	please complete and			
	please complete and utilize standard notes			
	KNOW ALL BY THESE PRESENTS:		UPL	
	That, being the owner(s) of	the following described tract of land to		
	note			
	LEGAL DESCRIPTION TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED	BY AFFIDAVIT OF	Water and wastewate subdivision is provide	
	CORRECTION RECORDED JULY 14, 2014 UNDER RECEPTION NO. 21406160 CLARIFICATIONS RECORDED SEPTEMBER 9, 2014 UNDER RECEPTION NO. 2 PASO, STATE OF COLORADO.	214081923, COUNTY OF EL	(District or provider na District's (Providers) r specifications. (Comb	ules, r ined n
	Per Order No. SCB55085671, Land Title Guarantee Company and Title Insurance Company.	d Old Republic National	broken into separate r the case of different p Electric provided by, (rovide
	DEDICATION The above owner has caused said parcel of land to be platted	into the lot and easements as shown l	hereon. The	
	undersigned does hereby grant and convey to the County of El use. The tract of land herein platted shall be known as UPLANI Paso, State of Colorado.	Paso all right-of-way dedications and	easements for	
terests in the land d	ng all the owners, mortgagees, beneficiaries of deeds of trust and holders of other lescribed herein, have laid out, subdivided, and platted said lands into lots, tracts,			
aid owner does here	Its (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 eby covenant and agree that the public improvements will be constructed to El Paso d that proper drainage and erosion control for same will be provided at said owner's			
xpense, all to the sa pon acceptance by	tisfaction of the Board of County Commissioners of El Paso County, Colorado. resolution, all public improvements so dedicated will become matters of aso County, Colorado. The utility easements shown hereon are hereby dedicated	this instrument this day of	, 20, A.D	
or public utilities and esponsible for provid	communication systems and other purposes as shown hereon. The entities ling the services for which the easements are established are hereby granted the ress and egress from and to adjacent properties for installation, maintenance, and		Where the Property is Adjacent to NOTICE: This property may be ac	lverse
	lines and related facilities.		dust, fumes, and light pollution can properties and activities. The buy aware of this potentiality and the r when residential is adjacent to ind	er sho amific
wners/Mortgagee (S y: itle:	Signature)		······	
TTEST: (if corporat	ion)	nd described herein, have laid out, sub he name and subdivision of UPLAND F dicated to public use and said owner	LATS BY WATERMARK does hereby covenant	
ecretary/Treasurer	DO)	I Paso County standards and that prop e, all to the satisfaction of the Board by resolution, all public improvements so The utility easements shown hereon are	of County so dedicated will	
ss. OUNTY OF) e me this day of, 200 by	s shown hereon. The entities responsi nted the perpetual right of ingress and t of utility lines and related facilities.	No lot or interest therein, shall be sold, transferred whether by deed or by conti	ract, n
ly commission expire	as		building permits be issued, until and un required public and common development have been constructed and completed a accepted in accordance with the Subdiv	ent im and pr
/itness my hand and otary Public			Improvements Agreement between the and El Paso County as recorded under in the Office of the	applic Rece Clerk
	signing for a corporation shall be acknowledged as follows: dent/Vice President and print name as Secretary/Treasurer, name of corporation, a		Recorder of El Paso County, Colorado alternative, other collateral is provided t for the completion of said improvements with the El Paso County Land Developr	to mak s in ac
print name) as Mana Note: Required wher	ers/members for a LLC shall be acknowledged as follows: ger/Member of company, a state limited liability company. n separate ratification statements for deed of trust holders, mortgagees are not		Engineering Criteria Manual. Any such collateral must be approved by the Boa Commissioners or, if permitted by the S	alterna rd of C
tilized)	The above and aforementioned instrument was acknowledged be	fore me this day of	Improvements Agreement, by the Plann Community Development Department I the policy and procedure requirements	Directo of El F
	By: (name) Witness my hand and seal:		prior to the release by the County of an conveyance or transfer. This plat restriction may be removed or Board of County Commissioners or, if p	rescir
	My Commission expires		Subdivision Improvements Agreement, and Community Development Departm either approval of an alternative form of	by the ent Di
	Notary Public		completion and preliminary acceptance Board of County Commissioners of all i required to be constructed and complet	mprov ed in a
	LIEN HOLDED GUDODDINATION GEDTH		with said Subdivision Improvements Ag partial release of lots for sale, conveyar only be granted in accordance with any release of lots authorized by the Subdiv	nce or plann
	LIEN HOLDER SUBORDINATION CERTIF The undersigned are all the mortgagees and lien holders of cer 1 in the City of Colorado Springs, Colorado, and Hereby subord	rtain lands known herein as UPLAND FLA	Improvements Agreement. TS BY WATERMARK FILING No.	
	this document COMPANY:	indle the subject lief to the terms, cor	If th imp	nere a prove
	ADDRESS:		(Dr etc)	ainag)
	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			S G TI
	The above and aforementioned instrument was acknowledged be	Mailboxes:	, 20, A.D.	of (a P
	By:	accordance	with all El Paso County States Postal Service	• [• F • S
	My Commission expires			■F ■C In
	Notary Public			U

