DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

BASIS OF BEARINGS:

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY

AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF R.W. CASE,

THEIR INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING

COMPANY; MARKSHEFFEL-WOODMEN INVESTMENTS, LLC, A COLORADO LIMITED

LIABILITY COMPANY, LONG HOPE JOINT VENTURE. LLP. A COLORADO LIMITED

LIABILITY PARTNERSHIP, BT LONG, LENA GAIL CASE AND RANDLE W. CASE II,

DECEASED, M.D. MCALLISTER TRUST, JAMES W. BULLER AND R.W. CASE II, AS

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP

13 SOUTH, RANGE 65 WEST, OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, LOCATED IN EL PASO

COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE

BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T13S, R65W AND THE WEST

SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE

QUARTER CORNER OF SECTION 1, T13S, R65W IS NOO"13'46"W AND MONUMENTED AS

COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE

NOO"13'46"W WITH THE WEST LINE OF SAID SECTION 1. A DISTANCE OF 1928.67 FEET

TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED

AT RECEPTION NO. 21303554 OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE;

THENCE WITH THE SOUTH LINE OF SAID PARCEL, N89°47'22"E A DISTANCE OF 419.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND BEING THE SOUTHWEST

CORNER OF A STRIP OF LAND DESCRIBED IN QUIT CLAIM DEED AT RECEPTION NO.

THENCE NOO"13'46"W, A DISTANCE OF 206.47 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A

CENTRAL ANGLE OF 23°58'12", A DISTANCE OF 253.10 FEET, A CHORD BEARING OF

THENCE N23°44'26"E. A DISTANCE OF 301.49 FEET TO A POINT OF CURVATURE:

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 605.00 FEET, A

CENTRAL ANGLE OF 65°45'45", A DISTANCE OF 694.40 FEET, A CHORD BEARING OF

THENCE N89'30'12"E, A DISTANCE OF 448.12 FEET TO A POINT OF CL Special District Disclo

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525. located in a special d

CENTRAL ANGLE OF 09°25'11", A DISTANCE OF 86.31 FEET, A CHORD A Title 32 Special Dis

THENCE N0911'31"W, A DISTANCE OF 158.90 FEET TO A POINT OF NC constructing and main

209061972 AND ALSO BEING THE POINT OF BEGINNING:

N11°45'20"E WITH A CHORD DISTANCE OF 251.26 FEET;

N56°37'18"E WITH A CHORD DISTANCE OF 656.91 FEET;

N84°47'36"E WITH A CHORD DISTANCE OF 86.22 FEET;

THENCE NO7°58'52"W, A DISTANCE OF 126.91 FEET;

THENCE NO7°51'55"E, A DISTANCE OF 62.94 FEET;

THENCE NO1°11'11"W, A DISTANCE OF 107.15 FEET;

THENCE N88°48'49"E, A DISTANCE OF 14.56 FEET;

THENCE N65°21'22"E, A DISTANCE OF 4.05 FEET;

# BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF

### SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN

#### COUNTY OF EL PASO, STATE OF COLORADO

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "BENT GRASS RESIDENTIAL, FILING NO 2", IN THE COUNTY OF EL PASO COUNTY. COLORADO.

TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT. SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BENT GRASS RESIDENTIAL FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL 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, AL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY 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.

CHALLENGER	COMMUNITIES,	110
CHALLLINGLIN	COMMUNITIES,	LLO,
A COLORADO	LIMITED LIABIL	ITY COMPANY

	A COLORADO LIN	MILED FIABILITY COMPANY
JRVATURE; 5.00 FEET, A	BY:	
D BEARING OF	NAME	
Special District Notes: Special District Disclosure (when located in a special district): A Title 32 Special District Annual Disclosure Form satisfactory to the and Community Development Debe recorded with each plat Fountain Mutual Irrigation Companion NOTICE: This property will be incaspecial taxing district, Fountain Metropolitan District, created for the constructing and maintaining certain park and recreation improver taxing districts are subject to a general construction of the construction of th	the plat is  Report and the Planning spartment shall sharp Note: cluded within Mutual the purpose of ain drainage ments. Special	EL-WOODMEN INVESTMENTS, LLC, MITED LIABILITY COMPANY

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A F obligation indebtedness that is paid by FEET, A CENTRAL ANGLE OF 1615'39", A DISTANCE OF 49.67 FEET, revenues produced from annual tax levies on OF N72°40'39"E WITH A CHORD DISTANCE OF 49.50 FEET; the taxable property within such districts. The THENCE N64°32'49"E, A DISTANCE OF 36.42 FEET; buyer should familiarize himself/ herself with THENCE NO0°30'24"W, A DISTANCE OF 446.99 FEET TO A POINT ON T this potentiality and ramifications thereof. OF THE MEADOWS FILING NO. 4, RECORDED AT RECEPTION NO. 20013!

BEING A POINT ON THE SOUTH LINE OF THE NORTH 1/16TH OF SAID SECTION 1: THENCE WITH SAID SOUTH LINE. N89°36'34"E, A DISTANCE OF 898.62 FEET TO THE NORTH 1/16TH CORNER OF SAID SECTION 1; THENCE N89°36'02"E, A DISTANCE OF 28.34 FEET;

THENCE S00°22'19"E, DISTANCE OF 619.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE (AN 80' PUBLIC RIGHT OF WAY) AND BEING A POINT ON THE NORTH LINE OF BENT GRASS RESIDENTIAL FILING NO. 1, RECORDED AT RECEPTION NO. 215713636:

THENCE WITH SAID NORTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID BENT GRASS RESIDENTIAL FILING NO.1. S89°38'09"W. A DISTANCE OF 28.48 FEET TO THE NORTHWEST CORNER OF SAID BENT GRASS MEADOWS DRIVE RIGHT OF WAY AND BEING A POINT ON THE EAST 1/16 LINE OF SAID SECTION 1

