

FINAL PLAT

UPLAND FLATS BY WATERMARK FILING No. 1
BEING A REPLAT OF TRACT DD OF HANNAH RIDGE AT FEATHERGRASS FILING No. 1
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

For Replats requiring BoCC action:

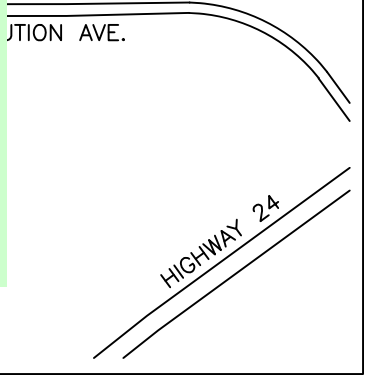
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ___ day of ___, 20___, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

Previous plat name in entirety 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 # _____.

The (streets, lots, tracts, parcels, and easements: use those applicable) shown on the plat of previous plat name in entirety, recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____ are hereby vacated this day of ___, 20___.

Chair, Board of County Commissioners Date

VICINITY MAP (NOT TO SCALE)



There may be multiple easements here to fill in with there corresponding reception numbers or book and pages

ADD: Noise study Info, date title preparer; study was specific to the 300 unit multi-family development; an updated noise study will be required if a change to layout or use is requested. Identify the mitigation to be used and state installation completed by?

EASEMENT STATEMENT:

Lot 1 as shown hereon is hereby platted with a 10 foot public utility easement running along the Akers Drive right-of-way. The sole responsibility for maintenance of this easement is hereby vested with the property owner.

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

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 full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code, 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___.

S. 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: _____ add these in w basin, district etc...
Bridge Fee: _____
Park Fee: _____
Drainage Fee: _____

SF-XX-XXX

Table with columns: No., Remarks, Date, By. Includes BARRON LAND logo and contact information: 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

SHEET LEGEND:

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

PCD File No. SF-21-012

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C indicates this parcel of land to be located in Zone X (Areas determined outside the

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)
•Swell:(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. Underdrain system to be maintained by -----

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.

Access Limitation:
There shall be no direct lot access to _____ Road.

MarkSheffel Road and Constitution Avenue,

please complete and utilize standard notes

KNOW ALL BY THESE PRESENTS:

That _____, being the owner(s) of the following described tract of land to wit:

? Complete this note....

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

Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)
Electric provided by, Gas provided by _____

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 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.

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 _____ 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.

STATEMENT:

this instrument this ___ day of ___, 20___ A.D.

Where the Property is Adjacent to an Industrial Area:
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. (Use when residential is adjacent to industrial)

Owners/Mortgagee (Signature)
By:
Title:
ATTEST: (if corporation)
Secretary/Treasurer
STATE OF COLORADO
) ss.
COUNTY OF _____
Acknowledged before me this ___ day of ___, 20___ by
as
My commission expires _____
Witness my hand and official seal.
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

nd described herein, have laid out, subdivided, and platted the name and subdivision of UPLAND FLATS BY WATERMARK dedicated to public use and said owner does hereby covenant El Paso County standards and that proper drainage and e, all to the satisfaction of the Board of County by resolution, all public improvements so dedicated will The utility easements shown hereon are 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 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 Planning and Community Development 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. 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.

If there are public improvements (Drainage, sidewalks, etc)

The above and aforementioned instrument was acknowledged before me this ___ day of _____.
By: (name)
Witness my hand and seal:
My Commission expires _____
Notary Public _____

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as UPLAND FLATS BY WATERMARK FILING No. 1 in the City of Colorado Springs, Colorado, and hereby subordinate the subject lien to the terms, conditions and restrictions of this document.

COMPANY: _____

ADDRESS: _____

Executed this ___ day of _____, 20___.

Mortgagee(s) and lien holder(s):

Name: _____ Title: _____
for and on behalf of (COMPANY)

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned instrument was acknowledged before me this ___ day of ___, 20___ A.D.

By: _____ (NAME, TITLE, BANK)

Witness my hand and seal:

My Commission expires _____

Notary Public _____

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

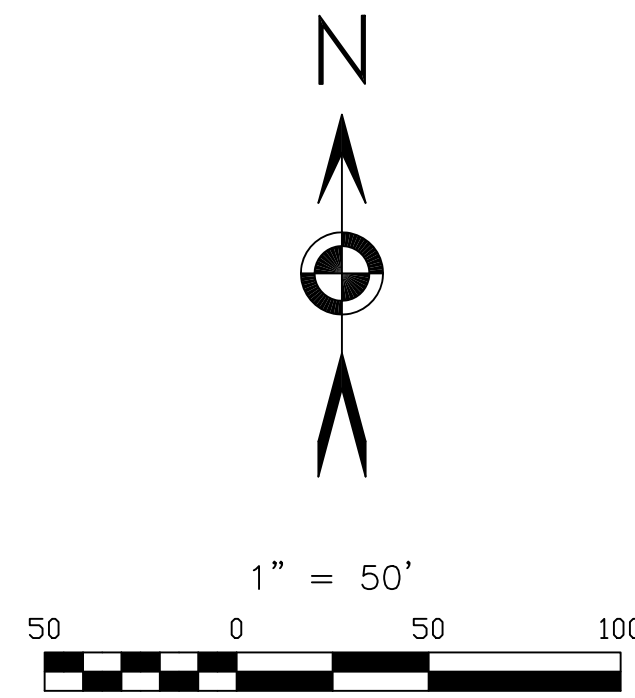
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 A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

AS PLATTED

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

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)

label & depict CSU's
 two easements and
 identify if they are to
 be vacated by this
 plat instrument,
 provide
 documentation that
 the easement holder
 is agreeable to the
 vacation.

