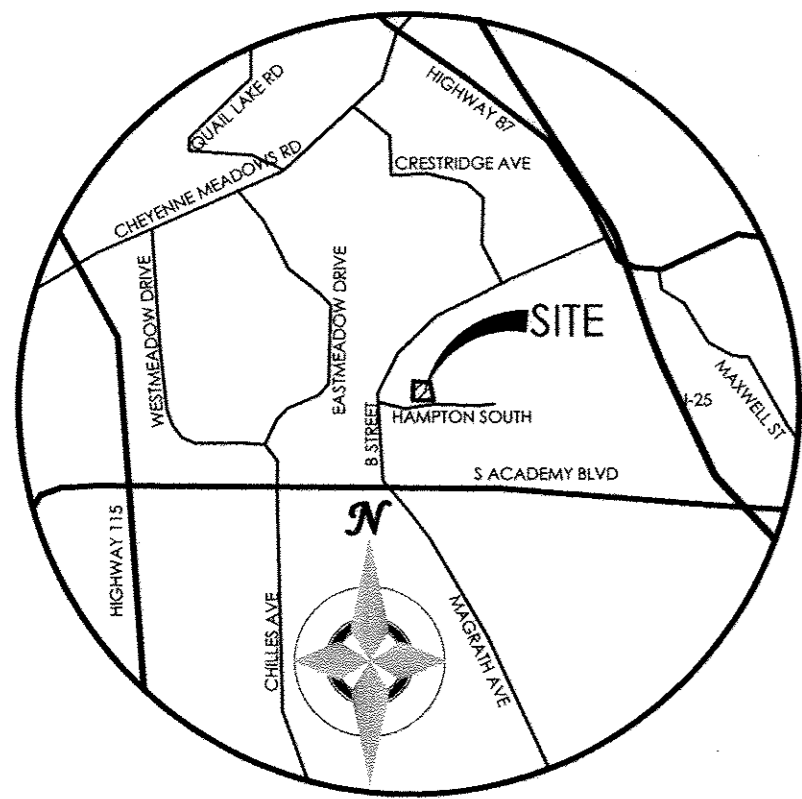


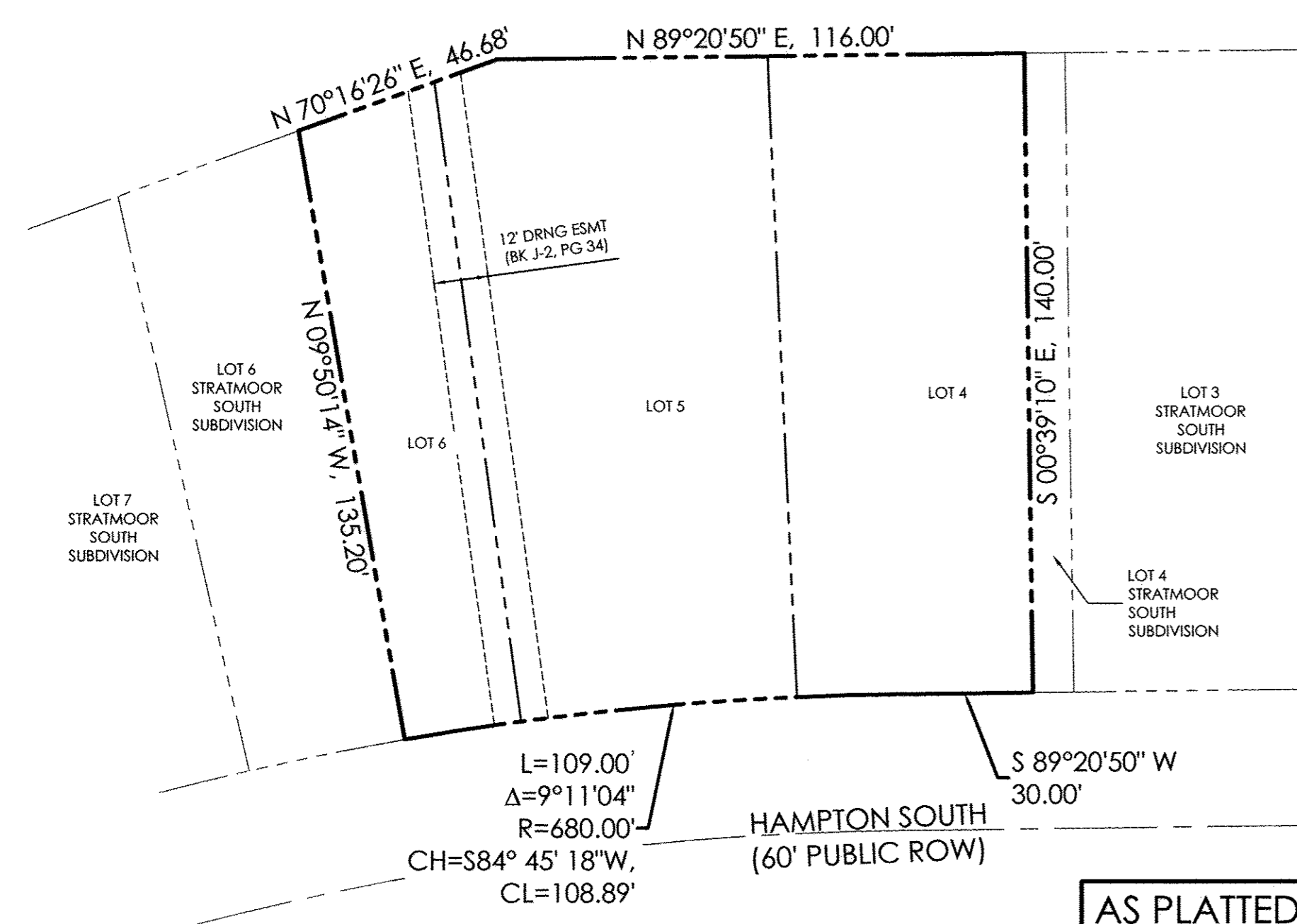
BUNTING MULTIFAMILY FILING NO. 1

14198

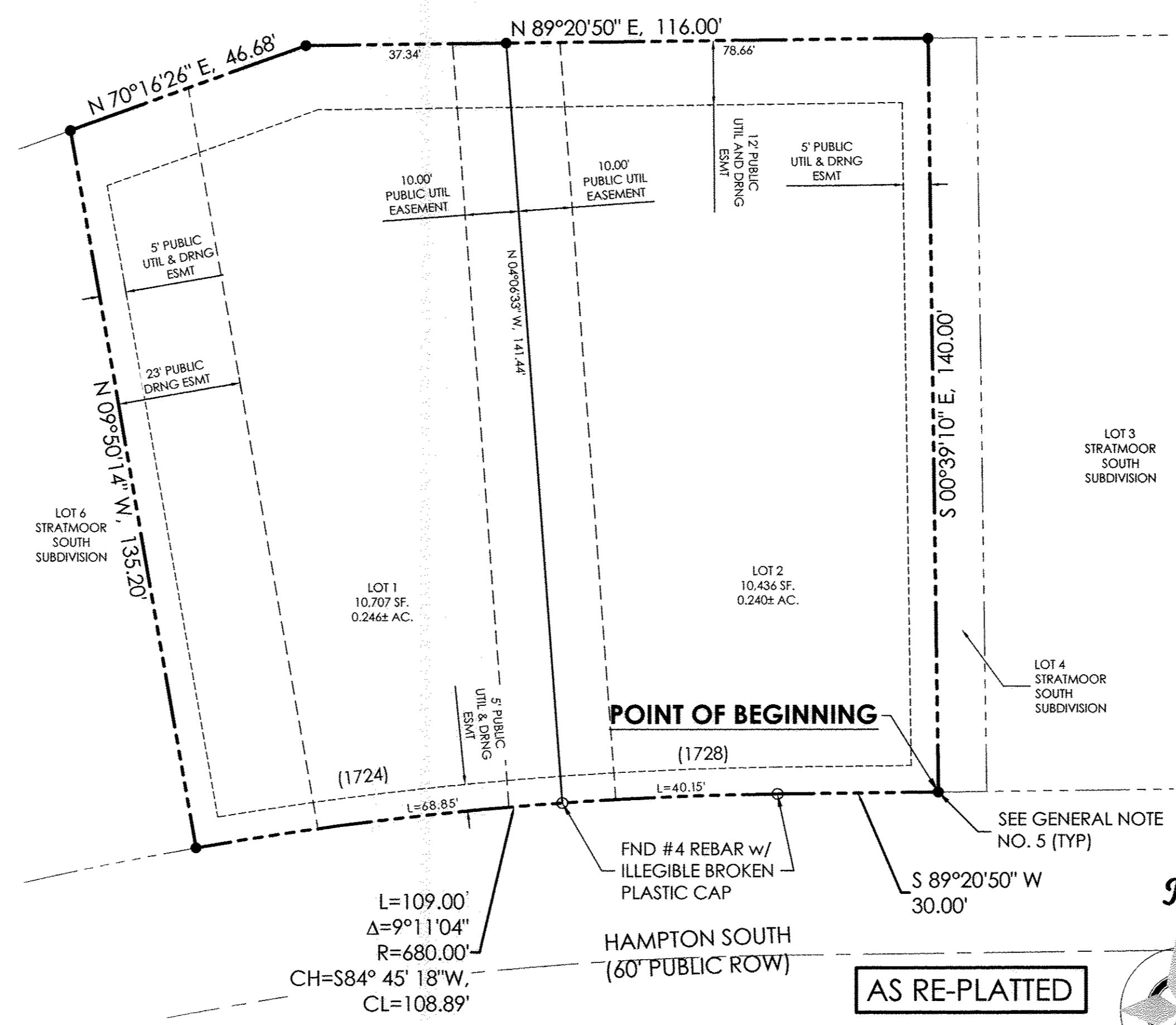
A VACATION AND REPLAT OF A PORTION OF LOT 6, LOT 5, AND A PORTION OF LOT 4, BLOCK 2, STRATMOOR SOUTH SUBDIVISION, SOUTHEAST QUARTER SECTION 5, TOWNSHIP 15 SOUTH, RANGE 66 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



AS PLATTED
SCALE: 1"= 30'



AS RE-PLATTED
SCALE: 1"=20'

COUNTY GOVERNMENT NOTES

- PURPOSE OF THIS VACATION AND REPLAT IS TO RELOCATE AS PLATTED LOT LINES DUE TO CURRENT OWNERSHIP BEING PORTIONS OF LOTS 4, 5 & 6.
