

WINSOME FILING NO. 1

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

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 SECTION 24, RANGE 11 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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH 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 3-1/2" 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; THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S89°41'23"E, A DISTANCE OF 820.25 FEET; THENCE N29°41'56"E, A DISTANCE OF 768.86 FEET; THENCE S89°45'39"E, A DISTANCE OF 128.26 FEET; THENCE S69°47'19"E, A DISTANCE OF 306.30 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°47'19"W, HAVING A DELTA OF 2°06'42", A RADIUS OF 1,790.00 FEET, A DISTANCE OF 65.97 FEET TO A POINT A POINT OF TANGENT; THENCE N18°06'10"E, A DISTANCE OF 383.72 FEET; THENCE N19°13'35"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°13'35"E, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON CURVE; THENCE N30°48'16"W, A DISTANCE OF 58.07 FEET; THENCE N54°25'41"E, A DISTANCE OF 240.00 FEET; THENCE S40°33'13"E, A DISTANCE OF 117.62 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N40°33'13"W, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530.00 FEET A DISTANCE OF 203.49 FEET TO A POINT OF TANGENT; THENCE N41°49'33"E, A DISTANCE OF 100.05 FEET; THENCE S34°15'42"E, A DISTANCE OF 1,176.07 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°44'46"W, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970.00 FEET, A DISTANCE OF 244.03 FEET TO A POINT OF TANGENT; THENCE S54°46'33"W, A DISTANCE OF 146.74 FEET; THENCE S35°13'27"E, A DISTANCE OF 60.00 FEET; THENCE N54°46'33"E, A DISTANCE OF 146.74 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT ON CURVE; THENCE S32°53'11"E, A DISTANCE OF 363.08 FEET; THENCE S21°16'12"E, A DISTANCE OF 333.95 FEET; THENCE S10°20'00"E, A DISTANCE OF 247.91 FEET; THENCE S00°29'45"E, A DISTANCE OF 484.81 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S89°30'15"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 4,535.40 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 THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 922.65 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,161,246 SQUARE FEET OR 164,400 ACRES.

FYI: this will need to be updated between BoCC and when the floodplain is moved.

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 SHOW SHOWN HEREON SHALL BE KNOWN AS WINSOME FILING NO. 1, 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 JERRY D. BIGGS, MANAGER, HAS EXECUTED THIS DOCUMENT ON THIS DAY OF _____, 202_ A.D.

MANAGER, WINSOME LLC

if any buildings are allowed within this area please specify on the plat. The LDC does not allow for tracts to be eligible for building permits unless the plat specifies that they may. E.g. gazebo, community center, mail kiosk.

spelling. United

NOTARIAL:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202_ A.D., BY JERRY D. BIGGS, MANAGER OF WINSOME, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

this note may be removed if it is graphically depicted on the plat and noted as a ROW preservation easement.

ACCEPTANCE CERTIFICATE FOR TRACTS:

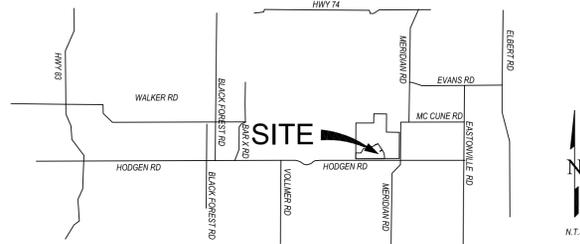
THE DEDICATION OF TRACTS B, C AND D WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE WINSOME METROPOLITAN DISTRICT NO. 1 BY SEPARATE DOCUMENT.

BY: _____
AS _____
OF WINSOME METROPOLITAN DISTRICT NO. 1

this can just be dedicated to EPC by the plat without a separate mechanism.

