

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:

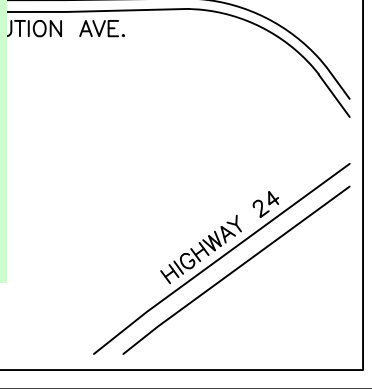
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ___ day of ___, 20___, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets,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

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.

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 shall contain a calculated area of 670,133.1 square feet (15.384 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 easements as noted on 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; Wildfire Hazard Report; Natural Features Report.
14. 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.
15. 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 Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
16. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
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.
20. Surface Investigation and Soils Report was completed by _____ on _____ on _____ as project No. _____ and revised on _____, Water Resources Report was completed by _____ on _____ on _____ and are on file at the County Department.
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.
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 departing aircraft during the course of normal airport operations.

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 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 ___, 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)

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

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

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

MarkSheffel Road and Constitution Avenue,

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.

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.

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

Engineering Review 03/25/2021 5:37:30 PM dsdrice JeffRice@elpasoco.com (719) 520-7877 EPC Planning & Community Development Department

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: _____

SHEET LEGEND:

- SHEET 1: Notes, project information, and 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

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

PCD File No. SF-21-012

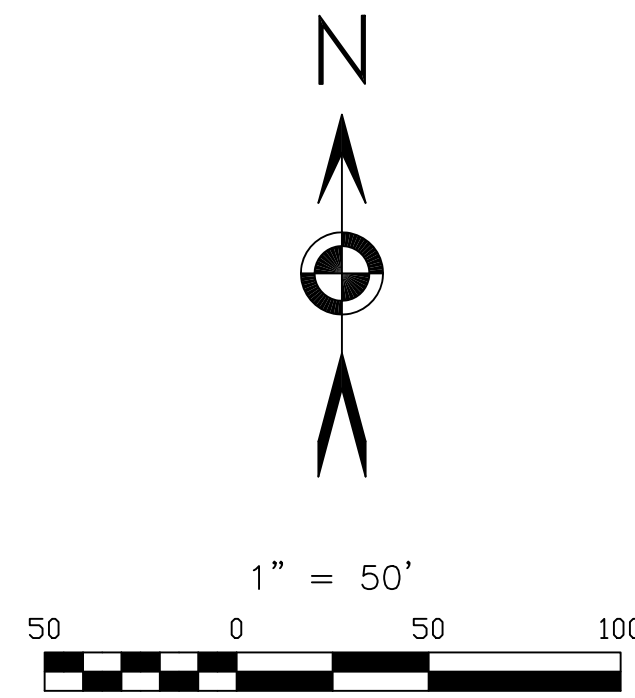
FINAL PLAT
UPLAND FLATS BY WATERMARK FILING No. 1
 BEING A REPLAT OF TRACT DD OF HANNAH RIDGE AT FEATHERGRASS FILING No. 1
 A PORTION OF THE SOUTHEAST QUARTER OF
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

