

FINAL PLAT

UPLAND FLATS BY WATERMARK FILING No. 1
BEING A REPLAT OF TRACT DD OF HANNAH RIDGE AT FEATHERGRASS FILING No. 1
AND A PORTION OF AKERS DRIVE RIGHT-OF-WAY
BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That Feathergrass Investments, LLC, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 14, 2014 UNDER RECEPTION NO. 214061663 AND AFFIDAVIT OF CLARIFICATIONS RECORDED SEPTEMBER 9, 2014 UNDER RECEPTION NO. 214081923, COUNTY OF EL PASO, STATE OF COLORADO.

Containing a calculated area of 670,487.4 square feet (15.392 acres) of land, more or less.

Per Order No. SCB55085671, Land Title Guarantee Company and Old Republic National Title Insurance Company.

DEDICATION

The above owner has caused said parcel of land to be platted into the lot and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as UPLAND FLATS BY WATERMARK FILING No. 1 in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Feathergrass Investments, LLC, has executed this instrument this ___ day of _____, 20__ A.D.

Kenneth P. Driscoll, Manager

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 lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of UPLAND FLATS BY WATERMARK 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.

Kenneth P. Driscoll, Manager, Feathergrass Investments, LLC

By:

Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO

COUNTY OF _____ } SS

Acknowledged before me this ___ day of _____, 20__ A.D.

By: _____ as _____

My Commission expires _____

Witness my hand and seal _____

Notary Public

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.

EASEMENT STATEMENT:

The exterior boundaries of Lot 1 as shown hereon 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 property owner.

EASEMENT NOTES:

- 1. The right-of-way easement as granted to Colorado Interstate Gas Co. in the instrument recorded september 26, 1934, in Book 908 at Page 91. Records of El Paso County, is a blanket easement affecting the Southeast quarter of the subject Section 32 and possibly the subject parcel. This instrument contains insufficient information to be platted.
2. The Ingress-Egress Easement recorded at Reception No. 202158263, Records of El Paso County, was granted for the use of previous landowners to access a previous lot configuration. The previous parcels were combined on the Hannah Ridge at Feathergrass Filing No. 1 plat, with the current owner being both the grantor and grantee of said easement. The current owner intends to vacate this easement as shown hereon.

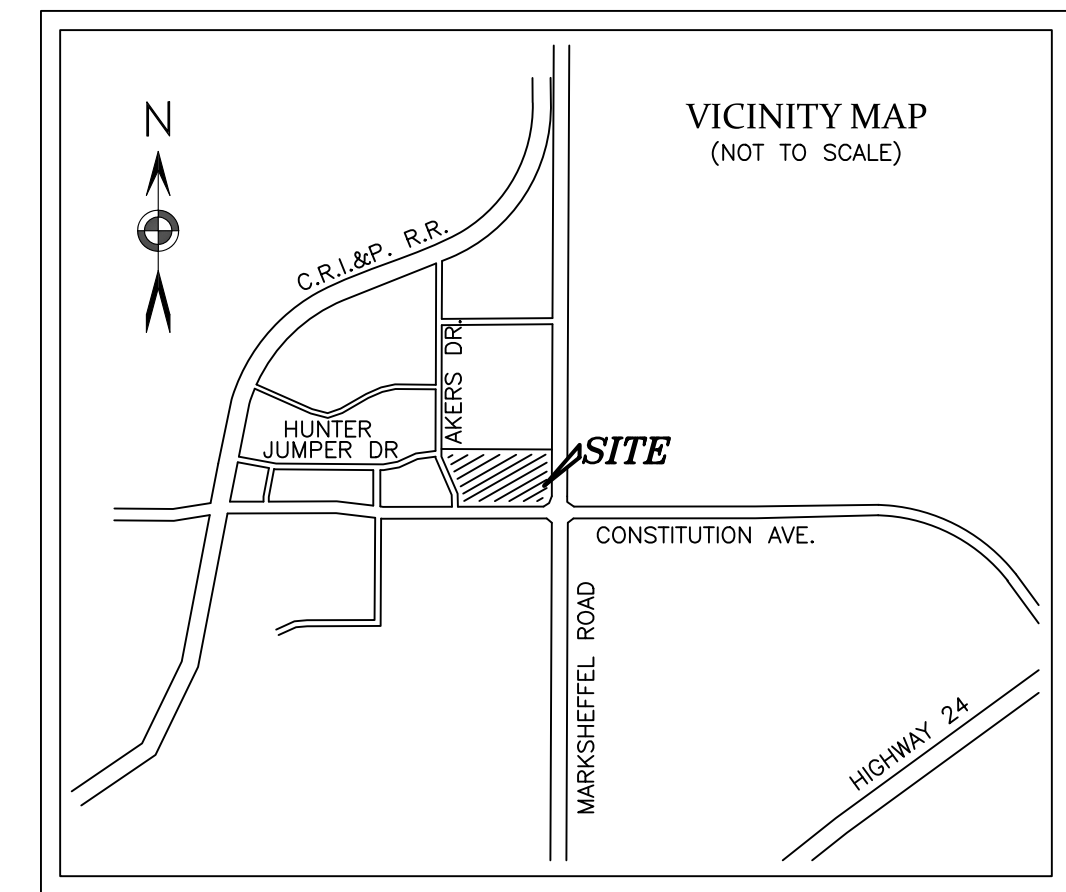
FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0756G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined outside the 500-year floodplain).