SEE NOTE 10 ON SHEET 1 FOR
 RIGHT-OF-WAY DISCREPANCY INFORMATION.
 AS-PLATTED RIGHT-OF-WAY:
 CONCAVE TO THE WEST

to be vacated?
 Please state

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

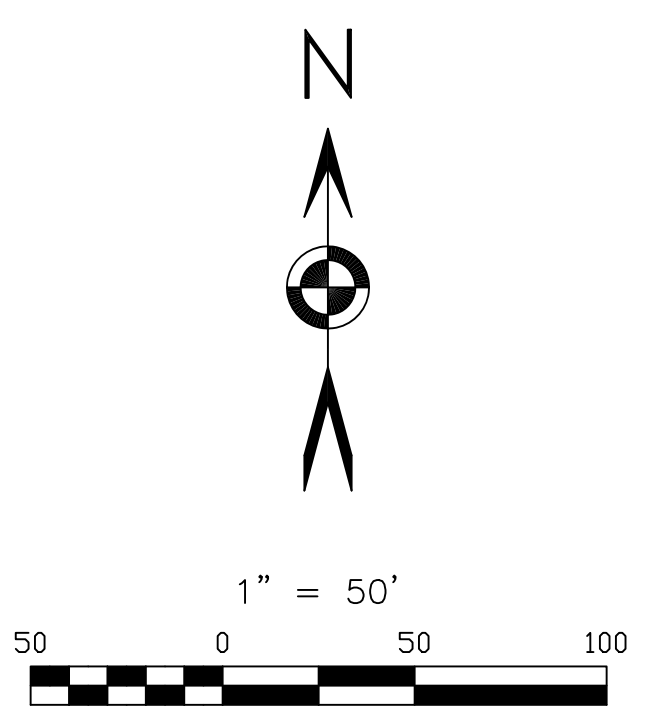
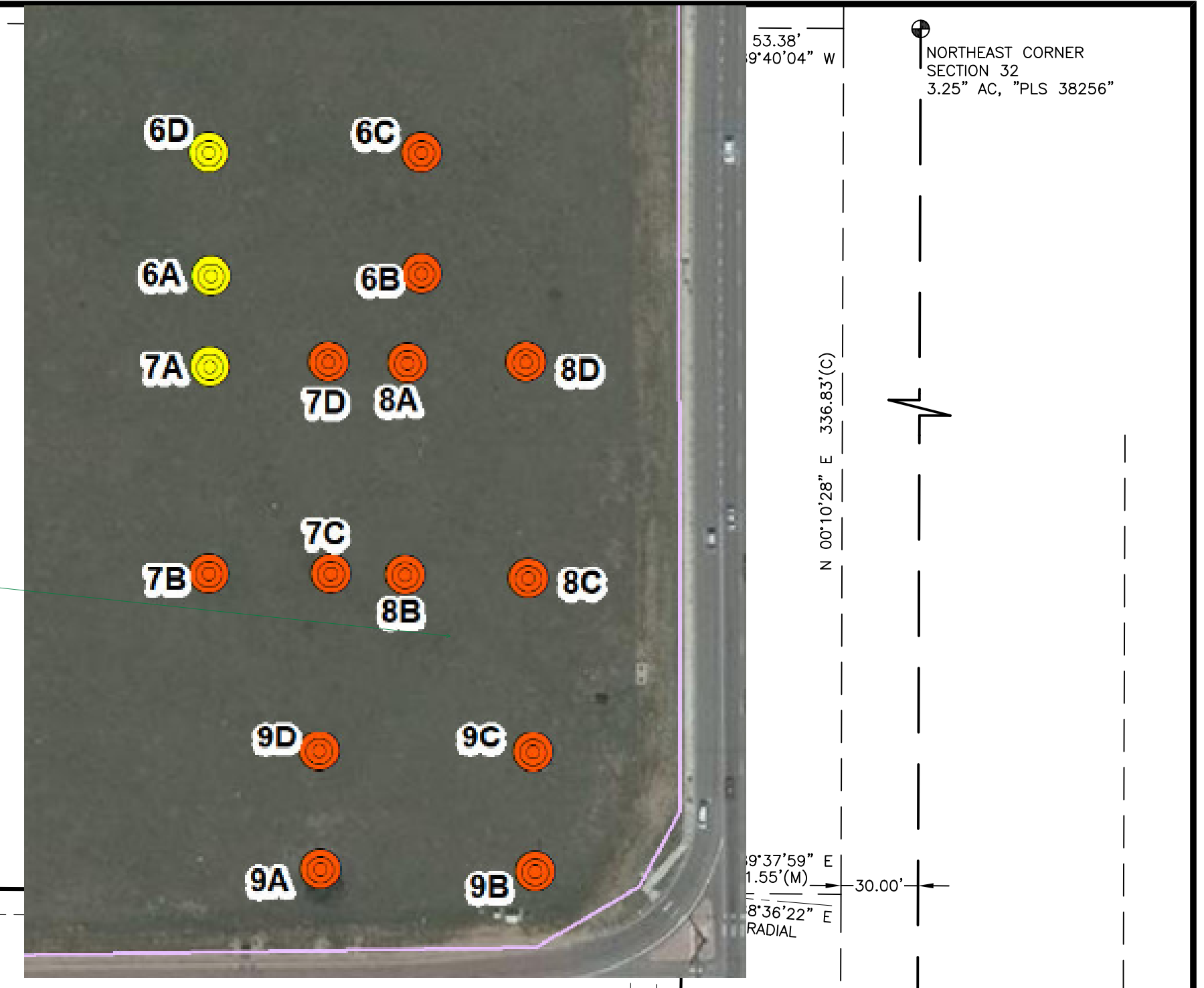
BARRON LAND
 BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd. Suite 311 P: 719.350.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com
 PROJECT No.: 20-063 SHEET 2 OF 3

UNPLATTED

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 COUNTY OF EL PASO, STATE OF COLORADO
AS REPLATTED

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

LOT 1
 670,133.1 SQ. FT
 15.384 ACRES



- 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"
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 - (C) CALCULATED DIMENSIONS
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 - () ADDRESS
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 - - - ADJACENT PARCEL LINE
 - SECTION LINE
 - - - EASEMENT LINE

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

The adj subdivision has provided the 7.5-foot Public improvement easement along Constitution verify with Engineering this is necessary or not with this plat.

No. 4 REBAR AN RPC, "PLS 1766"

PUBLIC IMPROVEMENT EASEMENT

CONSTITUTION AVENUE
 (120' PI PLAT BOOK)

CONSTITUTION AVENUE
 (120' PUBLIC ROW)

UNPLATTED

Noise mitigation is required... Depict setback, or wall, and provide corresponding notes... Add to FAE

SEE NOTE 10 ON SHEET 1 FOR RIGHT-OF-WAY DISCREPANCY INFORMATION. REPLATTED RIGHT-OF-WAY: CONCAVE TO THE EAST
 Jeff Rice- What do we do to clear this up?
 PROPOSED RIGHT-OF-WAY DEDICATION PARCEL: 354.3 SQ. FT.

label & depict CSU's two easements and identify if they are to be vacated by this plat instrument, provide documentation that the easement holder is agreeable to the vacation.

