CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION PLAT 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

BE IT KNOWN BY THESE PRESENTS:

MARATHON HOLDINGS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP, BEING THE OWNER OF PARCEL 2; JOVENCHI-II, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF PARCEL 3; THE HEIRS OR DEVISEES OF JOHN VENEZIA, DECEASED, SUBJECT TO THE ADMINISTRATION BY THE PERSONAL REPRESENTATIVE OF THE ESTATE OF THE DECEDENT, BEING THE OWNER OF PARCEL 4 WITH THE AFORESAID PARCELS BEING DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

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,

FURTHER DESCRIBED AS FOLLOWS:

A PARCEL 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 WITH BEARINGS REFERENCED TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, 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" BRASS 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;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE NORTH 00°23'14" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 449.46 FEET; THENCE NORTH 89°36'46" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SOFTBALL WEST SUBDIVISION NO. 2 AND THE POINT OF BEGINNING;

THENCE NORTH 00°23'14" WEST, A DISTANCE OF 35.00 FEET TO THE SOUTH LINE OF A PARCEL OF LANDED DESCRIBED IN WARRANTY DEED AT RECEPTION NO. 219150234;

THENCE ALONG THE BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING THREE COURSES;

1. NORTH 89°36'45" EAST, A DISTANCE OF 250.00 FEET;
2. THENCE NORTH 00°23'14" WEST, A DISTANCE OF 174.00 FEET;
3. THENCE SOUTH 89°36'45" WEST, A DISTANCE OF 250.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PETERSON ROAD AND THE WESTERLY LINE OF SAID SOFTBALL WEST SUBDIVISION NO. 2;

THENCE THE FOLLOWING SEVEN COURSES ALONG THE BOUNDARY OF SAID SOFTBALL WEST SUBDIVISION NO. 2;

1. NORTH 00°23'14" WEST, A DISTANCE OF 968.25 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,155.00 FEET;
2. THENCE EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 19°29'54", AN ARC DISTANCE OF 733.37 FEET AND HAVING A CHORD THAT BEARS NORTH 75°33'52" EAST, A DISTANCE OF 729.83 FEET;
3. THENCE NORTH 85°18'52" EAST, A DISTANCE OF 240.00 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,980.00 FEET;
4. THENCE EASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 06°22'31", AN ARC DISTANCE OF 220.32 FEET AND HAVING A CHORD THAT BEARS NORTH 82°07'40" EAST, A DISTANCE OF 220.20 FEET;
5. THENCE SOUTH 03°28'07" WEST, A DISTANCE OF 1,355.41 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,780.00 FEET;
6. THENCE WESTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 13°33'05", AN ARC DISTANCE OF 421.00 FEET AND HAVING A CHORD THAT BEARS SOUTH 82°56'54" WEST, A DISTANCE OF 420.02 FEET;
7. THENCE SOUTH 89°36'45" WEST, A DISTANCE OF 657.33 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,423,731 SQUARE FEET OR 32.68437 ACRES, MORE OR LESS

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 CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1. 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
COUNTY OF _____

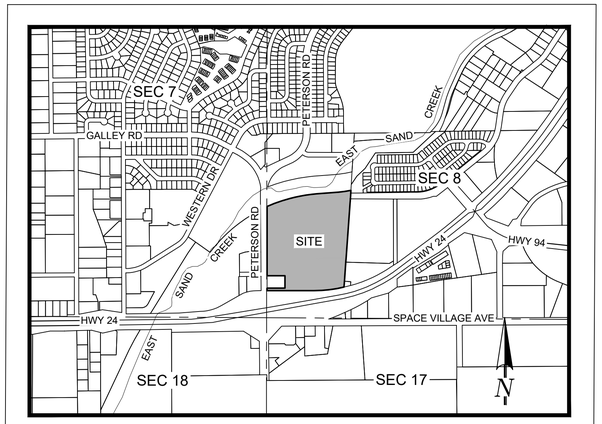
SIGNED BEFORE ME ON _____, 20____

BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

_____
(NOTARY'S OFFICIAL SIGNATURE)

_____
(TITLE OF OFFICE)

_____
(COMMISSION EXPIRATION)



VICINITY MAP
N.T.S.

