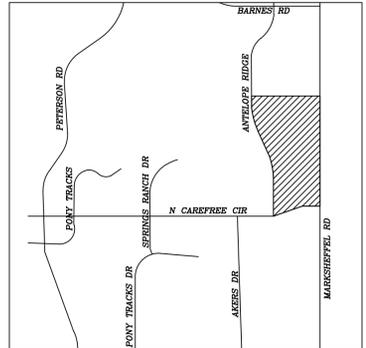


WINDERMERE FILING NO.1

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Vicinity Map
N.T.S.

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES TODD STEPHENS, EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION (See Survey Note #7):

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2, SAID LINE IS MONUMENTED AT THE WEST TERMINUS WITH A FOUND #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT THE EAST TERMINUS WITH A FOUND #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141, SAID LINE BEARS N89°56'53"E, ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, A DISTANCE OF 670.94 FEET;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT CHATEAU AT ANTELOPE RIDGE FILING NO. 2, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

1. S89°56'53"E, 670.94 FEET;
2. S77°31'17"W, 296.79 FEET;
3. S14°41'09"E, 81.11 FEET;
4. S77°39'54"E, 397.87 FEET;
5. N63°24'07"E, 97.95 FEET;
6. N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
7. 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A CENTRAL ANGLE OF 61°10'00", A RADIUS OF 50.64 FEET, AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.53 FEET;
8. S50°34'05"E, 287.41 FEET;
9. N03°10'04"W, 254.58 FEET;
10. N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 58.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

1. S00°35'15"E, 53.57 FEET TO A POINT OF CURVE TO THE RIGHT;
2. 460.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 7920.00 FEET, A CENTRAL ANGLE OF 03°20'02", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°03'51"W, 460.76 FEET;
3. S02°43'52"W, A DISTANCE OF 207.46 FEET TO A POINT OF CURVE TO THE LEFT;
4. 447.12 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 8580.00 FEET, CENTRAL ANGLE OF 02°59'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°14'18"W, 447.07 FEET;
5. S00°15'17"E, 943.87 FEET;
6. S29°00'24"W, 54.00 FEET;
7. S59°08'42"W, 73.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

1. S89°48'47"W, 113.86 FEET TO A POINT OF CURVE TO THE LEFT;
2. 407.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 22°02'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S78°47'28"W, 405.32 FEET;
3. 288.60 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, SAID ARC HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°35'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S76°33'51"W, 287.47 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE:

1. N00°00'18"W, A DISTANCE OF 712.88 FEET TO A POINT OF CURVE TO THE LEFT;
2. 762.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°04'26"W, 751.42 FEET;
3. 928.37 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°05'40"W, 914.73 FEET;
4. N00°09'38"W, 35.51 FEET TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINS AN AREA OF 2,268,352 SQUARE FEET (52.074 ACRES) OF LAND, MORE OR LESS.

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 LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "WINDERMERE FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S 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.

IN WITNESS THEREOF:

JAMES TODD STEPHENS, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2021.

BY: _____
JAMES TODD STEPHENS

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021

BY: JAMES TODD STEPHENS

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEY 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. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2, IS ASSUMED TO BEAR N89°56'53"E, AND IS MONUMENTED AT ITS WEST END WITH A #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT ITS EAST END WITH A #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141.
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/- OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE.
4. THE UNDERSIGNED HAS RELIED UPON WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 57416ECS, AMENDMENT NO. 1, HAVING AN EFFECTIVE DATE OF JUNE 22, 2020 AT 07:30, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
6. SURVEY FIELD WORK COMMENCED IN 2017, COMPLETED IN 2021.
7. LEGAL DESCRIPTION BASED ON MEASUREMENTS BETWEEN FOUND AND SET MONUMENTS, PREPARED BY JOHN C. DAY, PLS 29413, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

TRACT USE, OWNERSHIP AND MAINTENANCE:

TRACT A SHALL BE UTILIZED AS PUBLIC DRAINAGE, OPEN SPACE, PUBLIC UTILITIES & PRIVATE DETENTION POND, OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE VESTED TO SANDS METROPOLITAN DISTRICT NO. 4. TRACT A 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 WINDERMERE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

TRACT B SHALL BE UTILIZED AS FUTURE DEVELOPMENT. OWNERSHIP AND MAINTENANCE OF TRACT B SHALL BE VESTED TO JAMES TODD STEPHENS.

TRACT C SHALL BE UTILIZED AS NEIGHBORHOOD PARK, PUBLIC UTILITIES AND LANDSCAPING. OWNERSHIP AND MAINTENANCE OF TRACT C SHALL BE VESTED TO SANDS METROPOLITAN DISTRICT NO. 4.

TRACT D SHALL BE UTILIZED AS PUBLIC DRAINAGE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS AND LANDSCAPING. OWNERSHIP AND MAINTENANCE OF TRACT D SHALL BE VESTED TO SANDS METROPOLITAN DISTRICT NO. 4.

