

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 COUNTY OF EL PASO, STATE OF COLORADO

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	224,107 SQ FT	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY
B	298,991 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1

- GENERAL NOTES, CONTINUED**
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER 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 ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 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 TRANSFER.
 - THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASED OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
 - WINSOME METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION FACILITY IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NUMBER _____.
 - THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THE PLAT AND REFERENCED IN THE NON-EXCLUSIVE PERMANENT EASEMENT AGREEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON THE COMPLETION OF ROADWAY CONSTRUCTION OF TWINKLING STAR LANE WITH A FUTURE FINAL PLAT, IN ACCORDANCE WITH THE TERMS OF SAID EASEMENT AGREEMENT.
 - THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUBDIVISION 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.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS: fill in the reception number 221040909

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE _____
 COLORADO P.L.S. NO. 33196
 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

BOARD OF COUNTY COMMISSIONERS:

THAT THIS PLAT OF WINSOME FILING NO.2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 202_ A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND 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 LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND 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)
) SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 202_ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT WINSOME LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING 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 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO A POINT ON THE BOUNDARY OF WINSOME FILING NO. 1; THENCE ON THE BOUNDARY OF WINSOME FILING NO. 1, THE FOLLOWING TWO (2) COURSES:

- S00°14'17"E, A DISTANCE OF 922.65 FEET;
- N89°30'15"E, A DISTANCE OF 4,535.40 FEET TO THE SOUTHEAST CORNER OF SAID FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY OF SAID WINSOME FILING NO. 1, THE FOLLOWING TEN (10) COURSES:
- N00°29'45"W, A DISTANCE OF 484.81 FEET;
- N10°20'00"W, A DISTANCE OF 247.91 FEET;
- N21°16'12"W, A DISTANCE OF 333.95 FEET;
- N32°53'11"W, A DISTANCE OF 363.08 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N38°40'46"W, HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT OF TANGENT;
- S54°46'33"W, A DISTANCE OF 146.74 FEET;
- N35°13'27"W, A DISTANCE OF 60.00 FEET;
- N54°46'33"E, A DISTANCE OF 146.74 FEET TO POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970 FEET, A DISTANCE OF 244.03 FEET TO A POINT ON CURVE;
- N34°15'42"W, A DISTANCE OF 1,176.07 FEET;
- S41°49'33"W, A DISTANCE OF 100.05 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530 FEET, A DISTANCE OF 203.49 FEET TO A POINT ON CURVE;
- N40°33'13"W, A DISTANCE OF 117.62 FEET;
- S54°25'41"W, A DISTANCE OF 240.00 FEET;
- S30°48'16"E, A DISTANCE OF 58.07 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N30°48'16"W, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,263.60 FEET TO A POINT ON THE BOUNDARY LINE OF SAID WINSOME FILING NO. 1.

THENCE CONTINUING ON AN ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 3°42'29", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 95.13 FEET TO A POINT ON CURVE; THENCE N20°46'13"E, A DISTANCE OF 758.90 FEET; THENCE S89°29'30"E, A DISTANCE OF 757.49 FEET; THENCE S82°21'05"E, A DISTANCE OF 229.91 FEET; THENCE N15°45'23"E, A DISTANCE OF 1,195.74 FEET; THENCE N89°29'13"E, A DISTANCE OF 722.44 FEET; THENCE S89°02'00"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF CURVE TO THE RIGHT, WHOSE CENTER BEARS S89°02'00"W, HAVING A DELTA OF 5°13'06", A RADIUS OF 1,710.00 FEET, A DISTANCE OF 155.74 FEET TO A POINT ON CURVE; THENCE S89°42'54"E, A DISTANCE OF 609.60 FEET; THENCE N00°17'06"E, A DISTANCE OF 230.06 FEET; THENCE S89°15'17"E, A DISTANCE OF 613.35 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE S89°15'18"E, A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 19; THENCE S00°17'06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W, ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) THREE COURSES:

- N00°17'06"E, BEING 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET;
- N89°47'54"W, A DISTANCE OF 368.05 FEET;
- S89°14'50"W, A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 703.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,071,118 SQUARE FEET OR 254,158 ACRES.

DEDICATION:

THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOW SHOWN HEREON SHALL BE KNOWN AS WINSOME FILING NO. 2. IN THE COUNTY OF EL PASO, STATE OF COLORADO, ALL STREETS HEREBY PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNERS 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, WINSOME, LLC, BY ANDREW J. BIGGS, MANAGER HAS EXECUTED THIS DOCUMENT ON THIS _____ DAY OF _____, 202_ A.D.

ANDREW J. BIGGS, MANAGER, WINSOME LLC

NOTARIAL:

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_ A.D., BY ANDREW J. BIGGS, MANAGER OF WINSOME, LLC

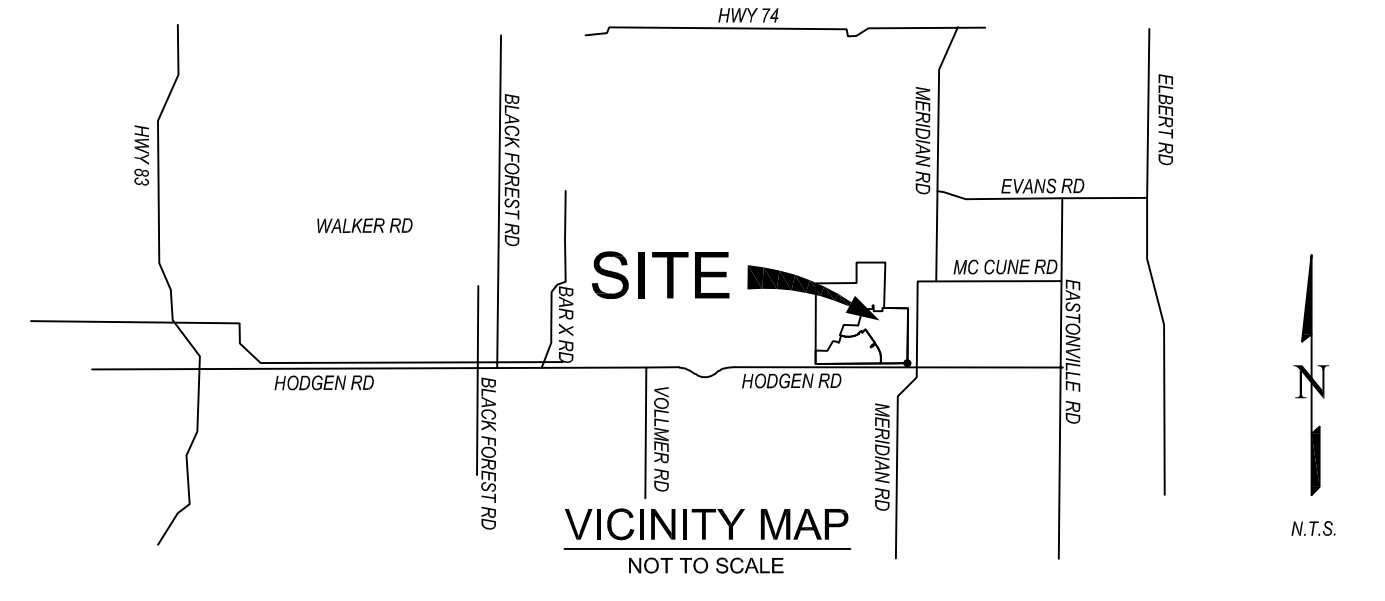
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT B, WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE WINSOME METROPOLITAN DISTRICT NO. 1 BY SEPARATE DOCUMENT.

