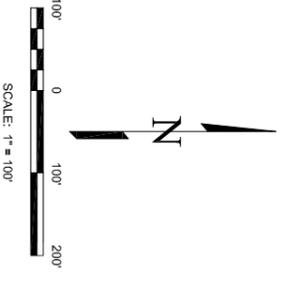
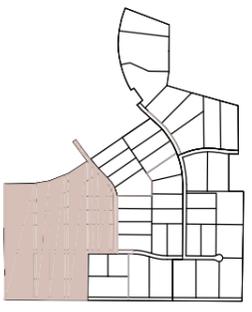


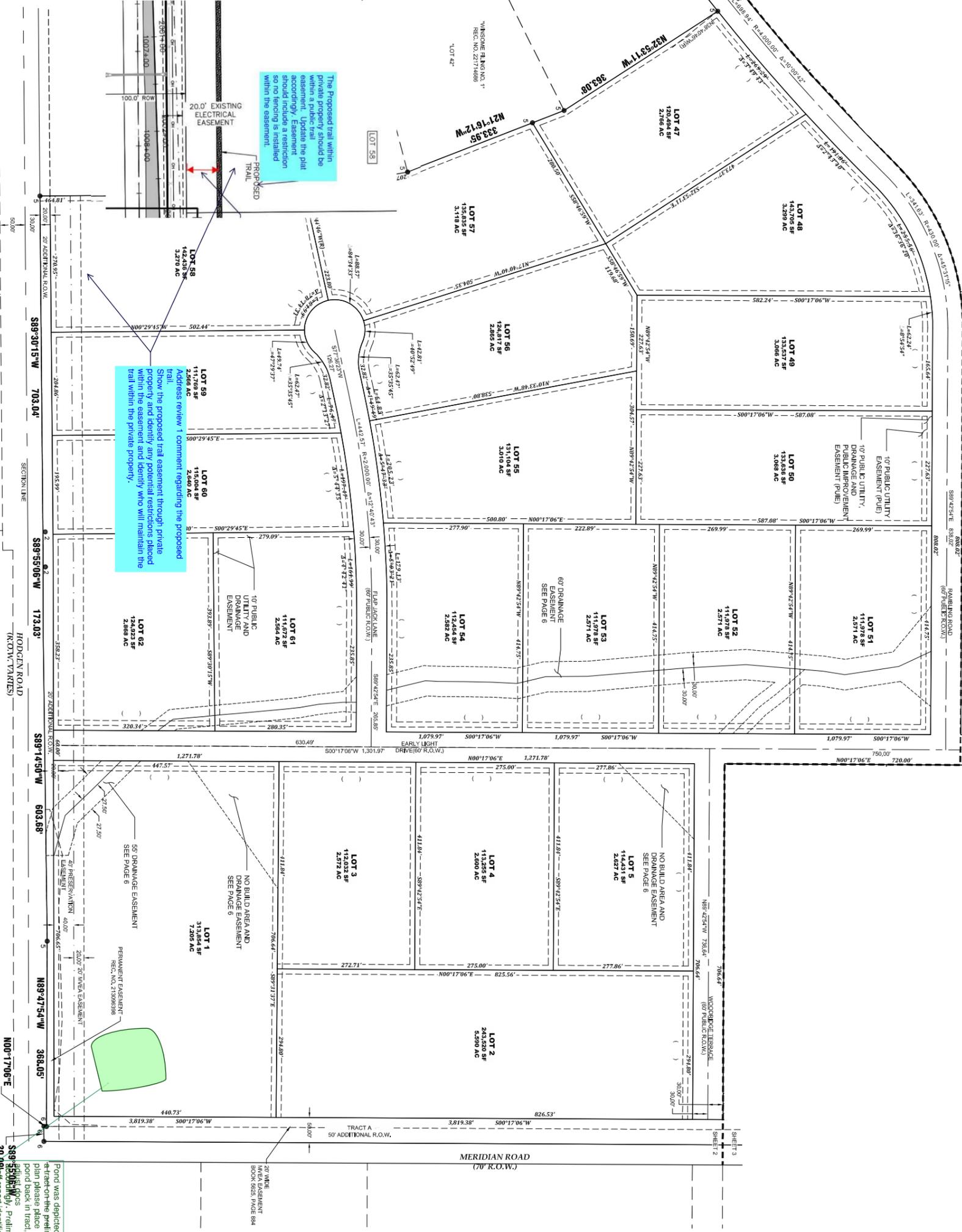


# WINSOME FILING NO. 2

## A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST, OF THE SIXTH PRINCIPAL MERIDIAN



- LEGEND:**
- 1 FOUND 3/16" ALUMINUM CAP STAMPED "LS 12103"
  - 2 FOUND 3/16" ALUMINUM CAP STAMPED "RM LS 24964"
  - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30 WCLS 28685"
  - 4 FOUND 3/16" ALUMINUM CAP STAMPED "RM LS 24964"
  - 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
  - 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196-GROUND LEVEL"
  - \* AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE  
 --- EASEMENT LINE  
 --- PRESERVATION LINE  
 --- WETLAND DELINEATION  
 --- APPROXIMATE FEMA FLOODPLAIN  
 --- DRAINAGE EASEMENT  
 ( ) ADDRESS  
 (H) RADIAL BEARING