AS 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

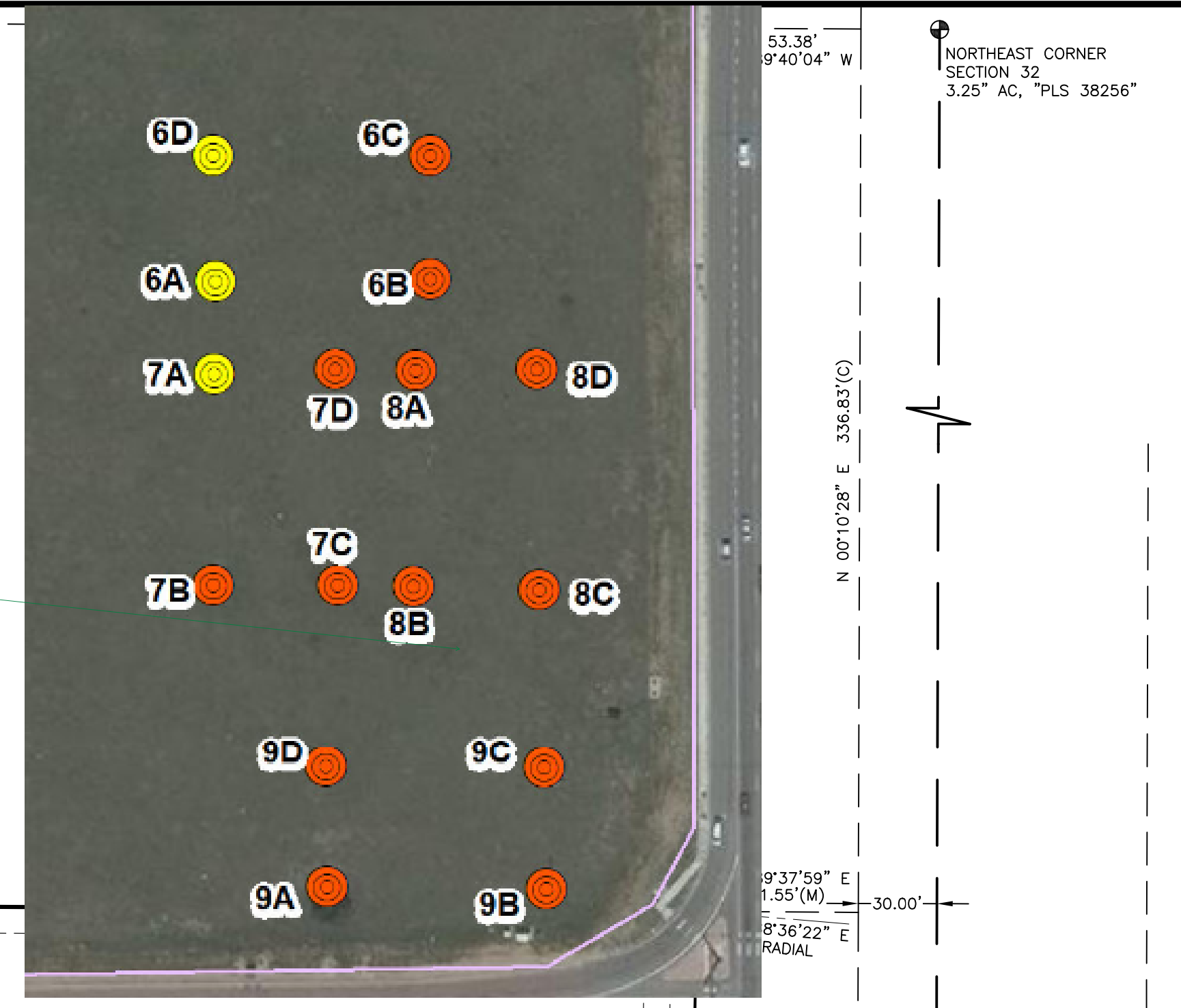
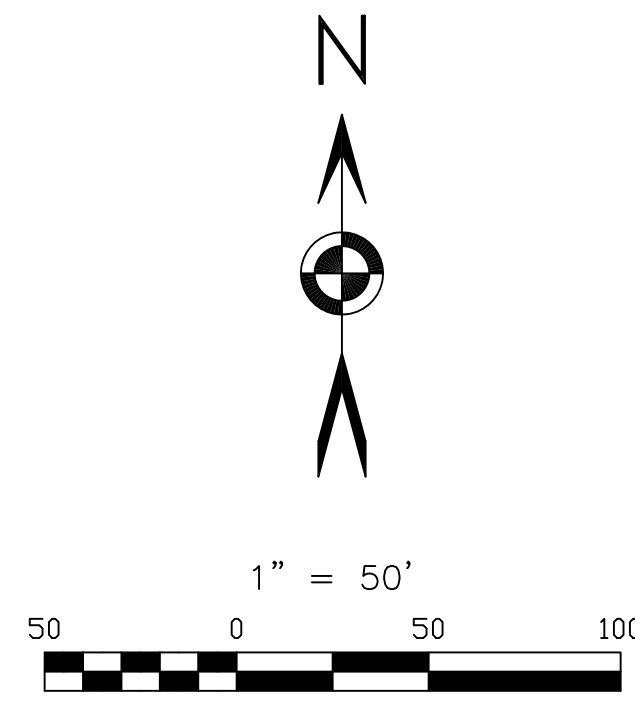
- SHEET LEGEND:**
- SHEET 1: Notes, project information, and certification
 - SHEET 2: As-platted conditions
 - SHEET 3: Re-plat detailed information

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

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



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

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

Title commitment B2 #10 show or note that this cannot be located :
 RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE GAS CO. IN INSTRUMENT RECORDED SEPTEMBER 26, 1934, IN BOOK 908 AT PAGE 91.

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"
 - (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
 - () ADDRESS
 - 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

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

Show the 20' ROW dedication per TIS.

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 .

ROW easements vacated with this plat instrument.

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.

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

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

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

Easement at Rec. No. 215010318?

UNPLATTED

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 3 OF 3

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