

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

TOTAL PLATTED AREA = 52.074 ACRES ±

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 BEAR 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;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

- S89°56'53"E, 670.94 FEET;
- S77°13'21"W, 296.79 FEET;
- S14°41'09"E, 81.11 FEET;
- S77°39'54"E, 397.87 FEET;
- N63°24'07"E, 97.95 FEET;
- 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;
- 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;
- S50°34'05"E, 287.41 FEET;
- N03°10'04"W, 254.58 FEET;
- 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:

- S00°35'15"E, 53.57 FEET TO A POINT OF CURVE TO THE RIGHT;
- 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;
- S02°43'52"W, A DISTANCE OF 207.46 FEET TO A POINT OF CURVE TO THE LEFT;
- 447.12 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 8580.00 FEET, CENTRAL ANGLE OF 02°58'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°14'18"W, 447.07 FEET;
- S00°15'17"E, 943.87 FEET;
- S29°00'24"W, 54.00 FEET;
- 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:

- S89°48'47"W, 113.86 FEET TO A POINT OF CURVE TO THE LEFT;
- 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;
- 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:

- N00°00'18"W, A DISTANCE OF 712.88 FEET TO A POINT OF CURVE TO THE LEFT;
- 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;
- 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;
- 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 _____

BY: JAMES TODD STEPHENS

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES:

CUSTOMIZE all the standard notes in green and apply to plat- review prelim plan for geology notes and other missing notes like non-motorized vehicles in tracts etc...

SOIL & 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 RMC, 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, 109-173
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, OSS RECOMMENDS IT BE DEMONSTRATED WHERE MITIGATION OF PERSISTENT GROUNDWATER IS TAKING PLACE FROM:
- RAGING SITE GRABBERS
- NO GARDEN-LEVEL BASEMENT CONSTRUCTION; AND/OR
- AN UNDERDRAIN SYSTEM

TRACT NAME	TRACT AREA	TRACT USE
TRACT A (CHATEAU ANTELOPE RIDGE)	3,510 AC	DRAINAGE
TRACT B	6,765 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS
TRACT C	2,249 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS
TRACT D	0,268 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS

Soil and Geology Conditions:

Geologic Hazard Note-Final Plat: (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:

- Downdlope 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.

SURVEY NOTES:

- "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".
- 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.
- 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.
- THE UNDERSIGNED HAS RELIED UPON WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 57416CECS, 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
- SURVEY FIELD WORK COMMENCED IN 2017, COMPLETED IN 2021.
- LEGAL DESCRIPTION BASED ON MEASUREMENTS BETWEEN FUND MONUMENTS, PREPARED BY JOHN C. DAY, PLS 29413, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

Note Regarding Stormwater Drainage:

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.

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

Where the Property is Located in the Airport Overlay Zone
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. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

yes properties still owns a portion of tract where pond is porposed
(4 signature blocks?)

Vicinity Map

N.T.S.

PLAT NOTES:

- 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.
- THIS PROPERTY IS LOCATED WITHIN ZONE X-AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C 0543 F HAVING AN EFFECTIVE DATE OF MARCH 17, 1997.
- A PRIVATE DETENTION POND MAINTENANCE & EASEMENT AGREEMENT IS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION NO. _____
- NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO MARKSHEFFEL ROAD OR NORTH CAREFREE CIRCLE. _____ or Antelope Ridge Drive.
- 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.
- 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.
- TRACT A SHALL BE UTILIZED AS DRAINAGE TRACTS. OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE DEEDED TO EL PASO COUNTY.
- 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 PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED 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 DEVELOPMENTAL SERVICES 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.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE NUMBER OF LOTS HEREBY PLATTED ARE 163 AND THE NUMBER OF TRACTS ARE 6.
- AN OVERFLOW/INUNDATION EASEMENT OR BLANKET EASEMENT DOWNSTREAM FROM POND OVERFLOW SPILLWAY WILL BE REQUIRED WITH THE FINAL PLAT, AS AFFECTS LOTS
- 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. 3
- 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 DIVISION OF 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).
- UTILITY PROVIDERS ARE: CHEROKEE METROPOLITAN DISTRICT-WATER/WASTEWATER, COLORADO SPRINGS UTILITIES-GAS/ELECTRIC.
- ALL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
FRONT: TEN (10) FEET PUBLIC IMPROVEMENT, PUBLIC UTILITY AND PUBLIC DRAINAGE
REAR: TEN (10) FEET PUBLIC IMPROVEMENT, PUBLIC UTILITY AND PUBLIC DRAINAGE
SIDE: FIVE (5) FEET PUBLIC UTILITY AND PUBLIC DRAINAGE

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

District not to be created i presume since no submittal is currently under review and timing has certainly missed Nov. election.

provide tract table for use, ownership, maintenance, and size for ALL tracts or place all in note

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
Lot _____ (or Tract _____) (or entire property) 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. Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)
No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.

Have you applied to the CAO - Lori yet? This itakes 60 days so please do so now since admin plat approval.

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.

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.

