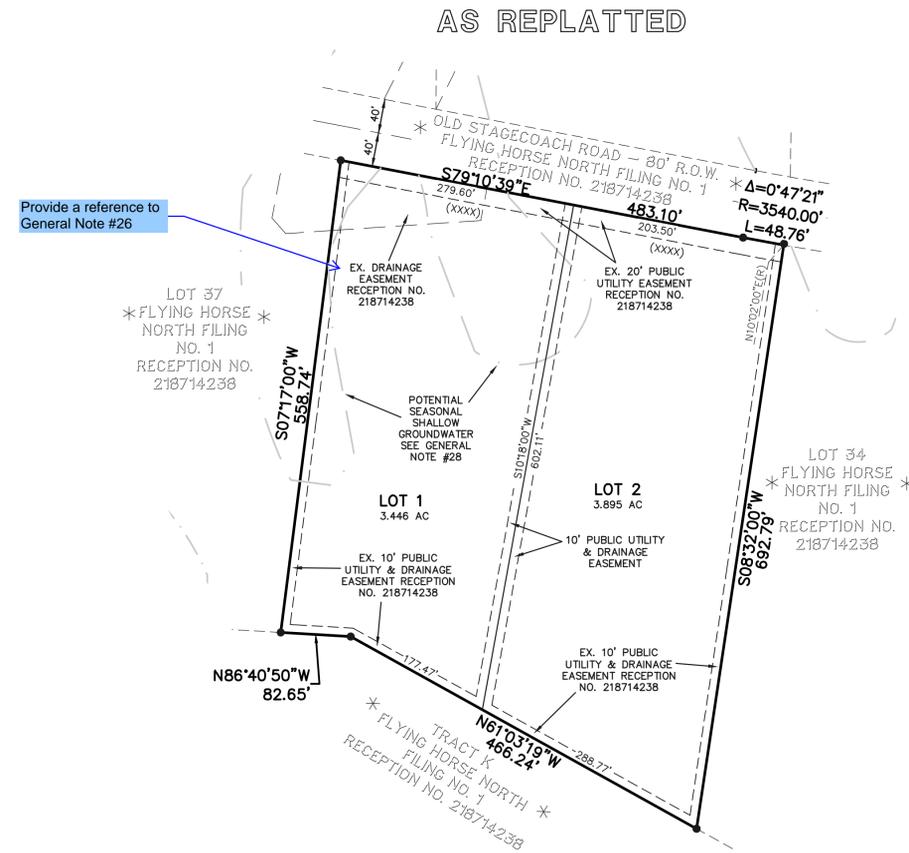
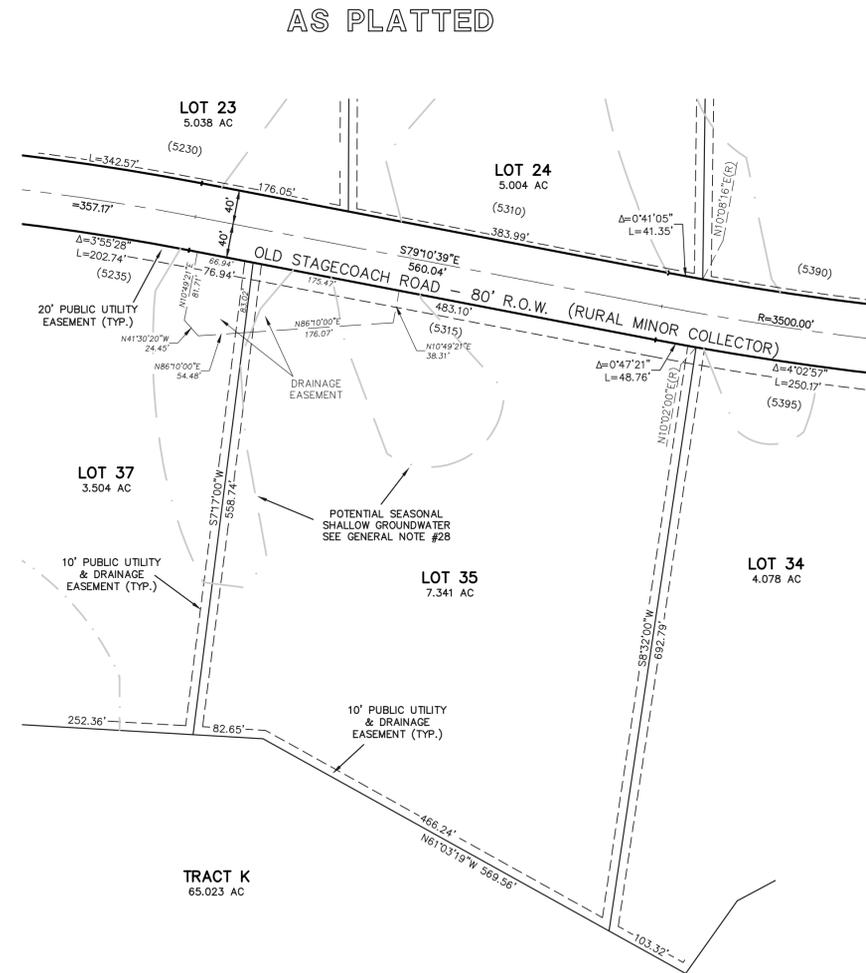