TRACT E SHALL BE UTILIZED AS LANDSCAPING, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS. OWNERSHIP AND MAINTENANCE OF TRACT E SHALL BE VESTED TO SANDS METROPOLITAN DISTRICT NO. 4.

TRACT F SHALL BE UTILIZED AS RIGHT-OF-WAY PRESERVATION, PUBLIC DRAINAGE, OPEN SPACE, PUBLIC UTILITIES & PUBLIC IMPROVEMENTS. OWNERSHIP AND MAINTENANCE OF TRACT F SHALL BE VESTED TO SANDS METROPOLITAN DISTRICT NO. 4.

TRACT G SHALL BE UTILIZED AS PUBLIC DRAINAGE, OPEN SPACE, PUBLIC UTILITIES & PRIVATE DETENTION POND, OWNERSHIP AND MAINTENANCE OF TRACT G SHALL BE VESTED TO EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION.

Is a metro district acceptance block needed?

(for Sands Metro District No. 4 now)

why is this not the metro district?

EASEMENTS:

1. UNLESS OTHERWISE INDICATED: ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC IMPROVEMENT AND PUBLIC DRAINAGE EASEMENT, AND A 10 FOOT PUBLIC UTILITY EASEMENT. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. SEE TYPICAL EASEMENT DETAILS ON SHEETS 3-4.
2. THE REAR LOT LINES OF LOTS 58 THROUGH 73 ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITY, PUBLIC DRAINAGE, NOISE WALL AND LANDSCAPE BUFFER FOR TREE PLANTINGS. THE NOISE WALL AND TREES SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT NO. 4.

IN WITNESS THEREOF:

EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS _____ DAY OF _____, 2021.

BY: _____
JEFF MARK, VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021.

BY: JEFF MARK, VICE-PRESIDENT OF EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

PLAT NOTES:

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN 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 AND NATURAL FEATURES REPORT.
2. THIS PROPERTY IS LOCATED WITHIN ZONE X-AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0543 G HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
3. A PRIVATE DETENTION POND MAINTENANCE & EASEMENT AGREEMENT IS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. _____
4. NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO ANTELOPE RIDGE DRIVE, MARKSHEFFEL ROAD OR NORTH CAREFREE CIRCLE.
5. 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 NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE CHEROKEE METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO ANTELOPE DRIVE.
7. 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 DEVELOPMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARY APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED IN UNDER 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 PCO 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.
8. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. THE NUMBER OF LOTS HEREBY PLATTED ARE 163 AND THE NUMBER OF TRACTS ARE 6.
10. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE 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).
12. UTILITY PROVIDERS ARE: CHEROKEE METROPOLITAN DISTRICT-WATER/WASTEWATER, COLORADO SPRINGS UTILITIES-GAS, & MOUNTAIN VIEW ELECTRIC ASSOCIATION-ELECTRIC.
13. PIKES PEAK REGIONAL BUILDING DEPARTMENT (PPRBD) HAS APPROVED THE ADDRESSING.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT. THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING 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 THEREOF.
16. ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE CHEROKEE METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO ANTELOPE DRIVE.
17. THE PROPERTY IS WITHIN THE SERVICE AREA OF THE CENTRAL MARKSHEFFEL METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT FOR THE CONSTRUCTION OF MARKSHEFFEL ROAD.
18. THIS PROPERTY IS WITHIN THE SERVICE AREA OF THE SANDS METROPOLITAN DISTRICT NO. 4, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION # _____ OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE.
19. 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 WINDERMERE FILING NO. 1 ARE INCLUDED WITHIN THE PLATTED BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
20. 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. 16-454), 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.
21. 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.
22. THERE IS A FIFTEEN FOOT (15') RIGHT-OF-WAY PRESERVATION ALONG THE WESTERLY SIDE OF THE EASTERLY BOUNDARY LINES OF TRACT A AND TRACT B.

*Pikes Peak Regional Building Enumerations approved provided by email dated _____ and recorded in the El Paso County Clerk and Recorder records at reception number _____

SOIL AND GEOLOGY CONDITIONS:

THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS AND GEOLOGY STUDY, WINDERMERE SUBDIVISION" BY RMG, OCTOBER 26, 2020 IN FILE NO. SP-19-003 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIALLY SEASONALLY HIGH GROUNDWATER: LOTS 72-74, 169-173
EXPANSIVE SOILS: THROUGHOUT SITE
COMPRESSIBLE SOILS: THROUGHOUT SITE
HARD BEDROCK: THROUGHOUT SITE
FLOODPLAIN AND DRAINAGE AREAS: NORTHEASTERN CORNER OF SITE AND DETENTION AREA
CORROSIVE MINERALS: THROUGHOUT SITE
FILL SOILS: SOUTHERN AND WESTERN BANKS OF EXISTING DETENTION POND
PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL: THROUGHOUT SITE
RADON: THROUGHOUT SITE

