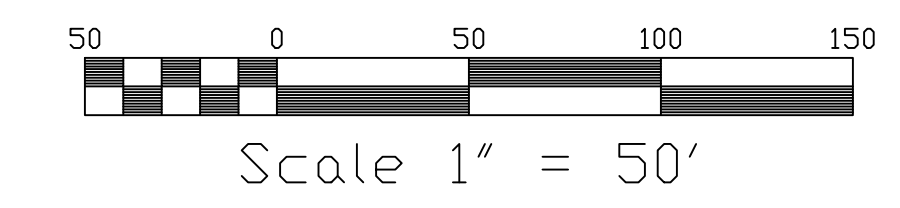
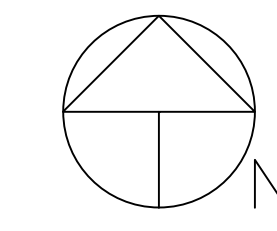
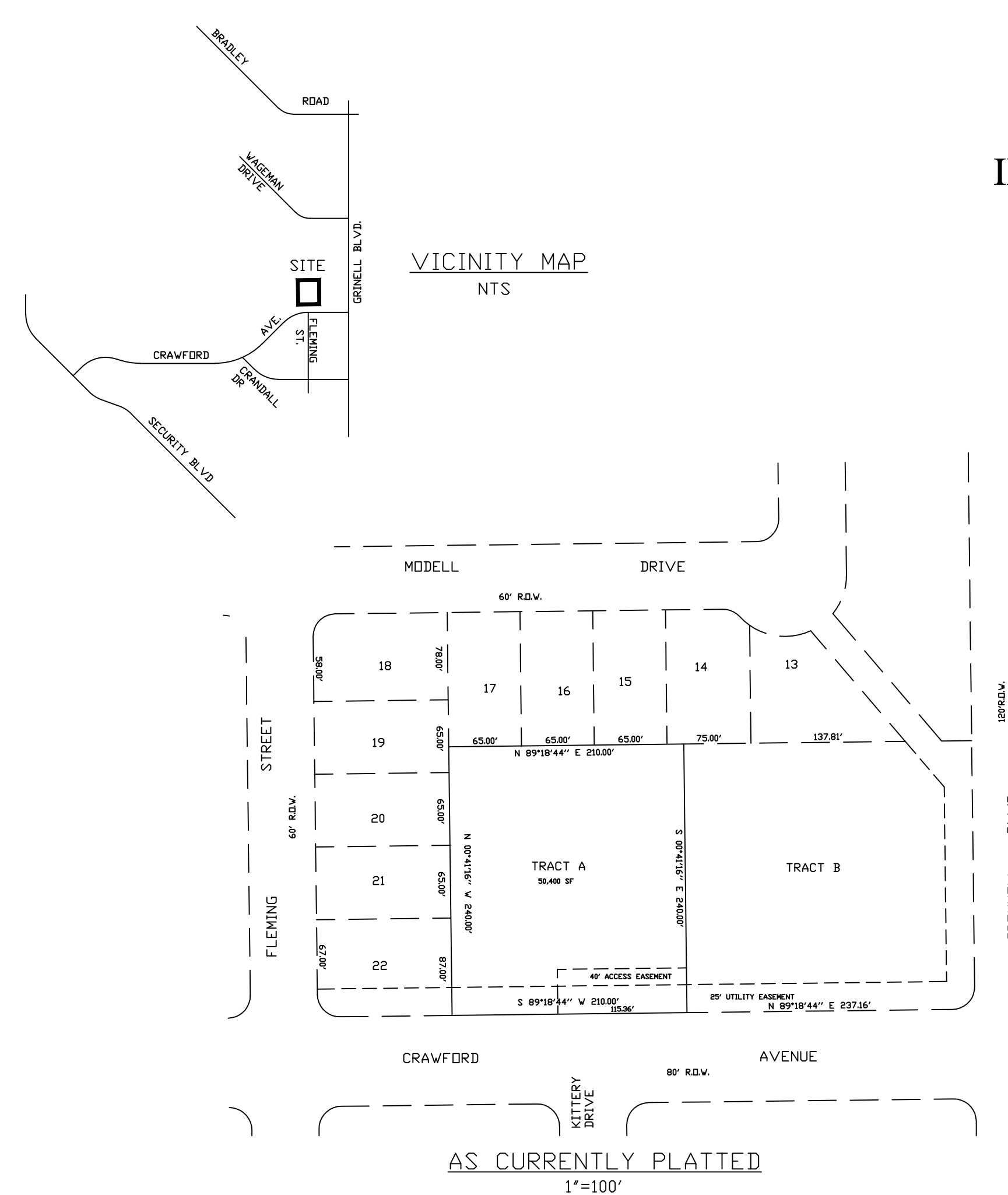


