

# WINSOME FILING NO. 3

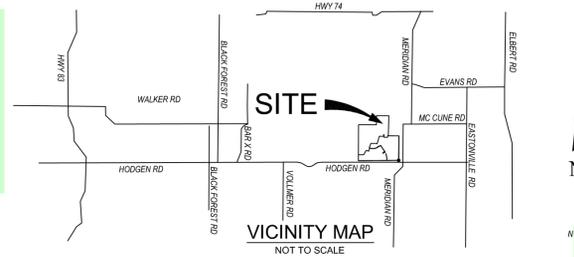
## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

**NOTE #7 WAS MODIFIED BASED ON THE FLOODPLAIN ADMINISTRATOR COMMENTS AND THESE COMMENTS**

Add to Note 7 (as appropriate):  
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)  
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_, effective date \_\_\_\_\_ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number dated \_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

**UPDATED, NOW NOTE #24 WITH THIS INFORMATION**

Add note: 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.



**UPDATED, NOW NOTE 23, WITH THIS INFORMATION**

Add note: 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 property owner is responsible for maintenance of the subject drainage facilities. (you can customize this note to state that the District will be responsible)

**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 THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> 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 6<sup>TH</sup> PRINCIPAL MERIDIAN MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/4" 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, COLORADO.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'25"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST BOUNDARY OF PARCEL 4, AS RECORDED UNDER RECEPTION NUMBER 218900072, A DISTANCE OF 2,636.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'38"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2,633.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE N00°10'29"E ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 65 WEST, A DISTANCE OF 1,321.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE N89°20'26"E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1,873.37 FEET; THENCE S00°34'43"W, A DISTANCE OF 2,706.21 FEET; THENCE S89°15'17"E, A DISTANCE OF 155.82 FEET; THENCE S00°17'06"W, A DISTANCE OF 239.06 FEET; THENCE N89°42'54"W, A DISTANCE OF 609.60 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N85°44'53"W, HAVING A DELTA OF 05°13'06", A RADIUS OF 1,710.00 FEET, A DISTANCE OF 155.74 FEET TO A POINT ON CURVE; THENCE S89°02'00"W, A DISTANCE OF 60.00 FEET; S89°29'13"W, A DISTANCE OF 722.44 FEET; THENCE S15°42'23"W, A DISTANCE OF 1,195.74 FEET; THENCE N22°21'05"W, A DISTANCE OF 229.91 FEET; THENCE N89°23'30"W, A DISTANCE OF 757.49 FEET; THENCE S20°48'19"W, A DISTANCE OF 758.90 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N22°56'03"E, HAVING A DELTA OF 03°42'28", A RADIUS OF 1,470.00 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 02°06'44", A RADIUS OF 1,790.00 FEET, A DISTANCE OF 383.72 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 02°06'44", A RADIUS OF 1,790.00 FEET, A DISTANCE OF 65.99 FEET TO A POINT ON CURVE; THENCE N69°47'06"W, A DISTANCE OF 306.30 FEET; THENCE N89°45'39"W, A DISTANCE OF 128.26 FEET; THENCE S29°41'56"W, A DISTANCE OF 768.98 FEET; THENCE N89°41'23"W, A DISTANCE OF 820.25 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ON THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 24 A DISTANCE OF 1,884.27 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 15,222,954 SQUARE FEET OR 349,471 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 SHOWN HEREON SHALL BE KNOWN AS WINSOME FILING NO. 3, 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 TRACTS A, B, C AND D, 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: \_\_\_\_\_  
ANDREW J. BIGGS

AS PRESIDENT OF WINSOME METROPOLITAN DISTRICT NO. 1

**GENERAL NOTES:**

- THE DATE OF PREPARATION IS JULY 1, 2021.
- THE BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6<sup>TH</sup> 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 3-1/4" 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 DEFACES 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 EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 0804C0350G, EFFECTIVE DATE DECEMBER 7, 2018. APPROXIMATE LINE OF THE CREEK, THE DEVELOPER WILL REQUEST FEMA ISSUE A LETTER OF MAP REVISION (LOMR) WITHIN 30 DAYS OF THE DATE OF THIS PLAT. AFTER CONSTRUCTION OF ROADWAY IMPROVEMENTS ACROSS THE CREEK, THE DEVELOPER WILL WITHHOLD CERTIFICATES OF OCCUPANCY ON LOTS 20 - 24 UNTIL THE LOMR HAS BEEN ISSUED.
- UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY, IMPROVEMENT AND DRAINAGE EASEMENT (PUIE) 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. **Exterior subdivision easements should be 20 ft**
- 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 WINSOME METROPOLITAN DISTRICT.
- 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. 3 PREPARED BY ENTECH ENGINEERING, INC., DATED MAY 21, 2021, IN THE FILE WINSOME FILING NO. 3 FINAL PLAT, SF229 AVAILABLE AT THE EL PASO COUNTY SERVICES DEPARTMENT:
  - DOWNSLOPE CREEP - LOTS 7, 8, 10, 11
  - POTENTIALLY UNSTABLE SLOPES - LOTS 31, 32
  - POTENTIALLY SEASONALLY HIGH GROUND WATER - LOTS 1-6, 12-14, 22, 24, 27-29, 31-38.
- 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, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (EG., PREBLE'S MEADOW JUMPING MOUSE).
- 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. **This should be a requirement. See the other geology - related comments**
- Replace Note 16:  
No driveway shall be established unless an access permit has been granted by El Paso County.
- 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 CURLVETS 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 FLOODPLAIN ADMINISTRATOR. DRIVEWAYS REQUIRE CURLVETS LARGER THAN 18-INCHES BASED ON THE FINAL DRAINAGE REPORT AND SHALL BE SIZED AND DESIGNED BY AN ENGINEER. DRIVEWAYS SHALL BE INSTALLED IN THE STATE OF COLORADO. IF A DRIVEWAY IS PROPOSED TO CROSS A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED.
- WILDLAND FIRE PROTECTION WILL BE INDIVIDUAL OWNER'S RESPONSIBILITY.
- TRACTS A, B AND C, ARE IN DISTRICT NO. 1 FOR OPEN SPACE, PUBLIC TRAILS, PUBLIC UTILITIES AND DRAINAGE. **This note appears to be redundant, as the tract table includes this information.**
- THE WINSOME METROPOLITAN DISTRICT NO. 1, IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 219085336, RECORDS OF EL PASO COUNTY, COLORADO. **THIS NOTE WAS DELETED**
- 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.

TRACT TABLE:			
TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	22,667 SQ FT	OPEN SPACE, FIRE ACCESS, FIRE CISTERN	WINSOME METROPOLITAN DISTRICT NO. 1
B	607,408 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1
C	3,054,263 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1
D	1,484,498 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, 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 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 RELEASE 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 SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.

**LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:**

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.

Water finding has been deferred to final plat. Replace PCD Director block with 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 \_\_\_\_\_, 20\_\_\_\_, subject to any notes PLANNED AND SUBJECT TO ANY NO 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.

PLANNING AND SUBJECT TO ANY NO 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.

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REVISIONS	NO.	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

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

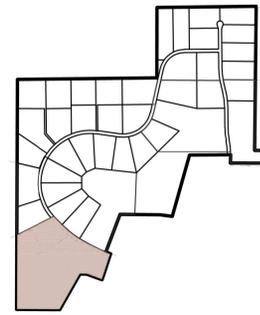


WINSOME FILING NO. 3  
FINAL PLAT  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

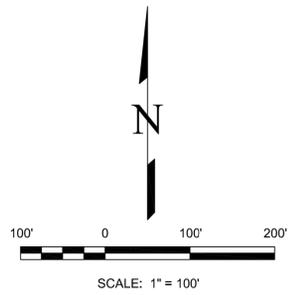
DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	N/A
JOB NO.	1858-04
DATE CREATED	7/1/2021
DATE ISSUED	3/6/2023
SHEET NO	1 OF 7