ROW easements vacated with this plat instrument.

100-foot setbacks are suggested for mitigation in Noise study constitution

150-foot setbacks are suggested for mitigation in Noise study from Marksheffel

sidewalk to be provided by applicant and depicted on CDs and site dev plan

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	
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1	Updated title report	1/29/21	TH

BARRON LAND
 BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
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 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com
 PROJECT No.: 20-063 SHEET 3 OF 3

Plat V_1 planning comments before bluebean dies.pdf Markup Summary 3-17-2021

dsdparsons (35)

CL= CL=
SEE NOTE TO RIGHT-OF-WAY DEDICATION PAR 20' R

Jeff Rice- What do we do to clear this up?

Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 3/16/2021 1:01:17 PM
Status:
Color: ■
Layer:
Space:

Jeff Rice- What do we do to clear this up?

SEE NOTE TO RIGHT-OF-WAY DEDICATION PAR 20' R

and easements as noted on plat

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:02:23 PM
Status:
Color: ■
Layer:
Space:

and easements as noted on plat

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

Subject: Mailboxes
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:04:20 PM
Status:
Color: ■
Layer:
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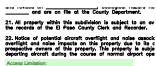
Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.



Subject: Subdivision Improvements
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:04:31 PM
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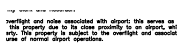
Public and Common Subdivision Improvements: No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and 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 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 Planning and Community Development 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.

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.



Subject: Limited Access
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:04:39 PM
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Access Limitation:
 There shall be no direct lot access to _____ Road.



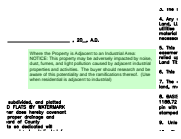
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:04:58 PM
Status:
Color: ■
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Space:

MarkSheffel Road and Constitution Avenue,



Subject: Wastewater
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:06:31 PM
Status:
Color: ■
Layer:
Space:

Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)
 Electric provided by, Gas provided by



Subject: Industrial
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:06:48 PM
Status:
Color: ■
Layer:
Space:

Where the Property is Adjacent to an Industrial Area:
 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. (Use when residential is adjacent to industrial)



Subject: BoCC Replat
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:11:02 PM
Status:
Color: ■
Layer:
Space:

For Replats requiring BoCC action:
 This plat for (name of subdivision or plat) 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 (streets, tracts, easements: list those applicable) 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.

Previous plat name in entirety 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 # _____.

The (streets, lots, tracts, parcels, and easements: use those applicable) shown on the plat of previous plat name in entirety, recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____ are hereby vacated this _____ day of _____, 20__.

 Chair, Board of County Commissioners
 Date

P.M.

There may be multiple easements here to fill in with there corresponding reception numbers of book and pages

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:12:43 PM
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Color: ■
Layer:
Space:

There may be multiple easements here to fill in with there corresponding reception numbers or book and pages

There may be multiple easements here to fill in with there corresponding reception numbers of book and pages

Subject: Easements
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:13:36 PM
Status:
Color: ■
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Space:

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

There may be multiple easements here to fill in with there corresponding reception numbers of book and pages

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 1:14:21 PM
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If there are public improvements (Drainage, sidewalks, etc)

add these in w basin , district etc...

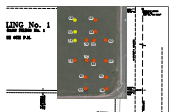
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Author: dsdparsons
Date: 3/16/2021 1:15:05 PM
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add these in w basin , district etc...

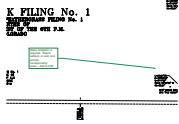
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PCD File No. SF-21-012

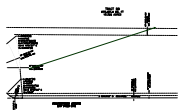


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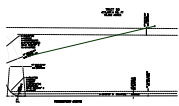


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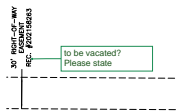
Noise mitigation is required....Depict setback, or wall, and provide corresponding notes... Add to FAE



Subject: Arrow
Page Label: 2
Author: dsdparsons
Date: 3/16/2021 12:50:13 PM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: 2
Author: dsdparsons
Date: 3/16/2021 12:50:17 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 3/16/2021 12:52:19 PM
Status:
Color: ■
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Space:

to be vacated? Please state



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 3/16/2021 12:52:46 PM
Status:
Color: ■
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Space:

label & depict CSU's two easements and identify if they are to be vacated by this plat instrument, provide documentation that the easement holder is agreeable to the vacation.



