

Chuck Broerman
05/19/2022 12:39:13 PM
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El Paso County, CO



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Page 222714951

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Mineda Townhomes
Name of Plat

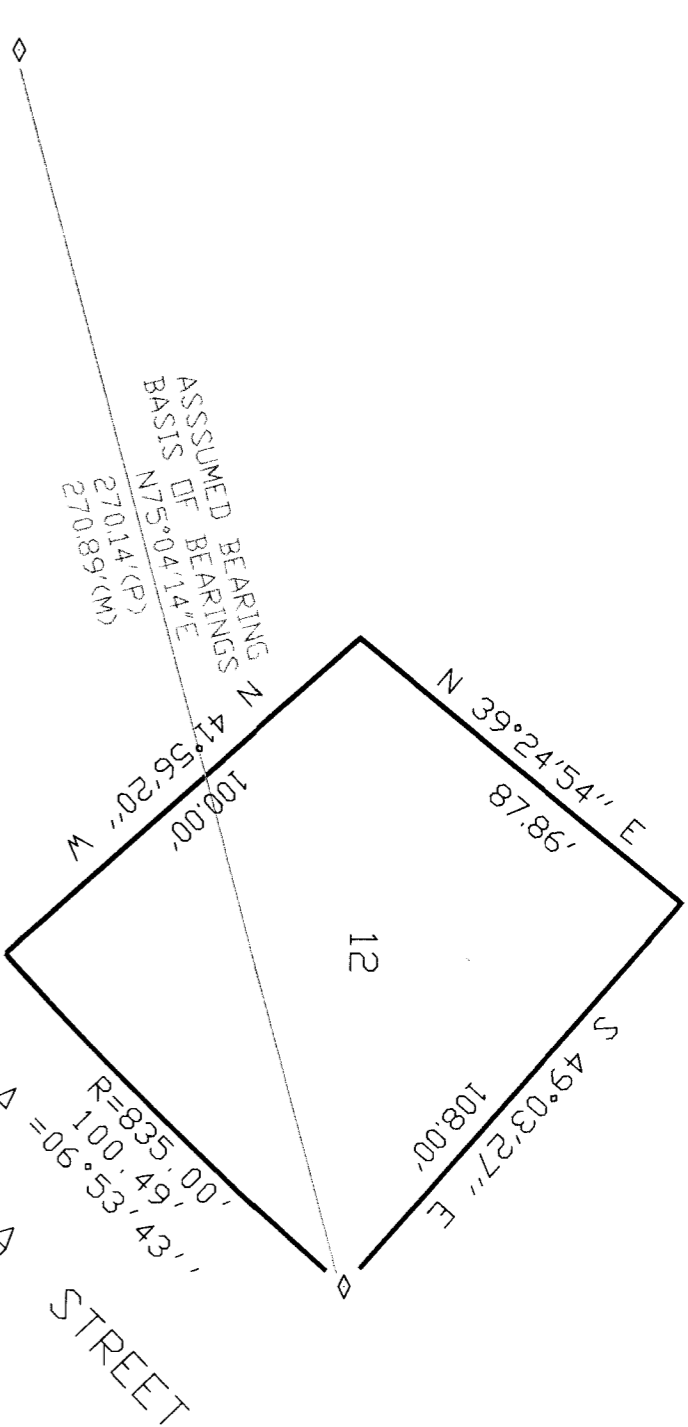
1971 mineda St Trust
Owner's Name

Subdivision

Condominium

MINNEOLA TOWNHOMES
 A SUBDIVISION OF LOT 12, CIMARRON-EASTRIDGE FILING NO. 4
 BEING A PART OF SECTION 5, T. 14 S., R. 65 W., 6th P.M.
 EL PASO COUNTY, COLORADO

14951



AS CURRENTLY PLATTED

Know all men by these presents, the owner of the following tract of land to wit: Lot 12 Minneola St Trust, being the owner of the following tract of land to wit: Lot 12 Cimarron-Eastridge Filing No. 4, County of El Paso, State of Colorado and containing 9,586 SF / 0.23 AC.

Owners Certificate:
 The undersigned, being all the owners, mortgagees, beneficiaries of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into units, common elements, and limited common elements as shown hereon under the name and subdivision of Minneola Townhomes.

