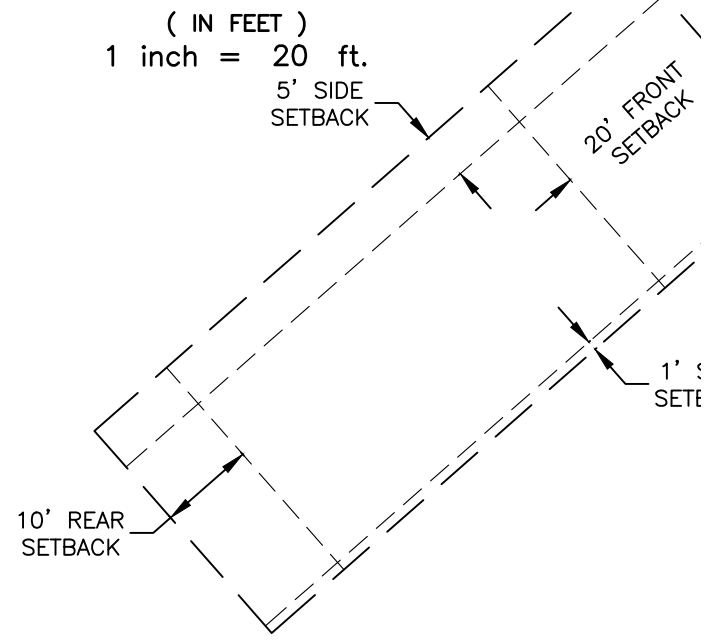
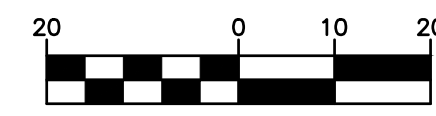
Clark Land Surveying, Inc.
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarksls.com

MEADOWBROOK PARK FILING NO. 1

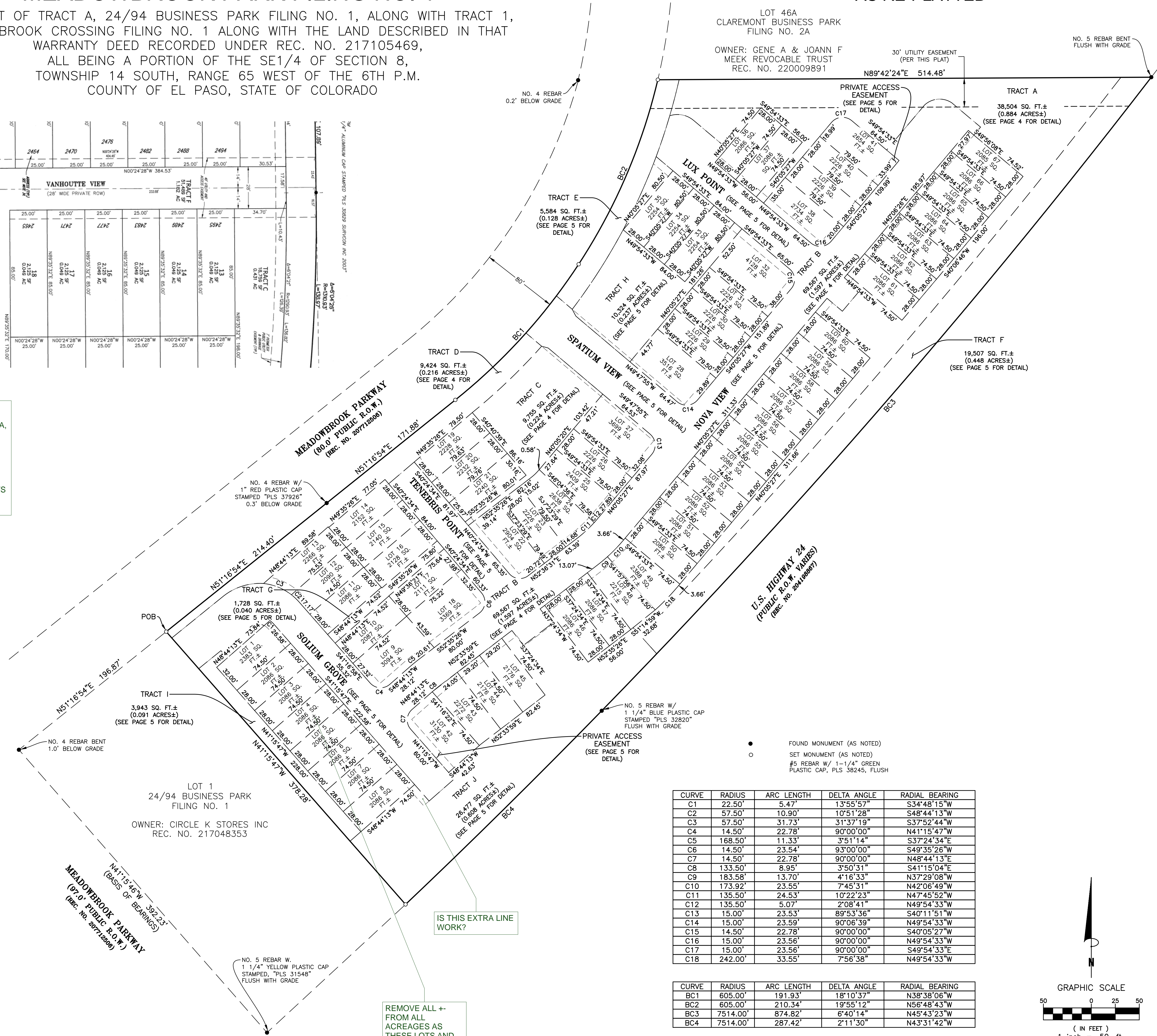
A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

AS RE-PLATTED

LOT SETBACK DETAIL: TYPICAL GRAPHIC SCALE



SAMPLE OF REQUIRED CENTERLINE DATA, ROAD NAMES, CLASSIFICATION, WIDTH FOR PRIVATE ROADS PER PLAT CHECKLIST MUST BE ON ALL SHEETS THAT DEPICT ROADS



LOT 46A
CLAREMONT BUSINESS PARK
FILING NO. 2A
OWNER: GENE A & JOANN F
MEEK REVOCABLE TRUST
REC. NO. 220009891

30' UTILITY EASEMENT
(PER THIS PLAT)
N89°42'24"E 514.48'

NO. 5 REBAR BENT
FLUSH WITH GRADE

NO. 4 REBAR
0.2' BELOW GRADE

PRIVATE ACCESS
EASEMENT
(SEE PAGE 5 FOR
DETAIL)

TRACT A
38,504 SQ. FT.±
(0.884 ACRES±)
(SEE PAGE 4 FOR DETAIL)

TRACT E
5,584 SQ. FT.±
(0.128 ACRES±)
(SEE PAGE 5 FOR
DETAIL)

LUX POINT
(SEE PAGE 5 FOR
DETAIL)

TRACT D
9,424 SQ. FT.±
(0.216 ACRES±)
(SEE PAGE 4 FOR
DETAIL)

SPATIUM VIEW
(SEE PAGE 5 FOR
DETAIL)

