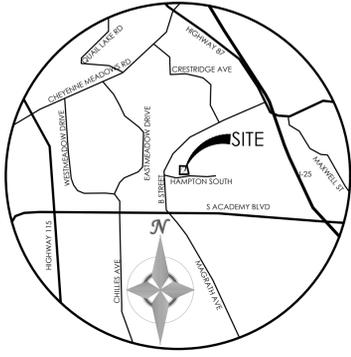


BUNTING MULTIFAMILY FILING NO. 1

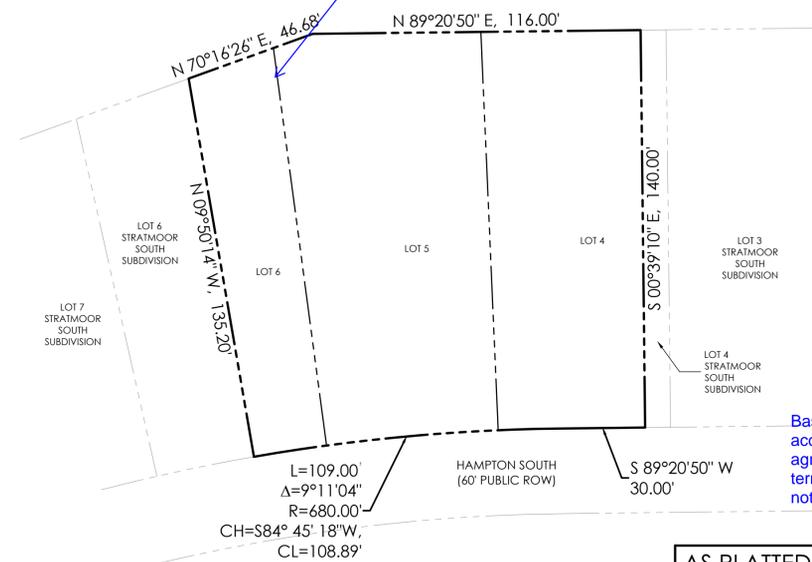
A VACATION AND REPLAT OF A PORTION OF LOT 6, LOT 5, AND A PORTION OF LOT 4, STRATMOOR SOUTH SUBDIVISION, SOUTHEAST QUARTER SECTION 5, TOWNSHIP 15 SOUTH, RANGE 66 WEST of

the 6th PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

Show the drainage easements identified on the recorded plat (plat no. 2742) or submit the document showing these easements have been vacated.



AS PLATTED

SCALE: 1" = 30'

revise throughout.

COUNTY GOVERNMENT NOTES

Please add a note about the purpose of the vacation replat.

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES 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 DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

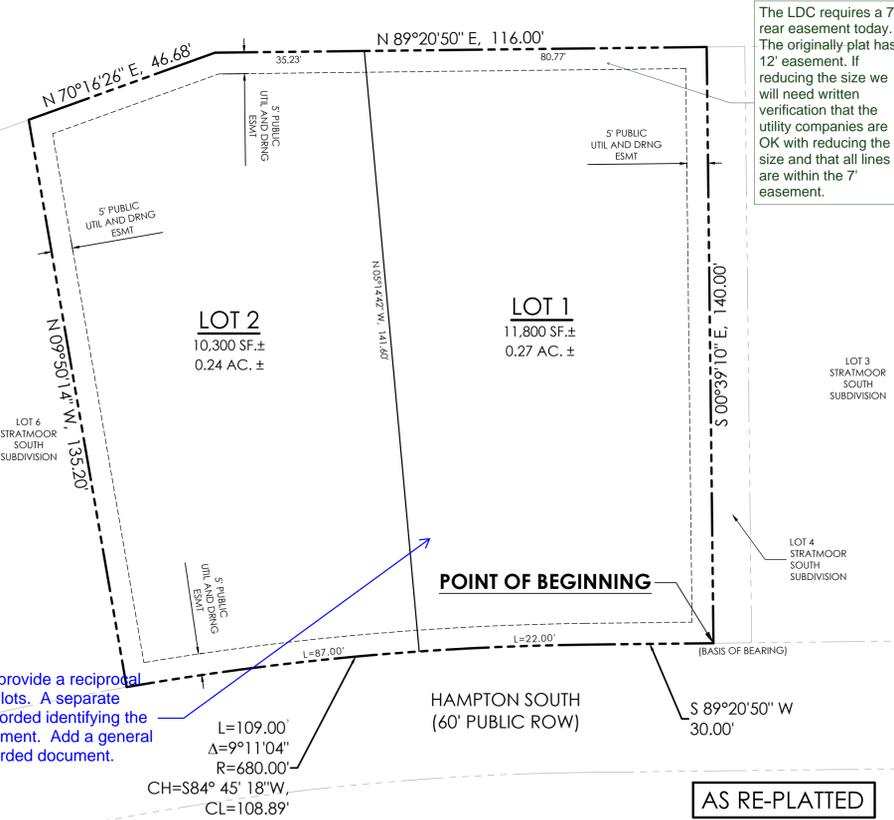
Revise from "Development Services" to "Planning and Community Development"

