

# FINAL PLAT SOLACE APARTMENTS FILING NO. 2

A REPLAT OF TRACT A, SOLACE APARTMENTS FILING No. 1  
A PORTION OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

## KNOW ALL BY THESE PRESENTS:

That CS Powers & Galley, LLC, a Delaware limited liability company, being the owners of the following described tract of land to wit:

## LEGAL DESCRIPTION:

TRACT A, SOLACE APARTMENTS FILING No. 1, COUNTY OF EL PASO, STATE OF COLORADO.

## DEDICATION

The above owner has caused said tract of land to be platted into a lot as shown hereon. The tract of land herein platted shall be known as "SOLACE APARTMENTS FILING NO. 2" in the County of El Paso, State of Colorado.

## OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CS Powers & Galley, LLC, a Delaware limited liability company, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
Ryan Tobias, Managing Member  
CS Powers & Galley, LLC, a Delaware limited liability company

## 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 a lot as shown hereon under the name and subdivision of SOLACE APARTMENTS FILING NO. 2. The utility easements shown hereon were previously dedicated by the plat of Solace Apartments Filing No. 1 for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements were 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.

By: \_\_\_\_\_  
Ryan Tobias, Managing Member, CS Powers & Galley, LLC, a Delaware limited liability company, its successors and assigns.

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: (if corporation)

Secretary/Treasurer } SS

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: Ryan Tobias, Managing Member

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

## EASEMENT STATEMENT:

All public drainage, utility and improvement easements are as shown hereon. All easements shown or dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 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.

## FLOOD PLAIN CERTIFICATION:

According to the National Flood Insurance Program, Flood Insurance Rate Map Panel 08041C0752G with an effective date of December 7, 2018, the subject property is located in Zone X (an area determined to be outside the 0.2% annual chance floodplain).

Review 1 comment unresolved (third time making this comment):

Previous comment not addressed regarding Note 11. Please revise soils & geology note accordingly: (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.

## SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order No. SC55107784, with an effective date of September 13, 2022 as provided by Old Republic National Title Insurance Company and Land Title Guarantee Company.
5. This survey was performed in the field on September 9, 2022.
6. The overall subject parcel contains a calculated area of 334,741 square feet (7.68 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon Northerly lines of Tract A & Tract B, monumented at the Northwest corner of Tract A with a #5 rebar and 1.5" aluminum cap stamped "JR ENG PLS 38252", and monumented at the Northeast corner of Tract B with a #5 rebar, and is assumed to bear N 89°58'24" E, a field measured distance of 1311.73 feet.
8. Unless stated otherwise, all found or set monuments are flush with grade.
9. The approval of this Replat vacates all prior plats for the area described by this plat.
10. There shall be no direct lot access to North Powers Boulevard.
11. Geologic hazard note:

Per the Geologic Hazards Evaluation and Preliminary Geotechnical Investigation report prepared by CTL Thompson, Inc., dated December 10, 2019, (CTL Thompson Project No. CS19163-105) the subject Lot was not identified as having geologic hazards that would preclude development of the project as planned. However, on site conditions identified include:  
-Instability of recently downcut stream banks in the drainage channel located along the eastern property line and potential for erosion and flooding.

-Regional geologic conditions that include seismicity and radioactivity.  
The report states that each of these conditions do not pose hazards or constraints to development if mitigated with engineering design and construction methods commonly employed in this area. The report (PCD File No. \_\_\_\_\_) is on file at the El Paso County Planning and Community Development Department.

12. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.

13. All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. 221101914 of the records of the El Paso County Clerk and Recorder.

14. 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 submittal. 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.

15. Notice of potential aircraft overflight and noise impact associated with airport: this serves as 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 airport operations.

16. 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.

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

18. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

19. The following reports have been submitted in association with the preliminary plan or 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; geology and soils report; fire protection report; noise report.

20. 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 Corps of Engineers and the U.S. Fish and Wildlife service regarding the endangered species act, particularly as it relates to the listed species (e.g., Preble's Meadow jumping mouse).

21. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

22. Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at Reception No. \_\_\_\_\_.

23. An existing blanket access easement exists over Tract A, Solace Apartments Filing No. 1 for emergency services and will remain in effect over Lot 1, Solace Apartments Filing No. 2.

24. A 30 dB(A) indoor noise reduction shall be achieved by approved construction techniques as evidenced by a noise reduction certificate prior to site development plan approval.

