verify legal with LOI, Application and Legal in word

KNOW ALL MEN BY THESE PRESENTS:

THAT FEATHERGRASS INVESTMENTS LLC A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT

LEGAL DESCRIPTION: Acceptance

Certificate for

entity in

existence)

Tracts (accepting

The dedication of

Tracts (list tracts

and use) are hereby accepted

for ownership

by the (Name)

Association.

ner's

District/Homeow

(Name district or

homeowner's

BY: (notarized

signature)

President

STATE OF

COLORADO)

COUNTY OF

Acknowledged

before me this _ day of

as

My commission

Witness my hand

and official seal

Notary Public

20__ by

expires:

association)

and maintenance

TRACT KK AND LL 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 CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF SCENON 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIX PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 21.655 ACRES.

OWNERS CERTIFICATE:

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, 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, TRECTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 7. 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 ELP ASO 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 EDICICATED 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.

THE AFOREMENTIONED, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF ________, 20__.

WITNESS MY HAND AND OFFICIAL SEAL.

OF FEATHERGRASS INVESMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ ____, 20__, A.D. BY ____.

OF FEATHERGRASS INVESTMENTS, LLC A COLORADO

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

GENERAL NOTES:

THE DATE OF PREPARATION IS OCTOBER 4, 2018.

- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC IMPROVEMENT AND UTILITY EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWAITER DISPOSAL REPORT; GEOLOGY AND SOLIS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 81. THE TOTAL NUMBER OF TRACTS IS 2.
- THE ARTICLES OF INCORPORATION FOR HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 2017/203918. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. 217032014 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A 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 & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE 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
- FLOODPLAIN STATEMENT: FLOUDPLAIN STALEMENT:
 THIS SITE, HANNAH RIDGE AT FEATHERGRASS FILING NO. 7, IS NOT WITHIN A DESIGNATED
 F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER
 08041CO752F, DATED MARCH 17, 1997.
- 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.

 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 DEVELOPMENT SCRUCES 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 THIS 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 L. PASO BOARD OF COUNTY COMMISSIONERS OR 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. SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7

A REPLAT OF TRACT KK AND LL 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

Can you add the line work for whats been platted so we can see the overall connectivity to the is map?

CAREFREE CIRCLE NORTH

VICINITY MAP

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

the records of the El Paso County Clerk and Recorder.

SUMMARY TABLE

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (PARKS, OPEN SPACE, PUBLIC UTILITIES, DRAII	320,329 NAGE)	33.96%	НОА	ноа
TRACT B (FUTURE DEVELOPMENT	2,058	0.22%	OWNER C	F RECORD
LOTS (81 TOTAL) R.O.W.	468,567 152,345	49.67% 16.15%	COUNTY	AL LOT OWNERS COUNTY
TOTAL	943,290	100%		

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, 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 ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:0.000; 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS _____ DAY OF ___

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

DATE

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN

HANNAH RIDGE AT FEATHERGRASS

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

DOARD OF COUNTY COMMISSIONERS CERTIFICATE.

THIS PLAT FOR HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF SOUTH OF THE PROPERTY OF APPROVAL. 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.

RECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
DUNTY ASSESSOR	DATE
CLERK AND RECORDER:	
TATE OF COLORADO))SS OUNTY OF EL PASO) HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORT (LOCK _M. THIS	IS DULY RECORDED
Y:	
TAIRAGE, SARBONEEN BASIN	

BRIDGE FEES: SANDCREEK BASIN URBAN PARK: REGIONAL PARK:

CHAIR BOARD OF COUNTY COMMISSIONERS

SCHOOL FEE: DISTRICT 11

FEATHERGRASS INVESTMENTS, LLC 4715 NORTH CHESTNUT STREET,

COLORADO SPRINGS, CO 80907

CLASSI(

NO. REVISION DATE
1 COUNTY COMMENTS 12-17-18 2 BOUNDARY REVISIONS

ەۋە CONSULTING

FILING NO. 7

JOB NO. 1116.07 OCTOBER 4, 2018

SHEET 1 OF 3

619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS, PER TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC

OF HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS __ _____, 20___, A.D. BY _______.

