

Chuck Broerman

El Paso County, CO

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Pages



220714551

SUBDIVISION/CONDOMINIUM PLAT

220714551

7/29/20

1:46PM

Reception Number

Date

Time

3

Reception Fee

Number of Pages

File Number

Midtown Collection at Hannah Ridge Filing NO 1

Name of Plat

Elite Properties of America Inc

Owner's Name

Subdivision

☐

Condominium

☐

KNOW ALL MEN BY THESE PRESENTS:

THAT ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TRACT BB AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, IS CARRIED BY AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214981923 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218057396 AND AFFIDAVIT OF CORRECTION RECORDED UNDER RECEPTION NO. 218091255 BEING A PORTION OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 9.123 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, 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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY STAND 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 OWNERS EXPENSE. ALL OF THE STREETS ON BEHALF OF 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.

OWNER:

THE AFORESAID, ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION HAS EXECUTED THIS INSTRUMENT THIS 15TH DAY OF April, 2020.

WITNESS MY HAND AND OFFICIAL SEAL.

AS CEO

OF ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION

STATE OF COLORADO) ss

COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF April, 2020 A.D. BY Douglas M. Shumate, CEO OF ELITE PROPERTIES OF AMERICA, INC. A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 12-02-2021

NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JANUARY 15, 2019.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. UNLESS SHOWN OTHERWISE, ALL LOT AND TRACT LINES ADJACENT TO PUBLIC RIGHTS OF WAY OR PRIVATE ACCESS TRACTS ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL OTHER EASEMENTS ARE AS SHOWN HEREON, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT, WATER SUPPLY REPORT, EROSION CONTROL REPORT, FLOODPLAIN REPORT, FLOODPLAIN STUDY, MULTIPLE HAZARD REPORT, NATURAL FEATURES REPORT, TRANSPORTATION IMPACT STUDY.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 61. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 7.
6. THE ARTICLES OF INCORPORATION FOR MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20181968201. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION NO. 220369623 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
7. 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 DEPARTMENT OF PARKS AND 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.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. THIS SITE, MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041007526, DATED DECEMBER 7, 2018.
10. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT UNLESS SAID PLAT BEING PRESENTLY ISSUED 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. 220111020 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 SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OR, IN THE ALTERNATIVE, SUBDIVISION IMPROVEMENTS AGREEMENT COMMISSIONERS FOR REVIEW AND 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 RESIGNED 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 BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND 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.

