A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MICHAEL E. WINTERFIELD, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANCE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM SURVEYORS CAP WITH APPROPRIATE SOUTH END BY A 3-1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR NOO'44'35"W, A DISTANCE OF 1320.61

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE NOO'44'35"W, ON THE WEST LINE OF SAID SECTION 33, A DISTANCE OF 779.25 FEET; THENCE N56'40'25"E. A DISTANCE OF 0.09 FEET TO THE POINT OF BEGINNING:

THENCE NOO'47'15"W, A DISTANCE OF 541.39 FEET TO THE SOUTH SIXTEENTH (1/16TH) CORNER OF SAID SECTION 33, SAID POINT BEING THE NORTHEAST CORNER OF SUBDIVISION OF TRACT "B" ABRAHAMSON'S STRATMOOR HILLS AS RECORDED IN PLAT BOOK Z AT PAGE 38, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NO0'44'33"W. ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST INENCE NUU 44-33-W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 188.99 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 85-87 AS RECORDED IN BOOK 2296 AT PAGE 171 AND 173; THENCE 554-32/42°E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 287.90 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF US HIGHWAY 85-87 AS RECORDED IN BOOK 602 PAGE 544;

602 PAGE 544; THENCE S54'38'03"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1089.66 FEET; THENCE \$42'39'11"E, A DISTANCE OF 13.31 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WESTMARK AVENUE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3132 AT PAGE

THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- S24'57'21"W, A DISTANCE OF 84.28 FEET TO A POINT OF CURVE;
 ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 78'54'36", A RADIUS OF 130.00 FEET AND A DISTANCE OF 179.04 FEET TO A POINT OF TANGENT;
 S53'57'15"E, A DISTANCE OF 187.88 FEET TO A POINT OF CURVE;

- S. 553-715 e, A DISTANCE OF 187.88 FEET TO A POINT OF CUTVE;
 A CN THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 49'56'59", A RADIUS OF 70.00 FEET AND A DISTANCE OF 61.02 FEET TO A POINT OF TANGENT;
 S. G04'00'16"E, A DISTANCE OF 191.76 FEET TO A POINT OF CURVE;
 ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 70'02'21", A RADIUS OF 35.00 FEET AND A DISTANCE OF 42.78 FEET TO A POINT OF TANGENT;
 S65'02'05"W, A DISTANCE OF 49.55 FEET TO A POINT ON THE EASTERLY BOUNDARY OF
- STRATMOOR HILLS ADDITION NO. 5 AS RECORDED IN PLAT BOOK E-3 AT PAGE 38;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO. 5, THE FOLLOWING (3) THREE COURSES:

- N3313'56'W, A DISTANCE OF 208.26 FEET;
 S34'08'59"W, A DISTANCE OF 420.46 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF REFILING OF STRATMOOR HILLS ADDITION NO. 3 AS RECORDED IN PLAT BOOK B-2 AT PAGE

THENCE ON SAID NORTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

- S88'50'31"W, A DISTANCE OF 249.70 FEET;
- S78'21'07"W. A DISTANCE OF 189.91 FEFT: NOT-45 29 E, A DISTANCE OF 226.22 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF STRATMOOR HILLS ADDITION NO. 2 AS RECORDED IN PLAT BOOK Z AT PAGE 12;

THENCE ON THE BOUNDARY OF SAID STRATMOOR HILLS ADDITION NO. 2. THE FOLLOWING (9) NINE

- \$72'36'33"E. A DISTANCE OF 342.95 FEET:

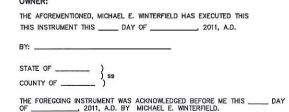
- 1. S/236/35 & A DISTANCE OF 342.99 FEET;
 2. N3116'12'E, A DISTANCE OF 342.99 FEET;
 3. N21'46'01'W, A D Update note:
 4. N64'24'54'W, A [All property owners are responsible for maintaining proper storm water
 5. N67'59'10'W, A C drainage in and through their property. Public drainage easements as
 6. N42'24'54'W, A [All property owners are responsible for maintaining proper storm water
 6. N42'24'54'W, A [C drainage in and through their property. Public drainage easements as
 7. N55'50'08'W, A [C drainage in and through their property. All property of the story of

