



TOWN OF ELIZABETH

STAFF REPORT Replat (Subdivision) Application Legacy Village, Filing 1 Amendment 2 (F1A2)

Applicant: Lennar Colorado / Applicant Representative: Scott Lockhart and Joseph Huey
Location: Southwest corner of Osmulski Dr and Yankee Boy LP, Block 5, Lots 8-9, and Block 4, Lot 46
Zoning: Planned Unit Development (PUD) – Elizabeth 86

Exhibits:

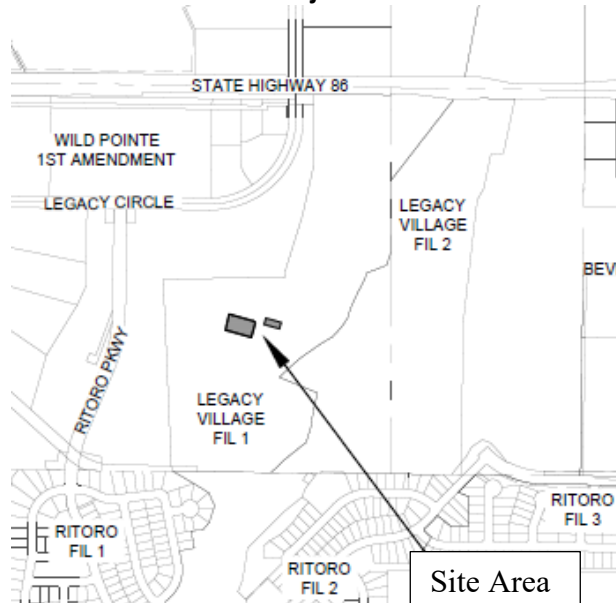
Exhibit A: Applicant's submittal documents and proposed plans
Exhibit B: Referral agency compiled comment letters and redlines
Exhibit C: Public Notice

APPLICANT REQUEST

The Applicant, Lennar Colorado, represented by Scott Lockhart and Joseph Huey, request the Planning Commission provide a recommendation of approval to the Board of Trustees for a replat of Block 5, Lots 8 and 9, as well as Block 4, Lot 46 in the Legacy Village Filing 1 subdivision, which is located at the southwest corner of Osmulski Dr. and Yankee Boy LP in the Town of Elizabeth, CO. (**Exhibit A**).

In accordance with the Elizabeth Municipal Code (EMC), [Sec. 16-3-80 \(c\)\(2\)](#), a replat for an adjustment or vacation of a lot line or easement shall be processed in accordance with the final plat process in [Sec. 16-3-60](#) and shall undergo a formal public hearing. From the final plat process, the Planning Commission shall make a recommendation to the Board of Trustees to approve, approve with conditions, continue to obtain additional information, or deny and application for a final plat.

General Project Location



PO Box 159, 151 S. Banner Street, Elizabeth, Colorado 80107
Phone: (303) 646-4166 | Fax: (303) 646-9434 | www.townofelizabeth.org