BY: _____ AS _____ OF WINSOME METROPOLITAN DISTRICT NO. 1



GENERAL NOTES:

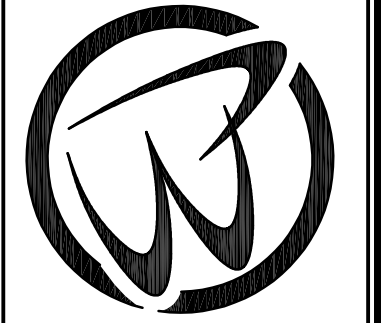
- THE DATE OF PREPARATION IS JANUARY 10, 2021.
- THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER SC55072022-16, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 13, 2020 AT 5:00 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESS EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAR UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: THIS PROPERTY, IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PLANL 080400350G, EFFECTIVE DATE DECEMBER 7, 2018.
- UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY, IMPROVEMENT AND DRAINAGE EASEMENT (PIE) AND AN ADJACENT 10 FOOT WIDE PUBLIC UTILITY EASEMENT (PUE), ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THE PRESERVATION EASEMENT SHOWN ADJACENT TO HODGEN ROAD IS FOR PURPOSES OF FUTURE ROADWAY RIGHT-OF-WAY. OTHER USES SUCH AS PUBLIC UTILITIES, DRAINAGE, PEDESTRIAN ACCESS AND ENTRANCE MONUMENTATION MAY BE PERMITTED WITH WRITTEN APPROVAL OF EL PASO COUNTY. ACCESS WILL NOT BE PERMITTED ONTO HODGEN ROAD.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE FOLLOWING LOTS MAY BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY-WINSOME FILING NO. 2 PREPARED BY ENTECH ENGINEERING, INC., DATED JANUARY 26, 2021 IN THE FILE WINSOME FILING NO. 2 FINAL PLAT, SF2115 AVAILABLE AT THE EL PASO COUNTY SERVICES DEPARTMENT: - POTENTIALLY SEASONALLY HIGH GROUND WATER- LOTS 1, 5, 7-16, 19, 22-26, 30, 37-40, 51-54.
- ACCORDING TO THE WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING, INC. DRAFTED 1/22/2020, MOST LOTS WILL REQUIRE AN ENGINEERED OWTS SYSTEM. INDIVIDUAL LOT SOIL TESTING IS REQUIRED PRIOR TO CONSTRUCTION.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE WINSOME METROPOLITAN DISTRICT.
- STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. AREAS WITHIN THE DRAINAGE EASEMENT ARE NO BUILD AREAS AND NOT SUITABLE FOR OWTS LOCATION.
- FOUNDATIONS MUST HAVE A MINIMUM 30-INCH DEPTH FOR FROST PROTECTION. IN AREAS WHERE HIGH SUBSURFACE MOISTURE CONDITIONS ARE ANTICIPATED, SUBSURFACE PERIMETER DRAINS ARE RECOMMENDED
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DRIVEWAYS LONGER THAN 300-FEET NEED TO BE APPROVED BY THE FALCON FIRE DISTRICT. SOME LOTS REQUIRE CULVERTS LARGER THAN 18-INCHES BASED ON THE FINAL DRAINAGE REPORT AND SHALL BE SIZED AND DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO. IF A DRIVEWAY IS PROPOSED TO CROSS A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
- WILDLAND FIRE PROTECTION WILL BE INDIVIDUAL OWNER'S RESPONSIBILITY.
- TRACT A IS TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
- TRACT B, IS TO BE OWNED AND MAINTAINED BY THE WINSOME METROPOLITAN DISTRICT NO. 1. BUILDINGS SUCH AS COMMUNITY BUILDING, PAVLION, PLAYGROUND EQUIPMENT ARE AN ACCEPTABLE USE IN THESE TRACTS. IF A BUILDING PERMIT IS REQUIRED FOR THE COMMUNITY CENTER, TRAFFIC FEES WILL APPLY.
- THERE SHALL BE NO DIRECT ACCESS TO HODGEN ROAD OR MERIDIAN ROAD.
- THE WINSOME METROPOLITAN DISTRICT NO. 1, IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 219085336, RECORDS OF EL PASO COUNTY, COLORADO.
- NOTICE: THIS PROPERTY IS WITHIN A SPECIAL TAXING DISTRICT, WINSOME METROPOLITAN DISTRICT NO. 2, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS, SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

REVISONS NO.	DESCRIPTION	DATE

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



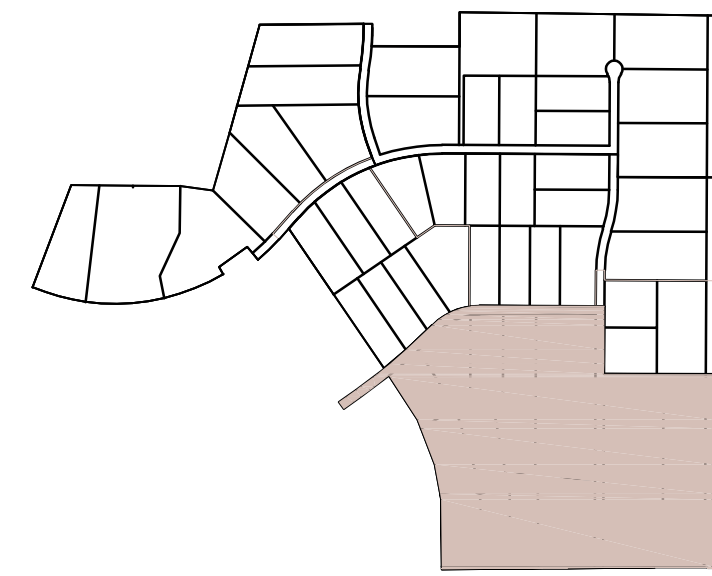
WINSOME FILING NO. 2 FINAL PLAT

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

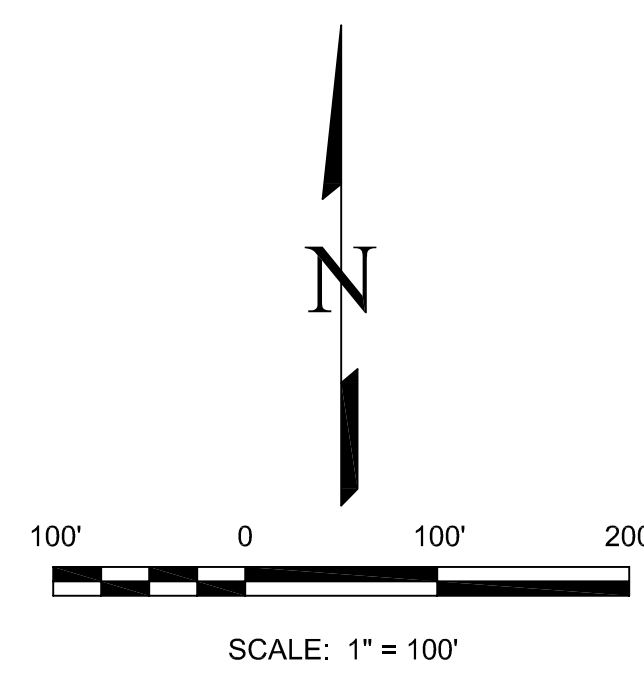
DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	N/A
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	9/15/2021
SHEET NO	1 OF 9

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



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 286
- 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 5 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDVA PLS 33196"-GROUND LEVEL
- 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED " EDWAI 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

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.