- 9. S80'47'27"W. A DISTANCE OF TOD BY FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 15,459 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF INDEPENDENCE PLACE AT CHEVENIE MOUNTAIN FILING SAID OWNER DESCRIPTION OF INDEPENDENCE PLACE AT CHEVENIE MOUNTAIN FILING SAID OWNER DOES HEREESY MOUNTAIN THE RESERVE OF THE SAID OWNER DOES HEREESY MOUNTAIN THE RESERVE OF THE SAID OWNER DOES HEREESY MOUNTAIN THE PUBLIC MERGVERENTS WILL BE CONSTRUCTED TO EL PASO COUNTY SANDARDS AND HAT PROPER DRAINAGE AND ERGSION 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 E PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE SITTIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF MORRESS AND BOTHER PURPOSES AS SHOWN HEREON.



WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: _ NOTARY PUBLIC

BETTY WINTERFIELD REVOCABLE LIVING TRUST HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF OF BETTY WINTERFIELD REVOCABLE LIVING TRUSTK STATE OF COLORADO COUNTY OF FL PASO WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: ____ NOTARY PUBLIC

LIEN HOLDER:

SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS THIS DAY OF , 20 , A.D.

OF SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY COUNTY OF EL PASO SS

WITNESS MY HAND AND OFFICIAL SEAL.

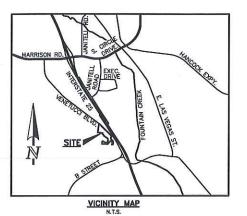
MY COMMISSION EXPIRES:_ NOTARY PUBLIC

GENERAL NOTES:

- DATE OF PREPARATION IS JANUARY 10, 2011,
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- UNLESS SHOWN OTHERWISE. THE FOLLOWING FASEMENTS ARE HEREBY PLATTED:
- A. A 7.00 FOOT WIDE PUBLIC UTILITY, AND PUBLIC DRAINAGE EASEMENT ALONG ALL
- B. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOLS AND GOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, CRS.

FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN
FILING NO. 1, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY
THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0761F, DATED MARCH

PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.



NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSERRED 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 PERLIMINARILY 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 RECORDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING 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 ALTERNATUVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS ACREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT IDEPARTMENT 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 TRANSER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OR COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON THER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PREDIMENT BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON THER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PREDIMENT BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON THER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PREDIMENT BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON THER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PREDIMENT BY THE PLANNING AND COMMUNITY DEVELOPMENT FORM OF COLLATERAL OR COMPLETION AND PREDIMENT BY THE PLANNING AND COMMUNITY DEVELOPMENT FORM OF COLLATERAL OR COMPLETION AND PREDIMENT BY THE PLANNING A

- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE TO BE PROVIDED BY THE STRATMOOR HILLS WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- FIRE PROTECTION IS SUPPLIED BY THE STRATMOOR HILLS FIRE PROTECTION DISTRICT.
- ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS
- THE PUBLIC UTILITY EASEMENT SHALL BE CONVEYED TO THE CITY OF COLORADO SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS UTILITIES BY SEPARATE DOCUMENT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- TRACT A IS FOR DRAINAGE AND OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE RECORD OWNER OF LOT 1. TRACT A SHALL BE CONVEYED WITH LOT 1 AT ALL FUTURE CONVEYANCES OF LOT 1.
- POND EASEMENTS, AS SHOWN HEREON, GRANTED TO EL PASO COUNTY ARE FOR ACCESS AND DRAINAGE IN ACCORDANCE WITH THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NO.______OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- PORTIONS OF THIS SITE HAVE EXCESSIVE SLOPE AS IDENTIFIED IN THE GEOLOGY AND SOILS REPORT. MITIGATION OF THESE AREAS SHALL BE COMPLETED IN ACCORDANCE WITH SAID REPORT.
- 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 OF RECORD RELEGIBLING UNITED THE TITLE COMMITMENT ORDER NUMBER SC55065517.1, REV 3 ISSUED BY LAND TITLE GUARANTEE COMPANY ORDER NUMBER SC55065517.1, REV 3 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED APRIL 09, 2018 AT 5:00 P.M.
- ALL EASEMENTS THAT ARE 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.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF SIXTH PRINCIPAL MERIDIAN.
- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 1
 TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 1
- 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 ILIMITED TO, THE COLORADO DEPARTMENT OF MILDIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLED SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

