

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

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 RANGE 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 MARKINGS AND AT THE SOUTH END BY A 3-1/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS IS ASSUMED TO BEAR N00°44'35"W, A DISTANCE OF 1320.61 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°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 N00°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 N00°44'33"W, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 168.99 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 S54°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;
THENCE S54°38'03"E, ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1089.66 FEET;
THENCE S42°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 46;
THENCE ON SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- 52°4'57'21"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;
- ON 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;
- S04°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;
- S66°02'05"W, A DISTANCE OF 49.65 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:

- N02°19'04"E, A DISTANCE OF 143.44 FEET;
- N33°13'56"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 14;

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 FEET;
- N01°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 COURSES:

- S72°36'33"E, A DISTANCE OF 342.95 FEET;
- N31°16'12"E, A DISTANCE OF 221.68 FEET;
- N21°46'01"W, A D Update note;
- N64°24'54"W, A I 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
- N67°59'10"W, A I unless otherwise indicated, Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements,
- N42°24'54"W, A I
- N55°50'08"W, A I
- N84°19'39"W, A I
- S80°47'27"W, A DISTANCE OF 166.02 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 CHEYENNE MOUNTAIN 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, MICHAEL E. WINTERFIELD HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2011, A.D.

BY: _____

STATE OF _____ } ss
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2011, A.D. BY MICHAEL E. WINTERFIELD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LIEN HOLDER:

BETTY WINTERFIELD REVOCABLE LIVING TRUST HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____ AS: _____

OF BETTY WINTERFIELD REVOCABLE LIVING TRUST
STATE OF COLORADO } ss
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY _____ AS _____

OF BETTY WINTERFIELD REVOCABLE LIVING TRUST.

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 ____ DAY OF _____, 20____, A.D.

BY: _____ AS: _____

OF SOMCO, 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 _____

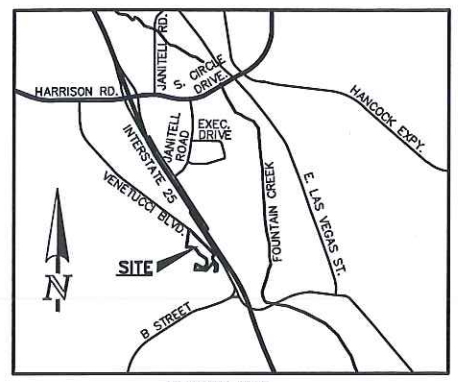
OF SOMCO, LLC, A COLORADO LIMITED LIABILITY COMPANY.

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 EASEMENTS ARE HEREBY PLATTED:
A. A 7.00 FOOT WIDE PUBLIC UTILITY, AND PUBLIC DRAINAGE EASEMENT ALONG ALL LOT LINES.
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: SOILS AND GEOLOGICAL 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 FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0741F, DATED MARCH 17, 1997.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.



VICINITY MAP
N.T.S.

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 REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE _____
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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND 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 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE _____

COUNTY ASSESSOR DATE _____

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 _____ O'CLOCK _____ M. THIS ____ DAY OF _____, 20____, A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____.

RECORDER: CHUCK BROERMAN BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK 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 subdivider and/or said successors and assigns shall be required to pay Traffic Impact Fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 18-454), or any amendments thereto, at or 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

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

Add PCD File No. SF-18-012

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
SHEET 1 OF 2

OWNER:
MICHAEL E. WINTERFIELD
1865 N AIRPORT ROAD
FREMONT, NE 68025
PHONE (402)-981-8412



NO.	REVISION	DATE
1	COUNTY COMMENTS	2/28/11
2	COUNTY COMMENTS	9/1/11
3	NEW OWNER	4/19/18

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790
(719)785-0799 (Fax)