# WINSOME FILING NO. 3

## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

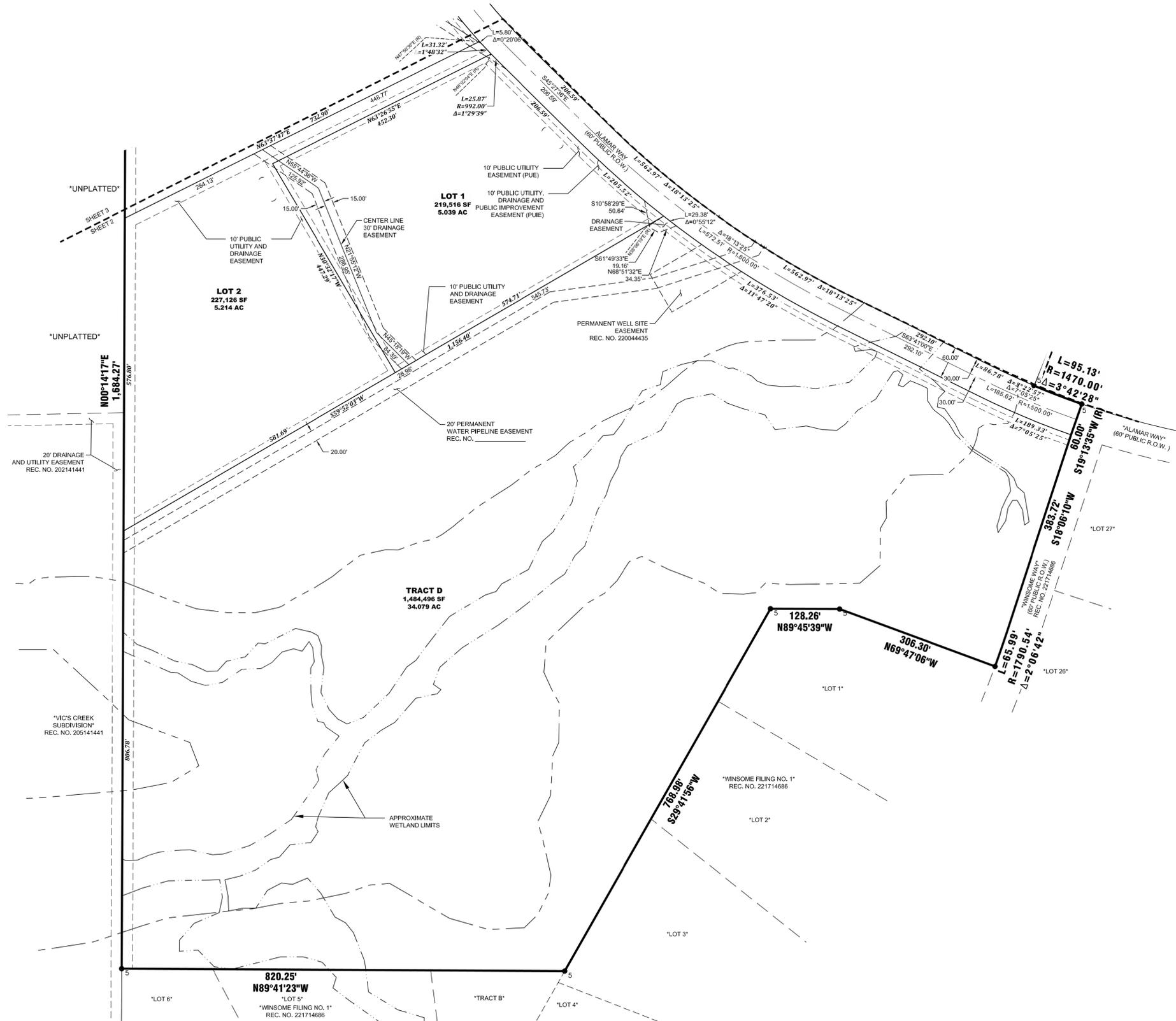


KEY MAP



**LEGEND:**

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
  - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 26858"
  - 3 FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
  - 4 FOUND YELLOW PLASTIC CAP ILLEGIBLE
  - 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
- - - - - WETLAND DELINEATION
- - - - - APPROXIMATE FEMA FLOODPLAIN
- ( ) ADDRESS
- (R) RADIAL BEARING



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

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



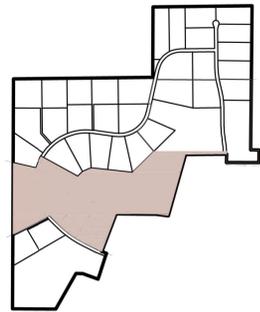
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DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1"=100'
JOB NO.	1858-04
DATE CREATED	7/1/2021
DATE ISSUED	3/6/2023
SHEET NO	2 OF 7

