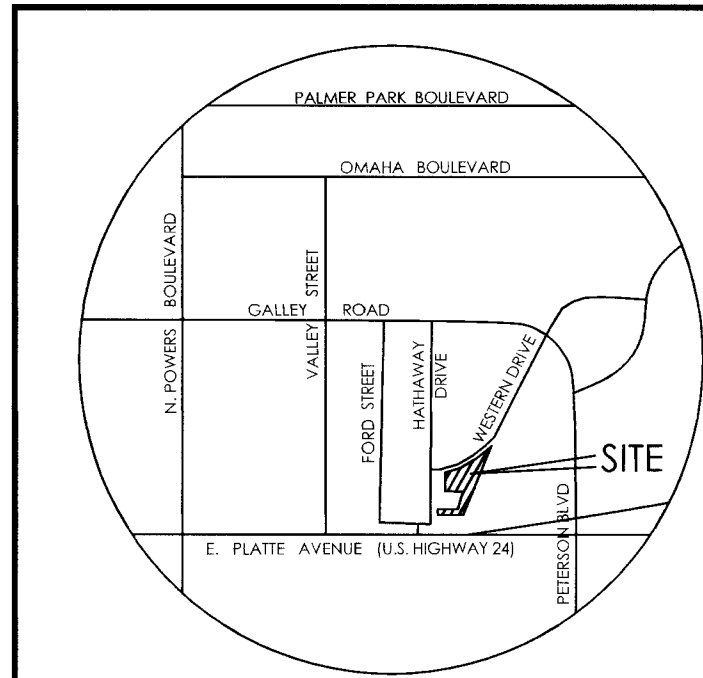




VICINITY MAP
NOT TO SCALE

TOWNHOMES AT WESTERN

LOT I, CIMARRON SOUTHEAST FILING NO. 2C, SECTION 7, TOWNSHIP 14 SOUTH,
RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

15485

KNOW ALL BY THESE PRESENTS

THAT J. ELLIOTT HOMES, INC., A COLORADO INCORPORATED COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LOT I, CIMARRON SOUTHEAST FILING NO. 2C AS RECORDED IN PLAT BOOK H-3 AT PAGE 89 OF THE RECORDS OF EL PASO COUNTY, COLORADO

CONTAINING A CALCULATED AREA OF 310,069 SF, MORE OR LESS.

NOTES

- BEARINGS REFERRED TO HEREIN ARE BASED ON THE WEST LINE OF LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, ASSUMED TO BEAR N00°44'42"E.
- UNITS OF MEASURE ARE US SURVEY FEET.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0754 G, DATED DECEMBER 7, 2018, INDICATES PORTIONS OF THIS PROPERTY TO BE LOCATED IN ZONE AE. LOMA CASE NO. 24-08-0470A REMOVED THE ZONE AE FLOODPLAIN FROM WITHIN THE SUBDIVISION BOUNDARY.
- 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. (SECTION 13-80-105 C.R.S.).
- 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 21212648 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- ALL UNIT OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR UNIT. 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.
- 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 PARKS AND 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).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF 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. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- THERE SHALL BE NO VEHICULAR ACCESS TO US HIGHWAY 24.
- LOT LINES MAY OR MAY NOT RUN ALONG SHOWN EASEMENTS LINES.
- TRACT A (GENERAL COMMON ELEMENT/GCE) IS GENERALLY FOR COMMON OPEN SPACE FOR THE RESIDENTS OF TOWNHOMES AT WESTERN. THIS TRACT SHALL BE USED FOR PRIVATE DRIVES, PRIVATE SIDEWALKS, PRIVATE & PUBLIC UTILITIES, PRIVATE DRAINAGE, LANDSCAPE, SIDEWALKS, MAIL KIOSK AND FENCES, AND SHALL BE OWNED AND MAINTAINED BY THE TOWNHOMES AT WESTERN HOMEOWNERS ASSOCIATION AS RECORDED AT RECEPTION NO. ~~224028021~~ **225012462**.
- TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. ~~224028021~~ **225012462** OF THE RECORDS OF EL PASO COUNTY. THE TOWNHOMES AT WESTERN HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- PUBLIC ACCESS SHALL BE ALLOWED OVER AND ACROSS THE PRIVATELY OWNED TRACT A AS DEFINED IN THE COVENANTS OF THE TOWNHOMES AT WESTERN HOMEOWNERS ASSOCIATION AS RECORDED AT RECEPTION NO. ~~224028021~~ **225012462**.
- 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.
- 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.
- PROPERTY SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2152 AT PAGE 400 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EASEMENT NOTE

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.

