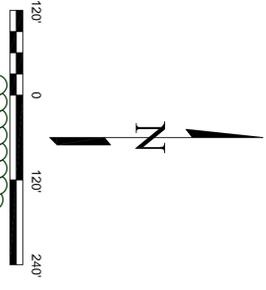
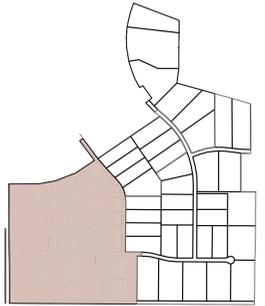


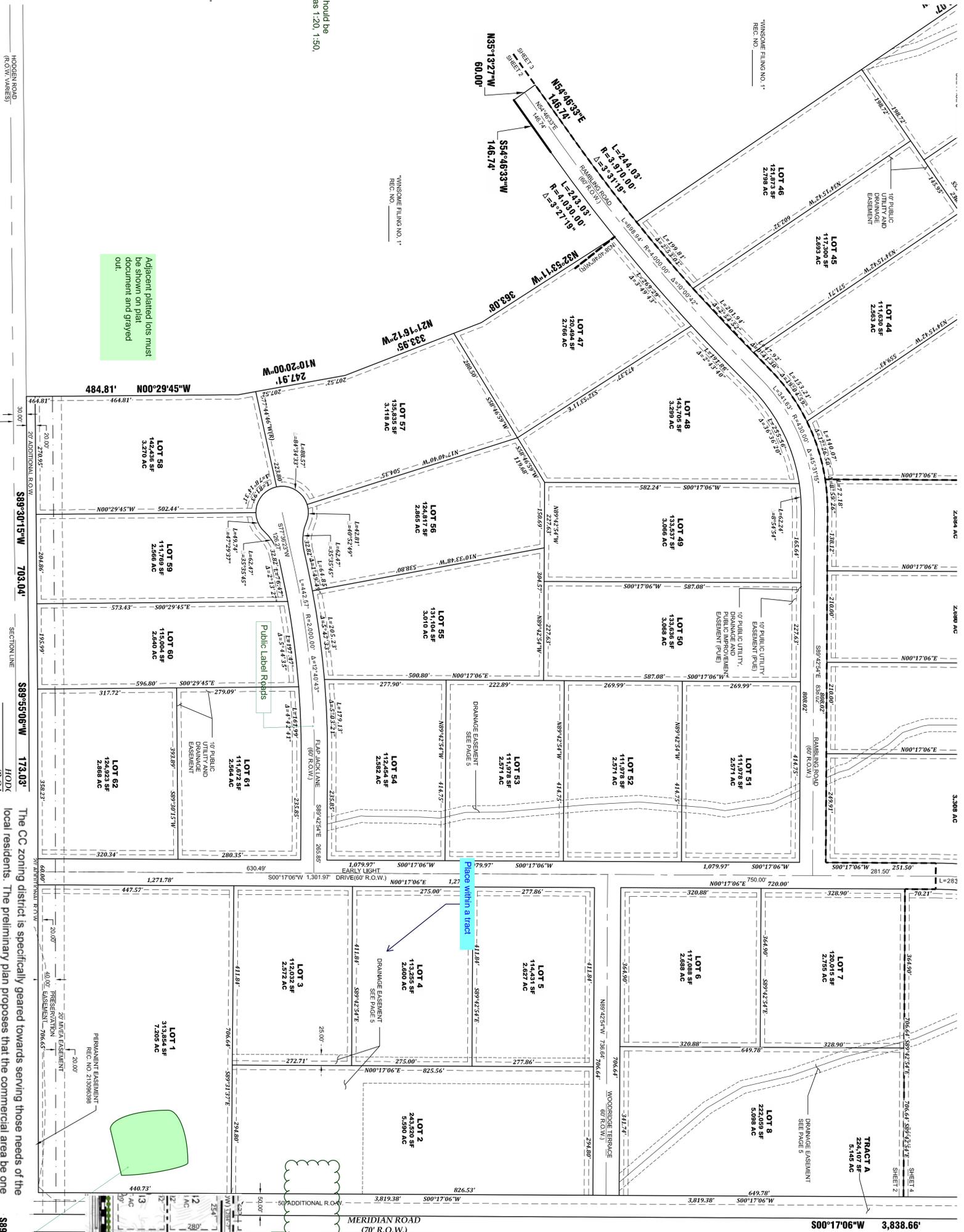
Include Section, Township, Range in title for each page