SURVEYOR'S 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. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. Any underground or above ground utilities shown hereon have been located from field survey information. Barron Land, LLC does not guaranty said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Barron Land, LLC did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
5. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order No. SCB55085671-2, with an effective date of January 25, 2021 as provided by Land Title Guarantee Company and Old Republic National Title Insurance Company.
6. This survey was performed in the field on September 21, 2020.
7. The as-replatted overall subject parcel (Lot 1) shall contain a calculated area of 652,308.3 square feet (14.975 acres) of land, more or less. See Note 10 below.
8. BASIS OF BEARINGS: Bearings are based upon, and is assumed to bear S 89°37'59" E, a measured distance of 1188.72 feet for the North line of the subject Tract DD, said line being monumented on the west end by a 5/8" metal pin with a yellow plastic cap stamped "PLS 31548" and on the east end by a 5/8" metal pin with a yellow plastic cap stamped "PLS 36567".
9. Unless noted otherwise hereon, found and set monuments shown are level with existing grade.
10. The most northern eastern parcel line of the subject, also being the western right-of-way line of Marksheffel Road, is an arc that was dedicated by Reception # 210011881 (Feb 2010), El Paso County Records. This document lists the direction of the 18,380' radius curve as "left" when approaching from a southerly direction. This places the arc as being concave to the west as shown on sheet 2 - "As Platted". A chord bearing is given in this deed, so the end point of the curve, also being the Northeast corner of the subject Tract DD, falls at the identical point regardless of the direction of the curve, with a potential 354.3 square foot area of concern between the 2 possible arcs. The subject Plat - HANNAH RIDGE AT FEATHERGRASS FILING No. 1 - also appears to represent the curve as being concave to the west. The right-of-way deed for the parcel adjacent north (Reception #209098490) defines the arc as being concave to the east, in conflict with the right-of-way deed and the HANNAH RIDGE AT FEATHERGRASS FILING No. 1 plat. El Paso County Survey Department has stated that the intent of the county right-of-way for this curve is to be concave to the east. The "As Replatted" parcel on sheet 3 shows this arc as being concave to the east, matching the right-of-way arc of the parcel adjacent north, with a right of way dedication parcel of 354.3 square feet to correct the discrepancy.
11. No attempt has been made by the surveyor to show and utility lines or services on this map.
12. The approval of this Replat vacates all prior plats for the area described by this plat and vacates all easements as noted on this plat.
13. The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report, Noise Analysis Report.
The Surface Investigation and Soils Report was completed by Kumar and Associates on Sept. 10, 2020 as project No. 20-2-194, the Water Resources Report was completed by Kimley-Horn on Jan. 27, 2021, and the Noise Analysis Report was completed by Kimley-Horn on Oct. 5, 2020 and are on file at the County Department.
14. All property within this subdivision 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 property owner is responsible for maintenance of the subject drainage facilities and the private storm drain system serving this subdivision.
15. 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.
16. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Parks Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
17. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
18. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
19. No driveway shall be established unless an access permit has been granted by El Paso County.
20. Access: There will be no direct lot access to Constitution Avenue or Marksheffel Road.
21. At the time of approval of this project, this property is located within the Falcon Fire Protection District.
22. The Geotechnical Engineering Study was completed by Kumar and Associates, Inc, Project No. 20-02-194, on Sept. 10, 2020. Geologic Hazard Note: No study was submitted in support of the final plat application. No geologic hazards were identified by the report. The following recommendations were provided by the Colorado Geologic Survey on 3/25/2021 in reference to the report and development constraints addressed therein: Kumar has identified man-placed fill and expansive clay and claystone materials that impose geotechnical constraints on this site. Kumar recommends on page 23, "the expansive clays and claystone be overexcavated and replaced with a nonexpansive structural fill where present within 5 feet of the bottom of spread footing foundations, floor slabs and the pool." For PT slab foundations, Kumar recommends a 4-foot overexcavation from the bottom of the lowest portion of the foundation element/rib. Provided Kumar's recommendations regarding subgrade preparation, overexcavation of man-placed fill and expansive clay and claystone materials, structural fill and backfill placement, foundations, floor slabs, movement estimates, grading and surface drainage, and construction observations are strictly adhered to, CGS has no objection to approval. CGS recommends Kumar be retained to review the project plans and specifications for conformance with the recommendations provided in their report.
23. All property within this subdivision is subject to an avigation easement as recorded at Reception No. 2140022684 of the records of the El Paso County Clerk and Recorder.
24. Notice of potential aircraft overflight and noise 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 owners of this property. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.
25. The property shown hereon is located within the Constitution Heights Metropolitan District per the document recorded at Reception No. 210099703 of the El Paso County Clerk and Recorder.
26. NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof.
27. Water and wastewater service for this subdivision is provided by the Cherokee Metropolitan District, subject to the District's rules, regulations and specifications. Electric service is provided by Mountain View Electric Association, Inc., and natural gas service is provided by Colorado Springs Utilities.
28. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assignees shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), 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.
29. Public and Common Subdivision Improvements: 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 development improvements 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 Number _____ 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 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 Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by any of lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

