

# MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1

KNOW ALL MEN BY THESE PRESENTS:

THAT FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY  
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, AS CORRECTED BY  
AFFIDAVIT OF CORRECTION RECORDED AT RECEPTION NO. 214061663 AND CLARIFIED BY  
AFFIDAVIT OF CLARIFICATION RECORDED AT RECEPTION NO. 214081923 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  
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.

## OWNER:

THE AFOREMENTIONED, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY  
HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

\_\_\_\_\_  
AS \_\_\_\_\_

OF FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )  
 )ss  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_,  
AS \_\_\_\_\_ OF FEATHERGRASS INVESTMENTS, LLC A COLORADO  
LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## GENERAL NOTES:

- THE DATE OF PREPARATION IS JANUARY 15, 2019.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 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.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT;  
WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT;  
WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 61. THE TOTAL NUMBER OF TRACTS  
BEING PLATTED IS 7.
- THE ARTICLES OF INCORPORATION FOR MIDTOWN COLLECTION AT HANNAH RIDGE  
HOMEOWNER'S 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 MIDTOWN COLLECTION AT HANNAH RIDGE AS RECORDED AT RECEPTION NO.  
\_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES,  
REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A  
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.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY  
ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT:  
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 08041C0752G, DATED DECEMBER 7, 2018.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY  
DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL 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. \_\_\_\_\_ 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  
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE  
SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DIRECTOR AND MEET THE 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 RESCINDED 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 OF AN ALTERNATIVE FORM  
OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD  
OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND  
COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE  
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.

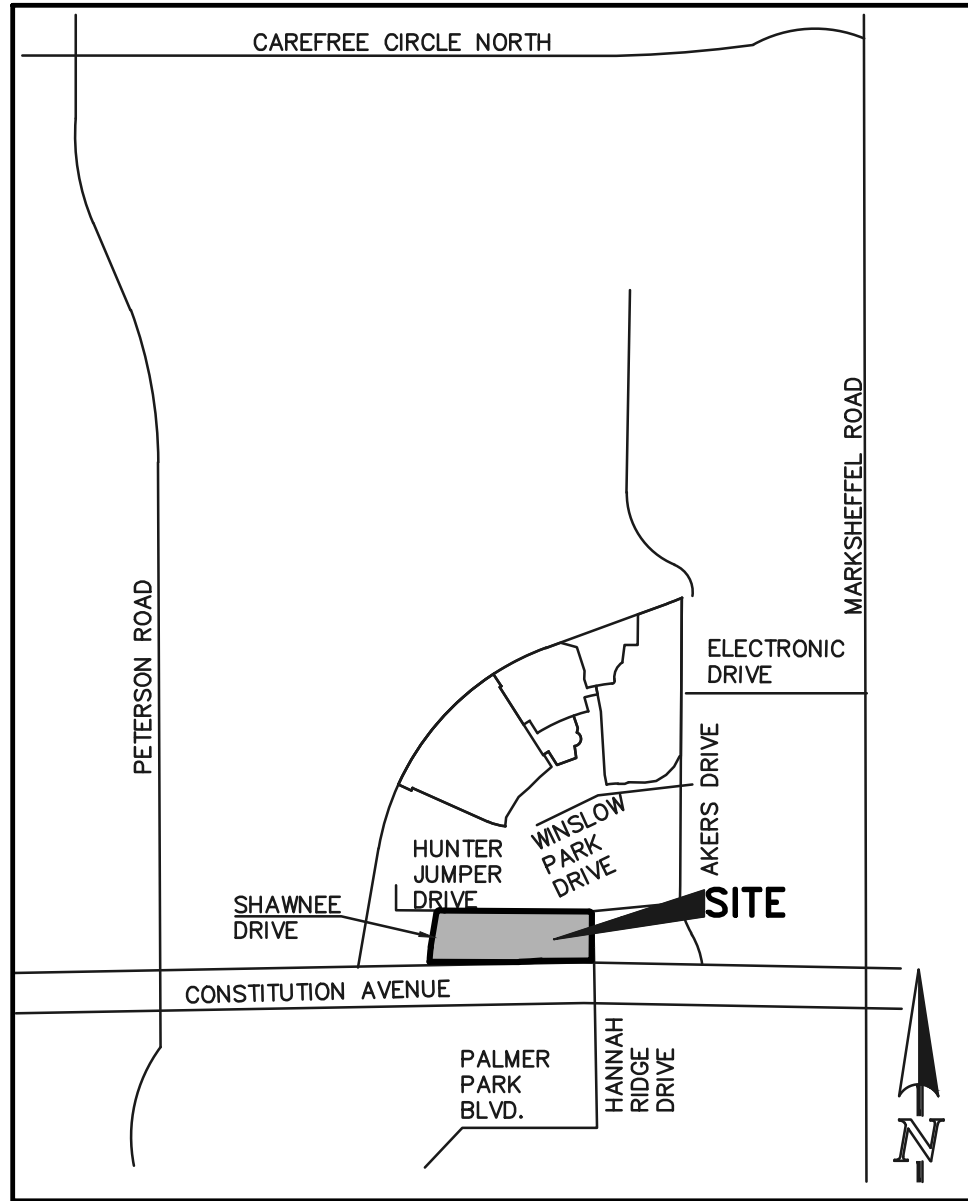
## A REPLAT OF TRACT BB OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## GENERAL NOTES (CONT.):