25. All property within this subdivision is subject to a reciprocal access/parking agreement as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.

26. Utility Providers:

Sanitary Sewer: Cherokee Metropolitan District

Water: Cherokee Metropolitan District

Electric: Colorado Springs Utilities

Gas: Colorado Springs Utilities

Review 1 comment:

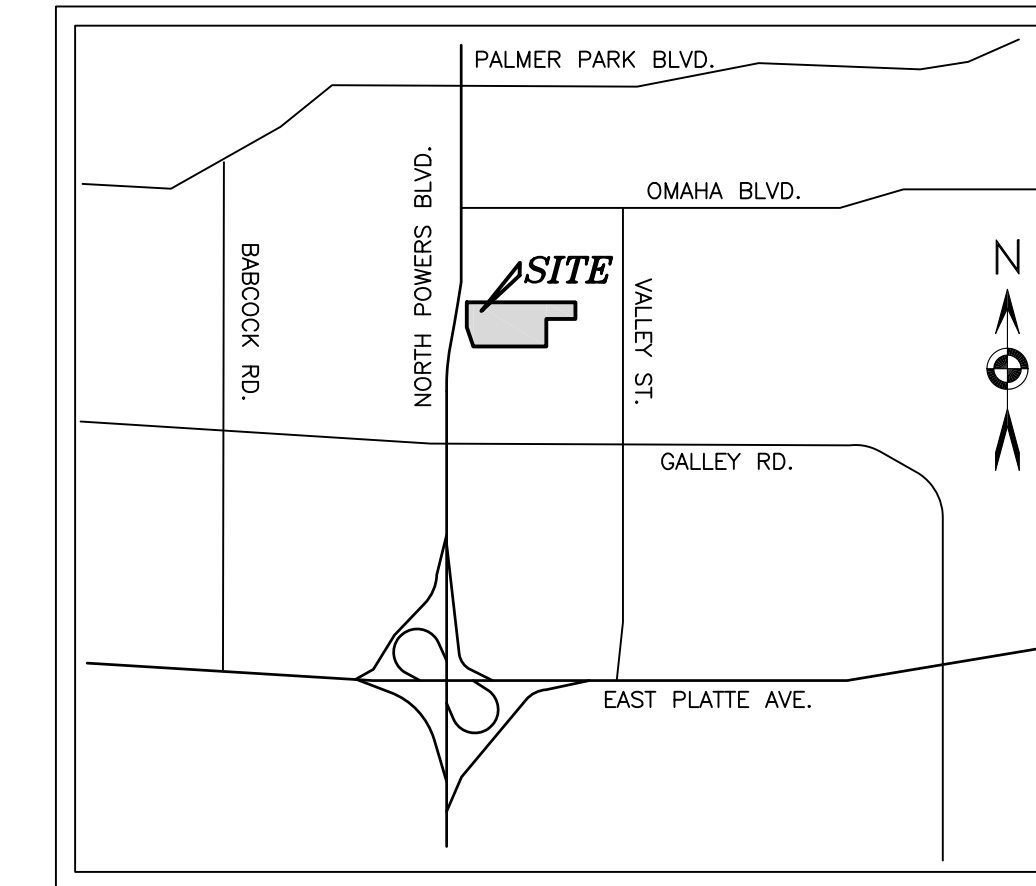
Please add the following note(s):

-An effective LOMR for the floodplain identified in Solace Apartments Filing No. 1 shall be approved by FEMA prior to issuance of any building permits within this filing.

Review 2 comment: Unresolved. Please add the note above.

Review 3: Unresolved from review 1. Please add the note indicated in the review 1 comment. This is a condition of approval from filing 1 that applies to this filing.

Review #2 comment unresolved: Has this agreement already been recorded? If so, please include reception number. If not, please provide the draft agreement for review.



VICINITY MAP  
(NOT TO SCALE)

## SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, 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 September 9, 2022, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

\_\_\_\_\_  
Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

## COUNTY APPROVAL

This plat for SOLACE APARTMENTS FILING NO. 2 was approved for filing by the El Paso County, Colorado Board of

County Commissioners on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The prior dedications of land to the public (easements) 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.

