EAST PLATTE SUBDIVISION

A VACATION AND REPLAT OF LOT 1, CIMARRON SOUTH FILING NO. 1
LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW	ΑΠ	MFN	RY	THESE	PRESENTS:
ININOW	\neg \sqsubseteq \sqsubseteq	141 - 14	וט		I INDUCINIO.

That Thomas E. Richardson & Linda S. Richardson, being the owner of the following described tract of land to wit:

Lot 1, Cimarron South Filing No. 1, County of El Paso, State of Colorado, less and except that portion conveyed to the Department of Transportation, State of Colorado, as set forth in Warranty Deed recorded October 16, 2000 under Reception No. 200124935.

Containing a calculated area of 6.775 acres, more or less.

DEDICATION:

The above owners has caused said tract of land to be surveyed and platted into lots, easements and additional road right of way as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which tract so platted shall be known as East Platte Subdivision, El Paso County, Colorado. The undersigned do hereby grant to El Paso County, Colorado those utility easements and additional road right of way shown on this plat and further restricts the use of said easements to the county and/or its assigns, provided however that the sole right and authority to release or quit claim any such public easements shall remain exclusively vested in El Paso County.

The aforementioned, Thom	as E. Richardson, has executed this instrument	this day of
		ŕ
Ву:		
NOTARIAL:		
STATE OF		
COUNTY OF		
The above and aforement	ioned was acknowledged before me this	_ day of
2018, by	·	
Witness my hand and sec	1	
Address		

STATE OF _____

IN WITNESS WHEREOF:

______, 2018.

COUNTY OF _____

The above and aforementioned was acknowledged before me this _____ day of ______,

The aforementioned, Linda S. Richardson, has executed this instrument this _____ day of

2018, by ______.

Witness my hand and seal______

Address _____

My Commission expires ______

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

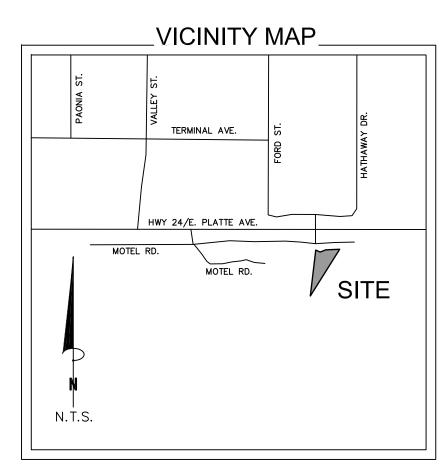
This plat for East Platte Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of ____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, 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.

President, Board of County Commissioners

Date

PCD DIRECTOR CERTIFICATE:

This plat for East Platte Subdivison 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.



EASEMENTS:

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 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.

All easements are as shown, with the sole responsibility for maintenance is hereby vested with the lot owners.

NOTES:

- 1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights—of—way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by Old Republic National Title Insurance Company, Commitment No. RND55065195, effective date August 05, 2017 at 5:00 P.M
- 2. Basis of bearings is a portion of the west line of Cimarron South Filing No. 1, recorded May 24, 1973 at Reception No. 985823 in the Official Records of El Paso County, monumented at the North end by a #6 rebar and at the South end by a #4 rebar with a 1" plastic cap stamped "PLS 11624" and assumed to bear N00°46'59"E.
- 3. This property is located within Zone X (Areas determined to be outside of the 500—year floodplain) and Zone AE (Based flood elevation determined as shown) as established by FEMA or FIRM panel 08041C0754F, effective date March 17, 1997 and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 03—08—0689P dated June 03, 2004. No structures are permitted within the designated Floodplain areas.
- 4. Approval of this replat vacates all prior plats for the area described by this replat.
- 5. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 6. The lineal units used in this drawing are U.S. Survey Feet.
- 7. This parcel is subject to the Avigation Easement recorded May 29, 1973 in Book 2590 at Page 122.
- 8. This parcel is subject to the inclusion of the Cimarron Hills Fire Protection District as evidence by instrument recorded December 13, 1972, under Rec. No. 941974.
- 9. Water Service and Sanitary Sewer Service is to be provided by the Cherokee Water and Sanitation District.
- 10. 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.
- 11. The addresses exhibited on this plat are for informational purposes only, They are not the legal description and are subject to change.
- 12. No driveway shall be established unless an access permit has been granted by El Paso County.
- 13. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