The proposed trail within private property should be within a public trail easement. Update the plat accordingly. Easement should include a restriction so no fencing is installed within the easement.

Show the proposed trail easement through private property and identify any potential restrictions placed within the easement and identify who will maintain the trail within the private property.

Pond was depicted as per the preliminary plat proposed. Pond placed back in track. Pond is not identified only 4.35 acres as commercial w/ tract as open area buffer etc. Tract buffers RRS as depicted in preliminary plat.

JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	02/12/2021
SHEET NO.	2 OF 9

**WINSOME FILING NO. 2**  
**FINAL PLAT**

A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
 AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



**EDWARD-JAMES SURVEYING, INC.**

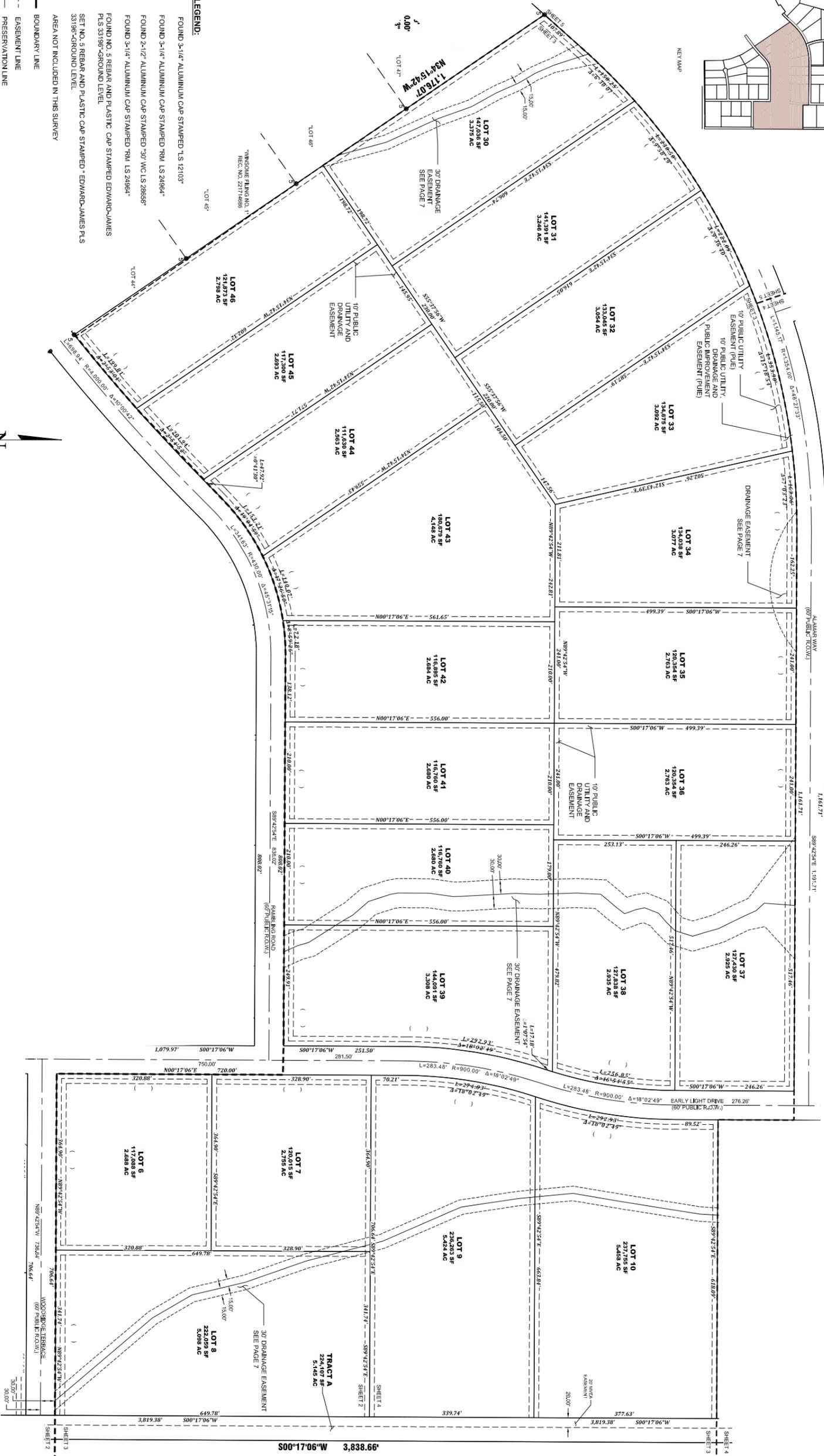
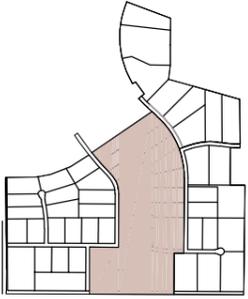
926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