\_\_\_\_\_  
Chair, Board of County Commissioners

Date

\_\_\_\_\_  
Planning and Community Development Director

Date

## RECORDING

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at \_\_\_\_ O'clock \_\_M., this

day of \_\_\_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_\_\_

of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

By: \_\_\_\_\_  
Deputy

## FEES:

School Fee (School District \_\_\_\_): \_\_\_\_\_

Bridge Fee (Sand Creek Drainage Basin): \$ \_\_\_\_\_

Urban Park Fee: \_\_\_\_\_

Regional Park Fee: \_\_\_\_\_

Drainage Fee (Sand Creek Drainage Basin): \$ \_\_\_\_\_

## OWNER OF RECORD:

CS Powers & Galley, LLC  
510 South Neil St.  
Champaign, IL 61820

DATE: 09/23/2022		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COUNTY COMMENTS	11/28/22	KPB
2	ADDRESS COUNTY COMMENTS	2/8/23	KPB

**SF2232**

**BARRON LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd. Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

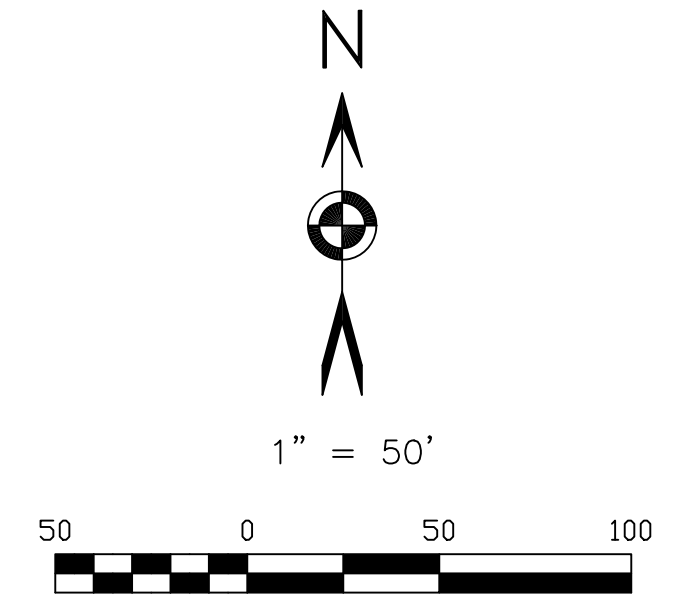
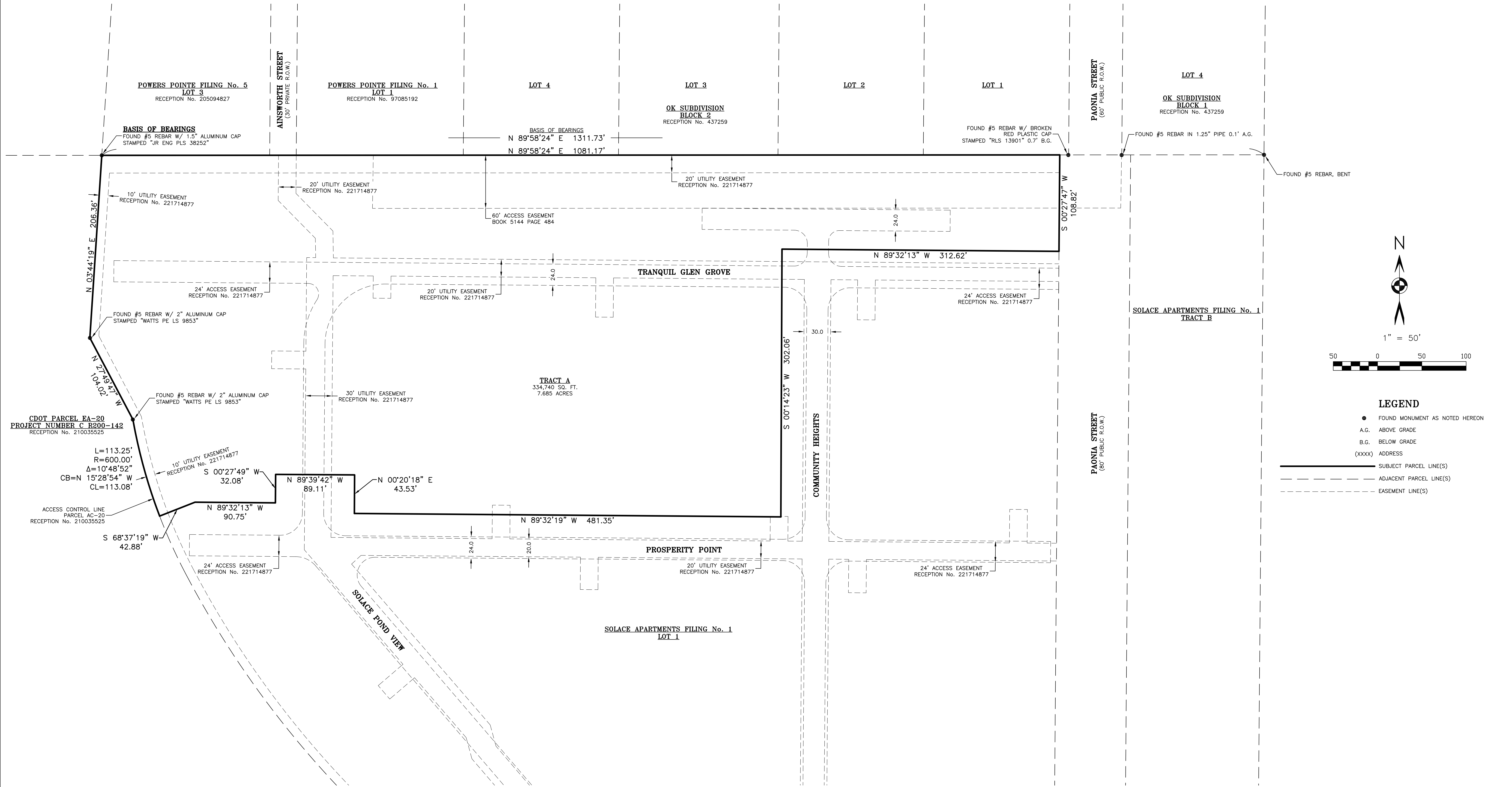
PROJECT No.: 22-031 SHEET 1 OF 3