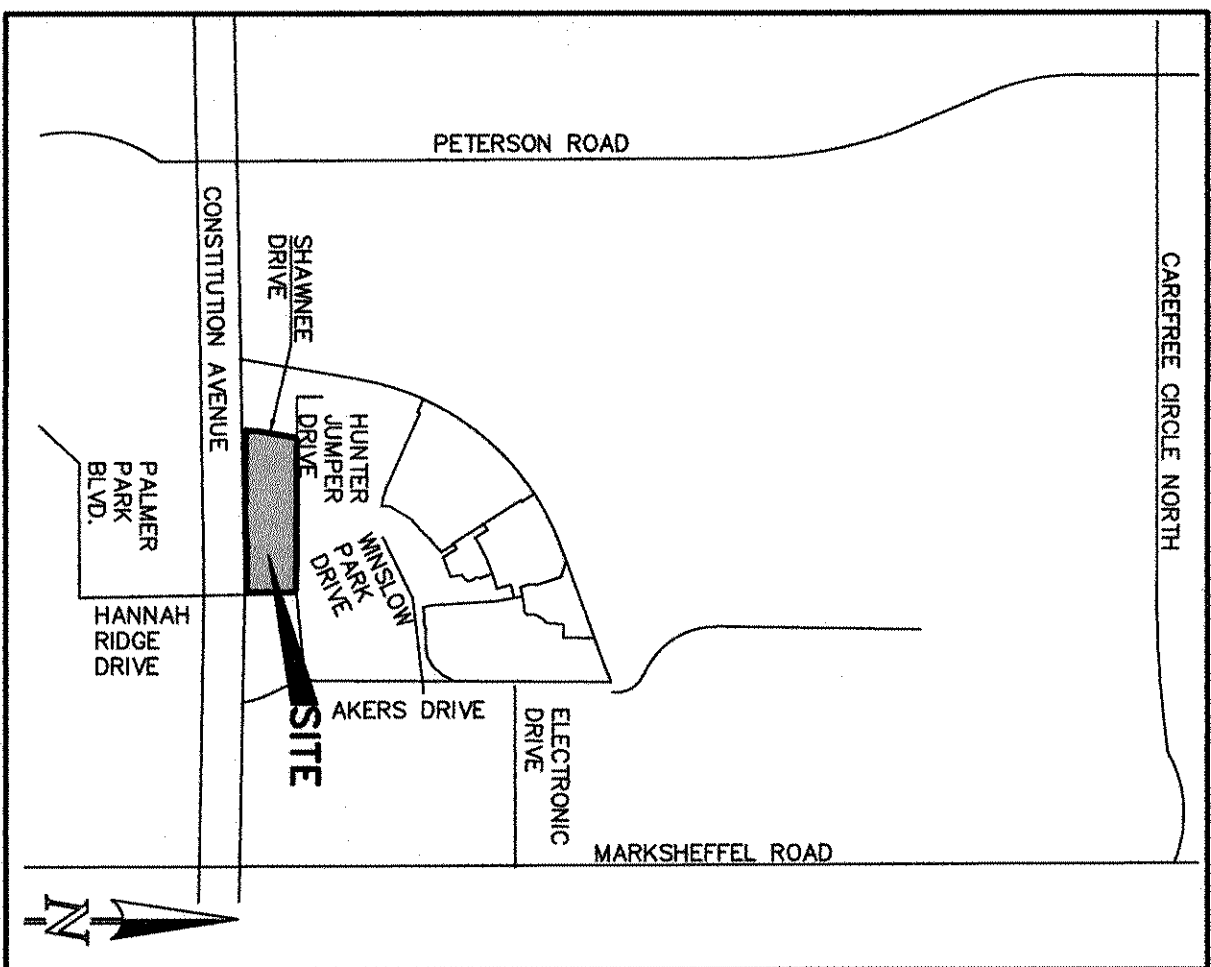
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1
A REPLAT OF TRACT BB OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO,
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL NOTES (CONT.):

11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. FIRE PROTECTION IS BY OMAHON HILLS FIRE PROTECTION DISTRICT AND FALCON FIRE PROTECTION DISTRICT.
13. 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 STATUTE 18-6-4-508, C.R.S.
14. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OF 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 181211-AMENDMENT NO. 3 PREPARED BY CARSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF JANUARY 9, 2019 AT 8:00 A.M.
15. PURSUANT TO RESOLUTION 20-106, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY, PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, THE EL PASO COUNTY CLERK AND RECORDER HAS RECORDED THE RECORDS OF THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND WILL LEVY.
16. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND AROUND THEIR PROPERTIES. ANY SPECIFIC PUBLIC RIGHTS OF WAY OR RECORDS OF RECORD, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
18. BASIS OF BEARINGS: A PORTION OF THE NORTHERLY RIGHT OF WAY OF CONSTITUTION AVENUE BEING MONUMENTED AT THE EAST END BY A 4M PLASTIC CAP STAMPED "PLS 13225" AND ON THE WEST END BY A PLASTIC CAP STAMPED "WVE 17665", IS ASSUMED TO BEAR N89°54'50"W, A DISTANCE OF 108.03 FEET.
19. TRACTS A, B AND C ARE FOR PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PUBLIC PEDESTRIAN ACCESS, PUBLIC UTILITIES AND DRAINAGE AND WILL BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION INC. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT. TRACTS A AND C OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 220111020 OF THE RECORDS OF EL PASO COUNTY. THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
20. TRACTS D, E, F AND G ARE FOR PRIVATE ACCESS AND PUBLIC UTILITIES AND WILL BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION INC. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
21. 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 INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
22. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER RECEPTION NO. 214022684 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
23. UTILITY PROVIDERS: CHEROKEE METROPOLITAN DISTRICT WATER; CHEROKEE METROPOLITAN DISTRICT ELECTRIC; COLORADO SPRINTS UTILITIES
24. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.
25. LOTS 1 THRU 15 AND 53 THRU 57 SHALL BE ADDRESSED FROM HUNTER JUMPER DRIVE WITH ADDRESSES PLACED ON THE FRONT OF THE BUILDING ONLY. LOTS 16 THRU 21 SHALL BE ADDRESSED FROM HORSEMANSHIP COURT WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING. LOTS 45 THRU 52 SHALL BE ADDRESSED FROM JAZZY LADY COURT WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING. ALL OTHER LOTS SHALL BE ADDRESSED FROM THE FRONT AND REAR OF THE BUILDING WITH ADDRESSES PLACED ON THE FRONT AND REAR OF THE BUILDING.
26. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY.
27. THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE OWNER/ HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
28. APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
29. NOISE WALL ALONG CONSTITUTION AVENUE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION.