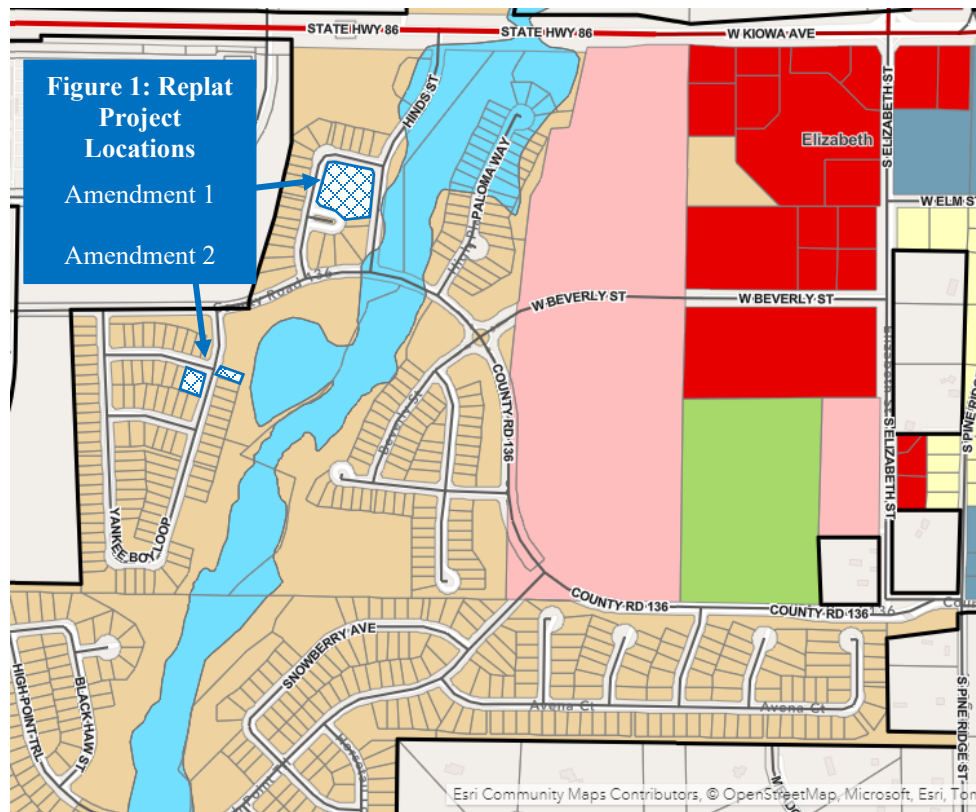


TOWN OF ELIZABETH

BOARD OF TRUSTEES

Proposal/Background:

The Legacy Village Filing 1 subdivision is located on the western edge of the Town's city limits and encompasses 51.285 acres that will be developed into 126 single family residential lots and 17 tracts. The site is currently zoned as Planned Unit Development (PUD) district and all development must comply with the Elizabeth 86 PUD Guide. Please note that the applicant has submitted concurrent applications for a replat being processed as Amendment 1 and Amendment 2 – for contextual reference, the location of the replats is shown on **Figure 1**.

