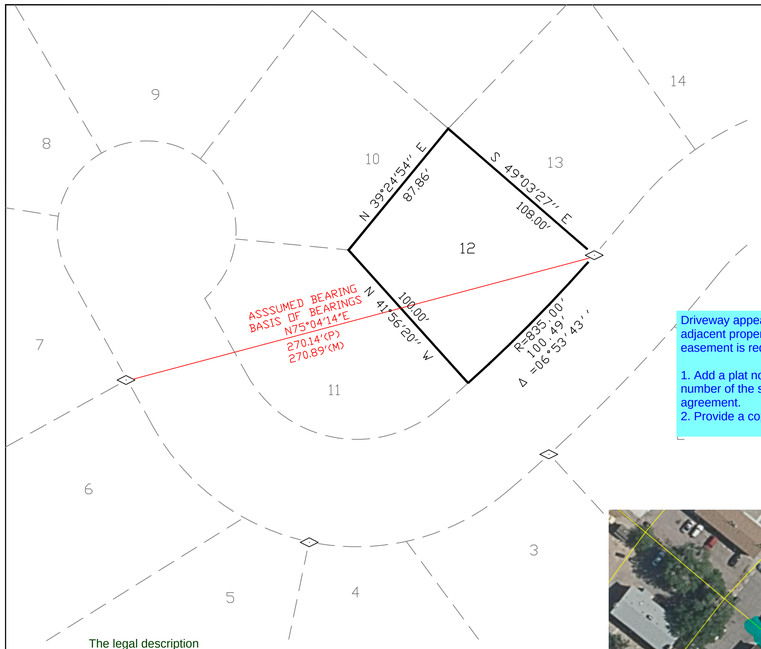
MINEOLA TOWNHOMES

A SUBDIVISION OF LOT 12
CIMMARON EASTGATE FILING NO. 4
EL PASO COUNTY, COLORADO

Title block needs to include 1/4 section, section, township, and range.



AS CURRENTLY PLATTED

The legal description for the exemption shall be included in the following format: "A parcel of land in the X 1/4 of Section XX, Township XX South, Range XX West, of the Sixth Principal Meridian, County of El Paso, State of Colorado, more particularly described as follows:"

Know all men by these presents:
That 1971 Mineola 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

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Revise 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 units, common elements, and limited common elements as shown hereon under the name and subdivision of _____.

_____
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)

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 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 provisions of the El Paso County Land Development Code. These drawings and maps accurately depict the townhomes as required by the Townhome Declaration for Mineola Townhomes as recorded _____, at Reception No. _____ of the records of El Paso County, Colorado. This plat contains all that information required by Section 38-33.3-209 C.R.S.

Incorrect C.R.S See §§ 38-51-101 — 38-51-111

I attest the above on this _____ day of _____ 20____.

_____
Oliver E. Watts, Colorado PE-LS No. 9853
For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

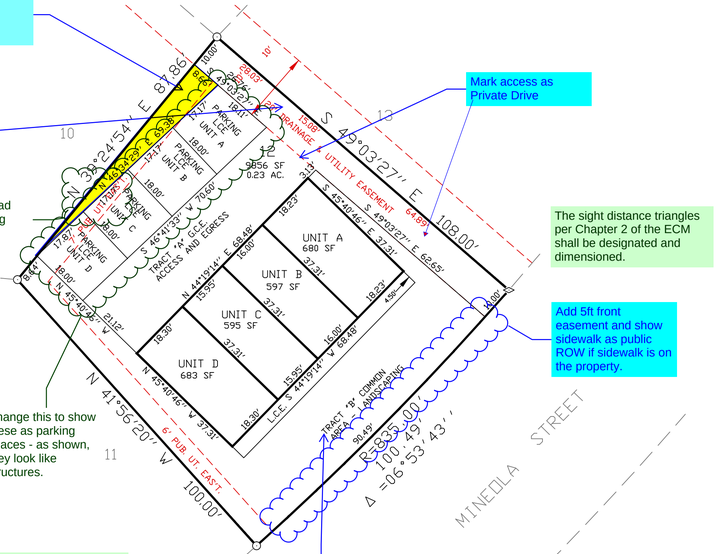
Label highlighted area. Based on linework, it appears to be a separate tract from Tract A.