Staff will agree to delete note 29 and defer public improvements to site dev plan



COUNTY APPROVAL

This plat for UPLAND FLATS BY WATERMARK FILING No. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development Department on this ___ day of _____, 20__.

Planning and Community Development Director Date

This plat for UPLAND FLATS BY WATERMARK FILING No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ___ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (right-of-way parcels) are accepted, but the 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.

Hanna Ridge at Feathergrass Filing No. 1 is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception #217032014.

Tracts and easements shown on the plat of Hanna Ridge at Feathergrass Filing No. 1, Reception #214713468, the easement recorded at Book 5122 at Page 992, and and the easement recorded at Reception #202158263, recorded in the Office of the El Paso County Clerk and Recorder, are hereby vacated this ___ day of _____, 20__.

Chair, Board of County Commissioners Date

SURVEYOR'S STATEMENT:

I, Spencer J. Barron, 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 compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, opinion, and belief. This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this ___ day of _____, 20__.

Spencer J. Barron
Colorado registered PLS #38141
For and on behalf of Barron Land, LLC

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at ___ O'clock ___ this ___ day of _____, 20__ A.D.,

and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
Deputy

FEES:

School Fee (School District 49): _____

Bridge Fee (Sand Creek Drainage Basin): _____

Park Fee (Regional Park Area 2, Urban Park Area 3): _____

Drainage Fee (Sand Creek Drainage Basin): _____

SF-21-012

SHEET LEGEND:

- SHEET 1: Notes, project info, certification
SHEET 2: As-platted conditions
SHEET 3: Re-plat detailed information

Table with columns: No., Remarks, Date, By. Row 1: 1, Updated title report, 1/29/21, TH. Row 2: 2, Comments, 4/14/21, TH.

