

Please add this note and include the soils and geo report from file number SF2420 specific to pages 7-22.

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 Development Services Department:

- Hazards:
-Artificial/ Existing Fill
-Collapse prone soils
-Groundwater/ floodplain issues and concerns
-Potentially Seasonally High Groundwater: (name lots or location of area)

Prior to construction of proposed development, lot or tract specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and or expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl space suitability, and or lot specific recommendation are necessary to mitigate these conditions:
-engineered foundations
-no basements

JOHN H. LLC, A COLORADO LIMITED LIABILITY COMPANY, AS THE APPLICANT, SUBJECT TO THE TERMS AND CONDITIONS OF THE AFORESAID

THREE PARCELS OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2: LOT 2, SOFTBALL WEST SUBDIVISION NO. 2, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF DESCRIBED IN WARRANTY DEED RECORDED AUGUST 16, 2004 AT RECEPTION NO. 204138478.

PARCEL 3: THAT PORTION OF LOT 2, SOFTBALL WEST SUBDIVISION NO. 2 (PLAT BOOK T-3, PAGE 112) LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SITUATE IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THOSE PLATTED IN SAID SUBDIVISION); THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT AND ALONG THE SOUTHERLY LOT LINE OF SAID LOT 2, SAID CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 33 MINUTES 05 SECONDS, A RADIUS OF 1780.00 FEET, AN ARC LENGTH OF 421.00 FEET (THE CHORD TO SAID CURVE BEARS S 83 DEGREES 46 MINUTES 10 SECONDS W, 420.02 FEET); THENCE N 08 DEGREES 09 MINUTES 05 SECONDS E, 454.20 FEET TO A POINT ON THE NORTHERLY LOT LINE OF SAID LOT 2; THENCE N 89 DEGREES 31 MINUTES 21 SECONDS E ALONG SAID NORTHERLY LOT LINE, 385.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S 04 DEGREES 29 MINUTES 29 SECONDS W ALONG THE EASTERLY LOT LINE OF SAID LOT 2, 408.49 FEET TO THE POINT OF BEGINNING.

PARCEL 4: LOT 1, SOFTBALL WEST SUBDIVISION NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PARCELS OF LAND TO BE PLATTED INTO A LOT, 4 TRACTS AND EASEMENTS, AS SHOWN ON THE PLAT AND DESCRIBED HEREIN, WHICH PLAT IS DRAWN TO A FIXED SCALE, AS INDICATED THEREON, AND ACCURATELY SETS THE BOUNDARIES AND DIMENSIONS OF SAID TRACT, AND THE LOCATION OF SAID LOTS AND EASEMENTS, WHICH TRACTS SO PLATTED SHALL BE KNOWN AS "CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1", IN EL PASO COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO THE PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE IMPROVED TO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED THEIR OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREET AND DRAINAGE WAYS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, MARATHON HOLDINGS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BY _____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY _____ OF MARATHON HOLDINGS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

THE AFOREMENTIONED, JOVENCHI-II, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY _____ OF JOVENCHI-II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

THE AFOREMENTIONED, HEIRS OR DEVISEES OF JOHN VENEZIA, DECEASED, BY _____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY _____ OF THE HEIRS OR DEVISEES OF JOHN VENEZIA, DECEASED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PREPARED BY:

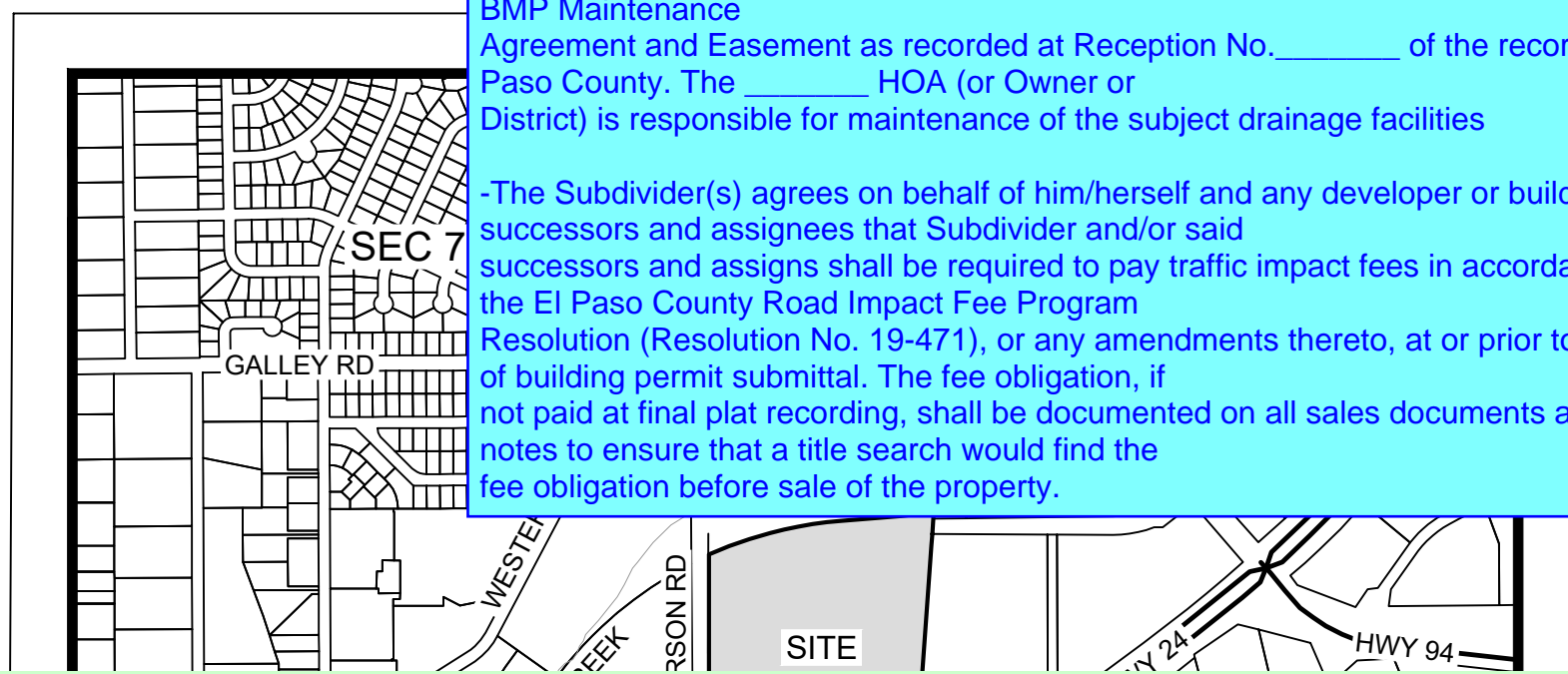


2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
PHONE 719-575-0100

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION OF SOFTBALL WEST SUBDIVISION NO. 2

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Add the following notes:
-Tract _____ of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities

The Subdivider(s) agrees on behalf of him/herself and any developer or builder 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 submittal. 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.

Cherokee Plat Note Re: Basin Transfer/Insufficiency: Water and wastewater services for this subdivision are provided by the Cherokee Metropolitan District (Cherokee) subject to the District's rules, regulations and specifications. The Office of the State Engineer has issued an opinion of water inadequacy based on its analysis and interpretation of a stipulated agreement concerning the availability of certain water rights for use outside of the Upper Black Squirrel Creek Designated Basin, and thus found insufficiency of water resources for this subdivision based on that agreement. This interpretation differs from certain opinions issued by the Office in the past. Based on its own review of the stipulated agreement and its history (and not the amount of water actually available) the Board of County Commissioners in an open and public hearing did not accept the interpretation of the State Engineer's Office. The Board of County Commissioners found that Cherokee has committed to provide water service to the subdivision and asserted that its long term water service capabilities are sufficient. The Board of County Commissioners made this determination in reliance upon the testimony and expertise provided by Cherokee at the public hearing thereon. At the hearing, Cherokee asserted that its plans and continued financial investment in infrastructure are designed to allow Cherokee to continue to provide this subdivision and its existing customers with water and wastewater services for 300 years or more.

VICINITY MAP
N.T.S.

please include who the tracts will be maintained by and what each tract is for in addition to no structures within the floodplain

PLAT NOTES:

- 1. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "LS 22573" IN RANGE BOX AND MONUMENTED AT THE WEST QUARTER CORNER OF SAID SOUTHWEST QUARTER BY A 3.25" ALUMINUM CAP STAMPED "BUREAU OF LAND MANAGEMENT U.S. DEPT. OF THE INTERIOR", AS BEARING OF NORTH 00°23'14" WEST, A DISTANCE OF 2,641.77 FEET.
2. #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX, PLS 38858" SET FLUSH WITH THE GROUND AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
3. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
4. 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2287777-IO, WITH A COMMITMENT DATE OF MARCH 23, 2024 AT 8:00 A.M. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED HEREON THIS PLAT. ALL EXCEPTIONS THAT IMPACT THE PROPERTY THAT ARE NOT PLOTTABLE, COMPLETELY ENCOMPASS THE PROPERTY OR ARE OUTSIDE THE LIMITS OF THIS PLAT ARE LISTED BELOW.
7. 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.
8. 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.
9. 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.
10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS.
11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
12. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
14. 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.
15. 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.
16. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 24 FROM PARCELS WITHIN THIS DEVELOPMENT.