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 AND EASEMENTS AS SHOWN UNDER THE NAME AND SUBDIVISION OF "TOWNHOMES AT WESTERN". 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.

J. ELLIOTT HOMES, INC.

BY:

STATE OF COLORADO)

COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF FEBRUARY, 2025 BY

JORDON GUIMANE

MY COMMISSION EXPIRES AUGUST 28, 2027

WITNESS MY HAND AND OFFICIAL SEAL

THOMAS J. WENDLAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034002891
MY COMMISSION EXPIRES AUGUST 28, 2027

SURVEYOR'S STATEMENT

I, RANDALL D. HENRY, 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 THE DATE OF SURVEY 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.

THIS CERTIFICATION IS NEITHER A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

I ATTEST THE ABOVE ON THIS 4th DAY OF February, 2025.

RANDALL D. HENRY (SIGNATURE)

COLORADO REGISTERED PLS #27605

DATE



PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE

THIS PLAT FOR "TOWNHOMES AT WESTERN" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 22ND DAY OF FEBRUARY, 2025, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS TOWNHOME PLAT 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 AT PLAT BOOK H-3 AT PAGE 89.

EXECUTIVE DIRECTOR,
MEGGAN HERINGTON

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT

DATE 2/6/25

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)

COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:49 O'CLOCK A.M. THIS

14TH DAY OF FEBRUARY, 2025, A.D. AND IS DULY RECORDED AT RECEPTION NO.

225715485 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Fee \$30.00

Surcharge \$3.00

STEVE SCHLEIKER, CLERK AND RECORDER

BY:

DEPUTY

SCHOOL FEES: \$5,304.00

Regional PARK FEES: \$26,260.00

Urban Park Fees: \$15,756.00

PCD FILE NO. SF2410

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY LINE
	LOT LINE
	EASEMENT
	FOUND #4 REBAR w/ RED PLASTIC CAP "LDC, INC. PLS 20681" DEPTH AS SHOWN
	FOUND CORNER AS SHOWN
(4000)	ADDRESS
NAP	NOT A PART OF THIS SUBDIVISION

AS PLATTED

UNIT / GCE TABLE

52 UNITS @ 966 SF/EA	=	50,232 SF
TRACT A (GCE*)	=	259,837 SF
TOTAL	=	310,069 SF (7,118 AC)

* (GCE) = GENERAL COMMON ELEMENT

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

TOWNHOMES AT WESTERN

LOT I, CIMARRON SOUTHEAST FILING NO. 2C, SECTION 7, TOWNSHIP 14 SOUTH,
RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SCALE 1" = 100'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY: TJW

CHECKED BY: RDH

JOB NO: 230905

DATE: 21 MARCH 2024

DRAWING NO: -TOWNHOME

SHEET: 1 of 3

POLARIS SURVEYING, INC.

1903 Lelary Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

TOWNHOMES AT
WESTERN

For:

JORDON

15485

540-74-07038
VILLAGE EAST APARTMENTS
CS LP

UNPLATTED
ZONING: R-4 CAD-O
MULTI UNIT (9 & UP)
NAP

540-74-07047
FREEDOM SPRINGS LLC

LOT 2 WESTERN HILLS
SUBDIV. FIL. NO. 2
ZONING: R-4 CAD-O
COUNTY
NAP

540-74-00086
HAA PROPERTIES LLC

UNPLATTED
ZONING: M
CAD-O
MANUFACTURING
PROCESSING
NAP

AS RE-PLATTED

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

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RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	3/22/2024
CHECKED BY:	RDH	DRAWING NO.:	-TOWNHOME
JOB NO.:	230905	SHEET:	2 of 3