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

PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE:

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

add line for Assessors signature

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "WINDERMERE FILING NO.-1" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND PUBLIC IMPROVEMENTS, 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

)SS

COUNTY OF EL PASO)

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.

DATE: _____

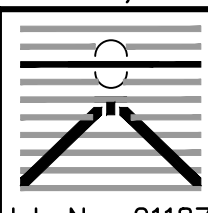
BY: _____ SURCHARGE: _____

DEPUTY

noise wall notes, installation and maintenance

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

JULY 13, 2021



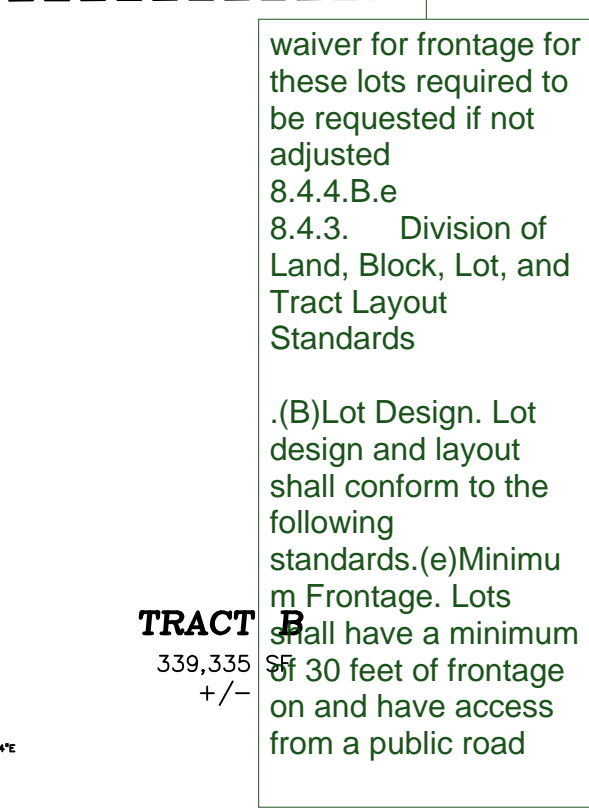
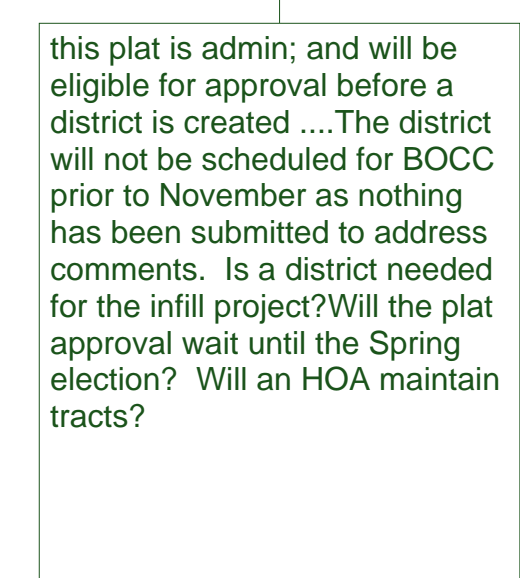
DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352

Sheet 1 of 5

Job No. 21187-01 Printing: 21187-01 WINDERMERE FILING 1 PLAT.dwg

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

to this sheet only add
location of noise wall
and detail please



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

TOTAL PLATTED AREA = 52.074 ACRES ±

CHATEAU AT ANTELOPE
RIDGE FILING No. 2
Reception No. 202192387

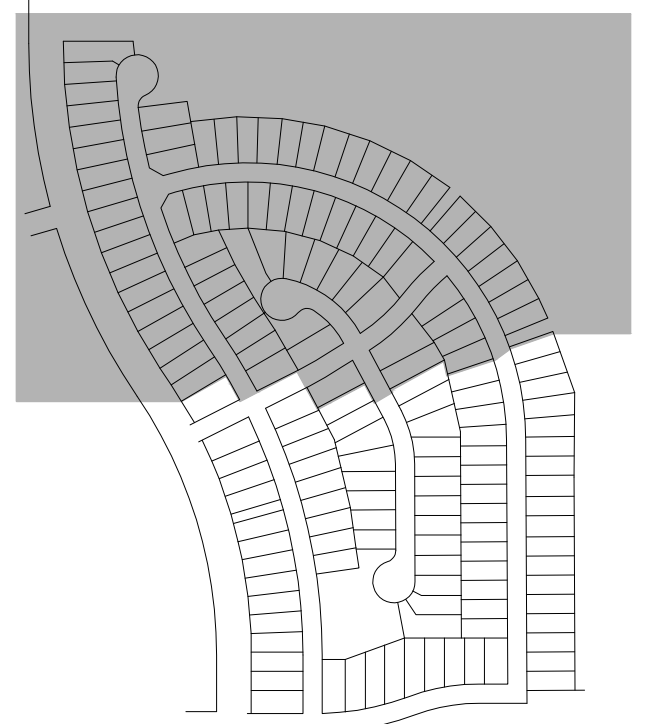
Point of Beginning
Southwest Corner, Chateau at
Antelope Ridge Filing No. 2
(Found a #4 rebar with yellow plastic
cap, PLS 24964)

(Basis of Bearings)

N89°56'53"E 670.94'

N89°56'21"E 593.31'

N89°24'24"E 58.36'
N89°56'53"E 70.30'



KEY MAP

what road is this?

