

Chuck Broerman  
10/20/2021 10:24:03 AM  
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El Paso County, CO



3  
Pages

221714840

### SUBDIVISION/CONDOMINIUM PLAT

Reception Number                      Date                      Time

3

Reception Fee                      Number of Pages                      File Number

Upland Flats by Watermark Filing No. 1  
Name of Plat

Feathergrass Investments LLC  
Owner's Name

Subdivision

Condominium

FINAL PLAT

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, 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. SCBS5085671, 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 location 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 ACKNOWLEDGEMENT STATEMENT:

The aforementioned, Feathergrass Investments, LLC, has executed this instrument this \_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

*Kimberly 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 read out, subdivided, and platted said land 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 to be constructed on El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the benefit of the public. The undersigned do hereby covenant and agree that the public improvements to be constructed on El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the benefit of the public. The undersigned do hereby covenant and agree that the public improvements to be constructed on El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the benefit of the public. The undersigned do hereby covenant and agree that the public improvements to be constructed on El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the benefit of the public.

*Kimberly P. Driscoll* Manager

*Kimberly P. Driscoll* Manager

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO

COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2021 A.D.

By: *Kimberly Driscoll* as Manager

My Commission expires January 23, 2024

Witness my hand and seal *Kimberly Driscoll*

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.

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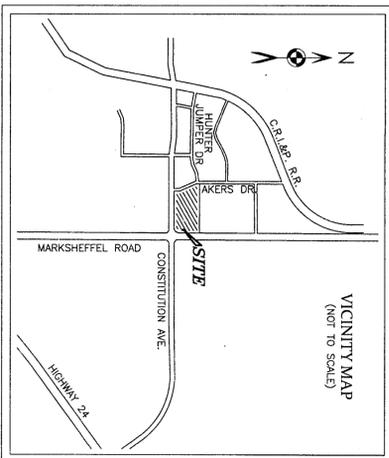
\_\_\_\_\_

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

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. No event may occur 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 comports a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-6-508.
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 warrant the accuracy of the location, depth or nature of any such utilities. 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 was prepared in the field on September 21, 2020.
6. The as-replated overall subject parcel (Lot 1) shall contain a calculated area of 652,208.3 square feet (14.975 acres) of land, more or less. See Note 10 below.
7. The as-replated overall subject parcel (Lot 1) shall contain a calculated area of 652,208.3 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 88°37'59" E, a measured distance of 1188.22 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 "S 31548" and on the east end by a 5/8" metal pin with a yellow plastic cap stamped "S 35657".
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 18,360' radius curve as "left" when approaching from a southerly direction. This place 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 as-replated right-of-way 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 "S 31548" and on the east end by a 5/8" metal pin with a yellow plastic cap stamped "S 35657".
11. No attempt has been made by the surveyor to show and utility lines or services on this map.
12. The approval of this Report 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 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.
14. The Surface Investigation and Sale Report was completed by Kurmor and Associates on Sept. 10, 2020 as project No. 20-2-194, the Water Resources Report was completed by Kimberly on Jan. 27, 2021, and the Noise Analysis Report was completed by Kimberly on Oct. 5, 2020 and one on file at the County Department.
15. All property within this subdivision is subject to Private Detention Basin/Stormwater Quality BMP Maintenance Agreement for the purpose of the subject drainage facilities. The private site detention system serving this subdivision is shown on sheet 2.
16. 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.
17. Developer shall comply with federal and state laws, regulations, ordinances, rules 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.
18. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
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 Kurmor and Associates, Inc. Project No. 20-02-194-A, on April 26, 2021. Geologic Hazard Note: said study was submitted in support of the final plat application. Geologic hazards identified should not present major concerns for this project. The study was completed on 3/25/2021. In reference to the report and development constraints on this site, Kurmor has identified non-placed fill and expansive clay and claystone materials that impose geotechnical constraints on this site. Kurmor 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 FT slab foundations, Kurmor recommends a 4-foot overexcavation from the bottom of the foundation element/foot. Provided Kurmor's recommendations regarding substrate overexcavation, foundation element/foot, floor slabs, movement estimates, grading and surface drainage, and construction observations are strictly adhered to, CCS has no objection to approval. CCS recommends Kurmor 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 aviation easement as recorded at Reception No. 2140022884 of the records of the El Paso County Clerk and Recorder.
24. Notice of potential aircraft overflight and noise associated with airport: this survey is subject to notice of potential aircraft overflight and noise associated with the Colorado Springs Municipal Airport. The airport is located approximately 10 miles north of the subject property. The 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. 210089703 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 other nearby properties. 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) agree on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said Subdivider (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submission. 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. The Subdivider(s) shall participate in a fair and equitable manner in off-site transportation improvements, specifically the cost of engineering the eastbound Constitution Avenue left turn lane approaching Akers Drive.
30. An escrow agreement for the off-site improvements to Constitution Avenue, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed at the time of final plat recording.
31. A fair share contribution toward the off-site improvements, based on proportional calculated traffic generation shall be deposited by the Subdivider(s) in conjunction with the final plat recording.
32. Plans Peak Regional Building Enumerations approval provided by email dated 9/30/2021 and recorded in the El Paso County Clerk and Recorder records at reception number 211171173.