OWNERS CERTIFICATE (CONT.):

_____
OWNERS/MORTGAGEE (SIGNATURE)

BY:
TITLE:

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO
COUNTY OF _____

SIGNED BEFORE ME ON _____, 20____

BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

_____
(NOTARY'S OFFICIAL SIGNATURE)

_____
(TITLE OF OFFICE)

_____
(COMMISSION EXPIRATION)

RECORDATION FEES DUE:

SCHOOL FEE: _____ BRIDGE FEE: _____

PARK FEE: _____ DRAINAGE FEE: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1 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, AND 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 AND COMMUNITY DEVELOPMENT DIRECTOR DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

I CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 20____ AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

_____
EL PASO COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

I, ALEXANDER AGUILAR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; THAT ALL MONUMENTS SHOWN HEREON EXISTED AS DESCRIBED ON THE DATE OF THE FIELD SURVEY; THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON ***APRIL 03, 2024***, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FIELD WORK COMPLETED: SEPTEMBER 15, 2025

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

_____
ALEXANDER AGUILAR, PLS 38858
SURVEY OPERATIONS MANAGER
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC
707 17TH STREET, SUITE 3150
DENVER, CO 80202

OWNERSHIP:

MARATHON HOLDINGS LLP
4779 N ACADEMY BLVD
COLORADO SPRINGS, CO 80918

JOVENCHI II
4779 N ACADEMY BLVD
COLORADO SPRINGS, CO 80918

#	REVISION DATE	COMMENTS
3	05/06/2026	THIRD SUBMITTAL - PRELIMINARY
2	09/08/2025	SECOND SUBMITTAL - PRELIMINARY
1	08/15/2024	FIRST SUBMITTAL - PRELIMINARY

DRAWN BY: DH
CHECKED BY: JRB
SCALE: N/A
DATE ISSUED: 11/23/2026
SHEET 1 OF 3

PREPARED BY:
Matrix
Excellence by Design
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUIT 300
COLORADO SPRINGS, CO 80920
PHONE | 719.575.0100
MATRIXDESIGNGROUP.COM

EL PASO COUNTY FILE NO. SF2420

FILE LOCATION: S:\24_1382.003 Peterson Road and Meadowbrook Parkway Overall Development\400 Survey\400 CAD\0408 PLAT\1382.003-SURV-CIMARRON HILLS SOUTHEAST MIXED USE F1 PLAT.dwg

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION PLAT 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

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. 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.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.

4. ALL LINEAL DISTANCES SHOWN HEREON ARE REPRESENTED IN U.S. SURVEY FEET. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS. ALL BEARINGS SHOWN ON THIS PLAT ARE REPRESENTED IN DEGREES-MINUTES-SECONDS.

5. ADJACENT PROPERTY OWNERSHIP INFORMATION SHOWN HEREON IS BASED ON RESEARCH PERFORMED ON THE EL PASO COUNTY ASSESSOR'S WEBSITE ON NOVEMBER 23, 2026.

6. THIS SURVEY WAS PERFORMED ON ***APRIL 03, 2024*** AND TRULY AND ACCURATELY REPRESENTS THE CONDITIONS THAT EXISTED ON THAT DAY.

7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE 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 INSURANCE, COMMITMENT NUMBER 2287777-IO, ISSUED BY STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT DATE OF MARCH 23, 2024 AT 8:00 A.M.

8. 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.

9. 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.

10. 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.

11. 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)

12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. ADDRESS INFORMATION SHOWN HEREON IS BASED ON RESEARCH PERFORMED ON THE EL PASO COUNTY ASSESSOR'S WEBSITE ON NOVEMBER 23, 2026.

