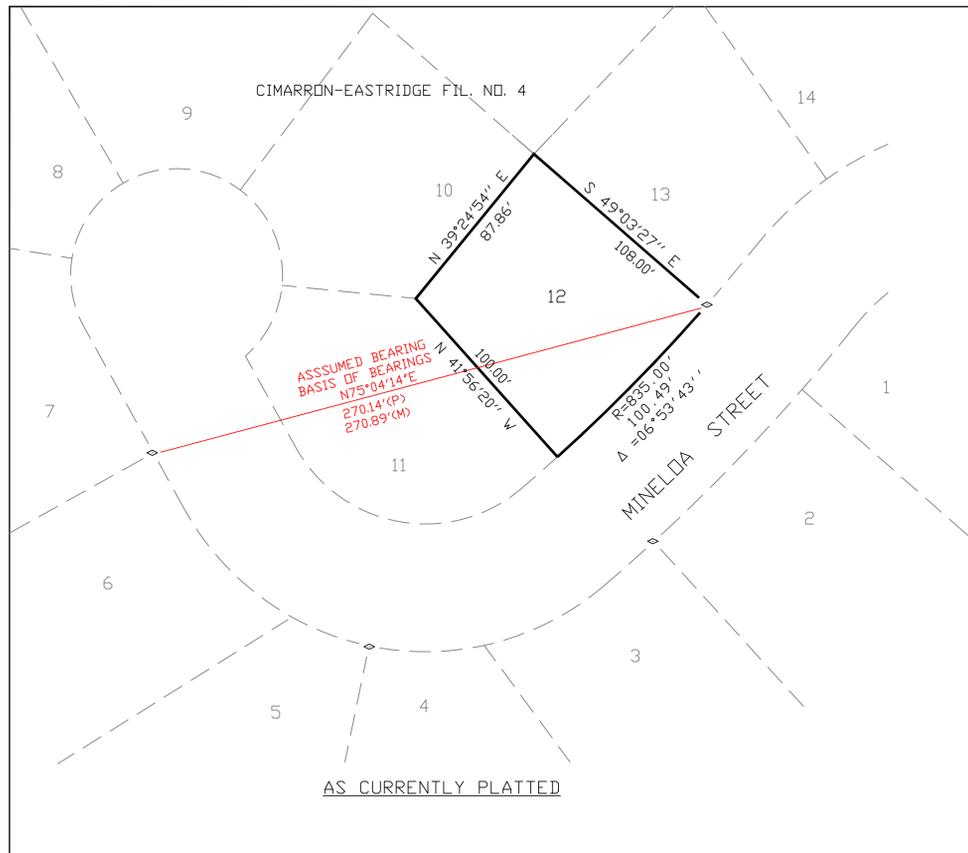


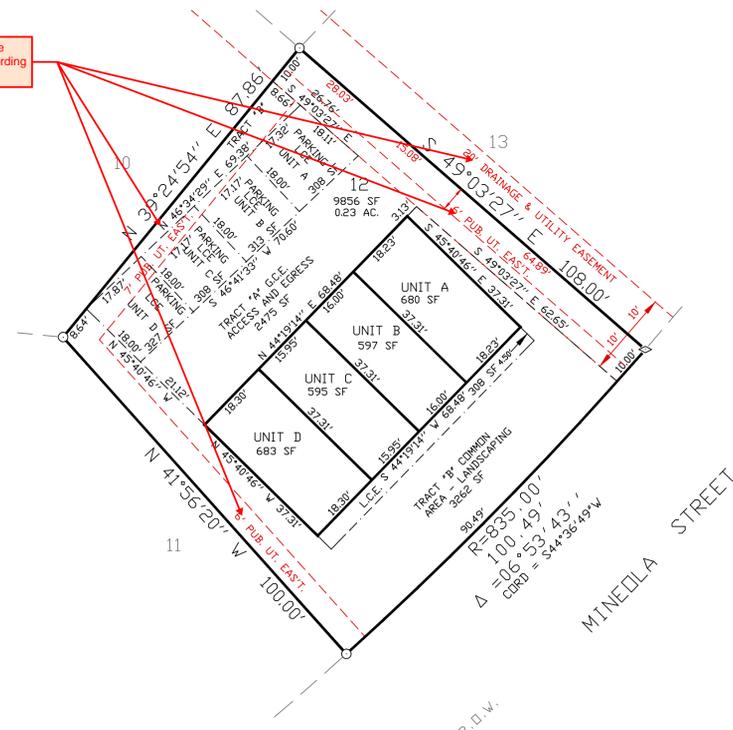
MINEOLA TOWNHOMES

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



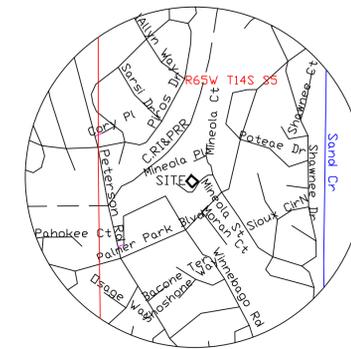
AS CURRENTLY PLATTED

Please add the document recording number.

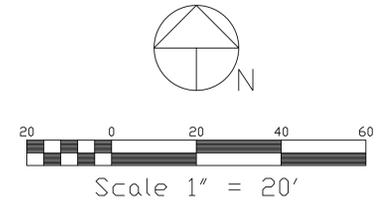


AS REPLATTED

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



VICINITY MAP
1"=1000'



LEGEND:

- SET YELLOW #9853 CAP ON #4 REBAR
- ◇ FOUND #4 REBAR
- PUB. UT. EAST IS PLATTED UTILITY EASEMENTS SIDE DR REAR, WIDTHS AS LISTED
- () ADDRESS

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
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 Mineola Townhomes.

Owners/Mortgagee (Signature)
By: Richard Stark
Title: member, 1971 Mineola St Trust

Notary

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

Acknowledged before me this _____ day of _____, 20____ by Richard Stark, member, 1971 Mineola St Trust.

My commission expires April 4, 2022

Witness my hand and official seal

Oliver E. Watts, Notary Public

This Townhome Plat for Mineola Townhomes 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 of Cimarron-Eastridge Filing No. 4 recorded in the Office of the El Paso County Clerk and Recorder, Reception # 976573.

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 Sections 38-33.3-209, and 38-51-101 through 38-51-111 C.R.S.

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.

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: _____

- NOTES:**
- 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.
 - Units of measurement: US Survey Feet
 - All building locations measurements are to the edge of the outside walls
 - G.C.E. indicates general common elements as described by declaration
 - L.C.E. indicates limited common elements as described by declaration
 - The approval of the replat vacates all prior plats for the area described by this replat
 - All property within this subdivision is subject to an Avigation Easement as recorded in Book 2580 at Page 379
 - Plat notes dealing with easements and utility providers on Cimarron-Eastridge Filing No. 4 affects this site.
 - Unless otherwise indicated, all side lot lines are hereby platted on either side with a 6 foot public utility easement and rear lot lines are hereby platted unless with a 7 foot public utility and drainage easement otherwise indicated. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
 - The HDA is 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 HDA unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements
 - 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. 201084507.
 - 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).
 - The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 - No driveway shall be established unless an access permit has been granted by El Paso County.
 - Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
 - 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.
 - All property pins found or set as shown are at ground level unless otherwise noted.
 - Utility providers:
Cherokee Metropolitan District = water and sewer
City of Colorado Springs Utilities = electric and gas
 - Mineola Townhomes Association Inc. owns and is responsible for maintenance of all tracts on this site.
 - 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.

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.

Prepared by the office of:
Oliver E. Watts, Consulting Engineer, Inc.
614 Elkton Drive
Colorado Springs, CO 80907
(719) 593-0173 office
(719) 265-9660 fax
Olleewatts@aol.com
Celebrating over 43 years in business

County File No: SF-21-048