

EAST PLATTE SUBDIVISION

A 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.
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Vacation and replat

KNOW ALL MEN BY THESE PRESENTS:

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 except that portion conveyed to State of Colorado Department of Transportation at Reception No. 200124935.

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

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into two (2) lots, as shown on the accompanying plat. This tract of land as herein platted shall be known as East Platte Subdivision in the City of Colorado Springs, El Paso County, State of Colorado.

The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those Public Easements as shown on the plat; and further restricts the use of all Public Easement to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs.

All public streets are hereby dedicated to the City of Colorado Springs for public use.

IN WITNESS WHEREOF:

The aforementioned, Thomas E. Richardson, has executed this instrument this _____ day of _____, 2017.

By: _____

NOTARIAL:

STATE OF _____ } SS
 COUNTY OF _____ }

The above and aforementioned was acknowledged before me this _____ day of _____, 2017, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, Linda S. Richardson, has executed this instrument this _____ day of _____, 2017.

By: _____

NOTARIAL:

STATE OF _____ } SS
 COUNTY OF _____ }

The above and aforementioned was acknowledged before me this _____ day of _____, 2017, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs.

numerous references to City of Colorado Springs. This property is not within the City limits.

Revise. The 100yr floodplain appears encroach the property. Also, update the reference to include the LOMR:

This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date _____ and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas.

Add the following notes:

- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

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

- 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.

The LDC requires drainage and utility easements along the property boundaries. Please show the easements either as a note, or on the plat drawing. Reference 8.4.5.G and 8.4.6.C

Use the attached signature blocks and standard notes. (Note: there is a separate one for a vacation replat)

Many of the easements shown on the title are not included. Add all easements to the drawing.

Remove

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of East Platte Subdivision.

City Engineer _____ Date _____

Manager of City Planning _____ Date _____

City Clerk _____ Date _____

NOTES:

- 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 Land Title Guarantee Company, Commitment No. SC55041803.2, effective date June 04, 2015 at 5:00 P.M.
- 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.
- This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C0754F, effective date March 17, 1997.
- Approval of this replat vacates all prior plats for the area described by this replat.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet.

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 209056689 of the records of El Paso County, Colorado (except for dual easements as defined by City Code).

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

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.

Stewart L. Mapes, Jr.
 Colorado Professional Land Surveyor No. 38245
 For and on behalf of Clark Land Surveying, Inc.

FEES:

Drainage Fee: _____ School Fee: _____

Bridge Fee: _____ Park Fee: _____

RECORDING:

STATE OF COLORADO } SS
 COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M.,

this _____ day of _____, 2017, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ Deputy

Add PCD File #
 VR-17-014



www.clarkls.com
 177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

No.	Description	By	Date

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

EAST PLATTE SUBDIVISION
 A PORTION ON THE NORTHEAST 1/4 OF SECTION 18,
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO
 Project No. **170333**
 Drawn By: ZAR
 Checked By: SLM
 Date: 05/30/2017
 Sheet 1 of 2

Markup Summary

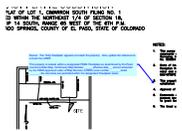
dsdlaforce (5)



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce

Add the following notes:

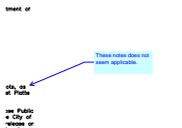
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 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.



Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce

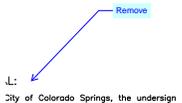
Revise. The 100yr floodplain appears encroach the property. Also, update the reference to include the LOMR:

This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date __ and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas.



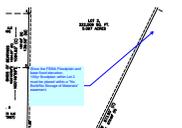
Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce

These notes does not seem applicable.



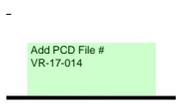
Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdlaforce

Remove



Subject: Callout
Page Label: 2
Lock: Locked
Author: dsdlaforce

Show the FEMA Floodplain and base flood elevation. 100yr floodplain within Lot 2 must be placed within a "No Build/No Storage of Materials" easement



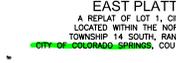
Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdruiz

Add PCD File # VR-17-014

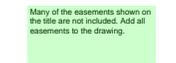


Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdruiz

Vacation and replat

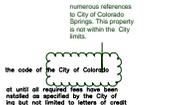


Subject: Highlight
Page Label: 1
Lock: Locked
Author: dsdruiz



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdruiz

Many of the easements shown on the title are not included. Add all easements to the drawing.



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdruiz

numerous references to City of Colorado Springs. This property is not within the City limits.



Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdruiz

Use the attached signature blocks and standard notes. (Note: there is a separate one for a vacation replat)



Subject: Cloud+
Page Label: 1
Lock: Locked
Author: dsdruiz

The LDC requires drainage and utility easements along the property boundaries. Please show the easements either as a note, or on the plat drawing. Reference 8.4.5.G and 8.4.6.C



Subject: Cloud+
Page Label: 2
Lock: Locked
Author: dsdruiz