13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

15. 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.

17. THE SUBDIVIDER(S) AGREES ON BEHALF OF THEIR SELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), 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.

18. THERE SHALL BE NO DIRECT VEHICULAR ACCESS ONTO HIGHWAY 24 FROM PARCELS WITHIN THIS DEVELOPMENT.

19. GAS AND ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

20. 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 TRACT OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

21. 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.

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 ***GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PETERSON ROAD SUBDIVISION PETERSON ROAD AND HIGHWAY 24 COLORADO SPRINGS, COLORADO*** BY ***CTL THOMPSON DATED AUGUST 06, 2024***, REVISED JULY 20, 2026 IN ***PROJECT NO. CS19836-115*** AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT:

    ARTIFICIAL / EXISTING FILL
    COLLAPSE PRONE SOILS
    GROUNDWATER / FLOODPLAIN ISSUES AND CONCERNS
    POTENTIALLY SEASONALLY HIGH GROUNDWATER: ***A PORTION OF TRACT A IN THE NORTHWEST CORNER AS DEPICTED ON THIS PLAT***

PRIOR TO CONSTRUCTION OF PROPOSED DEVELOPMENT, LOT OR TRACT SPECIFIC SUBSURFACE SOIL INVESTIGATIONS WILL BE PERFORMED TO DETERMINE WHETHER OR NOT ANY OF THE PREVIOUSLY MENTIONED HAZARDS ARE PRESENT ON THE LOT OR TRACT. IF PRESENT, THESE CONCERNS WILL BE ADDRESSED THROUGH PROPER ENGINEERING, DESIGN AND CONSTRUCTION PRACTICES SUCH AS, BUT NOT LIMITED TO:
-SPREAD FOOTINGS
-ENGINEERED FOUNDATIONS
-STRUCTURAL FILL

23. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED FLOODPLAIN SHOWN HEREON.

24. THE SUBJECT PROPERTY IS LOCATED WITHIN MULTIPLE AREAS OF FLOOD HAZARD, AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0754G, HAVING AN EFFECTIVE DATE OF DECEMBER 07, 2018, AMENDED JULY 17, 2024.

25. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP PANEL 08041CO754G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE.

26. 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.

27. 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.

28. WHERE THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT 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 PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 01001073, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

29. TRACT A IS FOR FUTURE DEVELOPMENT AND WILL REMAIN A NO BUILD AREA UNTIL PLATTED. THIS TRACT WILL BE OWNED AND MAINTAINED BY MARATHON HOLDINGS, LLP.

30. TRACT B IS FOR FUTURE DEVELOPMENT AND WILL REMAIN A NO BUILD AREA UNTIL PLATTED. THIS TRACT WILL BE OWNED AND MAINTAINED BY MARATHON HOLDINGS, LLP.

31. TRACT C IS FOR OPEN SPACE, LANDSCAPING, AND DRAINAGE AND WILL REMAIN A NO BUILD AREA EXCEPT FOR THE CONSTRUCTION OF DRAINAGE FACILITIES. THIS TRACT WILL BE OWNED AND MAINTAINED BY MARATHON HOLDINGS, LLP.

#	REVISION DATE	COMMENTS
3	05/06/2026	THIRD SUBMITTAL - PRELIMINARY
2	09/08/2025	SECOND SUBMITTAL - PRELIMINARY
1	08/15/2024	FIRST SUBMITTAL - PRELIMINARY