TRACT F
19,507 SQ. FT.±
(0.448 ACRES±)
(SEE PAGE 5 FOR
DETAIL)

MEADOWBROOK PARKWAY
(80.0' PUBLIC R.O.W.)
(REC. NO. 207712888)

TRACT C
9,755 SQ. FT.±
(0.224 ACRES±)
(SEE PAGE 4 FOR
DETAIL)

NOVA VIEW
(SEE PAGE 5 FOR
DETAIL)

NO. 4 REBAR W/
1" RED PLASTIC CAP
STAMPED "PLS 37926"
0.3' BELOW GRADE

TRACT G
1,728 SQ. FT.±
(0.040 ACRES±)
(SEE PAGE 5 FOR
DETAIL)

SOLID GROVE
(SEE PAGE 5 FOR
DETAIL)

TRACT I
3,943 SQ. FT.±
(0.091 ACRES±)
(SEE PAGE 5 FOR
DETAIL)

NO. 4 REBAR BENT
1.0' BELOW GRADE

LOT 1
24/94 BUSINESS PARK
FILING NO. 1
OWNER: CIRCLE K STORES INC
REC. NO. 217048353

MEADOWBROOK PARKWAY
(91.0' PUBLIC R.O.W.)
(REC. NO. 207712888)

NO. 5 REBAR W/
1 1/4" YELLOW PLASTIC CAP
STAMPED "PLS 31548"
FLUSH WITH GRADE

IS THIS EXTRA LINE
WORK?

REMOVE ALL +
FROM ALL
ACREAGES AS
THESE LOTS AND
TRACTS SHOULD
ALL CLOSE

NO. 5 REBAR W/
1 1/4" BLUE PLASTIC CAP
STAMPED "PLS 32820"
FLUSH WITH GRADE

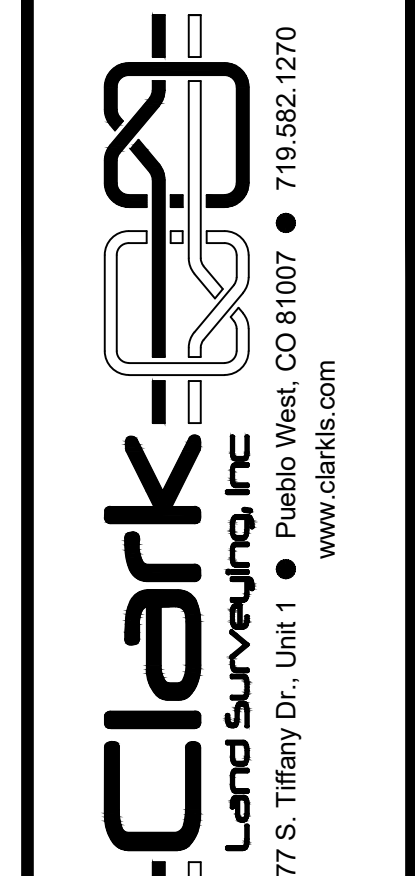
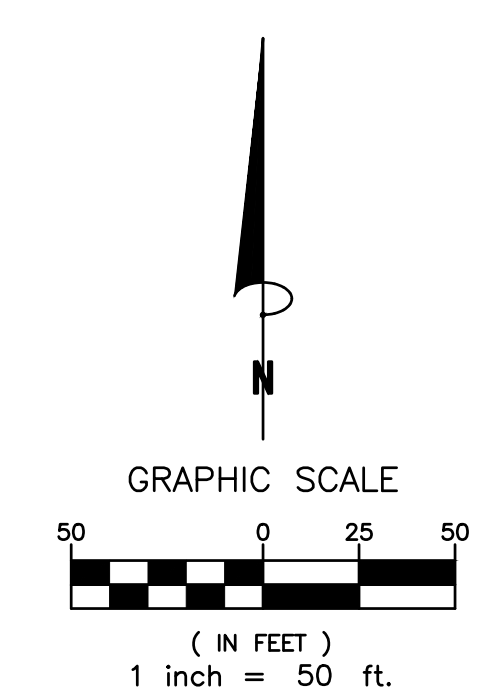
PRIVATE ACCESS
EASEMENT
(SEE PAGE 5 FOR
DETAIL)

U.S. HIGHWAY 24
(PUBLIC R.O.W. (MILES))
(REC. NO. 204118887)

FOUND MONUMENT (AS NOTED)
SET MONUMENT (AS NOTED)
#5 REBAR W/ 1-1/4" GREEN
PLASTIC CAP, PLS 38245, FLUSH

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	22.50'	5.47'	13°55'57"	S34°48'15"W
C2	57.50'	10.90'	10°51'28"	S48°44'13"W
C3	57.50'	31.73'	31°37'19"	S37°52'44"W
C4	14.50'	22.78'	90°00'00"	N41°15'47"W
C5	168.50'	11.33'	3°51'14"	S37°24'34"E
C6	14.50'	23.54'	93°00'00"	S49°35'26"W
C7	14.50'	22.78'	90°00'00"	N48°44'13"E
C8	133.50'	8.95'	3°50'31"	S41°15'04"E
C9	183.58'	13.70'	4°16'33"	N37°29'08"W
C10	173.92'	23.55'	7°45'31"	N42°06'49"W
C11	135.50'	24.53'	10°22'23"	N47°45'52"W
C12	135.50'	5.07'	2°08'41"	N49°54'33"W
C13	15.00'	23.53'	89°53'36"	S40°11'51"W
C14	15.00'	23.59'	90°06'39"	N49°54'33"W
C15	14.50'	22.78'	90°00'00"	S40°05'27"W
C16	15.00'	23.56'	90°00'00"	N49°54'33"W
C17	15.00'	23.56'	90°00'00"	S49°54'33"E
C18	242.00'	33.55'	7°56'38"	N49°54'33"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
BC1	605.00'	191.93'	18°10'37"	N38°38'06"W
BC2	605.00'	210.34'	19°55'12"	N56°48'43"W
BC3	7514.00'	874.82'	6°40'14"	N45°43'23"W
BC4	7514.00'	287.42'	2°11'30"	N43°31'42"W