# WINSOME FILING NO. 3

## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



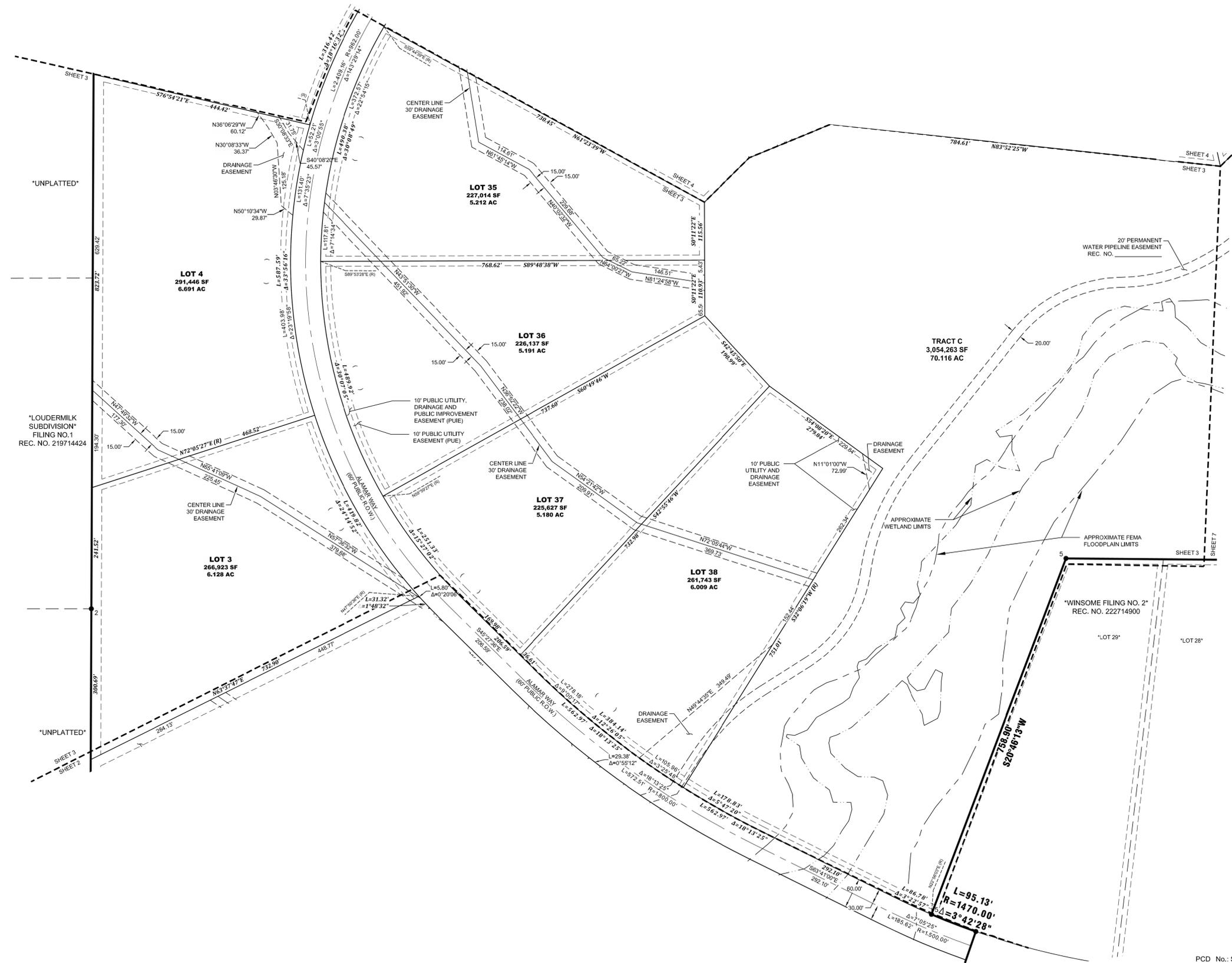
KEY MAP



SCALE: 1" = 100'

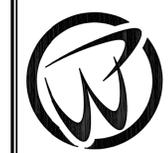
**LEGEND:**

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
  - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 26858"
  - 3 FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
  - 4 FOUND YELLOW PLASTIC CAP ILLEGIBLE
  - 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
  - - - WETLAND DELINEATION
  - - - APPROXIMATE FEMA FLOODPLAIN
  - ( ) ADDRESS
  - (R) RADIAL BEARING



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Pueblo, CO 81008  
 Office: (719) 576-1216  
 Fax: (719) 576-1206