EASEMENTS:

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.



SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C	172,576	43.44%	HOA	SURFACE MAINTENANCE
(PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PUBLIC PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)			HOA	
TRACTS D, E, F, G	32,801	8.25%	HOA	HOA
(PRIVATE ACCESS, PUBLIC UTILITIES)			HOA	
LOTS (61 TOTAL)	133,261	33.53%	INDIVIDUAL LOT OWNERS	
PUBLIC R.O.W.	58,748	14.78%	COUNTY	COUNTY
TOTAL	397,386	100%		

SURVEYOR'S STATEMENT:

I, DOUGLAS P. RENEIT, A FULLY 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 1:10,000; 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE FOREGOING TO BE TRUE AND CORRECT.

DOUGLAS P. RENEIT, PROFESSIONAL LAND SURVEYOR
DATE 4/16/2020
CLASSIC CONSULTING, L.L.C.

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. ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY MUST BE COMMENCED WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 13TH DAY OF April, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION, 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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE 7/22/20

COUNTY ASSESSOR
DATE 7/22/20

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F AND G WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

BY: [Signature]
AS SECRETARY
OF MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC.,
A COLORADO NONPROFIT CORPORATION,
STATE OF COLORADO) ss
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15TH DAY OF April, 2020 A.D. BY [Signature] AS SECRETARY OF MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 12-02-2021
NOTARY PUBLIC
DATE 7/22/20

BRIDGE FEES: SANDCREEK BASIN \$17,508
URBAN PARK: \$17,508
REGIONAL PARK: \$227,816
SCHOOL FEE: DISTRICT 49 \$17,285

DRAINAGE: SANDCREEK BASIN \$17,508
BRIDGE FEES: SANDCREEK BASIN \$17,508
URBAN PARK: \$17,508
REGIONAL PARK: \$227,816
SCHOOL FEE: DISTRICT 49 \$17,285