THENCE WITH SAID EAST 1/16 LINE, SOO°21'34"E, A DISTANCE OF 699.51 FEET; THENCE CONTINUING WITH SAID EAST 1/16 LINE, S0°21'50"E, A DISTANCE OF 693.63 All property within this subdivision is within the boundaries When the Property is Subject to Existing or Proposed FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT BOOK 3233, of the Woodmen Road Metropolitan District and, as such, is Covenants: PAGE 824 OF THE EL PASO COUNTY CLERK & RECORDER; THENCE WITH THE NORTH OF LINE OF SAID PARCEL, S89°47'22"W, A DISTANCE OF

952.75 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 3233 improvements to Woodmen Road. AT PAGE 824; THENCE ALONG THE WEST LINE OF SAID PARCEL, S00°22'01"E, A DISTANCE OF 18.25 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN DEED AT RECEPTION

THENCE WITH THE NORTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 208053974, S89°47'22"W, A DISTANCE OF 24.57 FEET; THENCE N28°23'21"W, A DISTANCE OF 117.94 FEET TO A POINT OF NON-TANGENT

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1840.12 FEET, A CENTRAL ANGLE OF 08°44'32", A DISTANCE OF 280.77 FEET, A CHORD BEARING OF N10°08'34"W WITH A CHORD DISTANCE OF 280.50 FEET;

THENCE N17°37'13"W, A DISTANCE OF 160.63 FEET; THENCE N77°46'36"E, A DISTANCE OF 30.12 FEET; THENCE N12°59'08"W, A DISTANCE OF 75.20 FEET; THENCE N12°32'06"W, A DISTANCE OF 80.14 FEET;

THENCE NO3°42'06" W, A DISTANCE OF 84.68 FEET;

THENCE NO312'36" W, A DISTANCE OF 153.39 FEET: THENCE NO4°50'58"E, A DISTANCE OF 80.18 FEET TO A POINT ON THE SOUTH LINE OF SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972; THENCE WITH THE SOUTH LINE OF SAID STRIP OF LAND, S89°30'12"W, A DISTANCE OF 358.96 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 33°19'45", A DISTANCE OF 305.39 FEET, A CHORD BEARING OF S72°50'18"W WITH A CHORD DISTANCE OF 301.11 FEET TO A POINT OF COMPOUND

THENCE ALONG SAID CONNOte Regarding Stormwater Drainage: FEET, A CENTRAL ANGLE All property owners are responsible for maintaining proper storm water BEARING OF S39°57'26"W drainage in and through their property. Public drainage easements as THENCE S23°44'26"W, A specifically noted on the plat shall be maintained by the individual lot THENCE ALONG SAID CUI owners unless otherwise indicated. Structures, fences, materials or CENTRAL ANGLE OF 23°5 landscaping that could impede the flow of runoff shall not be placed in S11°45'20"W WITH A CHO drainage easements.

THENCE S00°13'46"E, A [ SAID STRIP OF LAND DESCRIBED IN QUITCLAIM DEED AT RECEPTION NO. 209061972; THENCE WITH SOUTH LINE OF SAID STRIP OF LAND, S89°47'22"W, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIENVIRONMENTAL:

MORE OR LESS. 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, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to

No driveway shall be established unless an access permit has been granted by El Paso County.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND

JOIN1 No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.) This property is located within a designated FEMA Floodplain as determined

by the Flood Insurance Rate Map, Community Map Number \_\_\_\_, effective date (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_ . No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit

BY: BT LONG, LENA ( Process- example: retaining wall in excess of 4 feet is a structure) MCALLISTER TRUST, JAMES W. BULLER AND R.W. CASE II

Woodmen Road District Note: subject to a mill levy, platting fees and building permit fees All property within this subdivision is subject to a for the purpose of financing construction of specified

Declaration of Covenants as recorded at Reception \_\_, of the records of the El Paso County Clerk and Recorder.

STATE OF COLORADO COUNTY OF \_\_\_\_\_\_

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_ BY

MY COMMISSION EXPIRES \_\_\_\_\_

based upon specific reports)

WITNESS MY HAND AND OFFICIAL SEAL

Note Regarding Reports on File: The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

E WOODMEN ROAD N S11 CITY OF FALCON

1) THE PURPOSE OF THE REPLAT IS TO CREATE NEW LOTS, TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.

2) FIELD WORK WAS COMPLETED ON: MARCH 8, 2019.

3) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0553G HAVING AN MAP REVISED DATE OF DECEMBER 07, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD) AND PORTIONS OF THE PROPERTY ARE DESIGNATED AS ZONE AE (REGULATORY FLOODWAY), AS SHOWN. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

4) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

5) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BYLAND TITLE GUARANTEE COMPANY, ORDER NO. SC55075690, WITH AN EFFECTIVE DATE OF MARCH 16, 2019 AT 5:00 P.M. (NOTE PER TITLE) COMMITMENT: "NOTE: THE COMMITMENT DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS. NOTE: THIS COMMITMENT IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.")

6) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.

7) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR. OR LIABLE FOR. UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

8) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT FINAL ORDER AND DECREE, RECORDED DECEMBER 11, 1979 IN BOOK 3260 AT PAGE

9) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE FALCON FIRE PROTECTION DISTRICT AS INSTRUMENTS, RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 670 AND 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582 AND 587.

10) THE PROPERTY IS SUBJECT TO THE FINDINGS AND ORDER AS SET FORTH IN THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, RECORDED JULY 10, 2003, UNDER RECEPTION NO. 203158843.

11) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER OF THE INCLUSION OF THE WOODMEN HILLS METROPOLITAN DISTRICT, RECORDED DECEMBER 12, 2003 UNDER RECEPTION NO. 203286253, AND RECORDED JANUARY 23, 2004 UNDER RECEPTION NO. 204013207, AND RECORDED FEBRUARY 11, 2011, UNDER RECEPTION NO. 211015822.

12) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE ORDER OF THE INCLUSION OF REAL PROPERTY IN THE WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED JANUARY 29, 2004, UNDER RECEPTION NO. 204016142.

13) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN THE THE EFFECT OF RESOLUTION NO. 04-501, RECORDED JANUARY 24, 2005, UNDER RECEPTION NO. 205011638.

21) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE CONVEYANCE OF ALL WATER AND WATER RIGHTS AS CONVEYED TO WOODMEN HILLS METROPOLITAN DISTRICT DESCRIBED IN THOSE SPECIAL WARRANTY DEEDS--WATER RIGHTS RECORDED APRIL 8, 2005 UNDER RECEPTION NOS. 205050350 AND 205050349.

22) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.

23) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-133 REGARDING REZONING RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072586.

that shows the existing roads and lots for context. SIA note

Provide a vicinity map

SHEET INDEX SHEET 2 OVERALL BOUNDARY & EASEMENTS MAP SHEET 3-5 LOT CONFIGURATION SHEET 6 CURVE TABLE

PLAT NOTES (CONTINUED): 24) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-134 REGARDING REZONING RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072587.

25) THE PROPERTY IS SUBJECT TO THE TERMS. CONDITIONS. PROVISIONS. OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-135 REGARDING THE BENT GRASS PRELIMINARY PLAN RECORDED MAY 30, 2007 UNDER RECEPTION NO. 207072588.

26) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT GRASS OVERALL PUD DEVELOPMENT PLAN MAP RECORDED JUNE 4, 2007 UNDER RECEPTION NO. 207074523.

27) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT GRASS PHASE ONE SITE SPECIFIC PUD DEVELOPMENT PLAN RECORDED JUNE 4, 2007 UNDER RECEPTION NO. 207074524.

28) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 07-388 REGARDING BENT GRASS METROPOLITAN DISTRICT RECORDED SEPTEMBER 25, 2007 UNDER RECEPTION NO. 207124524.

29) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BENT GRASS METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 29, 2007, UNDER RECEPTION NO. 207152168. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED DECEMBER 18, 2007 UNDER RECEPTION NO. 207160587.

30) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF EL PASO COUNTY SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM, RECORDED AUGUST 07, 2013, UNDER RECEPTION NO. 213101580.

31) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 14-260, RECORDED JULY 23, 2014, UNDER RECEPTION

32) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF RESOLUTION NO. 14-259, RECORDED JULY 23, 2014, UNDER RECEPTION NO. 214065376.

33) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH FOR THE EFFECT OF BENT GRASS PLANNED UNIT DEVELOPMENT PLAN AMENDMENT, RECORDED JULY 30, 2014, UNDER RECEPTION NO. 214068054.

Use the standard notes and cert blocks they will be uploaded under aadtional docs.

Please look at a SF file 2019 in EDARP to see standards-Lorson may be a good plat to review for an example how many lots? how many tracts? how much ROW? List utility providers

> 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) ■Rockfall Runout Zone:(name lots or location of area) Potentially Seasonally High Groundwater:(name lots or location of area) Other Hazard:

Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR BENT GRASS RESIDENTIAL FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_ 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 AND EASEMENT ARE ACCEPTED, BUT 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

Executive Director, Planning and Community

Development

DATE

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, 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.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069 FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

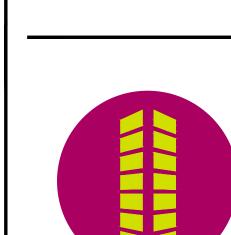
CLERK AND RECORDER

STATE OF COLORADO COUNTY OF EL PASO I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_\_ O' CLOCK \_\_.M., THIS \_\_\_ DAY OF \_\_\_\_\_, 2019 A.D., AND IS DULY RECORDED AT RECEPTION NO.