BARRON LAND logo and contact information: BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION, 2790 N. Academy Blvd, Suite 311, Colorado Springs, CO 80917, P: 719.360.6827, F: 719.466.6527, www.BARRONLAND.com, PROJECT No.: 20-063, SHEET 1 OF 3

FINAL PLAT
UPLAND FLATS BY WATERMARK FILING No. 1
 BEING A REPLAT OF TRACT DD OF HANNAH RIDGE AT FEATHERGRASS FILING No. 1
 AND A PORTION OF AKERS DRIVE RIGHT-OF-WAY
 BEING A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
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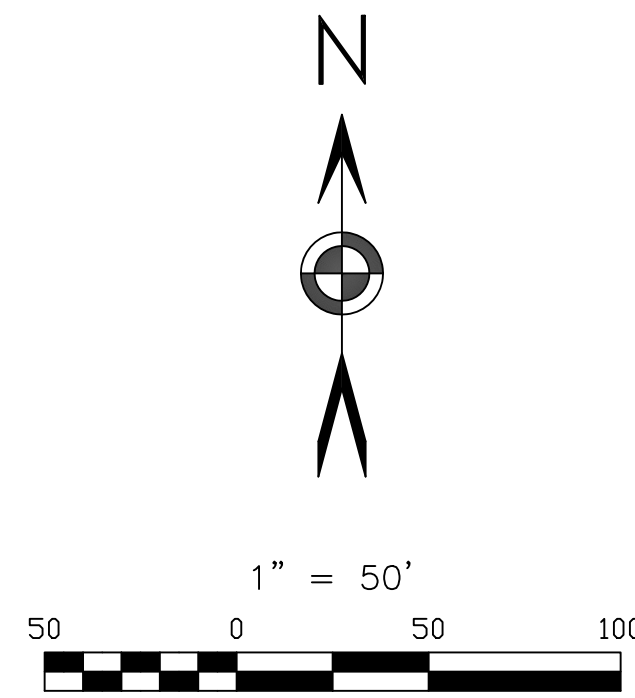
AS PLATTED

LOT 8
 AKER'S SUBDIVISION No. 1
 BOOK H-2 PAGE 48
 KINGSTON GROUP LLC
 2675 AKERS DRIVE
 TSN 5332002014

BASIS OF BEARINGS

TRACT DD
 670,487.4 SQ. FT
 15.392 ACRES

TRACT C
 HANNA RIDGE AT FEATHERGRASS
 FILING No. 1 - REC. 214713468
 FEATHERGRASS INVESTMENTS LLC
 TSN 5332403009



LEGEND

- FOUND SECTION MONUMENT AS DESCRIBED
- FOUND No. 5 REBAR AND YPC, "PLS 31548"
FLUSH WITH GRADE UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS DESCRIBED
- + FOUND CHISELED + IN CONCRETE
UNLESS OTHERWISE NOTED
- FOUND No. 5 REBAR AND ORANGE
PLASTIC CAP, "PLS 38141"
- (M) MEASURED DIMENSIONS
- (R1) RECORD DIMENSION BOOK H-2 PAGE 48
- (R2) RECORD DIMENSION REC. #214713468
- (C) CALCULATED DIMENSIONS
- REC. RECEPTION
- ROW RIGHT OF WAY
- AC ALUMINUM CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP
- BG BELOW GRADE
- DIA DIAMETER
- SUBJECT PARCEL LINE
- - - ADJACENT PARCEL LINE
- - - SECTION LINE
- - - EASEMENT LINE

SOUTH 1/4 CORNER
 SECTION 32
 3.25 AC, "PLS 30829"

NORTHEAST CORNER
 SECTION 32
 3.25 AC, "PLS 38256"

MARKSHEFFEL ROAD
 (PUBLIC ROW VARIES)

CONSTITUTION AVENUE
 (120' PUBLIC ROW)
 PLAT BOOK V-3 PAGE 169

SF-21-012

SHEET LEGEND:

- SHEET 1: Notes, project information, and certification
- SHEET 2: As-platted conditions
- SHEET 3: Re-plat detailed information

DATE: 01/21/2021		REVISIONS	
No.	Remarks	Date	By
1	Updated title report	1/29/21	TH
2	Comments	4/14/21	TH

BARRON LAND
 BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.350.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com
 PROJECT No.: 20-063 SHEET 2 OF 3