FLYING HORSE NORTH FILING NO. 1A

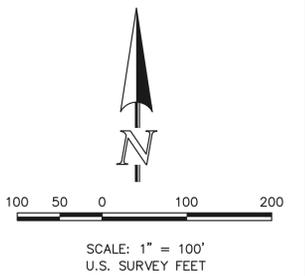
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

LEGEND

- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
- (XXXX) ADDRESS
- * NOT PART OF THIS PLAT
- (R) RADIAL BEARING



FLYING HORSE NORTH FILING NO. 1A
1096.09
NOVEMBER 12, 2018
SHEET 2 OF 2



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Markup Summary

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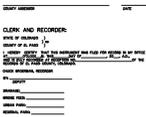

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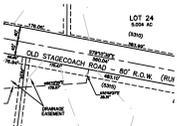
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THIS%%U %%UDAY OF%%U %%U,
20 , A.D.,



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OLD STAGECOACH ROAD - 80' R.O.W.

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DOUGLAS P. REINELT, PROFESSIONAL L.S.
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONE
ENGINEERS AND SURVEYORS, L.L.C.

NOTICE:
ACCORDING TO COLORADO LAW YOU MAY
DEFECT IN THIS SURVEY WITHIN THREE
OR FIFTEEN DAY AND REPORT HERE TO:

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

ENGINEERS AND SURVEYORS, L.L.C.

BY PERMISSION I HEREBY CERTIFY THAT THIS
SURVEY WAS MADE IN ACCORDANCE WITH THE
PROVISIONS OF THE COLORADO SURVEYING
ACTS AND IS CORRECT AND COMPLETE.
I, THE SURVEYOR, AM A LICENSED SURVEYOR
IN THE STATE OF COLORADO.
I HEREBY CERTIFY THAT THIS SURVEY
WAS MADE IN ACCORDANCE WITH THE
PROVISIONS OF THE COLORADO SURVEYING
ACTS AND IS CORRECT AND COMPLETE.
I, THE SURVEYOR, AM A LICENSED SURVEYOR
IN THE STATE OF COLORADO.

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OLD STAGECOACH RD

CLERK AND RECORDER
STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS
AT _____ O'CLOCK _____ M., THIS
AND IS DULY RECORDED AT R
RECORDS OF EL PASO COUNTY

Subject:
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COUNTY OF EL PASO)

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PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

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PRELIMINARY

FLYING HORSE IN
1096.09
NOVEMBER 12, 2
SHEET 1 OF 2



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SHEET 1 OF 2

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LOT 24 5.004 AC

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LOT 37
3.504 AC

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LOT 37 3.504 AC

THESE INSTRUMENTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GARFIELD, COLORADO, AND THAT THE INSTRUMENTS OF TITLE IN IT ARE CORRECTLY INDEXED TO THE BEST OF HIS KNOWLEDGE.
BOULEVARD, MISSOURI, PROFESSIONAL LAND SURVEYOR
COLORADO, P.L.S. NO. 2018
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.
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.