— OF HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC.

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: NOTARY PUBLIC

GENERAL NOTES (CONT.):

- 11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 208091457 AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 208091456 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 13. FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT AND CIMARRON HILLS FIRE PROTECTION DISTRICT.
- THE HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC. SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508. C.R.S.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD, RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 181499-AMENDMENT NO. 1 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF AUGUST 20, 2018 AT 8:00 A.M.
- 18. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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 OTHERWIS INDICATED. STRUCTURES, FENCES, MAILS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 BEING MONUMENTED AT THE BOTH ENDS BY A 1-1/2" ALUMINUM CAP STAMPED "PLS 27605", IS ASSUMED TO BEAR S00'21'33"W, A DISTANCE OF 1997.45 FEET.
- 23. TRACT B IS FUTURE DEVELOPMENT AND WILL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
- 24. 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 INITERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 25. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 214022684 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- SANITARY SEWER:

: CHEROKEE METROPOLITAN DISTRICT CHEROKEE METROPOLITAN DISTRICT MOUNTAIN VIEW ELECTRIC ASSOCIATION

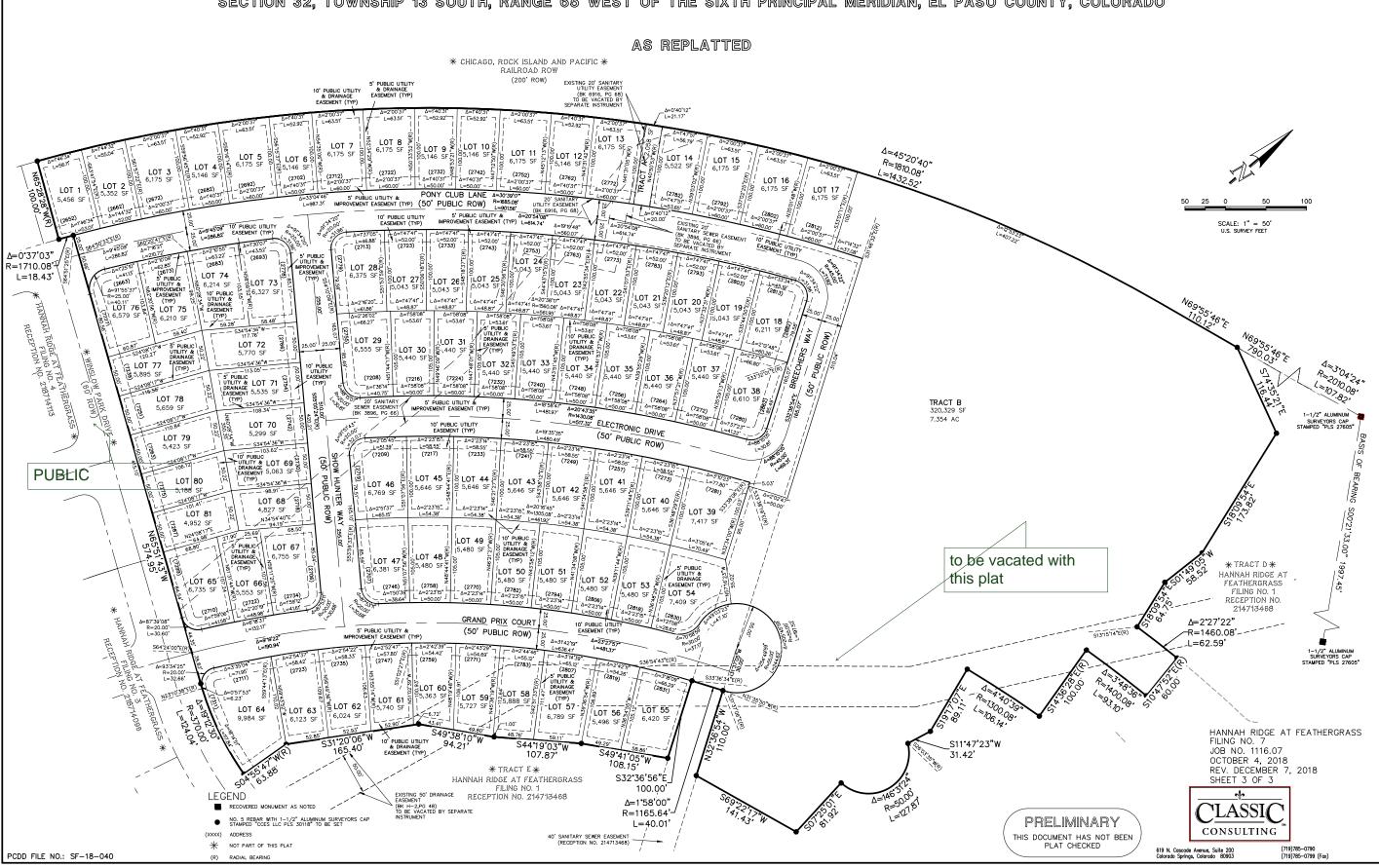
27. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 A REPLAT OF TRACT KK AND TRACT LL 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 * (200' ROW) Δ=45·20'40" R=1810.08' L=1432.52' Δ=0°37'03" $^{7}_{\Delta} = 0^{\circ}25'59''$ R=1710.08'-F=1710.08 L=18.43' L=12.92' TRACT LL 597,243 ± SF 13.71 ± AC TRACT KK 346,047 ± SF 7.94 ± AC * TRACT D * HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECEPTION NO. Δ=2°27'22" -R=1460.08' L=62.59' Δ=2°14'32" R=1150.08 L=45.00' Δ=0°14'56" R=1150.08' L=4.99' S49'38'10"W S19*17'06"E HANNAH RIDGE AT FEATHERGRASS FILING NO. 7 S44°19'03"W S49°41'05"W 108.15' 107.87 LEGEND JOB NO. 1116.07 S11*47'23"W OCTOBER 4, 2018 SHEET 2 OF 3 * NOT PART OF THIS PLAT Δ=146*31'24" 31.42' 40' SANITARY SEWER EASEMENT (RECEPTION NO. 214713468) * TRACT E * HANNAH RIDGE AT FEATHERGRASS R=50.00' **PRELIMINARY** L=127.87' FILING NO. 1 RECEPTION NO. 214713468 CLASSI(THIS DOCUMENT HAS NOT BEEN PLAT CHECKED *TRACT E* HANNAH RIDGE AT FEATHERGRASS CONSULTING FILING NO. 1 RECEPTION NO. 214713468 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