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.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- THE DATE OF PREPARATION IS JANUARY 10, 2020.
- THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH 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 3-1/2" ALUMINUM CAP SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10-FOOT WIDE PUBLIC UTILITY AND IMPROVEMENT EASEMENT (PIUE), AND AN ADJACENT 10-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE). ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE). THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF THE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO HODGEN ROAD OR MERIDIAN ROAD.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF 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 COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- FLOODPLAIN STATEMENT: THIS PROPERTY, IS LOCATED WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN) AS DETERMINED BY FEMA PER FIRM PANEL 0804C0350G, EFFECTIVE DATE DECEMBER 7, 2018.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER 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.
- 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFF OF THE CLERK AND RECORDED OF EL PASO COUNTY COLORADO, OR THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WITH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNTIED STATE POSTAL SERVICE REGULATIONS.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- TRACT A IS TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY.
- TRACTS B, C, AND D ARE TO BE OWNED AND MAINTAINED BY THE WINSOME METROPOLITAN DISTRICT NO. 1
- THE WINSOME METROPOLITAN DISTRICT NO. 1 IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER _____ RECORDS OF EL PASO COUNTY, COLORADO.
- AN ADDITIONAL 40.00 FEET OF PRESERVATION EASEMENT IS PERSEVERED ON THE NORTH SIDE OF HODGEN ROAD FOR POTENTIAL FUTURE WIDENING.
- 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 LINEAR UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

TRACT TABLE:

TRACT NO.	AREA	USE ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	90,700 SQ FT	PUBLIC RIGHT-OF-WAY	EL PASO COUNTY
B	38,217 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1
C	790,895 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PUBLIC UTILITY	WINSOME METROPOLITAN DISTRICT NO. 1
D	15,002 SQ FT	OPEN SPACE, PUBLIC TRAIL, DRAINAGE PARKING, TRAIL HEAD	WINSOME METROPOLITAN DISTRICT NO. 1

mail kiosk?

Add the following plat notes:

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 Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District). Some lots will require larger culverts based on the approved final drainage report and shall be sized and designed by a professional engineer licensed in the state of Colorado. If a driveway is proposed to cross a drainage easement, an engineered site plan will be required for County review.

Lot _____ (and/or Tract _____) 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.

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

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32, Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat
Fountain Mutual Irrigation Company Note:
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a 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 therefor.
Floodplain:
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)

Surveyors Certificate
I, the undersigned, 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 date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable 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____.
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

Revise.

"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."

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

Revise. "There shall be no direct lot access to Hodgen Road."

BOARD OF COUNTY COMMISSIONERS:

THAT THIS PLAT OF WINSOME FILING NO.1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 202_ A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

Replace "the" with "all" and remove "Department of Transportation"

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
COUNTY ASSESSOR	DATE

CLERK AND RECORDER:

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY _____ O'CLOCK ____M., THIS _____ DAY OF _____, 202____.
IS DULY RECORDED UNDER RECEPTION NUMBER _____
RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER
BY: _____
DEPUTY

the assessor signature is required when property is within a PID. The PID should ideally be scheduled for the same BoCC date as the final plat. Please coordinate with Lori for the PID and add this note:

Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

Add "PCD File No. SF201"

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



WINSOME FILING NO. 1
FINAL PLAT
A PORTION OF SOUTH HALF 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.	1858-00
DATE CREATED	12/26/19
DATE ISSUED	1/23/20
SHEET NO	1 OF 3

WINSOME FILING NO. 1

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

Show the offsite FEMA Zone A floodplain and FEMA-approved Base flood elevation if located within 300 feet per LDC Section 8.4 (See snippet below)

