

Chuck Broerman
07/08/2021 10:56:55 AM
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El Paso County, CO



3
Pages 221714782

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Midtown Collection at Hennebridge Filing no 2
Name of Plat

Elite Properties of America Inc
Owner's Name

Subdivision

Condominium

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

KNOW ALL MEN 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: TRACT AA AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214091663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214091923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 3,260 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAND OUTF, SUBDIVIDED, AND PARTITIONED THE SAID LAND INTO LOTS, BLOCKS, STRIPS, AND AREAS, AND HAVE CAUSED THE SAME TO BE PLATTED AND RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, AS CORRECTED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214091663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214091923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 3,260 ACRES.

OWNER:

THE ABOVEMENTIONED, ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS 27th DAY OF March 2021

WITNESS MY HAND AND OFFICIAL SEAL

James Bealton, Vice President

AS Vice President of ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION

STATE OF COLORADO) COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March 2021

WITNESS MY HAND AND OFFICIAL SEAL

Christine K. Lutz, Notary Public

OF ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION

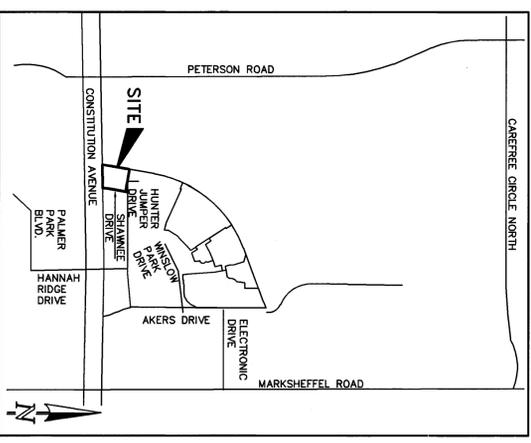
GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JANUARY 15, 2019.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. UNLESS SHOWN OTHERWISE, ALL LOT AND TRACT LINES ADJACENT TO PUBLIC RIGHTS OF WAY OR PRIVATE ACCESS TRACTS ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL OTHER EASEMENTS ARE AS SHOWN HEREON, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 28. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4.
6. THE ARTICLES OF INCORPORATION FOR MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20191966201. AFTER ANNEXATION, THE AREA INCLUDED IN THIS PLAT WILL BE SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE AS RECORDED AT RECEPTION NO. 2200356525 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND AS AMENDED.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, APPLICABLE AGENCIES INCLUDING BUT NOT LIMITED TO THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. FLOODPLAIN STATEMENT: ACTION AT HANNAH RIDGE FILING NO. 2 IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 0804107052G, DATED DECEMBER 7, 2018.
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, COLORADO, AND THE RECORDS OF EL PASO COUNTY, COLORADO, OR THE TERMS OF OTHER COLLATERAL INSTRUMENTS INCLUDING BUT NOT LIMITED TO THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
11. APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
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29. APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
30. THIS PLAT HAS BEEN REVIEWED BY INSURANCE AGENTS AND DOCUMENTATION EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

A REPLAT OF TRACT AA OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL NOTES (CONT.):