PCDD FILE NO.: SF-18-040

HANNAH RIDGE AT FEATHERGRASS FILING NO. 7

A REPLAT OF TRACT KK AND LL 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



Markup Summary

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dsdparsons (6)			
PUBLIC PUBLIC	Subject: Callout Page Label: 3 Author: dsdparsons Date: 1/16/2019 12:34:13 PM Color: ■	PUBLIC	
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When the Property is Subject to Existing on A property within that A property within the property within the A property within the property within the A property wi	Subject: Covenants Page Label: 1 Author: dsdparsons Date: 1/16/2019 5:12:43 PM Color: ■	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.	
	Subject: Tract Acceptance Page Label: 1 Author: dsdparsons Date: 1/16/2019 5:13:02 PM Color:	Acceptance Certificate for Tracts (accepting entity in existence) The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association) BY: (notarized signature) President STATE OF COLORADO) ss. COUNTY OF) Acknowledged before me this day of, 20 by as My commission expires: Witness my hand and official seal Notary Public	
Supple constant with	Subject: Callout Page Label: 3 Author: dsdparsons Date: 1/16/2019 5:13:48 PM Color:	to be vacated with this plat	
Verify Legal and LCS. Approximation and Calculation and Calcul	Subject: Callout Page Label: 1 Author: dsdparsons Date: 1/16/2019 5:14:28 PM Color:	verify legal with LOI, Application and Legal in word	