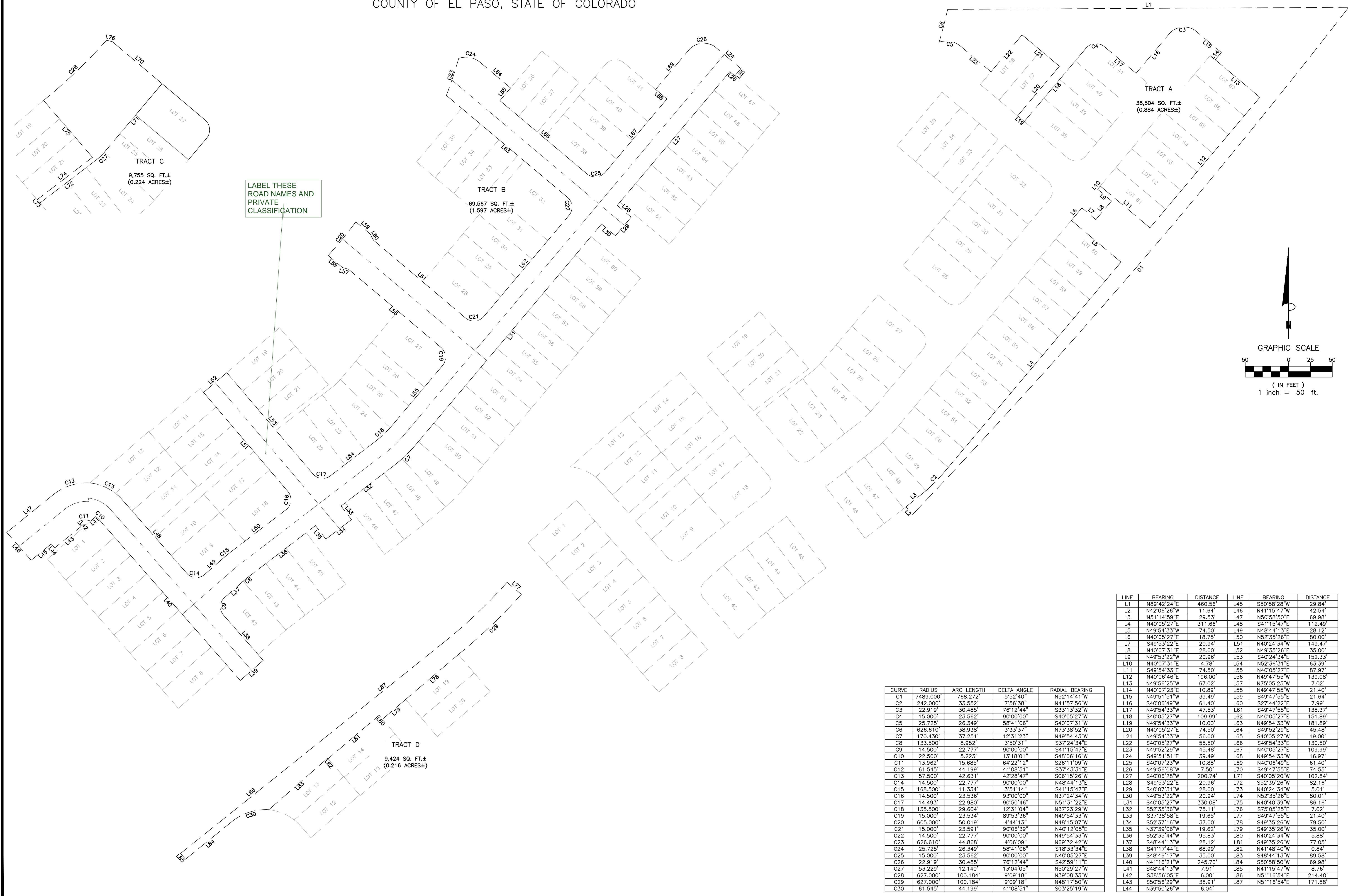
No.	Description	By	Date
3	Addressed county comments	SCG	9/28/2021
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

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MEADOWBROOK PARK FILING NO. 1
A PORTION OF THE SE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO
Project No. 201566
Date: 2/25/2021
Sheet: 3 of 5
Drawn By: SCG
Checked By: SLM

MEADOWBROOK PARK FILING NO. 1

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



LABEL THESE ROAD NAMES AND PRIVATE CLASSIFICATION

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	7489.000'	768.272'	5°52'40"	N52°14'41"W
C2	242.000'	33.552'	7°56'38"	N41°57'56"W
C3	22.919'	30.485'	76°12'44"	S33°13'32"W
C4	15.000'	23.562'	90°00'00"	S40°05'27"W
C5	25.725'	26.349'	58°41'06"	S40°07'31"W
C6	626.610'	38.938'	3°33'37"	N73°38'52"W
C7	170.430'	37.251'	12°31'23"	N49°54'43"W
C8	133.500'	8.952'	3°50'31"	S37°24'34"E
C9	14.500'	22.777'	90°00'00"	S41°15'47"E
C10	22.500'	5.223'	1°18'01"	S48°06'16"W
C11	13.962'	15.685'	64°22'12"	S28°11'09"W
C12	61.545'	44.199'	41°08'51"	S37°43'31"E
C13	57.500'	42.631'	42°28'47"	S06°15'26"W
C14	14.500'	22.777'	90°00'00"	N48°44'13"E
C15	168.500'	11.334'	3°51'14"	S41°15'47"E
C16	14.500'	23.536'	93°00'00"	N37°24'54"W
C17	14.493'	22.980'	90°50'46"	N51°31'22"E
C18	135.500'	29.604'	12°31'04"	N37°23'29"W
C19	15.000'	23.534'	89°53'36"	N49°54'33"W
C20	605.000'	50.019'	4°44'13"	N48°15'07"W
C21	15.000'	23.591'	90°06'39"	N40°12'05"E
C22	14.500'	22.777'	90°00'00"	N49°54'33"W
C23	626.610'	44.868'	4°06'09"	N69°32'42"W
C24	25.725'	26.349'	58°41'06"	S18°33'34"E
C25	15.000'	23.562'	90°00'00"	N40°05'27"E
C26	22.919'	30.485'	76°12'44"	S42°59'11"E
C27	53.229'	12.140'	1°04'05"	N50°29'27"W
C28	627.000'	100.184'	9°09'18"	N39°08'33"W
C29	627.000'	100.184'	9°09'18"	N48°17'50"W
C30	61.545'	44.199'	41°08'51"	S03°25'19"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°42'24"E	460.56'	L45	S50°58'28"W	29.84'
L2	N42°06'26"W	11.64'	L46	N41°15'47"W	42.54'
L3	N51°14'59"E	29.53'	L47	N50°58'50"E	69.98'
L4	N40°05'27"E	311.66'	L48	S41°15'47"E	112.49'
L5	N49°54'33"W	74.50'	L49	N48°44'13"E	28.12'
L6	N40°05'27"E	18.75'	L50	N52°35'26"E	80.00'
L7	S49°53'22"E	20.94'	L51	N40°24'34"W	149.47'
L8	N40°07'31"E	28.00'	L52	N49°35'26"E	35.00'
L9	N49°53'22"W	20.96'	L53	S40°24'34"E	152.33'
L10	N40°07'31"E	4.78'	L54	N52°36'31"E	63.39'
L11	S49°54'33"E	74.50'	L55	N40°05'27"E	87.97'
L12	N40°06'46"E	196.00'	L56	N49°47'55"W	139.08'
L13	N49°56'25"W	67.02'	L57	N75°05'25"W	7.02'
L14	N40°07'23"E	10.89'	L58	N49°47'55"W	21.40'
L15	N49°51'51"W	39.49'	L59	S49°47'55"E	21.64'
L16	S40°06'49"W	61.40'	L60	S27°44'22"E	7.99'
L17	N49°54'33"W	47.53'	L61	S49°47'55"E	138.37'
L18	S40°05'27"W	109.99'	L62	N40°05'27"E	151.89'
L19	N49°54'33"W	10.00'	L63	N49°54'33"W	181.89'
L20	N40°05'27"E	74.50'	L64	S49°52'29"E	45.48'
L21	N49°54'33"W	56.00'	L65	S40°05'27"W	19.00'
L22	S40°05'27"W	55.50'	L66	S49°54'33"E	130.50'
L23	N49°52'29"W	45.48'	L67	N40°05'27"E	109.99'
L24	S49°51'51"E	39.49'	L68	N49°54'33"W	16.97'
L25	S40°07'23"E	10.88'	L69	N40°06'49"E	61.40'
L26	N49°56'08"W	7.50'	L70	S49°47'55"E	74.55'
L27	S40°06'28"W	200.74'	L71	S40°05'20"W	102.84'
L28	S49°53'22"E	20.96'	L72	S52°35'26"W	82.16'
L29	S40°07'31"W	28.00'	L73	N40°24'34"W	5.01'
L30	N49°53'22"W	20.94'	L74	N52°35'26"E	80.01'
L31	S40°05'27"W	330.08'	L75	N40°40'39"W	86.16'
L32	S52°35'36"W	75.11'	L76	S75°05'25"E	7.02'
L33	S37°38'58"W	19.65'	L77	S49°47'55"E	21.40'
L34	S52°37'16"W	37.00'	L78	S49°35'26"W	79.50'
L35	N37°39'06"W	19.62'	L79	S49°35'26"W	35.00'
L36	S52°35'44"W	95.83'	L80	N40°24'34"W	5.88'
L37	S48°44'13"W	28.12'	L81	S49°35'26"W	77.05'
L38	S41°17'44"E	68.99'	L82	N41°48'40"W	0.84'
L39	S48°46'17"W	35.00'	L83	S48°44'13"W	89.58'
L40	N41°16'21"W	245.70'	L84	S50°58'50"W	69.98'
L41	S48°44'13"W	7.91'	L85	N41°15'47"W	8.76'
L42	S38°56'05"E	6.00'	L86	N51°16'54"E	214.40'
L43	S50°56'29"W	38.91'	L87	N51°16'54"E	171.88'
L44	N39°50'26"W	6.04'			