CHUCK BRENNAN, RECORDER
BY: [Signature]
DEPUTY

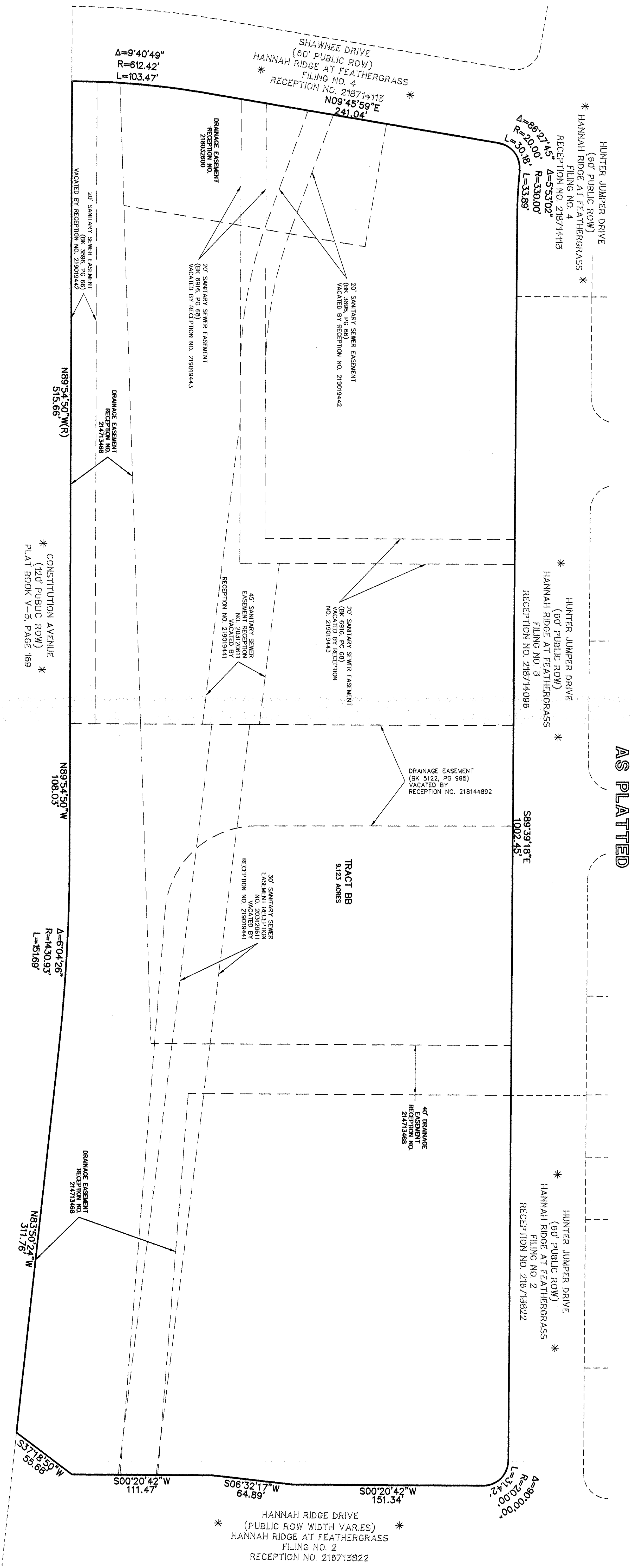
OWNER AND APPLICANT:

ELITE PROPERTIES OF AMERICA, INC.
6365 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919

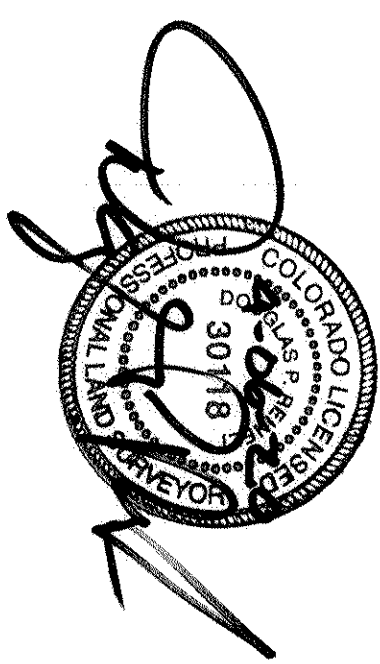
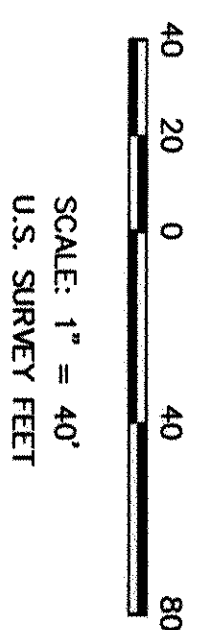
NO.	REVISION	DATE
1	COUNTY COMMENTS	5-20-19
2	COUNTY COMMENTS	12-11-19
3	COUNTY COMMENTS	01-31-20