4732 Eagleridge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

REVISIONS		
NO.	DESCRIPTION	DATE

# WINSOME FILING NO. 2

## A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST, OF THE SIXTH PRINCIPAL MERIDIAN



- LEGEND:**
- 1 FOUND 3/4" ALUMINUM CAP STAMPED T.S. 12103"
  - 2 FOUND 3/4" ALUMINUM CAP STAMPED R.M. I.S. 24964"
  - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED 30" W.C. I.S. 28668"
  - 4 FOUND 3/4" ALUMINUM CAP STAMPED R.M. I.S. 24964"
  - 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS. 33196-GROUND LEVEL
  - 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS. 33196-GROUND LEVEL
- \* AREA NOT INCLUDED IN THIS SURVEY

- BOUNDARY LINE
- EASEMENT LINE
- PRESERVATION LINE
- - - WETLAND DELINEATION
- - - APPROXIMATE FEMA FLOODPLAIN
- - - DRAINAGE EASEMENT
- ( ) ADDRESS
- (R) RADIAL BEARING



REVISIONS		
NO.	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive Colorado Springs, CO 80907  
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 4732 Eagleridge Circle Pueblo, CO 81008  
 Office: (719) 545-6240 Fax: (719) 545-6247



**WINSOME FILING NO. 2**  
**FINAL PLAT**

A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
 AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

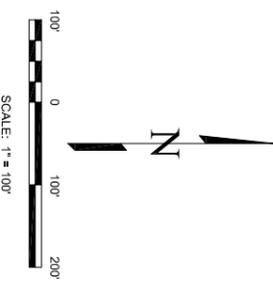
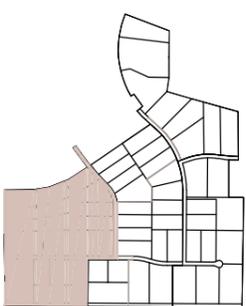
DRAWN BY: **JMT**  
 CHECKED BY: **TWS**  
 H-SCALE: 1" = 100'  
 JOB NO.: **1858-03**  
 DATE CREATED: **1/10/2021**  
 DATE ISSUED: **02/21/2021**  
 SHEET NO. **3** OF **9**