- 11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. FIRE PROTECTION IS BY CUMARRON HILLS FIRE PROTECTION DISTRICT.
13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-308, C.R.S.
14. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELEED UPON THE TITLE COMMITMENT ORDER NUMBER 203150 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2020 AT 8:00 A.M.
15. PURSUANT TO RESOLUTION 20-108 APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 HAS RECORDED THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
16. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
17. 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, DRAINAGE OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
18. BASIS OF BEARINGS: A PORTION OF THE NORTHERLY RIGHT OF WAY OF CONSTITUTION AVENUE BEING MONUMENTED AT THE EAST END BY A 4M PLASTIC CAP STAMPED "P+S 13225" AND ON THE WEST END BY A PLASTIC CAP STAMPED "WE 17665", IS ASSUMED TO BEAR N89°54'50"W, A DISTANCE OF 108.03 FEET.
19. TRACTS A, B AND C ARE FOR PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PUBLIC PERISTIAN ACCESS, PUBLIC UTILITIES AND LANDSCAPING. TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/WASTEWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 221130285 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
20. TRACT D IS FOR PRIVATE ACCESS AND PUBLIC UTILITIES AND WILL BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION INC. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
21. 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. 212112548 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.
22. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT, AS RECORDED UNDER RECEPTION NO. 214022894 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
23. UTILITY PROVIDERS:
SANITARY SEWERS: CHEROKEE METROPOLITAN DISTRICT
WATER: CHEROKEE METROPOLITAN DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: COLORADO SPRINGS UTILITIES
24. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS ENDED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112386.
25. LOTS 1 THRU 12 SHALL BE ADDRESSED FROM PONY CLUB LANE WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING. LOTS 13 THRU 18 SHALL BE ADDRESSED FROM HUNTER JUMPER DRIVE FROM SHAMNEE DRIVE WITH ADDRESSES PLACED ON THE FRONT OF THE BUILDING ONLY. LOTS 25 THRU 28 SHALL BE ADDRESSED FROM PONY CLUB LANE WITH ADDRESSES PLACED ON THE FRONT OF THE BUILDING ONLY.
26. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY.
27. 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.
28. APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
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30. THIS PLAT HAS BEEN REVIEWED BY INSURANCE AGENTS AND DOCUMENTATION EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.



SUMMARY TABLE:

Table with columns: LOTS, SQUARE FEET, PERCENTAGE, OWNER, MAINTENANCE SURFACE MAINTENANCE. Rows include Tracts A, B, C, D, Public R.O.W., and Total.

SURVEYOR'S STATEMENT:

I, DOUGLAS P. RENEIT, 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 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 ENTIRE RESPONSIBILITY FOR PROVIDING THE RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

I ATTEST THE ABOVE TO BE TRUE AND CORRECT. DAY OF March 2021

Douglas P. Renelt, Professional Land Surveyor, Classic Consulting, Inc.

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 MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. 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 7/7/2021

COUNTY ASSESSOR, DATE 7-8-2021

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO.

By: Jody Eckertson, AS, President

OF MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

STATE OF COLORADO) COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March 2021 AND BY AS Vice President OF MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

Christine K. Lutz, Notary Public

CLERK AND RECORDER:

STATE OF COLORADO) COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:56 A.M. ON THE 27th DAY OF March 2021, AND IS DULY RECORDED AT RECEPTION NO. 221130285 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER DEPUTY, MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2, JOB NO. 1116.30, JANUARY 15, 2019, SHEET 1 OF 3

OWNER AND APPLICANT: ELITE PROPERTIES OF AMERICA, INC. 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919

Handwritten notes: Credits used in amt, SAND CREEK BASIN \$28,410.00, BRIDGE FEES: AREA 3B \$8,061.00, URBAN PARK: AREA 2 \$12,768.00, REGIONAL PARK: AREA 2 \$5,180.00, SCHOOL FEES: DISTRICT 11 \$5,180.00

Table with columns: NO, REVISION, DATE. Rows 1, 2, 3.