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

Stew	/art	L. N	Mapes,	Jr.						
Colo	rado	Pr	ofessio	nal	Land	Survey	or/	No.	382	245
For	and	on	behalf	of	Clark	Land	Su	rveyi	ng,	Inc.

F	EES:	

Drainage Fee:	 School	l Fee:	
Bridge Fee:	 Park	Fee:	
Traffic Fee:			

RECORDING:

STATE OF COLORADO) cc	
STATE OF COLORADO COUNTY OF EL PASO	<i>y</i> 33	

0001111 01 22 1	
I hereby certify	that this instrument was filed for record in my office at o'clockM.,
this day	of, 2018, A.D., and is duly recorded under

__ of the records of El Paso County, Colorado.

SURCHARGE:	CHUCK BROERMAN, RECORDER
FEE:	BY: Deputy

		02:
		177 S. Tiffany Dr., Unit 1 Pueblo West, CO 81007 719.582.1270
	S.COM	st, CO 81007
Land Surveying, Inc	www.clarkls.com	Pueblo Wes
	}	0
٦٥٥	3	Dr., Unit 1
		S. Tiffany
		177

No.	Description	Ву	og
2	Revised per comments	ZAR	ZAR 12/28
_	CSU 1st review comments	CME	CME 12/13

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.

DDIVISION

1 1/4 OF SECTION 18,

WEST OF THE 6TH P.M.

COUNTY, STATE OF COLORADO

EAST PLATTE SUBDIVISION ION ON THE NORTHEAST 1/4 OF SECTION ON THE NORTHEAST 1/4 OF SECTION ON THE RADO SPRINGS, EL PASO COUNTY, STATE