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FOR AND ON BEHALF OF CLASSIC
CONSULTING,

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Author: AutoCAD SHX Text
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THESE INSTRUMENTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GARFIELD, COLORADO, AND THAT THE INSTRUMENTS OF TITLE IN IT ARE CORRECTLY INDEXED TO THE BEST OF HIS KNOWLEDGE.
BOULEVARD, MISSOURI, PROFESSIONAL LAND SURVEYOR
COLORADO, P.L.S. NO. 2018
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.
NOTICE:
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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.

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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.

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KNOW ALL MEN BY THESE THAT PRI #2, LLC A COLORADO LIMITED LI DESCRIBED TRACT OF LAND TO WIT: LEGAL DESCRIPTION: A PARCEL OF LAND BEING A PORTION OF SOUTH RANGE 66 WEST OF THE 30TH 19 MORE PARTICULARLY DESCRIBED AS FOLLO

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COUNTY ASSESSOR
CLERK AND RECORDER:
STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT AT _____ O'CLOCK IN THE _____ DAY AND IS DULY RECORDED AT RECEPTION NO.

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Author: AutoCAD SHX Text
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CLERK AND RECORDER:

Subject:
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Author: AutoCAD SHX Text
Date:
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OWNER:
PRI #2, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919
PHONE (719) 592-9333
REVISION DATE

Subject:
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Author: AutoCAD SHX Text
Date:
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PRI #2, LLC 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919 PHONE (719) 592-9333

GENERAL NOTES:
1. THE DATE OF PREPARATION
2. INDIVIDUAL WELLS ARE THE DOMESTIC WELLS MUST BE TO SET CONDITIONS FOR TI

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GENERAL NOTES:

BY:
OF GREAT WESTERN BANK
STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT OF _____ A. OF GREAT WESTERN BANK. WITNESS MY HAND AND SEAL

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CLERK AND RECORDER
STATE OF COLORADO)
COUNTY OF EL PASO) SS
I HEREBY CERTIFY THAT TI
AT O'CLOCK M. THIS

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Author: AutoCAD SHX Text
Date:
Color:

STATE OF COLORADO)

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
I, CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS DATE.

Subject:
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Author: AutoCAD SHX Text
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THIS PLAT FOR FLYING HORSE NORTH FILING NO. 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF , 20 , SUBJECT TO ANY NOTES 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 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. PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER

Subject:
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Author: AutoCAD SHX Text
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THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973,

COUNTY OF EL PASO)
I, CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN MY OFFICE ON THIS DATE.

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INSTRUMENT THIS %U %U DAY OF %U %U, 20%U %U, A.D.

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N10°49'2
38.31'

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38.31'

STATE OF COLORADO
COUNTY OF EL PASO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY _____ AND _____ AS THE
SIGNED BY ME AND OPTIONALLY
BY CONJUGAL EXPRESSES.
LEIN HOLDER: ROBERT PARKER
BENEDICT PETERSON, LLC A COLORADO LIMITED LIABILITY CO
BY _____

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PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY

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N41°30'20"W

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619 N. Cascade Avenue, Suite 200



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OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO
COUNTY, COLORADO

DATE

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

Subject: 619 N. Cascade Avenue, Suite 200
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Author: AutoCAD SHX Text
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DOUGLAS P. REINELT, PROFESSIONAL
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC
ENGINEERS AND SURVEYORS, LLC

NOTICE:

Subject: COLORADO P.L.S. NO. 30118
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FLYING HORSE NORTH FILING NO. 1A



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THE UNDERSIGNED PROFESSIONAL LAND
SURVEYOR LICENSED IN THE STATE OF
COLORADO, HEREBY



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NO. 5 REBAR WITH 1-1/2" ALUMINUM
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QUALIFIED BY NOTARY PUBLIC, THE SIGNER REPRESENTS THE
OF INTEREST IN THE PROPERTY DESCRIBED HEREIN AND SHALL
BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION
HEREIN. THE SIGNER SHALL BE RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION HEREIN AND SHALL BE
RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION
HEREIN.