WINSOME FILING NO. 2



- LEGEND:**
- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED L.S. 12103"
 - 2 FOUND 3-1/4" ALUMINUM CAP STAMPED R.M. L.S. 24964"
 - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED 30 W.C. L.S. 28858"
 - 4 FOUND 3-1/4" ALUMINUM CAP STAMPED R.M. L.S. 24964"
 - 5 SET 1-1/2" ALUMINUM CAP STAMPED EDWARD-JAMES P.L.S. 33196"
- * AREA NOT INCLUDED IN THIS SURVEY

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



The CC zoning district is specifically geared towards serving those needs of the local residents. The preliminary plan proposes that the commercial area be one 4.36 acre lot and one 2.84 acre tract designated as a drainage facility and not eligible for a building permit.

The specific intent of this zoning district is to accommodate the needs of local residents. The proposed preliminary plan identifies that the commercial area will be made up of a 4.36 acre lot and a 2.84 acre tract to be designated as a drainage facility and not eligible for a building permit.

Pond was depicted as a tract on the preliminary plan please place pond back in tract, adjust dots accordingly. Preliminary report identifies commercial w/ tract as open area buffers etc. Tract buffers RFS to the east as depicted Prelim plan

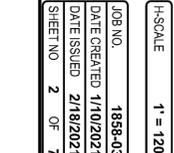
NO.	REVISIONS	DESCRIPTION	DATE

JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	2/18/2021
SHEET NO.	2 OF 7

DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1" = 120'

ME FILING NO. 2
FINAL PLAT

4, 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



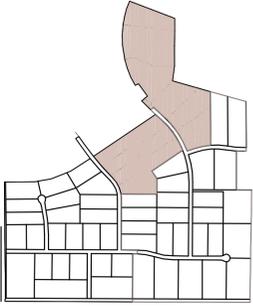
EDWARD-JAMES SURVEYING, INC.

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

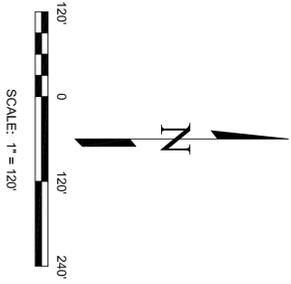
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