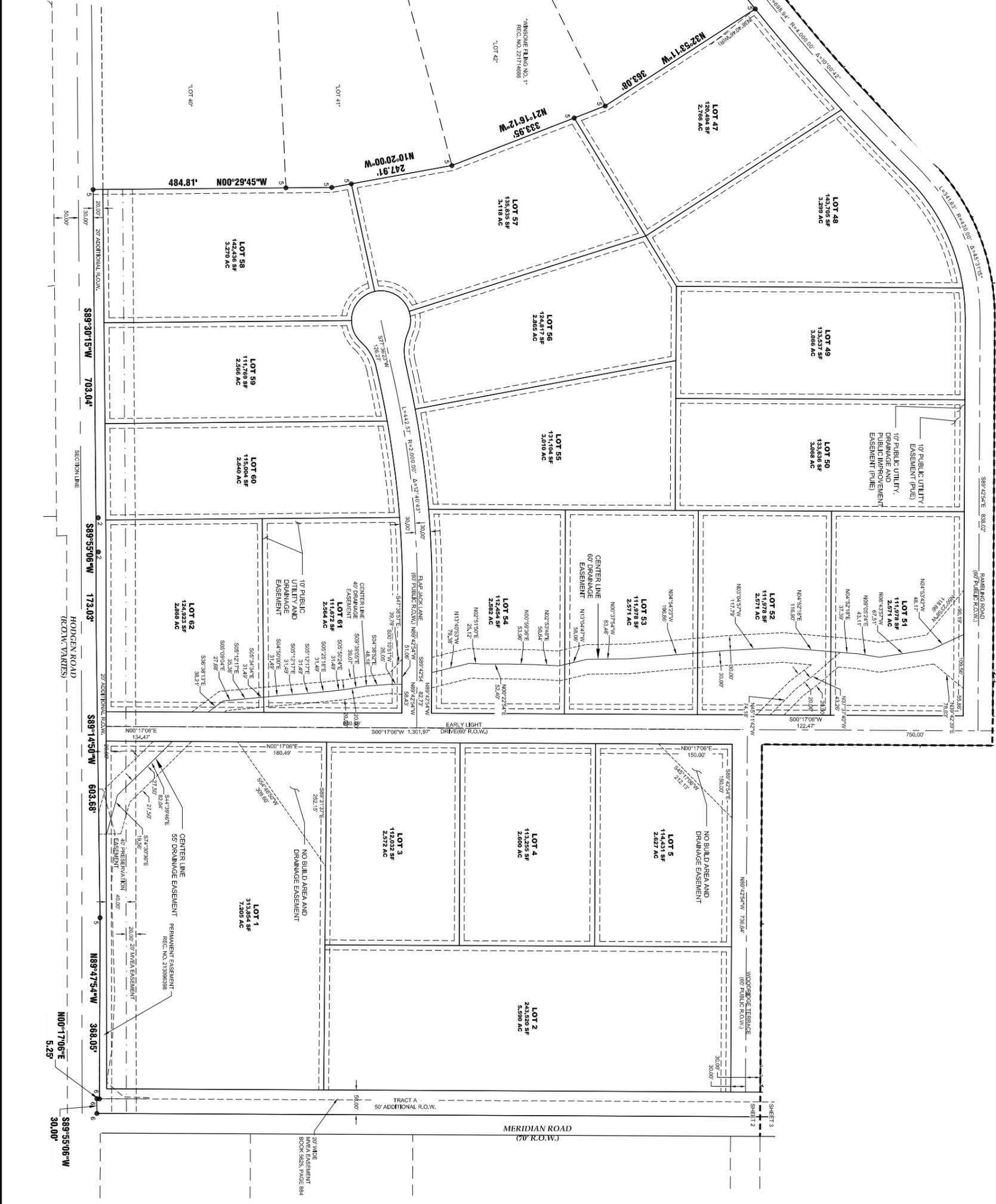


# WINSOME FILING NO. 2

## EASEMENT EXHIBIT



- LEGEND:**
- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED T.S. 12103"
  - 2 FOUND 3-1/4" ALUMINUM CAP STAMPED T.R.L. LS 24964"
  - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED 30" WC LS 28695"
  - 4 FOUND 3-1/4" ALUMINUM CAP STAMPED T.R.L. LS 24964"
  - 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS PLS 53189 -GROUND LEVEL
  - 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED - EDWARD-JAMES PLS 33196 -GROUND LEVEL
- \* AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
  - EASEMENT LINE
  - PRESERVATION LINE
  - WETLAND DELINEATION
  - APPROXIMATE FEMA FLOODPLAIN
  - DRAINAGE EASEMENT
  - ( ) ADDRESS
  - (R) RADIAL BEARING