DRAWN BY: DH
CHECKED BY: JRB
SCALE: N/A
DATE ISSUED: 11/23/2026
SHEET 2 OF 3

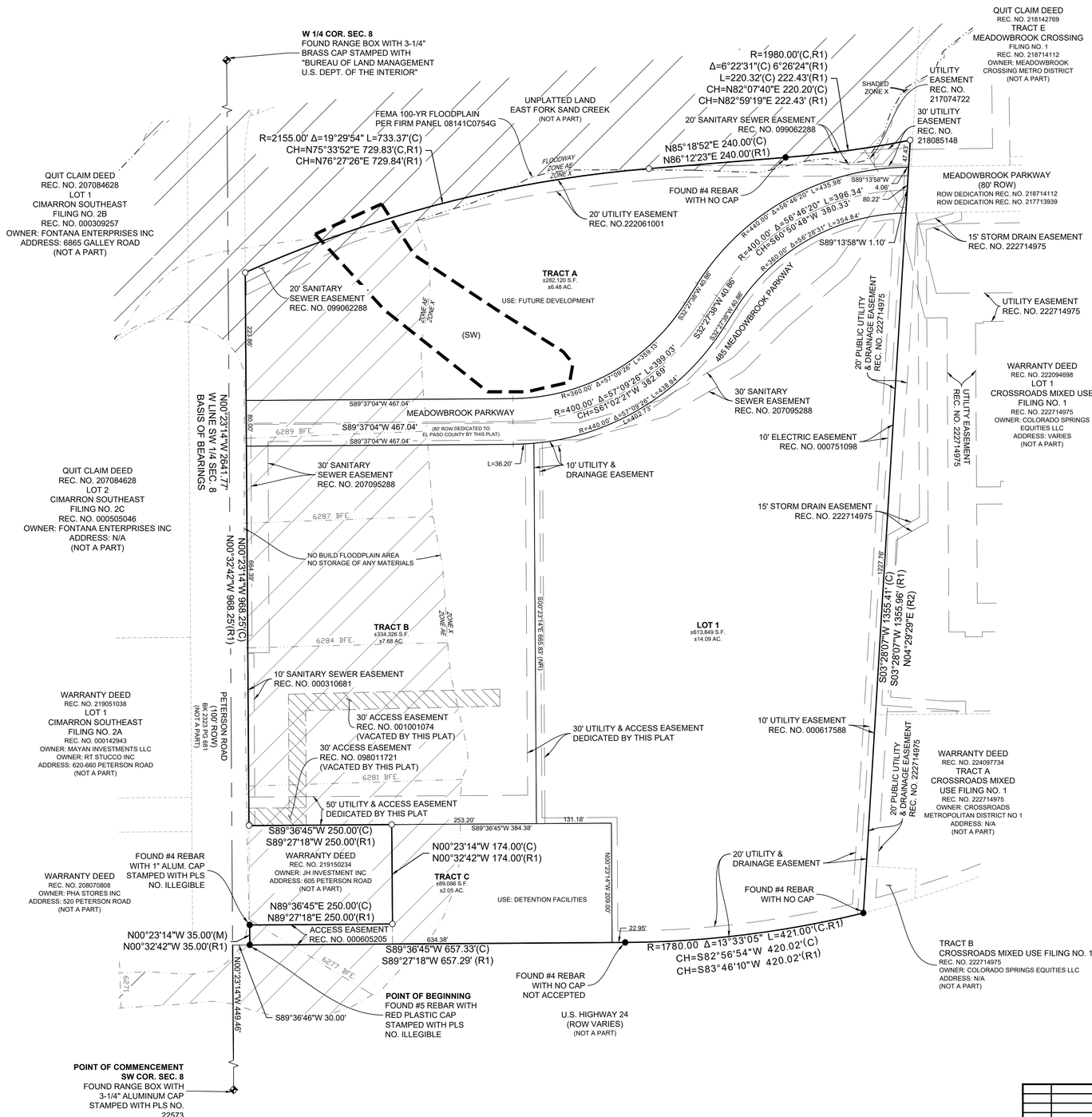
PREPARED BY:
Matrix
Excellence by Design
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUIT 300
COLORADO SPRINGS, CO 80920
PHONE | 719.575.0100
MATRIXDESIGNGROUP.COM