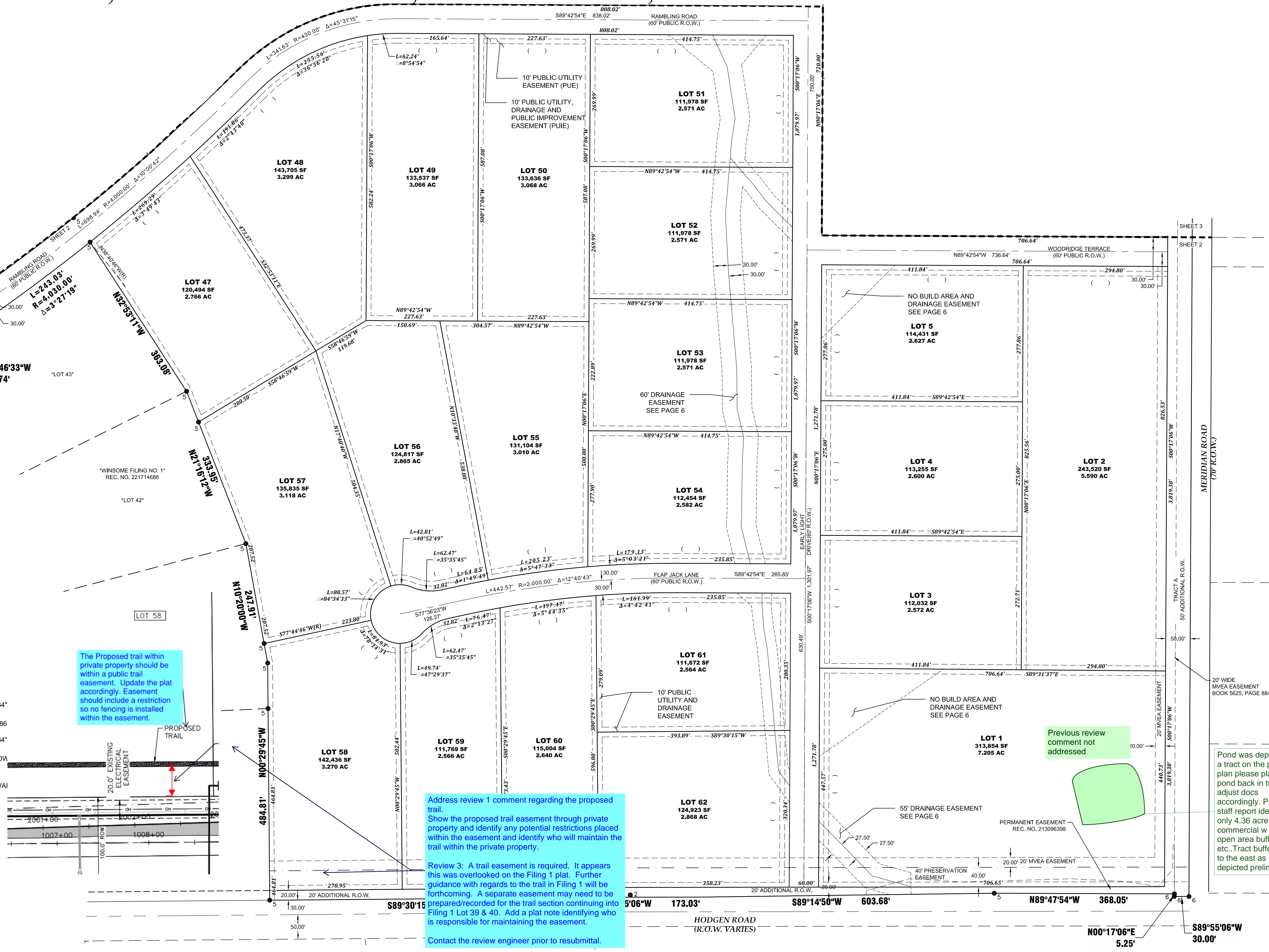
Address review 1 comment regarding the proposed trail. Show the proposed trail easement through private property and identify any potential restrictions placed within the easement and identify who will maintain the trail within the private property.

Review 3: A trail easement is required. It appears this was overlooked on the Filing 1 plat. Further guidance with regards to the trail in Filing 1 will be forthcoming. A separate easement may need to be prepared/recorded for the trail section continuing into Filing 1 Lot 39 & 40. Add a plat note identifying who is responsible for maintaining the easement.

Contact the review engineer prior to resubmital.

Previous review comment not addressed

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



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
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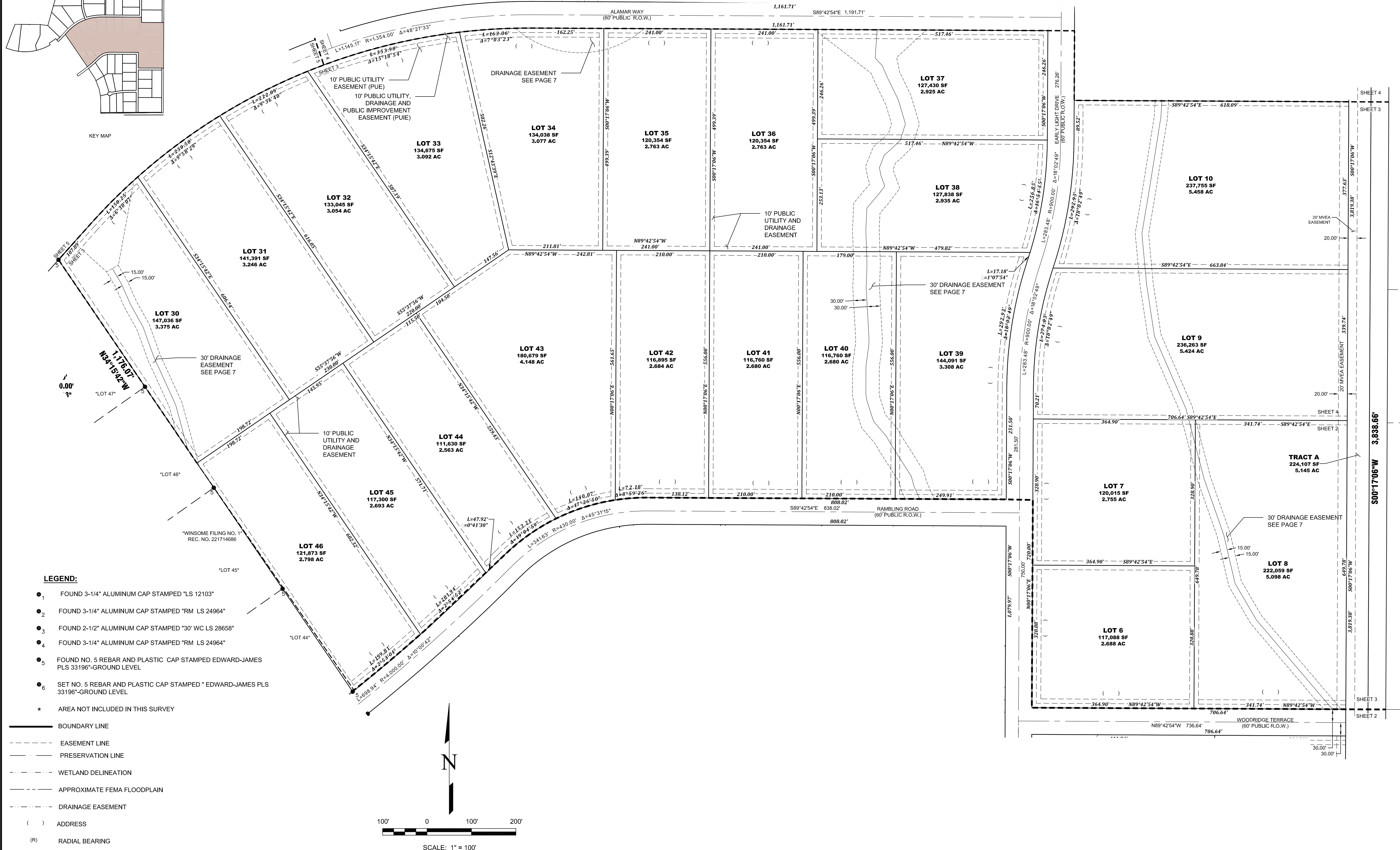
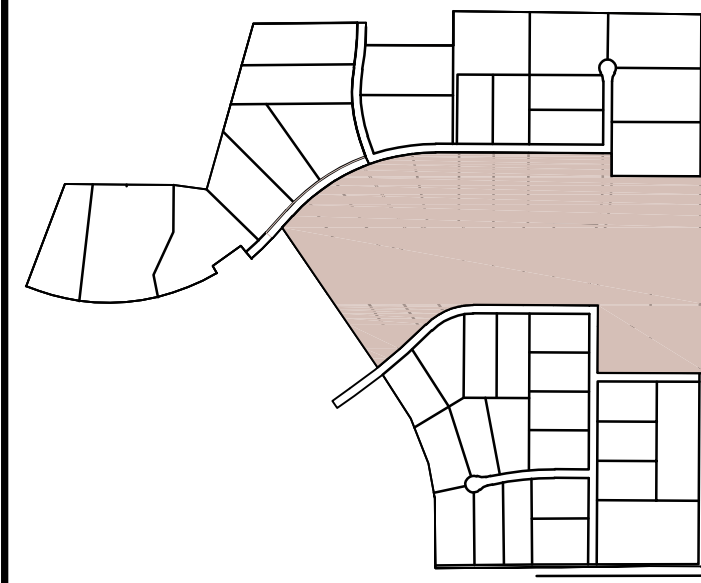