# FINAL PLAT SOLACE APARTMENTS FILING NO. 2

A REPLAT OF TRACT A, SOLACE APARTMENTS FILING No. 1  
A PORTION OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

AS PLATTED



- LEGEND**
- FOUND MONUMENT AS NOTED HEREON
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE
  - (XXXX) ADDRESS
  - SUBJECT PARCEL LINE(S)
  - - - ADJACENT PARCEL LINE(S)
  - - - EASEMENT LINE(S)

DATE: 09/23/2022		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COUNTY COMMENTS	11/28/22	KPB
2	ADDRESS COUNTY COMMENTS	2/8/23	KPB

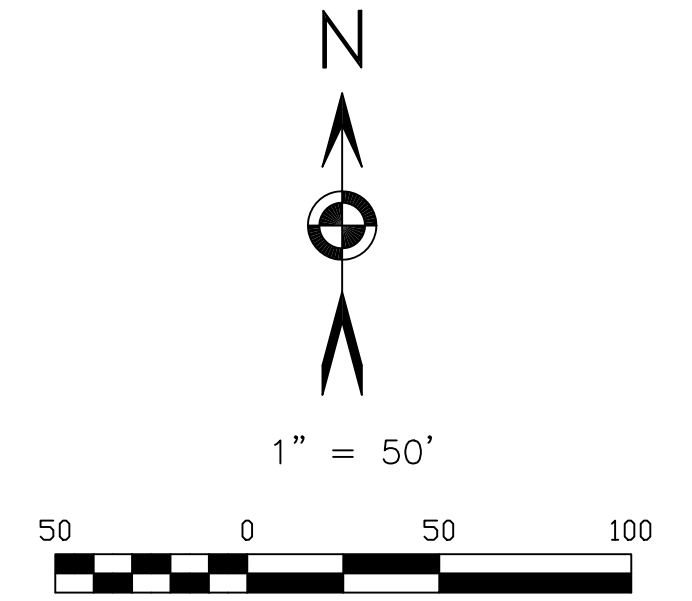
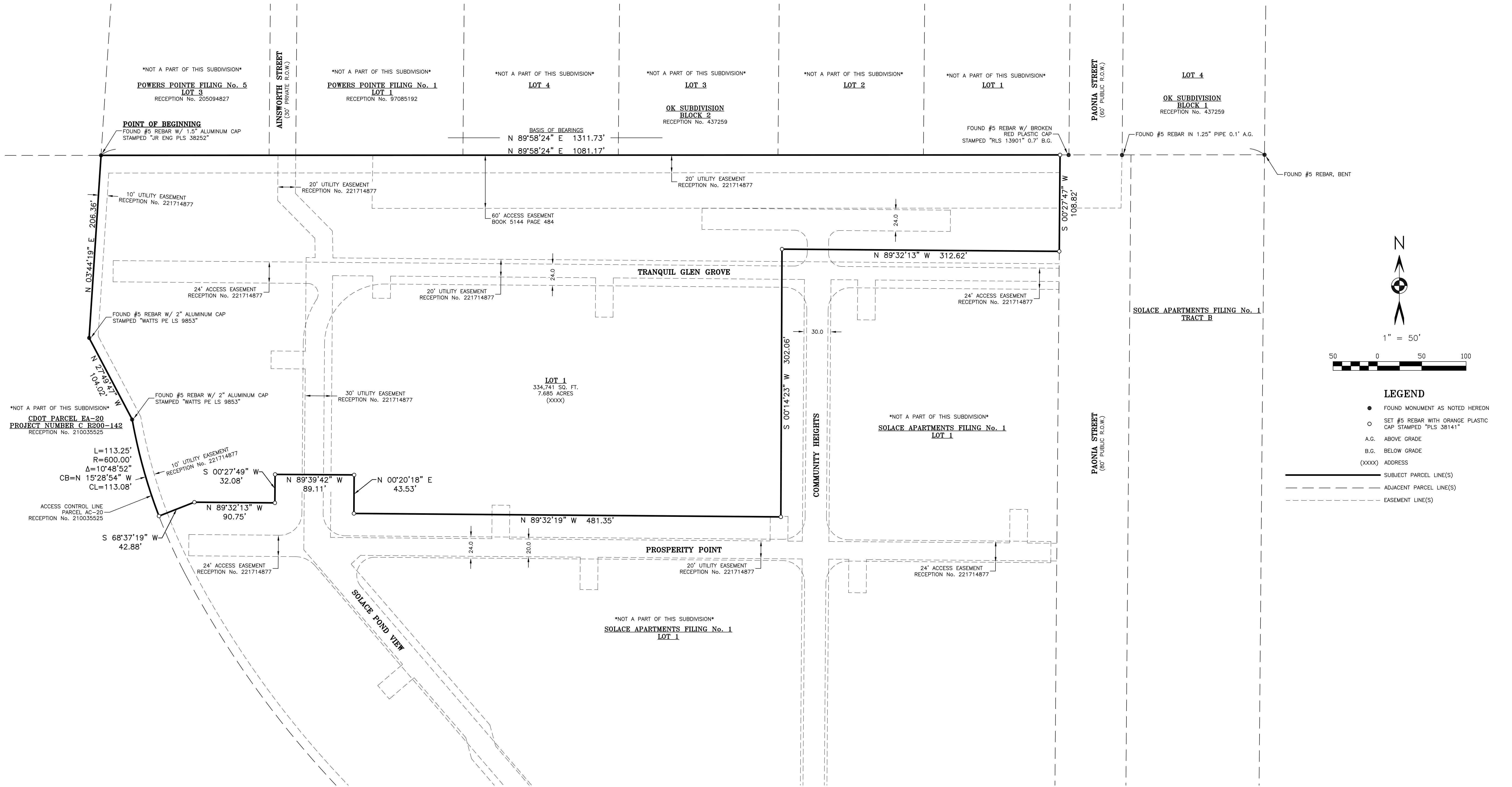
**SF2232**

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 22-031 SHEET 2 OF 3

**FINAL PLAT**  
**SOLACE APARTMENTS FILING NO. 2**  
 A REPLAT OF TRACT A, SOLACE APARTMENTS FILING No. 1  
 A PORTION OF THE SOUTHWEST QUARTER OF THE  
 NORTHWEST QUARTER OF SECTION 7,  
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
 COUNTY OF EL PASO, STATE OF COLORADO

**AS REPLATTED**



- LEGEND**
- FOUND MONUMENT AS NOTED HEREON
  - SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE
  - (XXXX) ADDRESS
  - SUBJECT PARCEL LINE(S)
  - - - ADJACENT PARCEL LINE(S)
  - - - EASEMENT LINE(S)

DATE: 09/23/2022		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COUNTY COMMENTS	11/28/22	KPB
2	ADDRESS COUNTY COMMENTS	2/8/23	KPB

BARRON LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
 Colorado Springs, CO 80917 F: 719.466.6527  
 www.BARRONLAND.com

PROJECT No.: 22-031 SHEET 3 OF 3