TRACT E

PRONGHORN
MEADOWS CIRCLE

L=928.37'

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L-1	41.20'	N60°37'26"W	
L-2	19.47'	S73°55'48"E	
L-3	18.43'	N73°55'48"E	
L-4	41.23'	N28°31'23"E	
L-5	18.49'	N48°13'54"E	
L-6	18.49'	N48°13'54"E	
L-7	8.05'	S89°59'46"W	
L-8	23.52'	N27°57'41"W	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C-1	302.45'	1390.00'	12°28'02"	S09°50'11"E
C-2	39.08'	30.00'	74°37'51"	S30°15'27"W
C-3	241.11'	55.00'	251°10'33"	N58°00'54"W
C-4	438.42'	1390.00'	18°04'19"	S25°06'21"E
C-5	185.35'	1450.00'	7°19'26"	N30°28'47"W
C-6	678.59'	1450.00'	28°48'51"	N13°24'39"W
C-7	785.59'	700.00'	84°18'06"	N73°09'30"W
C-8	507.26'	700.00'	41°31'12"	N21°00'30"W
C-9	228.92'	260.00'	50°26'50"	N53°11'06"W
C-10	133.01'	275.00'	27°42'47"	N14°06'18"W
C-11	232.71'	55.00'	242°25'29"	S19°37'15"E
C-12	43.98'	30.00'	83°59'16"	S81°09'39"W
C-13	38.71'	30.00'	72°53'43"	N36°11'58"E
C-14	242.76'	55.00'	252°53'43"	S53°48'02"E
C-15	91.25'	500.00'	10°27'22"	S43°00'13"W
C-16	191.22'	500.00'	21°54'43"	N48°43'53"E
C-18	45.56'	500.00'	5°13'16"	S58°50'09"W
C-19	97.14'	800.00'	6°57'25"	N59°42'13"E
C-20	178.60'	500.00'	20°27'58"	S79°46'01"W
C-21	255.35'	715.00'	20°27'45"	N79°45'54"E

EXTENDED DETENTION
BASIN, NORTH
EASEMENT

TRACT A
DRAINAGE
CHATEAU AT ANTELOPE RIDGE
FILING No. 2
Reception No. 202192387

L=54.06'

TRACT A

EXTENDED DETENTION
BASIN, NORTH
EASEMENT

WYEDALE WAY
(50' PUBLIC R.O.W.)

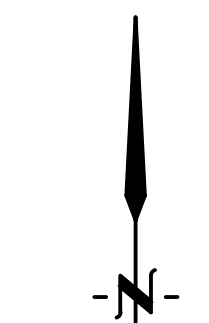
RYEDALE WAY
(50' PUBLIC R.O.W.)

PATTERDALE
PLACE
(50' PUBLIC R.O.W.)

BORROWDALE LANE
(50' PUBLIC R.O.W.)

L=460.83'

Found #5 rebar with YPC stamped
"AZTEC PLS 36567"



SCALE: 1" = 50'

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

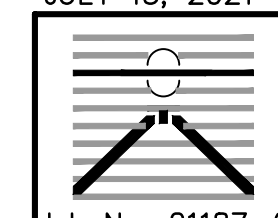
is this a match line?

LEGEND

FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC
CAP PLS 31548
FOUND NAIL WITH 1.5" WASHER PLS 31548
FOUND 3.25" ALUMINUM CAP
STAMPED: EL PASO COUNTY ROW
MONUMENT PLS 35585 2005
SET #5 REBAR & 1.5" ALUMINUM CAP OR
NAIL & STEEL DISC "PLS 29413"
SECTION CORNER MONUMENT AS INDICATED

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)