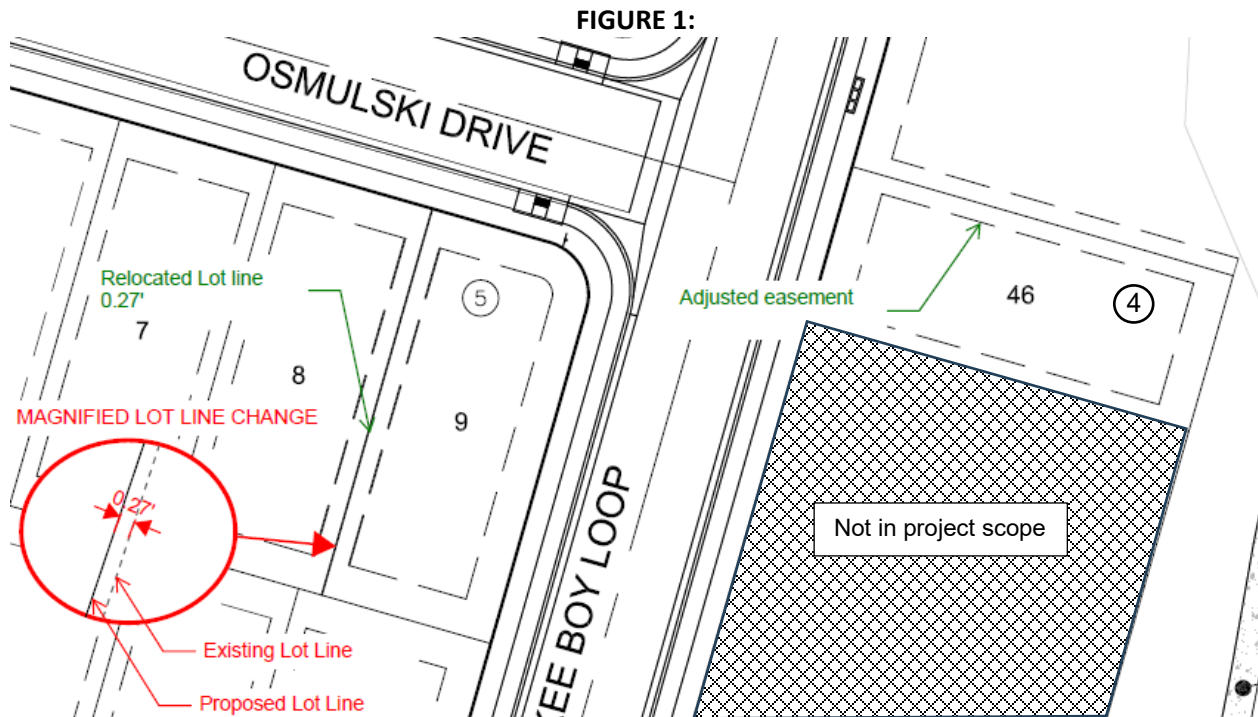


As part of the **Amendment 2** replat, the applicant is proposing to replat 0.353 acres (15,373 SF) of Block 5, Lots 8A and 9A, as well as Block 4, Lot 46. The replat is being proposed by the developer to create a minimum buildable home footprint of 33.5'. The proposed changes include shifting and vacating existing lot lines and associated utility easements by approximately 0.27' for Block 5, Lots 8 and 9 as shown **Figure 1**. Then, for Block 4, Lot 46, the applicant is proposing to reduce the interior side easement to 5'.



TOWN OF ELIZABETH

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Please note that due to these proposed changes, there is no overall decrease in the total site area - rather the site area is being redistributed amongst the replatted lots as shown in **Table 1**. Further, there are no additional changes proposed to the site area via this application and the site will continue to remain compliant with the approved Elizabeth 86 (Legacy Village) PUD Guide for minimum lot area, setbacks, and other applicable development standards and regulations.

Table 1 - Comparison of Lot Area:		
Lot # (Block 5)	Lot Area (SF) Original Approval	Lot Area (SF) Proposed (A2)
8	5,017	5,048
9	5,406	5,375
Total	10,423	10,423
Lot # (Block 4)	Lot Area (SF) Original Approval	Lot Area (SF) Proposed (A2)
46	4,950	4,950
Total	4,950	4,950

The replatted site is encompassed within the underdevelopment Legacy Village Filing 1 subdivision and all surrounding land uses are residential and an open space tract to the east that abuts Gold Creek. These surrounding land uses are shown in **Table 2**. Due to the minor changes proposed via this application, no negative impacts are anticipated to the surrounding neighborhood.

Table 2 - Surrounding Land Uses:	
North:	Residential (Legacy Village Filing 1)
South:	Residential (Legacy Village Filing 1)
East:	Residential (Legacy Village Filing 1)/ Open Space
West:	Residential (Legacy Village Filing 1)

Approval Criteria:

The Land Use and Development code, Article III and [Sec. 16-3-80](#), do not stipulate approval criteria for a replat application; therefore, Staff has established a set of criteria for the Planning Commission to consider as part of