FINAL DIAT

	FINAL PLAT	
A REPLA	FLATS BY WATERMARK FILIN T OF TRACT DD OF HANNAH RIDGE AT FEATHERGRASS A PORTION OF THE SOUTHEAST QUARTER OF 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6T COUNTY OF EL PASO, STATE OF COLORADO	FILING No. 1
y the e(s)) subject to the s, regulations and d note, which can be es for water or sewer in iders) provided by		There may be multiple easement here to fill in with there corresponding reception numbers book and pages
	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.	ADD: Noise study Info, date title
	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.	preparer; study wa specific to the 300 unit multi-family development; an updated noise stu
Industrial Area: sely impacted by noise, d by adjacent industrial should research and be	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.	will be required if a change to layout o use is requested. Identify the mitigat
fications thereof. (Use rial)	6. This survey was performed in the field on September 21, 2020. 7. The as—replatted overall subject parcel shall contain a calculated area of 670,133.1 square feet (15.384 acres) of	to be used and sta installation comple
	 Iand, 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". 	by?
	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	
nents: aveyed, or , nor shall s either the improvements preliminarily on olicant/owner ception Number erk and in the nake provision	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 givin 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 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.	
accordance at Code and rrnative	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 easements as noted on	nlat
of County division and	13. The following reports have been submitted in association with the Final Plat for this subdivision and are on file at	piat
ctor and meet El Paso County ts for sale,	Unl	sements: ess otherwise indicated, all side, from s are hereby platted on either side w
cinded by the hitted by the the Planning	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.	lic utility and drainage easement un cated. All exterior subdivision bound eby platted with a 20 foot public utilit ement. The sole responsibility for m
Director upon lateral or the El Paso rovements in accordance	other agency 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.	se easements is hereby vested with perty owners.
ment. The or transfer may	16. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.	
nned partial n	17. No driveway shall be established unless an access permit has been granted by El Paso County. 18. Access: (unknown if restrictive note is needed)	
	19. At the time of approval of this project, this property is located within the Falcon Fire Protection District.	R
e are public vements age, sidewalks,	20. Surface Investigation and Soils Report was completed by on as project No Water Resources Report was completed by on on and revised on Geological Hazard Report was competed by on on and are on file at the County Department.	ST.
	21. 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.	CC I r
	22. 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	an
	departing aircraft during the course of normal airport operations. Access Limitation: The Subdivider(s) agrees on behalf of h	
	MarkSheffel Road and Constitution hat Subdivider and/or said successors shall be required to pay traffic impact fe	and assigns Su es in
	FLOOD PLAIN CERTIFICATION: Avenue, Ave	-471), or any
Soil and Geology Condi	The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C permit submittals. The fee obligation, if indicates this parcel of land to be located in Zone X (Areas determined outside the plat recording, shall be documented on documents and on plat notes to ensure	not paid at final all sales that a title
Geologic Hazard Note-F The following lots have of the hazard area can b (author of the report) (da	Final Plat: (to be customized based upon the individual circumstances) been found to be impacted by geologic hazards. Mitigation measures and a map be found in the report (Title of Report, generally from the Preliminary Plan file) by ate of report) in file (name of file and file number) available at the El Paso County ty Development Department:	

(author of the report) (date of report) in file (name of file and file number) available.
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:

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 ------

PCD File No. SF-21-012

SHEET LEGEND:

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

Depu			DATE: 01,	/21/2021	REV	Bridge Fee: Park Fee:	ee:		SF-XX-XX
Depu						School Fee Bridge Fee: Park Fee:		, district etc	
Depu						School Fee Bridge Fee:		, district etc	
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	-		Receptior	n Number				of the records of E	l Paso County, Colorado.
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NTY (OF EL PA	50)							,
יר ח י	RDING	L							
F	For and	egistered on beha	PLS #38 If of Bar	141 ron Land	, LLC				
		. Barron							
intena	Irainage ance of ividual								
ss othe aries a	ierwise are								
, and r h a 10	rear lot) foot								
I	l attest th	e above	on this	day	of	, 2	.0		
S	surveying	of land c	and all ap	plicable pr	rovisions of	the El Paso C	ounty Land D	evelopment Code, to the ner expressed or implied.	best of my knowledge,
t	that all m	onuments	s exist as	shown he	ereon; that	mathematical of	closure errors	ey, by me or under my are less than 1:10,000 orado dealing with monur	; and that said plat has
						nal Land Survey	or in the Sta	te of Colorado, do hereb	y certify that this plat
(GIIDVI		с с т а	TEMEN	ለጥ.				
Ē	Planning o	nd Comr	nunity Dev	velopment	Director	-	Date		
F	Planning o	nd Comn	nunity Dev	velopment	Department	on this	day of .		, 20
					ERMARK F	ILING No. 1 w	as approved	for filing by the El Paso	County, Colorado
ed	COUN	ΓΥ ΔΕ	PROV	AT.					
on e									
1								the property owner.	oro brive right of way.
y				EMENT		10 foot public	utility easem	ent running along the Ak	ers Drive right-of-way.
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6									
								//	
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	Chair, E	oard of Cc	ounty Comm	nissioners		Date	_	CHWAT 24	
or	Clerk ar	d Recorde day o	r, Receptio f	on # , 20		are hereby va	acated this		
- -	plat of p	revious pla	at name in e	entirety, reco	orded in the (e those applicable Office of the El Pa	so County	JTION AVE.	
	appurte		original pla		in the Office of	of the El Paso Co			
	Previou	s plat name	e in entirety			d for the areas de tions recorded ag			
	Land De		t Code and			with the requiren nual, and the Sub			
	easeme	nts: list the	ose applica	ble) are acc	cepted, but th	public (streets, tra le public improver aso County until p	nents thereon		
	County, 20, s	Colorado I ubject to ar	Board of Co ny notes sp	ounty Commecified here	nissioners on on and any c	the conditions include	ay of, d in the	VICINITY MAP (NOT TO SCALE)	
T			-			d for filing by the	El Dago		
1	For Rep	lats requiri	ng BoCC a	ction:					
	This pla	t for (name	e 0	f subdivis		f subdivision or plat) was approve	f subdivision or plat) was approved for filing by the	f subdivision or plat) was approved for filing by the El Paso	f subdivision or plat) was approved for filing by the El Paso