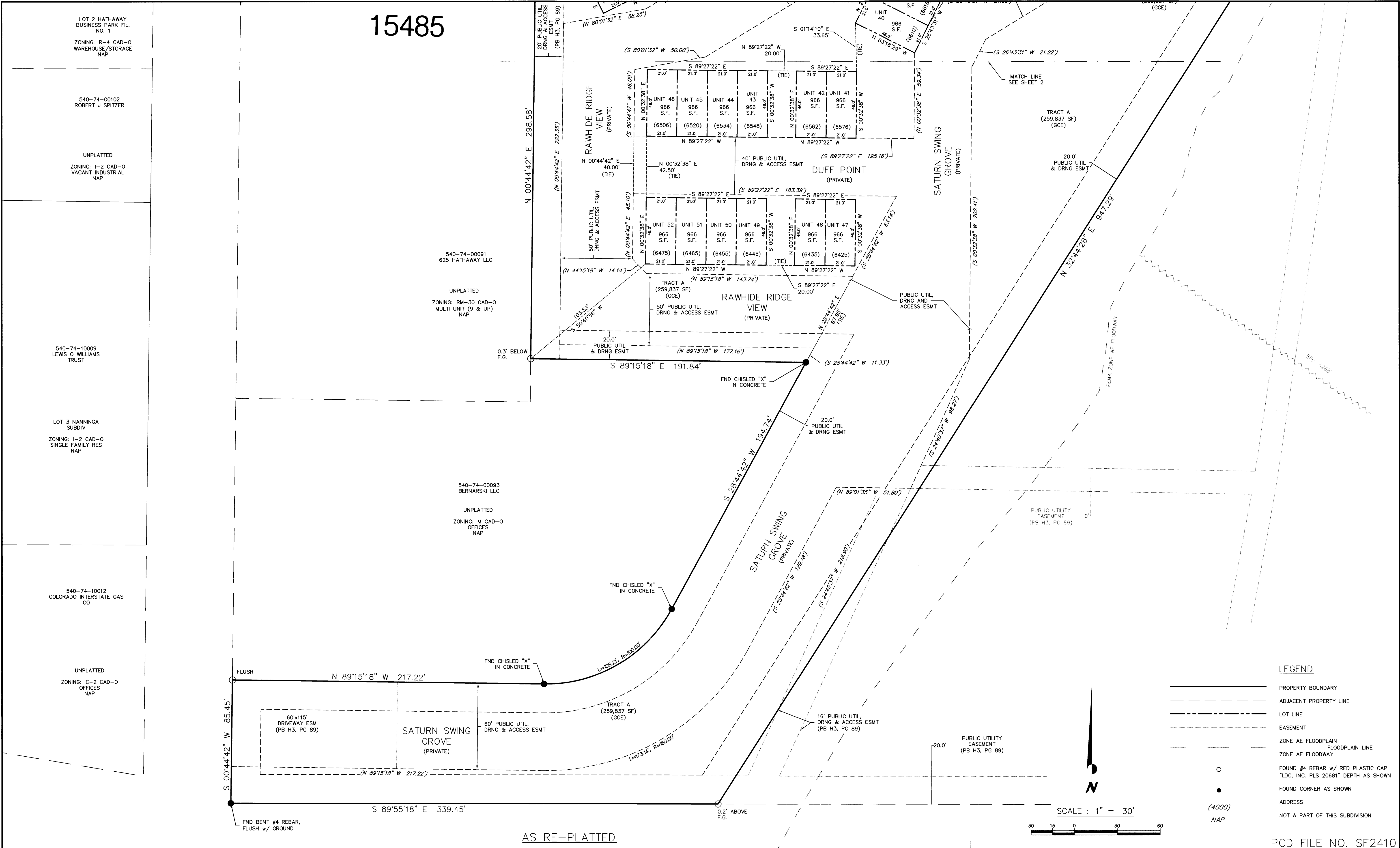
POLARIS SURVEYING, INC.
1903 Lelary Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

TOWNHOMES AT WESTERN
For:
JORDON

- LEGEND**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - LOT LINE
 - EASEMENT
 - ZONE AE FLOODPLAIN
 - FLOODPLAIN LINE
 - ZONE AE FLOODWAY
 - FOUND #4 REBAR w/ RED PLASTIC CAP
*LDC, INC. PLS 20681" DEPTH AS SHOWN
 - FOUND CORNER AS SHOWN
 - ADDRESS
 - NOT A PART OF THIS SUBDIVISION

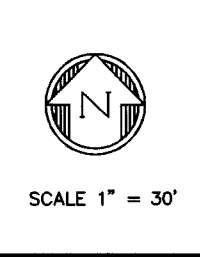
SCALE : 1" = 30'

PCD FILE NO. SF2410



REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

TOWNHOMES AT WESTERN
LOT I, CIMARRON SOUTHEAST FILING NO. 2C, SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW
CHECKED BY:	RDH
JOB NO:	230905
DATE:	3/22/2024
DRAWING NO:	-TOWNHOME
SHEET:	3 of 3

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

TOWNHOMES AT WESTERN
For:
JORDON

PBD ✓