JULY 13, 2021



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 21187-01

Sheet 3 of 5

Continued on
Sheet 4

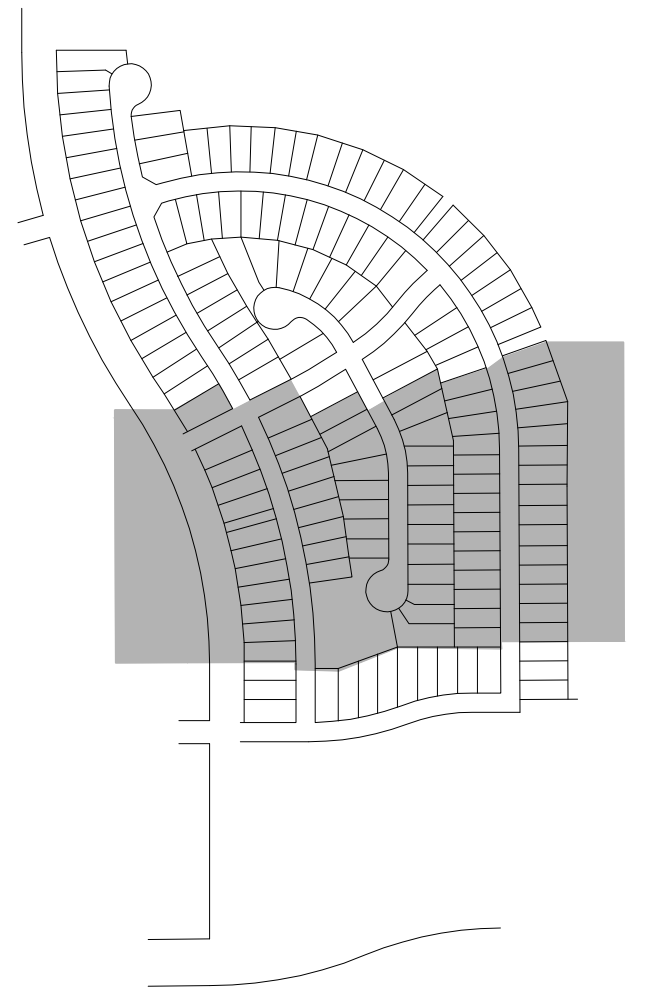
WINDERMERE FILING NO.1

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

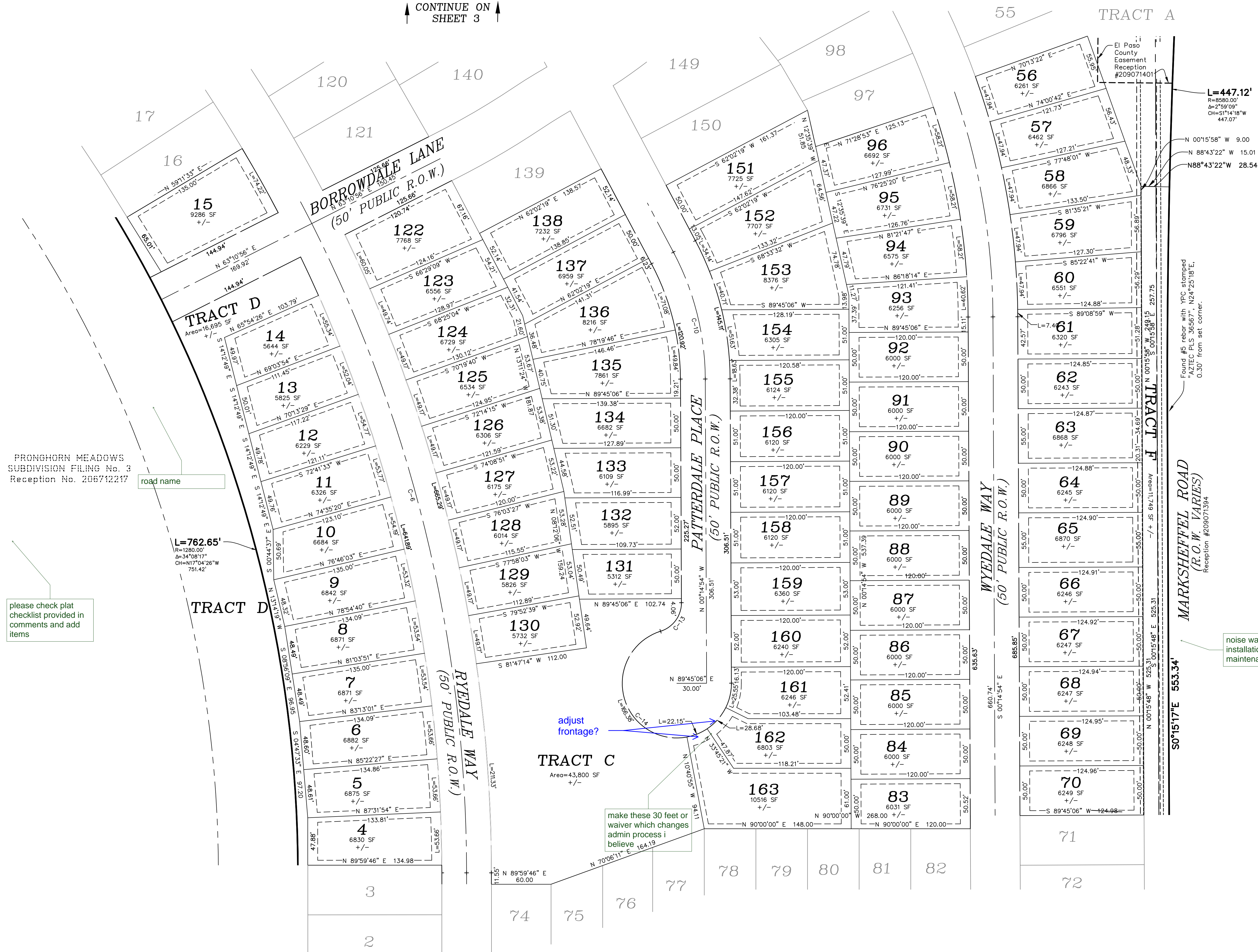
TOTAL PLATTED AREA = 52.074 ACRES ±

↑ CONTINUE ON
SHEET 3 ↑

↓ CONTINUE ON
SHEET 5 ↓



KEY MAP

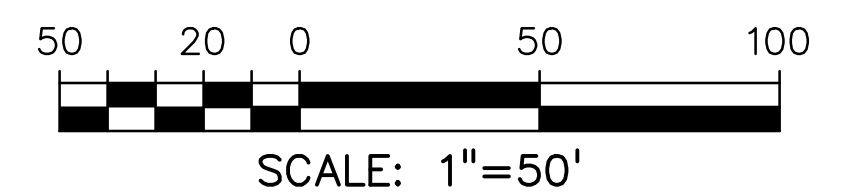
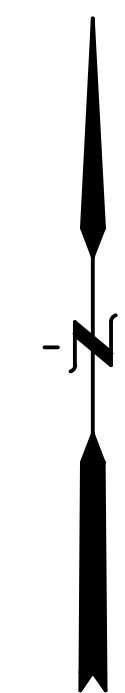


LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	41.20'	N60°37'26\"W
L-2	19.47'	S73°55'48\"W
L-3	19.43'	N73°55'48\"E
L-4	41.23'	N28°31'23\"E
L-5	18.49'	N48°13'54\"E
L-6	18.49'	N48°13'54\"E
L-7	8.05'	S89°59'46\"W
L-8	23.52'	N27°57'41\"W

CURVE TABLE					