CRAWFORD APARTMENTS SUBDIVISION

A SUBDIVISION OF TRACT A, FOUNTAIN VALLEY RANCH SUBDIVISION FILING NO. 6B
IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6th P.M.
EL PASO COUNTY, COLORADO



LEGEND:
 ○ SET 2' AL. CAP, #9853 ON #5 REBAR
 ◁ FOUND RED #25968 CAP ON #4 REBAR



Know all men by these presents That, AIME VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY being the owner of the following described tract of land, to wit: Tract A, Fountain Valley Ranch Subdivision Filing No 6B, County of El Paso, State of Colorado, according to the plat thereof recorded December 11, 1995 in Plat Book H-5 at Page 151 of the records of Said County and containing 50,400 sf / 1.157 ac

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 a lot and easements as shown hereon under the name and subdivision of Crawford Apartments Subdivision. 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.

AIME VENTURES, LLC, A COLORADO LIMITED LIABILITY COMPANY
 By: Christel Aime
 Title: CEO
 1900 E. Plikes Peak Avenue, Suite #3
 Colorado Springs, CO 80909

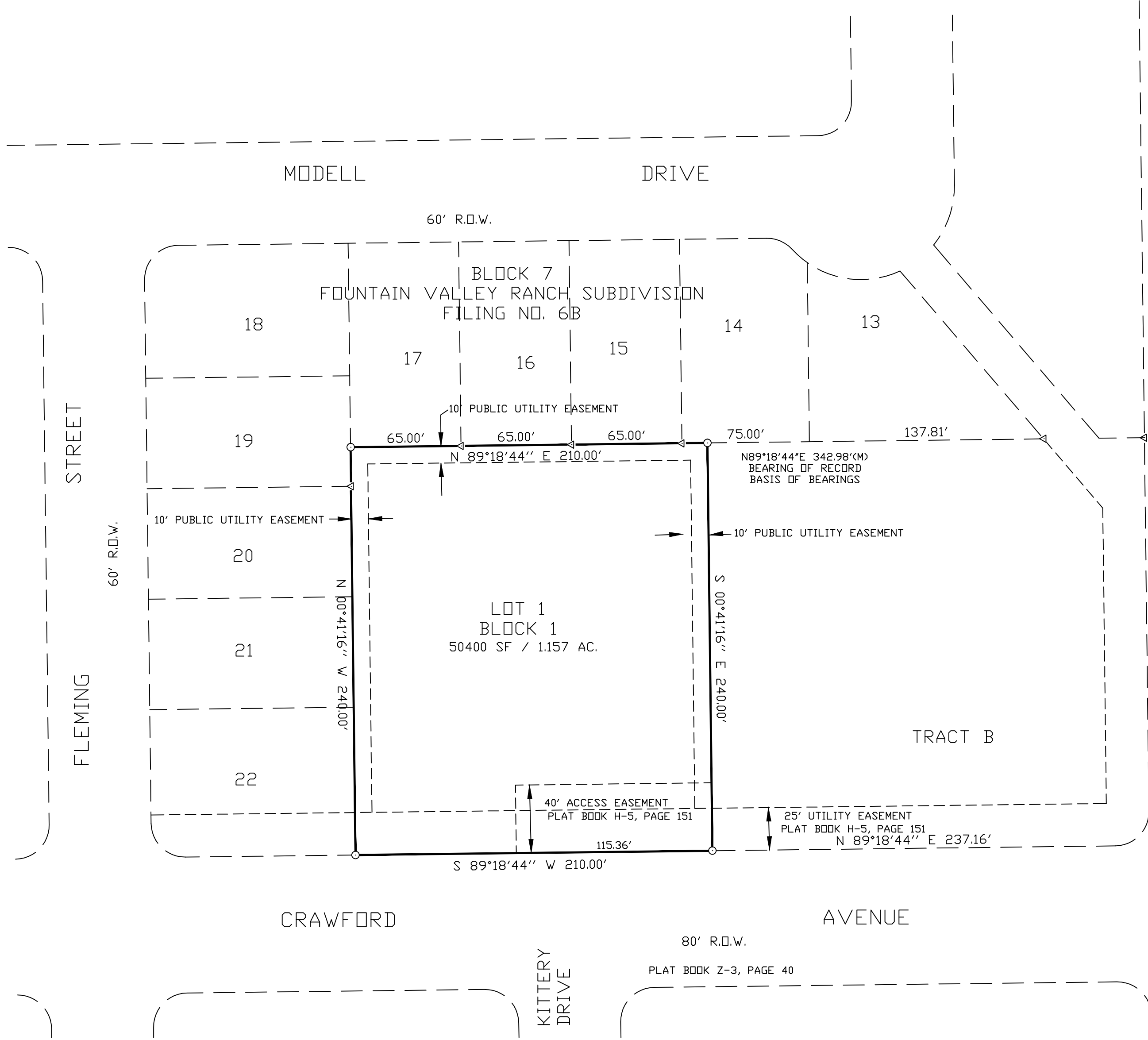
STATE OF COLORADO)
) SS
 COUNTY OF _____)
 Acknowledged before me this _____ day of _____, 20____ by _____ as _____.
 My commission expires _____

Witness my hand and official seal _____
 Notary Public

This plat for Crawford Apartments Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 202____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public easements 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.

Tract A, Fountain Valley Ranch Subdivision Filing No 6B 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 # _____.

 Chair, Board of County Commissioners Date



AS REPLATTED

Surveyors Certificate
 I, Oliver E. Watts, 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 11-10-21, 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 _____, 20____.

Oliver E. Watts, Colorado PE-LS No. 9853
 For and On Behalf of: Oliver E. Watts, Consulting Engineer, Inc.

State of Colorado)
) SS
 County of El Paso)

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____M. This _____ day of _____, 20____, A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.
 Steve Schleiker, recorder

By: _____
 Deputy
 Fee: _____ Surcharge _____

Drainage Fee: _____ Bridge Fee: _____
 School Fee: _____ Park Fee: _____

NOTES:
 1. Bearings are based on the record bearing of N89°18'44"E, for the south line of Block 7, Fountain Valley Ranch Subdivision Filing No 6B, monumented on the southwest of Lot 16, and on the southeast of Lot 13 by a 1" red plastic caps, marked PLS 25968 on a # 5 rebar, buried 2", as shown on the plat.

2. Survey monuments found or set are at ground level unless otherwise noted on the plat.

3. Title information was provided by the client as follows:
 Title Company: Old Republic National Title Insurance Company
 Order Number: SC55102334
 Effective date: 12/20/2021 at 5:00 P.M.
 This survey does not constitute a title search or opinion.

4. Notice: according to Colorado law, you must commence any legal action based upon any defect in the 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.

5. Flood plain: According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0951 G, dated December 7, 2018.

6. Units of measurement: US Survey Feet

7. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Drainage Report; Water Resources Report; Soils and Geology and Soils Report; Fire Protection Report; Natural Resources Report, Traffic Impact Study, Wastewater Treatment Report.

8. Geologic Hazard Note
 The site has been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Subsurface Soil Investigation Crawford Apartments Crawford Avenue and Kittery Drive El Paso County, Colorado by Entech Engineering, Inc., dated May 31, 2022, in file SF 235 available at the El Paso County Planning and Community Development Department.
 The report listed potential for expansive soils. The suggested mitigation was overexcavation of 5'-7' in depth and 5'-7' outside of any building footer. Structural fill should be placed in the over excavated areas and compacted to a minimum 95% of the soils minimum dry density.