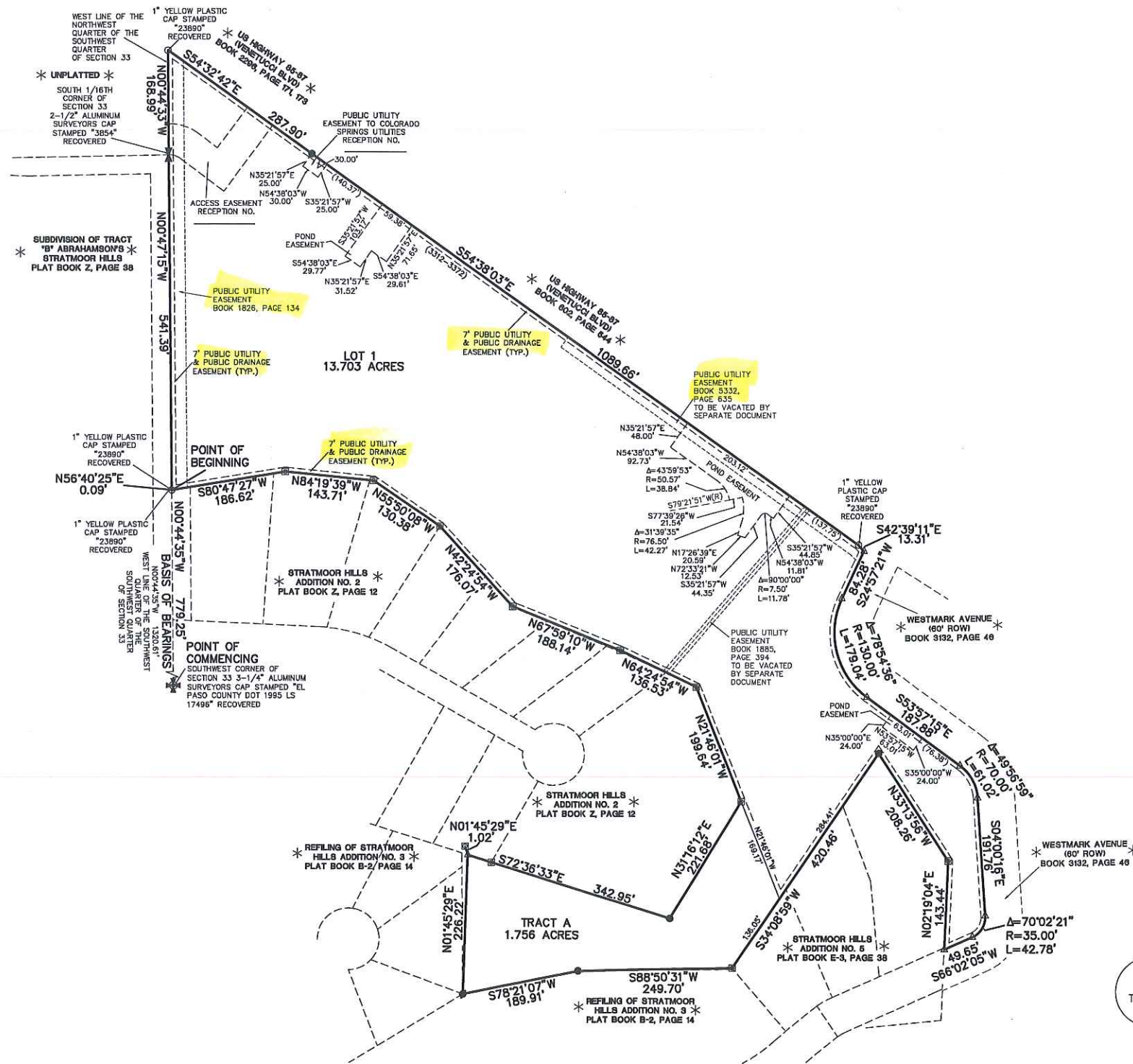
Add a note identifying access to Venetucci Blvd is limited to the access easement shown.

Update to 08041C0741F

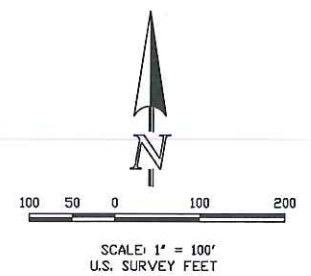
INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1

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.



- LEGEND**
- 1" YELLOW PLASTIC CAP ILLEGIBLE RECOVERED
 - MONUMENT AS NOTED
 - ☒ 1" IRON PIPE RECOVERED
 - △ 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS



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
SHEET 2 OF 2

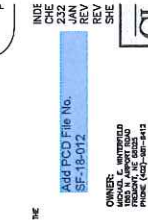


619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

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

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

Subject: Engineer
Page Label: 1
Lock: Locked
Author: dsdgrimm
Date: 5/23/2018 1:20:36 PM
Color: ■



Add PCD File No.
SF-18-012

Added to Sheet 1 and 2 of 2 - DVH

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

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



Update note: **Updated Note 4 - DVH**
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
Lock: Locked
Author: dsdsevigny
Date: 5/23/2018 1:20:39 PM
Color: ■



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 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

Included as Note 19 - DVH

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

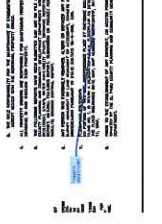
Subject: Engineer
Page Label: 2
Lock: Locked
Author: dsdgrimm
Date: 5/23/2018 1:20:40 PM
Color: ■



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. **Revised Easement locations and types noted on drawing - DVH**

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

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 5/23/2018 1:20:51 PM
Color: ■



Update to 08041C0741F **Updated Note 7 to current 08041C0741G, effective date December 7, 2018 - DVH**

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



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce
Date: 5/23/2018 1:20:52 PM
Color: ■

Duplicate. Remove one.

Removed "old" Note 24 duplication - DVH

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: ■

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

Added as Note 24 - DVH