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 12th day of October, 2021.

*Kimberly P. Driscoll* Planning and Community Development Director

Date: 12/10/2021

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 22nd day of June, 2021, 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 preliminary acceptances of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual. Hannah Ridge at Feathergrass Filing No. 1 is vacated and amended for the areas described by this report subject to all other conditions and easements shown on the plat of Hannah Ridge at Feathergrass Filing No. 1, Reception #214713468, the easement recorded at Book 5122 at Page 992, and the easement recorded at Reception #202158263, recorded in the Office of the El Paso County Clerk and Recorder, Reception #217032014. Tets and assessments shown on the plat of Hannah Ridge at Feathergrass Filing No. 1, Reception #214713468, the easement recorded at Book 5122 at Page 992, and the easement recorded at Reception #202158263, recorded in the Office of the El Paso County Clerk and Recorder, are hereby vacated this 22nd day of October, 2021.

*Kim T. VanderKolk* Chair, Board of County Commissioners

Date: 10/14/21

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 the same is in compliance with the applicable laws of the State of Colorado defining the jurisdiction, subdivision of 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 30th day of September, 2021.

*Spencer J. Barron*

Surveyor J. Barron

Colorado registered U.S. #38141

For and on behalf of Barron Land, LLC

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EASEMENT NOTES:

- 1. The right-of-way, easement as granted to Colorado Interstate Gas Co. in the instrument recorded September 26, 1934, in Book 508 of 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 void this easement as shown hereon.

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.

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C07566, effective date December 7, 2016, indicates this parcel of land to be located in Zone X (Areas determined outside the 500-year floodplain).

RECORDING

STATE OF COLORADO } SS

COUNTY OF EL PASO

I hereby certify that this instrument was filed for record at my office at 10:24 O'clock AM this 22nd day of October, 2021 A.D., and is duly recorded under Reception Number 211171173.

Fee: \$30 -

Surcharge: \$3 -

Chuck Broaman, Recorder

By: *Chuck Broaman*

Deputy

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SHEET LEGEND:

No.	DATE	REVISIONS	By
1	01/21/2021	Remarks	
2	1/29/21	Updated the report	
3	4/14/21	Comments	
4	5/14/21	Comments	
5	9/28/21	Comments	

SF-21-012

Drainage Fee (Sand Creek Drainage Basin): \$200,404.21

School Fee (School District 49): \$39,600.00

Bridge Fee (Sand Creek Drainage Basin): \$81,972.37

Park Fee (Regional Park Area 2): \$138,000.00

Park Fee (Urban Park Area 3): \$87,000.00

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BARRON LAND

BOUNDARY & MAPPING & CONSTRUCTION

2790 N. Academy Blvd, Suite 311

Colorado Springs, CO 80917

F: 719.360.8227

F: 719.466.6327

www.BARRONLAND.com

PROJECT No.: 20-083

SHEET 1 OF 3

S 89°40'04" E 1206.19'(M)