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).

Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

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

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)

PLAT NOTES (CONT.):

- 17. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMP(S). ALL DETENTION PONDS/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
18. NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE RESERVOIR OR IN THE SPILLWAY OR SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH, THIS DEVELOPMENT, DEVELOPER, THE HOMEOWNERS' ASSOCIATION, AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.
19. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
20. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
21. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
22. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (AREA WITHIN THE 0.1% ANNUAL CHANCE FLOODPLAIN WITH BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0754G, HAVING AN EFFECTIVE DATE OF DECEMBER 07, 2018.
23. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 1001074, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
24. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE OWNER OF RECORD FOR FUTURE DEVELOPMENT.
25. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

Board of County Commissioners Certificate

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 _____, 200____, 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) 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 _____ Date _____

El Paso County Planning & Community Development Director _____ Date _____ OF COUNTY

COUNTY ENGINEER _____

CHAIRMAN _____

FEES:

SCHOOL FEE: _____

PARK FEE: _____

SURVEYOR'S CERTIFICATION:

JERRY R. BESSIE, A 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 CLAUSE 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 _____, 20____.
AND LEGAL DESCRIPTION REPRESENTED _____
ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS THE _____
SIGNED THIS _____ DAY OF _____, 20____ Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

PRELIMINARY

JERRY R. BESSIE, PLS 38576
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) Clerk and Recorder
COUNTY OF EL PASO)
I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County _____ SECTION NO. _____
El Paso County Clerk and Recorder _____
DEPUTY _____

SHEET INDEX
SHEET 1 - COVER
SHEET 2 - GRAPHIC

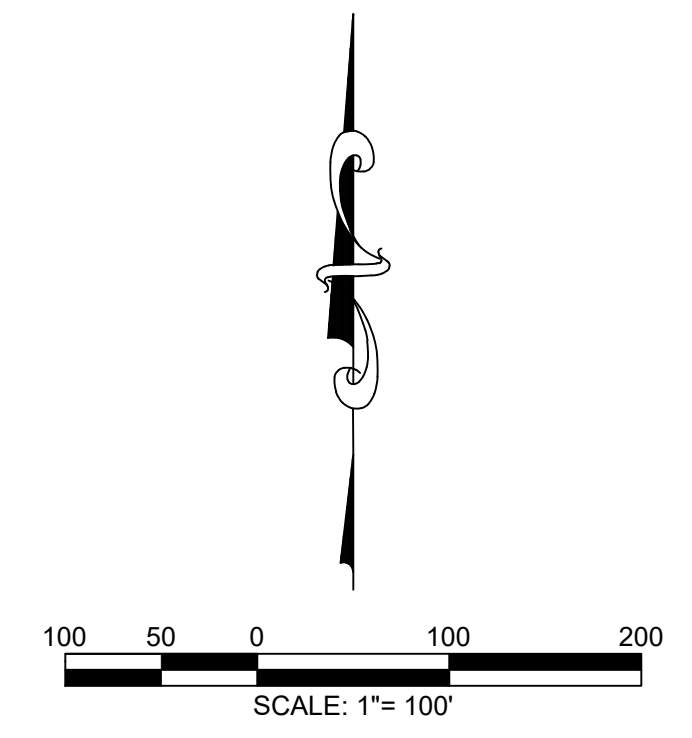
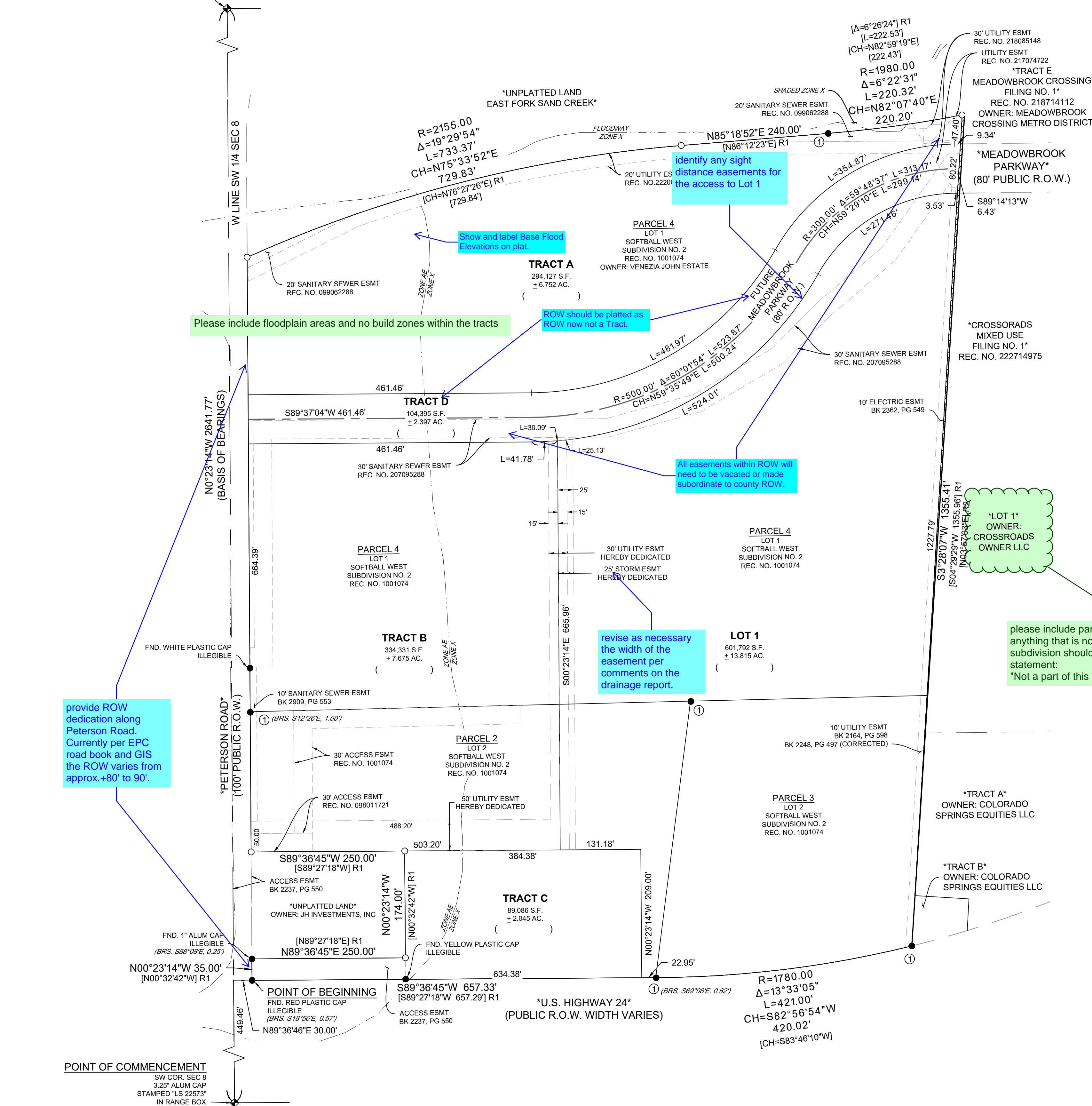
File No. SF2420
CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1
DATE PREPARED: 8/15/2024
JOB NUMBER: 24.1382.003
SHEET 1 OF 2