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

SURCHARGE: BRIDGE FEE: CHOOL FEE: \_\_\_\_\_



1755 Telstar Drive, Suite 107

Colorado Springs, CO 80920

719.900.7220

GallowayUS.com

0 SID R G ENT  $\mathbf{\Omega}$ 

# Date Issue / Description

\_ \_\_\_\_

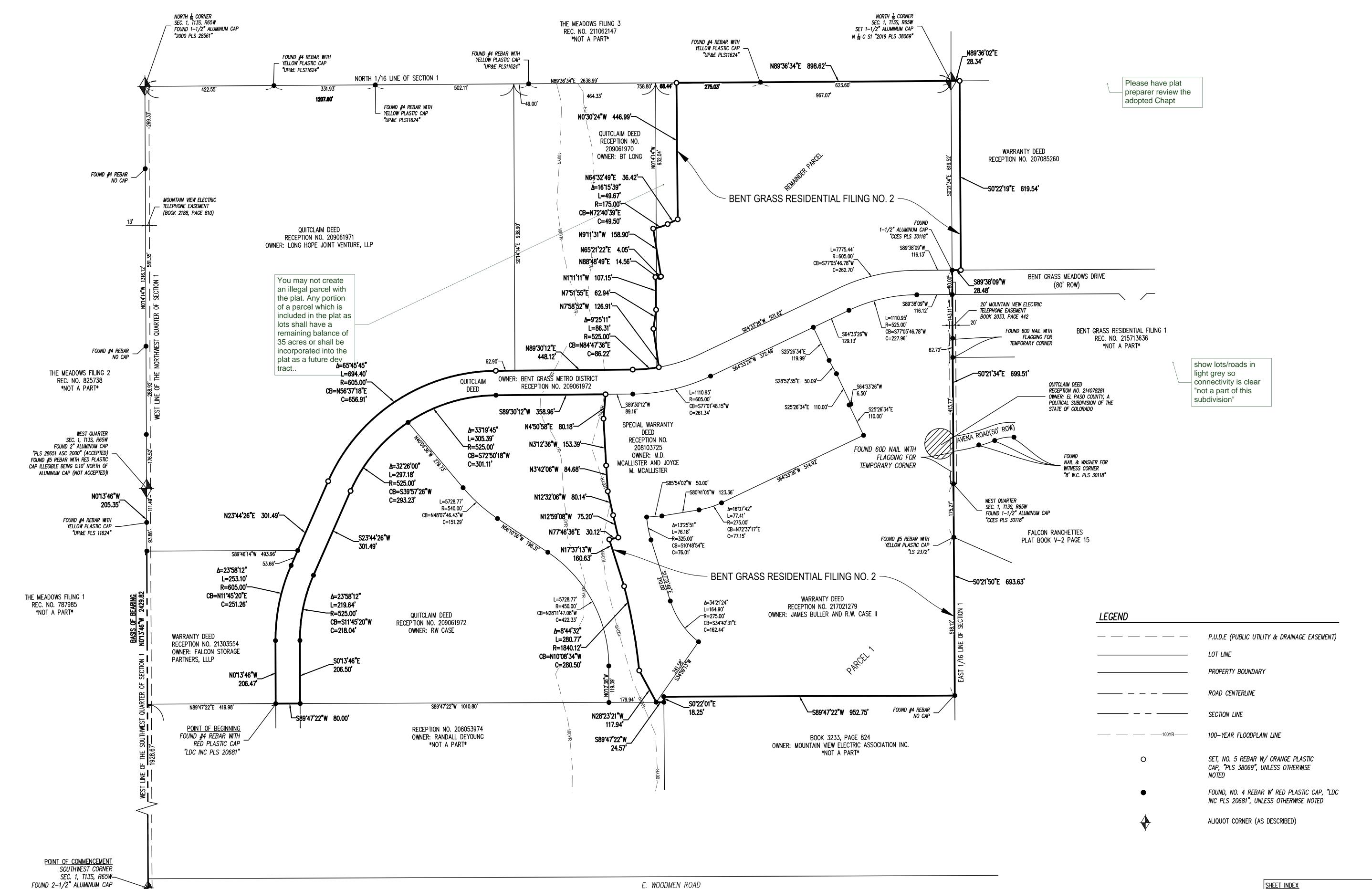
CLH014.20 Checked By 5/14/2019

Sheet 1 of 6

# BENT GRASS RESIDENTIAL FILING NO. 2

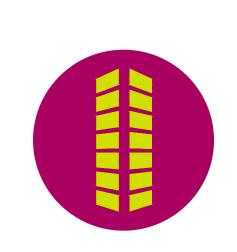
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