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°19'26\"	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	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°08'18\"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'
C-21	255.35'	715.00'	20°27'45\"	N79°45'54\"E	254.00'

LEGEND

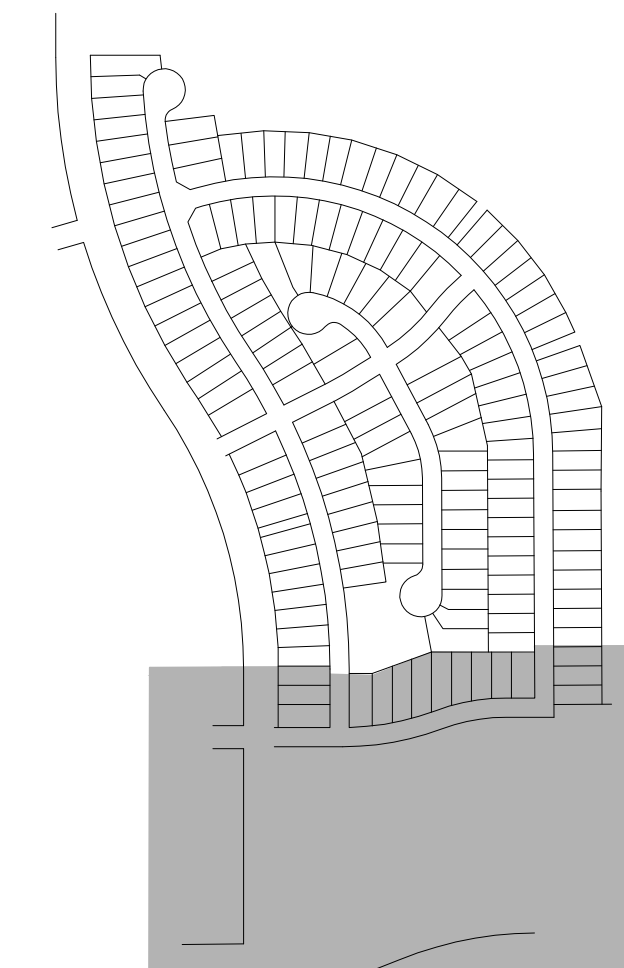
- FOUND #5 REBAR WITH 1.5\" YELLOW PLASTIC CAP PLS 31548
- FOUND NAIL WITH 1.5\" WASHER PLS 31548
- FOUND 3.25\" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 35585 2005
- SET #5 REBAR & 1.5\" ALUMINUM CAP OR NAIL & STEEL DISC \"PLS 29413\"
- SECTION CORNER MONUMENT AS INDICATED
- FOUND 1\" DIAMETER PIPE, SET 2.5\" ALUMINUM CAP STAMPED \"DREXEL BARRELL PLS 29413\"
- WOODMEN HILLS METROPOLITAN DISTRICT NON-RADIAL LINE
- PLUS OR MINUS (MORE OR LESS)
- RIGHT OF WAY
- TYPICAL
- SQUARE FEET
- ASSIGNED STREET ADDRESS