TOWNSHIP 14 SOUTH, RANGE CITY OF COLORADO SPRINGS, EL PAS Project 170333

EAST PLATTE SUBDIVISION A REPLAT OF LOT 1, CIMARRON SOUTH FILING NO. 1 LOCATED WITHIN THE NORTHEAST 1/4 OF SECTION 18, AS PLATTED AS RE-PLATTED TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO U.S. HWY 24/E. PLATTE AVE. (PUBLIC R.O.W. VARIES) U.S. HWY 24/E. PLATTE AVE. (PUBLIC R.O.W. VARIES) CDOT REC. NO. 200124935-CDOT REC. NO. 200124935-S89°04'35"E 159.17' (R) S89°55'03"E 170.00' (R) S89°55'03"E 170.00 (R) S89°04'35"E 159.17' (R) S89°54'55"E 169.98' (C) ~S89°04'26"E 159.15Ì (C)′ 15' ELECTRICAL EASEMENT (BOOK 2935, PAGE 258) (e) Base Flood Elevations and Floodplain Boundaries 15' ELECTRICAL EASEMENT (i) Floodplain Boundaries to be Shown on Plat (BOOK 2935, PAGE 258) Base flood elevation data approved by the jurisdictional floodplain authority and 100 year floodplain boundaries ACCESS EASEMENT shall be shown on the plat. LOT 1, CLEARWAY NO. 3 OWNER: TORQUE ENTERPRISES LLC (REC. NO. 213040424) -ACCESS EASEMENT (ii) Located within 300 Feet of a Zone A Floodplain LOT 1, CLEARWAY NO. 3 (REC. NO. 213040424) If any portion of a division of land is located within 300 feet of a Zone A Floodplain, FEMA-approved base flood OWNER:
TORQUE ENTERPRISES LLC (NO DEED OF RECORD PER ASSESSOR) elevations and boundaries are required to be determined (NO DEED OF RECORD PER ASSESSOR) and shown on the plat, or the applicant may provide a 100' YEAR FLOODPLAIN— AND NO BUILDING/NO Floodplain Certification Letter by a professional engineer or architect stating that "To the best of the engineer's STORAGE OF MATERIALS knowledge and based on field verified characteristics of _ _ _ _ _ _ _ the land being divided, the property is reasonably safe LOT 1, 73,084 SQ. FT. L=378.04' (C) _ _ _ _ _ _ _ _ from flooding and, if studied, the 100-year floodplain R=3451.85' (C) would not be shown to enter the property in question." 1.678 ACRES $\Delta = 6^{\circ}16'30''$ (C) L=378.08' (R) LOT 2, CLEARWAY NO. 3 L=378.08' (R) R=3452.20' (R) Δ=6'16'30" (R) R=3452.20' (R) Δ=6°16'30" (R) LOT 2, CLEARWAY NO. 3 OWNER:
TORQUE ENTERPRISES LLC OWNER: TORQUE ENTERPRISES LLC (NO DEED OF RECORD LOT 1, CIMARRON PER ASSESSOR) SOUTH FILING NO. 1 (NO DEED OF RECORD 4 -6.775 ACRES PER ASSESSOR) LOT 2, 222,008 SQ. FT. 5.097 ACRES LOT 3, CLEARWAY NO. 3 N89°50'29"W 222.25' LOT 3, CLEARWAY NO. 3 TRACT A, CIMARRON SOUTH FILING NO. 1 TORQUE ENTERPRISES LLC (REC. NO. 202077642) FOUND MONUMENTS TRACT A, CIMARRON SOUTH FILING NO. 1 OWNER: TORQUE ENTERPRISES LLC 1. #6 REBAR, 1' BELOW SURFACE OWNER: CHEROKEE METROPOLITAN DISTRICT 2. #5 REBAR, FLUSH W/ SURFACE (REC. NO. 202077642) 3. #4 REBAR W/ 1" PLASTIC CAP, "PLS 11624" OWNER: CHEROKEE METROPOLITAN DISTRICT 5' PUBLIC UTILITY EASEMENT (NO DEED OF RECORD PER ASSESSOR) 6" ABOVE SURFACE (REC. NO. 985823) 4. #4 REBAR W/ 1" PLASTIC CAP, "WATTS 9853" 5' PUBLIC UTILITY EASEMENT (NO DEED OF RECORD PER ASSESSOR) FLUSH W/SURFACE (REC. NO. 985823) 5' PUBLIC UTILITY EASEMENT #5 REBAR W/ 11/4" PLASTIC CAP, "PLS 38245" (REC. NO. 985823) 5' PUBLIC UTILITY EASEMENT LOT 4, CLEARWAY NO. 3 (R) RECORD (REC. NO. 985823) OWNER:
NIELSEN PROPERTIES LLC
(REC. NO. 201129789) (M) MEASURED CLEARWAY NO. 3 OWNER: (C) CALCULATED NIELSEN PROPERTIES LLC (REC. NO. 201129789) 20' SANITARY SEWER EASEMENT (REC. NO. 98070519) 20' SANITARY SEWER EASEMENT _ (REC. NO. 98070519) LOT 4, CLEARWAY NO. 2 LOT 4, CLEARWAY NO. 2
OWNER:
URBAN PROPERTIES LLC
(REC. NO. 202173827) OWNER: URBAN PROPERTIES LLC (REC. NO. 202173827) SUBDIVISION ZONE ZONE AE CLEARWAY LOT 5, CLEARWAY OWNER: CLEARWAY PROPERTIES LLC -100' YEAR FLOODPLAIN AND NO BUILDING/NO CLEARWAY PROPERTIES LLC STORAGE OF MATERIALS (REC. NO. 97064918) GRAPHIC SCALE (REC. NO. 97064918) (IN FEET) 1 inch = 60 ft.