### OVERALL BOUNDARY & EASEMENTS MAP



"PLS 17664" IN A RANGE BOX

1755 Telstar Drive, Suite 107 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com



FINAL PL,
RESIDENT
WEST QUARTER,
R65W OF THE 6TH
F EL PASO, STAT **四** 日

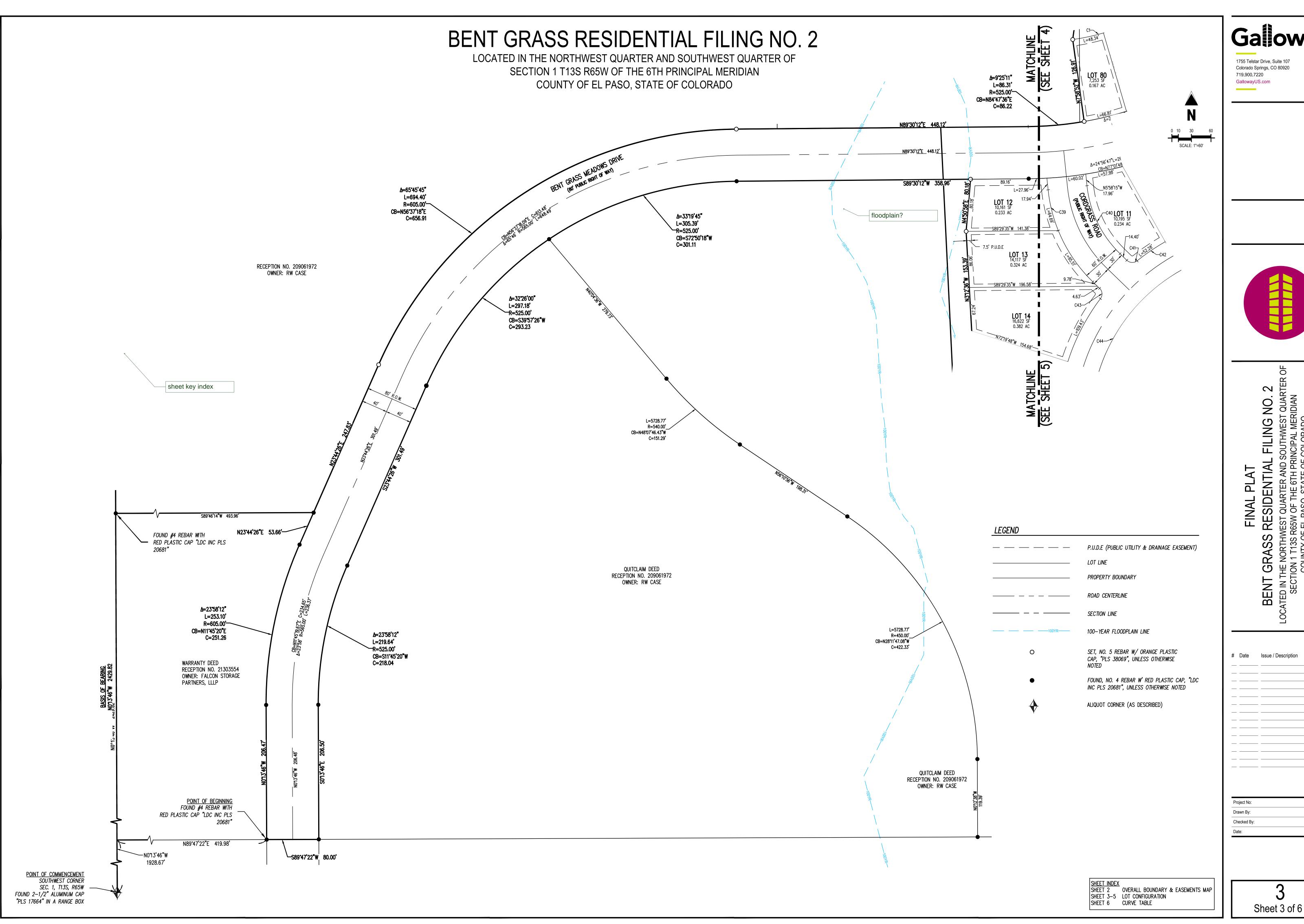
# Date Issue / Description

Project No:	CLH014.20
Drawn By:	AAY
Checked By:	BJD
	5/14/2019

SHEET 2 OVERALL BOUNDARY & EASEMENTS MAP

SHEET 3-5 LOT CONFIGURATION SHEET 6 CURVE TABLE

Sheet 2 of 6



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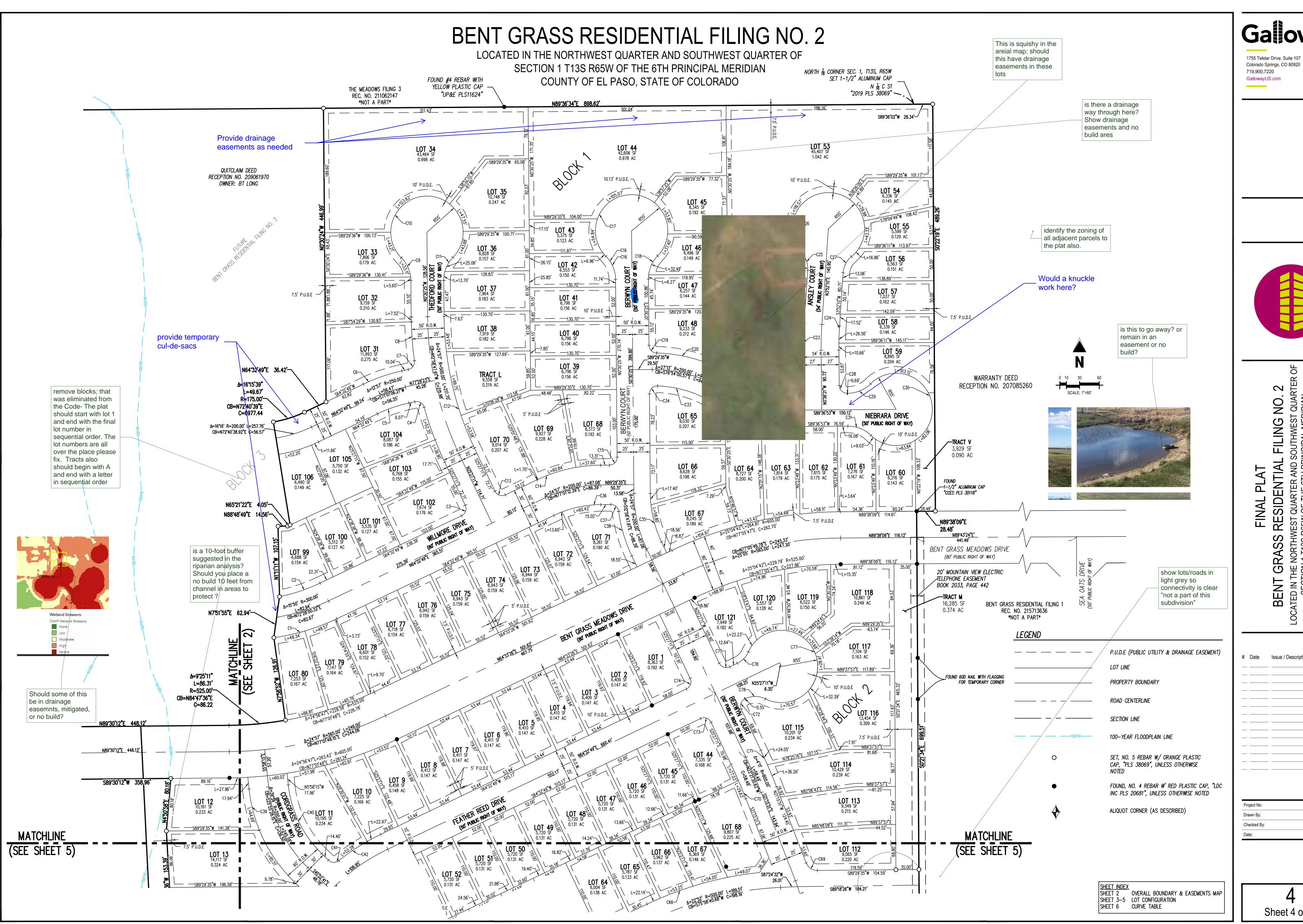


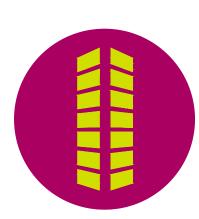
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CLH014.20

