

STERLING RECYCLING SUBDIVISION

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 4 & THE N1/2 OF SECTION 5,
BOTH IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

BE IT KNOWN BY THESE PRESENTS:

THAT RHETORIC REAL ESTATE LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5 BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376" AND AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 4842 1996", BEARING S89°14'13"W.

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, N89°12'38"E A DISTANCE OF 792.39 FEET;

THENCE S49°38'29"E A DISTANCE OF 638.55 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5;

THENCE ON SAID EAST LINE, S06°22'37"W A DISTANCE OF 586.31 FEET;

THENCE S89°16'22"W A DISTANCE OF 1460.40 FEET;

THENCE N00°43'38"W A DISTANCE OF 1000.44 FEET, TO A POINT ON THE NORTH LINE OF THE

9.23 FEET, TO THE POINT OF BEGINNING.

OR 32.4263 ACRES.

EMENT:

BE SURVEYED AND PLATTED INTO ACCOMPANYING PLAT, WHICH PLAT IS SEPARATELY SETS FORTH THE OF SAID EASEMENTS, AND WHICH SUBDIVISION, EL PASO COUNTY,

PUBLIC USE AND SAID OWNER DOES NOT DESIRE TO BE CONSTRUCTED OR MAINTAINED FOR SAME WILL BE PROVIDED AT THE DISCRETION OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO.

IC REAL ESTATE,

THIS

ICAL ESTATE, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SUMMARY:

2 LOTS RIGHTS-OF-WAY	30.6437 ACRES 1.7826 ACRES	94.50% 5.50%
TOTAL	32.4263 ACRES	100.00%

FEES:

SAND CREEK DRAINAGE FEE: _____

BRIDGE FEE: _____

ACADEMY SCHOOL DISTRICT #20 FEE: _____

PARK FEE: _____

Public and Common Subdivision Improvements:
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 Number _____ 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.

Public Roads Turnaround Easements:
Temporary turnaround easements as shown on this plat shall be relinquished upon the construction completion of Filing # _____ (or connection to another road). Or, The temporary turnaround easement as shown on this plat and referenced in the Easement Agreement as recorded at Reception No. _____ of the records of El Paso County will be vacated upon the completion of roadway construction of _____ Road with a future Final Plat, in accordance with the terms of said easement agreement.

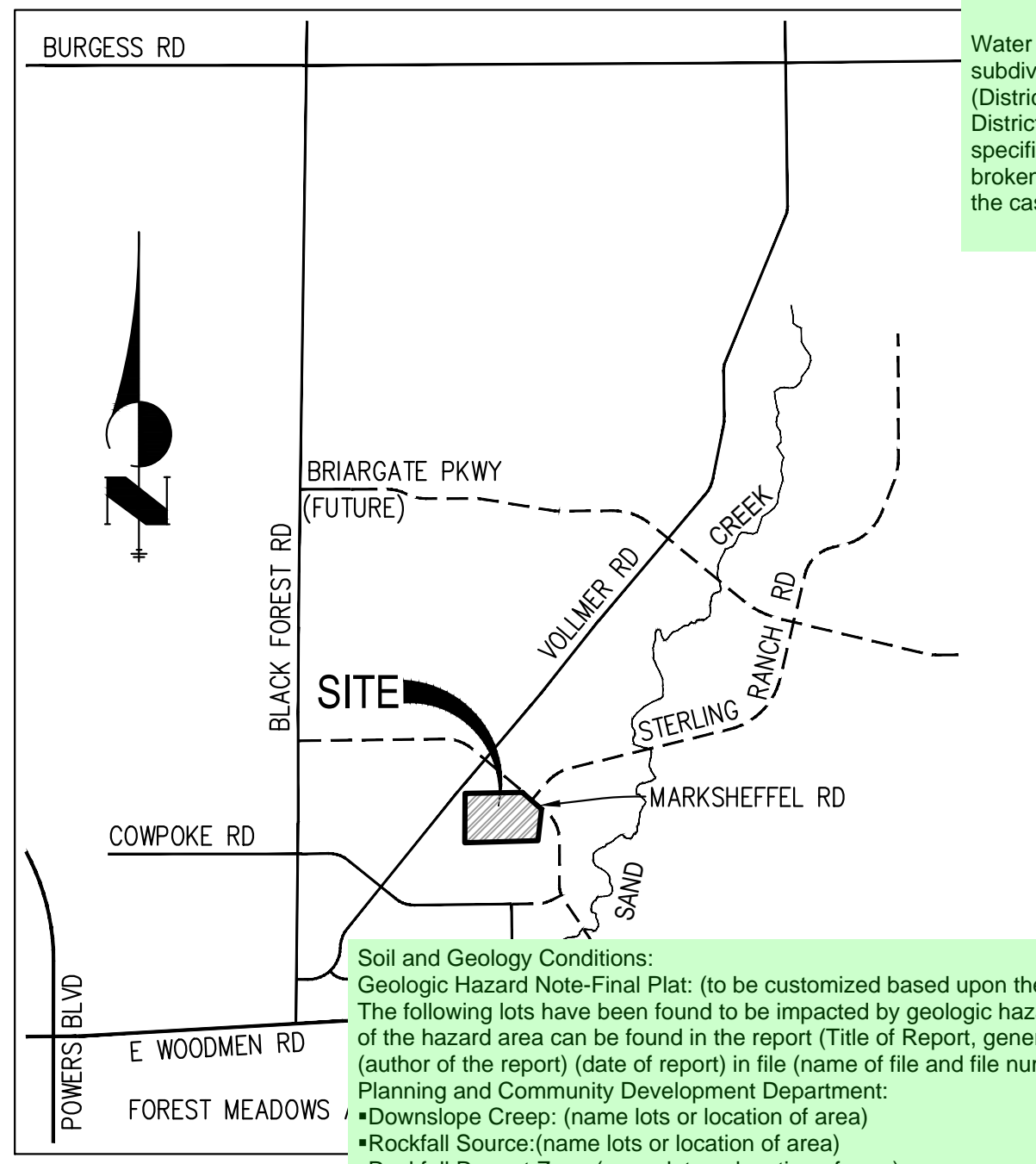
PLAT NOTES:

- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "LS 4842 1996" AND AT THE EAST END BY A 3.25" ALUMINUM CAP STAMPED "LS 10376 2006", SAID LINE BEARS N89°14'13"E.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
- 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.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
- THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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 NUMBER _____ 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 CHAIR 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 CHAIR 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.

Add Plate Note:

The non-revocable public improvement easement shown at the end of _____ Street cul-de-sac is intended for turn around and emergency response purposes. At such a time that _____ Street is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending _____ Street.



Add the following note:

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source: (name lots or location of area)
•Rockfall Runout Zone: (name lots or location of area)
•Potentially Seasonally High Groundwater: (name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

PLAT NOTES:

- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT. WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THIS SITE IS LOCATED WITHIN PART 77.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, PANEL NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- THE STERLING RANCH METROPOLITAN DISTRICT NO. 3 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER 219003168 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
- THE SUBDIVIDER(S) 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. 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. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.
- PURSUANT TO RESOLUTION NO. _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RECYCLING SUBDIVISION ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

Add notes

No driveway shall be established unless an access permit has been granted by El Paso County.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED REGISTERED SURVEYOR OF COLORADO, HEREBY STATES I HAVE SURVEYED AND DRAWN UNDER THE COLORADO PROFESSIONAL SURVEYING ACT DESCRIBED TRACT OF LAND, AND I AM AWARE OF ALL TITLE 38 OF THE COLORADO STATUTES AND MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

Lot _____ (or Tract _____) (or entire property) 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 _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



Add Board of County Commissioners Certificate

JARRÓD ADAMS, PROFESSIONAL LAND SURVEYOR COLORADO NO. 38252 FOR AND ON BEHALF OF JR ENGINEERING, LLC

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements, list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AF 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.

Chair, Board of County Commissioners Date

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

Clerk and Recorder
STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County

Add the following:
Name, address and telephone number of the owner of record in the lower right hand corner

I HEREBY CERTIFY THAT THIS _____ CE

AT _____ O'CLOCK _____M., THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORD OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