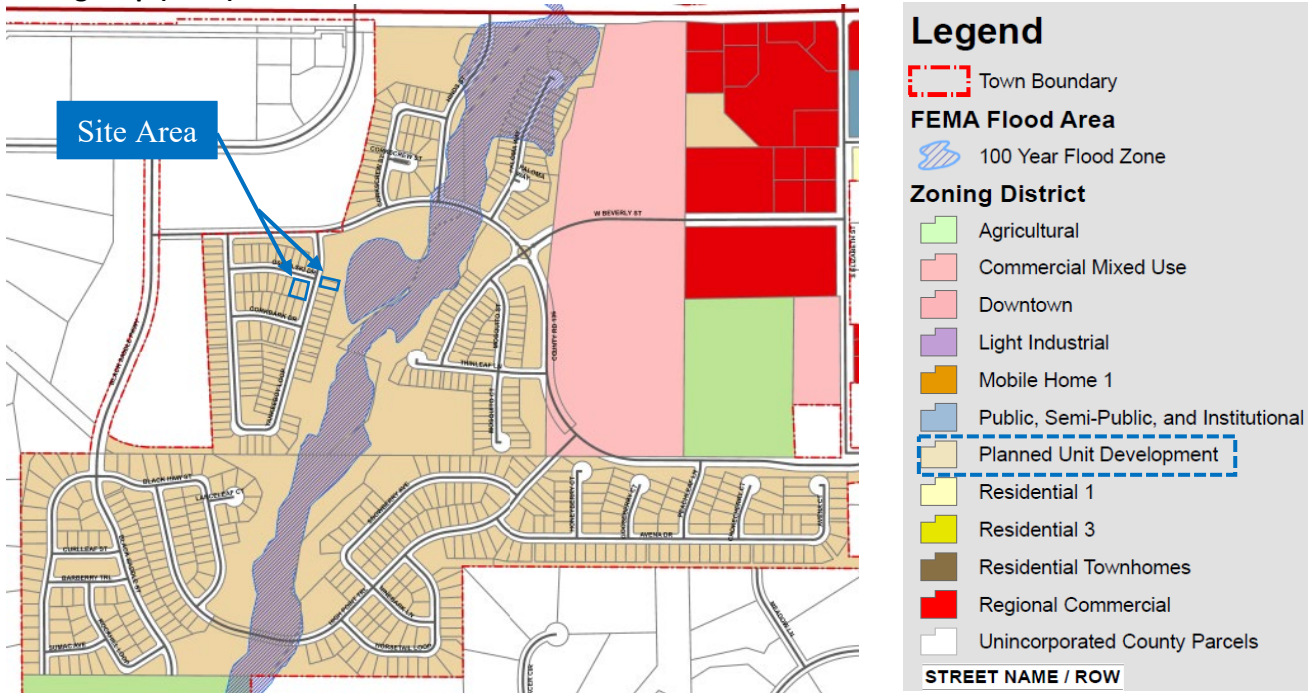


TOWN OF ELIZABETH

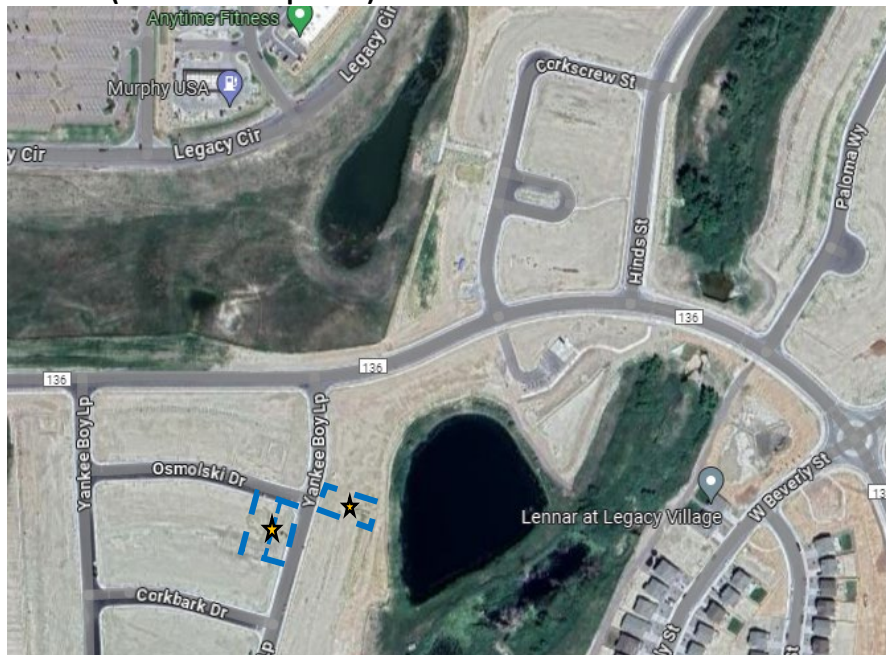
BOARD OF TRUSTEES

their recommendation to the Board of Trustees. The set of criteria includes a review against all applicable standards as found in the Elizabeth Municipal Code (EMC), Elizabeth 86 PUD Guide, and the Elizabeth Comprehensive Plan.

Zoning Map (2023):



Current Site – Aerial View (Under Development)



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Phone: (303) 646-4166 | Fax: (303) 646-9434 | www.townofelizabeth.org



CASE ANALYSIS

Elizabeth Municipal Code (EMC):

The proposed replat of Block 5, Lots 8 and 9, as well as Block 4, Lot 46, Amendment 2, of the Legacy Village Filing 1 subdivision was reviewed against all appropriate standards and regulations of the EMC. For your considerations, the following topics outline the specific analysis applied to the proposal:

- **Impact to Surrounding Neighborhood:**
 - The site is located within the Legacy Village Filing 1 subdivision that is currently under development. As such, the proposal is not anticipated to negatively impact the surrounding neighborhood and will continue to blend seamlessly with the area.
- **Bulk Standards:**
 - The site defers to the Elizabeth 86 PUD Guide development standards discussed below.
- **Drainage:**
 - There are no significant changes to the drainage of the site caused by the shifting and vacating of the existing lot lines and easements.
- **Floodplain**
 - As the shifting of the lot lines and easements is not expanding the site or reconfiguring the subdivision, there is no anticipated change to the previous approval granted for this.
- **Right-of-Way (ROW)**
 - No revisions to the proposed ROW are submitted with this replat application.
- **Landscaping**
 - No revisions to the proposed landscaping are submitted with this replat application.

Elizabeth 86 Development PUD Guide:

The proposal was reviewed in the context of the Elizabeth 86 PUD Guide, for compliance with the development standards stipulated in 3:a (4). From this review, it was determined that the proposal is in compliance with the PUD Guide.

Elizabeth Comprehensive Plan:

The Legacy Village Filing 1 subdivision was approved in compliance with Town's [Comprehensive Plan \(2019\)](#). The proposed changes of Amendment 2 will uphold the site's compliance with the comprehensive plan and no changes to the site are proposed except the shifting and vacating of the existing lot lines and easements.



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Referrals

Staff contacted the following agencies for review and comment during the referral period. To date, all disciplines have reached a status of approval or had no comment on the proposal (see Exhibit B).

Referral Agency / Consultant	Discipline
SAFEbuilt	Community Development
CORE Engineering	Town Engineer
CORE Electric / IREA	Utility
Elizabeth Public Works	Public Works
Elizabeth Fire Protection District	Fire
Elizabeth School District	School District
Black Hills Energy	Utility Company
Elbert County Public Health	Environmental Review
Elbert County Assessor's Office	GIS
CenturyLink and Comcast	Utility

Findings and Staff Recommendation

A favorable recommendation is provided for the replat application for Amendment 2 upon review by the development review team and staff in accordance with [Sec. 16-3-80](#) and reference to EMC. Staff provides the following findings.

Findings:

1. The replat is a simple shift and vacation of lot lines and easements that were previously approved for development (see "background" section). There are no proposed changes to land use that accompany the application and the replat does not create any new impacts on the site.
2. The proposal is found to substantially comply with the standards for development as found in Chapter 16 of the Elizabeth Municipal Code and Elizabeth 86 PUD Guide.
3. The proposal is found to comply with various housing elements of the Town's current Comprehensive Plan.