UNPLATTED

FINAL PLAT

UPLAND FLATS BY WATERMARK FILING No. 1

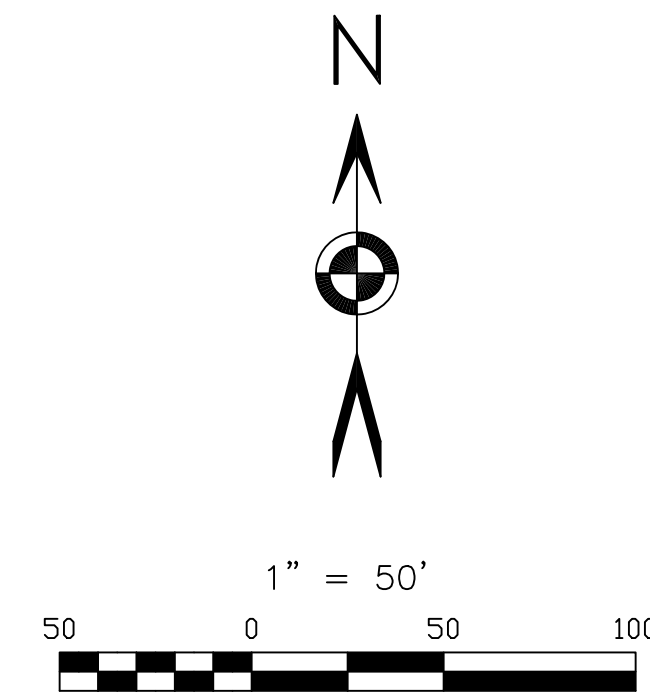
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SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
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AS REPLATTED

LOT 8
AKER'S SUBDIVISION No. 1
BOOK H-2 PAGE 48
KINGSTON GROUP LLC
2675 AKERS DRIVE
TSN 5332002014

LOT 1
652,308.3 SQ. FT
14.975 ACRES

TRACT C
HANNA RIDGE AT FEATHERGRASS
FILING No. 1 - REC. 214713468
FEATHERGRASS INVESTMENTS LLC
TSN 5332403009



- LEGEND**
- FOUND SECTION MONUMENT AS DESCRIBED
 - FOUND No. 5 REBAR AND YPC, "PLS 31548" FLUSH WITH GRADE UNLESS OTHERWISE NOTED
 - FOUND MONUMENT AS DESCRIBED
 - + FOUND CHISELED + IN CONCRETE UNLESS OTHERWISE NOTED
 - FOUND No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
 - ⊙ SET No. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "PLS 38141"
 - (M) MEASURED DIMENSIONS
 - (R1) RECORD DIMENSION BOOK H-2 PAGE 48
 - (R2) RECORD DIMENSION REC. #214713468
 - (C) CALCULATED DIMENSIONS
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 - ROW RIGHT OF WAY
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 - BG BELOW GRADE
 - DIA DIAMETER
 - () ADDRESS
 - SUBJECT PARCEL LINE
 - - - ADJACENT PARCEL LINE
 - SECTION LINE
 - - - EASEMENT LINE

SOUTH 1/4 CORNER SECTION 32
3.25 AC, "PLS 30829"

FOUND (4) 3.5" ALUMINUM CAPS, "PLS 38096" FLUSH WITH GRADE UNLESS OTHERWISE NOTED.

CALCULATED SOUTHEAST CORNER SECTION 32

UNPLATTED

SHEET LEGEND:

- SHEET 1: Notes, project information, and certification
- SHEET 2: As-platted conditions
- SHEET 3: Re-plat detailed information

SF-21-012

DATE: 01/21/2021		REVISIONS	
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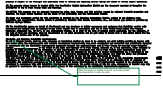
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PROJECT No.: 20-063 SHEET 3 OF 3

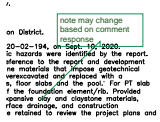
Plat V_2 redline planning.pdf Markup Summary 5-7-2021

dsdparsons (2)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/7/2021 9:44:29 AM
Status:
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Staff will agree to delete note 29 and defer public improvements to site dev plan



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 5/7/2021 9:51:01 AM
Status:
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note may change based on comment response