MEADOWBROOK PARK FILING NO. 1

A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

No.	Description	By	Date
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2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

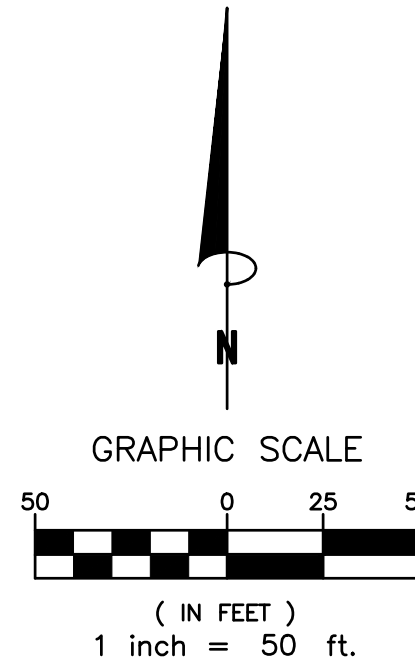
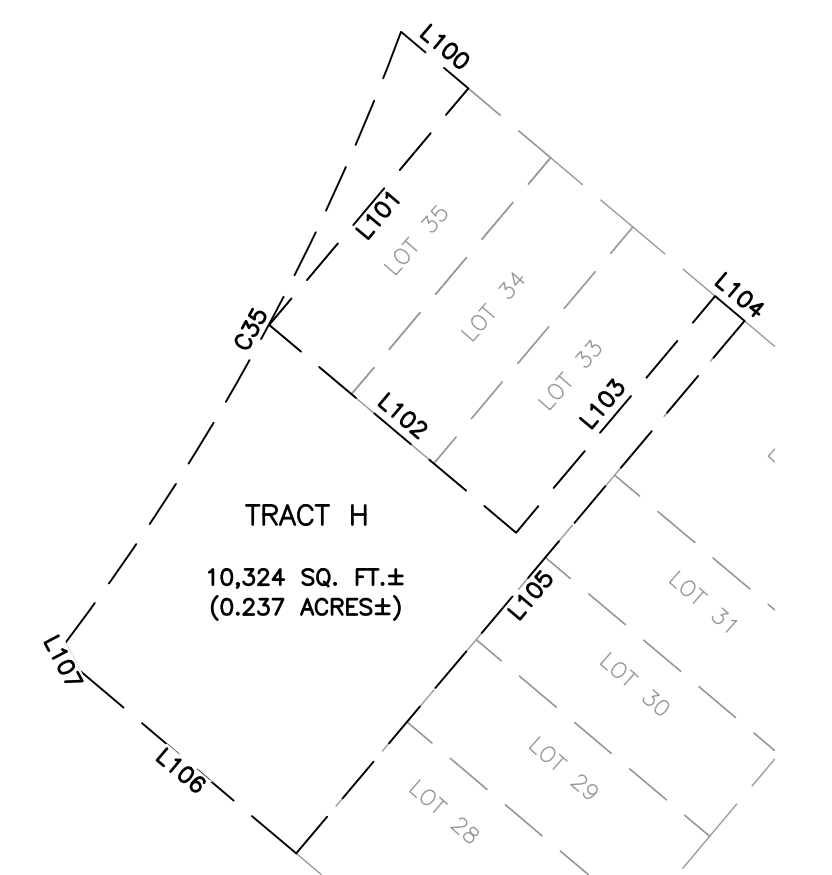
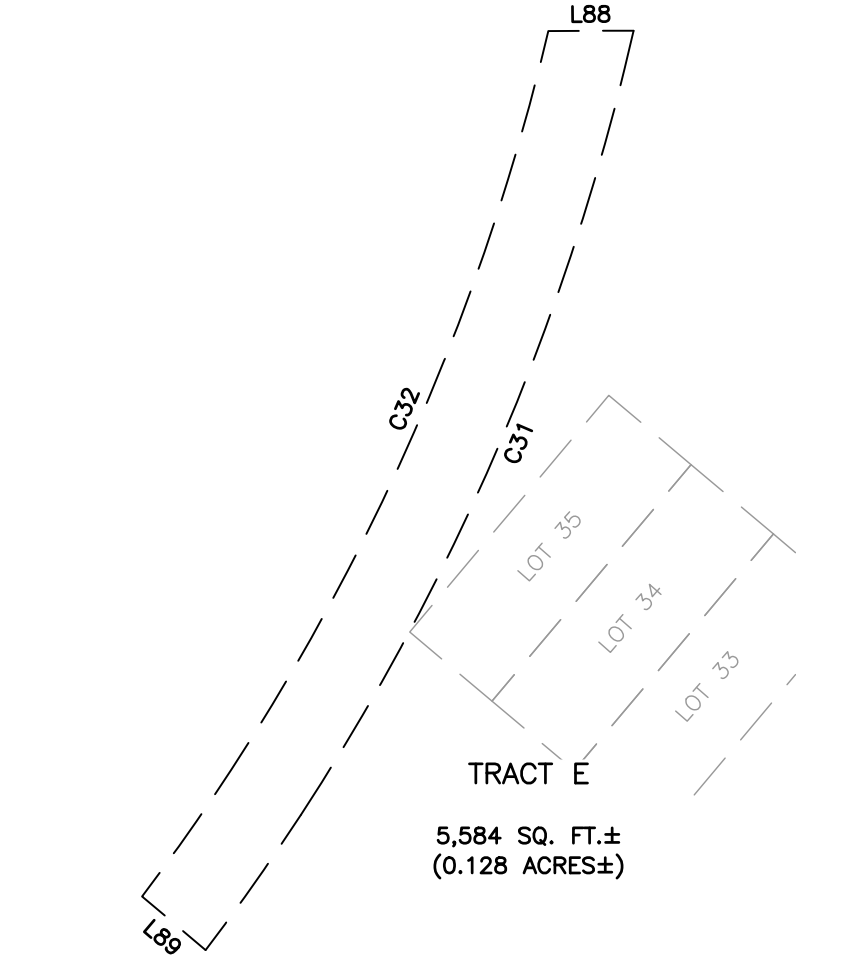
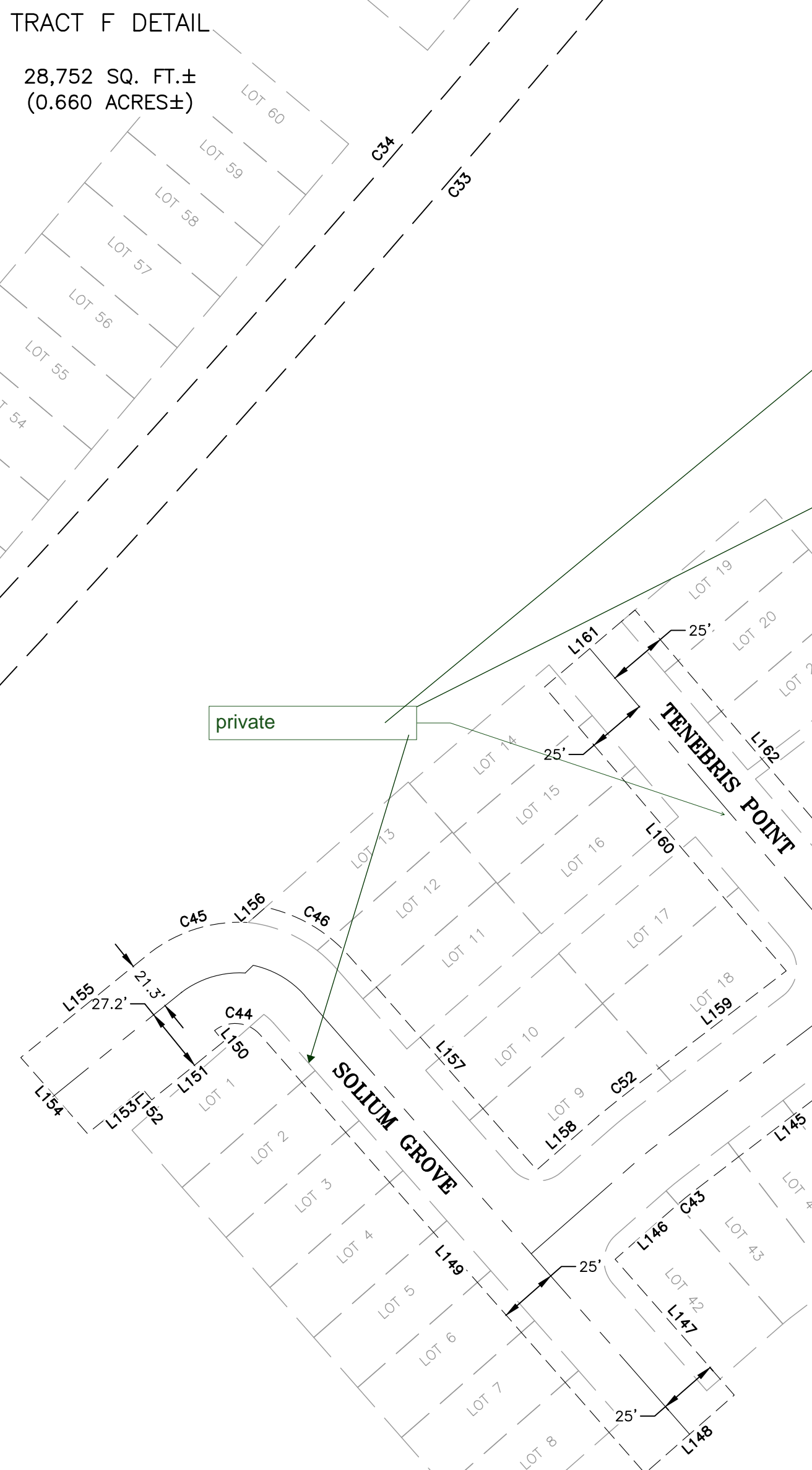
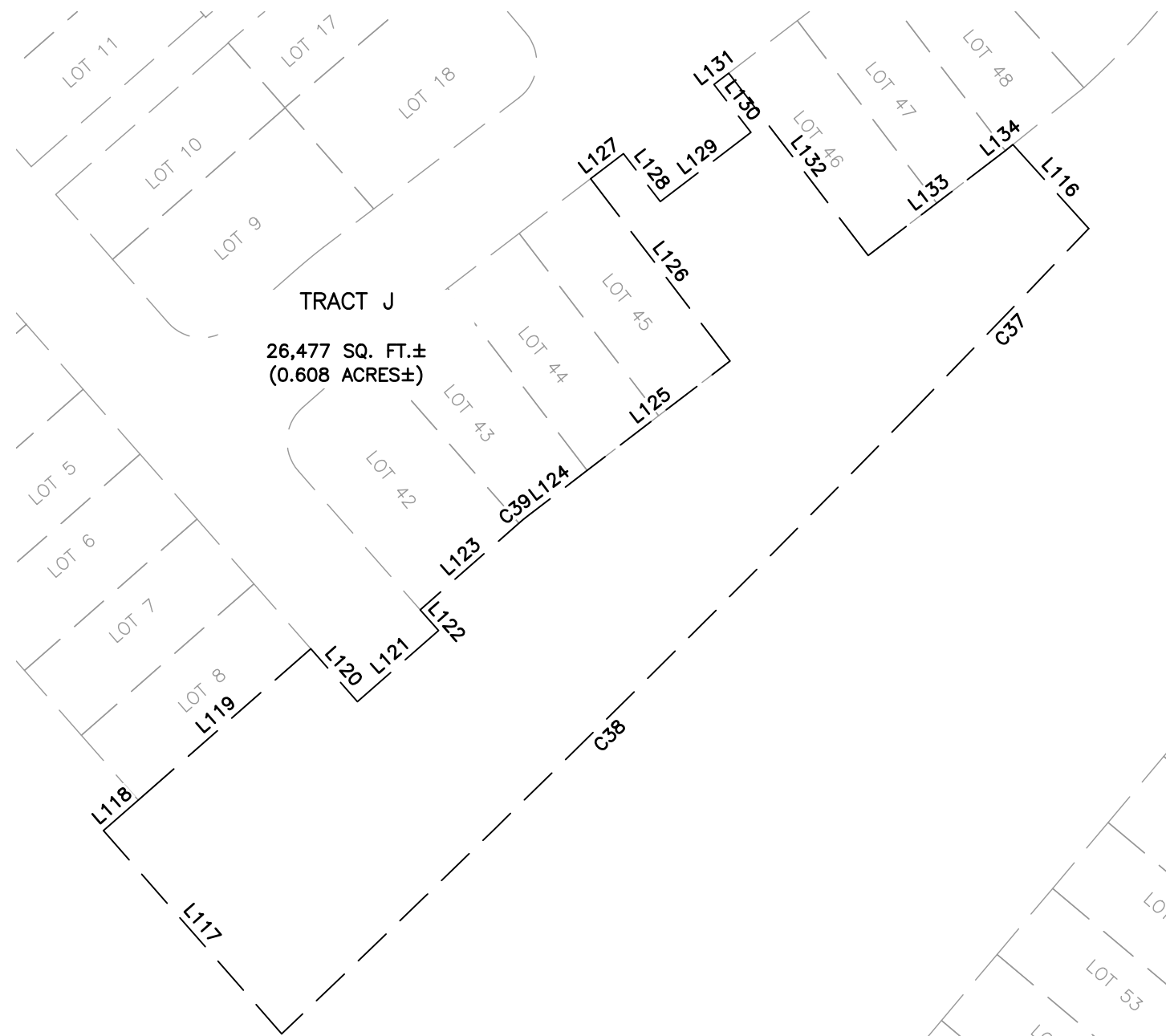