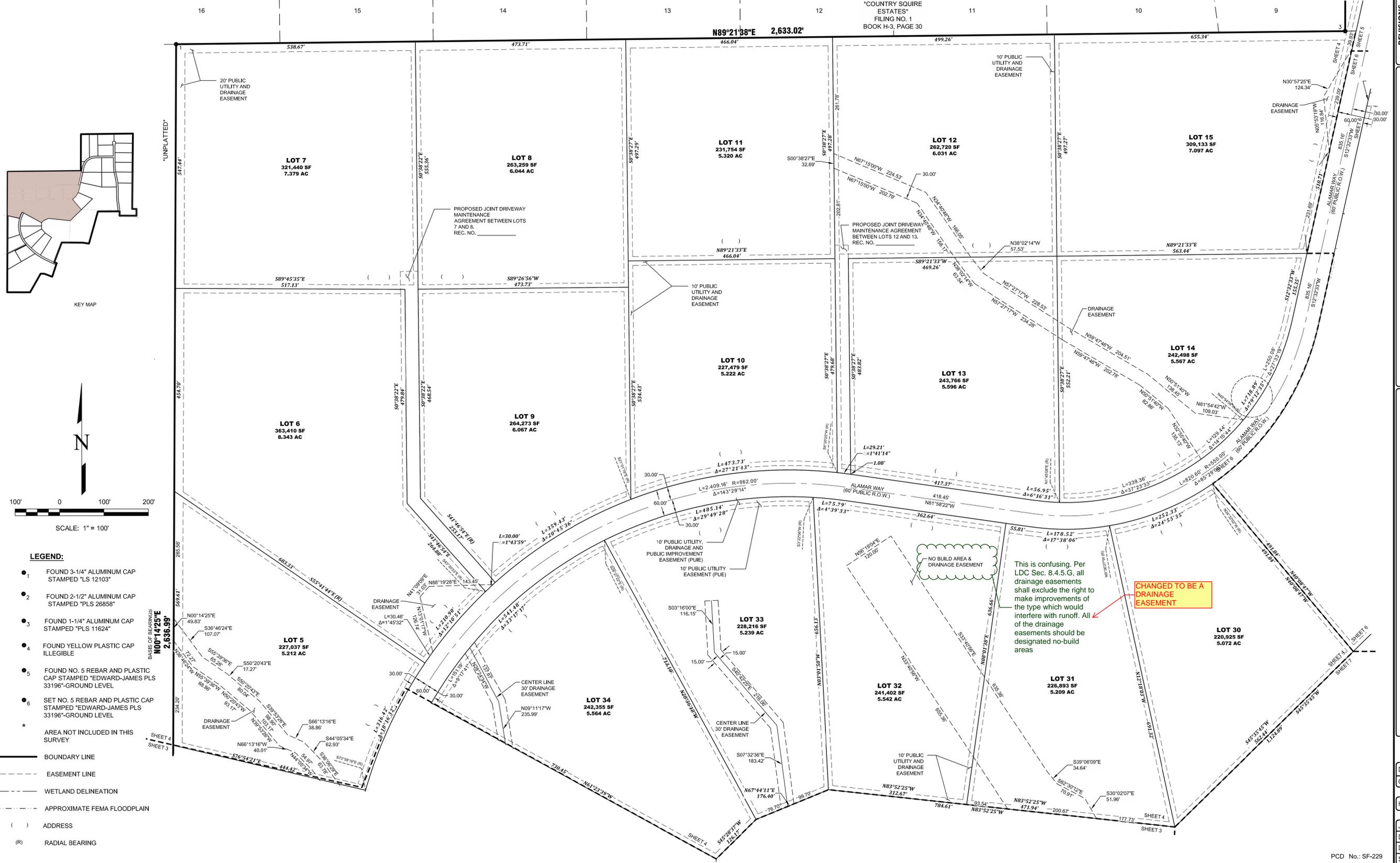
**WINSOME FILING NO. 3  
FINAL PLAT**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 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.	1858-04
DATE CREATED	7/1/2021
DATE ISSUED	3/6/2023
SHEET NO	3 OF 7

# WINSOME FILING NO. 3

## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**

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Office: (719) 576-1216  
Fax: (719) 576-1206

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

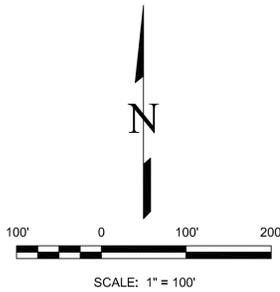
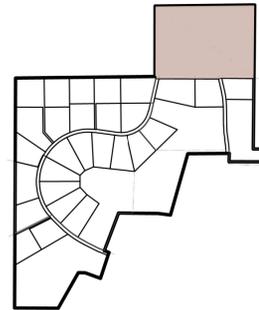
**WINSOME FILING NO. 3  
FINAL PLAT**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 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.	1858-04
DATE CREATED	7/1/2021
DATE ISSUED	3/6/2023
SHEET NO	4 OF 7

