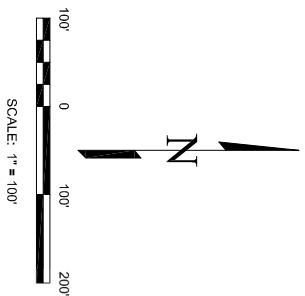
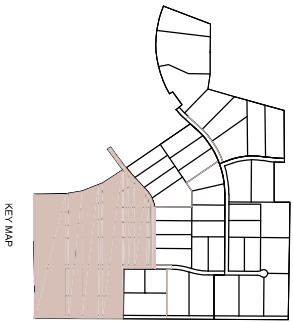




# WINSOME FILING NO. 2

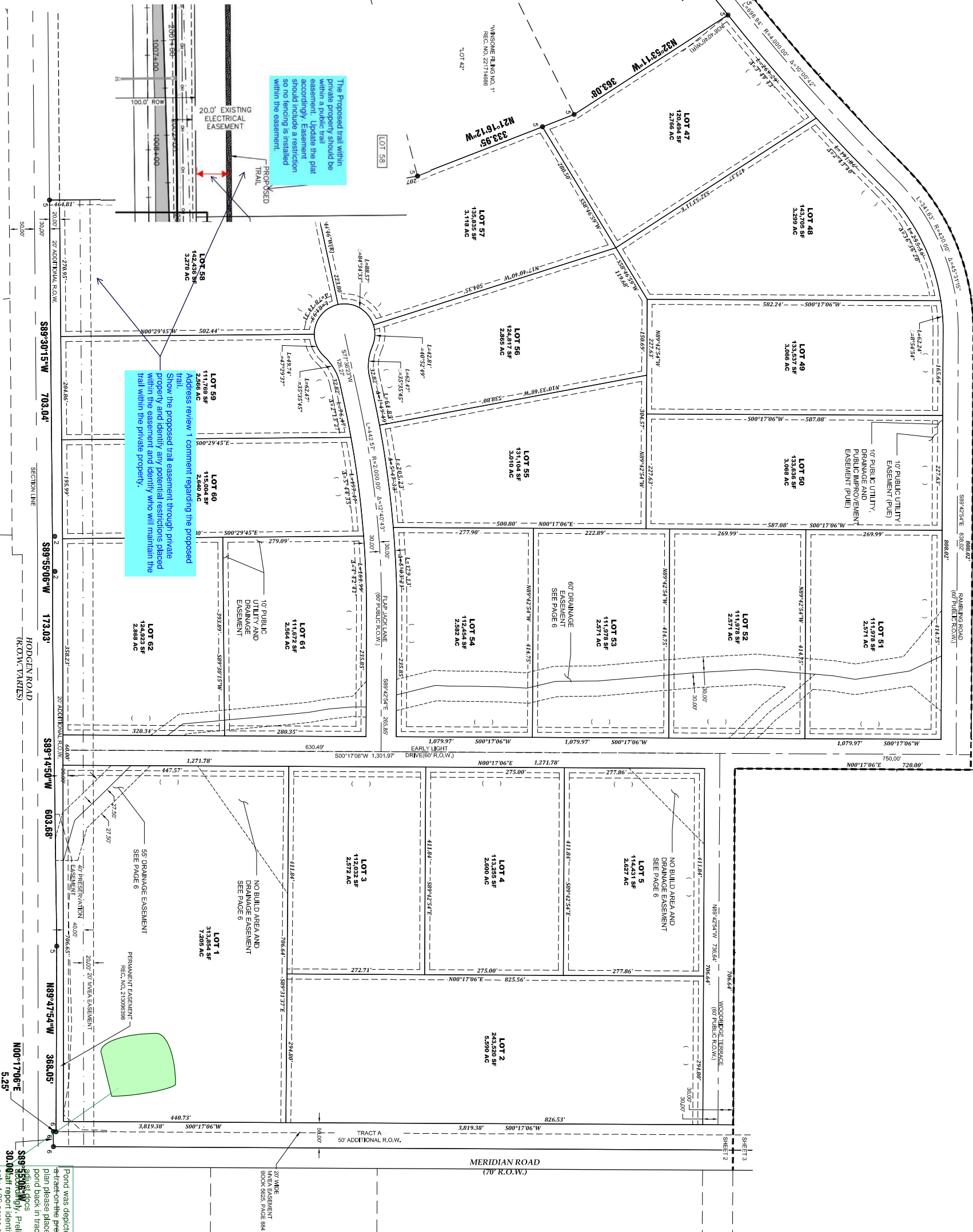
## A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST, OF THE SIXTH PRINCIPAL MERIDIAN



### LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- 2 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30 WCL 28685"
- 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33195"-GROUND LEVEL
- 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33195"-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



Pond was depicted as a feature on the preliminary plat and based on field notes. The pond is located in the northeast corner of the tract. The pond is identified as a pond on the preliminary plat and based on field notes. The pond is identified as a pond on the preliminary plat and based on field notes.

DRAWN BY	JWT
CHECKED BY	TWS
DATE CREATED	1/10/2021
DATE ISSUED	6/21/2021
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

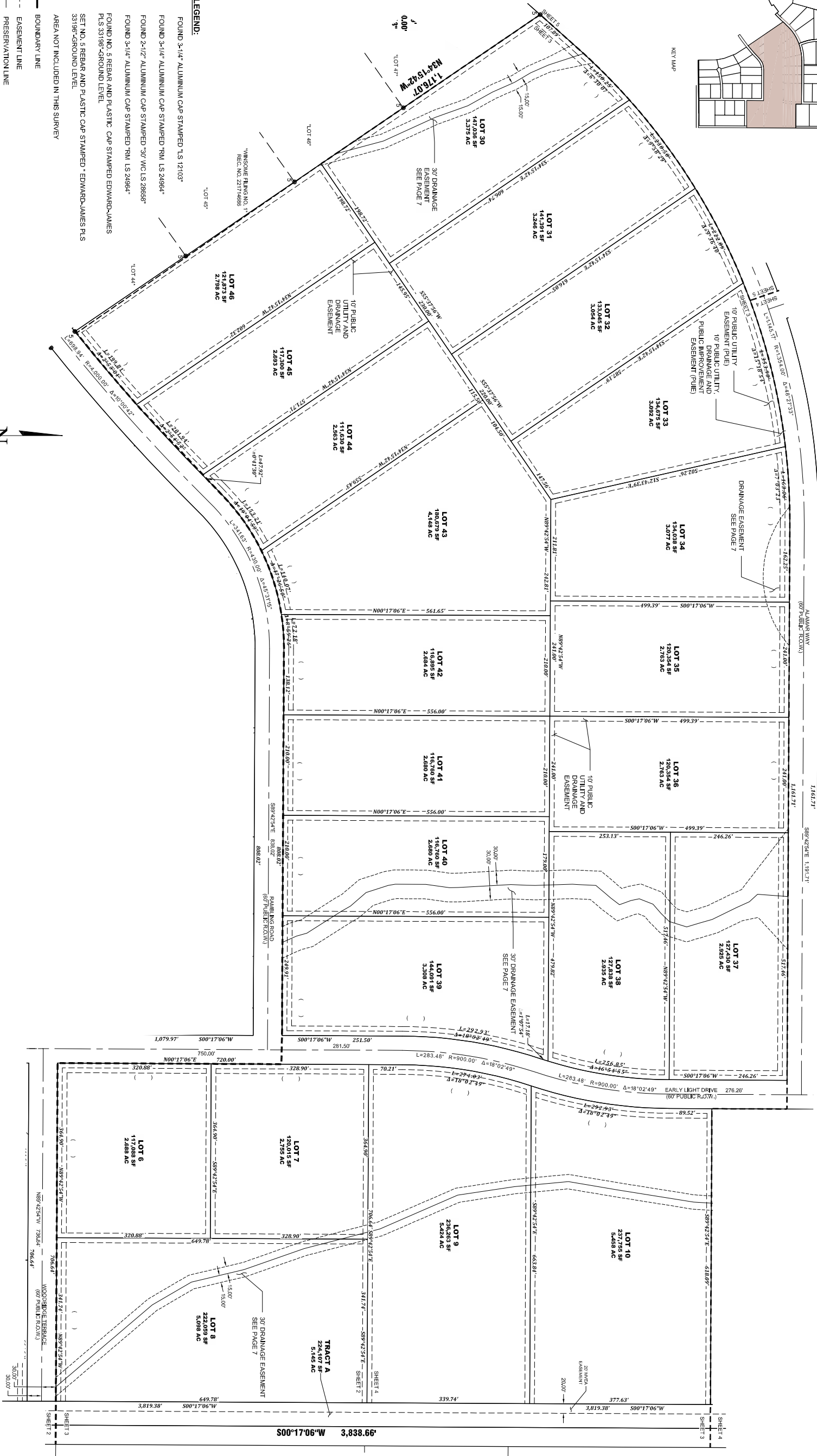
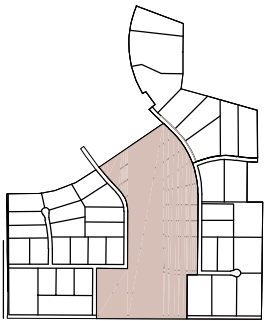
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

REVISIONS		DATE
NO.	DESCRIPTION	

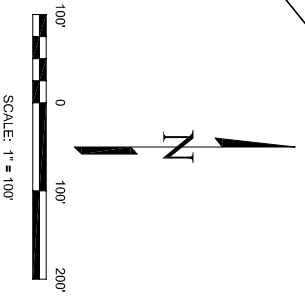


# WINSOME FILING NO. 2

## 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 "LS 12103"
  - 2 FOUND 3/4" ALUMINUM CAP STAMPED "RM LS 24964"
  - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC LS 28658"
  - 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



REVISIONS		DATE
NO.	DESCRIPTION	

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**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: **JWT**

CHECKED BY: **TWS**

H-SCALE: **1" = 100'**

JOB NO.: **1858-A03**

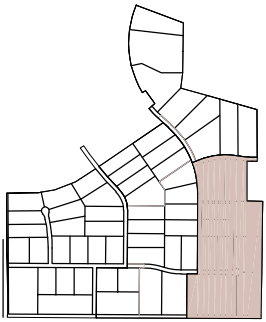
DATE CREATED: **1/10/2021**

DATE ISSUED: **6/21/2021**

SHEET NO: **3** OF **9**

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



KEY MAP

APPROXIMATE FEMA FLOODPLAIN LIMITS

APPROXIMATE WETLAND LIMITS

N89°02'00"E(R)

60.00'

NONEXCLUSIVE PERMANENT EASEMENT REC. NO. \_\_\_\_\_

L=155.74'  
R=1,710.00'  
Δ=5°13'06"

S89°42'54"E

609.50'

N00°17'06"E

239.06'

613.35'

S89°15'17"E

531.65'

531.65'

436.43'

461.88'

1,156.32'

S89°15'18"E

50.00'

40.00'

50.00'

40.00'

50.00'

40.00'

50.00'

40.00'

50.00'

40.00'

50.00'

40.00'

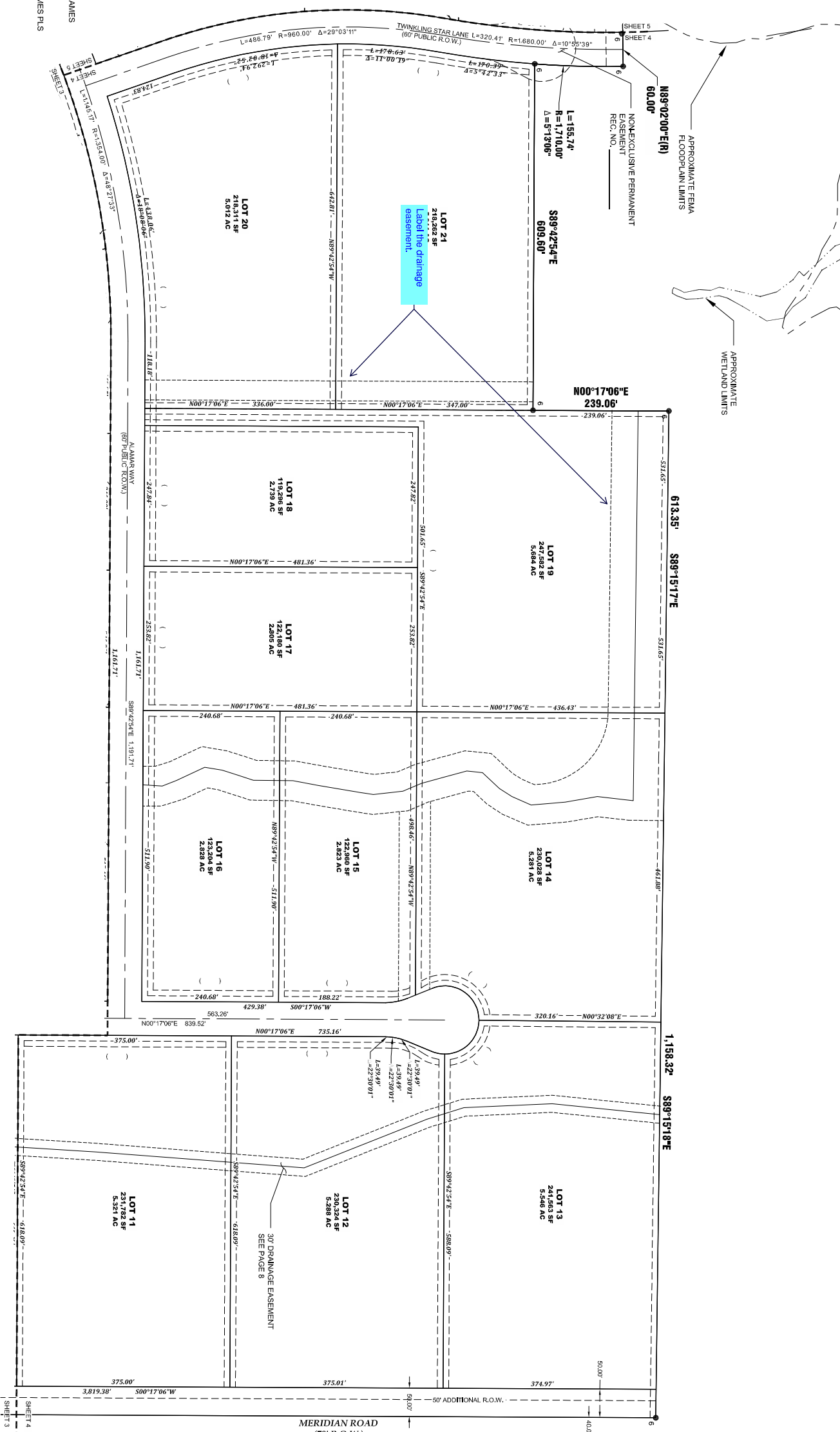


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Office: (719) 576-1216  
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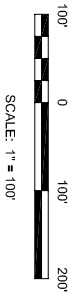
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

REVISIONS		
NO.	DESCRIPTION	DATE



LEGEND:

- FOUND 3-1/4" ALUMINUM CAP STAMPED T.S. 12.103"
  - FOUND 3-1/4" ALUMINUM CAP STAMPED T.M. L.S. 24964"
  - FOUND 2-1/2" ALUMINUM CAP STAMPED "30" W.C. L.S. 26858"
  - FOUND 3-1/4" ALUMINUM CAP STAMPED T.M. L.S. 24964"
  - FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196"-GROUND LEVEL
  - 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



N

SCALE: 1" = 100'

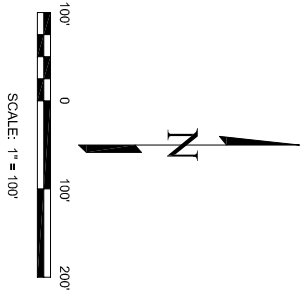
WINSOME FILING NO. 2  
FINAL PLAT

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	JWT
CHECKED BY	TWS
DATE	1/10/2021
DATE ISSUED	2/18/2021
SHEET NO.	4 OF 7



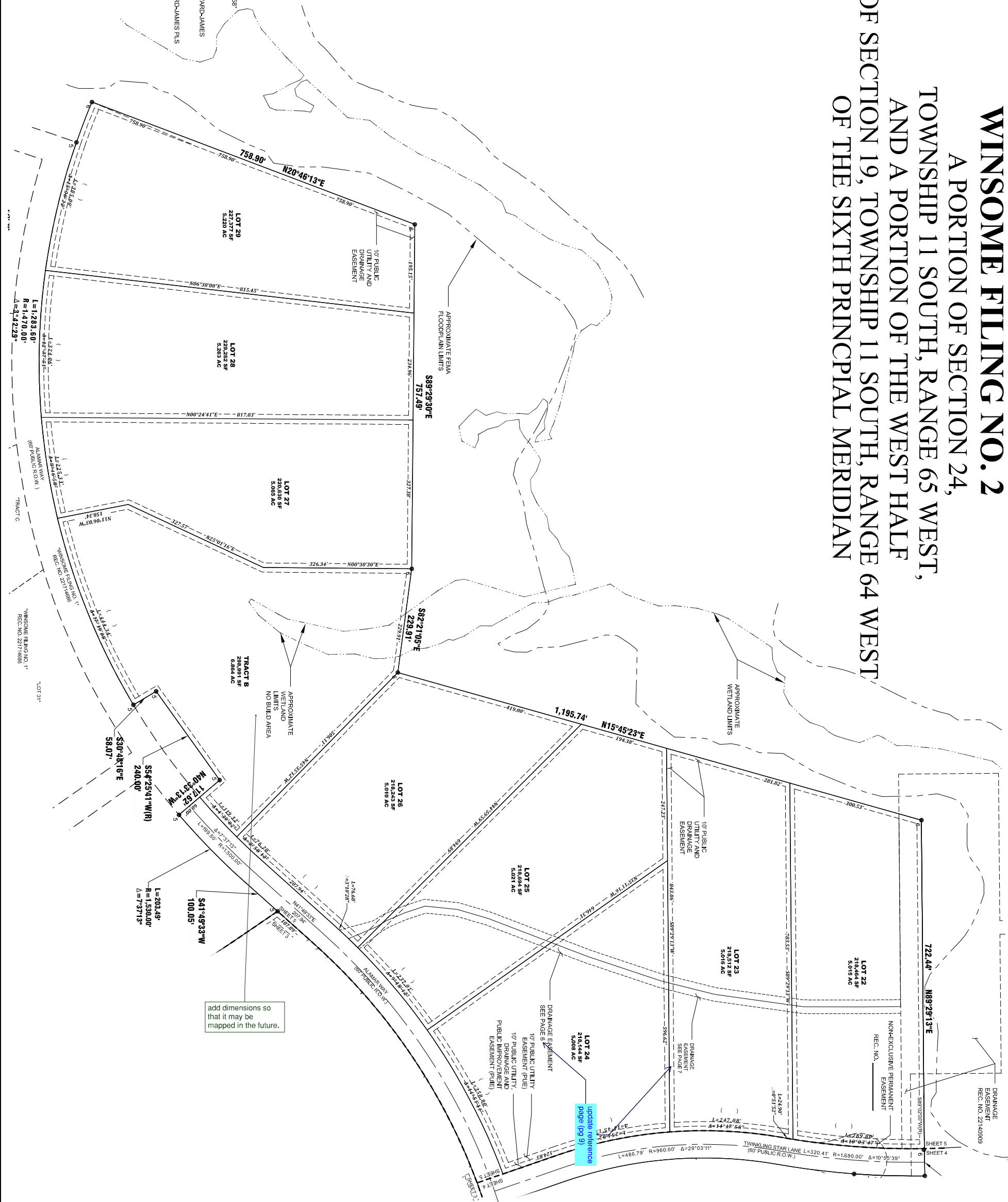
**WINSOME FILING NO. 2**  
A PORTION OF SECTION 24,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
AND A PORTION OF THE WEST HALF  
OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN



**LEGEND:**

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- 2 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30 WLS 28658"
- 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLUS 33196-GROUND LEVEL
- 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLUS 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



**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  
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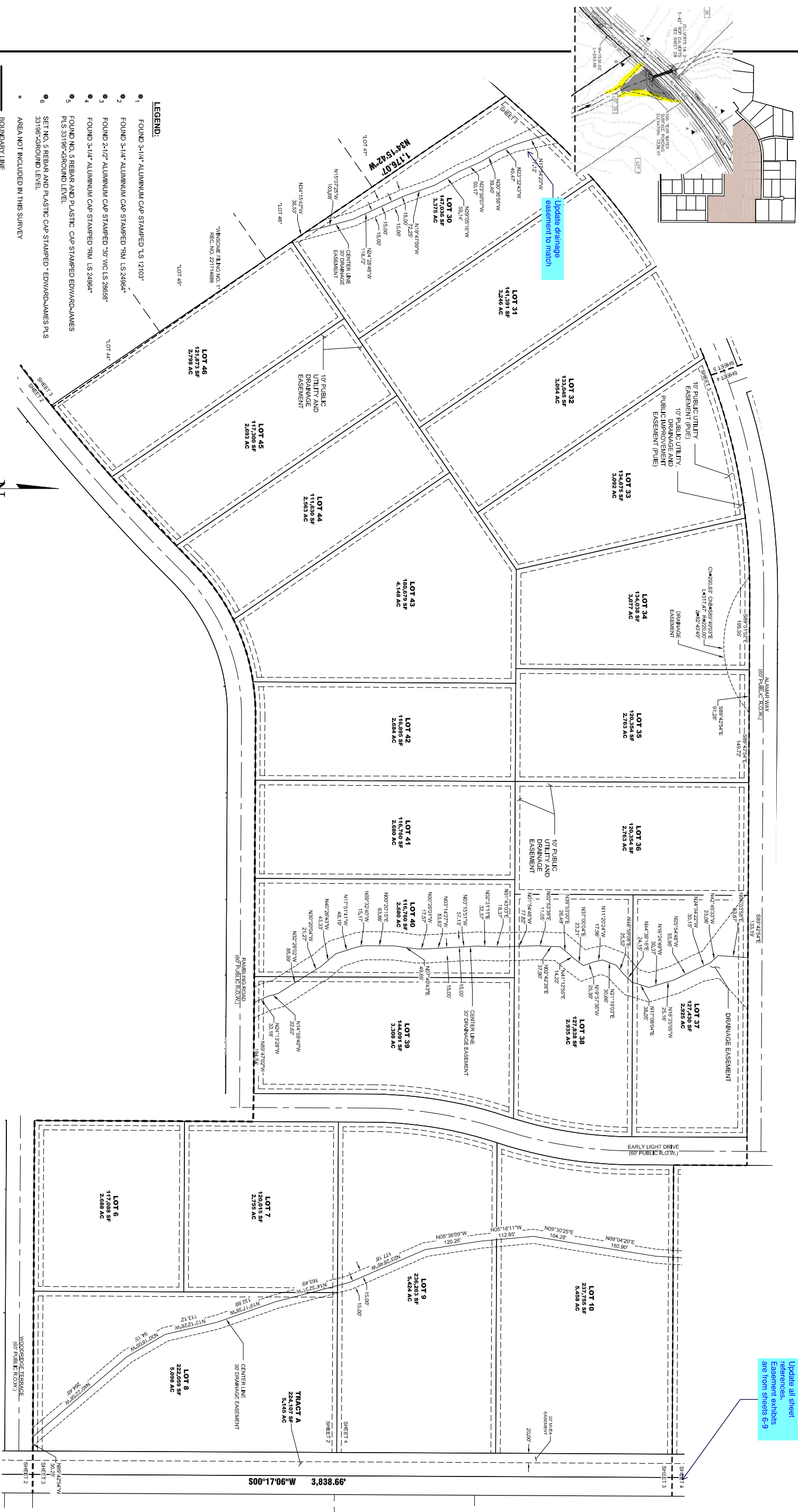
REVISIONS		DATE
NO.	DESCRIPTION	

JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	2/18/2021
SHEET NO.	5 OF 7
DRAWN BY	JWT
CHECKED BY	TWS
SCALE	1" = 100'





**WINSOME FILING NO. 2**  
**EASEMENT EXHIBIT**

[illegible]

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**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	JWT
CHECKED BY	TWS

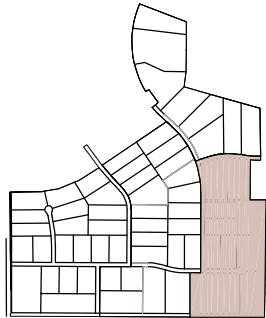
H-SCALE 1' = 100'

JOB NO.	1858-03
DATE CREATED	1/10/2021

SHEET NO 7 OF 9

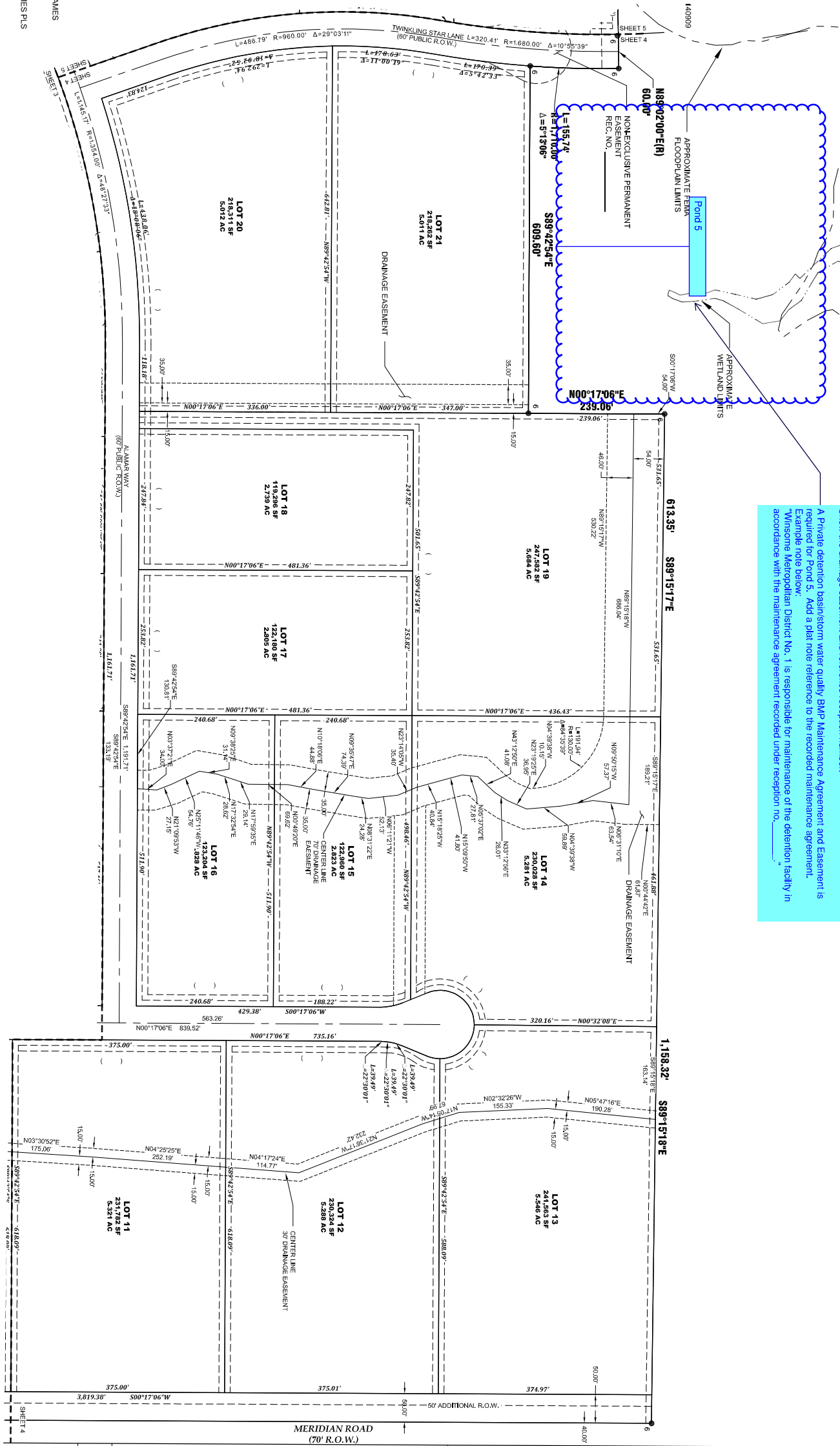
# WINSOME FILING NO. 2

## EASEMENT EXHIBIT



KEY MAP

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. \_\_\_\_\_.

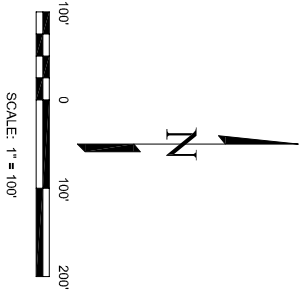


### LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- 2 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30 WC LS 28668"
- 4 FOUND 3-1/4" 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



JOE NO.	1858-A-03
DATE CREATED	1/10/2021
DATE ISSUED	6/21/2021
SHEET NO.	8 OF 9
DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1" = 100'





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



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NO.	REVISIONS	DESCRIPTION	DATE



-  BOUNDARY LINE  
 EASEMENT LINE  
 PRESERVATION LINE  
 WETLAND DELINEATION  
 APPROXIMATE FEMA FLOODPLAIN  
 DRAINAGE EASEMENT



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

A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
ION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RAN  
E SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLO

H-SCALE 1" = 100'

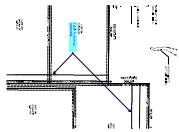
JOB NO.	1858-03
DATE CREATED	1/10/2021

SHEET NO 9 OF 9

# Final Plat Drawings\_v2.pdf Markup Summary

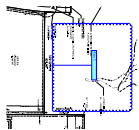
dsdlaforce (10)

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Label the drainage easement.



---

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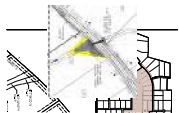
Pond 5



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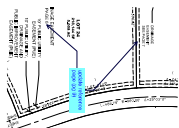
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Update drainage easement to match



---