OWNER:
THE ASSOCIATIONS, P.M. #2, LLC A COLORADO LIMITED LIABILITY
INSTRUMENT THIS ___ DAY OF _____, 20__
WITNESSED BY HAND AND OFFICIAL SEAL.

JEFFREY B. SMITH AS CHAIRMAN OF THE BOARD
ELITE PROPERTIES OF AMERICA, INC., A COLORADO COMPANY
MEMBER OF P.M. #2, LLC A COLORADO LIMITED LIABILITY COMPANY
STATE OF COLORADO _____

Subject: INSTRUMENT THIS DAY OF _____, 20__
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STAGECOACH RD

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

Subject: Colorado Springs, Colorado 80903
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DEPUTY

Subject: DEPUTY
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Author: AutoCAD SHX Text
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OWNER:
THE ASSOCIATIONS, P.M. #2, LLC A COLORADO LIMITED
INSTRUMENT THIS ___ DAY OF _____, 20__
WITNESSED BY HAND AND OFFICIAL SEAL.

JEFFREY B. SMITH AS CHAIRMAN OF THE BOARD
ELITE PROPERTIES OF AMERICA, INC., A COLORADO COMPANY
MEMBER OF P.M. #2, LLC A COLORADO LIMITED LIABILITY COMPANY
STATE OF COLORADO _____
COUNTY OF EL PASO _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME, _____, A Notary Public in and for the State of Colorado,
on this _____ day of _____, 20__.

Subject: JEFFREY B. SMITH AS CHAIRMAN OF THE BOARD
Page Label: 1
Author: AutoCAD SHX Text
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EX. 10' PUBLIC
UTILITY & DRAINAGE
EASEMENT RECEPTION
NO. 218714238

Subject:
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EX. 10' PUBLIC UTILITY & DRAINAGE
EASEMENT RECEPTION RECEPTION NO.
218714238

BRIDGE FEES: ___
URBAN PARK: ___
REGIONAL PARK: ___

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URBAN PARK:

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WITNESS MY HAND AND L
MY COMMISSION EXPIRES:
LIEN HOLDER:
GREAT WESTERN BANK H/P
OF _____, 20_

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LIEN HOLDER:

I HEREBY CERTIFY THAT THIS IS
AT _____ O'CLOCK _____ M. THIS
AND IS DULY RECORDED AT RECEPTION
RECORDS OF EL PASO COUNTY, CO
CHUCK BROERMAN, RECORDER
BY: _____
DEPUTY
DRAINAGE: _____

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CHUCK BROERMAN, RECORDER

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Author: AutoCAD SHX Text
Date:
Color:

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Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

ELITE PROPERTIES OF AMERICA, INC., A
COLORADO CORPORATION

THIS PLAN SHALL BE VOID IF ANY OF THE FOLLOWING CONDITIONS OCCUR:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM ALL APPLICABLE OWNERS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY DATA AND SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS AND SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION.

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1. THE DATE OF PREPARATION IS NOVEMBER 12, 2018. THE DATE OF PREPARATION IS NOVEMBER 12, 2018. 2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. 3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. 4. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. SOILS REPORT BY ENTECH DATED FEBRUARY 22, 2016. 5. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. 6. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20.00 FOOT WIDE UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20.00 FOOT WIDE PUBLIC UTILITIES, PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE AND 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. 7. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY. 8. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 2. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 2. 9. THE ARTICLES OF INCORPORATION FOR FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION, INC., WERE THE ARTICLES OF INCORPORATION FOR FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171619083. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS

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UP
BOARD OF ELITE PROPERTIES
PRI #2, LLC A COLORADO LIM
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SHAMROCK PRESERVE, LLC, /
INSTRUMENT THIS DAY
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20. THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY, PER THE LANDSCAPE LICENSE AGREEMENT RECORDED UNDER RECEPTION NUMBER 218129428. 21. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTES ANY PUBLIC LAND SURVEY MONUMENT ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTES ANY PUBLIC LAND SURVEY MONUMENT MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S. 22. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR 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 RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 182415 ISSUED BY CAPSTONE TITLE DATED NOVEMBER 6, 2018AT 8:00 A.M. 23. PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 216145945, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FLYING HORSE NORTH FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY. 24. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. 25. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND 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 EASEMENTS. 26. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR

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OF GREAT WESTERN BANK
STATE OF COLORADO }
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OF GREAT WESTERN BANK
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OF GREAT WESTERN BANK

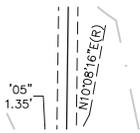
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JEFFREY B. SMITH AS CHAIRMAN
ELITE PROPERTIES OF AMERICA
MANAGER OF FRI #2, LLC A
STATE OF COLORADO }
COUNTY OF EL PASO } SS
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STATE OF COLORADO)



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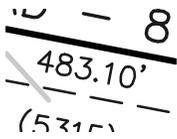
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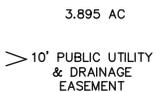


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Subject: 10' PUBLIC UTILITY & DRAINAGE EASEMENT
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SURVEYOR'S STATEMENT:
THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR
STATE AND DECLARES THAT THE ACCOMPANYING
RESPONSES, DRAWINGS AND CALCULATIONS
HEREOF, AND THAT THE REQUIREMENTS OF IT
AS AMENDED, HAVE BEEN MET TO THE BEST OF

Subject: SURVEYOR'S STATEMENT:
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Subject: POTENTIAL SEASONAL SHALLOW
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Author: AutoCAD SHX Text
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ALL RIGHTS RESERVED BY THE SURVEYOR
NO PART OF THIS DOCUMENT MAY BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND
RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING
FROM THE SURVEYOR.
DATE: 11/11/2011 10:11:11 AM
BY: LEX WILSON
LEX WILSON

Subject: SHAMROCK PRESERVE, LLC, A COLORADO
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AND REPLACEMENT OF UTILITY LINES AND REL
OWNER:
THE AFORESAIDED, PFI #2, LLC A COLORADO
INCREASING THIS DAY OF _____
WITNESS MY HAND AND OFFICIAL SEAL.
JEFFREY B. SMITH AS CHAIRMAN OF THE BOA
ELITE PROPERTIES OF AMERICA, INC., A COLORADO
MANAGER OF PFI #2, LLC A COLORADO LIMIT

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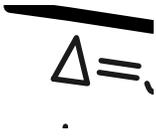
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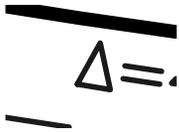
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Date:
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(719)785-0790
(719)785-0799 (Fax)

INSTRUMENT THIS ____ DAY
BY: _____
OF SHAMROCK PRESERVE, LLC
STATE OF COLORADO } ss
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT
OF _____, 20____ A.

Subject: STATE OF COLORADO)
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RECORDS MANAGER
COUNTY OF EL PASO, TEXAS
COUNTY CLERK'S OFFICE
1000 N. GARDNER STREET
EL PASO, TEXAS 79901
PHONE: (915) 532-2200
FAX: (915) 532-2201
WWW: WWW.ELPASO.TX.GOV

Subject: RESPONSIBLE CHARGE AND ACCURATELY
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VICINITY MAP
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REGIONAL PARK
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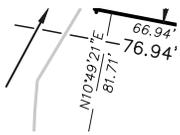


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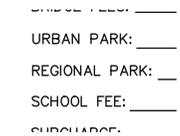
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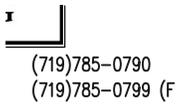
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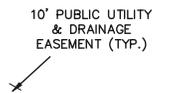
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Subject:
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FLYING HORSE NORTH FILING NO. 1A
10/6/09
NOVEMBER 12, 2018
SHEET 1 OF 2
CLASSIC

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LOT 34
FLYING HORSE
NORTH FILING *
NO. 1
RECEPTION NO.
218714238

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

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A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS: THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTH END BY A 2 1/2" ALUMINUM CAP STAMPED "22564" AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED "9132", IS ASSUMED TO BEAR S00°14'34"E, A DISTANCE OF 5269.38 FEET. LOT 35, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO. CONTAINING A CALCULATED AREA OF 7.341 ACRES.