WINSOME FILING NO. 2 FINAL PLAT
 A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1" = 120'
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	9/15/2021
SHEET NO	2 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



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
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4732 Eagleridge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
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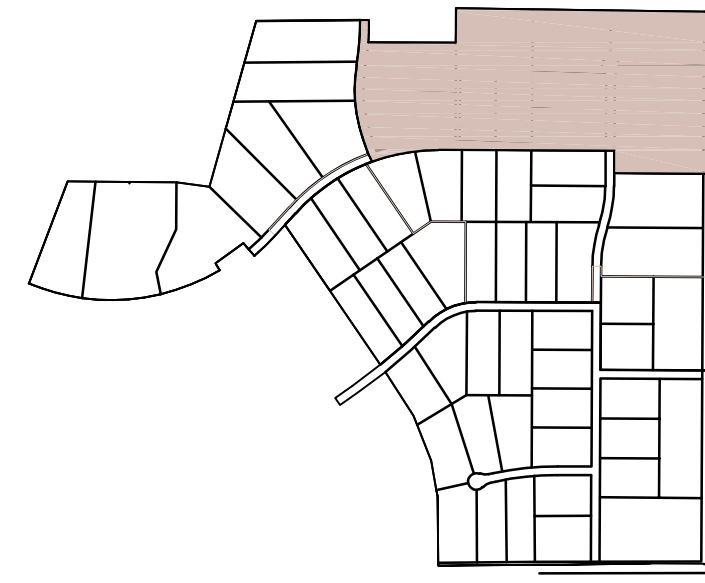
**WINSOME FILING NO. 2
 FINAL PLAT**

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

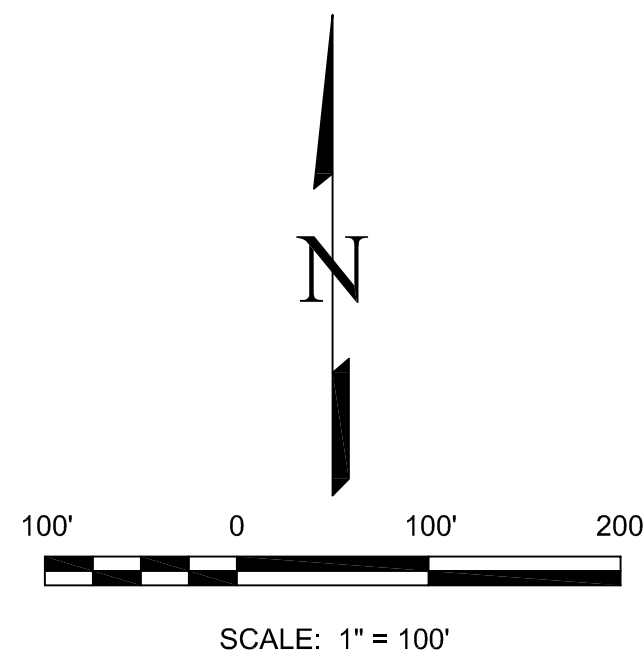
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CHECKED BY	TWS
H-SCALE	1" = 100'
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	9/15/2021
SHEET NO	3 OF 9

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

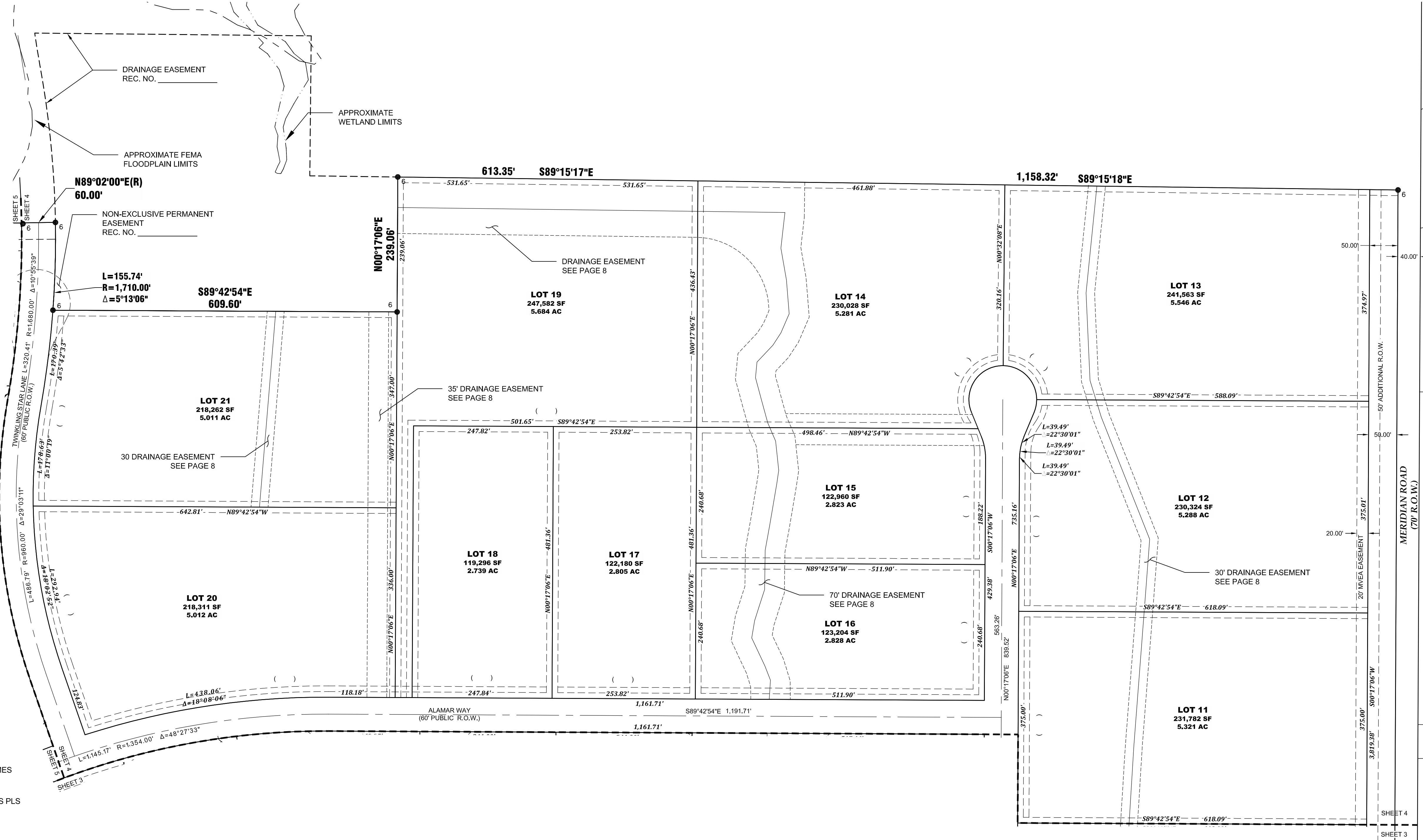


KEY MAP



LEGEND:

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



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

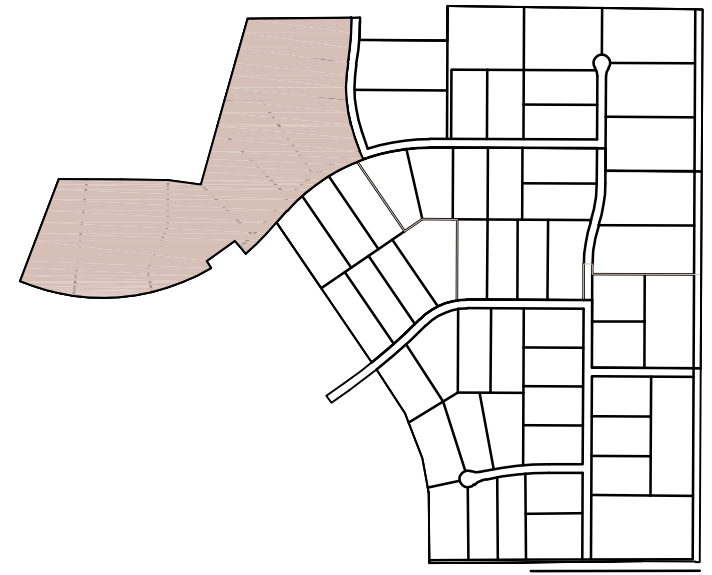
**WINSOME FILING NO. 2
 FINAL PLAT**

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

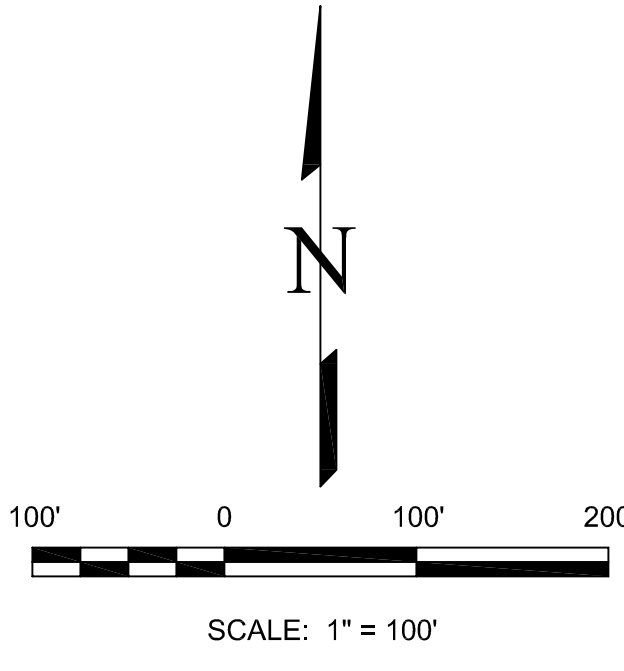
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CHECKED BY	TWS
H-SCALE	1" = 100'
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	9/15/2021
SHEET NO	4 OF 7

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

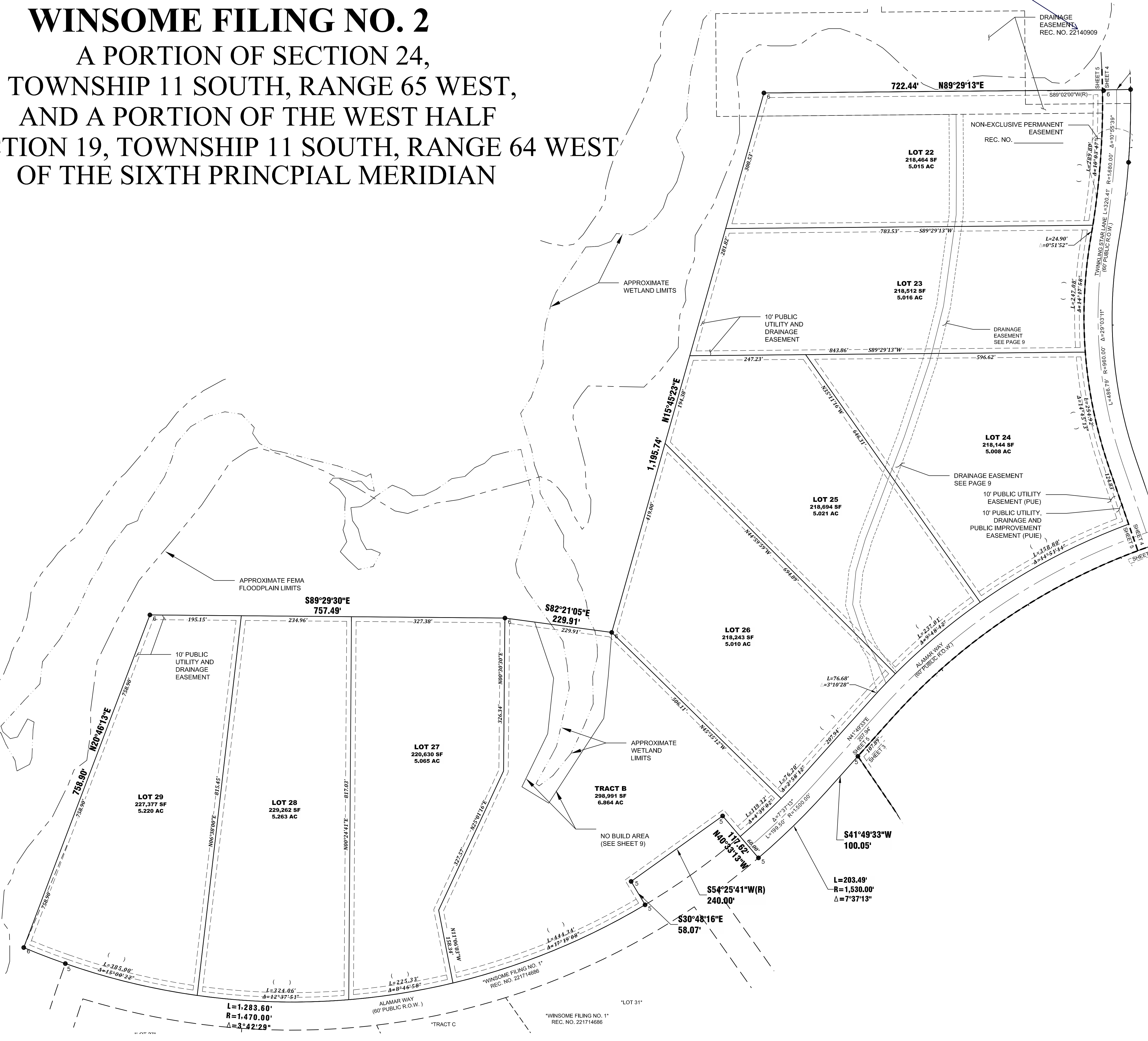


KEY MAP



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 28658"
 - 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