JOB

6/2

SHEE

SF2325

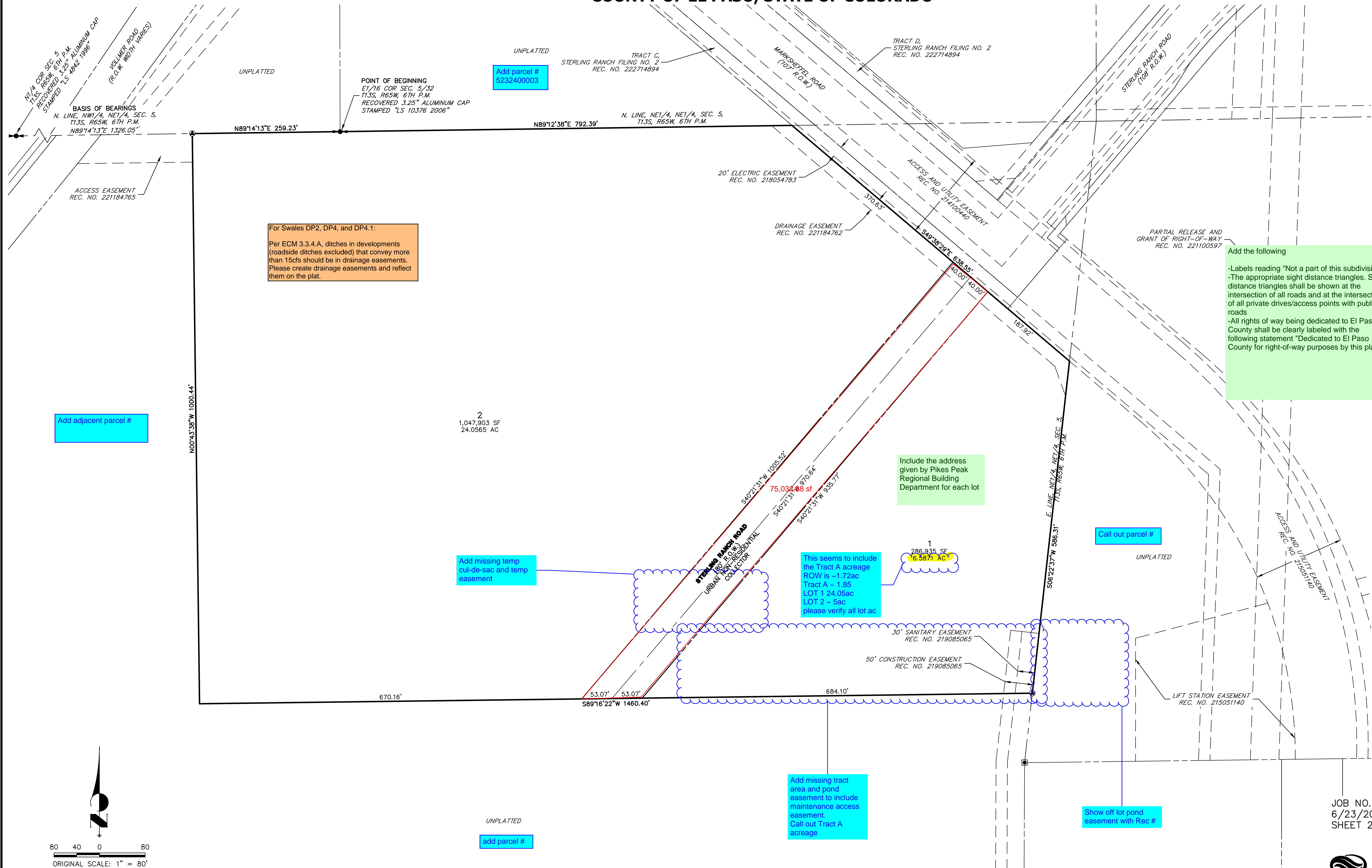
FILE NO. SF-XX-XXX



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RECYCLING SUBDIVISION

**LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 4 & THE N1/2 OF SECTION 5,
BOTH IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO**



For Swales DP2, DP4, and DP4.1:
Per ECM 3.3.4.A, ditches in developments (roadside ditches excluded) that convey more than 15cfs should be in drainage easements. Please create drainage easements and reflect them on the plat.

Add the following
-Labels reading "Not a part of this subdivision"
-The appropriate sight distance triangles. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads
-All rights of way being dedicated to El Paso County shall be clearly labeled with the following statement "Dedicated to El Paso County for right-of-way purposes by this plat."