Updated title report

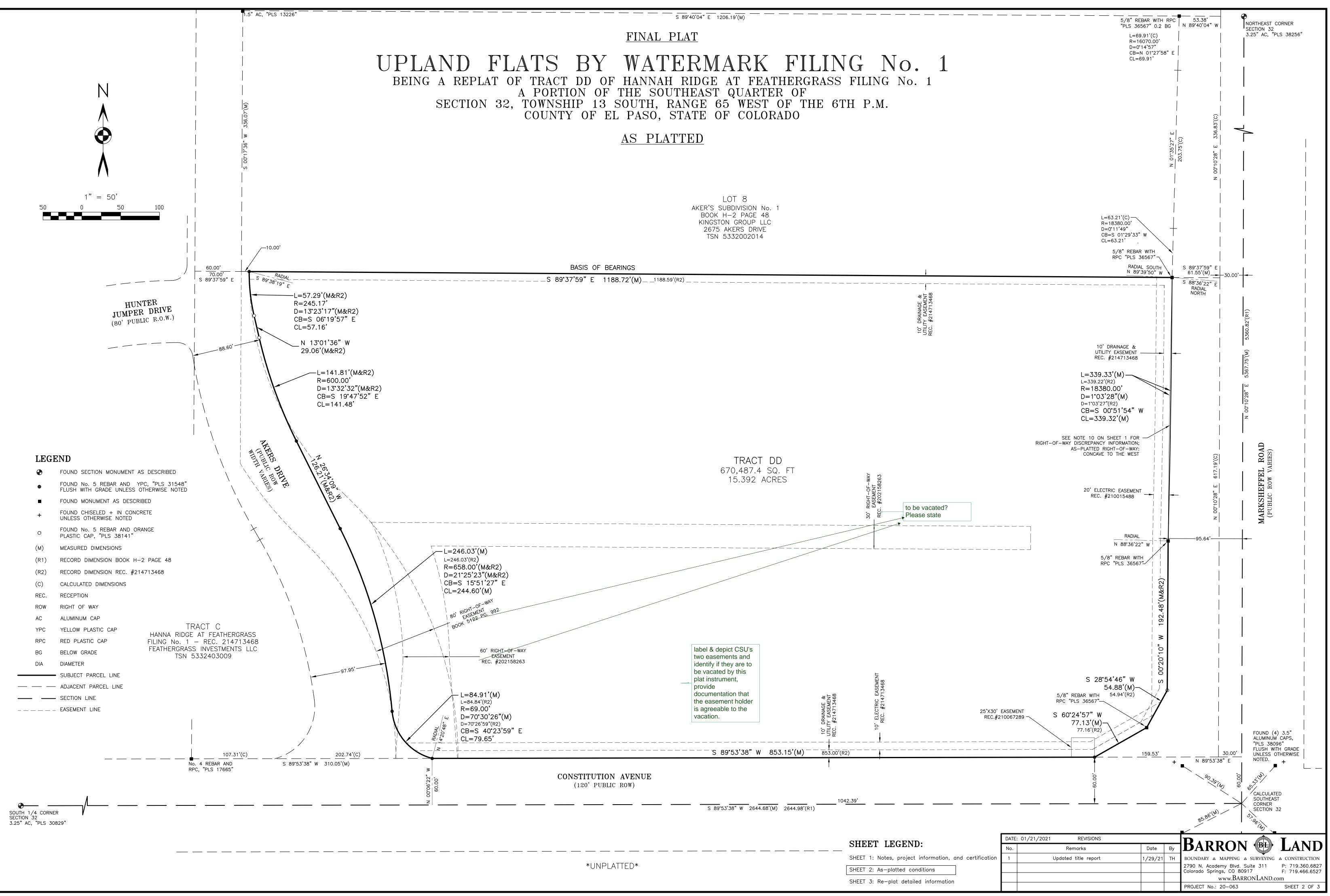
1/29/21 TH BOUNDARY △ MAPPING △ SURVEYING △ CONSTRUCTION

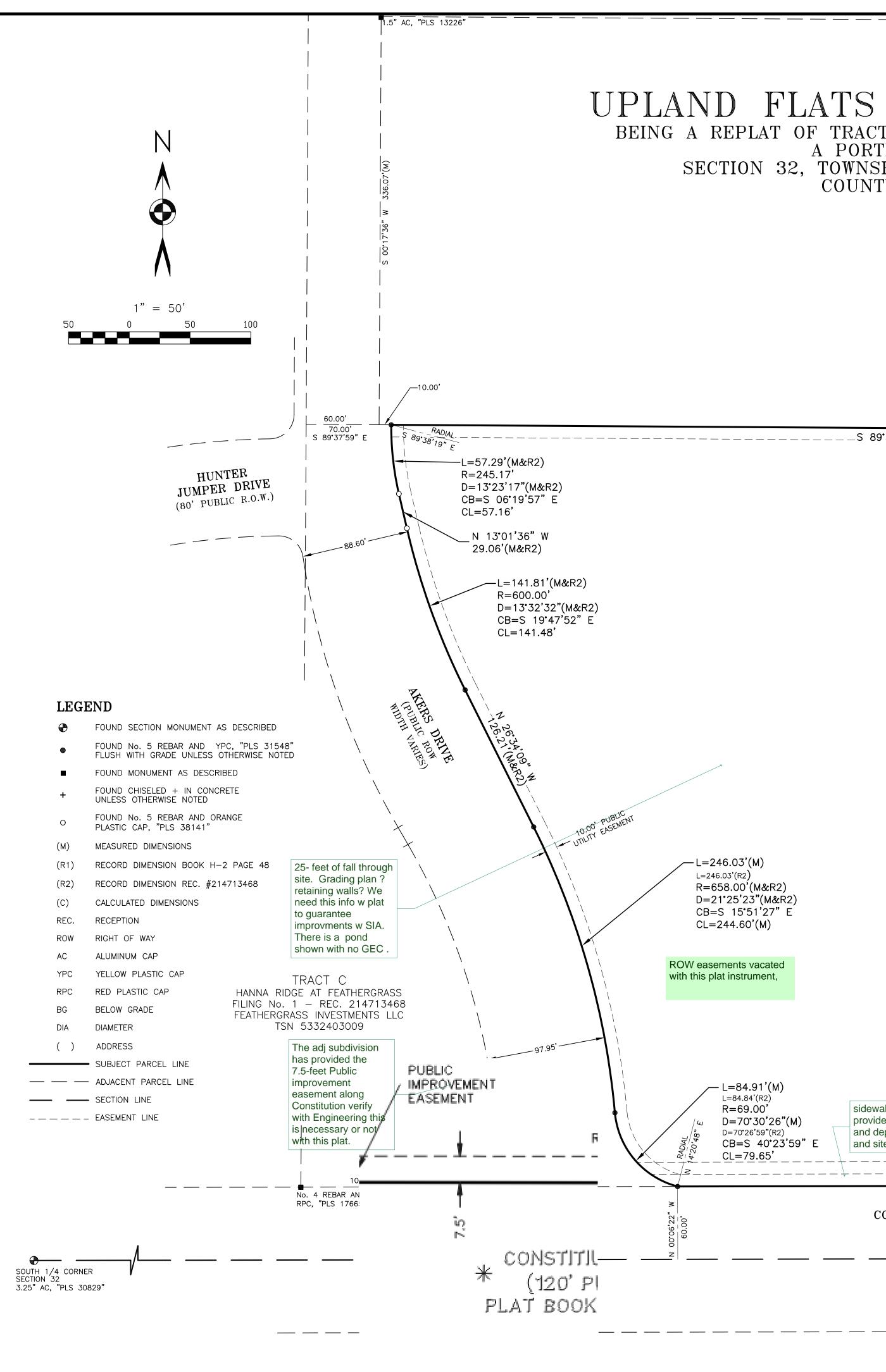
PROJECT No.: 20-063

2790 N. Academy Blvd. Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

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 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 REPLATTED