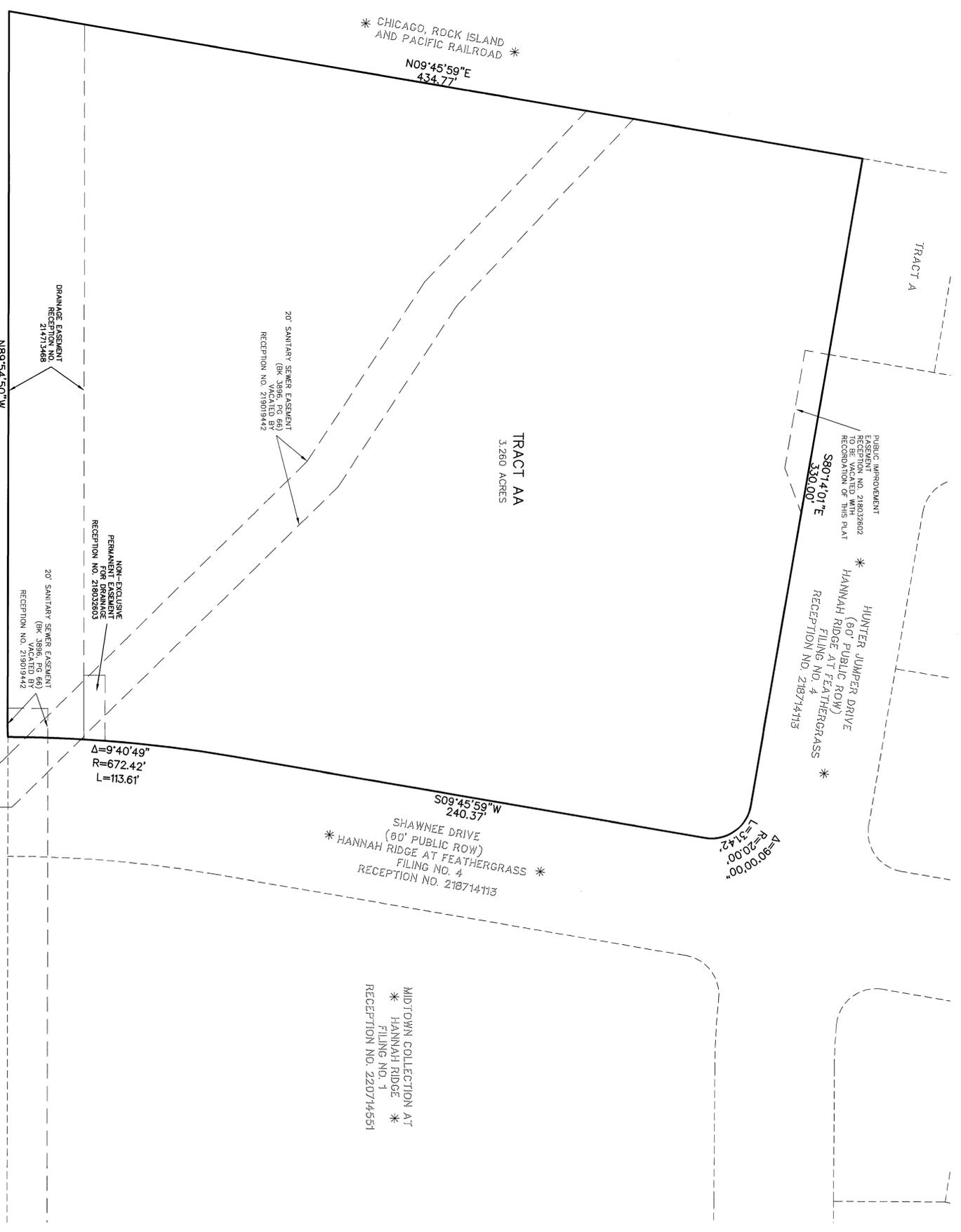


619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)786-0799 (719)786-0798 (fax)

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

A REPLAT OF TRACT AA OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED



* CHICAGO, ROCK ISLAND
AND PACIFIC RAILROAD *

N09°45'59\"E
434.77'

TRACT A

TRACT AA
3.260 ACRES

20' SANITARY SEWER EASEMENT
(BK. 3896, PG. 66)
VACATED BY
RECEPTION NO. 21803442

DRAINAGE EASEMENT
RECEIVED BY
RECEPTION NO. 21713468

N89°54'50\"W
364.77'

NON-EXCLUSIVE
PERMANENT EASEMENT
FOR DRAINAGE
RECEPTION NO. 21803468

20' SANITARY SEWER EASEMENT
(BK. 3896, PG. 66)
VACATED BY
RECEPTION NO. 21803442

PUBLIC IMPROVEMENT
RECEPTION NO. 218032602
TO BE VACATED WITH
RECORDATION OF THIS PLAT
S80°14'01\"E
330.00'