5/14/2019

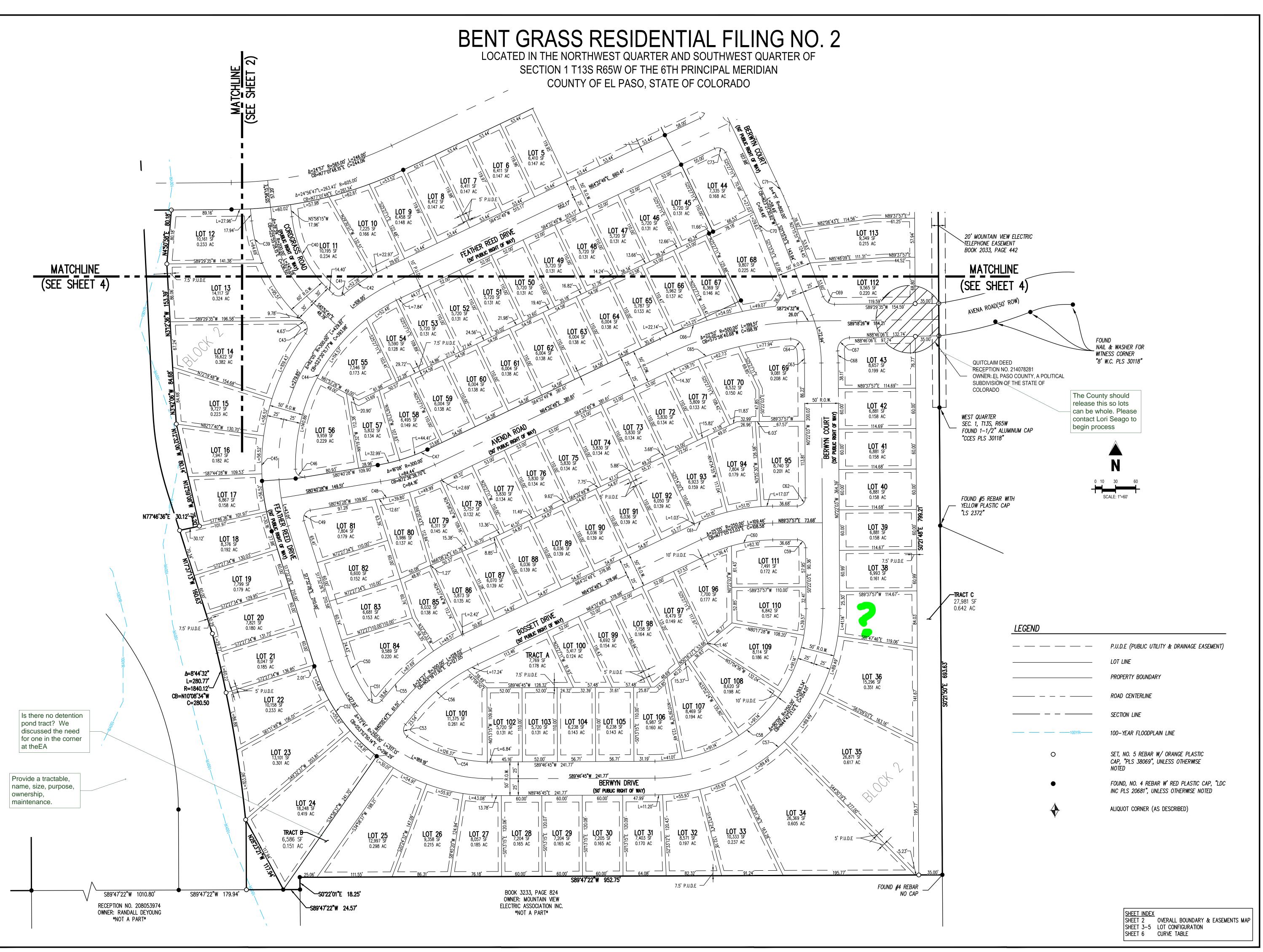
Sheet 3 of 6





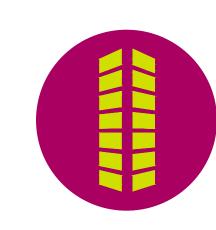
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Sheet 4 of 6



# Galloway

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FINAL PLAT

BENT GRASS RESIDENTIAL FILING NO. 2

ATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER

# Date Issue / Description Init.

 Project No:
 CLH014.20

 Drawn By:
 AAY

 Checked By:
 BJD

 Date:
 5/14/2019

5 Sheet 5 of 6

# BENT GRASS RESIDENTIAL FILING NO. 2

LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO

### **CURVE TABLE**

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	17*28'21"	100.63	330.00	S7377'00"W	100.25
C2	13°49'23"	65.14	270.00	S71°27'31"W	64.98
C3	90°00'00"	18.85	12.00	S19*32'49"W	16.97
C4	86°47'51"	18.18	12.00	S59°06'41"E	16.49
C5	12°56'34"	50.83	225.00	N71°01'06"E	50.72
C6	12°56'34"	62.12	275.00	S71°01'06"W	61.99
C7	85"18'00"	17.87	12.00	N34°50'23"E	16.26
C8	6°28'57"	59.40	525.00	S4°34'09"E	59.37
C9	44*24'55"	38.76	50.00	N22°42'52"W	37.80
C10	268*49'50"	258.06	55.00	S89°29'35"W	78.57
C11	44*24'55"	38.76	50.00	S21°42'03"W	37.80
C12	24*56'46"	206.81	475.00	S12*58'48"E	205.18
C13	90°00'00"	18.85	12.00	N70*27'11"W	16.97
C14	24*56'46"	100.14	230.00	S77*01'12"W	99.35
C15	90°00'00"	18.85	12.00	N44*29'35"E	16.97
C16	44*24'55"	38.76	50.00	N22°42'52"W	37.80
C17	268*49'50"	258.06	55.00	S89*29'35"W	78.57
C18	44°24'55"	38.76	50.00	S21°42'03"W	37.80
C19	8811'13"	18.47	12.00	S44°36'01"E	16.70
C20	25°24'01"	99.75	225.00	N75*59'37"W	98.93

		PARCEL CI	JRVE SEGME	NT TABLE	
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (
C21	26°22'14"	80.54	175.00	S76*28'44"E	79.84
C22	90°58'30"	19.05	12.00	N44°50'54"E	17.11
C23	4*30'31"	41.47	527.00	S1°36'54"W	41.46
C24	4*30'31"	37.22	473.00	S1*36'54"W	37.21
C25	46*27'28"	28.38	35.00	N19*21'34"W	27.61
C26	272 <b>°</b> 54'56"	261.98	55.00	N86*07'50"W	75.78
C27	46*27'28"	28.38	35.00	S27°05'54"W	27.61
C28	89*49'07"	18.81	12.00	S45*28'33"E	16.94
C29	44*24'55"	38.76	50.00	N67°24'26"E	37.80
C30	268*49'50"	258.06	55.00	N0°23'07"W	78.57
C31	44*24'55"	38.76	50.00	N6810'39"W	37.80
C32	27*06'12"	106.43	225.00	S76*50'43"E	105.45
C33	24*34'36"	75.07	175.00	N75°34'55"W	74.49
C34	92*38'11"	19.40	12.00	S45*48'41"W	17.36
C35	24*56'46"	76.19	175.00	S12*58'48"E	75.59
C36	24*56'46"	74.02	170.00	S77*01'12"W	73.43
C37	83°06'42"	17.41	12.00	N48*57'03"W	15.92
C38	18*03'29"	70.91	225.00	N16*25'26"W	70.62
C39	39 <b>°</b> 54'27"	160.20	230.00	S25*55'28"E	156.98
C40	39 <b>°</b> 54'27"	118.41	170.00	N25*55'28"W	116.03
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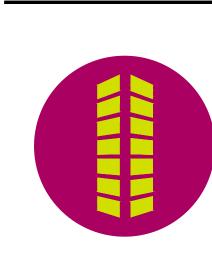
PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C41	82*50'26"	17.35	12.00	N87°17'55"W	15.88
C42	13"15'57"	75.25	325.00	S57*54'51"W	75.08
C43	82*50'26"	17.35	12.00	S4°27'28"E	15.88
C44	64*09'09"	307.91	275.00	S30*50'18"W	292.08
C45	54*30'11"	309.16	325.00	S9*42'40"W	297.63
C46	98°05'15"	20.54	12.00	S5016'54"E	18.13
C47	16°07'39"	77.41	275.00	S72*36'39"W	77.15
C48	15*39'11"	88.79	325.00	S72*50'52"W	88.51
C49	9812'54"	20.57	12.00	S31°34'01"W	18.14
C50	18*42'42"	73.48	225.00	S26*53'47"E	73.15
C51	103°39'06"	21.71	12.00	S88*04'41"E	18.87
C52	72*40'49"	348.84	275.00	S53*52'50"E	325.92
C53	96*23'46"	20.19	12.00	N8*06'06"W	17.89
C54	33*55'15"	133.21	225.00	N7315'37"W	131.27
C55	24*27'03"	138.69	325.00	S5219'18"W	137.64
C56	20°51'31"	100.11	275.00	N50°31'32"E	99.56
C57	90°08'49"	432.67	275.00	N44°42'21"E	389.41
C58	90°08'49"	354.01	225.00	S44°42'21"W	318.61
C59	90°00'00"	18.85	12.00	S45°22'03"E	16.97
C60	25*05'07"	98.51	225.00	N77°05'23"E	97.73

