

BENT GRASS EAST COMMERCIAL FILING NO. 4

A REPLAT OF LOT 1A "BENT GRASS EAST COMMERCIAL FILING NO. 2A", RECORDED UNDER RECEPTION NO. 214713554 IN THE EL PASO COUNTY, COLORADO RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T13S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CD MERIDIAN & BENT GRASS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

PARCEL A
LOT 1A, "BENT GRASS EAST COMMERCIAL FILING NO. 2A" AS RECORDED UNDER RECEPTION NO. 214713554 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T13S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO.
SAID PARCEL CONTAINS A CALCULATED AREA OF 63,462 SQUARE FEET (1.457 ACRES MORE OR LESS).

PARCEL B
THOSE EASEMENT RIGHTS CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

SEE GENERAL PLAT NOTE 1 FOR BASIS OF BEARING.

DEDICATION:

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 LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "BENT GRASS EAST COMMERCIAL FILING NO. 4". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS 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 ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: ALEXANDER APODACA, MANAGER,
CD MERIDIAN & BENT GRASS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY
ALEXANDER APODACA, AS MANAGER, CD MERIDIAN & BENT GRASS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

The notes from the title comment are not necessary as general notes, future owners will have access to all title comment notes when they pull a title commitment to purchase lots.

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE DERIVED FROM STATE PLANE COORDINATES ON THE WEST LINE OF LOT 1A "BENT GRASS EAST COMMERCIAL FILING NO. 2A" RECORDED UNDER RECEPTION NO. 214713554 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END WITH A FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED "CCES PLS 30118", SAID LINE BEARS N00°29'16"W (N00°00'00"E RECORD) A DISTANCE OF 282.10 (282.16 RECORD) FEET. THE UNIT OF MEASUREMENT FOR THIS PLAT IS THE U.S. SURVEY FOOT.

2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0553G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. SUBJECT PROPERTY LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55101622-8, WITH AN EFFECTIVE DATE OF MAY 27, 2022, HAS BEEN EXAMINED AS IT RELATES TO THE SUBJECT PROPERTY. THE FOLLOWING EXCEPTIONS AS NUMBERED THEREIN ARE HEREBY NOTED.

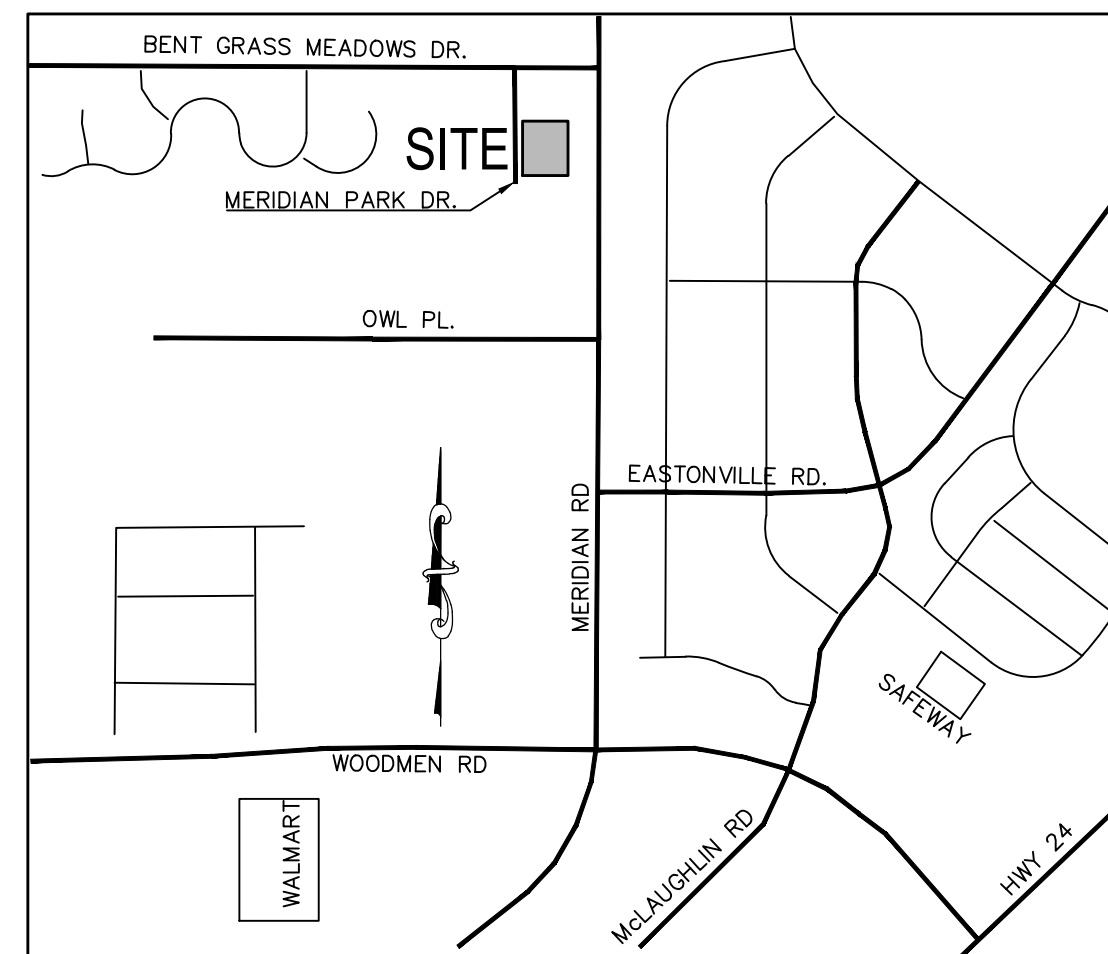
(TC#9) RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 03, 1893, IN BOOK 143 AT PAGE 4.