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC  
WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY CIMARRON HILLS FIRE PROTECTION DISTRICT AND FALCON FIRE PROTECTION  
DISTRICT.
- 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 STATUE 18-4-508, C.R.S.
- 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 181211-AMENDMENT NO. 3 PREPARED BY CAPSTONE TITLE AS  
AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF JANUARY 9, 2019 AT 8:00 A.M.
- PURSUANT TO RESOLUTION \_\_\_\_\_, 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 NO. \_\_\_\_\_ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF  
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE  
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE  
ROAD IMPACT FEES AND MILL LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO  
THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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.
- 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 "MVE 17665", IS ASSUMED TO BEAR N89°57'07"W, A DISTANCE OF 108.03  
FEET.
- TRACTS A, B AND C ARE FOR PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE 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. TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE  
DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED  
AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE MIDTOWN COLLECTION AT  
HANNAH RIDGE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT  
DRAINAGE FACILITIES.
- 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.
- 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.
- 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.
- UTILITY PROVIDERS:  
SANITARY SEWER: CHEROKEE METROPOLITAN DISTRICT  
WATER: CHEROKEE METROPOLITAN DISTRICT  
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION  
GAS: COLORADO SPRINGS UTILITIES
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN  
DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.
- ADDRESSES FOR LOTS 16 THROUGH 52 AND LOTS 58 THROUGH 61 SHALL BE PLACED ON BOTH THE  
FRONT AND REAR OF THE BUILDINGS LOCATED ON THE LOTS.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY.
- 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 DEVELOPER/ HOME BUILDER TO ENSURE  
ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

## EASEMENTS:

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



VICINITY MAP  
N.T.S.

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

DRAINAGE: SANDCREEK BASIN  
BRIDGE FEES: SANDCREEK BASIN  
URBAN PARK: \_\_\_\_\_  
REGIONAL PARK: \_\_\_\_\_  
SCHOOL FEE: DISTRICT 49

## OWNER:

FEATHERGRASS INVESTMENTS, LLC  
4715 NORTH CHESTNUT STREET,  
SUITE 200  
COLORADO SPRINGS, CO 80907

## APPLICANT:

ELITE PROPERTIES OF AMERICA, INC.  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919

## SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C, (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	172,576	43.44%	HOA	SURFACE MAINTENANCE HOA
TRACTS D, E, F, G (PRIVATE ACCESS, PUBLIC UTILITIES)	32,801	8.25%	HOA	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. REINELT, A DULY 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 ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
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.

## 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED  
HEREON AND ANY CONDITIONS INCLUDED IN THE (NAME OF DOCUMENT TO BE DETERMINED). 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

COUNTY ASSESSOR

## 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 HOMEOWNER'S ASSOCIATION, INC., A COLORADO  
NONPROFIT CORPORATION.

BY: \_\_\_\_\_

AS \_\_\_\_\_

OF MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC.,  
A COLORADO NONPROFIT CORPORATION.