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C61	25*05'07"	120.40	275.00	S77*05'23"W	119.44
C62	90°00'00"	18.85	12.00	N44°37'57"E	16.97
C63	6°34'03"	20.06	175.00	N3*39'05"W	20.05
C64	86°52'34"	27.29	18.00	N50°22'23"W	24.75
C65	21°38'31"	179.42	475.00	S75°22'05"W	178.35
C66	19°28′54"	178.51	525.00	S74*17'17"W	177.65
C67	93°39'51"	29.43	18.00	N41°56'11"E	26.26
C68	4°31'42"	17.78	225.00	N2°37'54"W	17.78
C69	69"14'34"	21.75	18.00	N55*53'08"W	20.45
C70	4"11'20"	56.66	775.00	N23°21'31"W	56.65
C71	4"11'20"	60.32	825.00	N23°21'31"W	60.30
C72	90°00'00"	18.85	12.00	N19*32'49"E	16.97
C73	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C74	90°00'00"	18.85	12.00	S19*32'49"W	16.97
C75	90°00'00"	18.85	12.00	N70°27'11"W	16.97
C76	40°37'48"	24.82	35.00	S4413'55"W	24.30
C77	33°00'04"	31.68	55.00	N37°02'11"W	31.24
C78	51*46'05"	31.62	35.00	S89°34'08"E	30.56

SHEET INDEX
SHEET 2 OVERALL BOUNDARY & EASEMENTS MAP
SHEET 3-5 LOT CONFIGURATION
SHEET 6 CURVE TABLE



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BENT GRASS RESIDENTIAL FILING NO. 2
TED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER ASSECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN
SECTION 1 T13S R65W OF THE 6TH PRINCIPAL MERIDIAN
COLINITY OF EL PASO STATE OF COLORADO

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6 Sheet 6 of 6

### Markup Summary

do do o ro o ro (20)		
dsdparsons (39)		
WONTY MAP NOT TO SOLIE  FLAT  OF THE MEAN IS TO ORATE NEW LOTS, TRACTS, PARILL  SOLING-RETED OR MARCH & 2018.  FLOOD NORMACE RATE MAPS (FRM), MAP NO.	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:20:57 AM Color:	PLAT
	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:21:58 AM Color:	Use the standard notes and cert blocks they will be uploaded under aadtional docs.
Note thanks took have many took have many took have many took for the many took for	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:22:20 AM Color:	how many lots? how many tracts? how much ROW?
List utility providers	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:22:28 AM Color:	List utility providers
Please lock at a SF  Please lock at a SF  see landschill  Lock in the lock or  see and the lock or  see an experience  for an example	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:23:46 AM Color:	Please look at a SF file 2019 in EDARP to see standards- Lorson may be a good plat to review for an example
The second secon	Subject: Callout Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:24:22 AM Color:	Executive Director, Planning and Community Development
The state of the s	Subject: Callout Page Label: [1] SHEET 4 Author: dsdparsons Date: 9/17/2019 10:26:21 AM Color:	remove blocks; that was eliminated from the Code- The plat should start with lot 1 and end with the final lot number in sequential order. The lot numbers are all over the place please fix. Tracts also should begin with A and end with a letter in sequential order
Seronitiv 358,36	Subject: Callout Page Label: [1] SHEET 3 Author: dsdparsons Date: 9/17/2019 10:30:51 AM Color:	floodplain?
dentify the zoning of all adjacent parcels to the plat also.	Subject: Callout Page Label: [1] SHEET 4 Author: dsdparsons Date: 9/17/2019 10:31:42 AM Color:	identify the zoning of all adjacent parcels to the plat also.



Subject: Callout
Page Label: [1] SHEET 4
Author: dsdparsons

Date: 9/17/2019 10:40:36 AM

Color:

is there a drainage way through here? Show drainage easements and no build ares



Subject: Reports on File Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:41:32 AM

Color:

Note Regarding Reports on File:

The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify

based upon specific reports)



Subject: Stormwater Drainage Page Label: [1] SHEET 1 Author: dsdparsons

Date: 9/17/2019 10:41:35 AM

Color:

Note Regarding Stormwater Drainage:
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.



Subject: Easements
Page Label: [1] SHEET 1
Author: dsdparsons

Date: 9/17/2019 10:41:38 AM

Color:

#### Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.



Subject: Environmental Page Label: [1] SHEET 1 Author: dsdparsons

Date: 9/17/2019 10:41:42 AM

Color:

#### Environmental:

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, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

T OR 50.795 ACRES,

Addressee:
The addressees exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Subject: Address Page Label: [1] SHEET 1 Author: dsdparsons Date: 9/17/2019 10:41:44 AM

Color:

#### Addresses:

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



Subject: Access

Page Label: [1] SHEET 1
Author: dsdparsons

Date: 9/17/2019 10:41:48 AM

Color: ■



No driveway shall be established unless an access permit has been granted by El Paso County.