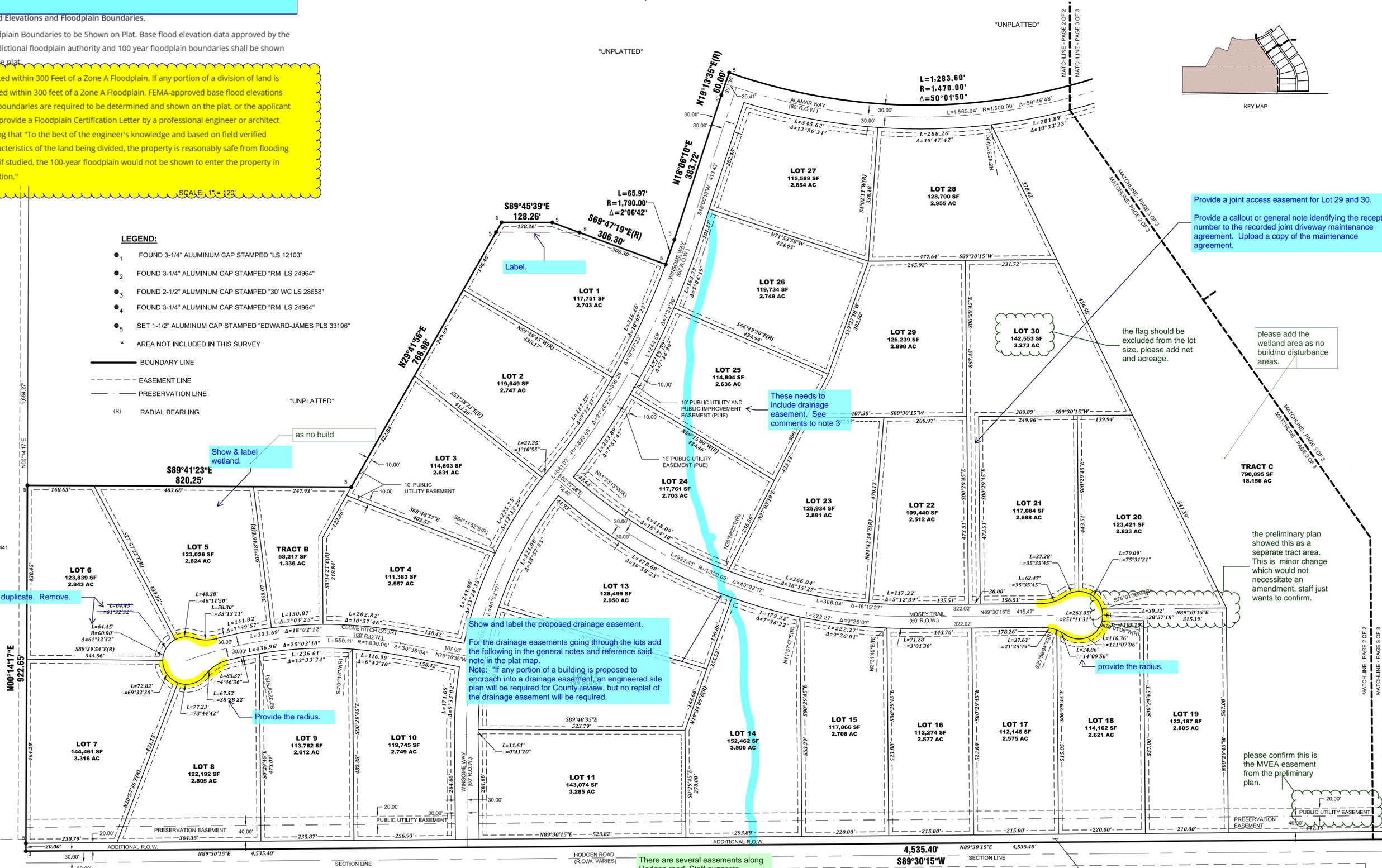
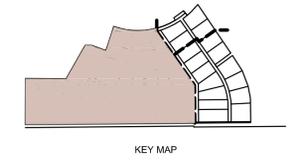
(e) Base Flood Elevations and Floodplain Boundaries.

- (i) Floodplain Boundaries to be Shown on Plat. Base flood elevation data approved by the jurisdictional floodplain authority and 100 year floodplain boundaries shall be shown on the plat.
- (ii) Located within 300 Feet of a Zone A Floodplain. If any portion of a division of land is located within 300 feet of a Zone A Floodplain, FEMA-approved base flood elevations and boundaries are required to be determined and shown on the plat, or the applicant may provide a Floodplain Certification Letter by a professional engineer or architect stating that "To the best of the engineer's knowledge and based on field verified characteristics of the land being divided, the property is reasonably safe from flooding and, if studied, the 100-year floodplain would not be shown to enter the property in question."

SCALE: 1" = 120'

LEGEND:

- 1 FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- 2 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 3 FOUND 2-1/2" ALUMINUM CAP STAMPED "30" WC LS 28658"
- 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
- 5 SET 1-1/2" ALUMINUM CAP STAMPED "EDWARD-JAMES PLS 33196"
- * AREA NOT INCLUDED IN THIS SURVEY
- BOUNDARY LINE
- - - EASEMENT LINE
- - - PRESERVATION LINE
- (R) RADIAL BEARLING



duplicate. Remove.

Show & label wetland.

Provide the radius.

Show and label the proposed drainage easement.

For the drainage easements going through the lots add the following in the general notes and reference said note in the plat map.
Note: If any portion of a building is proposed to encroach into a drainage easement, an engineered site plan will be required for County review, but no replat of the drainage easement will be required.

This needs to include drainage easement. See comments to note 3

provide the radius.