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

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

BASIS OF BEARINGS

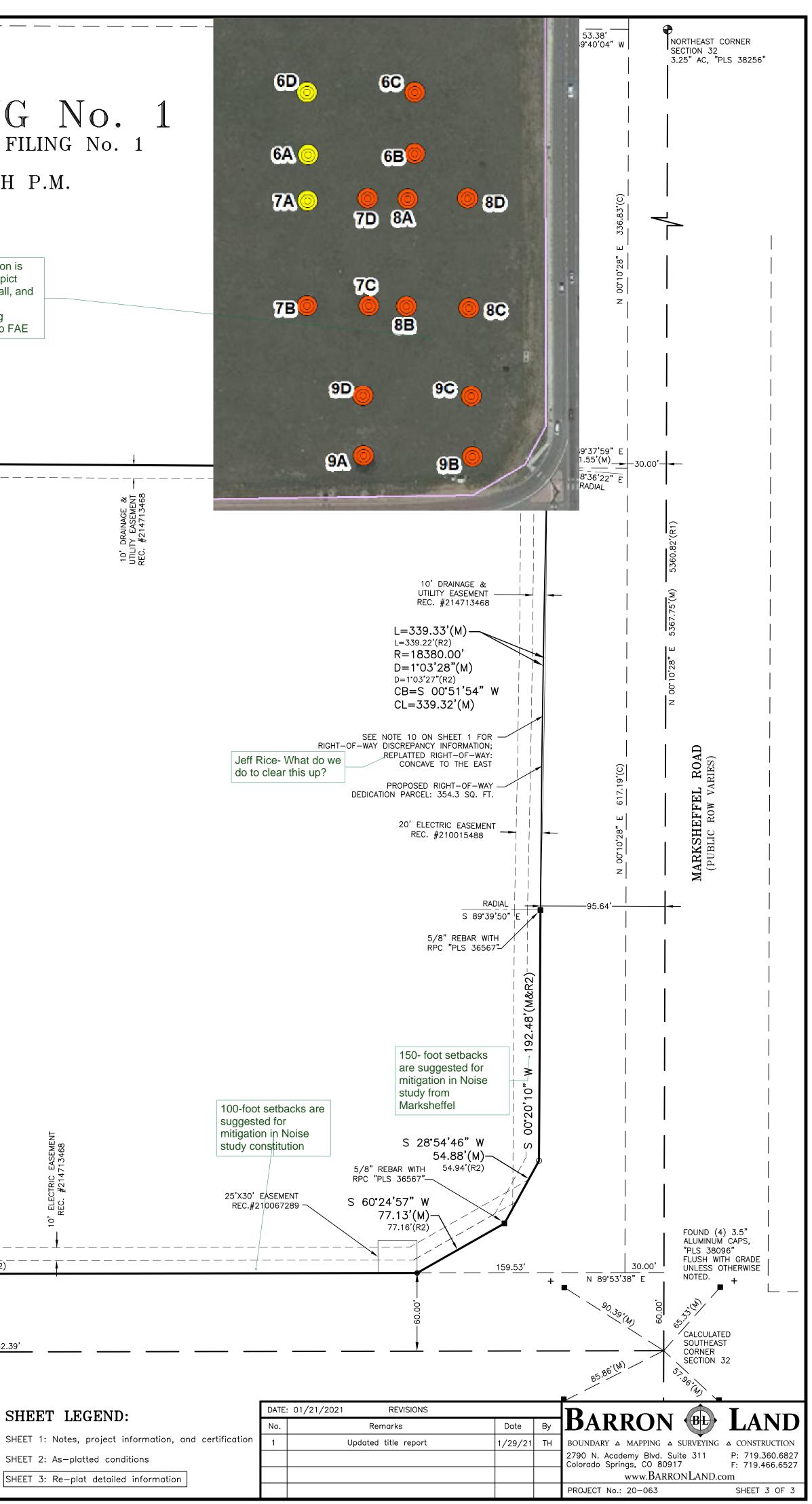
LOT 1 670,133.1 SQ. FT 15.384 ACRES

label & depict CSU's ←L=246.03'(M) two easements and L=246.03'(R2) identify if they are to R=658.00'(M&R2) be vacated by this D=21°25'23"(M&R2) plat instrument, CB=S 15'51'27" E provide CL=244.60'(M) documentation that the easement holder is agreeable to the vacation. ROW easements vacated with this plat instrument, — L=84.91'(M) L=84.84'(R2) R=69.00' sidewalk to be D=70°30'26"(M) provided by applicant and depicted on CDs D=70°26'59"(R2) CB=S 40°23'59" E and site dev plan CL=79.65' ↓ _ _ _ _ S 89•53'38" W 853.15'(M) ⁻ 853.00'(R2) CONSTITUTION AVENUE (120' PUBLIC ROW) S 89'53'38" W 2644.68'(M) 2644.98'(R1)

SHEET LEGEND:

SHEET 2: As-platted conditions SHEET 3: Re-plat detailed information

UNPLATTED



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

dsdparsons (35)	
Later Board of Sector And	Page Labely 2	Jeff Rice- What do we do to clear this up?
	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
	Subject: Mailboxes Page Label: 1 Author: dsdparsons Date: 3/16/2021 1:04:20 PM Status: Color: Layer:	Mailboxes: Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Space:



Subject: Subdivision Improvements Page Label: 1 Author: dsdparsons Date: 3/16/2021 1:04:31 PM Status: Color: Layer:

Space:

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.

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

A set of the the set of the

Subject: Limited Access Page Label: 1 Author: dsdparsons Date: 3/16/2021 1:04:39 PM Status: Color: ■ Layer: Space:

prefight and pole seconds this drapping have a bits property as the drapping have been addressed and any. This property is adjust to the overlight and associate and Constrained TFICATION: Marking the second second Aversion. The second second second second to second in the Views determined and second to the second in the Views determined and second to the second in the Views determined and second to the second in the Views determined and second to the second in the Views determined and second to the second in the Views determined and second to the second in the Views determined and second to the second in the Views determined and second to the second in the Views determined and the Views determined and the second to the views determined and the views determined and the second to the views determined and the second the sec Subject: Callout Page Label: 1 Author: dsdparsons Date: 3/16/2021 1:04:58 PM Status: Color: Layer: 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:



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want

A PORTI

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

Subject: BoCC Replat Page Label: 1

Space:

Author: dsdparsons Date: 3/16/2021 1:11:02 PM Status: Color: Layer: 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

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)