* HUNTER JUMPER DRIVE
(60' PUBLIC ROW)
HANNAH RIDGE AT FEATHERGRASS
FILING NO. 4
RECEPTION NO. 218714713 *

Δ=90°00'00\"
R=20.00'
L=51.42'

S09°45'59\"W
240.37'

SHAWNEE DRIVE
(60' PUBLIC ROW)
* HANNAH RIDGE AT FEATHERGRASS *
FILING NO. 4
RECEPTION NO. 218714713

MIDTOWN COLLECTION AT
* HANNAH RIDGE *
FILING NO. 1
RECEPTION NO. 220714551

* CONSTITUTION AVENUE *
(120' PUBLIC ROW)
* PLAT BOOK V-5, PAGE 169 *



30 15 0 30 60
SCALE: 1" = 30'
U.S. SURVEY FEET

LEGEND
* NOT PART OF THIS PLAT

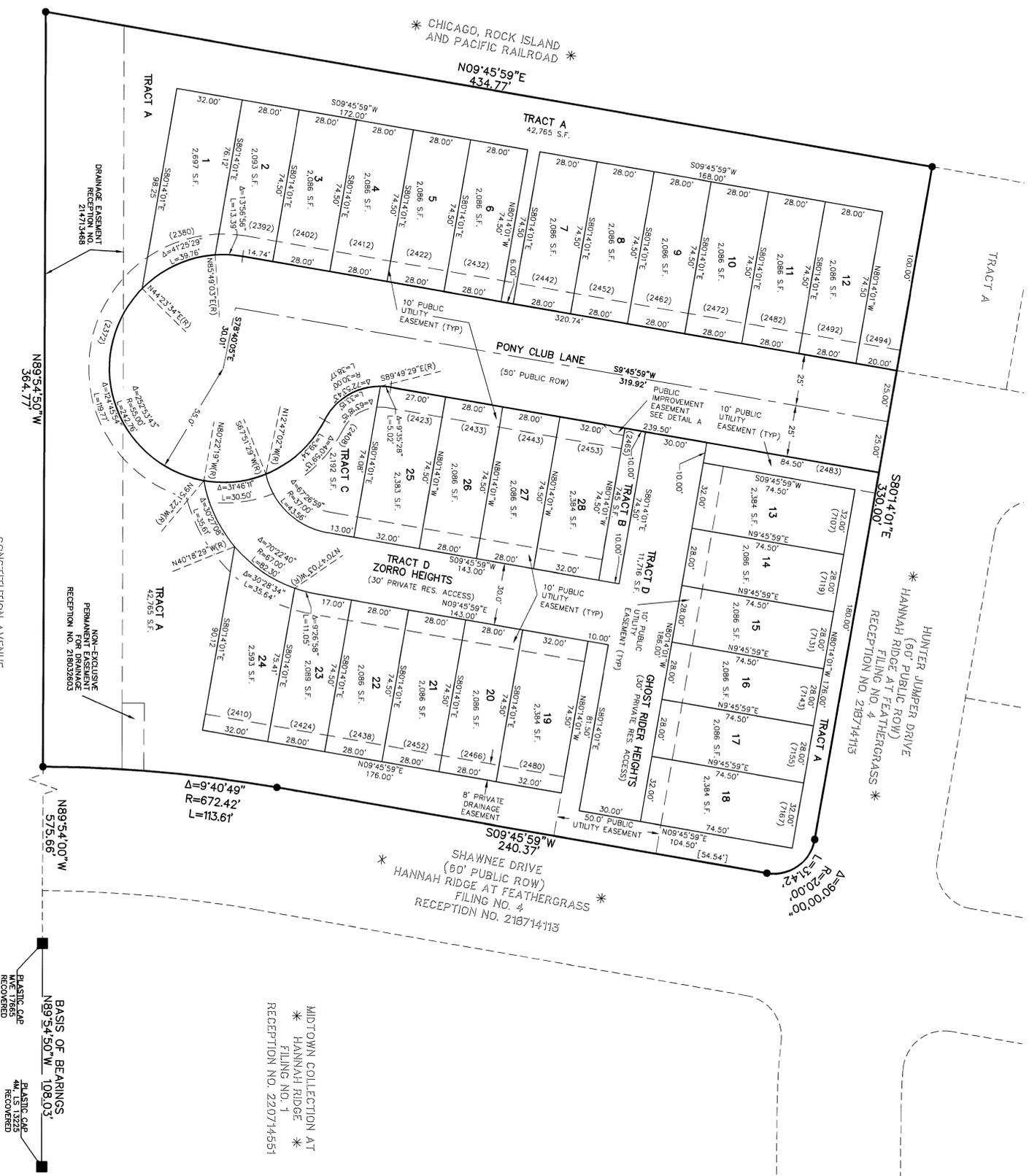
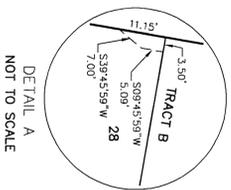


MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 2
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 2 OF 3

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

14782

A REPLAT OF TRACT AA OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
 RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
 AS REPLATTED

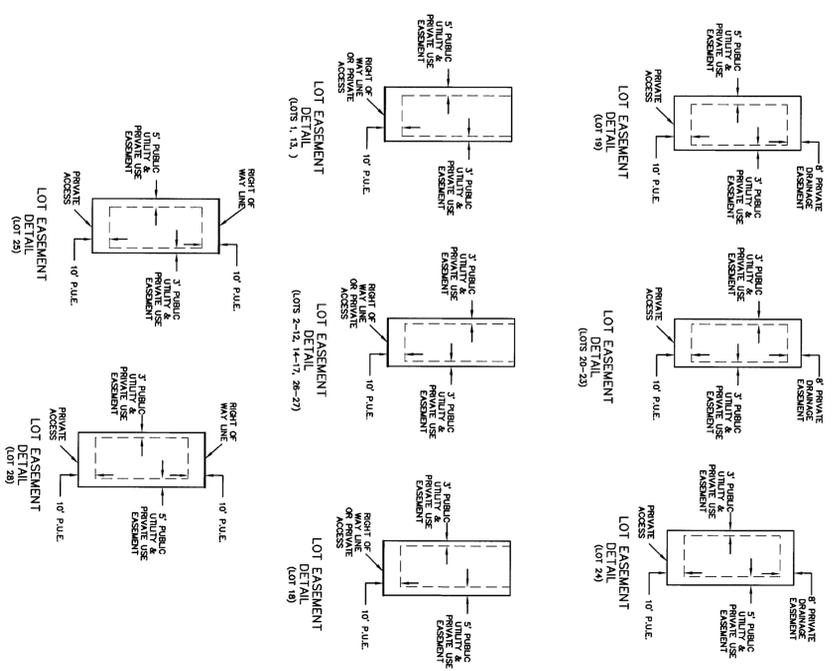
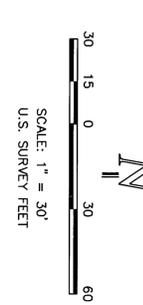


MIDTOWN COLLECTION AT
 * HANNAH RIDGE *
 * FILING NO. 1 *
 RECEPTION NO. 220714551

* CONSTITUTION AVENUE *
 (120' PUBLIC ROW)
 * PLAT BOOK V-3, PAGE 169

BASIS OF BEARINGS
 N89°54'50\"/>

- LEGEND**
- NO. 5 REBAR WITH 1-1/2\"/>
 - CAP STAMPED \"CCES LLC P.S. 2018\" SET FLUSH WITH GROUND UNLESS NOTED OTHERWISE
 - RECOVERED MONUMENT AS NOTED
 - (xxxx) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - [80.00'] PARTIAL DIMENSION
 - S.F. SQUARE FEET



CLASSIC CONSULTING
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719)285-0790
 (719)285-0798 (fax)

MIDTOWN COLLECTION AT
 HANNAH RIDGE FILING NO. 2
 JOB NO. 1116.30
 JANUARY 15, 2019
 SHEET 3 OF 3