(TC#10) UTILITY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED SEPTEMBER 09, 1964, IN BOOK 2033 AT PAGE 442.

(TC#11) RESERVATION OF ONE-HALF OF ANY AND ALL INTEREST IN COAL, OIL, GAS AND OTHER MINERALS IN, UNDER AND UPON THE SUBJECT PROPERTY, BY JUANITA HUDSON IN WARRANTY DEED RECORDED SEPTEMBER 24, 1964 IN BOOK 2036 AT PAGE 333.

(TC#12) RESERVATION OF ALL REMAINING MINERAL RIGHTS BY GERALD L. HLATKI AND MYRLE E. HLATKI IN WARRANTY DEED RECORDED NOVEMBER 20, 1978 IN BOOK 3110 AT PAGE 614

(TC#13) INCLUSION OF SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.



VICINITY MAP
N.T.S.

GENERAL PLAT NOTES: (CONT.)

(TC#14) INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGE 670 AND RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587.

(TC#15) (THIS ITEM WAS INTENTIONALLY DELETED) Please remove.

(TC#16) INCLUSION OF SUBJECT PROPERTY IN THE WOODMEN HILLS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 12, 2003, UNDER RECEPTION NO. 203286253, JANUARY 23, 2004 UNDER RECEPTION NO. 204013207.

(TC#17) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 04-501 REGARDING SKETCH PLAN, RECORDED JANUARY 24, 2005, UNDER RECEPTION NO. 205011638.

(TC#18) INCLUSION OF SUBJECT PROPERTY IN THE WOODMEN ROAD METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JANUARY 29, 2004, UNDER RECEPTION NO. 204016142.

(TC#19) TERMS, CONDITIONS AND PROVISIONS OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED APRIL 5, 2005 UNDER RECEPTION NUMBERS 205048369, 205048370 AND 205048371.

(TC#20) ALL WATER AND WATER RIGHTS CONVEYED TO WOODMEN HILLS METROPOLITAN DISTRICT DESCRIBED IN THAT SPECIAL WARRANTY DEED--WATER RIGHTS RECORDED APRIL 8, 2005 UNDER RECEPTION NO. 205050350.

(TC#21) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 07-133 RECORDED MAY 30, 2007 AT RECEPTION NO. 207072586.

(TC#22) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 07-134 RECORDED MAY 30, 2007 AT RECEPTION NO. 207072587.

(TC#23) TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO. 07-135 RECORDED MAY 30, 2007 AT RECEPTION NO. 207072588.

(TC#24) THE EFFECT OF BENT GRASS OVERALL PUD DEVELOPMENT PLAN, RECORDED JUNE 04, 2007, UNDER RECEPTION NO. 207074523.

(TC#25) THE EFFECT OF BENT GRASS PHASE ONE SITE SPECIFIC PUD DEVELOPMENT PLAN, RECORDED JUNE 04, 2007, UNDER RECEPTION NO. 207074524

(TC#26) INCLUSION OF SUBJECT PROPERTY IN THE BENT GRASS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED SEPTEMBER 25, 2007, UNDER RECEPTION NO. 207124524, NOVEMBER 29, 2007 UNDER RECEPTION NO. 207152168 AND RECORDED DECEMBER 11, 2007 UNDER RECEPTION NO. 207157347 AND RECORDED DECEMBER 18, 2007 UNDER RECEPTION NO. 207160587 AND RECORDED AUGUST 7, 2013 UNDER RECEPTION NO. 213101580.

(TC#27) OIL AND GAS LEASE BETWEEN JUANITA HUDSON AND RED RIVER RESOURCES, LLC, RECORDED DECEMBER 27, 2011 UNDER RECEPTION NO. 211128377 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.

(TC#28) THE EFFECT OF RESOLUTION NO. 13-141 PRELIMINARY PLAN APPROVAL, RECORDED MARCH 27, 2013, UNDER RECEPTION NO. 213039538.

(TC#29) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 03, 2013 UNDER RECEPTION NO. 213071317 AND SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 22, 2015 UNDER RECEPTION NO. 215064707. SECOND ADDENDUM TO SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JULY 1, 2016 UNDER RECEPTION NO. 216073107.

(TC#30) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 1 RECORDED JUNE 3, 2013 UNDER RECEPTION NO. 213713328. RESOLUTION NO. 13-142 IN CONJUNCTION THEREWITH RECORDED AUGUST 01, 2013 AT RECEPTION NO. 213098893.

(TC#31) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 31, 2013 UNDER RECEPTION NO. 213098588.

(TC#32) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESTRICTIVE COVENANT AGREEMENT RECORDED JULY 31, 2013 UNDER RECEPTION NO. 213098664.

(TC#33) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 14-341 REGARDING APPROVAL OF PRELIMINARY PLAN REQUEST FOR BENT GRASS EAST COMMERCIAL (SP-14-009) RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 214083055.

(TC#34) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN USE RESTRICTION AGREEMENT RECORDED SEPTEMBER 19, 2014 UNDER RECEPTION NO. 214085629 AND FIRST AMENDMENT TO USE RESTRICTION AGREEMENT RECORDED OCTOBER 17, 2014 UNDER RECEPTION NO. 214095183.

GENERAL PLAT NOTES: (CONT.)

(TC#35) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 2 RECORDED OCTOBER 09, 2014 UNDER RECEPTION NO. 214713515. RESOLUTION NO. 14-340 IN CONJUNCTION THEREWITH RECORDED SEPTEMBER 11, 2014 UNDER RECEPTION NO. 214083054.

(TC#36) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED OCTOBER 09, 2014 UNDER RECEPTION NO. 214092288.

(TC#37) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED OCTOBER 09, 2014 UNDER RECEPTION NO. 214092269.

(TC#38) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BENT GRASS EAST COMMERCIAL FILING NO. 2A RECORDED DECEMBER 02, 2014 UNDER RECEPTION NO. 214713554.

(TC#39) THE EFFECT OF RESOLUTION NO. 13-143 REGARDING ZONING, RECORDED MARCH 27, 2013, UNDER RECEPTION NO. 213039539.

(TC#40) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO. 15-109 RECORDED MARCH 06, 2015 UNDER RECEPTION NO. 215017344

(TC#41) (THIS ITEM WAS INTENTIONALLY DELETED) Please remove these.

(TC#42) (THIS ITEM WAS INTENTIONALLY DELETED)

(TC#43) (THIS ITEM WAS INTENTIONALLY DELETED)

(TC#44) (THIS ITEM WAS INTENTIONALLY DELETED)

(TC#45) TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BENT GRASS COMMERCIAL MERCHANTS ASSOCIATION RECORDED MAY 25, 2018 UNDER RECEPTION NO. 218059945

(TC#46) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA NSPS LAND TITLE SURVEY CERTIFIED DECEMBER 10, 2021 PREPARED BY CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC, JOB #2177.55 SAID DOCUMENT STORED AS OUR IMAGE 43070934
A) Fencing is not coincident to property lines.
B) Transformer outside of dedicated easement.
C) Water and Sanitary Stud under of dedicated easement;
D) Drainage Swale on property without apparent dedicated easement.