**Subject**: Soils & Geology **Page Label**: [1] SHEET 1 **Author**: dsdparsons

Date: 9/17/2019 10:42:13 AM

Color:

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)
- Rockfall Runout Zone:(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.



Subject: Floodplain
Page Label: [1] SHEET 1
Author: dsdparsons

Date: 9/17/2019 10:42:33 AM

Color:

#### Floodplain:

No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)

This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number \_\_\_\_\_\_, effective date \_\_\_(modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number \_\_\_\_\_\_ dated \_\_\_\_\_\_. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Up AIP FA CAS I

When the Property is Subject to Existing or Proposed
Coverage.
Covera

Subject: Covenants
Page Label: [1] SHEET 1
Author: dsdparsons

Date: 9/17/2019 10:42:57 AM

Color:

When the Property is Subject to Existing or Proposed Covenants:

All property within this subdivision is subject to a Declaration of Covenants as recorded at

Reception No. \_\_\_\_\_, of the records of

the El Paso County Clerk and Recorder.

EN ST LONG, LENA CALL CASE AND PARKEE IL CASE REPRESENTATIONS OF THE ESTATE OF ICE. CASE, DEED

Subject: Woodmen Road Page Label: [1] SHEET 1 Author: dsdparsons

Date: 9/17/2019 10:43:07 AM

Color: ■

Woodmen Road District Note:

All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.



Subject: Special Districts Page Label: [1] SHEET 1 Author: dsdparsons

Date: 9/17/2019 10:43:14 AM

Color:

**Special District Notes:** 

Special District Disclosure (when the plat is located

in a special district):

A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be

recorded with each plat

Fountain Mutual Irrigation Company Note: NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/ herself with this potentiality and ramifications thereof.



Subject: Callout

Page Label: [1] SHEET 2 Author: dsdparsons

Date: 9/17/2019 10:45:30 AM

Color:

Please have plat preparer review the adopted

Chapt



Subject: Callout

Page Label: [1] SHEET 1 Author: dsdparsons

Date: 9/17/2019 11:02:52 AM

Color:

SIA note



Subject: Callout

Page Label: [1] SHEET 1 Author: dsdparsons

Date: 9/17/2019 11:13:59 AM

Color:

Provide a vicinity map that shows the existing roads and lots for context.



Subject: Callout

Page Label: [1] SHEET 2 Author: dsdparsons

Date: 9/17/2019 11:17:25 AM

Color:

show lots/roads in light grey so connectivity is clear "not a part of this subdivision"



Subject: Callout

Page Label: [1] SHEET 2 Author: dsdparsons

Date: 9/17/2019 11:17:45 AM Color:

dev tract..

You may not create an illegal parcel with the plat. Any portion of a parcel which is included in the plat as lots shall have a remaining balance of 35 acres or shall be incorporated into the plat as a future



Subject: Callout

Page Label: [1] SHEET 4 Author: dsdparsons Date: 9/17/2019 11:18:15 AM

show lots/roads in light grey so connectivity is clear "not a part of this subdivision"

Color:



Subject: Callout

Page Label: [1] SHEET 5 Author: dsdparsons

Date: 9/17/2019 11:19:41 AM Color:

The County should release this so lots can be whole. Please contact Lori Seago to begin process



Subject: Highlight Page Label: [1] SHEET 5 Author: dsdparsons

Date: 9/17/2019 11:19:52 AM

Color:



Subject: Callout

Page Label: [1] SHEET 5 Author: dsdparsons

Date: 9/17/2019 11:20:39 AM

Color:

Provide a tractable, name, size, purpose, ownership, maintenance.



Subject: Callout

Page Label: [1] SHEET 5 Author: dsdparsons

Date: 9/17/2019 11:21:25 AM

Color:

Is there no detention pond tract? We discussed the need for one in the corner at the EA



Subject: Callout

Page Label: [1] SHEET 4 Author: dsdparsons

Date: 9/17/2019 11:25:33 AM

Color:

is a 10-foot buffer suggested in the riparian analysis? Should you place a no build 10 feet from

channel in areas to protect?



Subject: Image

Page Label: [1] SHEET 4 Author: dsdparsons

Date: 9/17/2019 11:28:10 AM

Color:



Subject: Callout

Page Label: [1] SHEET 4 Author: dsdparsons

Date: 9/17/2019 11:28:37 AM

Color:

Should some of this be in drainage easemnts, mitigated, or no build?



Subject: Image

Page Label: [1] SHEET 4 Author: dsdparsons

Date: 9/17/2019 11:31:06 AM

Color:



Subject: Callout

Page Label: [1] SHEET 4 Author: dsdparsons

Date: 9/17/2019 11:31:31 AM

Color:



Subject: Image

Page Label: [1] SHEET 4 Author: dsdparsons Date: 9/17/2019 11:34:33 AM

Color:



Subject: Callout

Page Label: [1] SHEET 4 Author: dsdparsons Date: 9/17/2019 11:37:14 AM

Color:



Subject: Callout

Page Label: [1] SHEET 3 Author: dsdparsons

Date: 9/18/2019 11:21:59 AM

Color:

build?

sheet key index

is this to go away? or remain in an easement or no

This is squishy in the areial map; should this have drainage easements in these lots

dsdrice (4)



Subject: Callout

Page Label: [1] SHEET 4

Author: dsdrice

Date: 9/20/2019 3:11:31 PM

Color:

Provide drainage easements as needed



Subject:

Page Label: [1] SHEET 4

Author: dsdrice

Date: 9/22/2019 8:57:35 PM

Color:



Subject: Callout

Page Label: [1] SHEET 4

Author: dsdrice

Date: 9/22/2019 9:03:26 PM

Color:

Would a knuckle work here?



Subject: Callout

Page Label: [1] SHEET 4

Author: dsdrice

Date: 9/22/2019 9:04:31 PM

Color:

provide temporary cul-de-sacs