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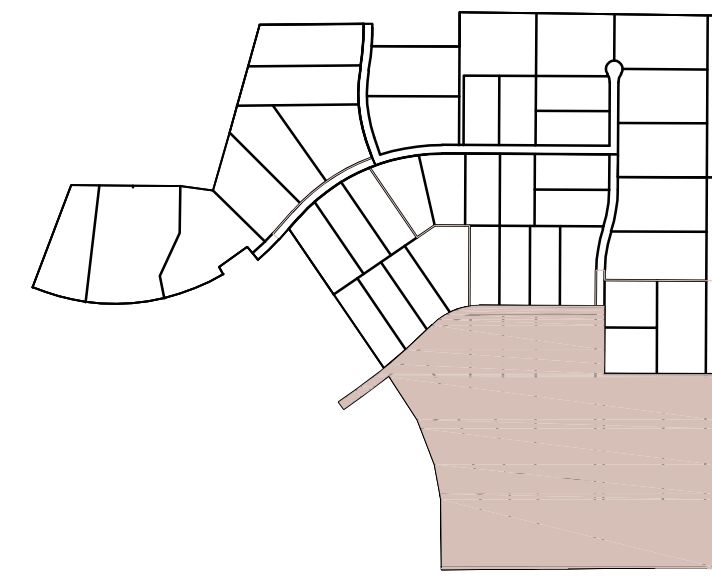


**WINSOME FILING NO. 2
FINAL PLAT**

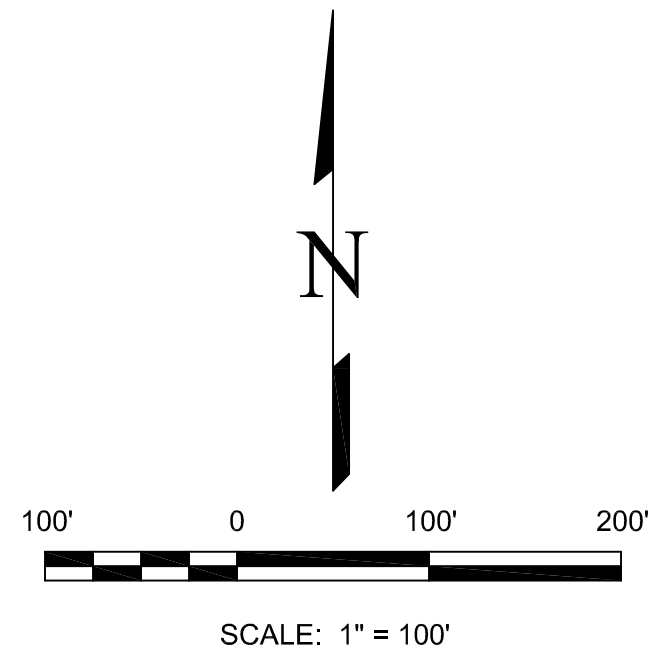
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
 AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1" = 100'
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	9/15/2021
SHEET NO	5 OF 7

WINSOME FILING NO. 2 EASEMENT EXHIBIT



KEY MAP



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 28658"
 - 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



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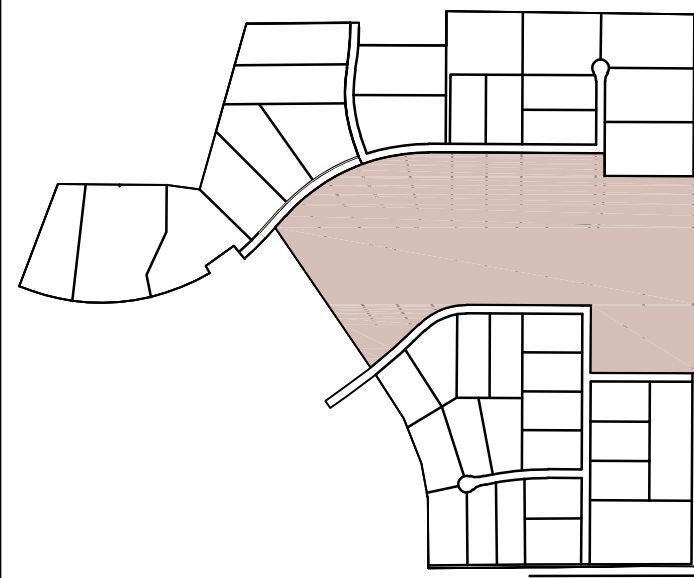
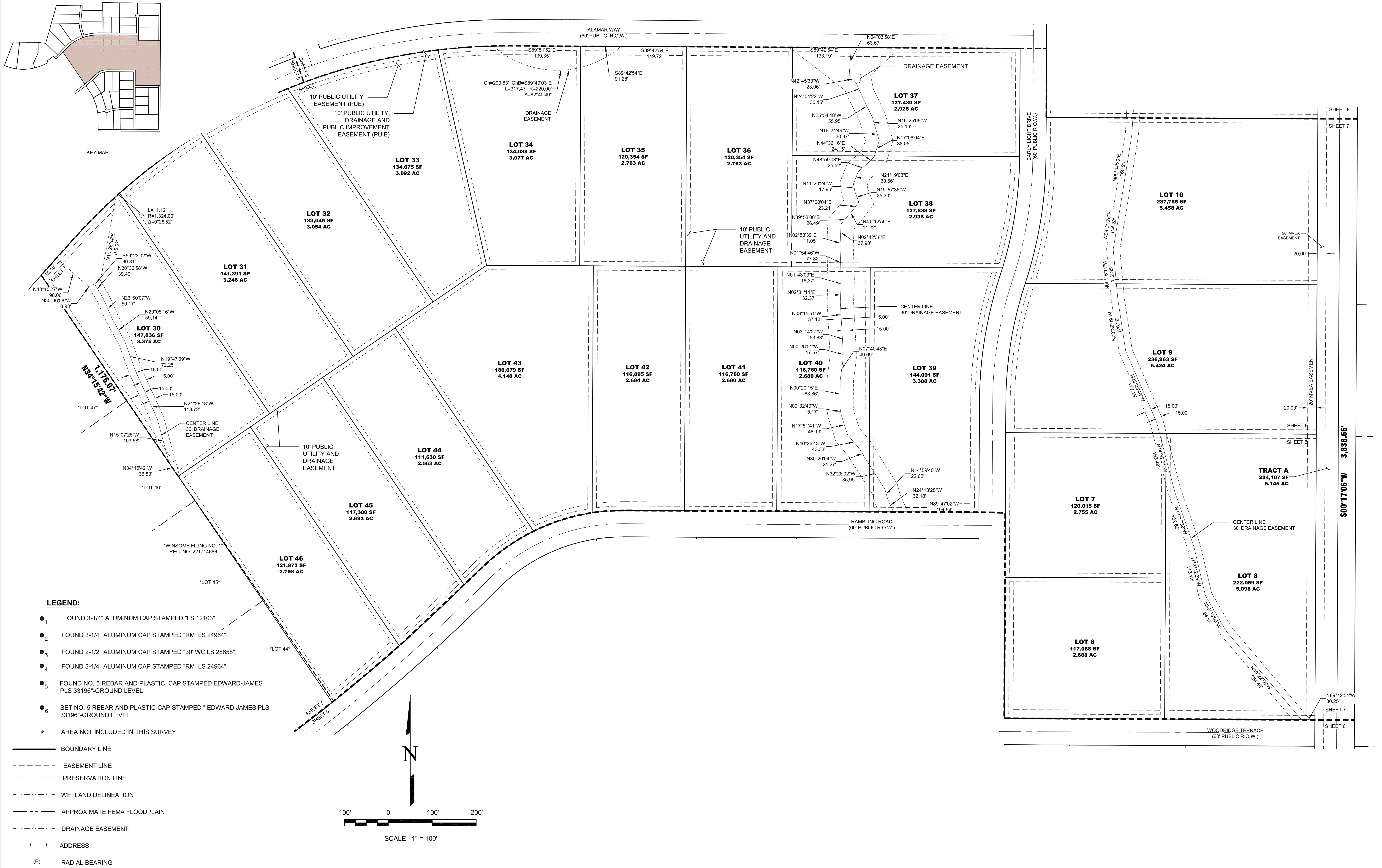
**WINSOME FILING NO. 2
FINAL PLAT**

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" = 120'
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	9/15/2021
SHEET NO	6 OF 9