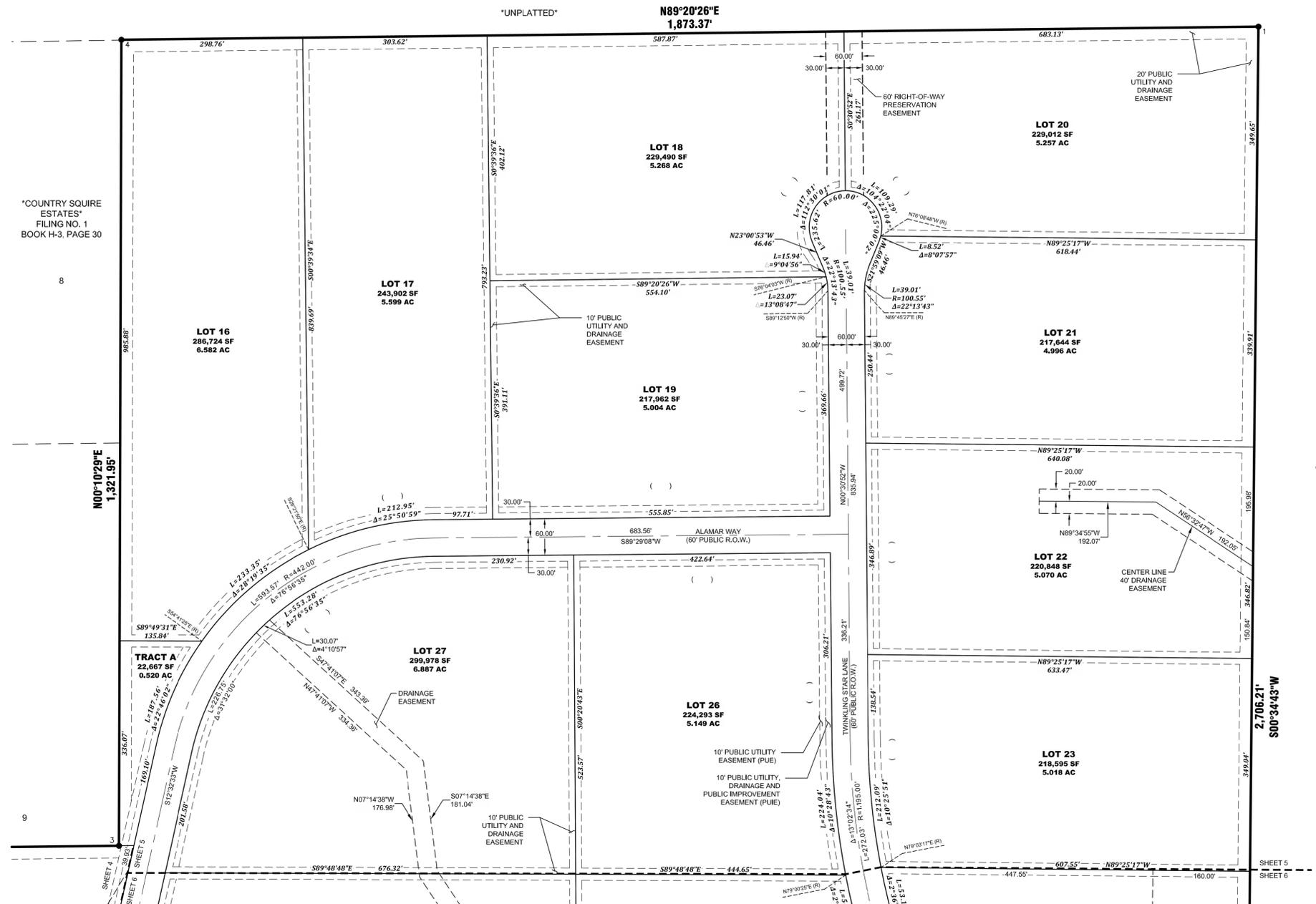
# WINSOME FILING NO. 3

## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



**LEGEND:**

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
  - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 26858"
  - 3 FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
  - 4 FOUND YELLOW PLASTIC CAP ILLEGIBLE
  - 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
- WETLAND DELINEATION
- · - · - APPROXIMATE FEMA FLOODPLAIN
- ( ) ADDRESS
- (R) RADIAL BEARING



NO.	REVISIONS	DESCRIPTION	DATE

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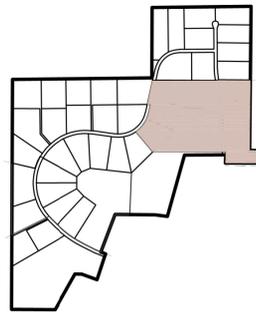
**WINSOME FILING NO. 3  
FINAL PLAT**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

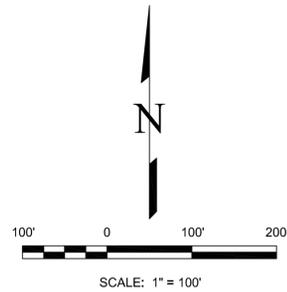
DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1"=100'
JOB NO.	1858-04
DATE CREATED	7/1/2021
DATE ISSUED	3/6/2023
SHEET NO	5 OF 7