SEC. Township
Range El Paso
County On all sheets
in Title

WINSOME FILING NO. 2



KEYMAP

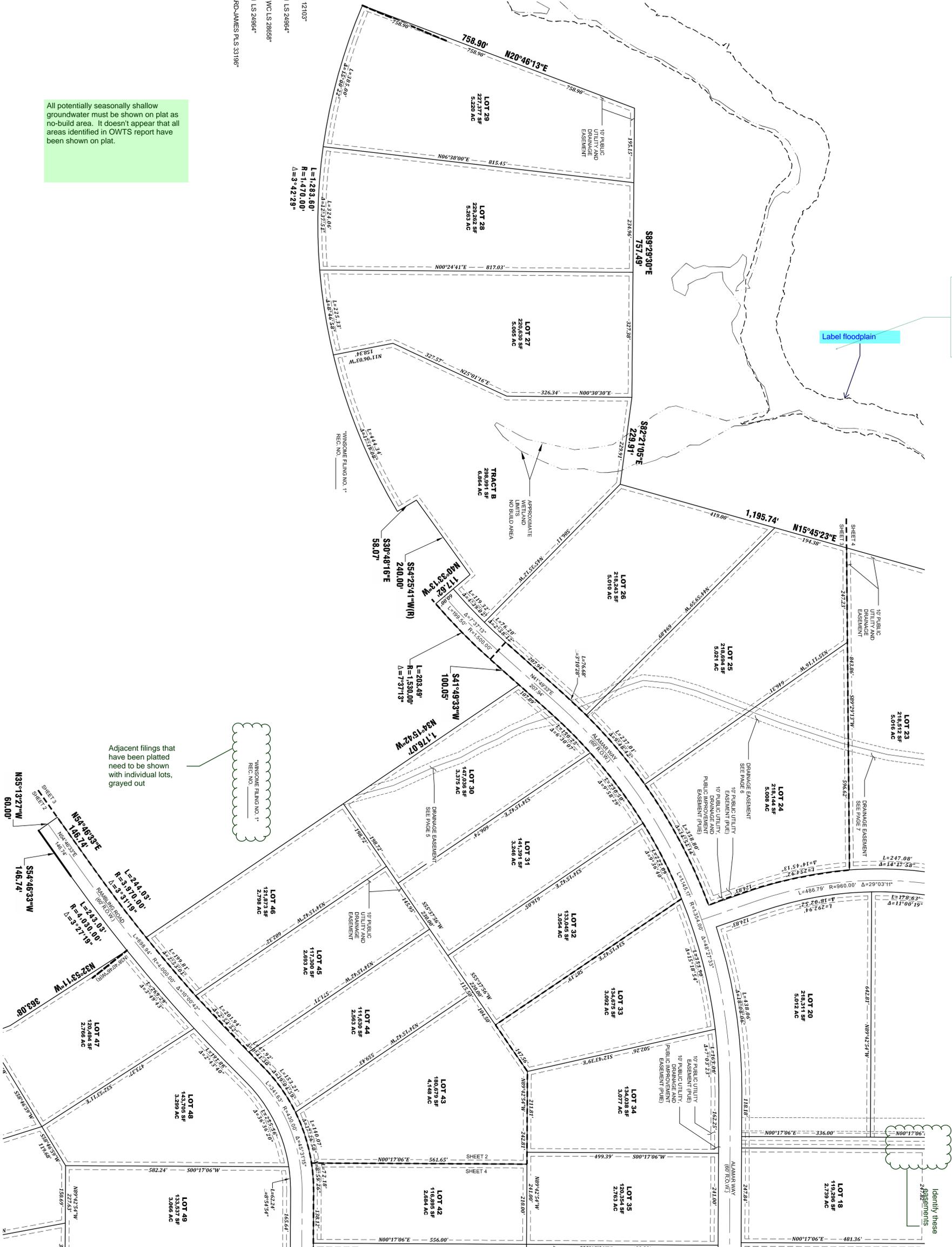


LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED T.S. 12103"
 - 2 FOUND 3-1/4" ALUMINUM CAP STAMPED TRM. LS 24964"
 - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED 30" WC LS 28688"
 - 4 FOUND 3-1/4" ALUMINUM CAP STAMPED TRM. LS 24964"
 - 5 SET 1-1/2" ALUMINUM CAP STAMPED EDWARD-JAMES P.L.S. 31396"
- * AREA NOT INCLUDED IN THIS SURVEY

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

All potentially seasonally shallow groundwater must be shown on plat as no-build area. It doesn't appear that all areas identified in OWTS report have been shown on plat.



NO.	REVISIONS	DESCRIPTION	DATE

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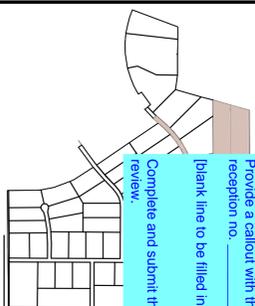
WINSOME FILING NO. 2 FINAL PLAT

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

SCALE	1" = 120'
DRAWN BY	JWT
CHECKED BY	TWS
JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	2/18/2021
SHEET NO.	3 OF 7

WINSOME FILING NO. 2

Show the temporary cul-de-sac easement.
Provide a callout with the following label: "Non-exclusive permanent easement, reception no. _____"
[Blank line to be filled in once the easement is recorded.]
Complete and submit the attached non-exclusive permanent easement form for review.