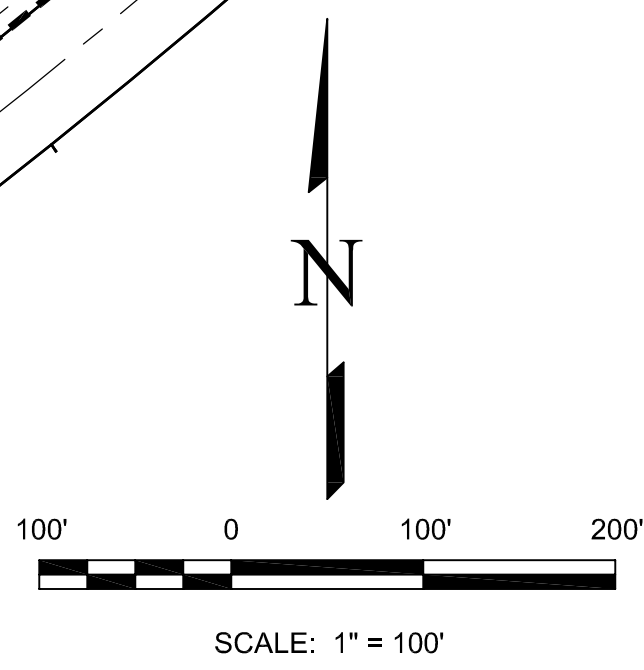
WINSOME FILING NO. 2

EASEMENT EXHIBIT



LEGEND:

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



NO.	DESCRIPTION	DATE



**EDWARD-JAMES
SURVEYING, INC.**

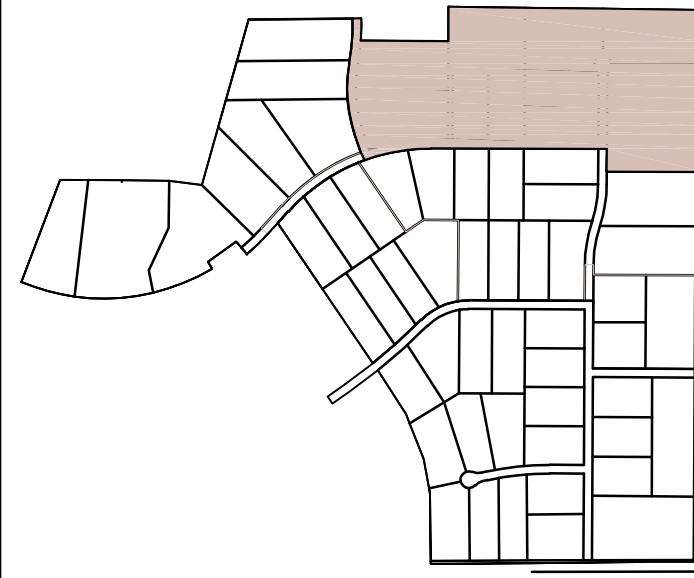
926 Elkton Drive
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

**WINSOME FILING NO. 2
FINAL PLAT**

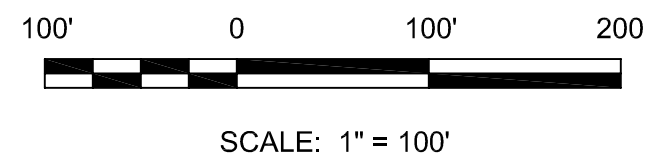
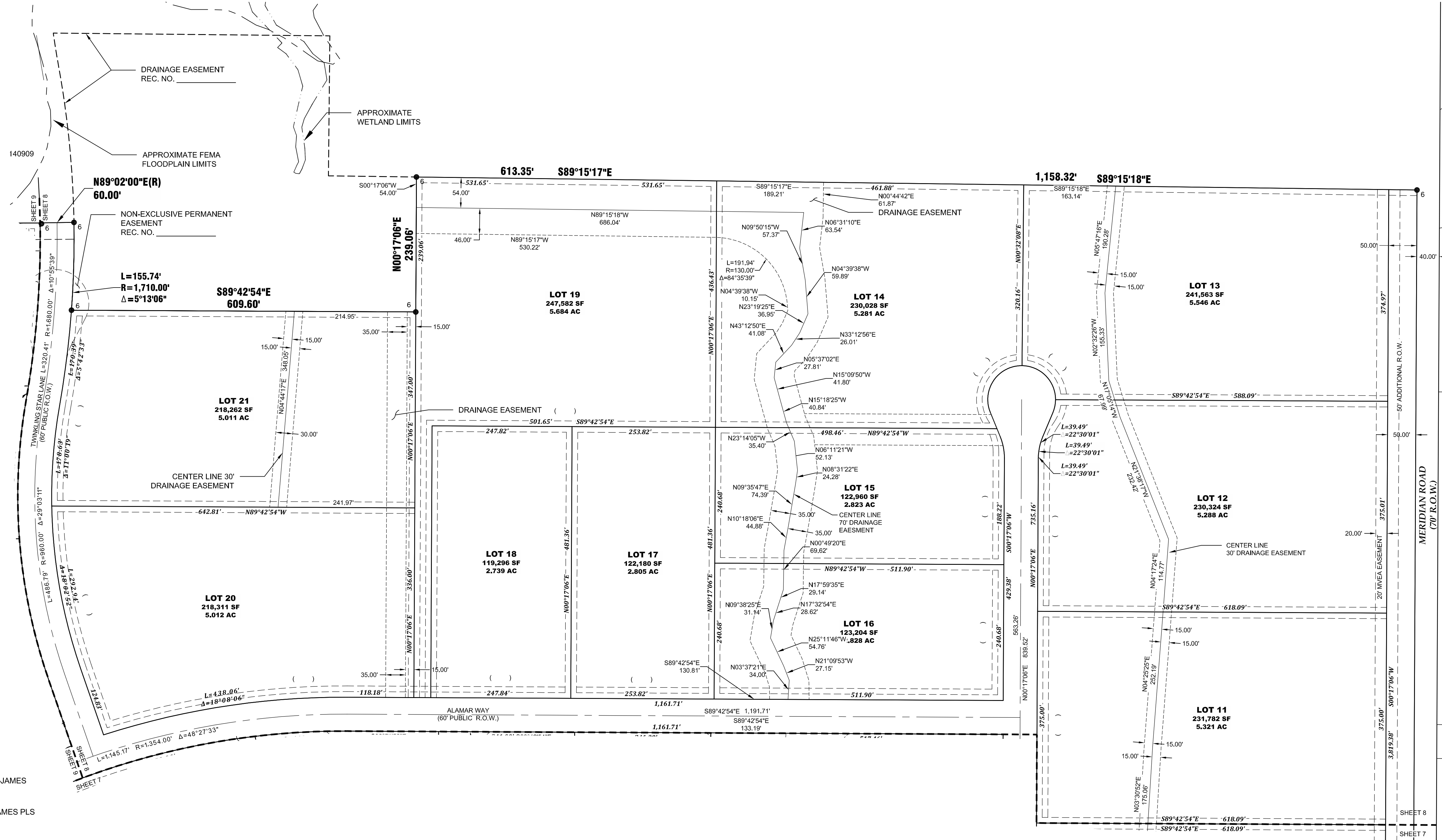
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
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DRAWN BY	JWT
CHECKED BY	TWS
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DATE CREATED	1/10/2021
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SHEET NO	7 OF 9