 Add a note identifying access to Venetucci Blvd is limited to the access easement

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REWSED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REINFLT, PROFESSIONAL LAND SURVEYOR DATE COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR INDEPENDENCE PLACE AT CHEVENNE MOUNTAIN FILING NO. I WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADD BOARD OF COUNTY COMMISSIONERS ON THIS DAY FOR FILING BY THE EL PASO COUNTY, COLORADD BOARD OF COUNTY COMMISSIONERS ON ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MANTENANCE 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	
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE	

CLERK AND RECORDER:

RECORDER: CHUCK BROERMAN

STATE OF COLORADO COUNTY OF EL PASO

COUNTY ASSESSOR

	DEFUI
FEE:	
SURCHARGE:	
SCHOOL FEE:	

DRAINAGE FEE: The following note needs to be included: The Subdivider(s) agrees on behalf of him/herself an any developer or builder successors and assignees that subdivide and/or said successors and assigns shall

PARK FEE:

accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at o prior to the time of building permit submittal. 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

Add PCD File No. SF-18-012

OWNER: MICHAEL E. WINTERFIELD 1865 N AIRPORT ROAD FREMONT, NE 68025 PHONE (402)—981—6412

REVISION 1 COUNTY COMMENTS 2/28/11
2 COUNTY COMMENTS 9/1/11 4/19/18

PRELIMINARY THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1 2320.00 JANUARY 10, 2011 REV FEB 28, 2011 REV. SEPT. 1, 2011 REV. APRIL 19, 2018

DATE

SHEET 1 OF 2



(719)785-0799 (Fax)