IN THE ABSENCE OF GROUNDWATER MONITORING PROGRAM AND PRIOR TO THE APPROVAL OF THE PLAT, CGS RECOMMENDS IT BE DEMONSTRATED WHERE MITIGATION OF PERSISTENT GROUNDWATER IS TAKING PLACE FROM:
- RAISING SITE GRADES;
- NO GARDEN-LEVEL BASEMENT CONSTRUCTION; AND/OR
- AN UNDERDRAIN SYSTEM

Provide a summary table with number of lots and tracts and total acreages of those and ROW.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY _____ DATE: _____
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "WINDERMERE FILING NO. 1" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

ASSESSOR _____ FEES: _____
DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

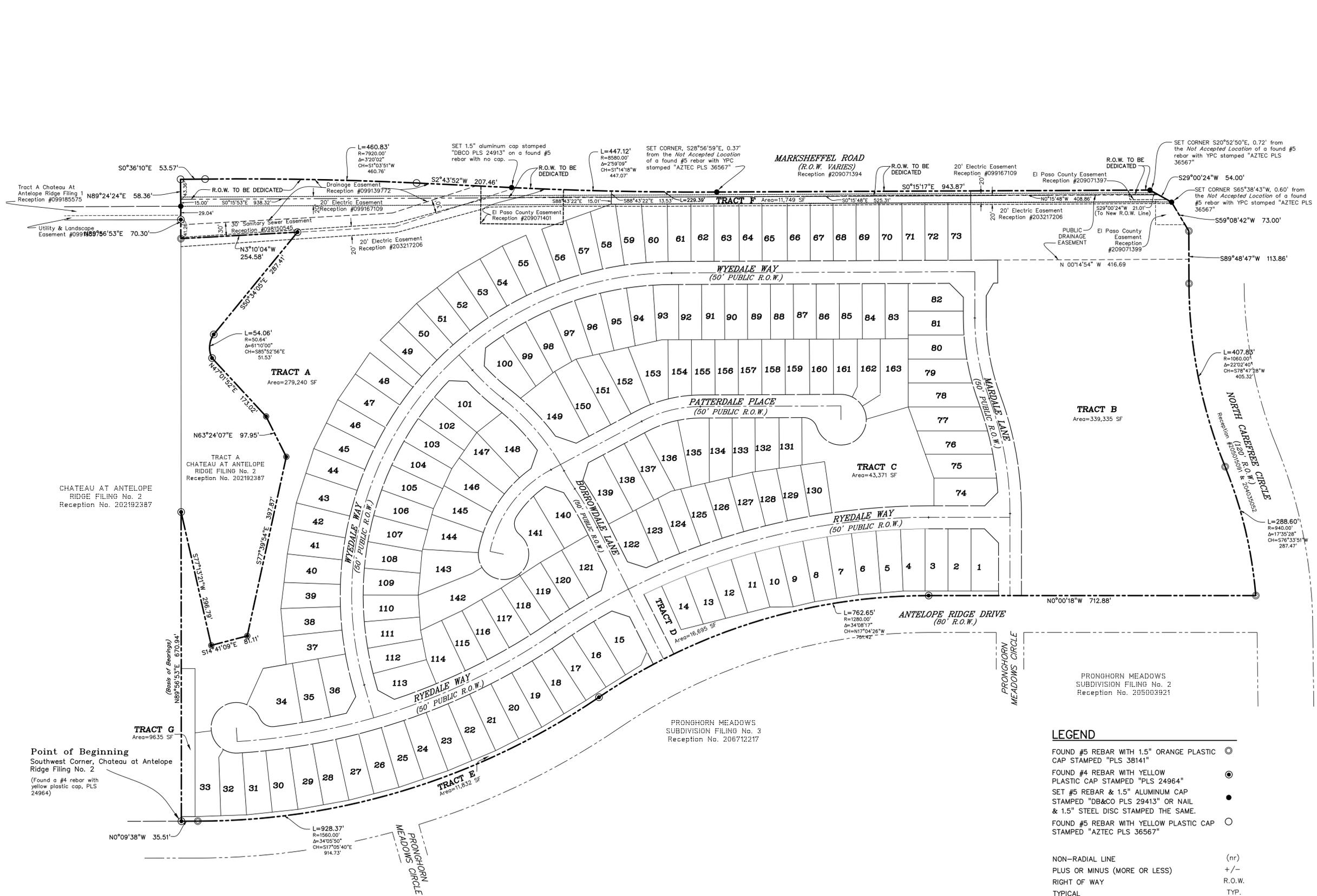
STATE OF COLORADO)
COUNTY OF EL PASO) ss
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 2021 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, RECORDER.