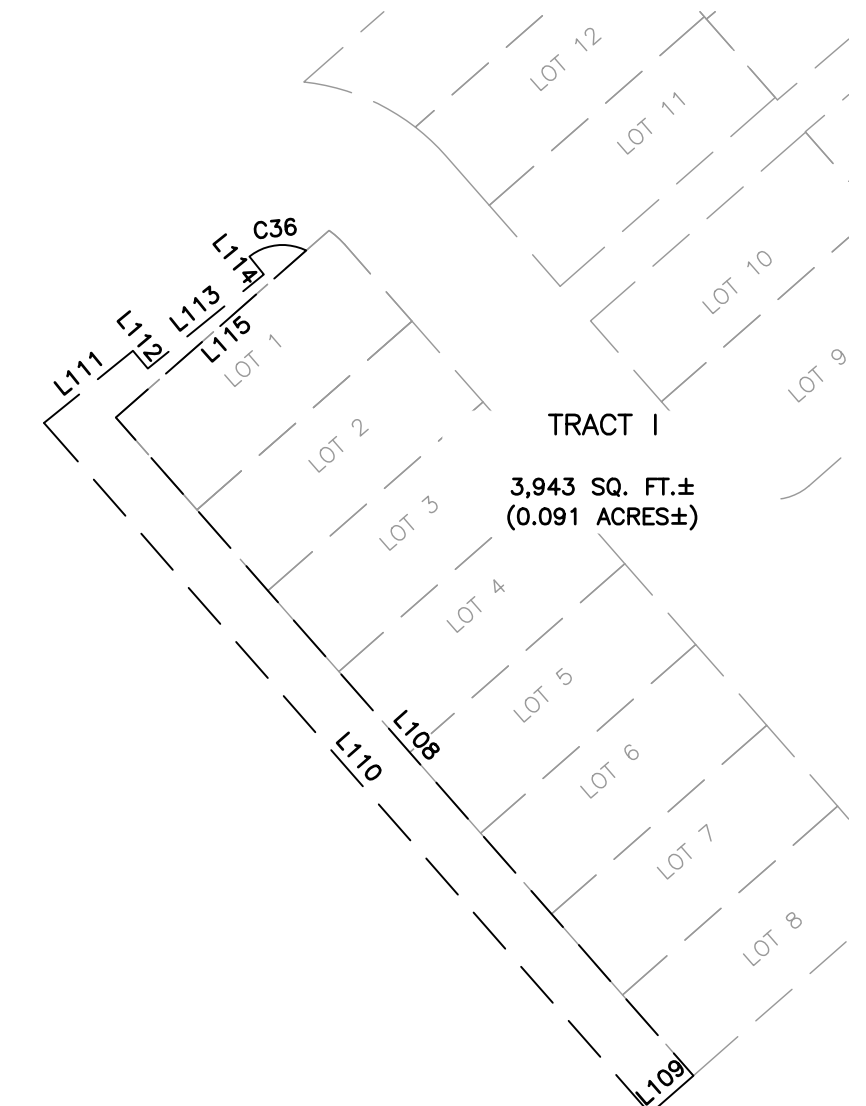
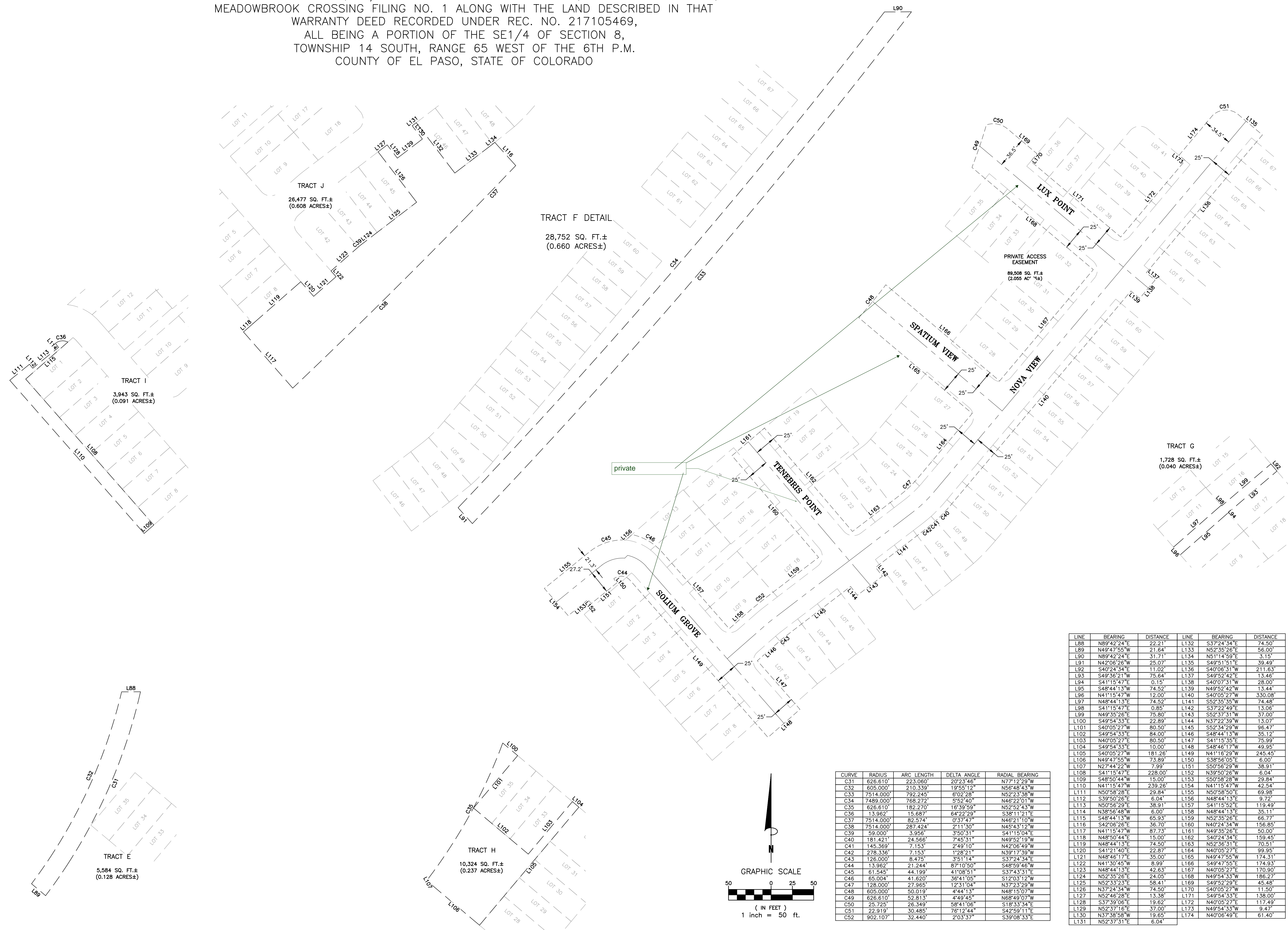
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Project No. 201566
 Drawn By: SCG
 Checked By: SLM
 Date: 2/25/2021
 Sheet: 4 of 5