# WINSOME FILING NO. 3

## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



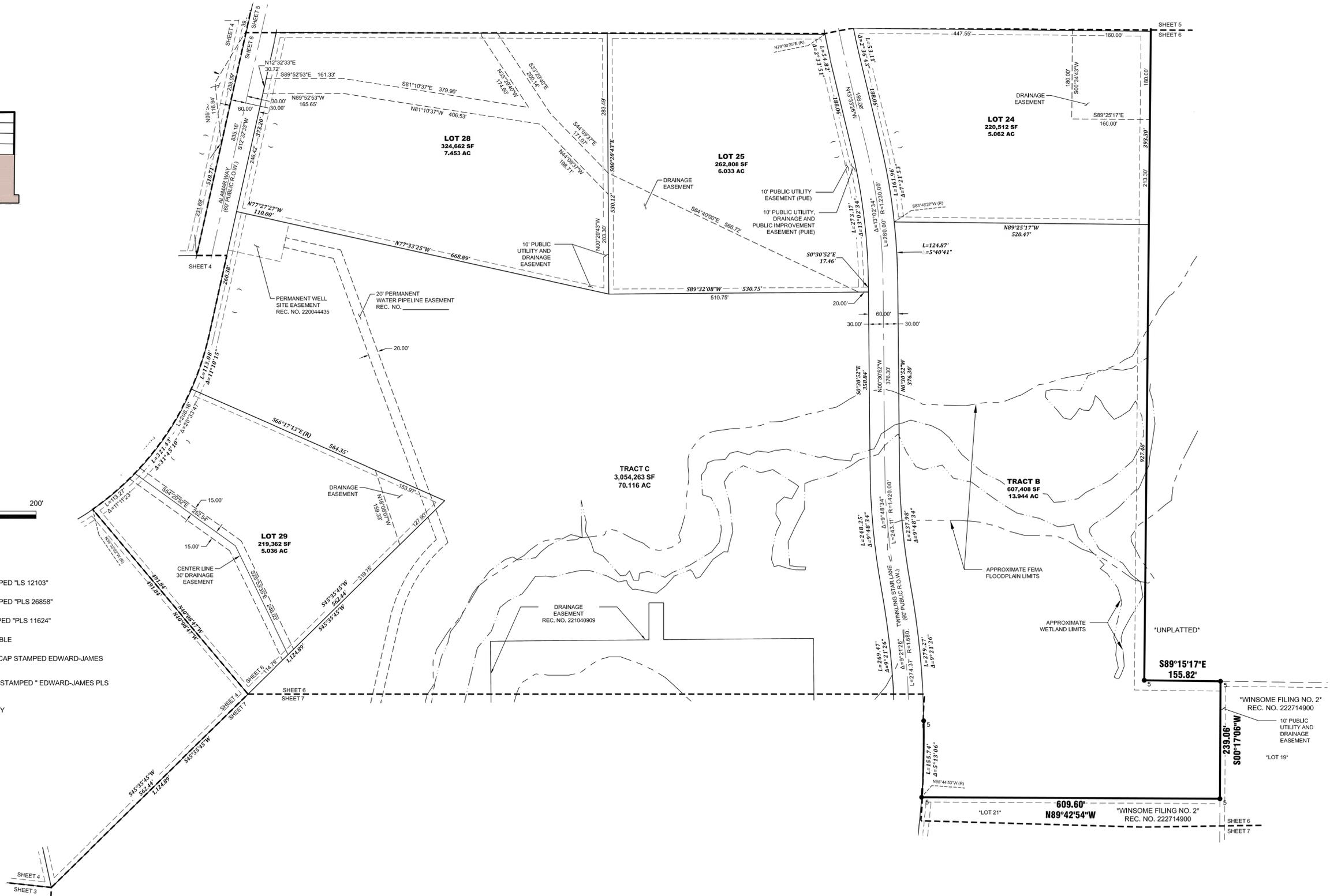
KEY MAP



**LEGEND:**

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 26858"
- 3 FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
- 4 FOUND YELLOW PLASTIC CAP ILLEGIBLE
- 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
- · - · - WETLAND DELINEATION
- · - · - APPROXIMATE FEMA FLOODPLAIN
- ( ) ADDRESS
- (R) RADIAL BEARING



NO.	REVISIONS	DESCRIPTION	DATE

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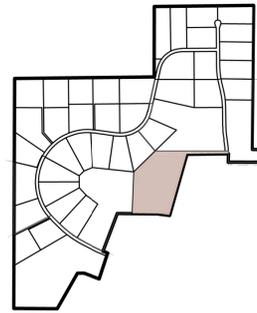
**WINSOME FILING NO. 3  
FINAL PLAT**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

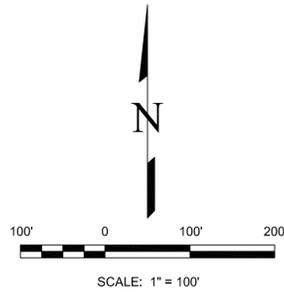
DRAWN BY	JWT
CHECKED BY	TWS
H-SCALE	1"=100'
JOB NO.	1858-04
DATE CREATED	7/1/2021
DATE ISSUED	3/6/2023
SHEET NO	6 OF 7