[Signature]
 Oliver E. Watts (Signature)
 Notary Public
 Title member, 1971 Minneola St Trust

STATE OF COLORADO)
 COUNTY OF EL PASO) SS

Acknowledged before me this 1st day of April, 2022, by Richard Division, member, 1971 Minneola St Trust.
 My commission expires April 4, 2022
 Witness my hand and official seal



[Signature]
 Oliver E. Watts, Notary Public

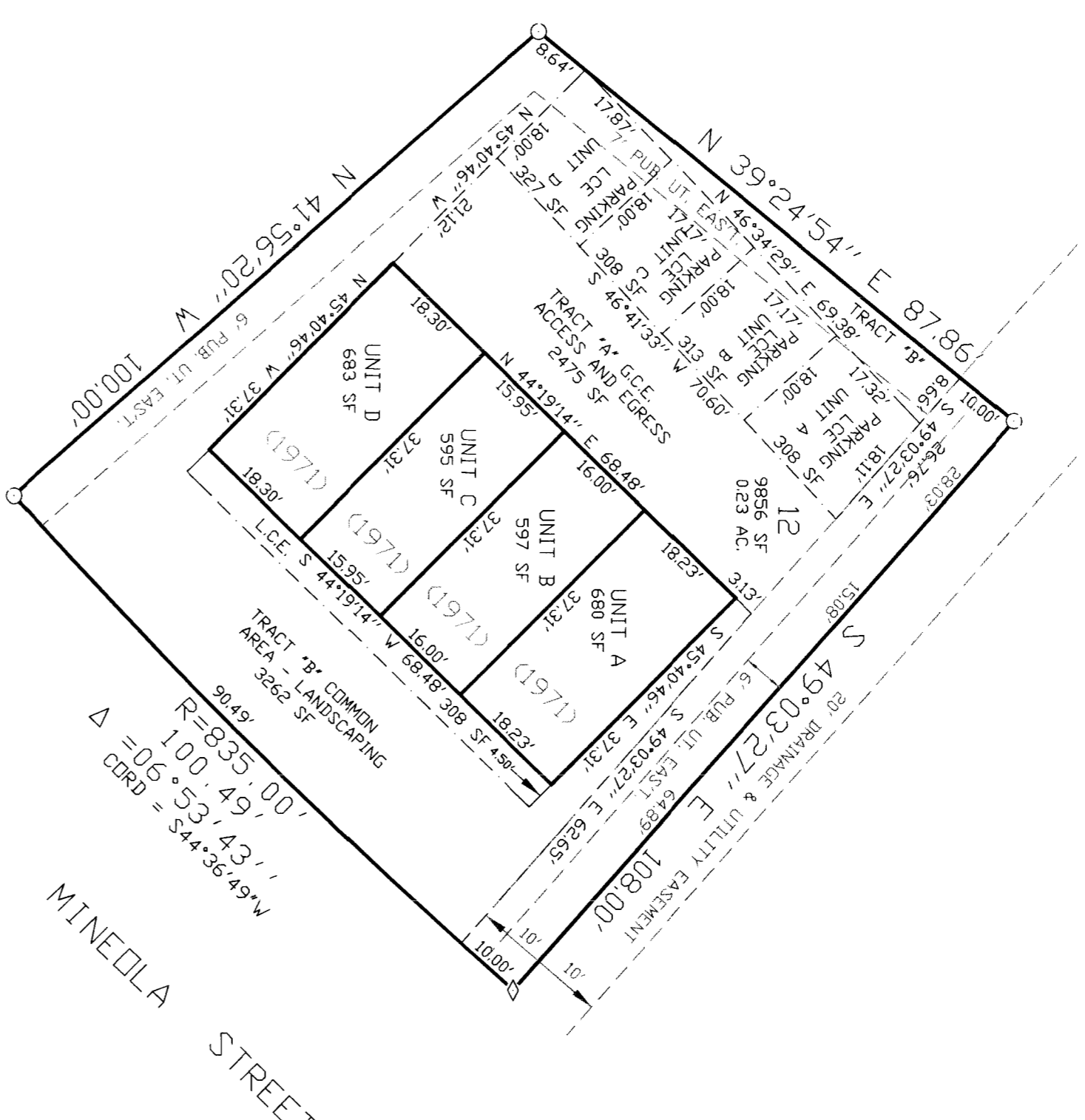
This Townhome Plat for Minneola Townhomes was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 15th day of April, 2022. The area described by this plat is subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat of Cimarron-Eastridge Filing No. 4 recorded in the Office of the El Paso County Clerk and Recorder, Reception # 976573.