Provide a joint access easement for Lot 29 and 30.
Provide a callout or general note identifying the reception number to the recorded joint driveway maintenance agreement. Upload a copy of the maintenance agreement.

the flag should be excluded from the lot size. please add net and acreage.

please add the wetland area as no build/no disturbance areas.

the preliminary plan showed this as a separate tract area. This is minor change which would not necessitate an amendment, staff just wants to confirm.

please confirm this is the MVEA easement from the preliminary plan.

There are several easements along Hodgen road. Staff suggests providing a detail for the easements along Hodgen to further clarify the distances of each easement type.

General note: please add the additional setback line for the minimum 200' lot width with an associated plat note indicating that the applicants may seek administrative relief or a board of adjustment approval without necessitating a plat amendment.

NO.	REVISIONS	DESCRIPTION	DATE

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



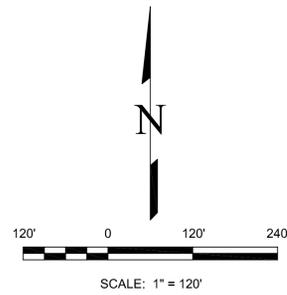
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CHECKED BY	TWS
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DATE CREATED	12/26/19
DATE ISSUED	1/23/20
SHEET NO	2 OF 3

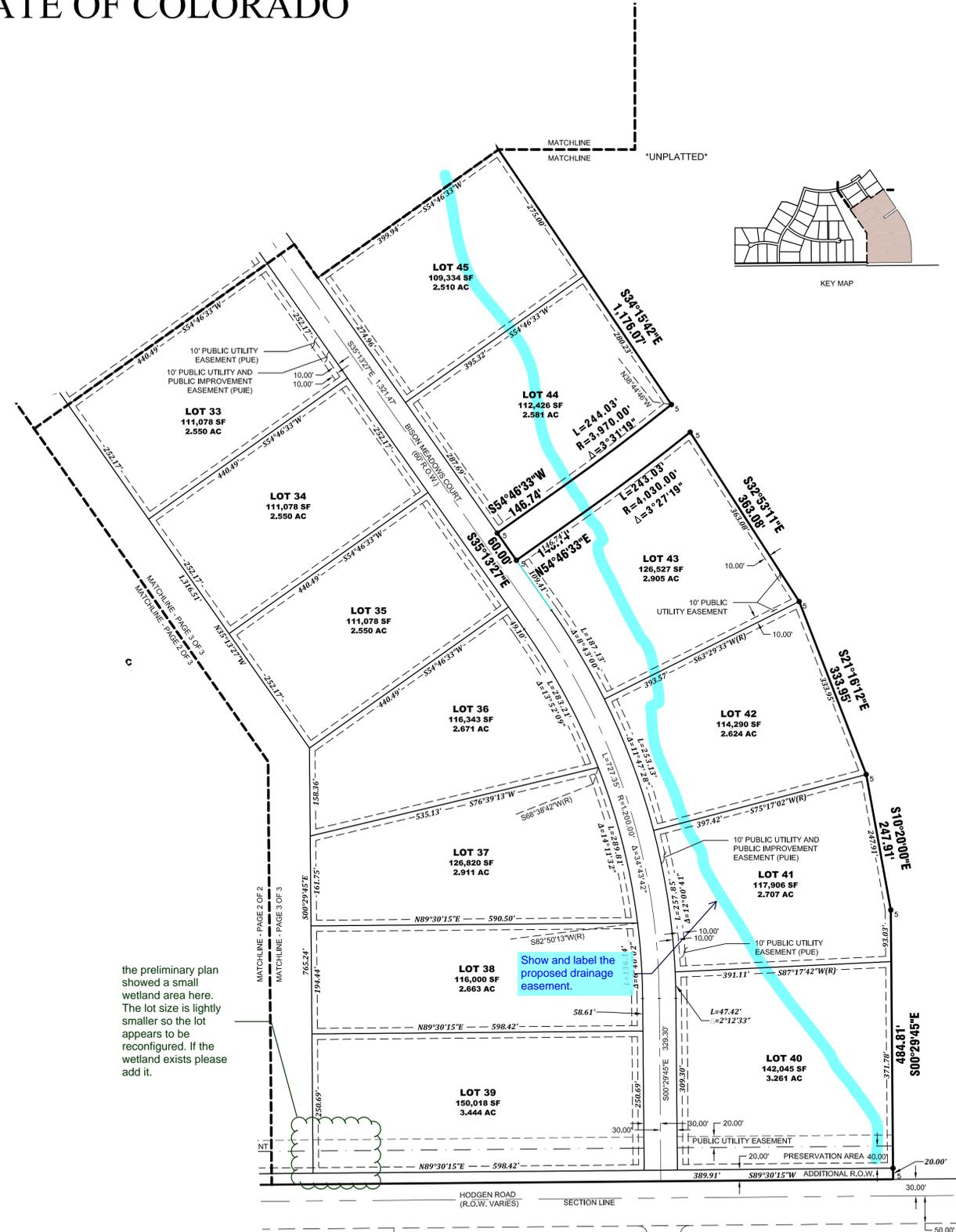
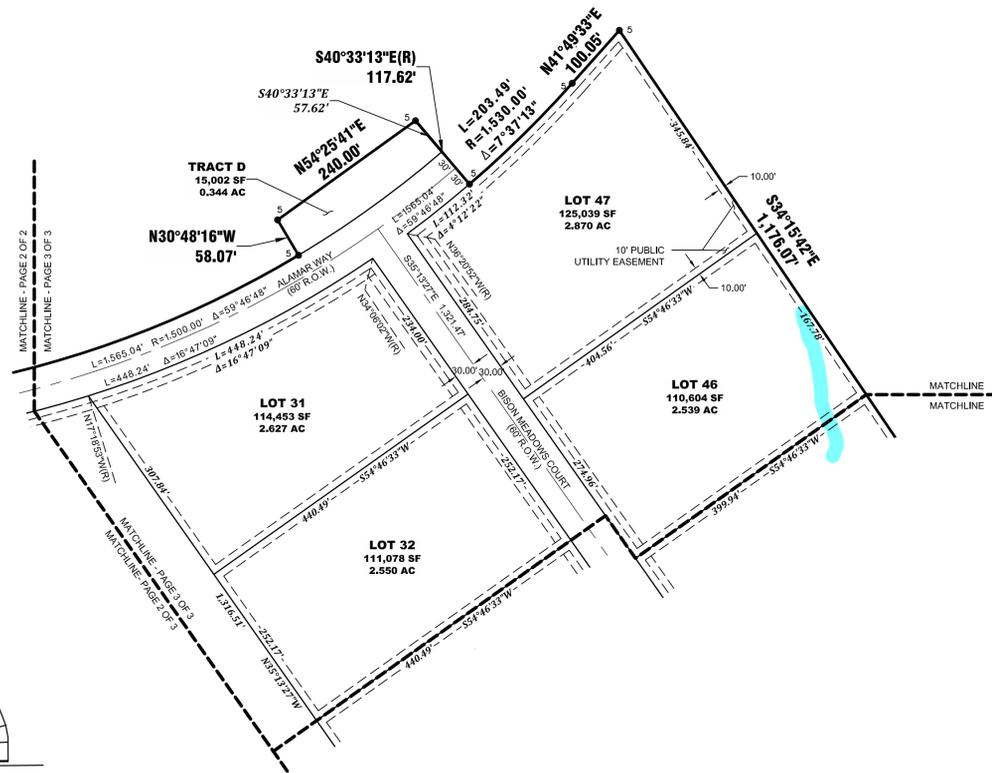
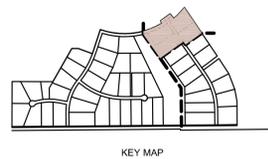
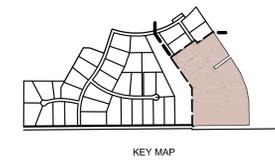
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 - 4 FOUND 3-1/4" ALUMINUM CAP STAMPED "RM LS 24964"
 - 5 SET 1-1/2" ALUMINUM CAP STAMPED "EDWARD-JAMES PLS 33196"
- * AREA NOT INCLUDED IN THIS SURVEY

- BOUNDARY LINE
- - - EASEMENT LINE
- - - PRESERVATION LINE
- (R) RADIAL BEARING



the preliminary plan showed a small wetland area here. The lot size is lightly smaller so the lot appears to be reconfigured. If the wetland exists please add it.

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



**WINSOME FILING NO. 1
FINAL PLAT**

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SHEET NO	3 OF 3