Staff Recommendation:

Based on the analysis above, Staff believes that the application is in substantial compliance with the previously approved subdivision, the original zoning for the property (PUD), and Article 3 of Chapter 16 of the EMC. Staff recommends the Board of Trustees approve Resolution 24R18 with no further conditions.

Planning Commission Recommendation:

At the 3/19/24 Planning Commission meeting, the Commission provided a recommendation of approval for the replat, for consideration by the Board of Trustees. The Commission did not recommend any conditions of approval.

Exhibit A



TOWN OF ELIZABETH

COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

DATE: 4-26-2023

NAME OF PROJECT: LEGACY VILLAGE FILING NO. 1

NAME OF APPLICANT: LENNAR COLORADO

ADDRESS AND LEGAL DESCRIPTION OF PROJECT: Northwest Quarter of Section 13, Township 6 South, Range 65 West of the 6th P.M, Town OF Elizabeth, County of Elbert, State of Colorado. More specifically, east of Legacy Circle adjacent to Highway 86

Please check the appropriate item(s):

<input type="checkbox"/> REZONE	<input type="checkbox"/> PLAT	<input type="checkbox"/> USE BY SPECIAL REVIEW
<input type="checkbox"/> PUD (planned unit development)	<input checked="" type="checkbox"/> MINOR PLAT/REPLAT	<input type="checkbox"/> ANNEXATION
<input type="checkbox"/> VARIANCE	<input type="checkbox"/> SUBDIVISION	<input type="checkbox"/> MINOR SUBDIVISION
<input type="checkbox"/> SITE PLAN	<input type="checkbox"/> OTHER _____	

PRESENT ZONING: PUD

AREA IN ACRES: 0.479

PROPOSED ZONING: No Change

PRESENT USE: _____

PROPOSED # OF LOTS (if applicable): 4

PROPOSED GROSS FLOOR AREA (if applicable): na

*PROPERTY OWNER

NAME: Lennar Colorado
ADDRESS: 9193 S Jamaica St, Englewood, CO
80112
TELEPHONE #: 303-754-0600
EMAIL: _____

Kent Pedersen
SIGNATURE OF OWNER

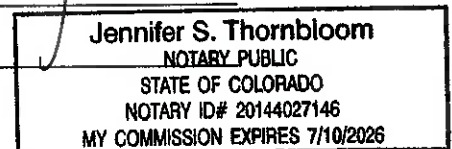
SIGNATURE OF OWNER

APPLICANT REPRESENTATIVE

NAME: Joe Huey
ADDRESS: 9193 S Jamaica St, Englewood, CO
80112
TELEPHONE #: 303-754-0600
EMAIL: joseph.huey@lennat.com

[Signature]
SIGNATURE OF APPLICANT

SIGNATURE OF APPLICANT



*(OWNERS SIGNATURE NEEDS TO BE NOTARIZED)

Subscribed and sworn to be before me this 27th day of April, 20 23.
My commission expires

7-10-26

Jennifer S. Thornbloom
Notary

Exhibit A

TOWN OF ELIZABETH LAND USE FEE AND DEPOSIT SCHEDULE

	FEE	DEPOSIT
ANNEXATION PETITION	\$500	\$4,000
FINAL PLAT	\$500	\$3,000
MINOR SUBDIVISION	\$300	\$1,000
PLANNED UNIT DEVELOPMENT – UP TO 5 ACRES	\$500 + \$30/ ADDITIONAL ACRE OR PORTION OF ACRE	\$3,000
PLANNED UNIT DEVELOPMENT – OVER 5 ACRES	\$1,000 + \$30/ ADDITIONAL ACRE OR PORTION OF ACRE	\$4,500
PRELIMINARY PLAN	\$1,000	\$5,000
REPLAT, VACATION, OR PLAT AMENDMENT	\$300	\$500
REZONING – TRADITIONAL ZONES	\$400 + \$30/ ADDITIONAL ACRE OR PORTION OF ACRE	\$1,500
SIGN PERMIT	\$75	\$0
SITE PLAN – UP TO 2 ACRES	\$400	\$3,000
SITE PLAN – OVER 2 ACRES	\$500 + \$50/ ADDITIONAL ACRE OR PORTION OF ACRE	\$4,500
SITE PLAN AMENDMENT	\$300	\$2,000
SKETCH PLAN	\$250	\$3,000
TEMPORARY STRUCTURE AND USES PERMIT	\$20	
USE BY SPECIAL REVIEW	\$500	\$2,000
VARIANCE REQUEST	\$300	\$1,000