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LOT 34
 4.078 AC

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EX. DRAINAGE
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 Author: AutoCAD SHX Text
 Date:
 Color:

54.48'

Subject:
 Page Label: 2
 Author: AutoCAD SHX Text
 Date:
 Color:

55'28"

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 Author: AutoCAD SHX Text
 Date:
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2



Subject:
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 Author: AutoCAD SHX Text
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FLYING HORSE NORTH FILING NO. 1A

OWNER:
 PRI #2, LLC
 6785 CORR

Subject:
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

OWNER:

-2.57'

Subject:
 Page Label: 2
 Author: AutoCAD SHX Text
 Date:
 Color:

5

N86°10'00"E
 176.07'

Subject:
 Page Label: 2
 Author: AutoCAD SHX Text
 Date:
 Color:

N86°10'00"E

Δ=0°47'21"
 L=48.76'

Subject:
 Page Label: 2
 Author: AutoCAD SHX Text
 Date:
 Color:

Δ=0°47'21"

KNOW ALL MEN BY THESE PRESENTS, that the following instrument was acknowledged before me and my authority as a Notary Public in and for the State of Colorado, to be duly qualified, on this 1st day of November, 2011.

LEGAL DESCRIPTION:
 A certain lot and portion of the same of the SHARROCK PRESERVE, LLC, COLORADO LIMITED LIABILITY COMPANY, as shown on the plat of subdivision of the same, filed for record in the office of the County Clerk of the County of El Paso, Colorado, and as shown on the plat of subdivision of the same, filed for record in the office of the County Clerk of the County of El Paso, Colorado, on this 1st day of November, 2011.

Subject:
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF EL PASO, COLORADO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me and my authority as a Notary Public in and for the State of Colorado, to be duly qualified, on this 1st day of November, 2011, by the following person or persons, who are personally known to me, or whose identity has been established by the production of satisfactory evidence of their identity to me, and who are acting voluntarily and of their own free will, and who are not under any legal disability, and who are not minors, and who are not incompetent, and who are not otherwise disqualified by law from acting as a party to the foregoing instrument.

LIEN HOLDER:
 SHARROCK PRESERVE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____ DAY OF _____, 2011.

Subject:
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

WITNESS MY HAND AND OFFICIAL SEAL.

AND REPLACEMENT OF U11

OWNER:
 THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____ DAY OF _____, 2011.
 WITNESS MY HAND AND OFFICIAL SEAL.

Subject:
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

THE AFOREMENTIONED,



Subject:
 Page Label: 1
 Author: AutoCAD SHX Text
 Date:
 Color:

STATE HWY 83

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

0

ULEMK AND MLCUMLEK:
STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
AT _____ O'CLOCK ON THE _____ DAY OF _____
A.D. 20____, RECORDED AT RECEPTION NO. _____
RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BRIDGEMAN, RECORDER
BY: _____
DEPUTY
DRAINAGE: _____
BRIDGE FEES: _____

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

RECORDS OF EL PASO COUNTY, COLORADO.