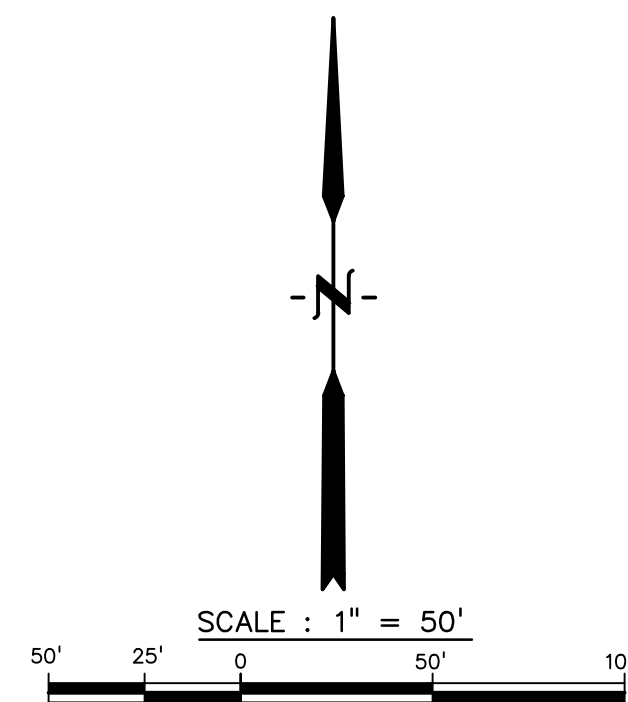
WINDERMERE FILING NO.1

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

TOTAL PLATTED AREA = 52.074 ACRES ±



KEY MAP



LINE TABLE		
LINE #	LENGTH	DIRECTION
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C-12	43.98'	30.00'	83°59'16"	S81°09'39"W	40.14'
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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'

LEGEND

- FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548
- FOUND NAIL WITH 1.5" WASHER PLS 31548
- FOUND 3.25" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 35585 2005
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"
- SECTION CORNER MONUMENT AS INDICATED
- 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)



Plat V_1 planning.pdf Markup Summary 8-19-2021

dsdparsons (38)

NOTARY PUBLIC

yes properties still owns a portion of tract where pond is proposed

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:14:06 PM
Status:
Color: ■
Layer:
Space:

yes properties still owns a portion of tract where pond is proposed

UMBER 08041C 0543 F HAVING AN EFFECT
PRIVATE DETENTION POND MAINTENANCE
RECORDS OF EL PASO COUNTY AT RECEIPT
0. LOTS WILL HAVE DIRECT ACCESS PERM
HOLE ——— or Antelope Ridge Dr
LL PROPERTY OWNERS ARE RESPONSIBLE
NO THROUGH THEIR PROPERTY. PUBLIC
LAT SHALL BE MAINTAINED BY THE INDIV
TRUCTURES, FENCES, MATERIALS OF LAA
HALL NOT BE PLACED IN DRAINAGE EASE

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:15:31 PM
Status:
Color: ■
Layer:
Space:

or Antelope Ridge Dr

NOTARY PUBLIC
yes properties still owns a portion of tract where pond is proposed

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:16:49 PM
Status:
Color: ■
Layer:
Space:

provide tract table for use, ownership, maintenance, and size for ALL tracts or place all in note

District not to be created i presume since no submittal is currently under review and timing has certainly missed Nov. election.

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:17:57 PM
Status:
Color: ■
Layer:
Space:

District not to be created i presume since no submittal is currently under review and timing has certainly missed Nov. election.

NOTARY PUBLIC
yes properties still owns a portion of tract where pond is proposed

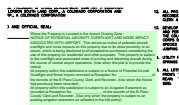
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:18:22 PM
Status:
Color: ■
Layer:
Space:

delete this is an admin plat.

NOTARY PUBLIC
yes properties still owns a portion of tract where pond is proposed

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:18:49 PM
Status:
Color: ■
Layer:
Space:

add line for Assessors signature



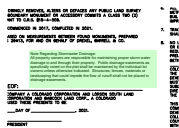
Subject: Airport Overlay
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:19:40 PM
Status:
Color: ■
Layer:
Space:

Where the Property is Located in the Airport Overlay Zone
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. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)



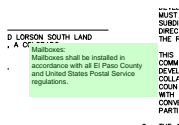
Subject: Easements
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:20:00 PM
Status:
Color: ■
Layer:
Space:

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



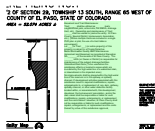
Subject: Stormwater Drainage
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:20:22 PM
Status:
Color: ■
Layer:
Space:

Note Regarding Stormwater Drainage:
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.



Subject: Mailboxes
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:21:05 PM
Status:
Color: ■
Layer:
Space:

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



Subject: Easement&Tract Maintenance
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:21:31 PM
Status:
Color: ■
Layer:
Space:

Easement and Tract Maintenance:

Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Lot ____ (or Tract ____) (or entire property) 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.

Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.) No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,



Subject: Soils & Geology
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:21:40 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:

Geologic Hazard Note-Final Plat: (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.

PLAT
SHEET
DATE
TIME

DATE
TIME

Subject: Special Districts
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:22:13 PM
Status:
Color: ■
Layer:
Space:

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 thereof.

Marksheffel Road District Note:
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.

Subject: Marksheffel Road
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:22:28 PM
Status:
Color: ■
Layer:
Space:

Marksheffel Road District Note:
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.

The Subdivider(s) agrees on behalf of himself and any developer or builder successors and assigns 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.