# WINSOME FILING NO. 3

## A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13, AND A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

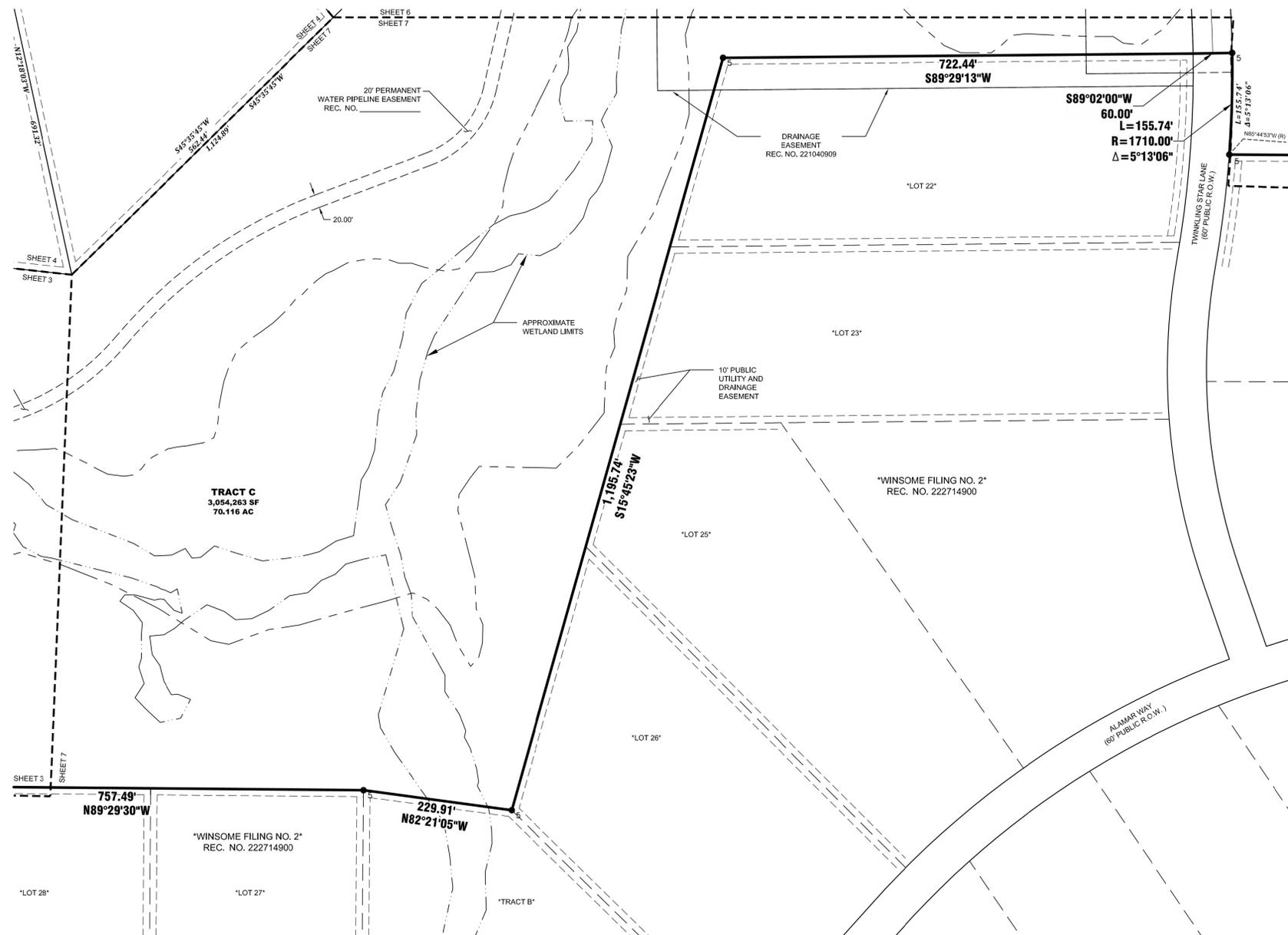


KEY MAP



**LEGEND:**

- <sub>1</sub> FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
  - <sub>2</sub> FOUND 2-1/2" ALUMINUM CAP STAMPED "PLS 26858"
  - <sub>3</sub> FOUND 1-1/4" ALUMINUM CAP STAMPED "PLS 11624"
  - <sub>4</sub> FOUND YELLOW PLASTIC CAP ILLEGIBLE
  - <sub>5</sub> FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED EDWARD-JAMES PLS 33196"-GROUND LEVEL
  - <sub>6</sub> SET NO. 5 REBAR AND PLASTIC CAP STAMPED " EDWARD-JAMES PLS 33196"-GROUND LEVEL
  - \* AREA NOT INCLUDED IN THIS SURVEY
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- - - - - EASEMENT LINE
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- - - - - APPROXIMATE FEMA FLOODPLAIN
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**WINSOME FILING NO. 3  
FINAL PLAT**

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 13,  
A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 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.	1858-04
DATE CREATED	7/1/2021
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SHEET NO	7 OF 7