JOB NO.	1858-A-03
DATE CREATED	1/10/2021
DATE ISSUED	02/12/2021
SHEET NO.	6 OF 9

**WINSOME FILING NO. 2**  
**FINAL PLAT**

A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



**EDWARD-JAMES SURVEYING, INC.**

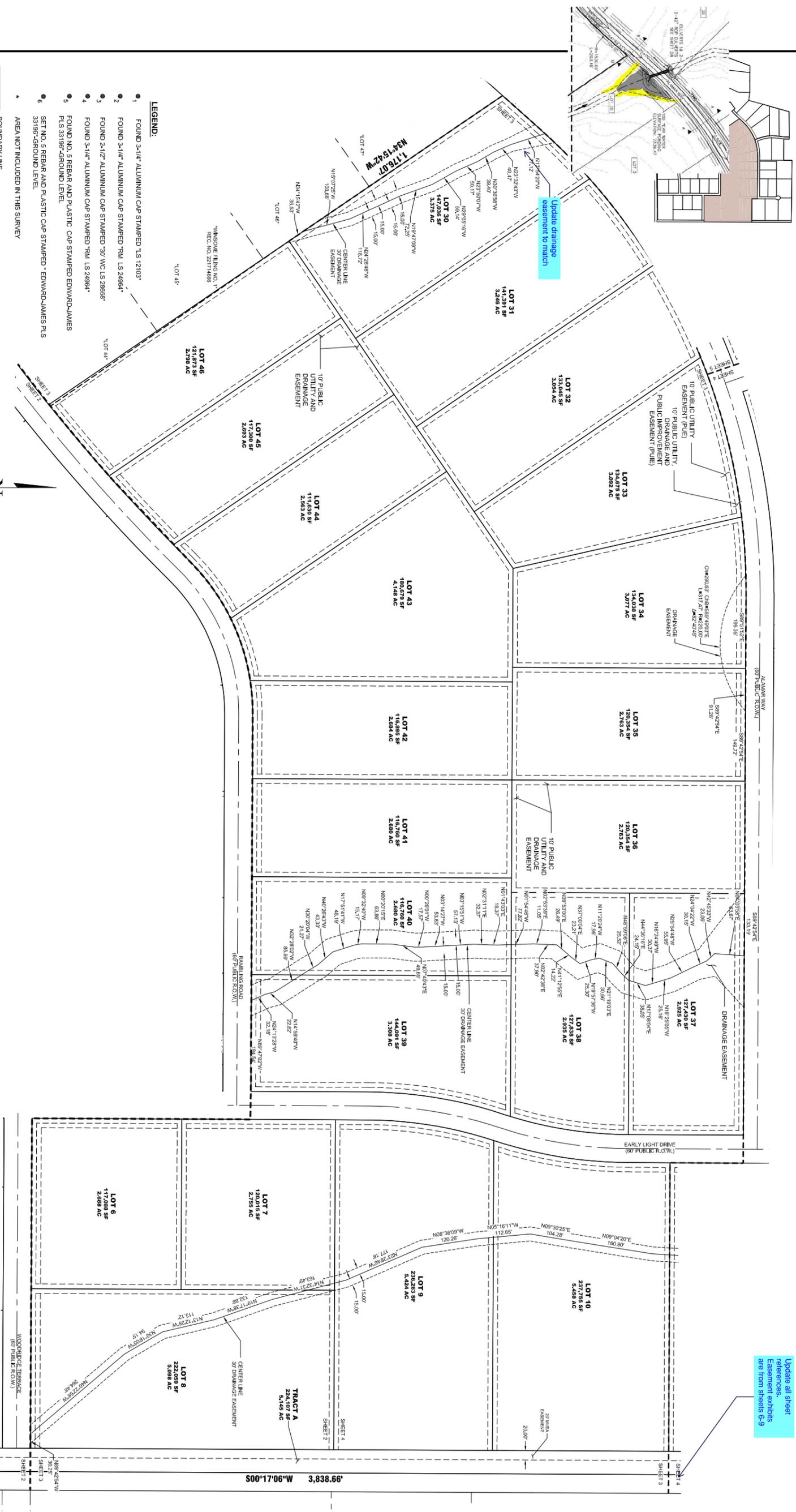
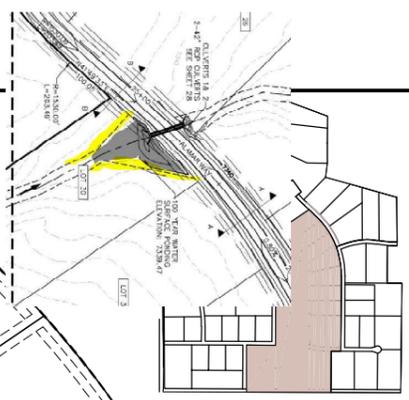
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

REVISIONS		
NO.	DESCRIPTION	DATE

# WINSOME FILING NO. 2

## EASEMENT EXHIBIT



- LEGEND:**
- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
  - 2 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24984"
  - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30 W.C. LS 28659"
  - 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24984"
  - 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33195-5-GROUND LEVEL
  - 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED - EDWARD-JAMES PLS 33195-5-GROUND LEVEL
  - \* AREA NOT INCLUDED IN THIS SURVEY



( ) ADDRESS  
(R) RADIAL BEARING

Update all street references. Easement exhibits are from sheets 6-9

Update drainage easement to match

JOB NO. 1858-03  
DATE CREATED 1/10/2021  
DATE ISSUED 02/21/2021  
SHEET NO. 7 OF 9

**WINSOME FILING NO. 2**  
**FINAL PLAT**

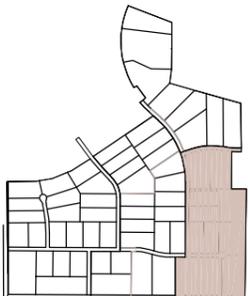
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