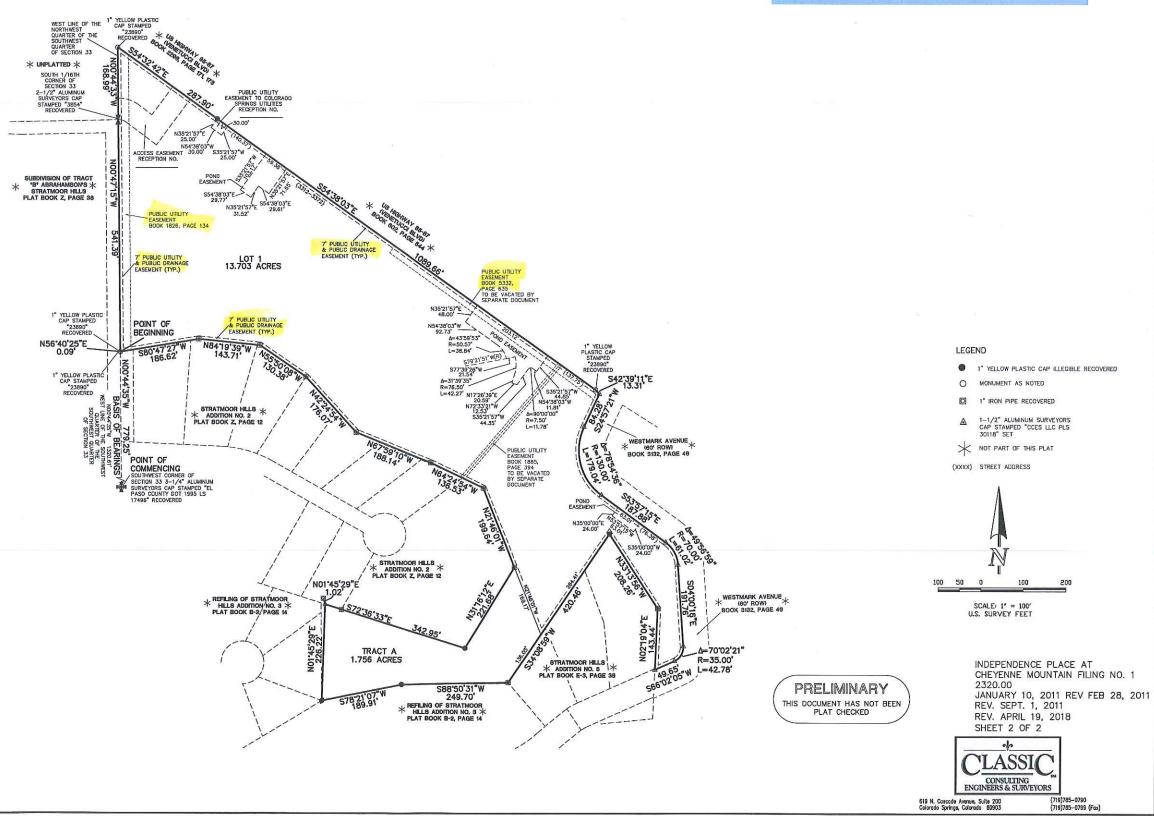
PCDD FILE NO. MS-11-001

Duplicate, Remove one.

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

On sheet 4 of 9 on the submitted construction drawings, Storm 3 was identified as a public main. Provide an easement for all public storm sewer systems.



4 17 SHE'P

0

LAND DEJETORNENT CONSOLTANTS, INC. dhostetlere Idc-inc.com Dayid V. Hostetler, Pus (119)528.6133

TO "INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN TO "ELDDRADO SPRINGS " - DVH NOTE: ALL REFERENCES FILING NO. 1" CHANGED R Markup Summary

5/23/2018 1:20:36 PM (1)

Subject: Engineer

Page Label: 1
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Author: dsdgrimm
Date: 5/23/2018 1:20:36 PM
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Add PCD File No. SF-18-012

RY- DA Added to Sheet 1 and 2

5/23/2018 1:20:37 PM (1)

MATERIAL PROPERTY OF PARTIES (S. SEE THE SEE T

Subject: Callout
Page Label: 1
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Author: dsdlaforce
Date: 5/23/2018 1:20:37 PM Color:

Und Hed Note Update note:

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.

5/23/2018 1:20:39 PM (1)



Subject: Callout
Page Label: 1
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Author: dsdsevigny
Date: 5/23/2018 1:20:39 PM Color:

Included os Note 19 - DVH

The following note needs to be included:
The Subdivider(s) agrees on behalf of him/herself an any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay Traffic Impact Fees in accordance with the EI Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at o prior to the time of building permit submittal. 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

5/23/2018 1:20:40 PM (1)

FILING NO. 1 UTTO AND WEST OF THE

Subject: Engineer

Page Label: 2 Lock: Locked Author: dsdgrimm Date: 5/23/2018 1:20:40 PM Color: ■

locations and types On sheet 4 of 9 on the submitted construction drawings, Storm 3 was identified as a public main. Provide an easement for all public storm sewer Essement (drowing - DVH Resized 8 systems. noted

5/23/2018 1:20:51 PM (1)

Page Label: 1 Lock: Locked Author: dsdlaforce Subject: Callout

Date: 5/23/2018 1:20:51 PM Color: ■

current 08041CO141 G, effective date December 7, 2018 - DVH Update to 08041C0741F

4

Updsted Note 7

5/23/2018 1:20:52 PM (1)

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Author: dsdlaforce
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5/23/2018 1:20:53 PM (1)

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 5/23/2018 1:20:53 PM
Color:

Duplicate. Remove one.

Aemoved "old" Note 24 duplication - DVH

Add a note identifying access to Venetucci Blvd is limited to the access easement shown.

Added as Note 24 - DVH