Add adjacent parcel #

Add parcel #
5232400003

Add missing temp cul-de-sac and temp easement

This seems to include the Tract A acreage ROW is ~1.72ac
Tract A ~ 1.85
LOT 1 24.05ac
LOT 2 ~ 5ac
please verify all lot ac

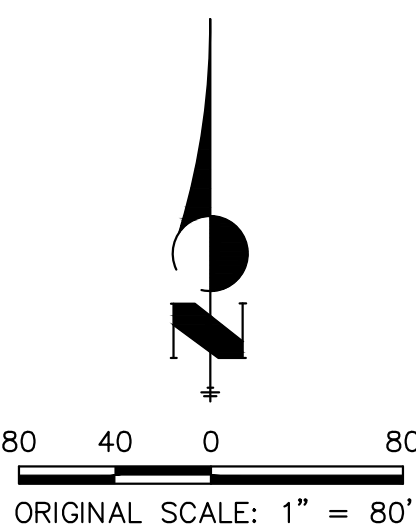
Include the address given by Pikes Peak Regional Building Department for each lot

Call out parcel #

Add missing tract area and pond easement to include maintenance access easement. Call out Tract A acreage

Show off lot pond easement with Rec #

add parcel #



JOB NO. PROJ. NO.
6/23/2023
SHEET 2 OF 2



FILE NO. SF-XX-XXX

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

V1_Final Plat Drawings.pdf Markup Summary



Subject: Owner Certification
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:54:15 PM
Status:
Color: ■
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Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of

_____. 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.

Owners/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

State of Colorado
County of _____

Signed before me on _____,
20____
by _____
(name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.

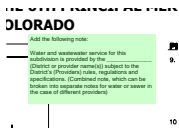


Subject: Soils & Geology
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:41:00 PM
Status:
Color: ■
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Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

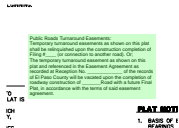
- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



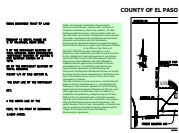
Subject: Wastewater
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:44:55 PM
Status:
Color: ■
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Add the following note:
 Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)



Subject: Public Turnaround
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:52:46 PM
Status:
Color: ■
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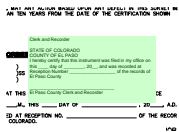
Public Roads Turnaround Easements:
 Temporary turnaround easements as shown on this plat shall be relinquished upon the construction completion of Filing #____ (or connection to another road). Or;
 The temporary turnaround easement as shown on this plat and referenced in the Easement Agreement as recorded at Reception No. _____ of the records of El Paso County will be vacated upon the completion of roadway construction of _____Road with a future Final Plat, in accordance with the terms of said easement agreement.



Subject: Subdivision Improvements
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:53:07 PM
Status:
Color: ■
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Public and Common Subdivision Improvements: 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 Number _____ 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.



Subject: Clerk & Recorder
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:57:27 PM
Status:
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Clerk and Recorder

STATE OF COLORADO
 COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

 El Paso County Clerk and Recorder

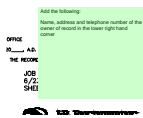


Subject: BoCC Certification
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:56:44 PM
Status:
Color: ■
Layer:
Space:

Add Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

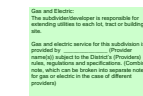
 Chair, Board of County Commissioners
 Date



Subject: Planner
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:58:09 PM
Status:
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Add the following:

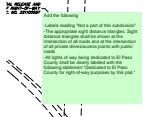
Name, address and telephone number of the owner of record in the lower right hand corner



Subject: Gas and Electric
Page Label: [1] 1 SHEET 1
Author: Kylie Bagley
Date: 10/24/2023 12:58:14 PM
Status:
Color: ■
Layer:
Space:

Gas and Electric:
 The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

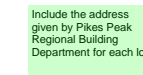
Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)



Subject: Planner
Page Label: [2] 2 SHEET 2
Author: Kylie Bagley
Date: 10/24/2023 1:09:12 PM
Status:
Color: ■
Layer:
Space:

Add the following

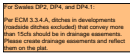
- Labels reading "Not a part of this subdivision"
- The appropriate sight distance triangles. Sight distance triangles shall be shown at the intersection of all roads and at the intersection of all private drives/access points with public roads
- All rights of way being dedicated to El Paso County shall be clearly labeled with the following statement "Dedicated to El Paso County for right-of-way purposes by this plat."



Subject: Planner
Page Label: [2] 2 SHEET 2
Author: Kylie Bagley
Date: 10/24/2023 1:10:47 PM
Status:
Color: ■
Layer:
Space:

Include the address given by Pikes Peak Regional Building Department for each lot

Glenn Reese - EPC Stormwater (1)



Subject: SW - Textbox
Page Label: [2] 2 SHEET 2
Author: Glenn Reese - EPC Stormwater
Date: 10/17/2023 10:34:56 AM
Status:
Color: ■
Layer:
Space:

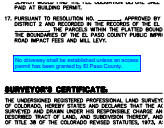
For Swales DP2, DP4, and DP4.1:

Per ECM 3.3.4.A, ditches in developments (roadside ditches excluded) that convey more than 15cfs should be in drainage easements. Please create drainage easements and reflect them on the plat.

eschoenheit (18)

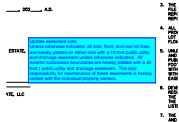
5. U↑
A↑
-.