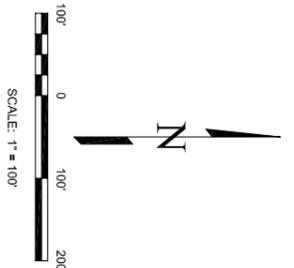
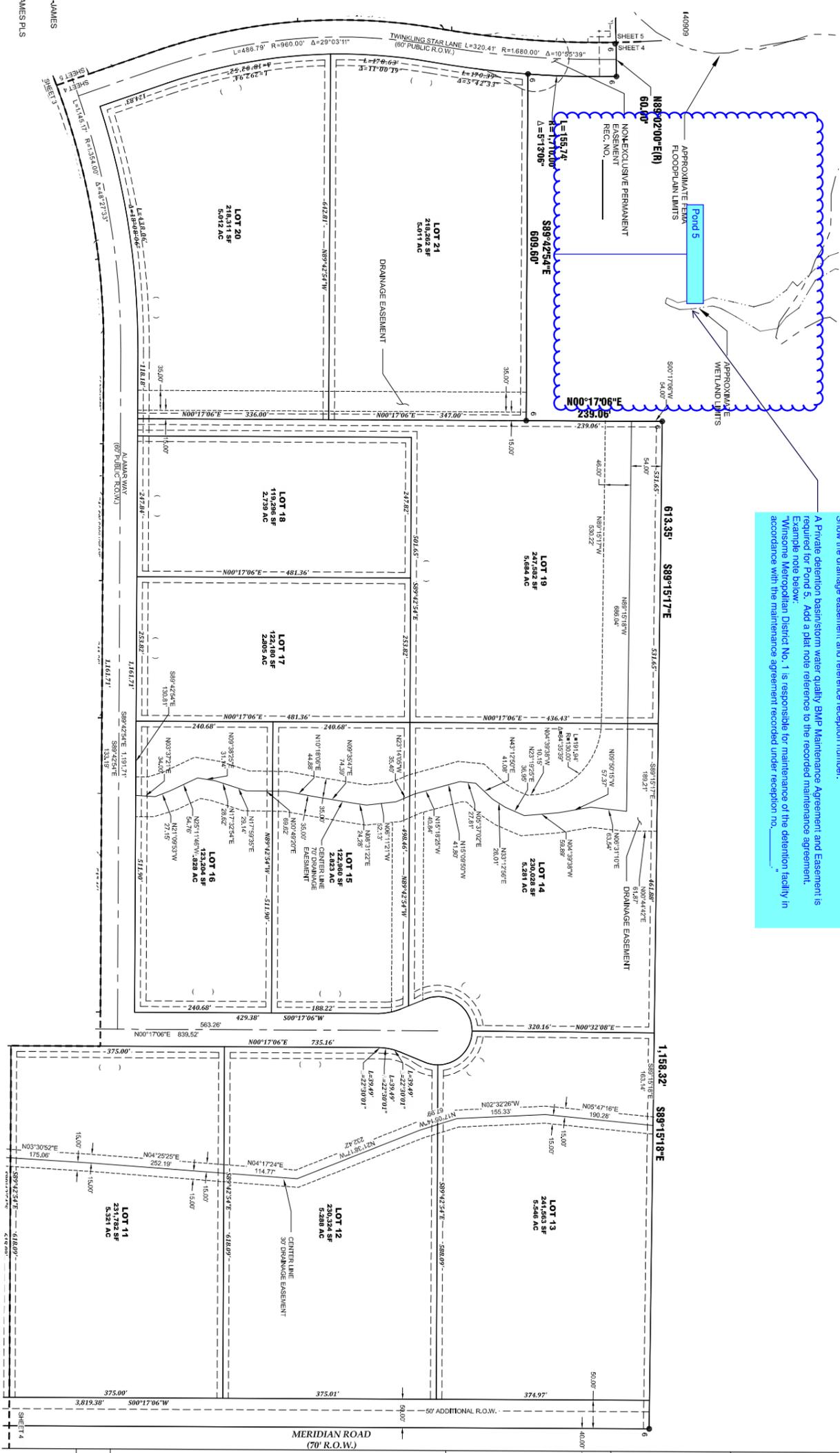
**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive Colorado Springs, CO 80907  
Office: (719) 576-1216 Fax: (719) 576-1206  
4732 Eagleridge Circle Pueblo, CO 81008  
Office: (719) 545-6240 Fax: (719) 545-6247

REVISIONS		
NO.	DESCRIPTION	DATE

# WINSOME FILING NO. 2 EASEMENT EXHIBIT



Show Pond 5 within a tract or drainage easement. Update to reference plat note 12.  
 Unrescinded.  
 Show the drainage easement and reference reception number.  
 A Private detention basin/storm water quality BMP Maintenance Agreement and Easement is required for Pond 5. Add a plat note reference to the recorded maintenance agreement.  
 Example note below.  
 Winsome Metropolitan District No. 1 is responsible for maintenance of the detention facility in accordance with the maintenance agreement recorded under reception no. \_\_\_\_\_