EL PASO COUNTY FILE NO. SF2420

FILE LOCATION: S:\24_1382.003 Peterson Road and Meadowbrook Parkway Overall Development\400 Survey\400 CAD\408 PLAT\1382.003-SURV-CIMARRON HILLS SOUTHEAST MIXED USE F1 PLAT.dwg

CIMARRON HILLS SOUTHEAST MIXED USE FILING NO. 1

A RE-SUBDIVISION PLAT 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



TRACT AREA USE TABLE					
TRACTS	AREA (SF)	AREA (Ac.)	LAND USE	OWNED	MAINTAINED
TRACT A	282,120.21	6.48	FUTURE DEVELOPMENT	MARATHON HOLDINGS, LLP	MARATHON HOLDINGS, LLP
TRACT B	334,326.26	7.68	FUTURE DEVELOPMENT	MARATHON HOLDINGS, LLP	MARATHON HOLDINGS, LLP
TRACT C	89,085.79	2.05	DETENTION FACILITIES	MARATHON HOLDINGS, LLP	MARATHON HOLDINGS, LLP

LAND USE TABLE			
		ACRES	SQ. FT
GROSS AREA	=	32.684	1,423,731
RIGHT OF WAY	=	2.396	104,350
NET AREA	=	30.289	1,319,381
1 LOT	=	14.092	613,849
GROSS LOT DENSITY: 5.32 LOTS/ACRE			
NET LOT DENSITY: 5.74 LOTS/ACRE			
3 TRACTS - 49.56% OF TOTAL AREA	=	16.197	705,532

N

100' 50' 0' 100' 200'
SCALE: 1" = 100'

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.

SW - INDICATES SEASONALLY HIGH GROUNDWATER (APPROXIMATE). MAY INFLUENCE DEVELOPMENT AND FOUNDATION DESIGN, DEPENDING ON FINAL GRADING AND FOUNDATION DEPTHS. A DESIGN LEVEL GEOTECHNICAL INVESTIGATION SHOULD BE CONDUCTED TO CONFIRM THE PRESENCE AND DEPTHS OF GROUNDWATER AFTER GRADING OPERATIONS.

LEGEND

- SECTION LINE
- CENTER LINE
- SUBJECT BOUNDARY
- ROW LINE
- LOT LINE
- EXTERIOR PARCELS
- EASEMENT
- FLOOD ZONE AE
- FLOODWAY
- SHADED ZONE X
- FOUND MONUMENT AS NOTED
- SET #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED WITH PLS NO. 38576
- SECTION CORNER
- ROW — RIGHT-OF-WAY
- REC. NO. — RECEPTION NUMBER
- SEC. — SECTION
- COR. — CORNER
- BFE. — BASE FLOOD ELEVATION
- NO BUILD EASEMENT NO STORAGE MATERIALS

#	REVISION DATE	COMMENTS
3	05/06/2026	THIRD SUBMITTAL - PRELIMINARY
2	09/08/2025	SECOND SUBMITTAL - PRELIMINARY
1	08/15/2024	FIRST SUBMITTAL - PRELIMINARY

DRAWN BY: DH
CHECKED BY: JRB
SCALE: 1" = 100'
DATE ISSUED: 11/23/2026
SHEET 3 OF 3

PREPARED BY:
Matrix
Excellence by Design
MATRIX DESIGN GROUP, INC.
2435 RESEARCH PARKWAY, SUIT 300
COLORADO SPRINGS, CO 80920
PHONE | 719.575.0100
MATRIXDESIGNGROUP.COM

EL PASO COUNTY FILE NO. SF2420

FILE LOCATION: S:\24_1382.003 Peterson Road and Meadowbrook Parkway Overall Development\400 Survey\400 CADD\408 PLAT\1382.003-SURV-CIMARRON HILLS SOUTHEAST MIXED USE F1 PLAT.dwg