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION OF SOFTBALL WEST SUBDIVISION NO. 2,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

Only the items that are being created from this plat should have a solid black line anything else that isn't and is adjoining should have dotted lines

W 1/4 COR. SEC 8
3.25" BRASS CAP
STAMPED "BUREAU OF LAND MANAGEMENT
U.S. DEPT. OF THE INTERIOR"



MONUMENT LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- ① FOUND NO. 4 REBAR, NO CAP
- SET 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP "MATRIX PLS 38576"

MAP LEGEND

- * NOT PART OF THIS SUBDIVISION
- (XXXX) PROPERTY ADDRESS
- (±X.X') INDICATES POSITION OF MONUMENT (+) ABOVE OR (-) BELOW GROUND
- [S86°12'23"W 240.00'] INDICATES RECORD DIMENSIONS WHERE DIFFERENT FROM MEASURED DIMENSIONS

MAP REFERENCE LEGEND:

R1 - INDICATES REFERENCE TO SOFTBALL WEST SUBDIVISION NO. 2 RECORDED JULY 14, 1983 IN THE OFFICE OF EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 1001074.

R2 - INDICATES REFERENCE TO CROSSROADS MIXED USE FILING NO. 1 RECORDED JUNE 22, 2022 IN THE OFFICE OF EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 222714975.

"LOT 1" OWNER: CROSSROADS OWNER LLC

please include parcel number and anything that is not a part of the subdivision should have the following statement: "Not a part of this subdivision"

provide ROW dedication along Peterson Road. Currently per EPC road book and GIS the ROW varies from approx. +80' to 90'.

revise as necessary the width of the easement per comments on the drainage report.

identify any sight distance easements for the access to Lot 1

Show and label Base Flood Elevations on plat

Please include floodplain areas and no build zones within the tracts

ROW should be platted as ROW now not a Tract.

All easements within ROW will need to be vacated or made subordinate to county ROW.

FILE LOCATION: S:\24.1382.003 Peterson Road and Meadowbrook Parkway\Overall Development\00 Survey\00 CAD\08 PLATT\1382-003-SURV-PLAT.dwg