[Signature]
 Planning and Community Development Director

Surveyors Certificate:
 I, Oliver E. Watts, 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 9-24-21 by me or under my direct supervision and that proper field notes show hereon that mathematical closure errors are less than 1/10,000 and that said plat has been prepared in accordance with the Standard Colorado Land Surveying and Mapping Act, and that said plat and maps depict the townhomes as required by the Townhome Declaration for Minneola Townhomes as recorded at Reception No. 38-333-209, and 38-51-101 through 38-51-111 C.R.S.

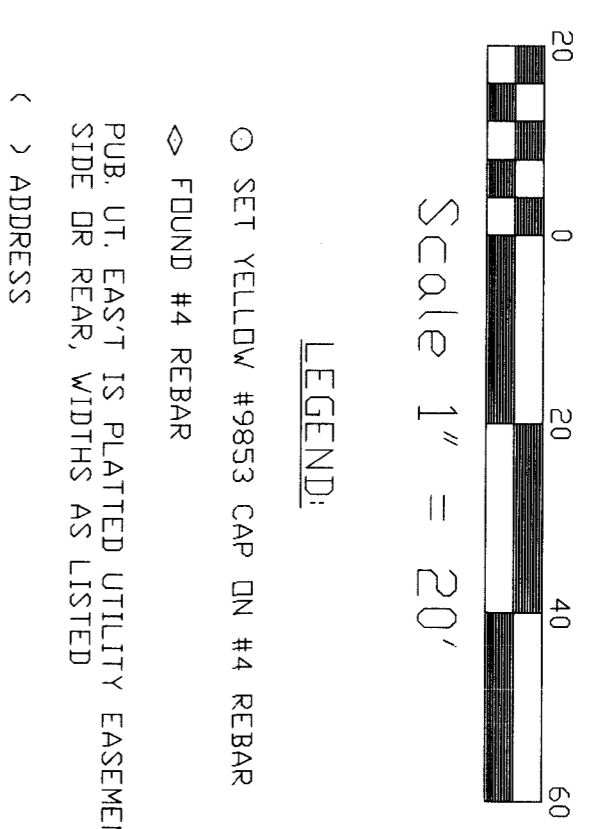
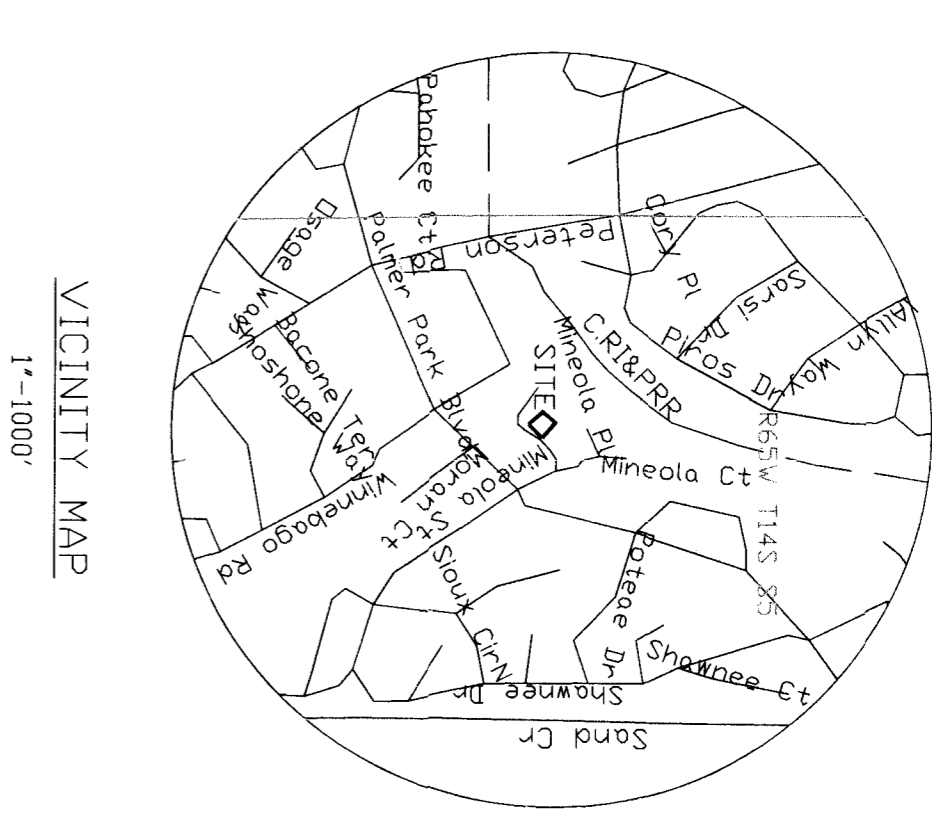
I attest the above on this 1st day of April, 2022.