WINSOME FILING NO. 2 EASEMENT EXHIBIT



KEY MAP



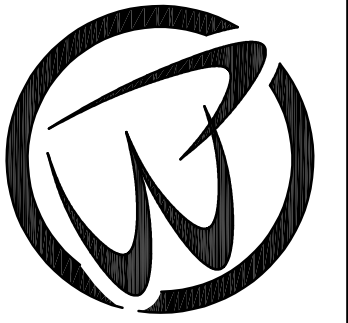
LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
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- BOUNDARY LINE
- - - - - EASEMENT LINE
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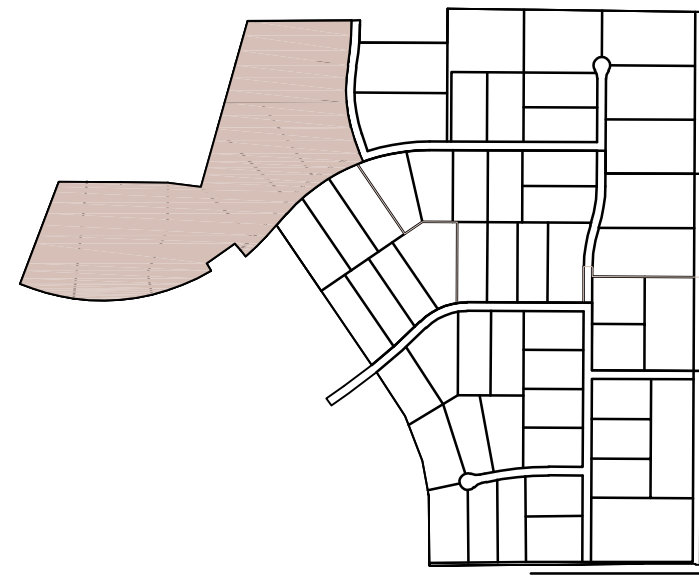


**WINSOME FILING NO. 2
FINAL PLAT**

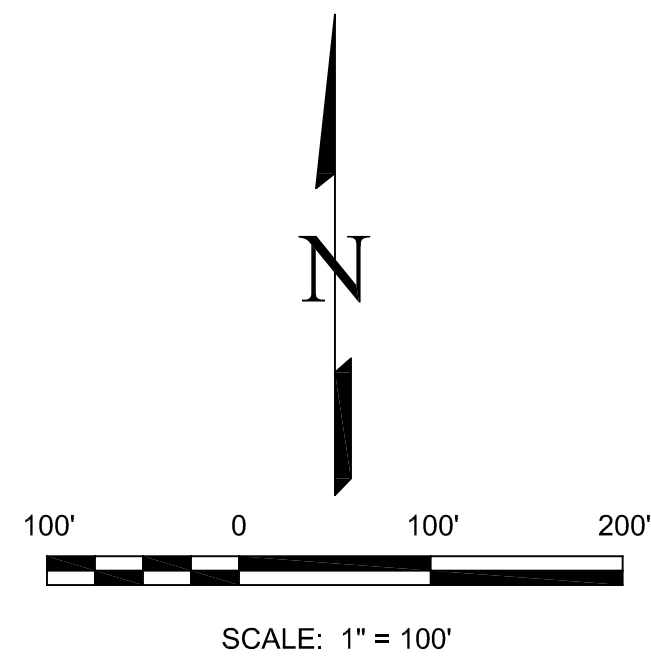
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
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OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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

WINSOME FILING NO. 2 EASEMENT EXHIBIT



KEY MAP

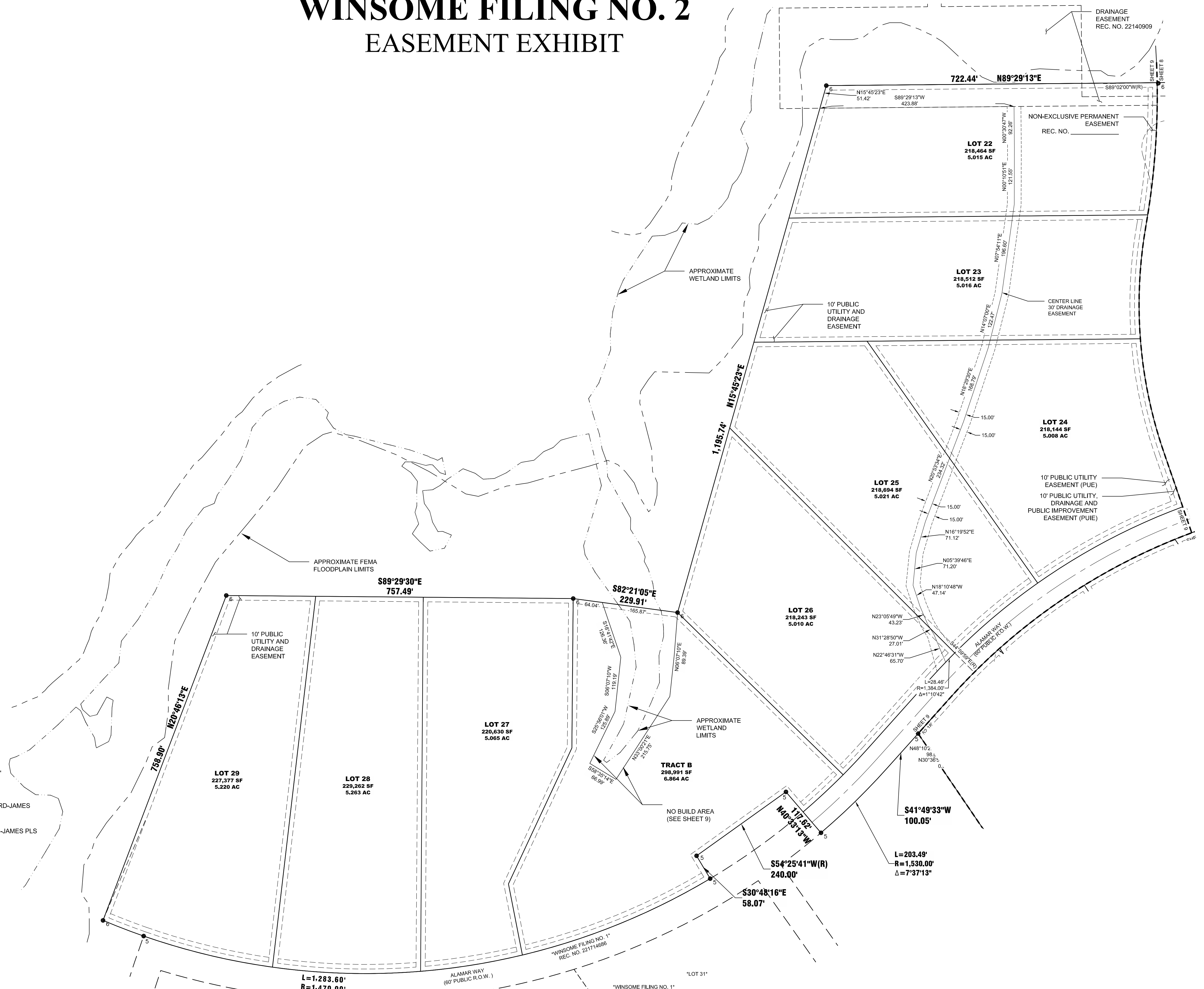


LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
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- 6 SET NO. 5 REBAR AND PLASTIC CAP STAMPED " EDWARD-JAMES PLS 33196"-GROUND LEVEL

* AREA NOT INCLUDED IN THIS SURVEY

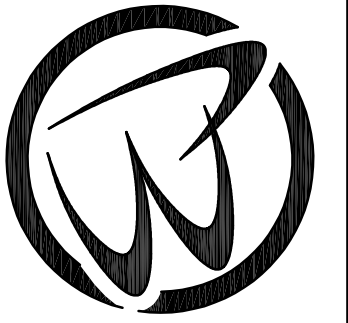
- BOUNDARY LINE
- - - EASEMENT LINE
- - - PRESERVATION LINE
- - - WETLAND DELINEATION
- - - APPROXIMATE FEMA FLOODPLAIN
- - - DRAINAGE EASEMENT
- () ADDRESS
- (R) RADIAL BEARING



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SHEET NO	9 OF 9