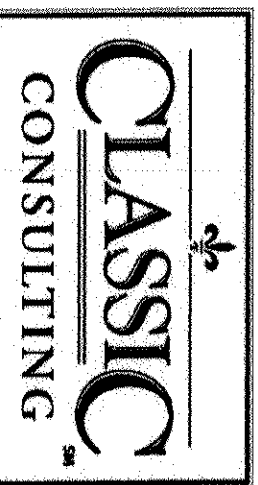
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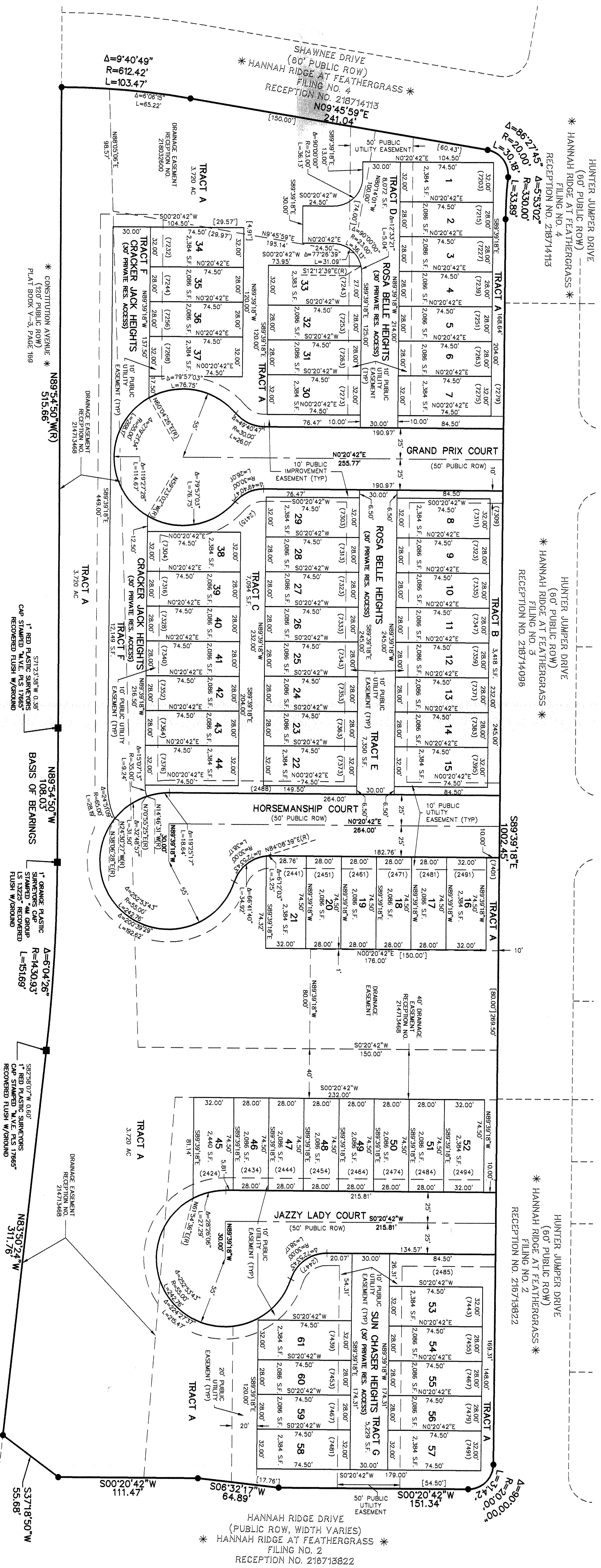
LEGEND
* NOT PART OF THIS PLAT



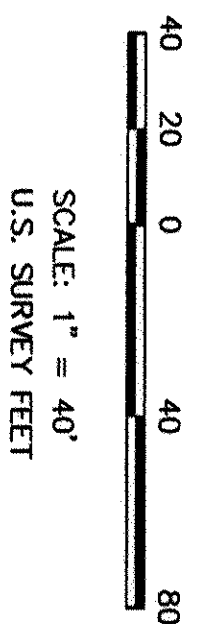
MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 1
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 2 OF 3



MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1
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SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND
- NO. 5 BEARS WITH 1-1/2" ALUMINUM SURVEYORS CAP
 - STAMPED COES LLC PLS 30112" SET FLUSH WITH GROUND UNLESS NOTED OTHERWISE
 - RECOVERED MONUMENT AS NOTED
 - ADDRESS
 - NOT PART OF THIS PLAT
 - RADIAL BEARING
 - PARTIAL DIMENSION
 - S.F. SQUARE FEET



MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 1
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 3 OF 3

