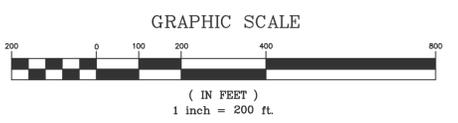
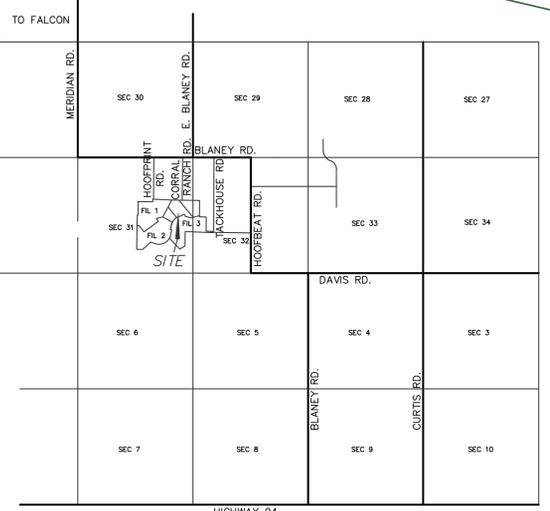
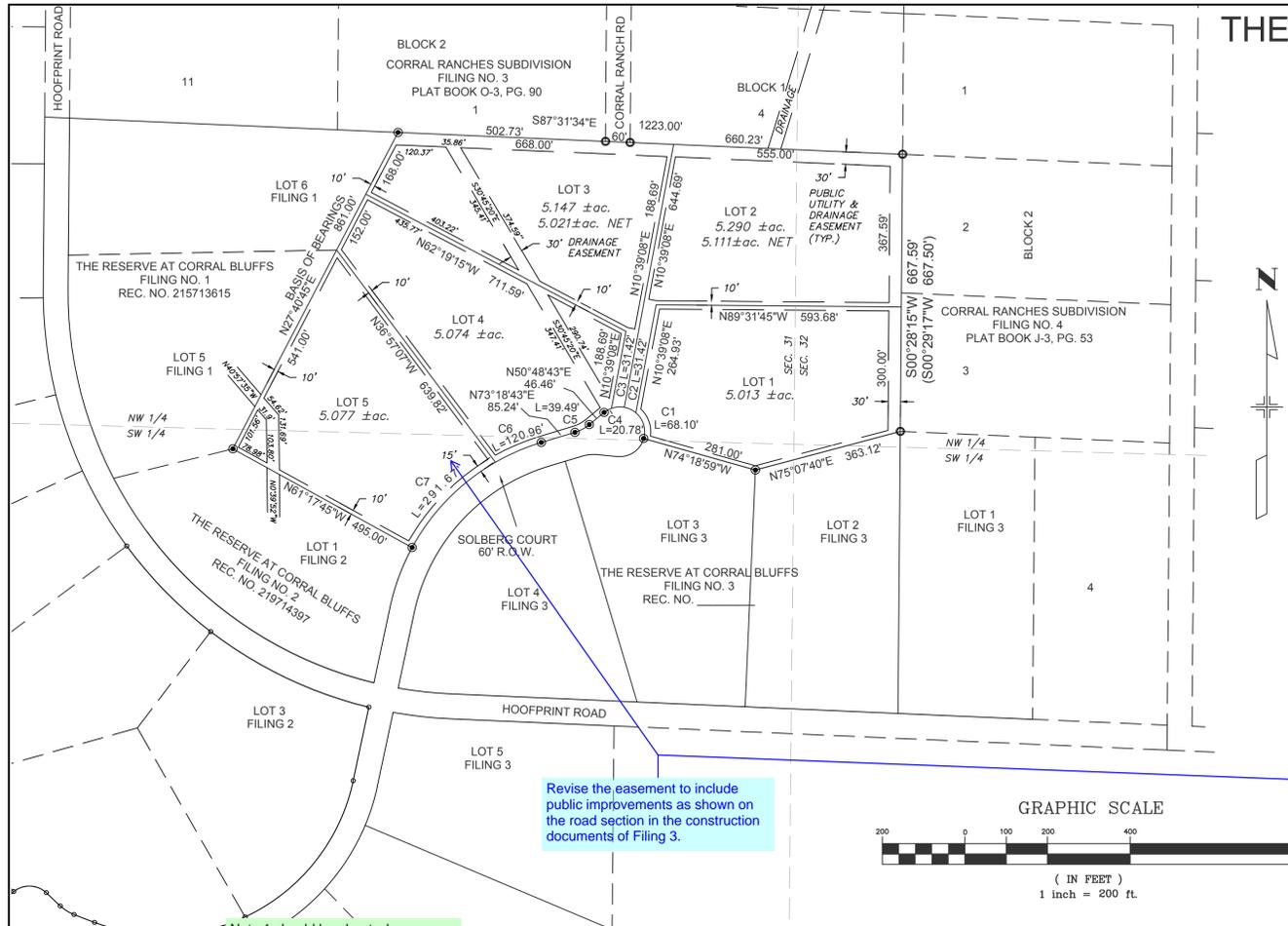


# THE RESERVE AT CORRAL BLUFFS FILING NO. 4

A REPLAT OF TRACT A, THE RESERVE OF CORRAL BLUFFS FILING NO. 3  
 A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32  
 TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



### EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

### NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW PE & LS 2692" OR AS NOTED
  - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE EAST LINE OF THE FILING NO. 1, N27°40'45"E - 861.00' THE DIRECTION IS BASED ON THE RECORDED PLAT OF FILING NO. 1 AND THE LINE IS MONUMENTED AS SHOWN.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55042931, DATED AUGUST 4, 2011.
- DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.