- LEGEND:**
- 1 FOUND 3/4" ALUMINUM CAP STAMPED "S. 12103"
  - 2 FOUND 3/4" ALUMINUM CAP STAMPED "RM. LS. 24964"
  - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC. LS. 28668"
  - 4 FOUND 3/4" ALUMINUM CAP STAMPED "RM. LS. 24964"
  - 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS. 33196"-GROUND LEVEL.
  - 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS. 33196"-GROUND LEVEL.
  - \* AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE  
 - - - EASEMENT LINE  
 - - - PRESERVATION LINE  
 - - - WETLAND DELINEATION  
 - - - APPROXIMATE FEMA FLOODPLAIN  
 - - - DRAINAGE EASEMENT  
 ( ) ADDRESS  
 (R) RADIAL BEARING

JOB NO. 1858-03  
 DATE CREATED 1/10/2021  
 DATE ISSUED 6/21/2021  
 SHEET NO. 8 OF 9

H-SCALE 1" = 100'

CHECKED BY TWS  
 DRAWN BY JMT

**WINSOME FILING NO. 2  
FINAL PLAT**

A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
 AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



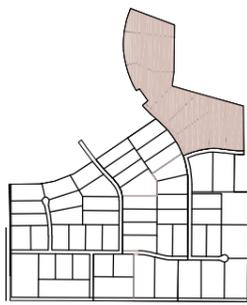
**EDWARD-JAMES  
SURVEYING, INC.**

926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

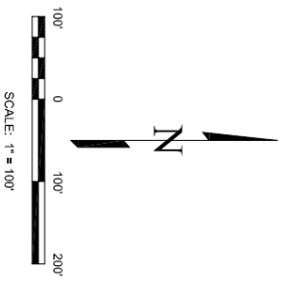
4732 Eagleridge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