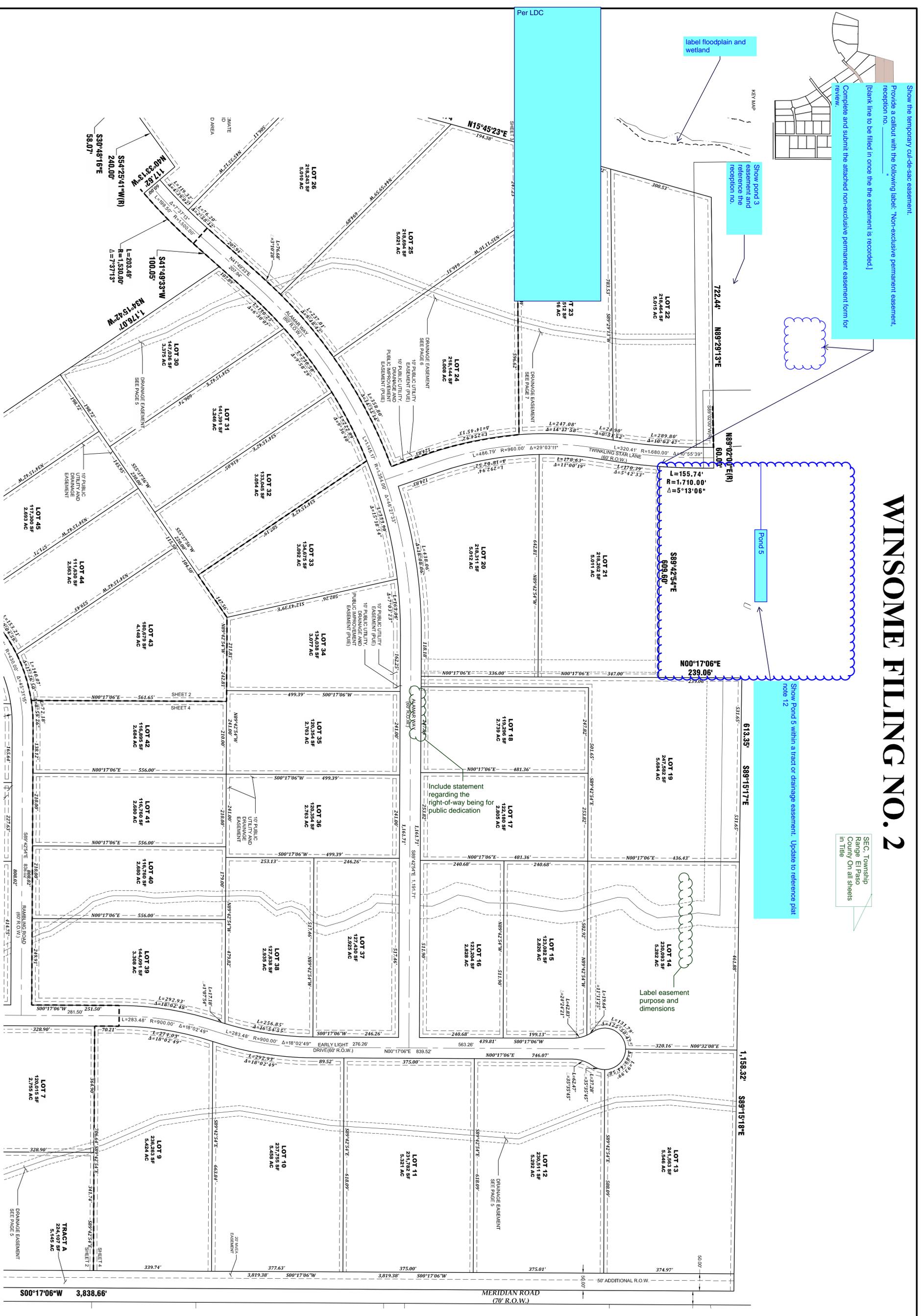


Show pond 3 easement and reference the reception no.



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

SEC. Township
Range E1 Paso
County On all sheets
in title



Include statement regarding the right-of-way being for public dedication

Label easement purpose and dimensions

SHEET NO.	4	OF	7
DATE ISSUED	2/18/2021		
DATE CREATED	1/10/2021		
JOB NO.	1858-03		
H-SCALE	1" = 120'		
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



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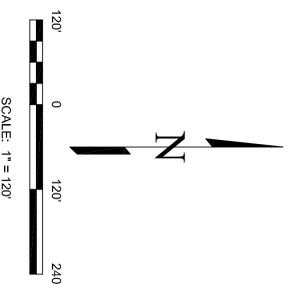
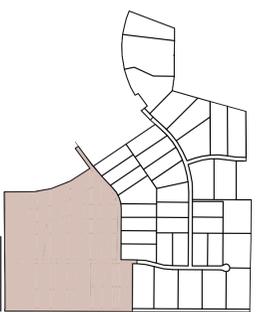
NO.	REVISIONS DESCRIPTION	DATE