SUBDIVIDER'S STATEMENT

Subject: Road Impact
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:22:38 PM
Status:
Color: ■
Layer:
Space:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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.

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.

Subject: PID
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:22:44 PM
Status:
Color: ■
Layer:
Space:

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.

PLAT
SHEET
DATE
TIME

PLAT
SHEET
DATE
TIME

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:24:26 PM
Status:
Color: ■
Layer:
Space:

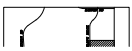
Add note that PPRBD has approved the addressing and said approval is recorded at Reception No. _____ filed with the EPC Clerk and Recorder



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:25:47 PM
Status:
Color: ■
Layer:
Space:

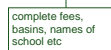
Have you applied to the CAO - Lori yet? This takes 60 days so please do so now since admin plat approval.

WINDERMERE FILING NO
ATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP
RINCIPAL MERIDIAN, COUNTY OF EL PASO, STAT
/0101/PC/122-AREA = 55.074-10434



Subject: Owner Certification
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:26:18 PM
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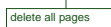
SCHOOL FEE:
PARK FEE:



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:27:07 PM
Status:
Color: ■
Layer:
Space:

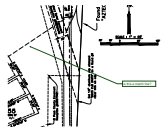
complete fees, basins, names of school etc

IAN, COUNTY OF
TTED AREA = 52.074



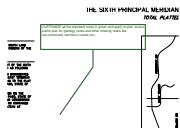
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:33:02 PM
Status:
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Layer:
Space:

delete all pages



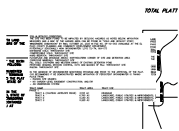
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:33:49 PM
Status:
Color: ■
Layer:
Space:

is this a match line?



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:39:31 PM
Status:
Color: ■
Layer:
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CUSTOMIZE all the standard notes in green and apply to plat- review prelim plan for geology notes and other missing notes like non-motorized vehicles in tracts etc...

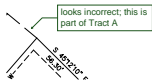


Subject: Image
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:39:36 PM
Status:
Color: ■
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Space:



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:40:44 PM
Status:
Color: ■
Layer:
Space:

remove all plus minus- closures must be exact



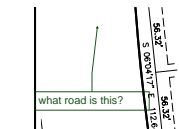
Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:42:50 PM
Status:
Color: ■
Layer:
Space:

looks incorrect; this is part of Tract A



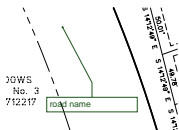
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Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:43:29 PM
Status:
Color: ■
Layer:
Space:

Centerline data all sheets



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:43:57 PM
Status:
Color: ■
Layer:
Space:

what road is this?



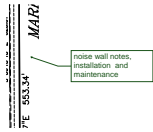
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Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:44:25 PM
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Color: ■
Layer:
Space:

road name



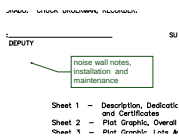
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Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:44:40 PM
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Color: ■
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please check plat checklist provided in comments and add items



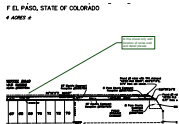
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Author: dsdparsons
Date: 8/19/2021 12:45:39 PM
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noise wall notes, installation and maintenance



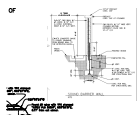
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Date: 8/19/2021 12:46:03 PM
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noise wall notes, installation and maintenance



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:47:52 PM
Status:
Color: ■
Layer:
Space:

to this sheet only add location of noise wall and detail please



Subject: Image
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 12:48:06 PM
Status:
Color: ■
Layer:
Space:

this plat is admin; and will be eligible for approval before a district is createdThe district will not be scheduled for BOCC prior to November as nothing has been submitted to address comments. Is a district needed for the infill project? Will the plat approval wait until the Spring election? Will an HOA maintain tracts?



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 3:45:03 PM
Status:
Color: ■
Layer:
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Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 4:42:41 PM
Status:
Color: ■
Layer:
Space:

make these 30 feet or waiver which changes admin process i believe



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 4:47:27 PM
Status:
Color: ■
Layer:
Space:

make these 30 feet or waiver which may change admin process i believe



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdparsons
Date: 8/19/2021 5:23:54 PM
Status:
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Layer:
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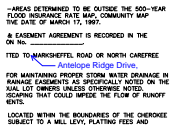
waiver for frontage for these lots required to be requested if not adjusted

8.4.4.B.e

8.4.3. Division of Land, Block, Lot, and Tract Layout Standards

.(B)Lot Design. Lot design and layout shall conform to the following standards.(e)Minimum Frontage. Lots shall have a minimum of 30 feet of frontage on and have access from a public road

dsdrice (28)



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:10:57 PM
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Antelope Ridge Drive,

(4 signature blocks?)

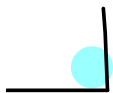
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(4 signature blocks?)