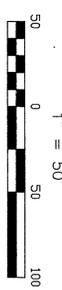
FINAL PLAT

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

14840

AS PLATTED

LOT 8  
AKERS SUBDIVISION No. 1  
BOOK H-2 PAGE 48  
KINGSTON GROUP LLC  
26775 AKERS DRIVE  
TSN 5332002014



LEGEND

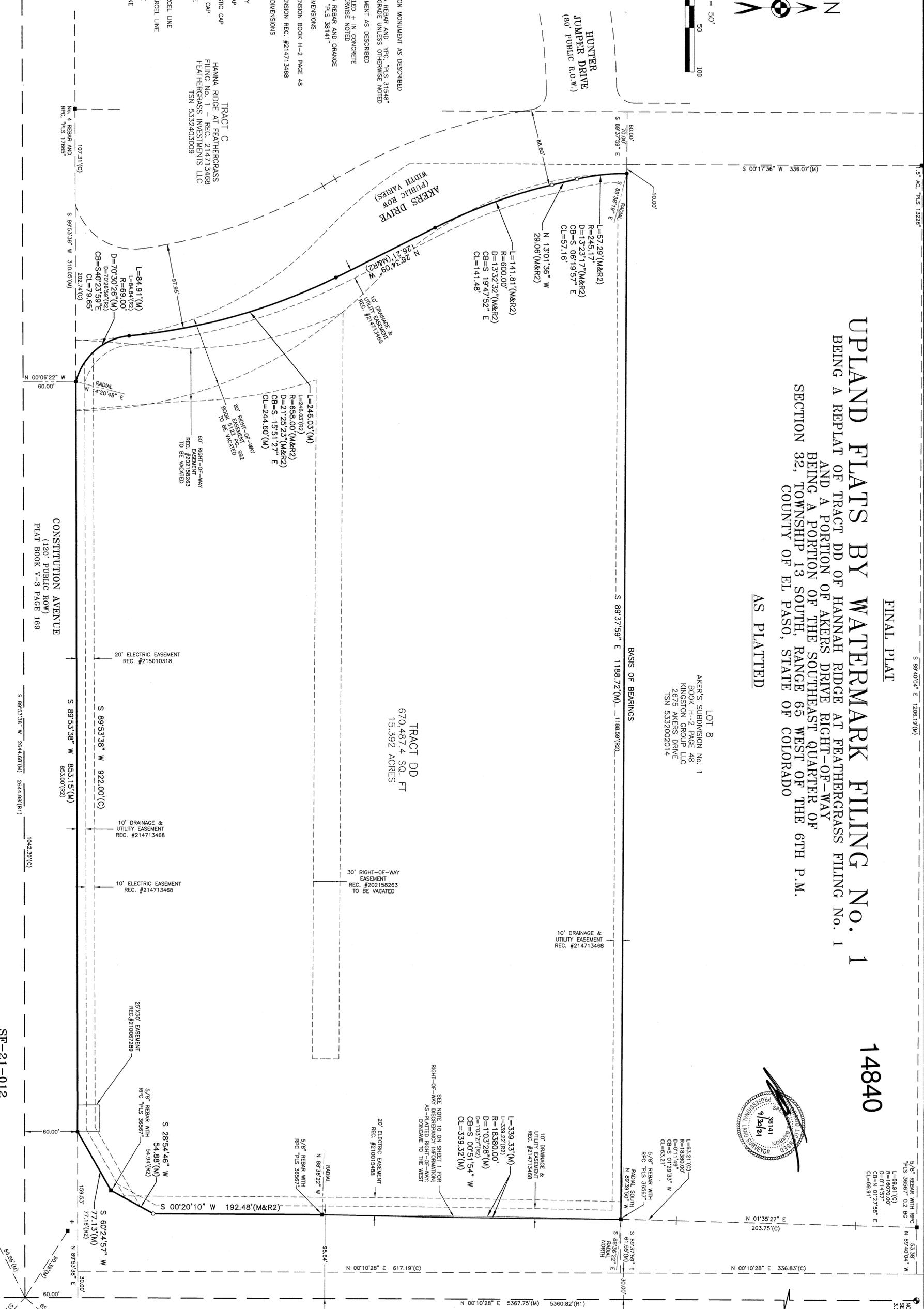
- FOUND SECTION MONUMENT AS DESCRIBED
- FOUND NO. 5 REBAR AND YPC, PLUS 31548"
- FOUND MONUMENT AS DESCRIBED
- + FOUND CHISELED + IN CONCRETE UNLESS OTHERWISE NOTED
- FOUND NO. 5 REBAR AND ORANGE PLASTIC CAP, PLUS 38141"
- (M) MEASURED DIMENSIONS
- (R1) RECORD DIMENSION BOOK H-2 PAGE 48
- (R2) RECORD 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

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

TRACT DD  
670,487.4 SQ. FT  
15.392 ACRES

SOUTH 1/4 CORNER  
SECTION 32  
32S AC, T13S 30R29E

NORTHEAST CORNER  
SECTION 32  
32S AC, T13S 30R29E



\*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	REVISIONS
01/21/2021	
1	Updated the report
2	Comments
3	Comments
4	Comments

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd, Suite 311  
Colorado Springs, CO 80917  
P. 719.360.8827  
F. 719.456.8527  
WWW.BARRONLAND.COM

MARKSHEFFEL ROAD  
(PUBLIC ROW VARIES)