SEC. Township
Range - El Paso
County On all sheets
In Title

WINSOME FILING NO. 2

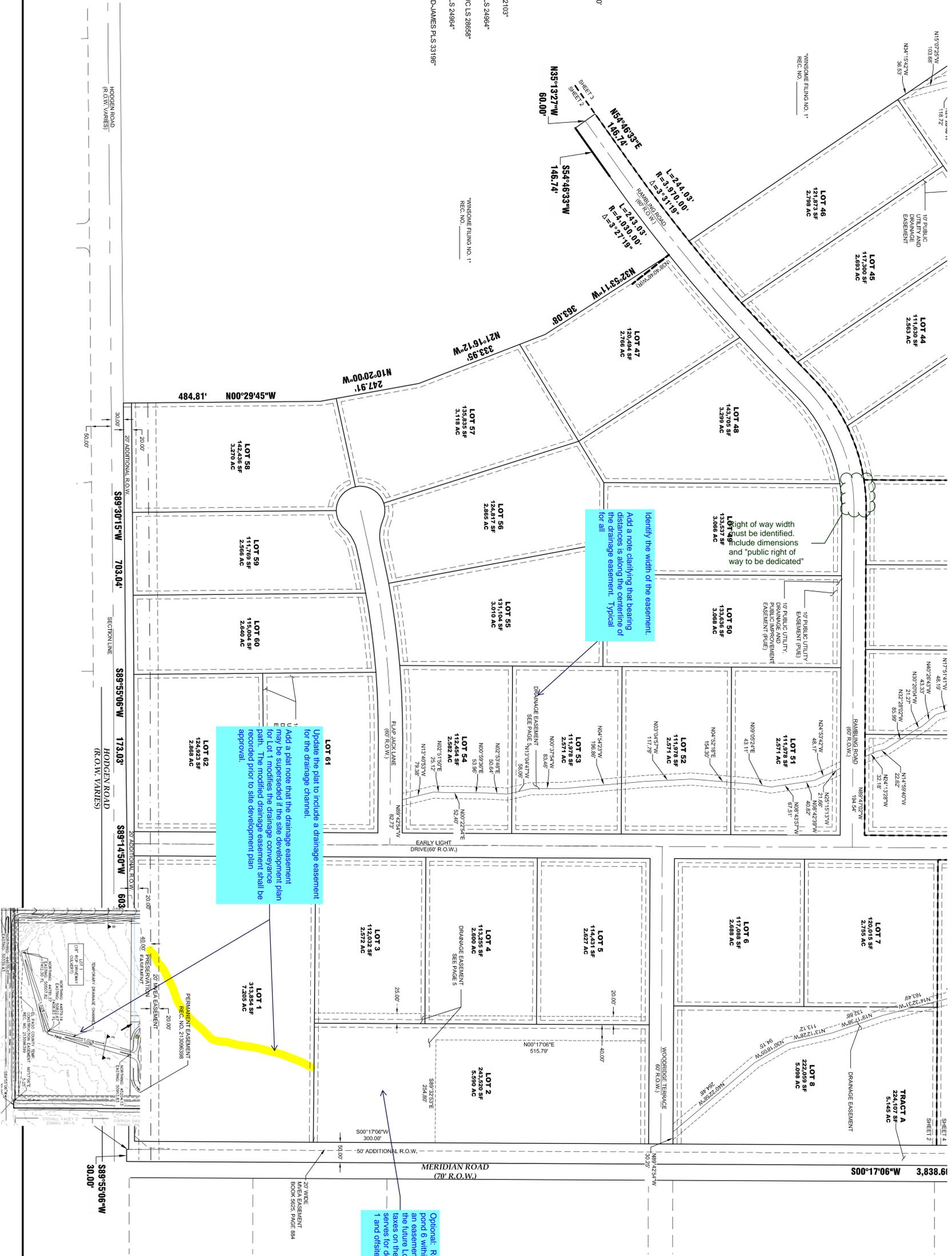
EASEMENT EXHIBIT

Coordinate with the design engineers regarding
modifications to the drainage easements per
comments in the construction plans



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 28656"
 - 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
 - 5 SET 1-1/2" ALUMINUM CAP STAMPED "EDWARD-JAMES PLS 33196"
 - * AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
 - EASEMENT LINE
 - PRESERVATION LINE
 - SETBACK LINE
 - WETLAND DELINEATION
 - APPROXIMATE FEMA FLOODPLAIN
 - DRAINAGE EASEMENT
 - ADDRESS
 - RADIAL BEARING



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

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



WINSOME FILING NO. 2
FINAL

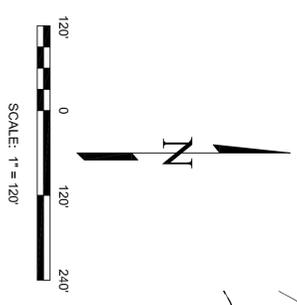
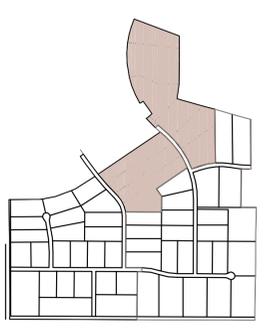
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
AND A PORTION OF THE WEST HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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
H-SCALE	1" = 120'

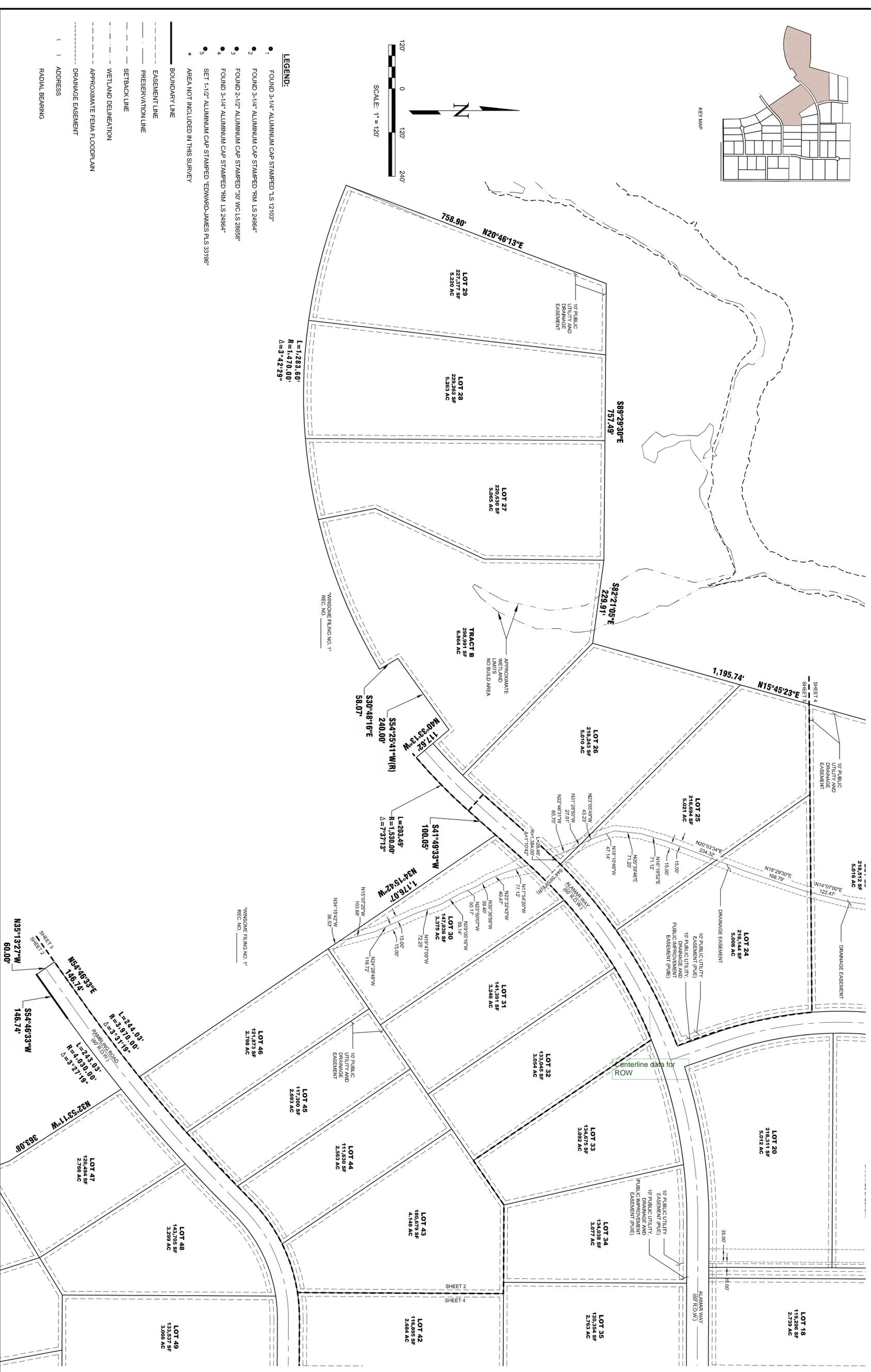
WINSOME FILING NO. 2

EASEMENT EXHIBIT

SEC. Township
Range El Paso
County On all sheets
in Title



- LEGEND:**
- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED T.S. 12103"
 - 2 FOUND 3-1/4" ALUMINUM CAP STAMPED FRM. LS. 24964"
 - 3 FOUND 2-1/2" ALUMINUM CAP STAMPED 30" WC. LS. 28658"
 - 4 FOUND 3-1/4" ALUMINUM CAP STAMPED FRM. LS. 24964"
 - 5 SET 1-1/2" ALUMINUM CAP STAMPED EDWARD-JAMES P.L.S. 33196"
 - * AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
EASEMENT LINE
PRESERVATION LINE
SETBACK LINE
WETLAND DELINEATION
APPROXIMATE FEMA FLOODPLAIN
DRAINAGE EASEMENT
ADDRESS
RADIAL BEARING



REVISIONS		
NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
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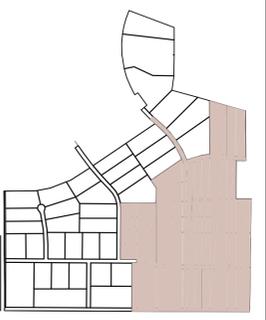
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WINSOME FILING NO. 2
FINAL PLAT

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

JOB NO.	1858-03
DATE CREATED	1/10/2021
DATE ISSUED	2/18/2021
SHEET NO.	6 OF 7
DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1" = 120'

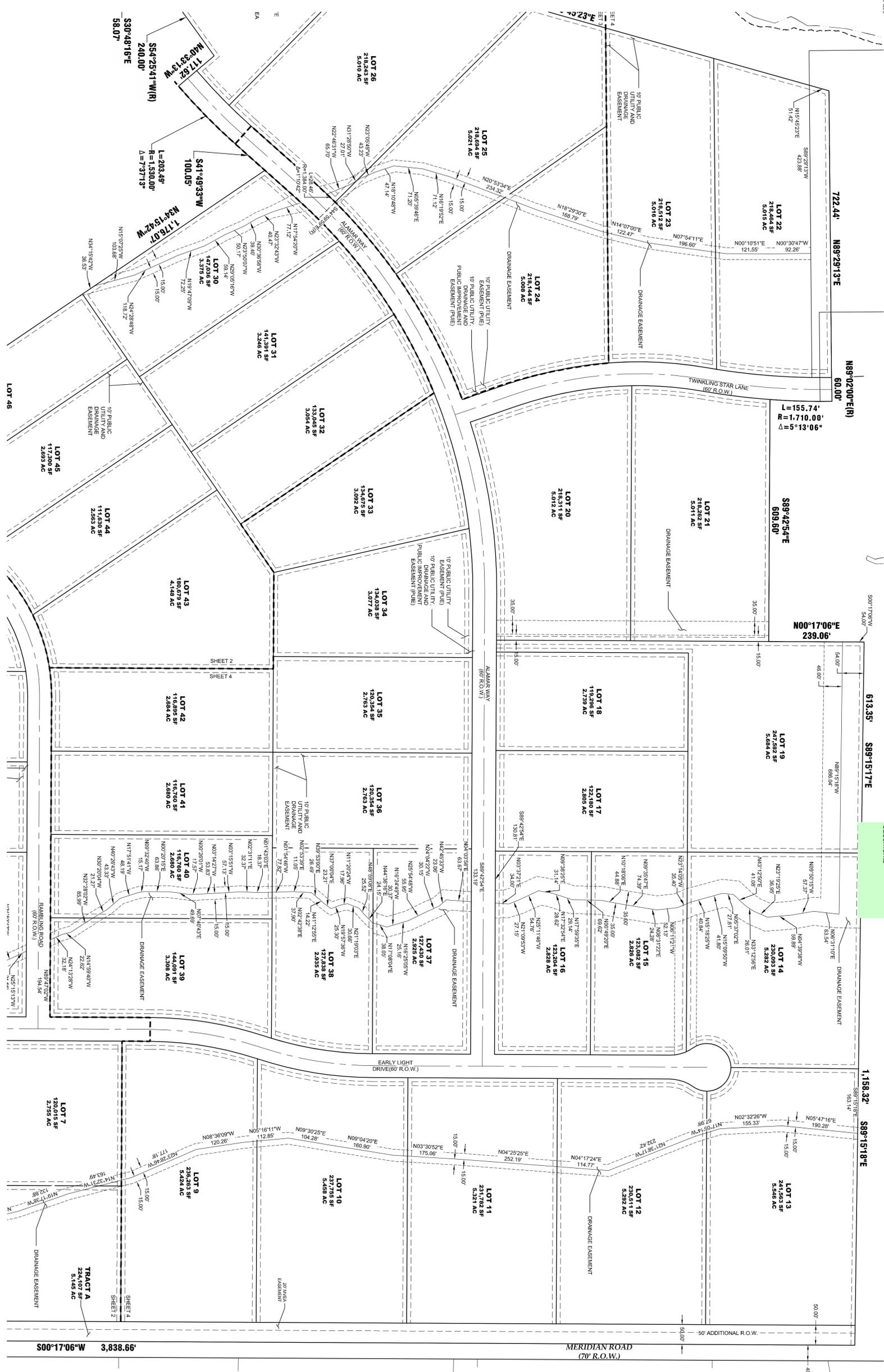


SEC. Township
Range El Paso
County On all sheets
in Title

WINSOME FILING NO. 2

EASEMENT EXHIBIT

Include dimensions and
purpose for all
easements



NO.	REVISIONS	DESCRIPTION	DATE

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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: 1/20/2021
 DATE ISSUED: 2/18/2021
 SHEET NO. 7 OF 7

FINAL PLAT DRAWING CHECKLIST

PROJECT NAME: _____
SUBMITTAL DATE: ___ / ___ / ___
SUBMITTED BY: _____
SUBMITTAL REVIEWED BY: _____

The final plat shall be drawn by a registered land surveyor with permanent India ink or produced by a photographic process on a linen or polyester (Mylar) film.

Size of sheets: 24" x 26".

Scale: 1" = 20', 1" = 50', 1" = 100'. Plats covering over 160 acres or which are made up of a majority of lots of five (5) acres or more may be drawn at a scale of 1" = 200'. However, all plats drawn to this scale must illustrate the required information clearly and legibly.

If more than one sheet is used, all sheets must be indexed and contain an index map showing the relationship of the sheet to the whole. Each sheet shall show the scale, date of the survey, north point, and name of the subdivision.

The following information shall be shown on the plat:

Name of the subdivision.

Date of preparation, north point, written and graphic scale.

Name of owner or owners of record.

Name of County and State.

Total acreage of subdivision, total number of lots, and acreage per lot.

Location and description of the subdivision referenced by quarter section, section, township, range; if said description contains references to recorded documents, said information shall be indicated on the map.

Certification Statements, to include:

- Certification of Dedication, Ownership, and Maintenance.
- Certification of Approval by Board of County Commissioners.
- Certification by Clerk and Recorder.
- Certification of Survey by a Colorado Registered Land Surveyor.
- Certification of the Planning Director.

An accurate and complete boundary survey shall be made of the land to be subdivided. A traverse of the exterior boundaries of the tract, and of each block, when computed from field measurements on the ground must close within a limit of one (1) foot to ten thousand (10,000) feet of perimeter. Boundaries shall be clearly indicated on the plat.

The exact location and width of all existing or recorded streets, rights- of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include:

- (1) Central angle -
- (2) Radius – R
- (3) Arc length - L

Bearings and/or angles and lengths shall be given for all lot lines. In cases where a lot line is a common line only one set of figures, adjacent to the line described, need be given if the lot descriptions are given to the same bearing, not a reverse bearing. If table data is used, each individual lot must be separately described giving all bearings and/or angles and lengths making each lot close by data provided and a table must be included on the same page as the plat. Should the plat drawing be of such a size as to preclude the data table then the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required. All bearings and lengths on the plat must close to within plus or minus 0 degrees, 01 minute.

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

All easements (existing or proposed) and utility rights-of-way shall be clearly labeled, identified, dimensioned, and tied to reference points and shall be shown by fine dashed lines. Existing easements must bear notation of dedication or conveyance. If any easement of record cannot be definitely located, a statement of the existence, the nature, and the easement's record reference must be placed in the note section. (This provision shall apply to easements and the disposition thereof indicated in the note section).

All lots shall be numbered without duplication.

Parcels other than lots, streets, or easements shall be designated by letter with disposition indicated in the note section. Location of land intended to be conveyed or reserved for public use or reserved in the deeds for the use of all property owners in the proposed subdivision shall be so identified. Public tracts shall be dedicated by a statement on the plat; responsibility of maintenance of all other tracts shall be noted.

Excepted parcels (parcels not a part of the subdivision) shall be marked and dimensioned and shall include the statement "not included".

Lots which require special studies for development or which present significant hazards to development shall be indicated by letter and limitations placed in the note section.

The 100-year (standard project) floodplain, if applicable, shall be delineated on a plat. No lots will be located in a floodplain except to the extent that development conforms with existing El Paso County regulations and lots with these limitations shall be located, and so identified on the plat.

Monuments:

(1) Permanent reference monuments shall be set on the external boundary of the subdivision pursuant to Colorado Revised Statutes.

(2) Block and lot monuments shall be set pursuant to Colorado Revised Statutes.

(3) Subdivision will be tied by angles and distances to the nearest accepted monuments.

(4) All monuments shall be located and described. Information adequate to locate and trace all monuments shall be noted on the plat.