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

Subject: Callout P.M. There may be multiple easements here to fill in Page Label: 1 with there corresponding reception numbers or Author: dsdparsons book and pages Date: 3/16/2021 1:12:43 PM Status: Color: Layer: Space: Subject: Easements eurweying at seas opinion, and bellet Easements: Page Label: 1 Unless otherwise indicated, all side, front, and rear ÷. Author: dsdparsons lot lines are hereby platted on either side with a 10 ndin. Date: 3/16/2021 1:13:36 PM Borron registere foot public utility and drainage easement unless Status: otherwise indicated. All exterior subdivision Color: boundaries are hereby platted with a 20 foot public Layer: utility and drainage easement. The sole Space: responsibility for maintenance of these easements is hereby vested with the individual property owners. Subject: Callout x If there are public improvements (Drainage, Page Label: 1 1. Proper and on sidewalks, etc) Author: dsdparsons Date: 3/16/2021 1:14:21 PM Status: Color: Laver: Space: Subject: Callout add these in w basin , district etc... Page Label: 1 Author: dsdparsons Date: 3/16/2021 1:15:05 PM Status: Color: Layer: Space: Subject: Text Box PCD File No. SF-21-012 Page Label: 1 Author: dsdparsons Date: 3/16/2021 1:15:33 PM Status: Color: Layer: Space: Subject: Image Page Label: 3 Author: dsdparsons Date: 3/16/2021 1:24:05 PM Status: Color: Layer: Space:

K PLING No. 1	Subject: Callout Page Label: 3 Author: dsdparsons Date: 3/16/2021 1:25:08 PM Status: Color: ■ Layer: Space:	Noise mitigation is requiredDepict 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:	
No separate data a state a sta	Subject: Callout Page Label: 2 Author: dsdparsons Date: 3/16/2021 12:52:19 PM Status: Color: Layer: Space:	to be vacated? Please state
Label & depict CSUrs the castmonts and depthy if Boy are 0 plat instances, plat instances, plat instances, documentation had the seatment hoder vacation. To the	Subject: Callout Page Label: 2 Author: dsdparsons Date: 3/16/2021 12:52:46 PM Status: Color: Layer: 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.
table 8 depict CSUYs the examination and identify if they are to have a second second second second pails extended to the the examination that the examination that weathers.	Subject: Callout Page Label: 3 Author: dsdparsons Date: 3/16/2021 12:53:04 PM Status: Color: Layer: 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.

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: Layer: Space:	ROW easements vacated with this plat instrument,
CONSTRUCTION	Subject: Image Page Label: 3 Author: dsdparsons Date: 3/16/2021 12:56:27 PM Status: Color: Layer: Space:	
HEILIANSS INVISIONIS LLA ISS 322403009	Subject: Callout Page Label: 3 Author: dsdparsons Date: 3/16/2021 12:58:15 PM Status: Color: Layer: Space:	The adj subdivision has provided the 7.5-feet 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 Marksheffel S 28'54'46" W	Subject: Callout Page Label: 3 Author: dsdparsons Date: 3/16/2021 2:32:56 PM Status: Color: Layer: Space:	150- foot setbacks are suggested for mitigation in Noise study from Marksheffel
1 Strategie and Strategie and Strategie and Strategie and Strategies and Strategi	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
NY MARKY NY MAR	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?

W ALL BY THESE PRESENTS: 	Subject: Callout Page Label: 1 Author: dsdparsons Date: 3/16/2021 2:36:23 PM Status: Color: Layer: Space:	? Complete this note
RIPTION of all spacestering shade too, 1, 44 weedoo ar about to get weedow and too steel star about the space steel star about the space steel star steel star about the steel star about the star steel star about the star steel star about the star steel star about the star star star star about the star star star star about the star star star star star star about the star star star star star about the star star star star star star star about the star star star star star star star about the star star star star star star star star	Subject: Callout Page Label: 1 Author: dsdparsons Date: 3/16/2021 2:36:35 PM Status: Color: Layer: Space:	total acerage



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

Notary Public

seal

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: Space:	please complete and utilize standard notes
<text></text>	Subject: Road Impact Page Label: 1 Author: dsdparsons Date: 3/16/2021 2:50:08 PM Status: Color: Layer: Space:	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 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) •Swell:(name lots or location of area) •Swell:(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: Color: Layer: Space:	25- feet of fall through site. Grading plan ? retaining walls? We need this info w plat to guarantee improvments w SIA. There is a pond shown with no GEC .
E sidewalk to be provided by applicant and site dev plan	Subject: Callout Page Label: 3 Author: dsdparsons Date: 3/17/2021 7:35:14 AM Status: Color: Layer: Space:	sidewalk to be provided by applicant and depicted on CDs and site dev plan