Clark Land Surveying, Inc.
 177 S. Tiffany Dr., Unit 1
 Pueblo West, CO 81007
 719.582.1270
 www.clarkis.com

MEADOWBROOK PARK FILING NO. 1

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CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C31	626.610'	223.060'	20°23'46"	N77°12'29"W
C32	605.000'	210.339'	19°55'12"	N56°48'43"W
C33	7514.000'	792.245'	6°02'28"	N52°23'38"W
C34	7489.000'	788.272'	5°52'40"	N46°22'01"W
C35	626.610'	182.270'	16°39'59"	N52°52'43"W
C36	13.962'	15.687'	64°22'29"	S38°11'21"E
C37	7514.000'	82.574'	0°37'47"	N46°21'10"W
C38	7514.000'	287.424'	2°11'30"	N45°43'12"W
C39	59.000'	3.956'	3°50'31"	S41°15'04"E
C40	181.421'	24.566'	7°45'31"	N49°52'19"W
C41	145.369'	7.153'	2°49'10"	N42°06'49"W
C42	278.336'	7.153'	1°28'21"	N39°17'39"W
C43	126.000'	8.476'	3°51'14"	S37°24'34"E
C44	13.962'	21.244'	87°10'50"	S48°59'46"W
C45	61.545'	44.199'	41°08'51"	S37°43'31"E
C46	65.004'	41.620'	36°41'05"	S12°03'12"W
C47	126.000'	27.965'	12°31'04"	N37°23'29"W
C48	605.000'	50.019'	4°44'31"	N48°15'07"W
C49	626.610'	52.813'	4°49'45"	N68°49'07"W
C50	25.725'	26.349'	58°41'06"	S18°33'34"E
C51	22.919'	30.485'	76°12'44"	S42°59'11"E
C52	902.107'	32.440'	2°03'37"	S39°08'33"E

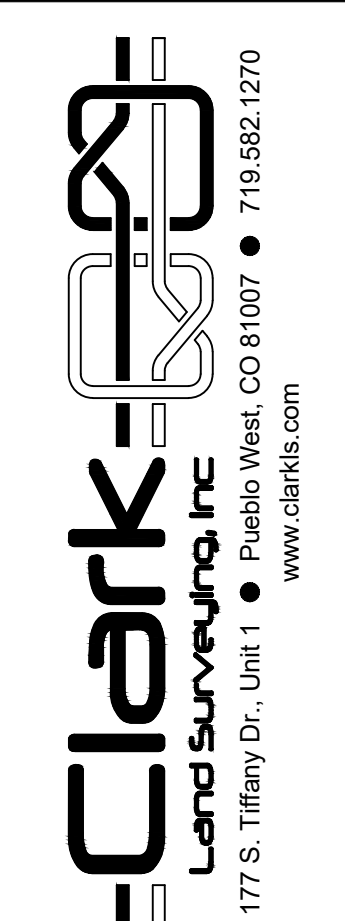
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L88	N89°42'24"E	22.21'	L132	S37°24'34"E	74.50'
L89	N49°47'55"W	21.64'	L133	N52°35'26"E	56.00'
L90	N89°42'24"E	31.71'	L134	N51°14'59"E	3.15'
L91	N42°06'26"W	25.07'	L135	S49°51'51"E	39.49'
L92	S40°24'34"E	11.02'	L136	S40°06'31"W	211.63'
L93	S49°56'21"W	75.64'	L137	S49°52'42"E	13.46'
L94	S41°15'47"E	0.15'	L138	S40°07'31"W	28.00'
L95	S48°44'13"W	74.52'	L139	N49°52'42"W	13.44'
L96	N41°15'47"W	12.00'	L140	S40°05'27"W	330.08'
L97	N48°44'13"E	74.52'	L141	S52°35'35"W	74.48'
L98	S41°15'47"E	0.85'	L142	S37°22'49"E	13.06'
L99	N49°35'26"E	75.80'	L143	S52°37'31"W	37.00'
L100	S49°54'33"E	22.89'	L144	N37°22'39"W	13.07'
L101	S40°05'27"W	80.50'	L145	S52°34'29"W	96.47'
L102	S49°54'33"E	84.00'	L146	S48°44'13"W	35.12'
L103	N40°05'27"E	80.50'	L147	S41°15'39"E	75.99'
L104	S49°54'33"E	10.00'	L148	S48°46'17"W	49.95'
L105	S40°05'27"W	181.26'	L149	N41°16'29"W	245.45'
L106	N49°47'55"W	73.89'	L150	S38°56'05"E	6.00'
L107	N27°44'22"W	7.99'	L151	S50°56'29"W	38.91'
L108	S41°15'47"E	228.00'	L152	N39°50'26"W	6.04'
L109	S48°50'44"W	15.00'	L153	S50°58'28"W	29.84'
L110	N41°15'47"W	239.26'	L154	N41°15'47"W	42.54'
L111	N50°58'28"E	29.84'	L155	N50°58'50"E	69.98'
L112	S39°50'26"E	6.04'	L156	N48°44'13"E	9.72'
L113	N50°56'29"E	38.91'	L157	S41°15'52"E	119.49'
L114	N38°56'48"W	6.00'	L158	N48°44'13"E	35.11'
L115	S48°44'13"W	65.93'	L159	N52°35'26"E	66.77'
L116	S42°06'26"E	36.70'	L160	N40°24'34"W	156.85'
L117	N41°15'47"W	87.73'	L161	N49°35'26"E	50.00'
L118	N48°50'44"E	15.00'	L162	S40°24'34"E	159.45'
L119	N48°44'13"E	74.50'	L163	N52°36'31"E	70.51'
L120	S41°21'40"W	22.87'	L164	N40°05'27"E	99.95'
L121	N48°46'17"E	35.00'	L165	N49°47'55"W	174.31'
L122	N41°30'45"W	8.99'	L166	S49°47'55"E	174.93'
L123	N48°44'13"E	42.63'	L167	N40°05'27"E	170.90'
L124	N52°35'26"E	24.05'	L168	N49°54'33"W	186.27'
L125	N52°33'23"E	58.41'	L169	S49°52'29"E	45.48'
L126	N37°24'34"W	74.50'	L170	S40°05'27"W	11.50'
L127	N52°46'28"E	13.38'	L171	S49°54'33"E	138.00'
L128	S37°39'06"E	19.62'	L172	N40°05'27"E	117.49'
L129	N52°37'16"E	37.00'	L173	N49°54'33"W	9.47'
L130	N37°38'58"W	19.65'	L174	N40°06'49"E	81.40'
L131	N52°37'31"E	6.04'			