(TC#47) TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SIGNAGE EASEMENT AND AGREEMENT DATED JUNE 10, 2022 BY AND BETWEEN BENT GRASS OPERATIONS, LLC A COLORADO LIMITED LIABILITY COMPANY AND CD MERIDIAN & BENT GRASS LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDED JUNE 14, 2022 UNDER RECEPTION NO. 222081645.

4. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES REGULATIONS AND SPECIFICATIONS.

5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7. THERE SHALL BE NO DIRECT ACCESS TO MERIDIAN ROAD ALLOWED. ACCESS IS BY MERIDIAN PARK DRIVE VIA BENT GRASS MEADOWS DRIVE.

8. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.

10. 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 EASEMENT.

11. THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND GRANT OF EASEMENTS AS RECORDED AT RECEPTION NO. 213098666 AND USE RESTRICTION AGREEMENT UNDER RECEPTION NO. 214085629 OF THE RECORDS OF EL PASO COUNTY.

12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT.

Add Soils & Geology, Water, Wastewater, Missing TIS for the submittal

Please add this note with the additional documents on record:

The following reports have been submitted in association with the 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.

Please add the following signature block:
Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the 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.

Chair, Board of County Commissioners _____ Date _____

Please add this note, we do require a geohazard report submitted within the soils and geology report, pg 7 talks about fill and loose sands, this should be sited.

Soil and Geology Conditions
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
• Downslope Creep: (name lots or location of area)
• Rockfall Source: (name lots or location of area)
• Rockfall Runout Zone: (name lots or location of area)
• Potentially Seasonally High Groundwater: (name lots or location of area)
• Other Hazard:

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 APRIL 2021, 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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2023.

VERNON P. TAYLOR _____ DATE _____
COLORADO PLS NO. 25966,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, 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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "BENT GRASS EAST COMMERCIAL FILING NO. 4" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE _____ DAY OF _____, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

INTERIM EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

Please remove and leave as Director of Planning and Community Development, CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ THIS DAY OF _____, 2023, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ CHUCK BROERMAN, RECORDER

SURCHARGE: _____ BY: _____ DEPUTY

FEES:

DRAINAGE FEE: _____ \$ N/A PAID BY PRIOR PLAT

BRIDGE FEE: _____ \$ N/A PAID BY PRIOR PLAT

SCHOOL FEE: _____ \$ N/A PAID BY PRIOR PLAT

URBAN PARK FEE: _____ \$ N/A PAID BY PRIOR PLAT

REGIONAL PARK FEE: _____ \$ N/A PAID BY PRIOR PLAT

SUMMARY:

2 LOTS	1.457 ACRES	100.00%
TOTAL		100.00%

FINAL PLAT
BENT GRASS EAST COMMERCIAL FILING NO. 4
JOB NO. 70-110
DATE PREPARED: 05/31/2023
DATE REVISED:

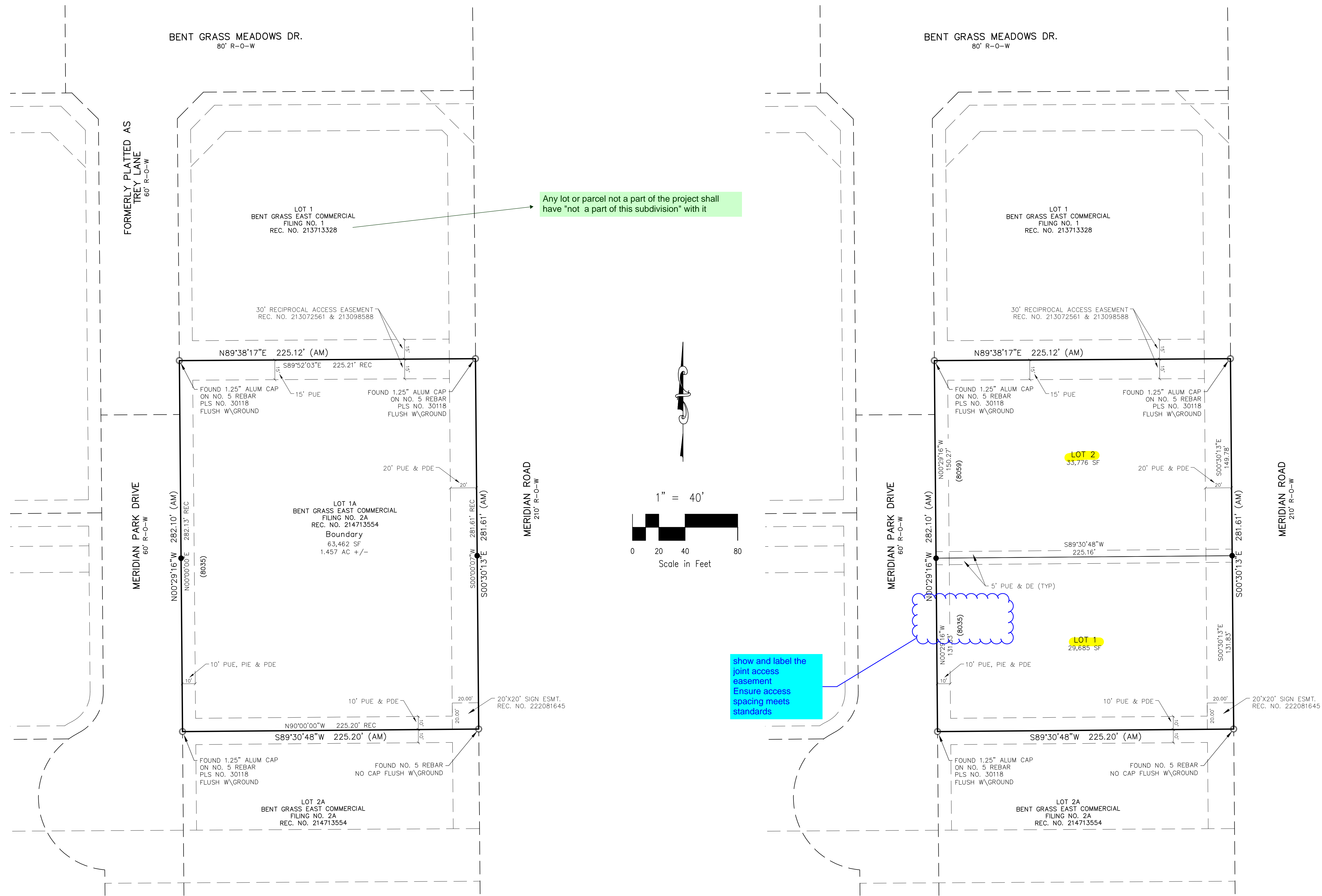
PCD FIL. NO. _____

PCD File # VR2316



BENT GRASS EAST COMMERCIAL FILING NO. 4

A REPLAT OF LOT 1A "BENT GRASS EAST COMMERCIAL FILING NO. 2A", RECORDED UNDER RECEPTION NO. 214713554 IN THE EL PASO COUNTY, COLORADO RECORDS, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T13S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



AS PLATTED
add current plat #

AS REPLATTED

- LEGEND**
- FOUND PROPERTY CORNER AS DESCRIBED
 - SET NO. 5 REBAR AND ORANGE PLASTIC CAP COLO. PLS NO. 25966 FLUSH W/GRADE
 - R-O-W RIGHT OF WAY
 - DE DRAINAGE EASEMENT
 - PDE PUBLIC DRAINAGE EASEMENT
 - PIE PUBLIC IMPROVEMENT EASEMENT
 - PUE PUBLIC UTILITY EASEMENT

FINAL PLAT
BENT GRASS EAST COMMERCIAL FILING NO. 4
JOB NO. 70-110
DATE PREPARED: 10/21/2022
DATE REVISED:

212 N. WAHSATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC. SHEET 2 OF 2

File: 01_210104-Bent Grass Replat-04.dwg (Drawn: D:\Users\Brent\OneDrive - Bentley\OneDrive - Bentley\Bent\210104-04.dwg, PldtDate: 5/27/2022, 2:20 PM)