BY: _____ FEE: _____
DEPUTY _____ SURCHARGE: _____

- Sheet 1 - Description, Dedication, Notes and Certificates
- Sheet 2 - Plat Graphic, Overall Boundary
- Sheet 3 - Plat Graphic, Lots & Tracts
- Sheet 4 - Plat Graphic, Lots & Tracts
- Sheet 5 - Plat Graphic, Lots & Tracts

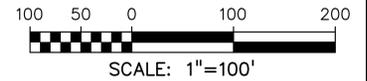
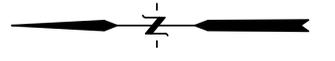
WINDERMERE FILING NO.1

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED "PLS 38141"
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 24964"
- SET #5 REBAR & 1.5" ALUMINUM CAP STAMPED "DB&CO PLS 29413" OR NAIL & 1.5" STEEL DISC STAMPED THE SAME.
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"
- NON-RADIAL LINE (nr)
- PLUS OR MINUS (MORE OR LESS) +/-
- RIGHT OF WAY R.O.W.
- TYPICAL TYP.
- SQUARE FEET SF
- ASSIGNED STREET ADDRESS (7358)



Point of Beginning
 Southwest Corner, Chateau at Antelope Ridge Filing No. 2
 (Found a #4 rebar with yellow plastic cap, PLS 24964)

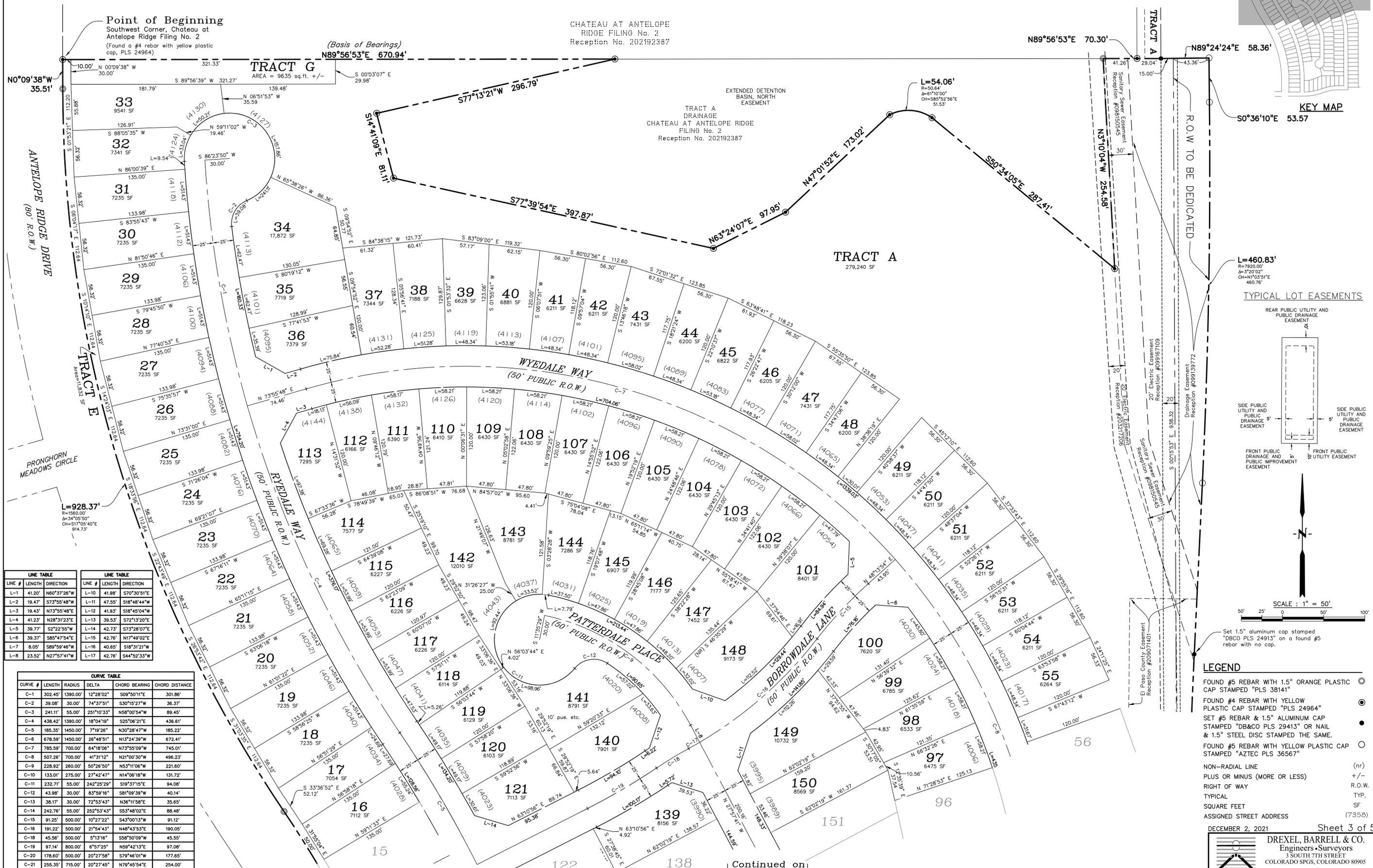
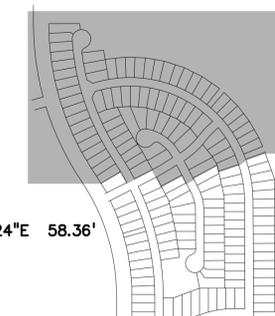
PRONGHORN MEADOWS SUBDIVISION FILING No. 1
 Reception No. 202165571