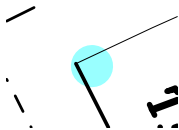



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:22:03 PM
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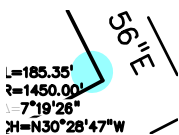
Adjust the other corner lots to be similar to Lots 113 and 36 to keep sidewalk in the ROW




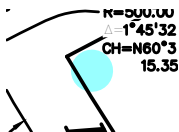
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Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:22:04 PM
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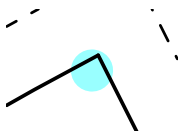
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Page Label: [1] SHEET 1
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Date: 8/19/2021 4:22:04 PM
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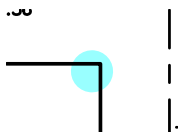
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Page Label: [1] SHEET 1
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Date: 8/19/2021 4:22:04 PM
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Subject:
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:22:04 PM
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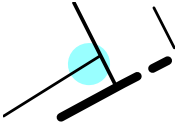
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Date: 8/19/2021 4:22:04 PM
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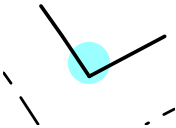
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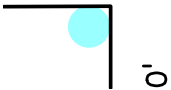
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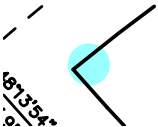
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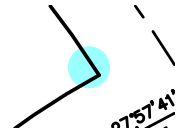
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Date: 8/19/2021 4:22:04 PM
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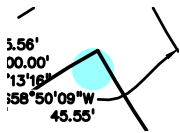
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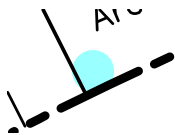
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Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:22:04 PM
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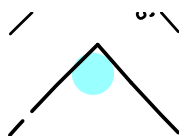
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Date: 8/19/2021 4:22:04 PM
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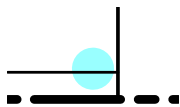
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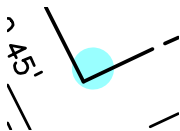
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Author: dsdrice
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EL PASO COUNTY AS RECORDED IN UNDER F
2, 2021 AND RECORDED IN EL PASO COLLA
3 COLLATERAL IS PROVIDED TO MAKE PR
N ACCORDANCE WITH THE EL PASO COUN
TERIA MANUAL. ANY SUCH ALTERNATIVE
COUNTY COMMISSIONERS OR, IF PERMITTED
Y THE DEVELOPMENTAL SERVICES DEPAR
CEDURE REQUIREMENTS OF EL PASO COL
IS FOR SALE, CONVEYANCE OR TRANSFER


Subject:
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:23:43 PM
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DIRECTOR AND MEET THE PC
THE RELEASE BY THE COUN

THIS PLAT RESTRICTION MAY
COMMISSIONERS OR, IF PERM
DEVELOPMENT SERVICES DIRE
COLLATERAL OR COMPLETION
COUNTY COMMISSIONERS OF
WITH SAID SUBDIVISION IMPR
CONVEYANCE OR TRANSFER
PARTIAL RELEASE OF LOTS ,


Subject:
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:24:20 PM
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THIS PLAT RESTRICTION MAY
COMMISSIONERS OR, IF PERM
DEVELOPMENT SERVICES DIRE
COLLATERAL OR COMPLETION
COUNTY COMMISSIONERS OF
WITH SAID SUBDIVISION IMPR
CONVEYANCE OR TRANSFER
PARTIAL RELEASE OF LOTS ,


Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:24:29 PM
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PCD

PLAT RESTRICTION MAY
COMMISSIONERS OR, IF PERM
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COLLATERAL OR COMPLETION
COUNTY COMMISSIONERS OF
WITH SAID SUBDIVISION IMPR
CONVEYANCE OR TRANSFER
PARTIAL RELEASE OF LOTS ,


Subject:
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:25:21 PM
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PLAT RESTRICTION MAY
COMMISSIONERS OR, IF PERM
DEVELOPMENT SERVICES DIRE
COLLATERAL OR COMPLETION
COUNTY COMMISSIONERS OF
WITH SAID SUBDIVISION IMPR
CONVEYANCE OR TRANSFER
PARTIAL RELEASE OF LOTS ,


Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:25:54 PM
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Not County; HOA or metro district

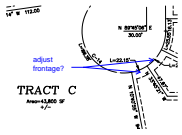
PLAT RESTRICTION MAY
COMMISSIONERS OR, IF PERM
DEVELOPMENT SERVICES DIRE
COLLATERAL OR COMPLETION
COUNTY COMMISSIONERS OF
WITH SAID SUBDIVISION IMPR
CONVEYANCE OR TRANSFER
PARTIAL RELEASE OF LOTS ,

Subject:
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:26:34 PM
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PLAT RESTRICTION MAY
COMMISSIONERS OR, IF PERM
DEVELOPMENT SERVICES DIRE
COLLATERAL OR COMPLETION
COUNTY COMMISSIONERS OF
WITH SAID SUBDIVISION IMPR
CONVEYANCE OR TRANSFER
PARTIAL RELEASE OF LOTS ,

Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:26:51 PM
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update



Subject: Callout
Page Label: [1] SHEET 1
Author: dsdrice
Date: 8/19/2021 4:31:57 PM
Status:
Color: ■
Layer:
Space:

adjust frontage?