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 PLAN 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 LELARAY 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.

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.



AS RE-PLATTED

SCALE: 1" = 20'

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. HENCY, 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 _____ 2017, 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____.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

DATE

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 SAID 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 0.51± ACRES (22,216± 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 PLATED 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

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY GEORGE EVERETT BUNTING AS MANAGER OF GNC BUNTING LLC

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "BUNTING MULTIFAMILY FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2017, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (STREETS / EASEMENTS) IS 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

EXECUTIVE DIRECTOR, EL PASO COUNTY DEVELOPMENT SERVICES

CRAIG DOSS

DATE

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO

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 AT

RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, CLERK AND RECORDER

BY: _____ DEPUTY

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

Add PCD file no:
VR-17-009

The vacation replat will be completed administratively because you are decreasing the total number of lots. Please revise to be signed by the PCD Director.

FINAL PLAT
BUNTING MULTIFAMILY
FILING NO. 1

MVE, INC.
ENGINEERS SURVEYORS

1903 Lelaray Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mveinc.com

MVE PROJECT:
61072
MVE DRAWING:
-PLAT-CS
DATE:
JULY 27, 2017
SHEET:

Markup Summary

AutoCAD SHX Text (2)

PRADO }
PASO } SS
Subject:
Page Label: [1] Plan 50SC
Lock: Unlocked
Author: AutoCAD SHX Text

} SS
Subject:
Page Label: [1] Plan 50SC
Lock: Unlocked
Author: AutoCAD SHX Text

dsdlaforce (4)



Subject: Callout
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdlaforce

Based on the site layout provide a reciprocal access easement for the lots. A separate agreement should be recorded identifying the terms of the access easement. Add a general note referencing the recorded document.



Subject: Callout
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdlaforce

Add the following note: All properties within the subdivision are not subject to Road Impact Fees in accordance with the El Paso County Road Impact Fee (Resolution No. 16-454).



Subject: Callout
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdlaforce

Revise from "Development Services" to "Planning and Community Development"



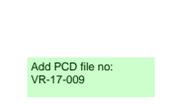
Subject: Callout
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdlaforce

Show the drainage easements identified on the recorded plat (plat no. 2742) or submit the document showing these easements have been vacated.

dsdrui (10)

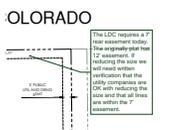


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Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdrui



Subject: Text Box
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdrui

Add PCD file no: VR-17-009

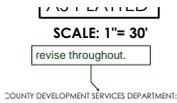


Subject: Callout
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdrui

The LDC requires a 7' rear easement today. The originally plat has 12' easement. If reducing the size we will need written verification that the utility companies are OK with reducing the size and that all lines are within the 7' easement.



Subject: Highlight
Page Label: [1] Plan 50SC
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Author: dsdruiz



Subject: Callout
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdruiz

revise throughout.



Subject: Callout
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdruiz

Please add a note about the purpose of the vacation replat.



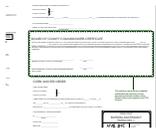
Subject: Highlight
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Author: dsdruiz



Subject: Highlight
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdruiz



Subject: Highlight
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdruiz



Subject: Cloud+
Page Label: [1] Plan 50SC
Lock: Locked
Author: dsdruiz

The vacation replat will be completed administratively because you are decreasing the total number of lots. Please revise to be signed by the PCD Director.