9. 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.

10. Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

11. Environmental: 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Preble's Meadow Jumping Mouse).

12. Addresses: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

13. Mailboxes: Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

14. Driveway Note: No driveways shall be established unless an access permit has been granted by El Paso County. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from the private road per Land Development Code Section 6.3.3C.2 and 6.3.3C.3

15. Water Supply: Water is supplied by Security Water and Sanitation District, per agreement recorded June 30, 1987, in Book 5388 at Page 1067, and agreement recorded April 21, 2008, under Reception No. 208044754.

16. Wastewater: Wastewater is supplied by Security Water and Sanitation District, per agreement recorded June 30, 1987, in Book 5388 at Page 1067, and agreement recorded April 21, 2008, under Reception No. 208044754.

17. An Avigation Easement recorded September 27, 1985 in Book 5067 at Page 379, affects the site.

18. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

19. The Subdivider(s) agrees on behalf of himself/herself and any developer or builder successor and assignees that Subdivider and/or said successor and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

20. The site is part of the Fountain Mutual Metropolitan District, as evidenced by instrument recorded June 19, 2001, under Reception No. 201084215.

Prepared by the office of:
 Oliver E. Watts, Consulting Engineer, Inc.
 614 Elkton Drive
 Colorado springs, co 80907
 (719) 593-0173 office
 (719) 265-9660 fax
 Oliewatts@aol.com
 Celebrating over 44 years in business

Watts responses are in red

Comment at the top of the page to the left of the title:

The subtitle shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located

Added as requested

Comment at top of the page to the right, just below the title:

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:*

In Areas of High Groundwater:

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Added as requested, but modified to cover overdig

Comment with arrows on the actual lot picture itself:

Since this is a single-lot subdivision, shouldn't all the exterior property boundaries be platted with the 20 ft. easement? 25 ft. along Crawford Ave is acceptable if that has previously been platted.

Not revised as requested. This is a replat and there are platted easements on each adjacent lot. A 20' easement on this site would impact the development and not really add any additional benefit

Comment on the lot picture regarding the 40' Access Easement:

It is recommended to add a plat note identifying the purpose of this easement and also add recording information for the easement

This is a replat. There was nothing on the existing subdivision detailing what the access easement is for. We can assume, please advise. I did add the recording information to said easement

Comment to the right of the lot picture, regarding the "Grennell Street" name:

Grinnell Blvd

Added/ revised as requested

Comment from Notes (line 13):

Add to this note: No driveway shall be established unless an access permit has been granted by El Paso County.

Added/ revised as requested

Comment from Notes, line 14/15:

Other documents indicate Widefield Water and Sanitation District

Deeds in the (referenced) title commitment list Security water and sanitation district

Comments from Notes, line 18: for Resolution No 18-471:

Revise to 19-471

Added/ revised as requested

Comment from PE Signature block:

-Add SF-239 under PCD File No.

Added/ revised as requested

-Include the following information:

Name, address and telephone number of the owner of record located in the lower right hand corner,

This is already listed under the ‘owner’s signature block, left hand side of the plat

Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet,

These are already on the plat. The LDC does not specify the location so we did not change

Date of submission with provisions for dating revisions located in the lower right hand corner

These are already on the plat in this location; 1-9-23 and 4-28-23

Comment from signature block, under the “Colorado Springs” label:

Should this say El Paso County?

No, Colorado Springs refers to where we are located at

Comment in the lower left hand corner of the page:

This is not an administrative plat. Replace with 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

Added/ revised as requested

Another comment in the lower left hand corner of the page:

The following note shall be placed on the plat: "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 C.R.S. § 18-4-508"

This is not a DORA required note, no does the LDC specify it so we did not add it

Comment in the bottom center of the page for School fees, Park fees, Drainage fees, Bridge fees:

Recommended to adjust the spacing here so these either all appear on one line or all in a single column

Added/ revised as requested