-103.32'-

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

103.32'

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

5

CHUCK
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
RECORDED AT RECEPTION NO. _____
RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BRIDGEMAN, RECORDER
BY: _____
DEPUTY
DRAINAGE: _____
BRIDGE FEES: _____

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

1

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

A PORTION OF THE NORTH HALF OF SECTION
36, TOWNSHIP 11 SOUTH, RANGE 66 WEST

CHUCK BRIDGEMAN, RECORDER
BY: _____
DEPUTY
DRAINAGE: _____
BRIDGE FEES: _____

WITNESS MY HAND AND
MY COMMISSION EXPIRES:
LIEN HOLDER:
SHAMROCK PRESERVE,
INSTRUMENT THIS _____

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

LIEN HOLDER:

x

(719)785-0790
(719)785-0799 (F)

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

(719)785-0790

THIS DOCUMENT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

BOARD OF ELITE PROPERTIES OF AMERICA,
INC., A COLORADO CORPORATION MANAGER
OF

571.700"W
- 558.74'-

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

558.74'



Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

=

LEGEND

NO. 5 RE
STAMPED

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

LEGEND

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Author: AutoCAD SHX Text
Date:
Color:

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(5230)

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

(5230)

DRAINAGE
EASEMENT

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

DRAINAGE EASEMENT

SURVEYOR'S STATEMENT
I, the undersigned, being a duly qualified and licensed Surveyor in the State of Colorado, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the same, and that the same is a true and correct copy of the original survey as shown to me by the person claiming to be the owner of the same.

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

AS AMENDED, HAVE BEEN MET TO THE BEST
OF HIS KNOWLEDGE AND BELIEF.

THIS DOCUMENT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

OF %U %U, 20%U %U, A.D. BY
%U %U AS %U

24.45'
N86°10'00"E
54.48'

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

N86°10'00"E

STATE OF COLORADO
COUNTY OF EL PASO
I, _____, County Clerk, do hereby certify that this instrument was filed for record in my office on _____, 20____ at _____ o'clock _____ M.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

I HEREBY CERTIFY THAT THIS INSTRUMENT
WAS FILED FOR RECORD IN MY OFFICE

100

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

S06°53'53"W(R)

KNOW ALL MEN BY THESE PRESENTS
THAT PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

100

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

THAT PRI #2, LLC A COLORADO LIMITED
LIABILITY COMPANY BEING THE OWNER OF
THE FOLLOWING

NOTICE:
ACCORDING TO
DEFECT IN TU

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

NOTICE:

STATE OF COLORADO }
COUNTY OF EL PASO }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED
OF GREAT WESTERN BANK.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

WITNESS MY HAND AND OFFICIAL SEAL.

KNOW ALL MEN BY THE
THAT PRI #2, LLC A COLORADO LIMITED
DESCRIBED TRACT OF LAND TO WIT:
LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PORTION
SOUTH, RANGE 66 WEST OF THE SIXTH
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE EAST LINE, C
THE SIXTH PRINC

Subject:
Page Label: 1
Author: AutoCAD SHX Text
Date:
Color:

LEGAL DESCRIPTION:

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

3

SCALE: 1" = 100'
U.S. SURVEY FEET
SE NORTH FILING 1

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

U.S. SURVEY FEET

Subject:
Page Label: 2
Author: AutoCAD SHX Text
Date:
Color:

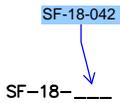
3

dsdgrimm (3)



Subject: Engineer
Page Label: 2
Author: dsdgrimm
Date: 12/13/2018 10:12:28 AM
Color:

Provide a reference to General Note #26



Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 12/13/2018 10:12:50 AM
Color:

SF-18-042



Subject: Engineer
Page Label: 1
Author: dsdgrimm
Date: 12/17/2018 8:36:36 AM
Color:

Change this sentence within Note #26 to state that both of the lots within the subdivision will require larger culverts based on the approved final drainage report...



Subject: BoCC Replat
Page Label: 1
Author: dsdruiz
Date: 12/27/2018 8:16:55 AM
Color: ■

For Replats requiring BoCC action:

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 _____, 20__, 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 the 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.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

President, Board of County Commissioners
Date



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 12/27/2018 8:18:16 AM
Color: ■

clarify this was with fil 1 and not with this replat



Subject: Snapshot
Page Label: 1
Author: dsdruiz
Date: 12/27/2018 8:22:37 AM
Color: ■



Subject: Snapshot
Page Label: 1
Author: dsdruiz
Date: 12/27/2018 8:23:28 AM
Color: ■