- 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: DRAINAGE REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- A DRIVEWAY PERMIT SHALL BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- PLAT AREAS:
2 LOTS = 0.485 AC. (MULTIFAMILY RESIDENTIAL LOTS)
TOTAL AREA = 0.485 AC.
- ALL PROPERTIES WITHIN THIS SUBDIVISION ARE NOT SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE (RESOLUTION NO. 16-454)

GENERAL NOTES:

- THE DATE OF PREPARATION IS JULY 27, 2017.
- FLOODPLAIN STATEMENT:
THIS PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN ZONE AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0743F, EFFECTIVE DATE 3/17/1997.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES AND PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- LAND SURVEYING PROVIDED BY POLARIS SURVEYING, INC., 1903 LELAY STREET, SUITE 102, COLORADO SPRINGS, CO 80909, (719) 448-0844
- SET #5 REBAR W/ ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND AT ALL CORNERS, UNLESS SHOWN OTHERWISE.
- LOTS 1 AND 2 ARE SUBJECT TO A RECIPROCAL ACCESS EASEMENT RECORDED IN RECEPTION NO. 218095657
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTEREST OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.

EASEMENTS:

ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. PUBLIC UTILITY EASEMENTS FOR ELECTRIC AND GAS PURPOSES ARE HEREBY DEDICATED TO COLORADO SPRINGS UTILITIES.

TITLE COMMITMENT EXCEPTIONS (BY COMMITMENT NO.)

- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT NO. 01330-99990 AND 01330-100001 AS PREPARED BY STEWART TITLE COMPANY AND DATED 06-24-2017. THE FOLLOWING EXCEPTIONS APPLY TO BOTH TITLE COMMITMENTS:
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
 - DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
 - (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE OF; (C) MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. (NOT PLOTTABLE)
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER. (NOT PLOTTABLE)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, LEASES AND ASSIGNMENTS THEREOF. (NOT PLOTTABLE)
 - MINERAL RESERVATIONS AND MINERAL LEASES AND ASSIGNMENTS THEREOF. (NOT PLOTTABLE)
 - EASEMENTS, RESERVATIONS AND SERVITUDES IMPOSED BY OPERATION OF LAW OR CONTAINED IN INSTRUMENTS OF RECORD, INCLUDING, BUT NOT LIMITED TO THOSE FOR ROADS, DITCHES, WATERWAYS, UTILITIES, DRAINAGE, PIPELINES, RAILROADS AND AVIGATION. (NOT PLOTTABLE)
 - ANY AND ALL UNPAID TAXES AND ASSESSMENTS AND ANY UNREDEEMED TAX SALES. (NOT PLOTTABLE)

SURVEYOR'S STATEMENT

I, RANDALL D. HENRY, 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 SURVEY 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.

THIS CERTIFICATION IS NEITHER A WARRANTY OF SURVEY NOR EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENRY (SIGNATURE) DATE 8/12/18
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

KNOW ALL MEN BY THESE PRESENTS

THAT GNC BUNTING LLC IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
THAT PORTION OF THE SOUTHEAST QUARTER SECTION 5, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF HAMPTON SOUTH; THENCE N89°20'50"W ALONG THE NORTH LINE OF SAID HAMPTON SOUTH, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID HAMPTON SOUTH 109.00 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 9°11'04" WHOSE LONG CHORD BEARS N84°45'18"E, A DISTANCE OF 108.89 FEET;
THENCE N09°50'14"W, A DISTANCE OF 135.20 FEET;
THENCE N70°16'26"E, A DISTANCE OF 46.68 FEET;
THENCE N89°20'50"E, A DISTANCE OF 116.00 FEET;
THENCE S00°39'10"E, A DISTANCE OF 140.00 FEET TO THE **POINT OF BEGINNING**
(BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF SAID HAMPTON SOUTH AS BEARING N89°20'50"W)
CONTAINING A CALCULATED AREA OF 0.485± ACRES (21,143± SF) MORE OR LESS.

OWNER'S 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BUNTING MULTIFAMILY FILING NO.1. 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.

GEORGE EVERETT BUNTING, MANAGER GNC BUNTING LLC
STATE OF COLORADO }
COUNTY OF EL PASO } SS
ACKNOWLEDGED BEFORE ME THIS 13TH DAY OF August, 2018 BY GEORGE EVERETT BUNTING AS MANAGER OF GNC BUNTING LLC
MY COMMISSION EXPIRES 7/22/2019
WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

PCD DIRECTOR CERTIFICATE

THIS PLAT FOR BUNTING MULTIFAMILY FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 13TH DAY OF August, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON.
STRATMOOR SOUTH SUBDIVISION IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT 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 # 553770 (PLAT BOOK J-2 AT PAGE 34).

EXECUTIVE DIRECTOR, EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 8/15/18
CRAIG DOSSEY DATE

CLERK AND RECORDER

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 11:25 O'CLOCK A.M.
THIS 16TH DAY OF August, 2018 A.D. AND IS DULY RECORDED AT
RECEPTION NO. 218714198 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER
BY: *Chucky Broerman*
DEPUTY
SCHOOL FEE: -
BRIDGE FEE: -
PARK FEE: -
DRAINAGE FEE: -

FINAL PLAT
BUNTING MULTIFAMILY
FILING NO. 1

MVE, INC.
ENGINEERS SURVEYORS
1903 Lelay Street, Suite 200
Colorado Springs CO 80909
719.635.5736 www.mveci.com

MVE PROJECT: 61072
MVE DRAWING: -PLAT-CS
DATE: AUGUST 6, 2018
SHEET: