

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Winsome Filing No 2

Name of Plat

Winsome LLC

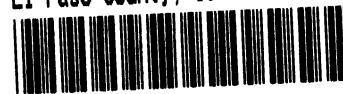
Owner's Name

Subdivision

Condominium

Chuck Broerman
01/18/2022 10:02:39 AM
Doc \$0.00 9
Rec \$93.00 Pages

El Paso County, CO

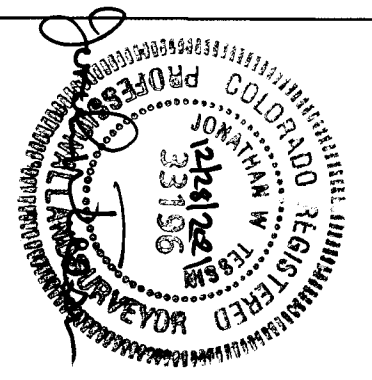
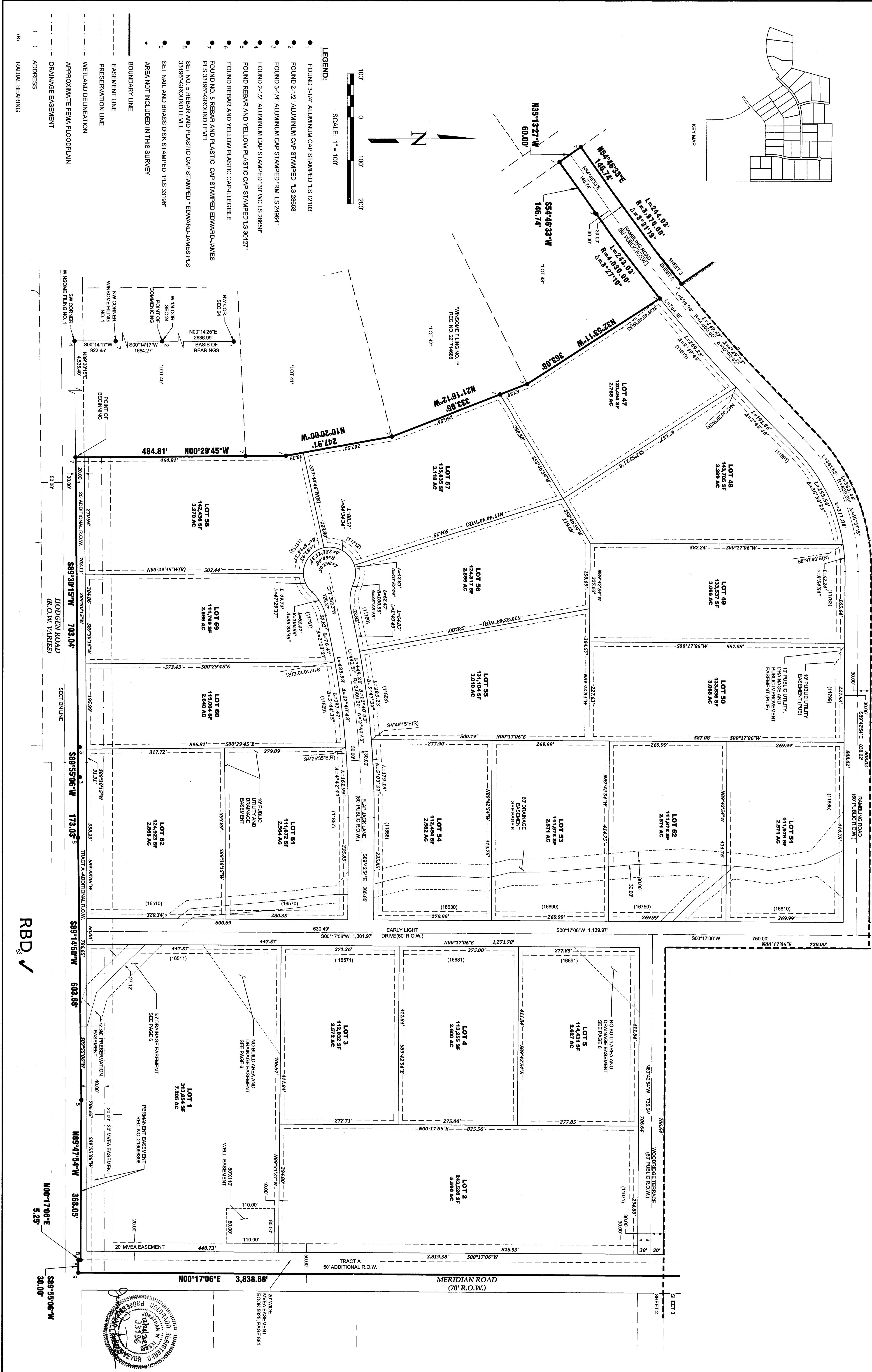
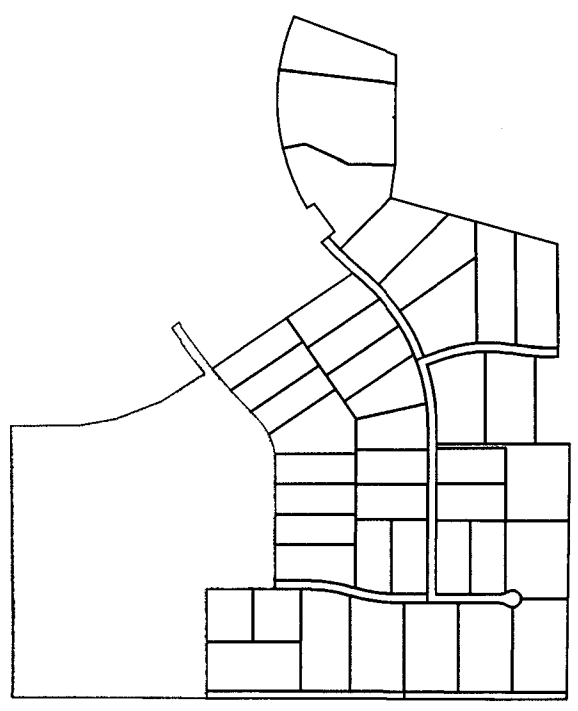


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WINSOME FILING NO. 2

14900

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



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
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4732 Eagleridge Circle
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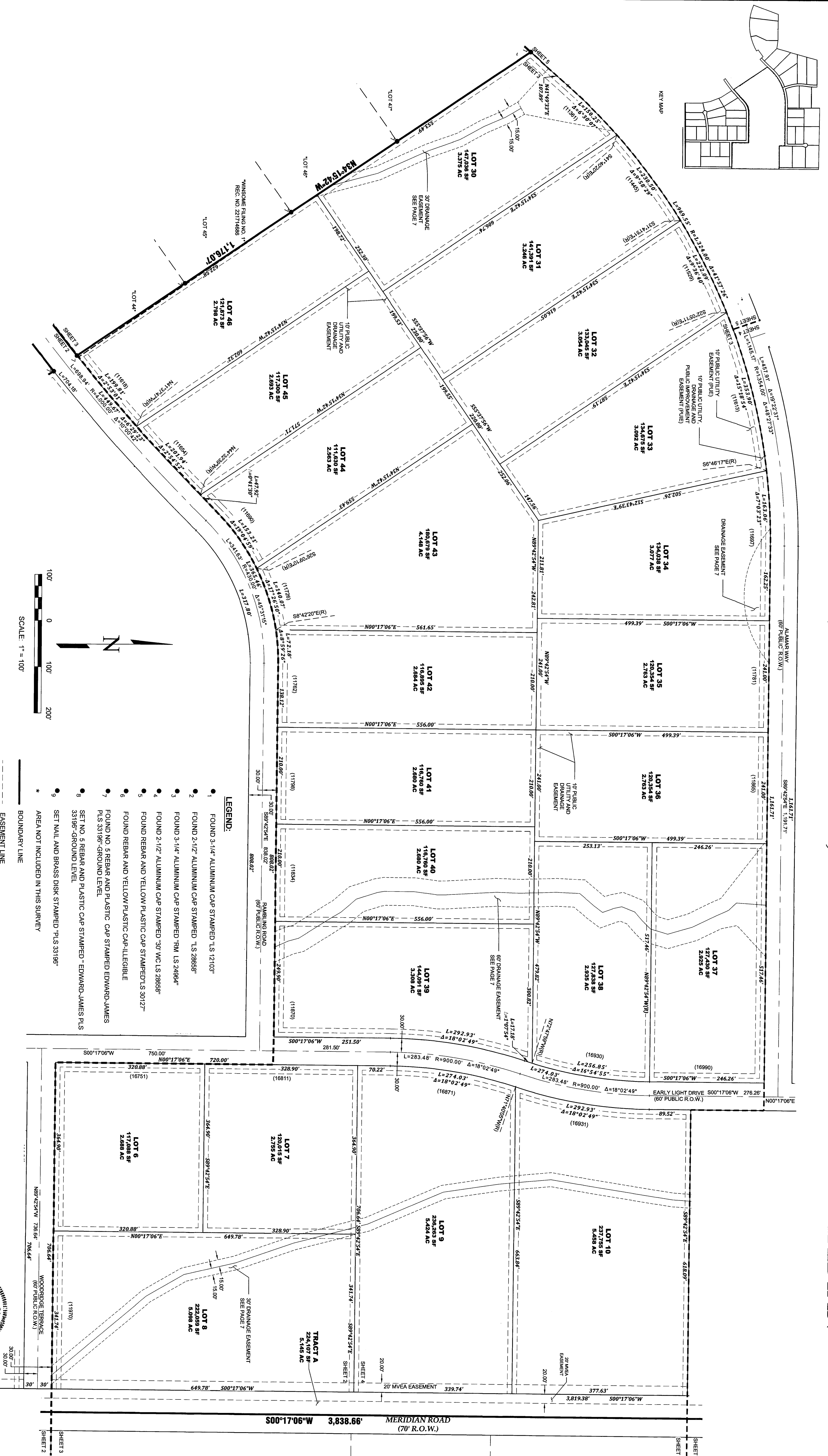
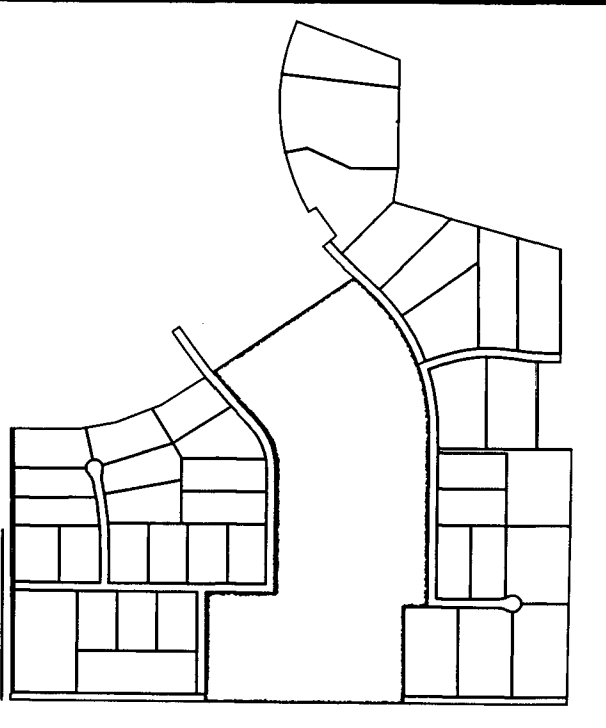
NO.	REVISIONS DESCRIPTION	DATE

JOB NO. 1888-03
 DATE CREATED 1/10/2021
 DATE ISSUED 12/28/2021
 SHEET NO. 2 OF 9

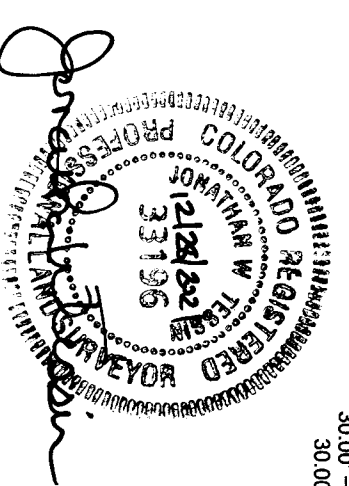
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A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST, OF THE SIXTH PRINCIPAL MERIDIAN



- LEGEND:**
- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
 - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28858"
 - 3 FOUND 3-1/4" ALUMINUM CAP STAMPED "RL LS 24984"
 - 4 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC LS 28858"
 - 5 FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "LS 30127"
 - 6 FOUND REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
 - 7 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33195-GROUND LEVEL
 - 8 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33195-GROUND LEVEL
 - 9 SET NAIL AND BRASS DISK STAMPED "PLS 33195"
 - * AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
 - - - - - EASEMENT LINE
 - - - - - PRESERVATION LINE
 - - - - - WETLAND DELINEATION
 - - - - - APPROXIMATE FEMA FLOODPLAIN
 - - - - - DRAINAGE EASEMENT
 () ADDRESS
 (R) RADIAL BEARING



RBD ✓

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FINAL PLAT

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 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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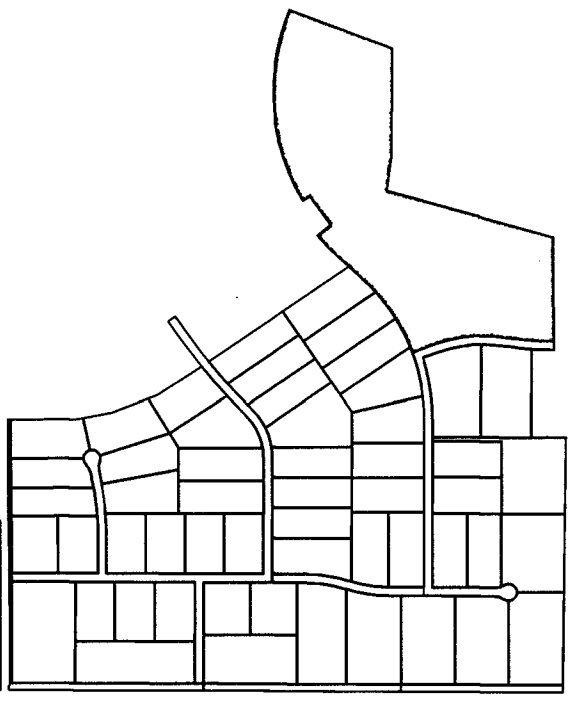
NO.	REVISIONS	DESCRIPTION	DATE

JOB NO. 1858-03
 DATE CREATED 1/10/2021
 DATE ISSUED 12/28/2021
 SHEET NO. 3 OF 9

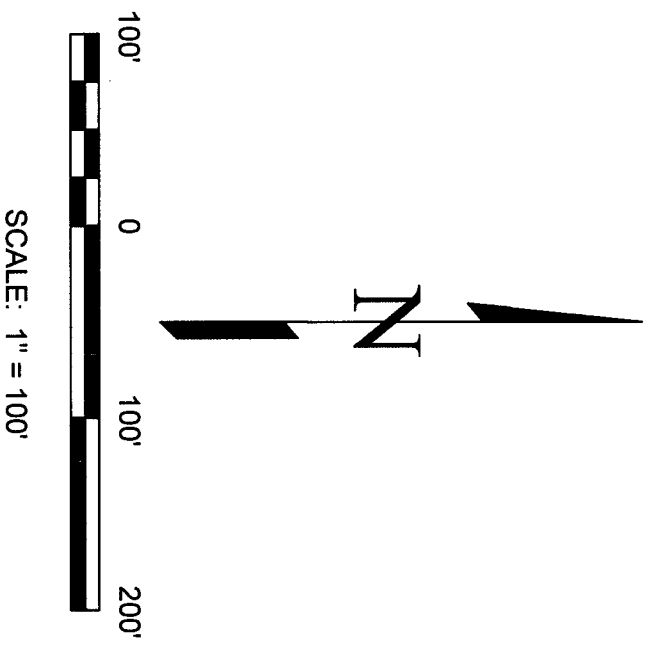
DRAWN BY: JMT
 CHECKED BY: TWS
 HSCALE: 1" = 100'

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

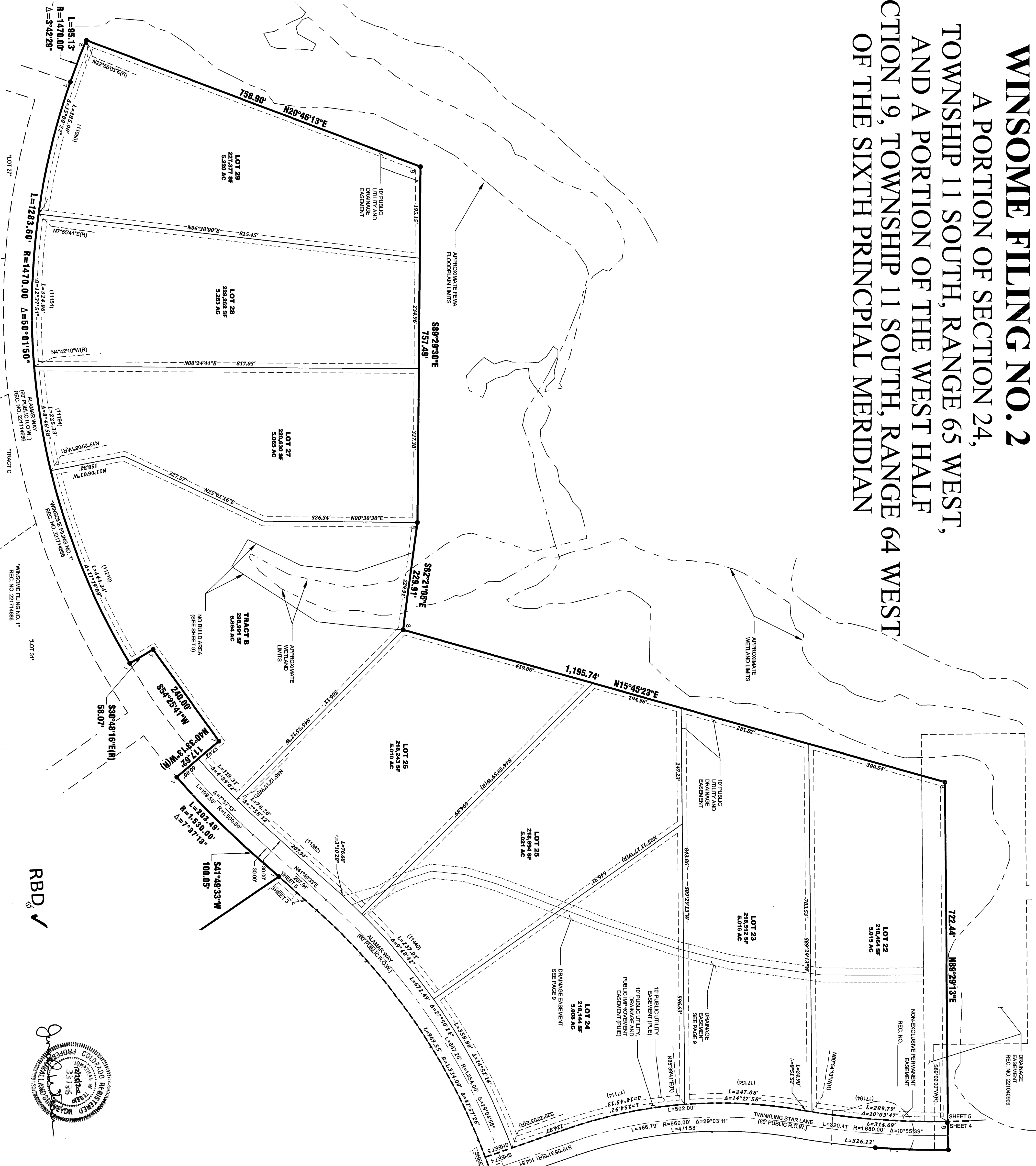


KEY MAP

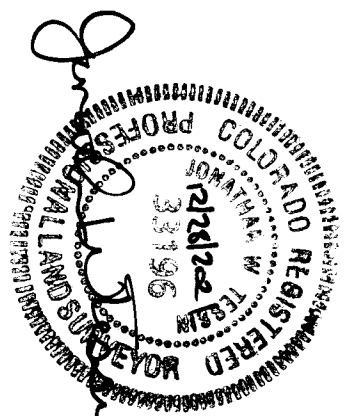


LEGEND:

- 1. FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
 - 2. FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28668"
 - 3. FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
 - 4. FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC LS 28668"
 - 5. FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "LS 30127"
 - 6. FOUND REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
 - 7. FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
 - 8. SET NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
 - 9. SET NAIL AND BRASS DISK STAMPED "PLS 33196"
 - * AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
 - EASEMENT LINE
 - PRESERVATION LINE
 - WETLAND DELINEATION
 - APPROXIMATE FEMA FLOODPLAIN
 - DRAINAGE EASEMENT
 - () ADDRESS
 - (R) RADIAL BEARINGS



RBD ✓



WINSOME FILING NO. 2
FINAL PLAT

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



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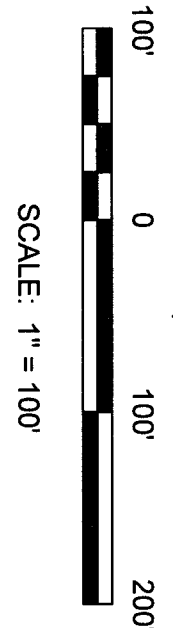
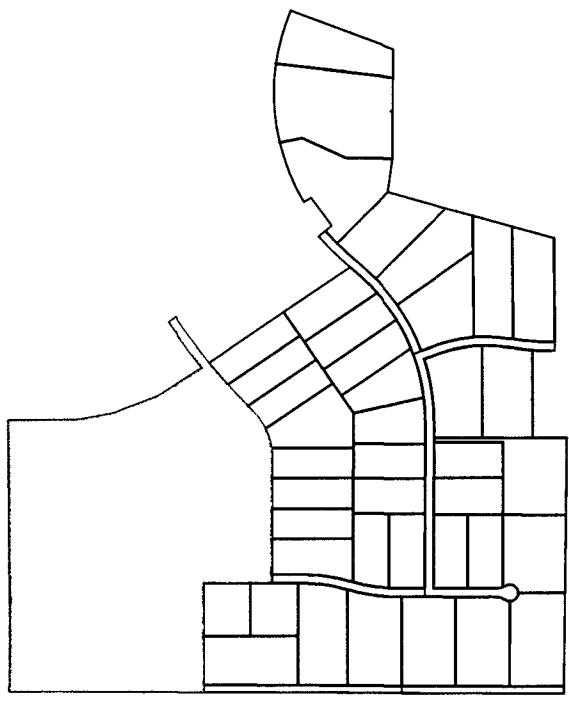
NO.	REVISIONS DESCRIPTION	DATE

JOB NO. 1858-03
DATE CREATED 1/10/2021
DATE ISSUED 12/28/2021
SHEET NO. 5 OF 7

DRAWN BY JMT
CHECKED BY TWS
H-SCALE 1" = 100'

WINSOME FILING NO. 2 EASEMENT EXHIBIT

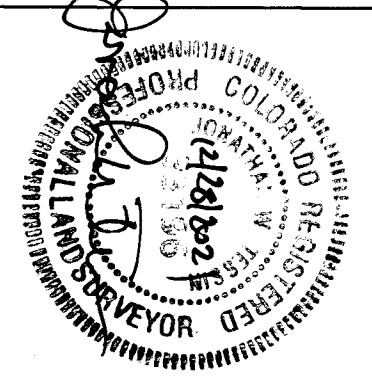
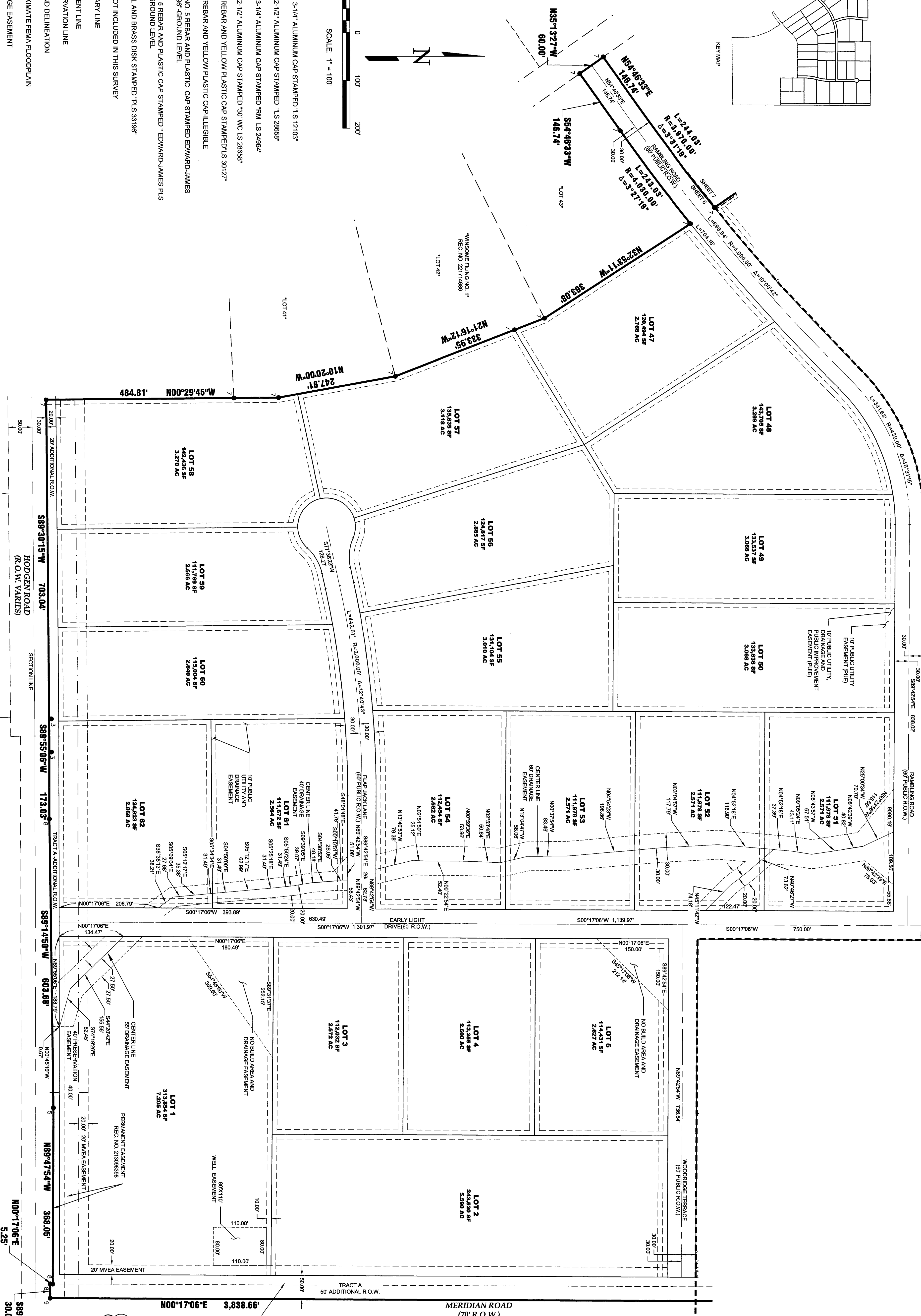
14900



LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
 - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28658"
 - 3 FOUND 3-1/4" ALUMINUM CAP STAMPED "RL LS 24954"
 - 4 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC LS 28658"
 - 5 FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "LS 30127"
 - 6 FOUND REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
 - 7 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
 - 8 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196-GROUND LEVEL"
 - 9 SET NAIL AND BRASS DISK STAMPED "PLS 33196"
- * AREA NOT INCLUDED IN THIS SURVEY

- BOUNDARY LINE
- EASEMENT LINE
- PRESERVATION LINE
- WETLAND DELINEATION
- APPROXIMATE FEMA FLOODPLAIN
- DRAINAGE EASEMENT
- ADDRESS
- RADIAL BEARINGS



**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

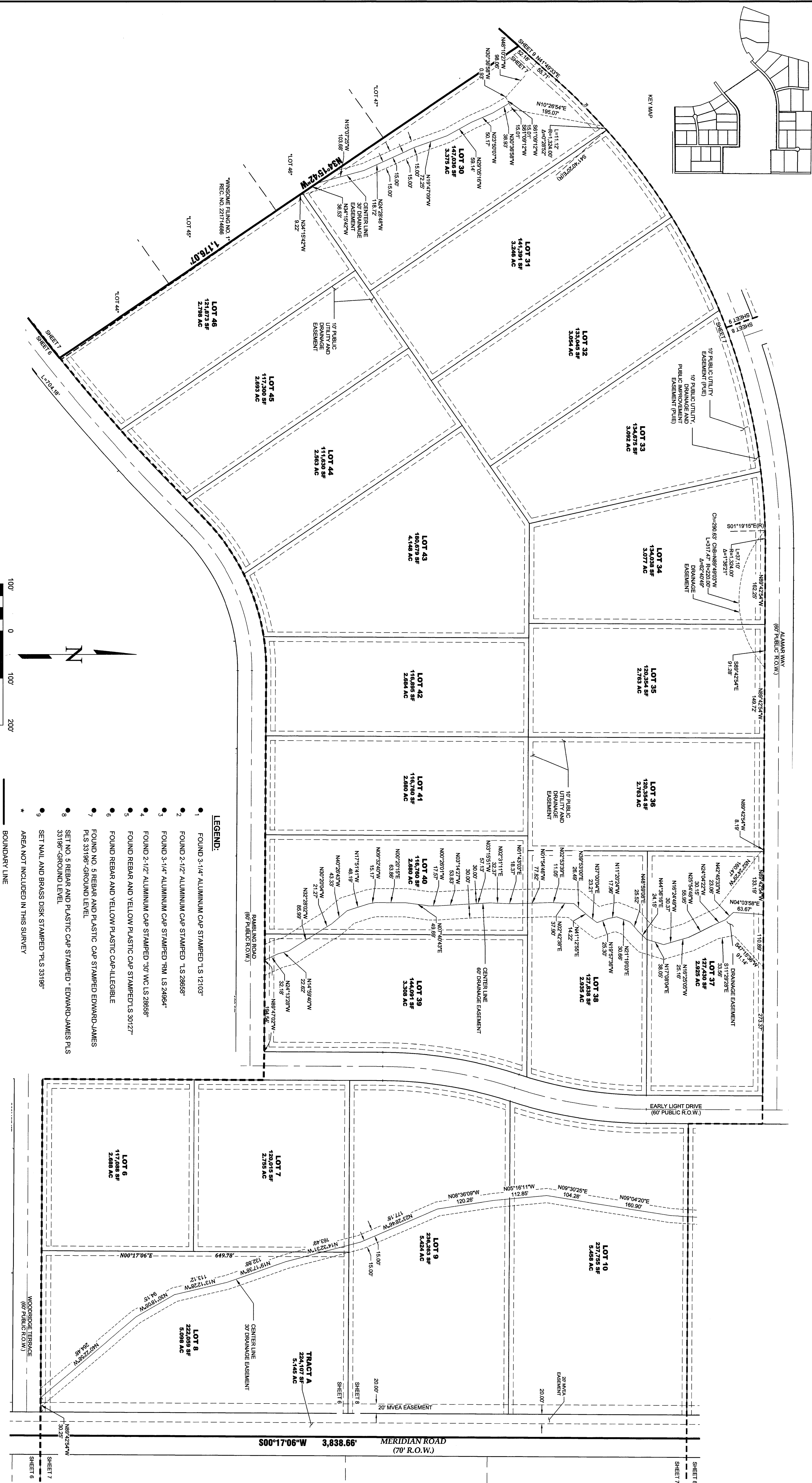
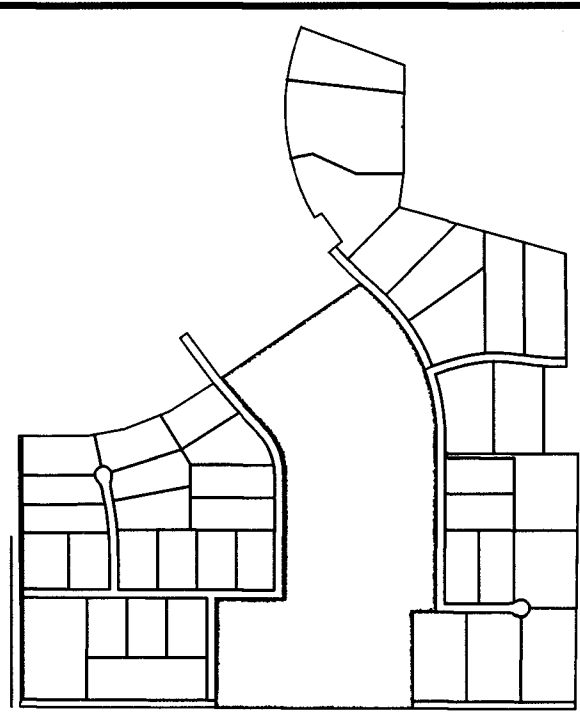
JOB NO. 1858-03
DATE CREATED 1/10/2021
DATE ISSUED 12/28/2021
SHEET NO. 6 OF 9

DRAWN BY JWJ
CHECKED BY TWS

H-SCALE 1" = 100'

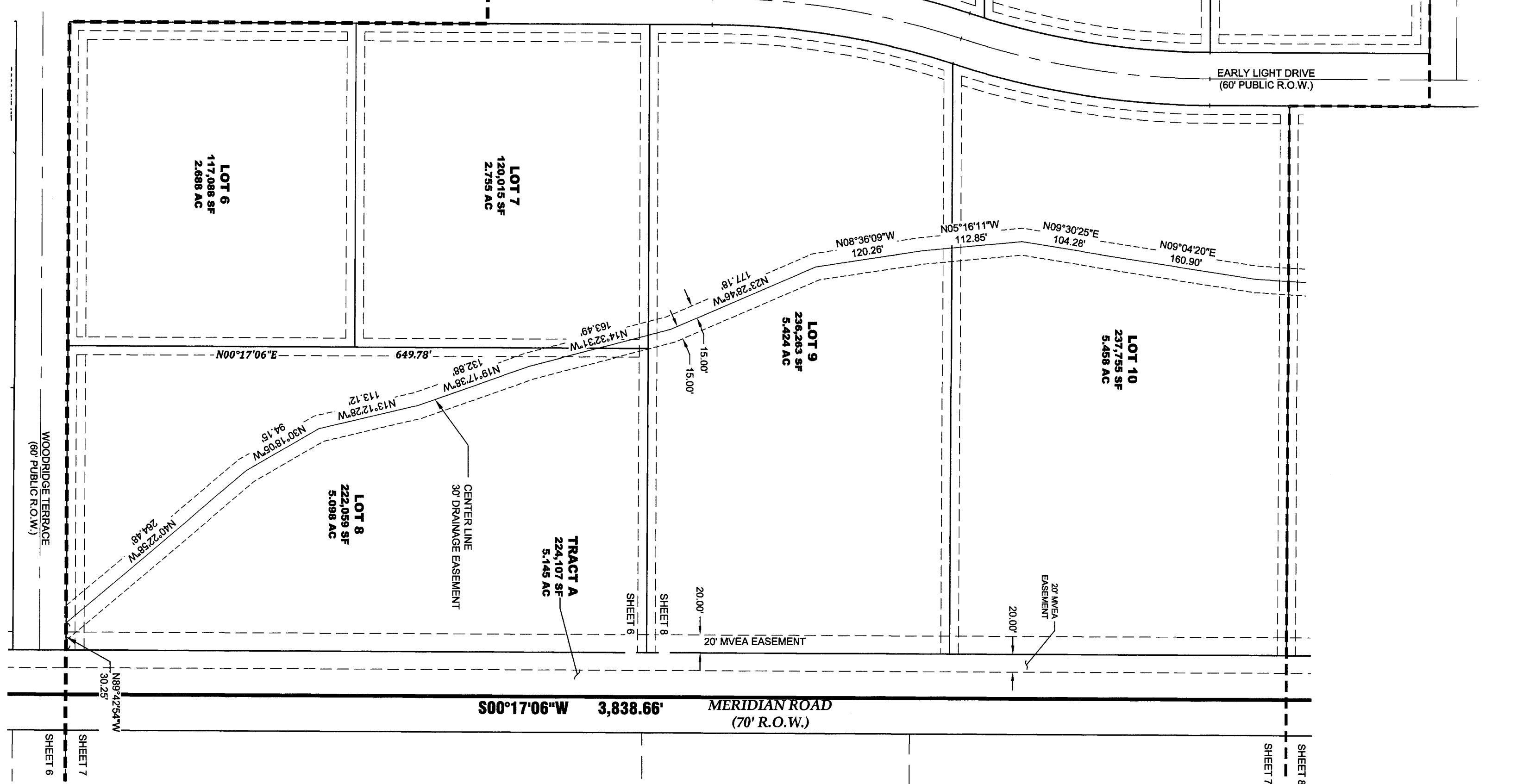
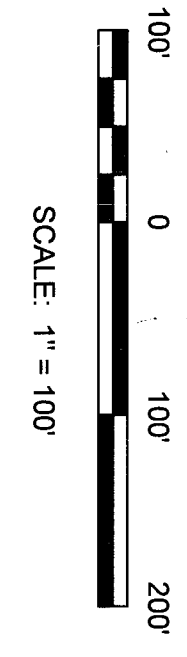
WINSOME FILING NO. 2 EASEMENT EXHIBIT

14900



- LEGEND:**
- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
 - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28659"
 - 3 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24864"
 - 4 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC LS 28659"
 - 5 FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "LS 30127"
 - 6 FOUND REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
 - 7 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33195-GROUND LEVEL
 - 8 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33195-GROUND LEVEL"
 - 9 SET NAIL AND BRASS DISK STAMPED "PLS 33195"
- * AREA NOT INCLUDED IN THIS SURVEY

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



NO.	REVISIONS DESCRIPTION	DATE

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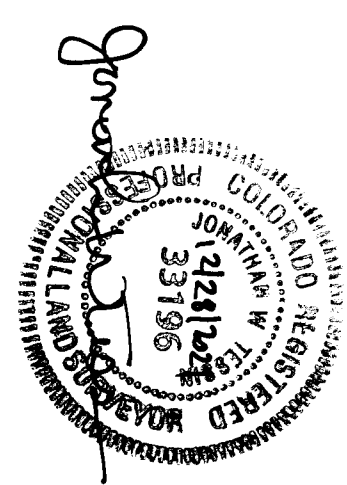
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FINAL PLAT**

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OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

JOB NO. 1858-03
DATE CREATED 1/10/2021
DATE ISSUED 12/28/2021
SHEET NO. 7 OF 9

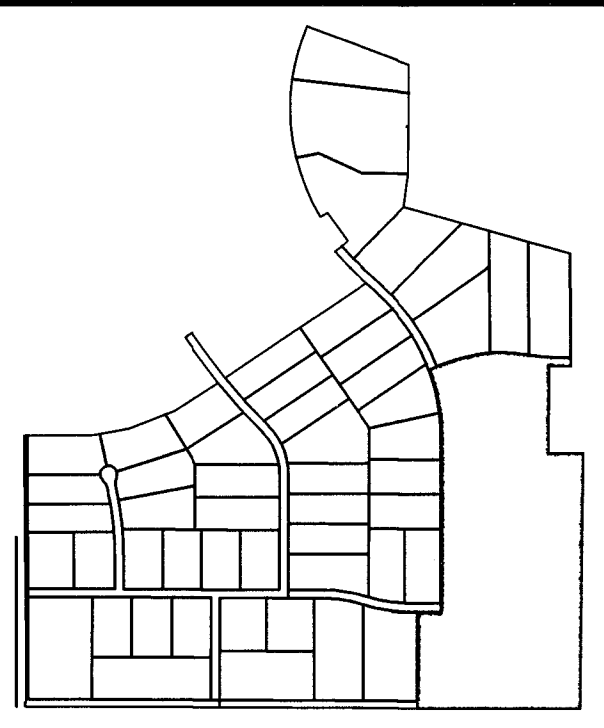
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DRAWN BY JWJ
CHECKED BY TWS

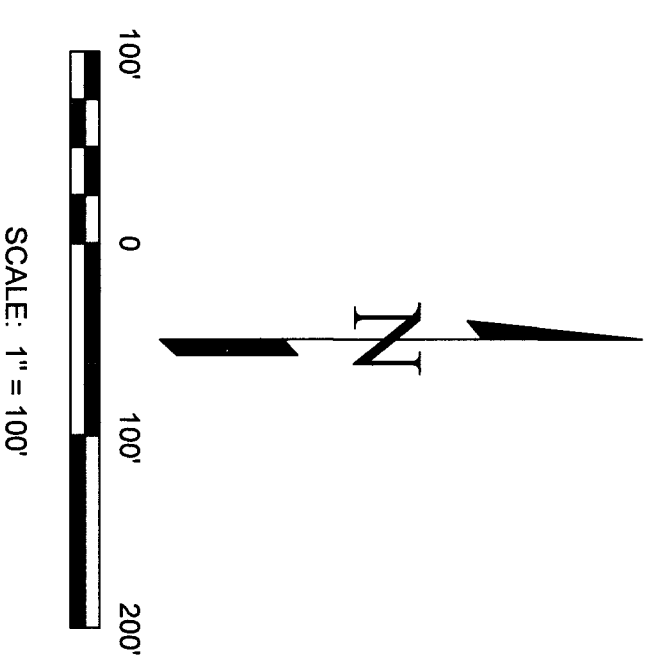


WINSOME FILING NO. 2 EASEMENT EXHIBIT

14900



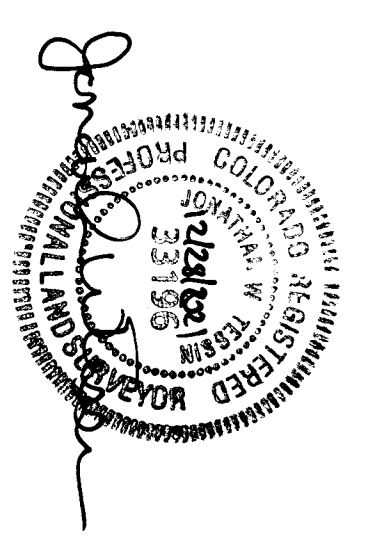
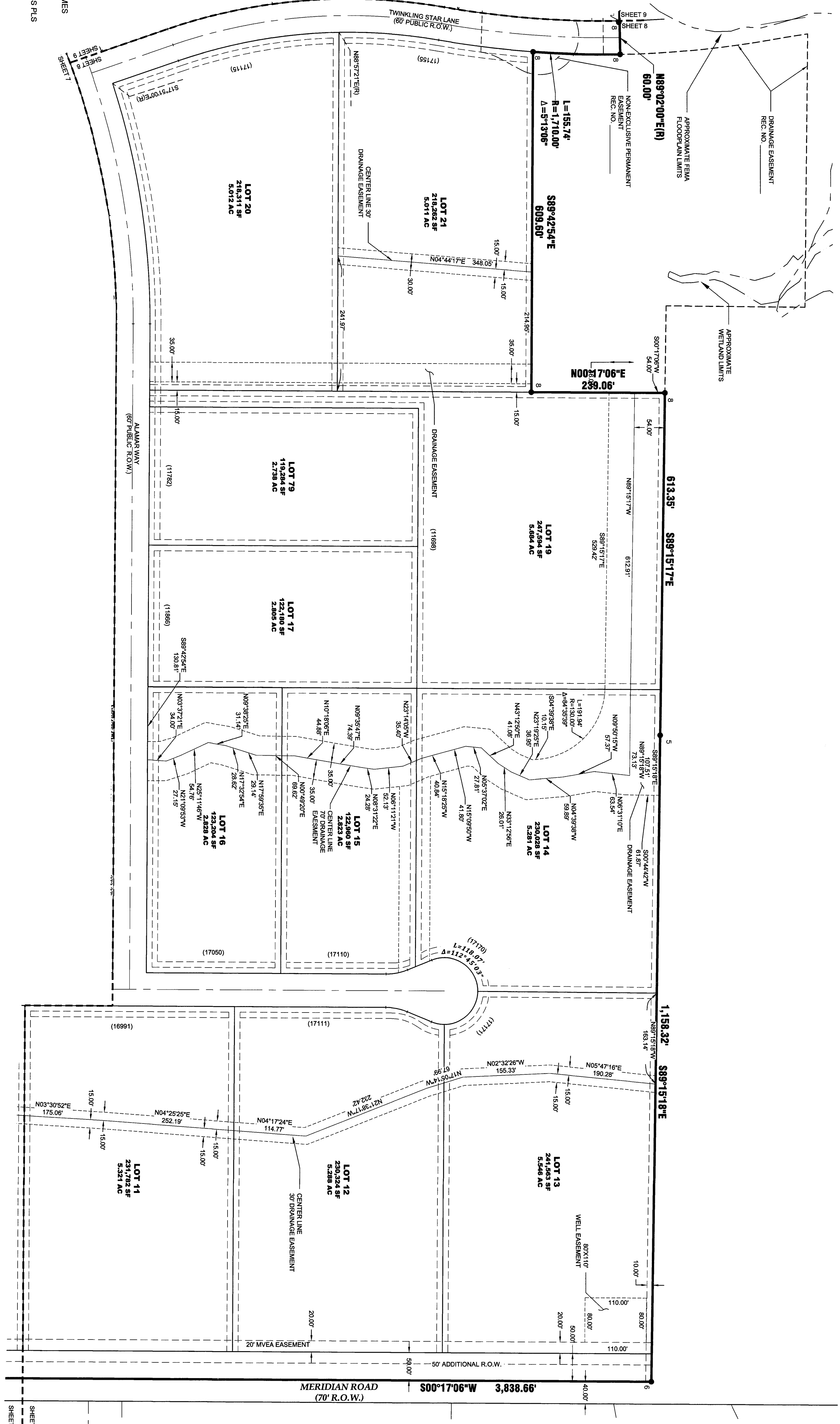
KEY MAP



LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
 - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28668"
 - 3 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
 - 4 FOUND 2-1/2" ALUMINUM CAP STAMPED "90" WC LS 28668"
 - 5 FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "LS 30127"
 - 6 FOUND REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
 - 7 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLUS 33196"-GROUND LEVEL
 - 8 SET NO. 5 REBAR AND PLASTIC CAP STAMPED " EDWARD-JAMES PLUS 33196"-GROUND LEVEL
 - 9 SET NAIL AND BRASS DISK STAMPED "PLS 33196"
- * AREA NOT INCLUDED IN THIS SURVEY