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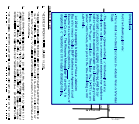


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update reference page (pg 9)





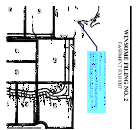
P 11 SOUTH RANGE 65  
NORTH RANGE 64 WEST  
OF EL PASO, STATE OF

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**Date:** 7/22/2021 3:36:34 PM  
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**Space:**

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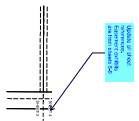
Show Pond 5 within a tract or drainage easement. Update to reference plat note 12.

Unresolved.

Show the drainage easement and reference reception number.

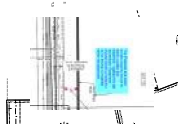
A Private detention basin/storm water quality BMP Maintenance Agreement and Easement is required for Pond 5. Add a plat note reference to the recorded maintenance agreement. Example note below:

"Winsome Metropolitan District No. 1 is responsible for maintenance of the detention facility in accordance with the maintenance agreement recorded under reception no. \_\_\_\_\_."



**Subject:** Callout  
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Update all sheet references. Easement exhibits are from sheets 6-9



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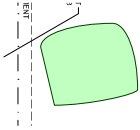


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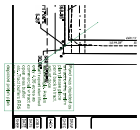
Address review 1 comment regarding the proposed trail.  
Show the proposed trail easement through private property and identify any potential restrictions placed within the easement and identify who will maintain the trail within the private property.

---

dsdruiz (3)

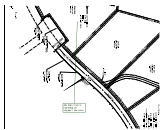


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**Date:** 7/25/2021 3:18:08 PM  
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**Space:**

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  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdruiz  
**Date:** 7/25/2021 3:20:14 PM  
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**Space:**

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