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 3/16/2021 12:53:04 PM
Status:
Color: ■
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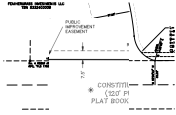
label & depict CSU's two easements and identify if they are to be vacated by this plat instrument, provide documentation that the easement holder is agreeable to the vacation.

CL=244.60'(M)

ROW easements vacated with this plat instrument.

Subject: Text Box
Page Label: 3
Author: dsdparsons
Date: 3/16/2021 12:53:32 PM
Status:
Color: ■
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Space:

ROW easements vacated with this plat instrument,



Subject: Image
Page Label: 3
Author: dsdparsons
Date: 3/16/2021 12:56:27 PM
Status:
Color: ■
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PERSONAL IMPROVEMENTS L.L.C.
TSN 5332403009

The adj subdivision has provided the 7.5-foot Public improvement easement along Constitution verify with Engineering this is necessary or not with this plat.

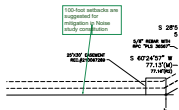
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 3/16/2021 12:58:15 PM
Status:
Color: ■
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The adj subdivision has provided the 7.5-foot Public improvement easement along Constitution verify with Engineering this is necessary or not with this plat.

150-foot setbacks are suggested for mitigation in Noise study from Marksheffel
S 00°20'10" W - 152.48'
S 28°54'46" W

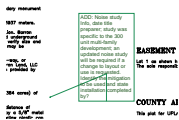
Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 3/16/2021 2:32:56 PM
Status:
Color: ■
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Space:

150- foot setbacks are suggested for mitigation in Noise study from Marksheffel



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 3/16/2021 2:33:12 PM
Status:
Color: ■
Layer:
Space:

100-foot setbacks are suggested for mitigation in Noise study constitution



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 2:35:49 PM
Status:
Color: ■
Layer:
Space:

ADD: Noise study Info, date title preparer; study was specific to the 300 unit multi-family development; an updated noise study will be required if a change to layout or use is requested. Identify the mitigation to be used and state installation completed by?

ALL BY THESE PRESENTS:



AL DESCRIPTION

AS AMENDED BY FEATHERGRASS FILING NO. 1, AS AMENDED BY JULY 14, 2014 UNDER RECEIPTION NO. 214081663 & 02, SEPTEMBER 8, 2014 UNDER RECEIPTION NO. 214081663.

Subject: Callout
 Page Label: 1
 Author: dsdparsons
 Date: 3/16/2021 2:36:23 PM
 Status:
 Color: ■
 Layer:
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? Complete this note....

RIPTION

AS AMENDED BY FEATHERGRASS FILING NO. 1, AS AMENDED BY JULY 14, 2014 UNDER RECEIPTION NO. 214081663 & 02, SEPTEMBER 8, 2014 UNDER RECEIPTION NO. 214081663.

Subject: Callout
 Page Label: 1
 Author: dsdparsons
 Date: 3/16/2021 2:36:35 PM
 Status:
 Color: ■
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 Space:

total acreage



Subject: Owner Certification
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 2:37:43 PM
Status:
Color: ■
Layer:
Space:

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

_____. 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.

 Owners/Mortgagee (Signature)

By:
 Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
 COUNTY OF _____)

Acknowledged before me this ____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____
 Notary Public

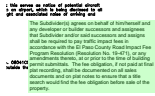
Signatures of officers signing for a corporation shall be acknowledged as follows:
 (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
 (print name) as Manager/Member of company, a state limited liability company.
 (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 2:38:24 PM
Status:
Color: ■
Layer:
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please complete and utilize standard notes



Subject: Road Impact
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 2:50:08 PM
Status:
Color: ■
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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. 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.



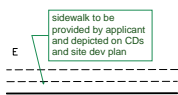
Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 3/16/2021 3:29:48 PM
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Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be 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)
 ■Swell:(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. Underdrain system to be maintained by -----



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 3/17/2021 7:35:01 AM
Status:
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25- feet of fall through site. Grading plan ? retaining walls? We need this info w plat to guarantee improvements w SIA. There is a pond shown with no GEC .



Subject: Callout
Page Label: 3
Author: dsdparsons
Date: 3/17/2021 7:35:14 AM
Status:
Color: ■
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Space:

sidewalk to be provided by applicant and depicted on CDs and site dev plan