[Signature]
 Oliver E. Watts, Colorado P.E.L.S. No. 9853
 For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.



AS REPLATTED

UNIT ID	AREA	USE	A-SF
A	680	RESIDENCE	680
B	597	RESIDENCE	597
C	595	RESIDENCE	595
D	683	RESIDENCE	683
LCE A	308	PARKING	308
LCE B	313	PARKING	313
LCE C	308	PARKING	308
LCE D	327	PARKING	327
LCE S/W	308	SIDEWALK	308
UNIT A	2475	ACCESS	2475
UNIT B	3262	LANDSCAPING	3262
TOTAL	9856		9856



NOTES:
 1. Bearings are based on the assumed bearing of, N75°04'14"E for a line from the northeast corner of Lot 6, Cimarron-Eastridge Filing No. 4 monumented by bore # 4 rebar, 3' deep and the southeast corner of the lot monumented by a bore # 4 rebar, 4' deep as shown on the plat.
 2. All to adjoining tracts: US Survey of Reel
 3. All to adjoining tracts: The Colorado State Survey of Reel
 4. G.C.E. indicates general common elements as described by declaration
 5. L.C.E. indicates limited common elements as described by declaration
 6. The approval of the replat vacates all prior plats for the area described by this replat
 7. All property within this subdivision is subject to an Avigation Easement as recorded in Book 2580 at Page 379
 8. Plat notes dealing with easements and utility providers on Cimarron-Eastridge Filing No. 4 affects this site.
 9. Unless otherwise indicated, all side lot lines are hereby platted on either side with a 6 foot public utility easement and responsibility for maintenance of the utility lines shall be the responsibility of the individual property owners.
 10. The HDA is responsible for maintaining proper storm water drainage within and around the property. Structures, fences, easements as specifically noted on the plat shall be placed in drainage easements.
 11. Water and wastewater service for this subdivision is provided by the Cherokee Metropolitan District subject to the district's rules, regulations and specifications, per instruments recorded in Book 3779 at Page 789 and at Reception No. 12064307.
 12. Cooper shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including the U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
 13. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 14. No driveway shall be established unless an access permit has been granted by El Paso County.
 15. Title Insurance shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 16. Title Company: Heritage The Company, Inc.
 Order Number: H0634683-072-JHE-SSC, Effective Date: February 9, 2021
 17. This survey does not constitute a Title search or opinion.
 18. All property pins found or set as shown are at ground level unless otherwise noted.
 19. Utility providers: District = water and sewer. Engineer: D. J. Smith, District Engineer. Gas: C.H. Dole, District Engineer. Utilities: GWS.
 20. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. 222070202 of the records of the El Paso County Clerk and Recorder.

Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.
Flood plain: according to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 080410075E G, dated December 7, 2018.

Plat #/Feet: Regional Building Envelope/Regulations approval provided by email dated 9/3/22 and recorded in the El Paso County Clerk and Recorder records at Reception Number 222070202.

STATE OF COLORADO
 COUNTY OF EL PASO
 I hereby certify that this instrument was filed in my office on this 1st day of May, 2022, and was recorded at Reception Number 222070202 of the records of El Paso County

[Signature]
 Clerk and Recorder

Fee: 10
 Surcharges: 3
 School fees: 0
 Drainage fees: 0
 Park fees: 0
 Bridge fees: 0

Prepared by: the office of
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 Dilewatts@aol.com
 Celebrating over 43 years in business
 County File No.: SF-21448
 DEW 21-5684-03