STATE OF COLORADO )  
 )ss  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_,  
AS \_\_\_\_\_ OF HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO  
NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## CLERK AND RECORDER:

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  
AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY,  
COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

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



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

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

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

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

**HUNTER JUMPER DRIVE**  
(60' PUBLIC ROW)  
HANNAH RIDGE AT FEATHERGRASS  
FILING NO. 4  
RECEPTION NO. 218714113

**HUNTER JUMPER DRIVE**  
(60' PUBLIC ROW)  
HANNAH RIDGE AT FEATHERGRASS  
FILING NO. 3  
RECEPTION NO. 218714096

**HUNTER JUMPER DRIVE**  
(60' PUBLIC ROW)  
HANNAH RIDGE AT FEATHERGRASS  
FILING NO. 2  
RECEPTION NO. 216713822

**SHAWNEE DRIVE**  
(60' PUBLIC ROW)  
HANNAH RIDGE AT FEATHERGRASS  
FILING NO. 4  
RECEPTION NO. 218714113

**HANNAH RIDGE AT FEATHERGRASS**  
FILING NO. 1  
RECEPTION NO. 216713822

**TRACT BB**  
9.123 ACRES

**20' SANITARY SEWER EASEMENT**  
(BK 3896, PG 66)  
VACATED BY RECEPTION NO. 219019442

**20' SANITARY SEWER EASEMENT**  
(BK 6916, PG 68)  
VACATED BY RECEPTION NO. 219019443

**45' SANITARY SEWER EASEMENT RECESSION**  
NO. 203120611  
VACATED BY  
RECEPTION NO. 219019441

**30' SANITARY SEWER EASEMENT RECESSION**  
NO. 203120611  
VACATED BY  
RECEPTION NO. 219019441

**DRAINAGE EASEMENT**  
(BK 5122, PG 995)  
VACATED BY  
RECEPTION NO. 218144692

**40' DRAINAGE EASEMENT**  
RECESSION NO.  
214713468

**20' SANITARY SEWER EASEMENT**  
(BK 6916, PG 68)  
VACATED BY RECEPTION NO. 219019443

**20' SANITARY SEWER EASEMENT**  
(BK 3896, PG 66)  
VACATED BY RECEPTION NO. 219019442

**DRAINAGE EASEMENT**  
RECESSION NO.  
214713468

**DRAINAGE EASEMENT**  
RECESSION NO.  
214713468

**SURVEY DATA:**

- $\Delta=86^{\circ}27'45''$ ,  $R=20.00'$ ,  $L=30.18'$
- $\Delta=5^{\circ}53'02''$ ,  $R=330.00'$ ,  $L=33.89'$
- $N09^{\circ}45'59''E$ ,  $241.04'$
- $\Delta=9^{\circ}40'49''$ ,  $R=612.42'$ ,  $L=103.47'$
- $N89^{\circ}54'50''W(R)$ ,  $515.66'$
- $N89^{\circ}54'50''W$ ,  $108.03'$
- $\Delta=6^{\circ}04'26''$ ,  $R=1430.93'$ ,  $L=151.69'$
- $N83^{\circ}50'24''W$ ,  $311.76'$
- $S37^{\circ}18'50''W$ ,  $85.68'$
- $S00^{\circ}20'42''W$ ,  $111.47'$
- $S00^{\circ}20'42''W$ ,  $64.89'$
- $S00^{\circ}20'42''W$ ,  $151.34'$
- $\Delta=90^{\circ}00'00''$ ,  $R=20.00'$ ,  $L=31.42'$

\* CONSTITUTION AVENUE  
(120' PUBLIC ROW)  
PLAT BOOK V-3, PAGE 169

\* NOT PART OF THIS PLAT

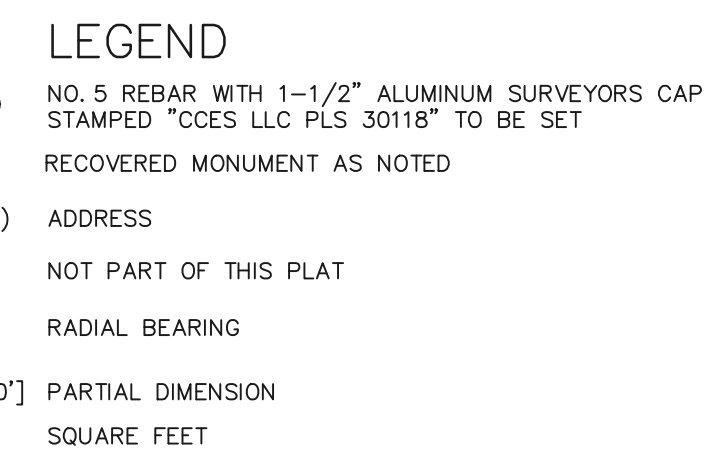


 CLASSIC<sup>SM</sup>  
CONSULTING

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



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



THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

 CLASSIC<sup>SM</sup>  
CONSULTING

PCDD FILE NO.: SF-19-007