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



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

**WINSOME FILING NO. 2
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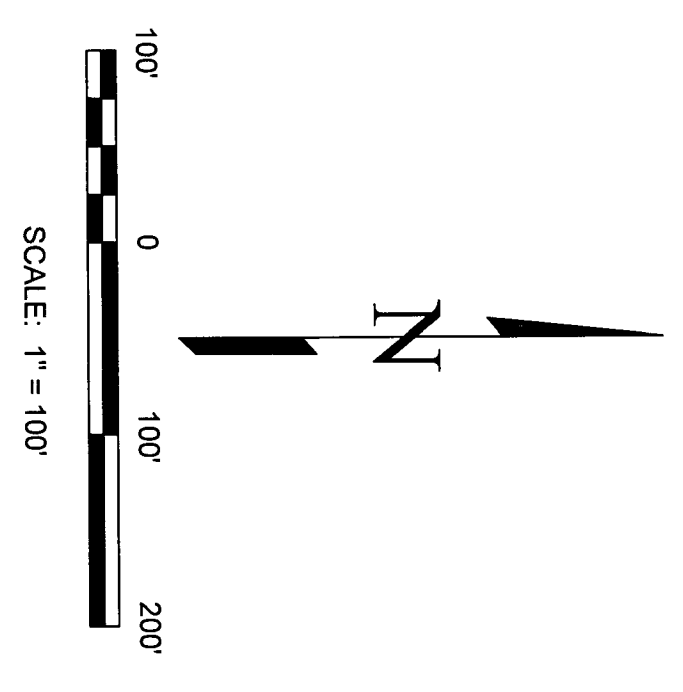
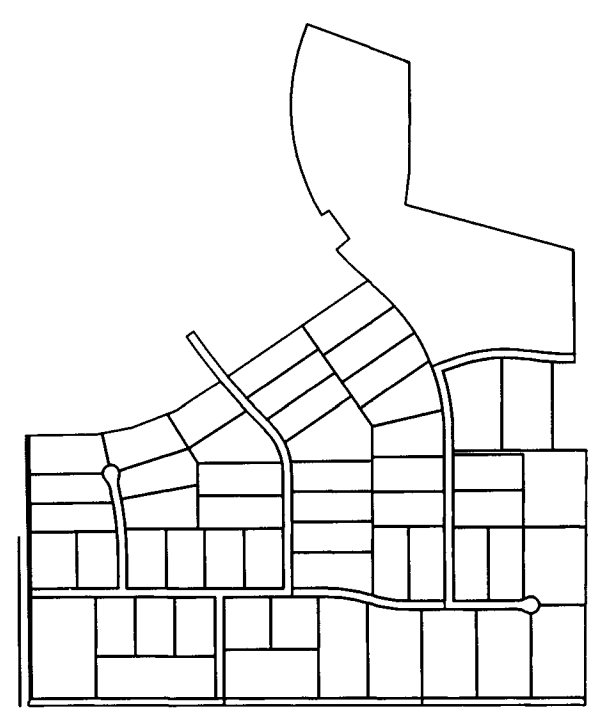
**EDWARD-JAMES
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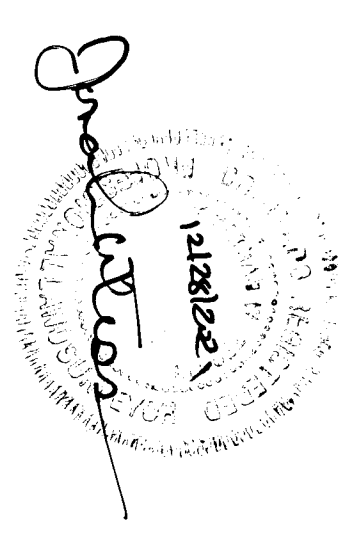
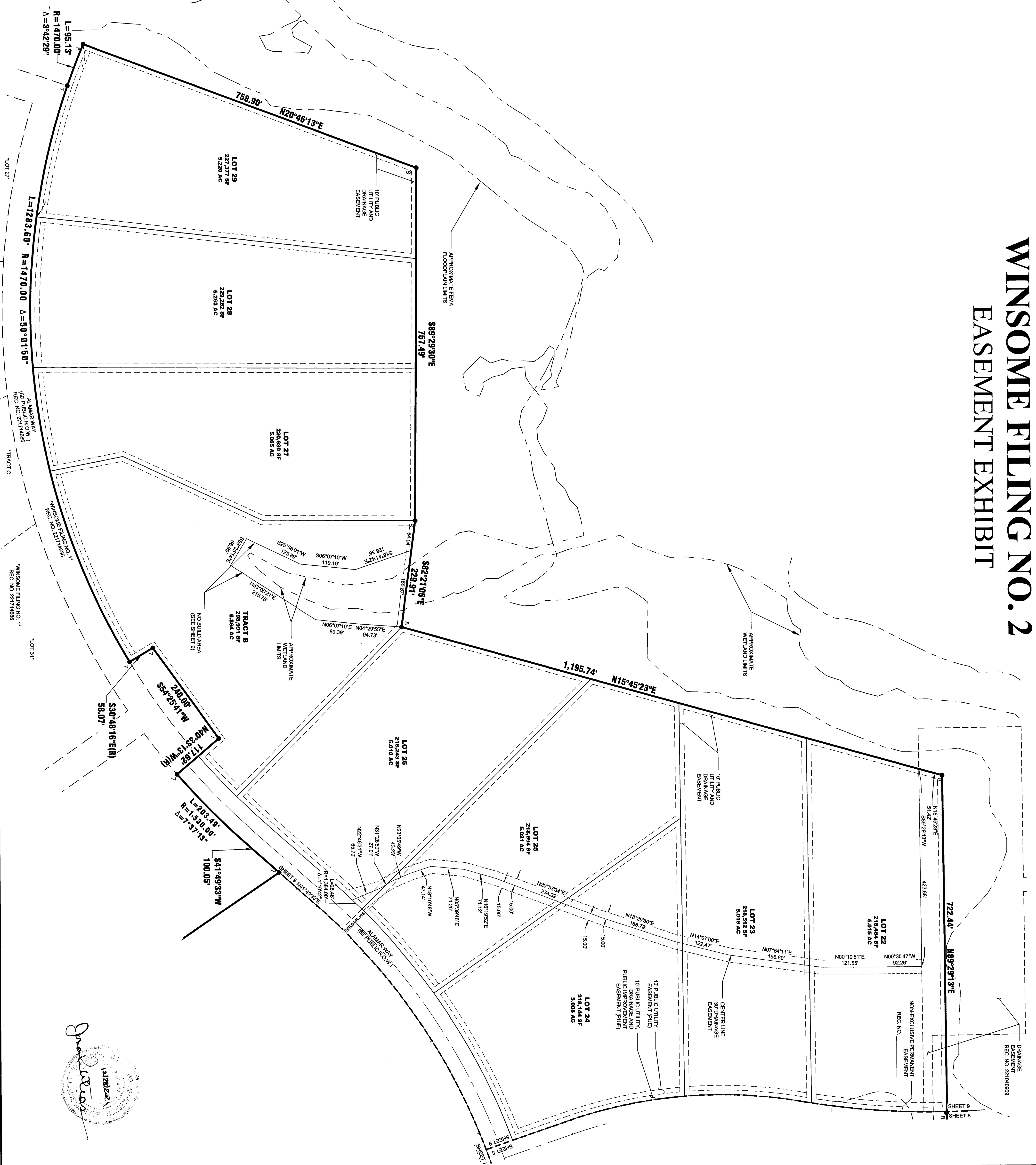
NO.	REVISIONS	DESCRIPTION	DATE

WINSOME FILING NO. 2
EASEMENT EXHIBIT



LEGEND:

- 1 FOUND 3/16" ALUMINUM CAP STAMPED "LS 12103"
 - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28658"
 - 3 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24984"
 - 4 FOUND 2-1/2" ALUMINUM CAP STAMPED "30 WC LS 28658"
 - 5 FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "LS 30127"
 - 6 FOUND REBAR AND YELLOW PLASTIC CAP-ILLEGIBLE
 - 7 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196-GROUND LEVEL
 - 8 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196-GROUND LEVEL"
 - 9 SET NAIL AND BRASS DISK STAMPED "PLS 33196"
 - * AREA NOT INCLUDED IN THIS SURVEY
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 - EASEMENT LINE
 - PRESERVATION LINE
 - WETLAND DELINEATION
 - APPROXIMATE FEMA FLOODPLAIN
 - DRAINAGE EASEMENT
 - () ADDRESS
 - (R) RADIAL BEARING



JOB NO.	1858-03
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WINSOME FILING NO. 2
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