Subject: Highlight
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/16/2023 11:58:15 AM
Status:
Color: ■
Layer:
Space:



Subject: Access:
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/16/2023 12:44:17 PM
Status:
Color: ■
Layer:
Space:

No driveway shall be established unless an access permit has been granted by El Paso County.



Subject: Easements:
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/16/2023 1:45:48 PM
Status:
Color: ■
Layer:
Space:

Update easement note.
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



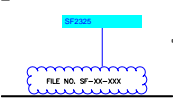
Subject: Easement and Tract Maintenance:
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/17/2023 7:42:12 AM
Status:
Color: ■
Layer:
Space:

Lot ____ (or Tract ____) (or entire property) 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 _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



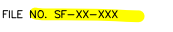
Subject: Text Box
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/16/2023 1:30:03 PM
Status:
Color: ■
Layer:
Space:

Add Plate Note:
 The non-revocable public improvement easement shown at the end of ____ Street cul-de-sac is intended for turn around and emergency response purposes. At such a time that ____ Street is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending ____ Street.

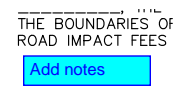


Subject: Cloud+
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/16/2023 2:09:05 PM
Status:
Color: ■
Layer:
Space:

SF2325

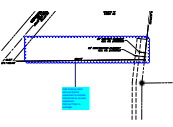


Subject: Highlight
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/16/2023 2:09:07 PM
Status:
Color: ■
Layer:
Space:



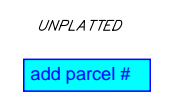
Subject: Text Box
Page Label: [1] 1 SHEET 1
Author: eschoenheit
Date: 10/17/2023 7:42:07 AM
Status:
Color: ■
Layer:
Space:

Add notes



Subject: Cloud+
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/18/2023 1:23:25 PM
Status:
Color: ■
Layer:
Space:

Add missing tract area and pond easement to include maintenance access easement.
 Call out Tract A acreage



Subject: Text Box
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/16/2023 12:50:39 PM
Status:
Color: ■
Layer:
Space:

add parcel #

Add adjacent parcel #

Subject: Text Box
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/16/2023 12:51:00 PM
Status:
Color: ■
Layer:
Space:

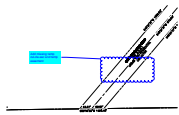
Add adjacent parcel #

UNPLATTED

Add parcel #
5232400003

Subject: Text Box
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/16/2023 12:52:20 PM
Status:
Color: ■
Layer:
Space:

Add parcel # 5232400003



Subject: Cloud+
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/16/2023 1:30:35 PM
Status:
Color: ■
Layer:
Space:

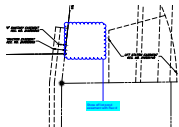
Add missing temp cul-de-sac and temp easement

Call out parcel #

UNPLATTED

Subject: Text Box
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/18/2023 1:06:05 PM
Status:
Color: ■
Layer:
Space:

Call out parcel #

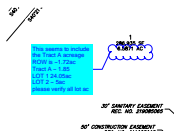


Subject: Cloud+
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/19/2023 7:19:49 AM
Status:
Color: ■
Layer:
Space:

Show off lot pond easement with Rec #

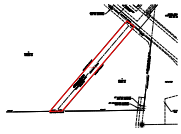
1
286,935 SF
6.5871 AC

Subject: Highlight
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/19/2023 1:41:34 PM
Status:
Color: ■
Layer:
Space:



Subject: Cloud+
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/19/2023 1:45:43 PM
Status:
Color: ■
Layer:
Space:

This seems to include the Tract A acreage
ROW is ~1.72ac
Tract A ~ 1.85
LOT 1 24.05ac
LOT 2 ~ 5ac
please verify all lot ac



Subject: Area Measurement
Page Label: [2] 2 SHEET 2
Author: eschoenheit
Date: 10/19/2023 1:43:21 PM
Status:
Color: ■
Layer:
Space:

75,032.88 sf