PRONGHORN MEADOWS SUBDIVISION FILING No. 3
 Reception No. 206712217

PRONGHORN MEADOWS SUBDIVISION FILING No. 2
 Reception No. 205003921

WINDERMERE FILING NO.1

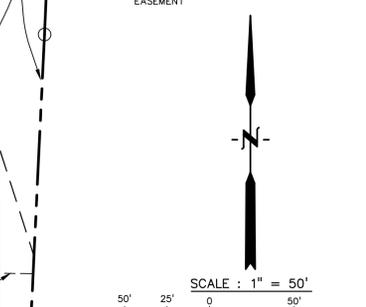
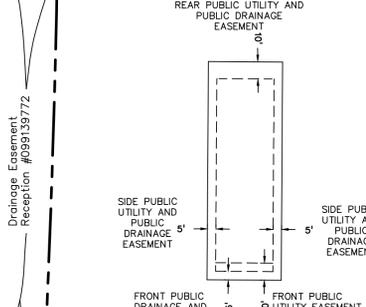
A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L-1	41.20'	N60°37'26"W	L-10	41.98'	S70°30'51"E
L-2	19.47'	S73°55'48"W	L-11	47.55'	S18°48'44"W
L-3	19.43'	N73°55'48"E	L-12	41.93'	S18°45'04"W
L-4	41.23'	N28°31'23"E	L-13	39.53'	S72°13'20"E
L-5	39.77'	S2°22'55"W	L-14	42.73'	S73°28'07"E
L-6	39.37'	S85°47'54"E	L-15	42.78'	N17°49'02"E
L-7	8.05'	S89°59'46"W	L-16	40.65'	S18°31'21"W
L-8	23.52'	N27°57'41"W	L-17	42.76'	S44°52'33"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	302.45'	1390.00'	12°28'02"	S09°50'11"E	301.66'
C-2	39.08'	30.00'	74°37'51"	S30°15'27"W	36.37'
C-3	241.11'	55.00'	251°10'33"	N58°00'54"W	89.45'
C-4	438.42'	1390.00'	18°04'19"	S25°06'21"E	436.61'
C-5	185.35'	1450.00'	7°19'26"	N30°28'47"W	185.22'
C-6	678.59'	1450.00'	26°48'51"	N13°24'39"W	672.41'
C-7	785.59'	700.00'	64°18'06"	N73°55'09"W	745.01'
C-8	507.26'	700.00'	41°31'12"	N21°00'30"W	486.23'
C-9	228.92'	260.00'	50°26'50"	N53°11'06"W	221.60'
C-10	133.01'	275.00'	27°42'47"	N14°06'18"W	131.72'
C-11	232.71'	55.00'	242°25'29"	S19°37'15"E	94.08'
C-12	43.98'	30.00'	83°59'16"	S81°09'39"W	40.14'
C-13	38.77'	30.00'	72°53'43"	N36°11'58"E	35.65'
C-14	242.76'	55.00'	252°53'43"	S53°48'02"E	88.48'
C-15	91.25'	500.00'	10°27'22"	S43°00'13"W	91.12'
C-16	191.22'	500.00'	21°54'43"	N48°43'53"E	190.05'
C-18	45.56'	500.00'	5°13'16"	S58°50'09"W	45.55'
C-19	97.14'	800.00'	6°57'25"	N59°42'13"E	97.08'
C-20	178.60'	500.00'	20°27'58"	S79°46'01"W	177.65'
C-21	255.35'	715.00'	20°27'45"	N79°45'54"E	254.00'

TYPICAL LOT EASEMENTS



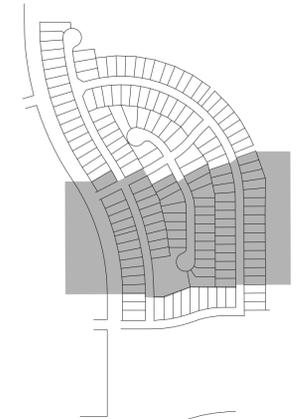
Set 1.5" aluminum cap stamped "DBCO PLS 24913" on a found #5 rebar with no cap.