REVISIONS		
NO.	DESCRIPTION	DATE

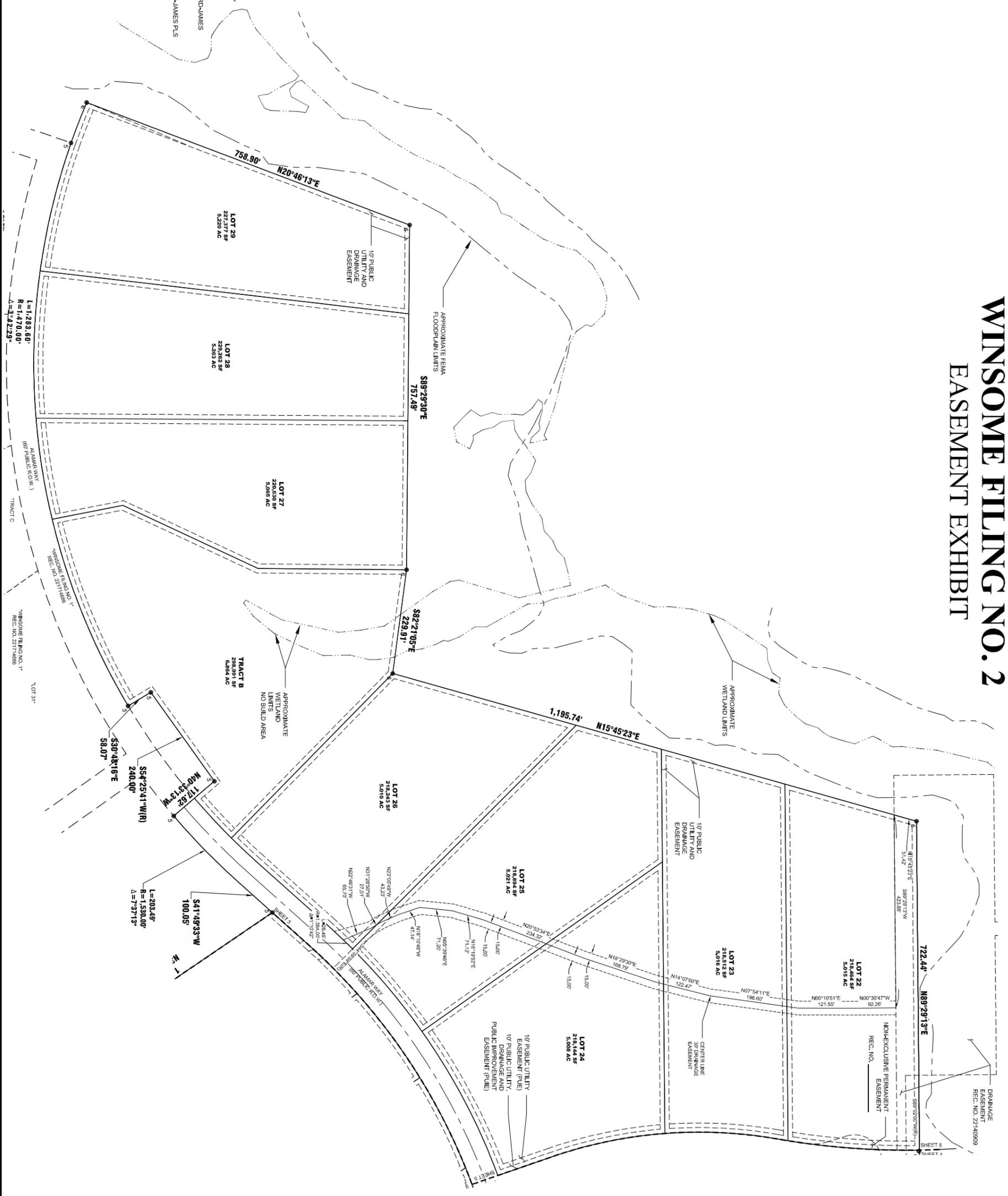
# WINSOME FILING NO. 2 EASEMENT EXHIBIT



KEY MAP



- LEGEND:**
- 1 FOUND 3/4" ALUMINUM CAP STAMPED "LS 12103"
  - 2 FOUND 3/4" ALUMINUM CAP STAMPED "RM LS 24864"
  - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" W.C.L.S 28656"
  - 4 FOUND 3/4" ALUMINUM CAP STAMPED "RM LS 24864"
  - 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLUS 33196-5GROUND LEVEL
  - 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED " EDWARD-JAMES PLUS 33196-5GROUND LEVEL
  - \* AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- EASEMENT LINE
- PRESERVATION LINE
- WETLAND DELINEATION
- APPROXIMATE FEMA FLOODPLAIN
- DRAINAGE EASEMENT
- ( ) ADDRESS
- (R) RADIAL BEARING



JOB NO. 1858-03  
 DATE CREATED 1/10/2021  
 DATE ISSUED 02/12/2021  
 SHEET NO. 9 OF 9

**WINSOME FILING NO. 2  
FINAL PLAT**

A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
 AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



**EDWARD-JAMES  
SURVEYING, INC.**

926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

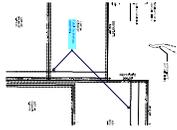
4732 Eagleridge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

REVISIONS		
NO.	DESCRIPTION	DATE

# Final Plat Drawings\_v2.pdf Markup Summary

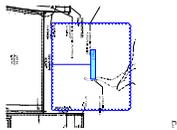
dsdlaforce (10)

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Label the drainage easement.



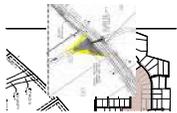
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Pond 5

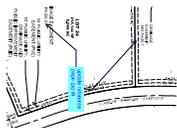


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Update drainage easement to match

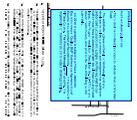


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update reference page (pg 9)



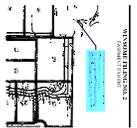
P.11 SOUTH RANGE 65 -  
NORTH RANGE 64 WEST -  
OF EL PASO STATE

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Unresolved.

Add the following plat note:

- There shall be no direct lot access to Hodgen Road or Meridian Road.
- The subdivider agrees on behalf of him/herself and 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. 19-471), or any amendments thereto, at or prior to the time of building permit submittals.
- Lot 22 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 Winsome Metropolitan District No. 1 is responsible for maintenance of the subject drainage facility.



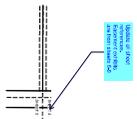
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Show Pond 5 within a tract or drainage easement. Update to reference plat note 12.

Unresolved.

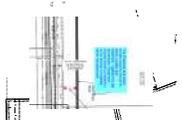
Show the drainage easement and reference reception number.

A Private detention basin/storm water quality BMP Maintenance Agreement and Easement is required for Pond 5. Add a plat note reference to the recorded maintenance agreement. Example note below:  
"Winsome Metropolitan District No. 1 is responsible for maintenance of the detention facility in accordance with the maintenance agreement recorded under reception no. \_\_\_\_\_."



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Update all sheet references. Easement exhibits are from sheets 6-9



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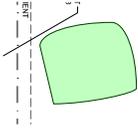


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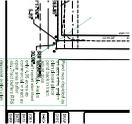
Address review 1 comment regarding the proposed trail.  
Show the proposed trail easement through private property and identify any potential restrictions placed within the easement and identify who will maintain the trail within the private property.

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dsdruiz (3)

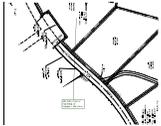


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Pond was depicted as a tract on the prelim plan please place pond back in tract, adjust docs accordingly. Prelim staff report identified only 4.36 acres as commercial w tract as open area buffer etc..Tract buffers RR5 to the east as depicted prelim plan



**Subject:** Callout  
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**Space:**

add dimensions so that it may be mapped in the future.