Driveway appears to be shared with the adjacent property; therefore,a shared access easement is required.

1. Add a plat note referencing the reception number of the shared access maintenance agreement.
2. Provide a copy of the agreement for review

It is difficult to read these overlapping labels

Change this to show these as parking spaces - as shown, they look like structures.



Mark access as Private Drive

The sight distance triangles per Chapter 2 of the ECM shall be designated and dimensioned.

Add 5ft front easement and show sidewalk as public ROW if sidewalk is on the property.

Add a plat note regarding tract "B" ownership and maintenance.

Include names of all adjoining subdivisions and exemption plats with dotted lines of abutting lots or units. If the adjoining land is unplatted, it should be described and depicted as such.

Summary Table to include the following information:
Total number, acreage, and use of all lots, units, and tracts proposed as part of the exemption.

Total number of square feet and usage of all dedicated right-of-way and tracts, as applicable.

Deed of trust holders will either need to be included as signatory to the plat or you will need to provide ratification statements for deed of trust holders.

AS REPLATTED

This Townhome Plat for Mineola Townhomes was approved for filing by the El Paso County, Colorado Planning and Community Deve _____, 20___, subject to any notes or reas described by this Townhome Plat and against and appurtenant to the original plc El Paso County Clerk and Recorder, Rece

Revise PCD Director signature block:

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 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

_____
Planning and Community Development Director

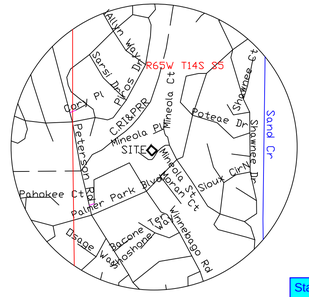
STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County

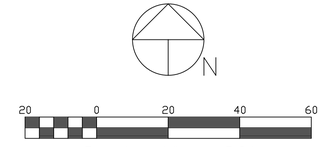
_____
Chuck Broerman
Clerk and recorder

Fee: _____
Surcharge: _____

School fees: _____ Park fees: _____
Drainage fees: _____Bridge fees: _____



VICINITY MAP
1"=1000'



LEGEND:

○ SET YELLOW #9853 CAP ON #4 REBAR
◇ FOUND #4 REBAR

Standard Notes on all Plats. Please add these notes

Note Regarding Stormwater Drainage:
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.

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 bare # 4 rebar, 3' deep and the southeast corner of the lot monumented by a bare # 4 rebar, 4' deep as shown on the plat.
2. Units of measurement: US Survey Feet
3. All building locations measurements are to the edge of the outside walls
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. Cherokee Plat Note Re: Basin Transfer/Insufficiency:
Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.
10. 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 3729 at Page 789 and at Reception No. 2019845071. Easements as shown on the plat with the sole responsibility for maintenance of these easements is hereby vested with the individual property owners
11. 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).
12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
15. Title information was provided by the client as follows:
Title Company: Heritage Title Company, Inc.
Order Number: H0634683-072-JHE-SSC
Effective Date: February 9, 2021
This survey does not constitute a Title search or opinion.
16. All property pins found or set as shown are at ground level unless otherwise noted.
17. Utility providers:
Cherokee Metropolitan District = water and sewer
City of Colorado Springs Utilities = electric and gas
18. Mineola Townhomes Association Inc. owns and is responsible for maintenance of all tracts on this site. Utility easements are the responsibility of Cherokee Metropolitan District or City of Colorado Springs Utilities depending on the utility contained therein. See Note 17.

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. 08041C0752 G, dated December 7, 2018.

This does match note #18.

Easements are responsibility of property owners per 8.5.1.B Correct as notes contradict and dont mention HOA as responsible agent.

Add standard plat note for all easements to match drawing. Add missing front lot line easement.

Unless otherwise indicated all side lot lines are hereby platted with 6 foot public utility and drainage easement. The front lot line is hereby platted with a 5 foot public right of way, and utility easement All rear lot lines are platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easement is hereby vested with the property owner.

Add note 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.

Add PCD File # SF-21-048

County File No.:

PREPARED BY THE OFFICE OF:
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Celebrating over 41 years in business

OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS 12-7-21 OEW 21-5684-03