CURVE	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	Δ=65°01'53"	60.00'	68.10'	N16°49'55"W	64.50'
C2	Δ=30°00'00"	60.00'	31.42'	N64°20'52"W	31.06'
C3	Δ=30°00'00"	60.00'	31.42'	N85°39'08"E	31.06'
C4	Δ=19°50'25"	60.00'	20.78'	N60°43'55"E	20.67'
C5	Δ=22°30'00"	100.55'	39.49'	N62°03'43"E	39.23'
C6	Δ=13°04'35"	530.00'	120.96'	N66°46'25"E	120.70'
C7	Δ=31°31'53"	530.00'	291.67'	N44°28'11"E	288.01'

"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."

### SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE SURVEY, 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 \_\_\_\_\_, 2020.

Did the covenants for this filing get approved by the County Attorney before recording?

KEVIN M. O'LEARY  
 COLORADO REGISTERED PLS #28658  
 FOR AND ON BEHALF OF  
 LWA LAND SURVEYING, INC.

A vacation and replat of

### BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T13S, R64W OF THE 6th P.M., THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6th P.M.; EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, THE RESERVE AT CORRAL BLUFFS FILING 3, EL PASO COUNTY, COLORADO, CONTAINING 26.00 ACRES, MORE OR LESS.

### 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 LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 4. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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.

### IN WITNESS WHEREOF:

THE FOREMENTIONED CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

CORRAL RANCHES DEVELOPMENT CO INC.  
 HOWARD J. KUNSTLE, PRESIDENT

### NOTARIAL:

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

### BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS 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.

Chair \_\_\_\_\_ BOARD OF COUNTY COMMISSIONERS DATE \_\_\_\_\_

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

### RECORDING:

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: \_\_\_\_\_ COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_

DRAINAGE FEES: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

Lot 4 is shown to have issues in Soils and Geology Report but not identified, areas of ponding water should have no build area on plat

### NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP12-001.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASMENTS 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 AS RECORDED UNDER RECEPTION NO. 219104584 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-BD AND 517 BD.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 4 IS RECORDED AT RECEPTION NO. 219104585 IN THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFFPRINT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3 DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
- THE 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0780G AND 08041C0564G, DATED DECEMBER 7, 2018.
- GEOLOGIC HAZARD NOTE. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS: LOT 5 - AREAS OF PONDED WATER. LOT 3 - AREAS OF POTENTIALLY SHALLOW GROUNDWATER; LOT 1 - AREAS POTENTIALLY REQUIRING DESIGNED SEPTIC SYSTEMS DUE TO PERCOLATION TEST DATA SLOWER THAN 60 MIN/IN; MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTECH ENGINEERING DATED JANUARY 30, 2012 IN FILE SP-12-1. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

Note 1 should be about why you are vacating and replatting, ie. The parcel was platted as a tract in previous filing to not create an illegal parcel, being vacated and replatted for this filing for future development or similar language.

Revise the easement to include public improvements as shown on the road section in the construction documents of Filing 3.

delete the crossed out text.

19-471

PREPARED BY  
**LWA LAND SURVEYING, INC.**

953 E. FILLMORE STREET  
 COLORADO SPRINGS, COLORADO 80907  
 Phone (719) 636-5179

RESERVE AT CB FIL 3.DWG  
 DECEMBER 26, 2019  
 PROJECT 11032  
 SHEET 1 OF 1

# Final Plat\_V1.pdf Markup Summary

## Callout (3)



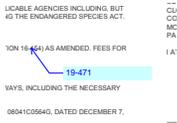
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Revise the easement to include public improvements as shown on the road section in the construction documents of Filing 3.



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19-471

## Cloud+ (2)



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Did the covenants for this filing get approved by the County Attorney before recording?



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Lot 4 is shown to have issues in Soils and Geology Report but not identified, areas of ponding water should have no build area on plat

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Pen (1)

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
STORM WATER DRAINAGE IN AND THROUGH THEIR  
TUBES, FENCES, MATERIALS OR LANDSCAPING THAT  
COUNTY DEPARTMENT OF TRANSPORTATION AND  
PREFERRED WHETHER BY DEED OR BY CONTRACT, NOT  
TESTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE  
OF THE CLERK AND RECORDER OF EL PASO COUNTY  
EL PASO COUNTY LAND DEVELOPMENT CODE AND IN  
CONFORMANCE WITH THE PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT'S AGREEMENT, BY THE PLANNING  
DEPARTMENT OF ANY LOTS FOR SALE, CONVEYANCE OR TR

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Text Box (2)

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Chair

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Chair

08

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08

# Final Plat\_V1.pdf Markup Summary

## Callout (3)



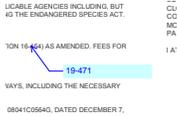
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19-471

## Cloud+ (3)



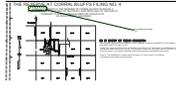
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A vacation and replat of

Pen (1)



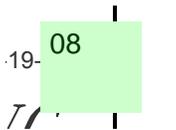
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Text Box (3)



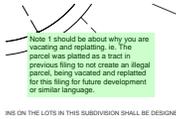
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Chair



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