- LEGEND**
- FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED "PLS 38141"
 - FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 24964"
 - SET #5 REBAR & 1.5" ALUMINUM CAP STAMPED "DB&CO PLS 29413" OR NAIL & 1.5" STEEL DISC STAMPED THE SAME.
 - FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"
 - NON-RADIAL LINE (nr)
 - PLUS OR MINUS (MORE OR LESS) +/-
 - RIGHT OF WAY R.O.W.
 - TYPICAL TYP.
 - SQUARE FEET SF
 - ASSIGNED STREET ADDRESS (7356)

Continued on Sheet 4

WINDERMERE FILING NO.1

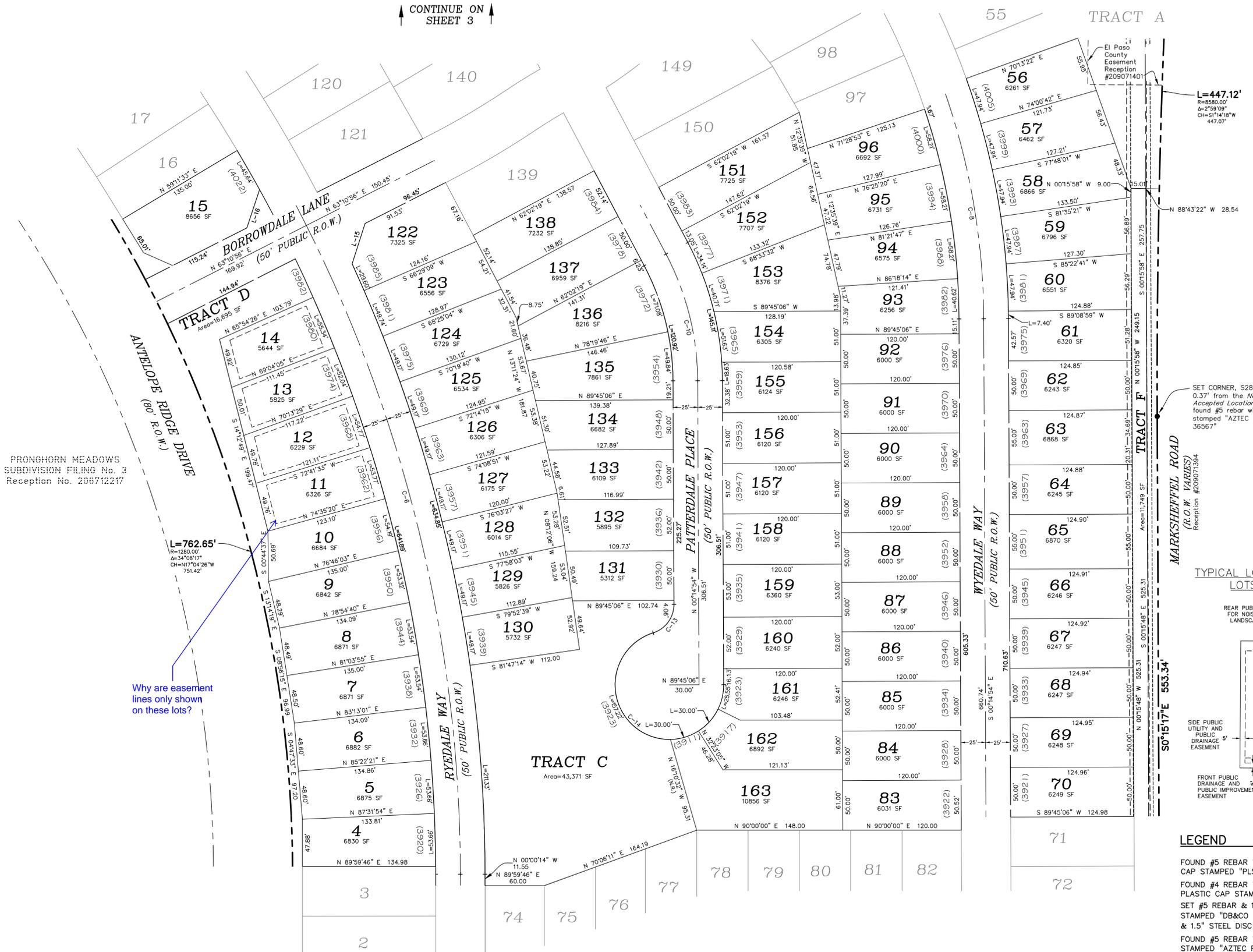
A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP

CONTINUE ON SHEET 3

CONTINUE ON SHEET 5

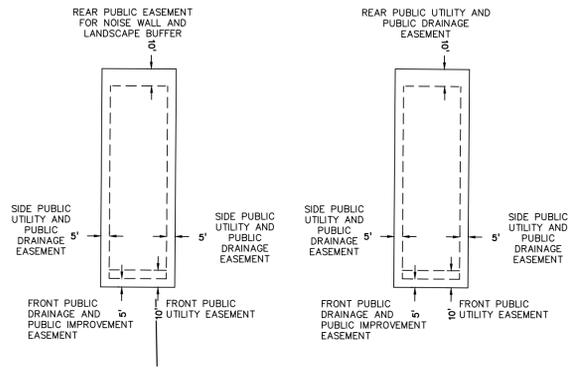


LINE #	LENGTH	DIRECTION
L-1	41.20'	N60°37'26"W
L-2	19.47'	S73°55'48"W
L-3	19.43'	N73°55'48"E
L-4	41.23'	S72°55'48"W
L-5	39.77'	S2°22'58"W
L-6	39.37'	S85°47'54"E
L-7	8.05'	S89°59'46"W
L-8	23.52'	N27°57'41"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	302.45'	1390.00'	12°28'02"	S06°50'11"E	301.86'
C-2	39.08'	30.00'	74°37'51"	S30°15'27"W	36.37'
C-3	241.11'	55.00'	251°10'33"	N58°00'54"W	89.45'
C-4	438.42'	1390.00'	18°04'19"	S25°08'21"E	436.61'
C-5	185.35'	1450.00'	7°19'28"	N30°28'47"W	185.22'
C-6	678.59'	1450.00'	26°48'51"	N13°24'39"W	672.41'
C-7	785.59'	700.00'	64°18'06"	N73°55'09"W	745.01'
C-8	507.26'	700.00'	41°31'12"	N21°00'30"W	496.23'
C-9	228.92'	260.00'	50°26'50"	N53°11'06"W	221.60'
C-10	133.01'	275.00'	27°42'47"	N14°06'18"W	131.72'
C-11	232.71'	55.00'	242°25'29"	S19°37'15"E	94.08'
C-12	43.98'	30.00'	83°59'16"	S81°09'39"W	40.14'
C-13	38.17'	30.00'	72°53'43"	N36°11'58"E	35.65'
C-14	242.76'	55.00'	252°53'43"	S53°48'02"E	88.48'
C-15	91.25'	500.00'	10°27'22"	S43°00'13"W	91.12'
C-16	191.22'	500.00'	21°54'43"	N48°43'53"E	190.05'
C-18	45.56'	500.00'	5°13'16"	S58°50'09"W	45.55'
C-19	97.14'	800.00'	6°57'25"	N59°42'13"E	97.08'
C-20	178.60'	500.00'	20°27'58"	S79°46'01"W	177.65'
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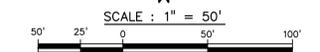
TYPICAL LOT EASEMENTS LOTS 58-73

TYPICAL LOT EASEMENTS



LEGEND

- FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED "PLS 38141"
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 24964"
- SET #5 REBAR & 1.5" ALUMINUM CAP STAMPED "DB&CO PLS 29413" OR NAIL & 1.5" STEEL DISC STAMPED THE SAME.
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"
- NON-RADIAL LINE (nr)
- PLUS OR MINUS (MORE OR LESS) (+/-)
- RIGHT OF WAY (R.O.W.)
- TYPICAL (TYP.)
- SQUARE FEET (SF)
- ASSIGNED STREET ADDRESS (7358)



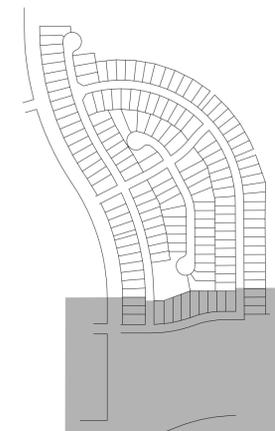
PRONGHORN MEADOWS SUBDIVISION FILING No. 3 Reception No. 206712217

Why are easement lines only shown on these lots?

SET CORNER, S28°56'59"E, 0.37' from the Not Accepted Location of a found #5 rebar with YPC stamped "AZTEC PLS 36567"