MEADOWBROOK PARK FILING NO. 1

A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

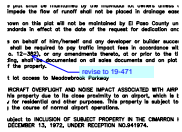
No.	Description	By	Date
3	Addressed county comments	SCG	9/28/2021
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

Notes: 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.



Plat V_2 redlines.pdf Markup Summary 11-2-2021

Daniel Torres (1)



Subject: Callout
Page Label: [1] 201566-Plat 1
Author: Daniel Torres
Date: 11/1/2021 7:16:58 PM
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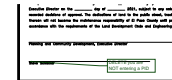
revise to 19-471

dspdparsons (40)



Subject: Callout
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:47:56 AM
Status:
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some the standard notes are missing. I have now posted them on the plat in green -also add the relevant notes from the PUD now pasted below.... Please quality check the plat for resubmitting.



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Author: dsdparsons
Date: 11/2/2021 11:22:00 AM
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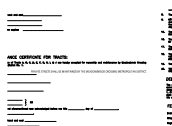
DELETE you are NOT entering a PID



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Author: dsdparsons
Date: 11/2/2021 11:23:15 AM
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Author: dsdparsons
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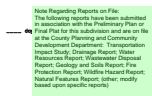
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Date: 11/2/2021 12:42:03 PM
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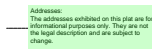


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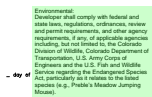
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Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:30:19 AM
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Note Regarding Reports on File:
 The following reports have been submitted in association with the Preliminary Plan or 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; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)



Subject: Address
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:30:39 AM
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Addresses:
 The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



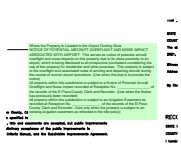
Subject: Environmental
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:30:47 AM
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Environmental:
 Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, 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).



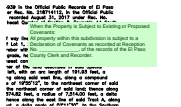
Subject: Mailboxes
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:30:55 AM
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Mailboxes:
 Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



Subject: Airport Overlay
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:32:14 AM
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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: Covenants
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:33:26 AM
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When the Property is Subject to Existing or Proposed Covenants:
 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.



Subject: Small Lot Development
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:33:58 AM
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The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.

Subject: Text Box
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:36:12 AM
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plot, which plot is drawn to a fixed scale as if the location of said easements, and which is the undersigned do hereby grant to El Paso plot and further restricts the use of said easement to release or quit claim any such public easement.

School Feet: -
Urban Park Feet: -

Subject: Text Box
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:36:31 AM
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ACKNOWLEDG

Subject: Text Box
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:36:44 AM
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Subject: Text Box
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:36:50 AM
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NOTED:
1. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
2. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
3. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
4. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
5. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
6. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
7. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
8. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
9. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.
10. The undersigned do hereby grant to the State of Texas and Texas A&M University, its successors and assigns, the right to use the easements shown on the plat for the purpose of conducting research and other activities on the land shown on the plat.

Subject: Callout
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Author: dsdparsons
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delete this use standrd

4

Subject: Owner Certification
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Date: 11/2/2021 11:37:54 AM
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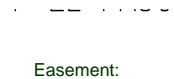
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Subject: Owner Certification
Page Label: [1] 201566-Plat 1
Author: dsdparsons
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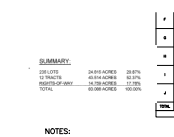


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Subject: Text Box
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Author: dsdparsons
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Easement:



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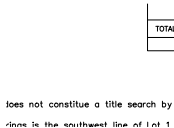


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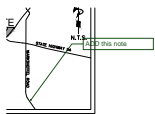
Sample Summary Table add



Subject: Image
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Subject: Text Box
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Author: dsdparsons
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Subject: Callout
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Author: dsdparsons
Date: 11/2/2021 11:47:49 AM
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ADD this note



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Author: dsdparsons
Date: 11/2/2021 11:48:06 AM
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Subject: Callout
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:48:23 AM
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Customize and add note



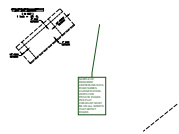
Subject: Subdivision Improvements
Page Label: [1] 201566-Plat 1
Author: dsdparsons
Date: 11/2/2021 11:58:42 AM
Status:
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Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or 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.

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 Director 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.



Subject: Image
Page Label: [3] 201566-Plat 3
Author: dsdparsons
Date: 11/2/2021 11:53:36 AM
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Subject: Callout
Page Label: [3] 201566-Plat 3
Author: dsdparsons
Date: 11/2/2021 11:53:42 AM
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SAMPLE OF REQUIRED CENTERLINE DATA, ROAD NAMES, CLASSIFICATION, WIDTH FOR PRIVATE ROADS PER PLAT CHECKLIST MUST BE ON ALL SHEETS THAT DEPICT ROADS



Subject: Callout
Page Label: [3] 201566-Plat 3
Author: dsdparsons
Date: 11/2/2021 11:54:18 AM
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IS THIS EXTRA LINE WORK?



Subject: Callout
Page Label: [3] 201566-Plat 3
Author: dsdparsons
Date: 11/2/2021 11:56:46 AM
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REMOVE ALL +- FROM ALL ACREAGES AS THESE LOTS AND TRACTS SHOULD ALL CLOSE



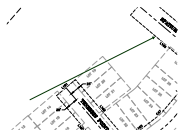
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Page Label: [4] 201566-Plat 4
Author: dsdparsons
Date: 11/2/2021 11:55:32 AM
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LABEL THESE ROAD NAMES AND PRIVATE CLASSIFICATION

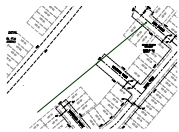


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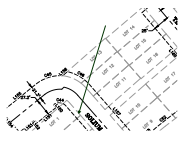
private



Subject: Arrow
Page Label: [5] 201566-Plat 5
Author: dsdparsons
Date: 11/2/2021 11:57:25 AM
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Subject: Arrow
Page Label: [5] 201566-Plat 5
Author: dsdparsons
Date: 11/2/2021 11:57:30 AM
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Subject: Arrow
Page Label: [5] 201566-Plat 5
Author: dsdparsons
Date: 11/2/2021 11:57:34 AM
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Color: ■
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