

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1A

AN AMENDED PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT ESH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1 (RECEPTION NO. 219714418, EL PASO COUNTY, COLORADO RECORDS), COUNTY OF EL PASO, STATE OF COLORADO;

CONTAINING A CALCULATED AREA OF 13.704 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1A. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S 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'S STATEMENT:

THE AFOREMENTIONED, ESH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2021 A.D.

ESH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY

EMERY CHUKLY, MANAGER

DATE

NOTARIAL:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 2020, A.D. BY EMERY CHUKLY, MANAGER OF ESH DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

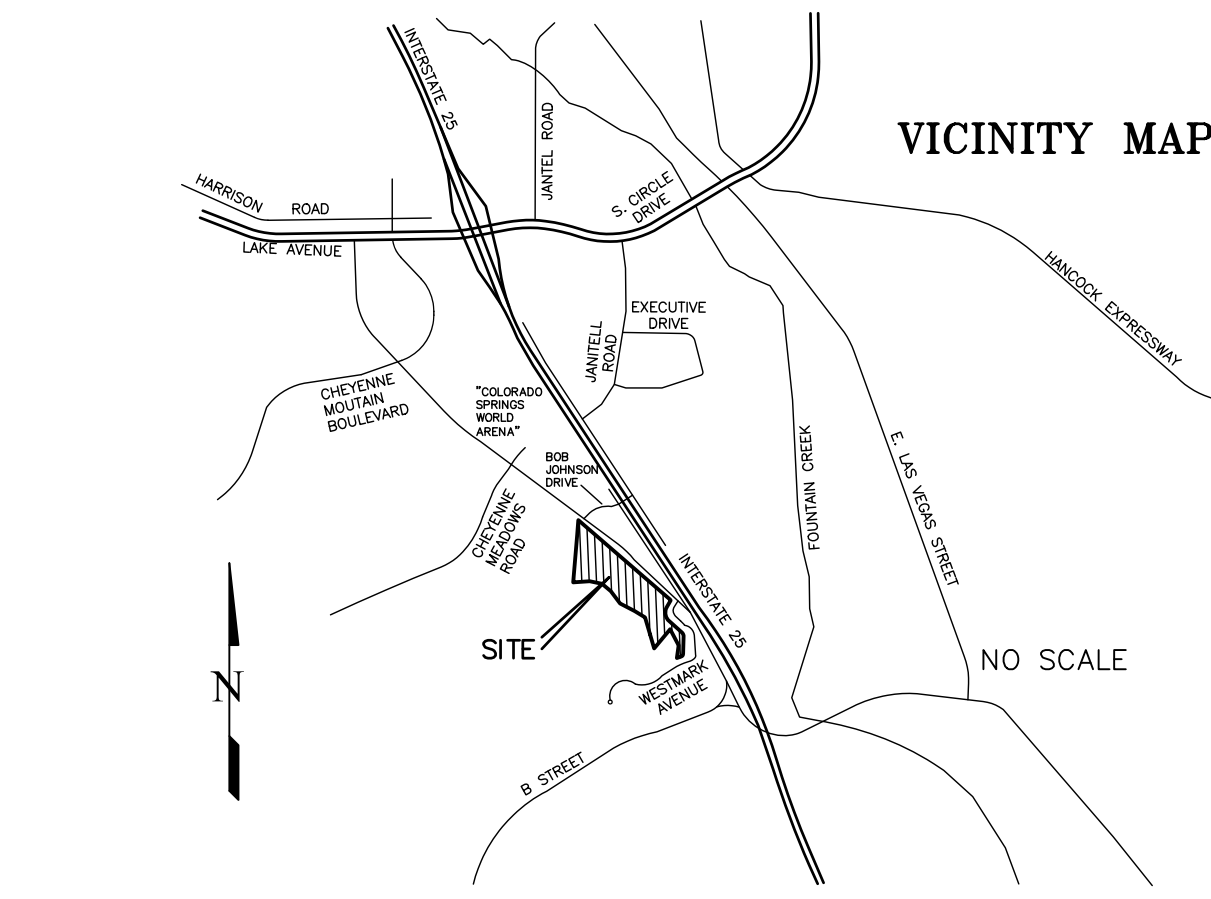
GENERAL NOTES:

- DATE OF PLAT PREPARATION IS MARCH 18, 2021.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - 7.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ALONG ALL LOT LINES, WITH THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
 - THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, CRS.
- FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1A, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0761G, DATED DECEMBER 7, 2018.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

Please update note to include PCD File numbers these reports are associated with.

Per FEMA Firmette, Map Panel number is 08041C0741G. Please update last digits to match.

Please update highlighted text to "El Paso County Planning and Community Development Department".



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, UNTIL AND 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 UNDER RECEPTION NO. 219127387 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 CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE TO BE PROVIDED BY THE STRATMOOR HILLS WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- FIRE PROTECTION IS SUPPLIED BY THE STRATMOOR HILLS FIRE PROTECTION DISTRICT.
- ELECTRIC AND GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- THE PUBLIC UTILITY EASEMENT SHALL BE CONVEYED TO THE CITY OF COLORADO SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, ON BEHALF OF ITS ENTERPRISE, COLORADO SPRINGS UTILITIES BY SEPARATE DOCUMENT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- TRACT A IS FOR DRAINAGE AND OPEN SPACE, TO BE OWNED AND MAINTAINED BY THE RECORD OWNER OF LOT 1. TRACT A SHALL BE CONVEYED WITH LOT 1 AT ALL FUTURE CONVEYANCES OF LOT 1.
- POND EASEMENTS, AS SHOWN HEREON, GRANTED TO EL PASO COUNTY ARE FOR ACCESS AND DRAINAGE IN ACCORDANCE WITH THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NO. 219127388 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- PORTIONS OF THIS SITE HAVE EXCESSIVE SLOPE AS IDENTIFIED IN THE GEOLOGY AND SOILS REPORT. MITIGATION OF THESE AREAS SHALL BE COMPLETED IN ACCORDANCE WITH SAID REPORT.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC LDC, INC. AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER SC55075040-13 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED MARCH 09, 2021 AT 5:00 P.M..
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES, SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
TOTAL NUMBER OF LOTS PLATTED WITH THIS AMENDMENT: 1
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF 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 COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY, DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

Please add the following notes:
"The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."

Update PCD File No. to "VR-21-004".

these fees were previously paid other than the recording fee. leave the recording fee blank and it will be filled in by the Clerk & Recorder

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

DAVID V. HOSTETLER, PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 20681
FOR AND ON BEHALF OF LAND DEVELOPMENT CONSULTANTS, INC. DATE

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the ____ day of _____, 20____, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director

CLERK AND RECORDER:

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____M. THIS _____ DAY OF _____ 2019 A.D., AND DULY RECORDED UNDER RECEPTION NUMBER _____

RECORDER: CHUCK BROERMAN BY: _____ DEPUTY

FEE: \$20.00 PAID
SURCHARGE: \$3.00 PAID
SCHOOL FEE: \$24,480.00 PAID - DISTRICT 2
BRIDGE FEE: \$2,053.70 PAID - STRATTON DRAINAGE BASIN
PARK FEE: \$71,520.00 PAID - REGIONAL 3 \$45,120.00 PAID - URBAN 4
DRAINAGE FEE: \$45,920.45 PAID - STRATTON DRAINAGE BASIN

these fees were previously paid other than the recording fee. leave the recording fee blank and it will be filled in by the Clerk & Recorder

According to Colorado law, legal action based upon any defect in this survey must be commenced within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

Revisions	Date
Description	
No.	

H Scale: N/A
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DWH
Date: 03/18/21

Land Development Consultants, Inc.
PLANNING - SURVEYING
www ldc inc com - TEL: (719) 528-6133 - FAX: (719) 528-8548
3888 MAZELAND ROAD - COLORADO SPRINGS, CO 80909

INDEPENDENCE PLACE AT
CHEYENNE MOUNTAIN
FILING NO. 1A - FINAL PLAT

Project No.: 19031
Sheet: 1 of 2

PCDD FILE NO. _____

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1A

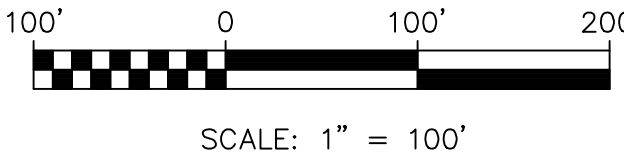
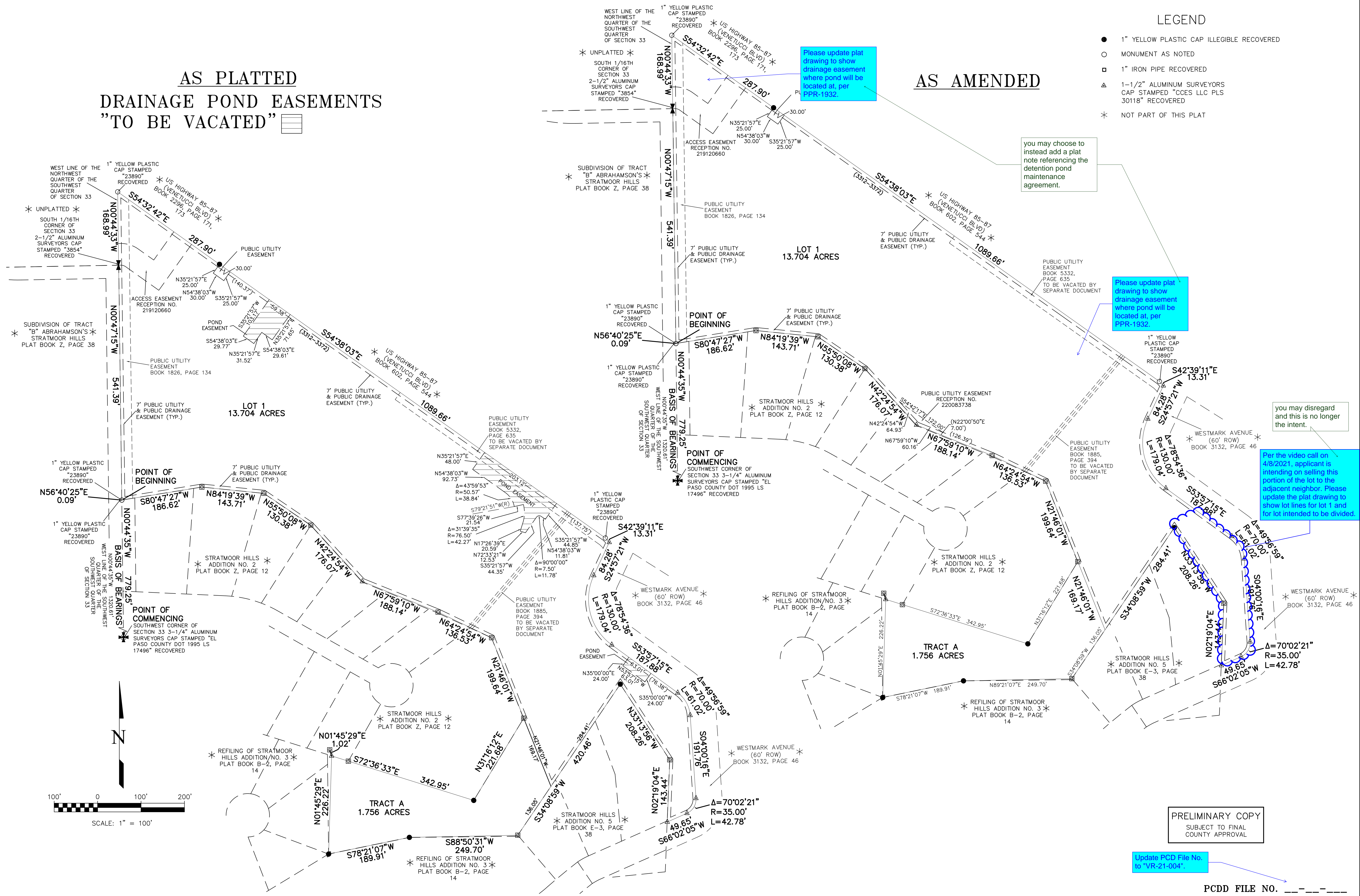
AN AMENDED PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH AND THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED DRAINAGE POND EASEMENTS "TO BE VACATED"

AS AMENDED

LEGEND

- 1" YELLOW PLASTIC CAP ILLEGIBLE RECOVERED
- MONUMENT AS NOTED
- 1" IRON PIPE RECOVERED
- △ 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
- * NOT PART OF THIS PLAT



PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

Update PCD File No. to "VR-21-004".

PCDD FILE NO. _____

According to Colorado law, this plat is a legal action based upon any defect in this survey within three years after the date of recording. In no event, may any action based upon any defect in this survey be brought more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER.

No.	REVISIONS	Date
	Description	

H Scale: 1" = 100'
V Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
Date: 03/18/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8848
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN FILING NO. 1A - FINAL PLAT

Project No.: 19031
Sheet: 2 of 2