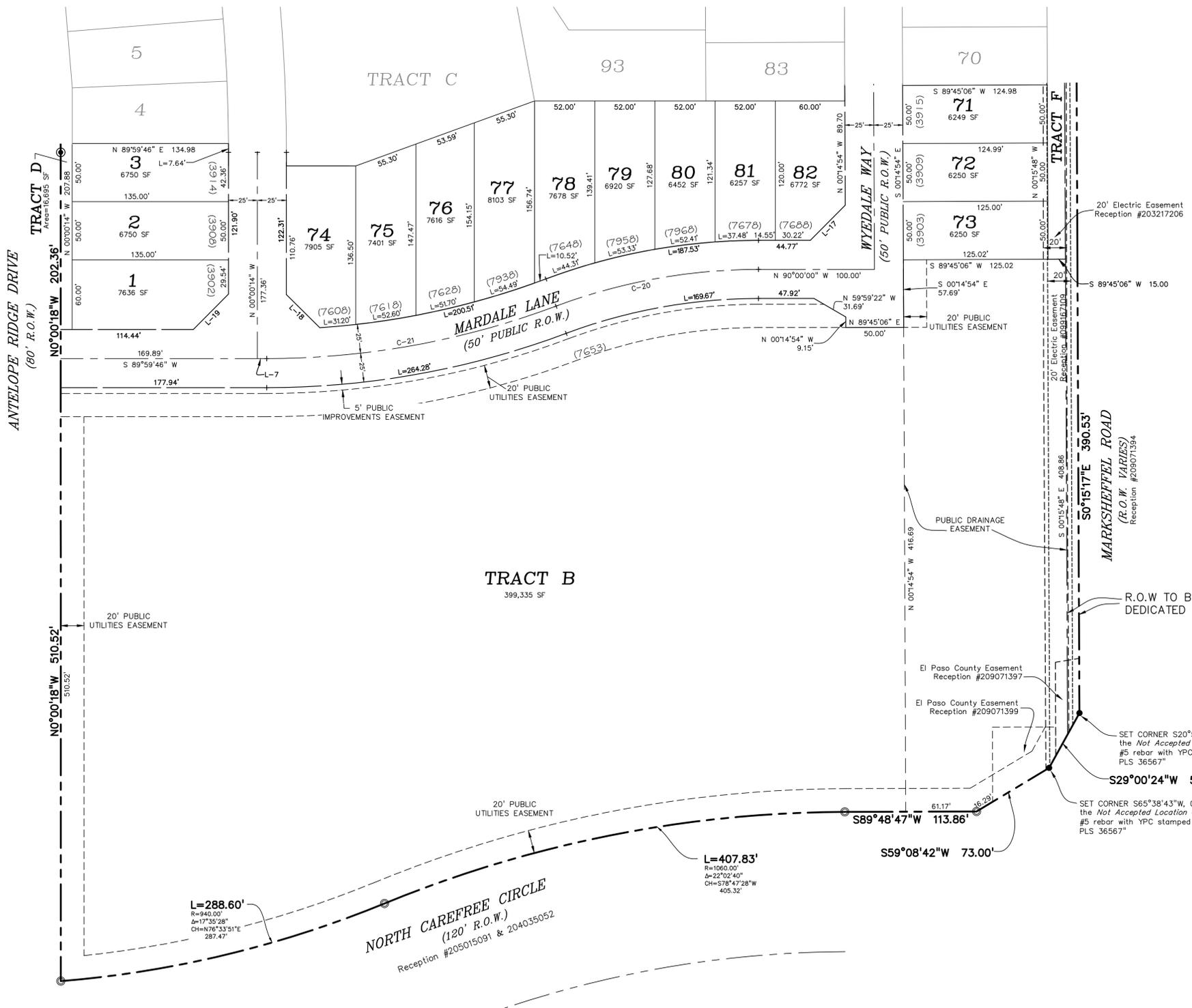
WINDERMERE FILING NO.1

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP

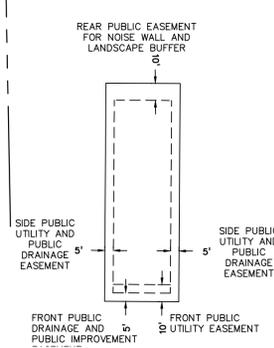
CONTINUE ON SHEET 4



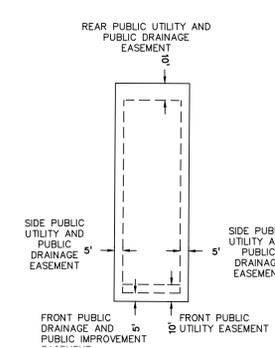
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CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
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C-4	438.42'	1390.00'	18°04'19"	S29°08'21"E	436.61'
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C-7	785.59'	700.00'	64°18'06"	N73°55'09"W	745.01'
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C-18	45.56'	500.00'	5°13'16"	S58°50'09"W	45.55'
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C-20	178.60'	500.00'	20°27'58"	S79°46'01"W	177.65'
C-21	255.35'	715.00'	20°27'45"	N79°45'54"E	254.00'

TYPICAL LOT EASEMENTS LOTS 58-73



TYPICAL LOT EASEMENTS LOTS 74-82



LEGEND

- FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP STAMPED "PLS 38141"
- FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 24964"
- SET #5 REBAR & 1.5" ALUMINUM CAP STAMPED "DB&CO PLS 29413" OR NAIL & 1.5" STEEL DISC STAMPED THE SAME.
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- NON-RADIAL LINE (nr)
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- RIGHT OF WAY R.O.W.
- TYPICAL TYP.
- SQUARE FEET SF
- ASSIGNED STREET ADDRESS (7358)