December 12, 2023

Community Development

Town of Elizabeth

151 S Banner St
Elizabeth, CO 80107

Re: Legacy Village Filing 1 RePlat #2

Dear Development Review,

On behalf of the applicant, Lennar, we are pleased to submit this Project Narrative and Application for the Legacy Village Filing 1 RePlat #2 Documents.

The following list comprises of the development team for this project:

Applicant

Lennar, LLC
Contact: Joe Huey
9193 S Jamaica St Suite 4
Englewood, CO 80112
303-210-9822
joseph.huey@lennar.com

Civil Engineer

Westwood Professional Services
Contact: Scott Lockhart
10333 E. Dry Creek Rd., Ste. 240
Englewood, CO 80112
720.249-3583
scott.lockhart@westwoodps.com

Site Location and Zoning

Legacy Village Filing 1 is approximately 51-acres site located south of Highway 86, just east of The Town of Elizabeth, Elbert County Colorado.

The site is zoned as Planned Development, with the modifications being single family home sites.

Project Description

Filing 1 includes 126 lots for single family detached homes, open space tracts, and an open space park. The residential portion of this community will be the conventional family community.

RePlat

This proposed re-plat is intended to obtain a 33.5' (min) buildable lot width. Proposed lot modifications include moving one existing lot line, and associated utility easements approximately 0.27' to obtain this width (Block 5 Lots 8,9). There is one additional lot to be modified (Block 2 Lot 46) where the interior side easement shall be reduced to 5. **Lot Exhibit #2.**

Variances:

No variances are being requested as part of this application. Lot sizes remain above the minimums outlined within the PUD.

Technical Compliance

The Legacy Village Filing 1 replat complies with all applicable standards and guidelines as required by the Town of Elizabeth and existing, approved PUD documents.

Sincerely,

Scott Lockhart

Project Manager

scott.lockhart@westwoodps.com

direct (720) 249-3583
main (720)-482-9526

Westwood

10333 E. Dry Creek Road, Suite 400
Englewood, CO 80112

westwoodps.com

(888) 937-5150

SECOND AMENDMENT TO LEGACY VILLAGE SUBDIVISION FILING NO. 1

A REPLAT OF LOTS 8 AND 9, BLOCK 5, LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SHEET 1 OF 2
0.353 ACRE – 3 SINGLE FAMILY RESIDENTIAL LOTS

LEGAL DESCRIPTION:

PARCEL A:
A PARCEL OF LAND BEING A REPLAT OF LOTS 8 AND 9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 613908, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8 AND 9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1.

SAID PARCEL CONTAINING A CALCULATED AREA OF 10,423 SQUARE FEET OR 0.239 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

PARCEL B:
A PARCEL OF LAND BEING A REPLAT OF LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 613908, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1.

SAID PARCEL CONTAINING A CALCULATED AREA OF 4,950 SQUARE FEET OR 0.114 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

OWNERSHIP AND DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SECOND AMENDMENT TO LEGACY VILLAGE FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE 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. ALL STREETS AND RIGHTS OF WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ELIZABETH, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

SIGNATURE

LENNAR COLORADO, LLC, A COLORADO LIMITED COLORADO COMPANY

BY: _____

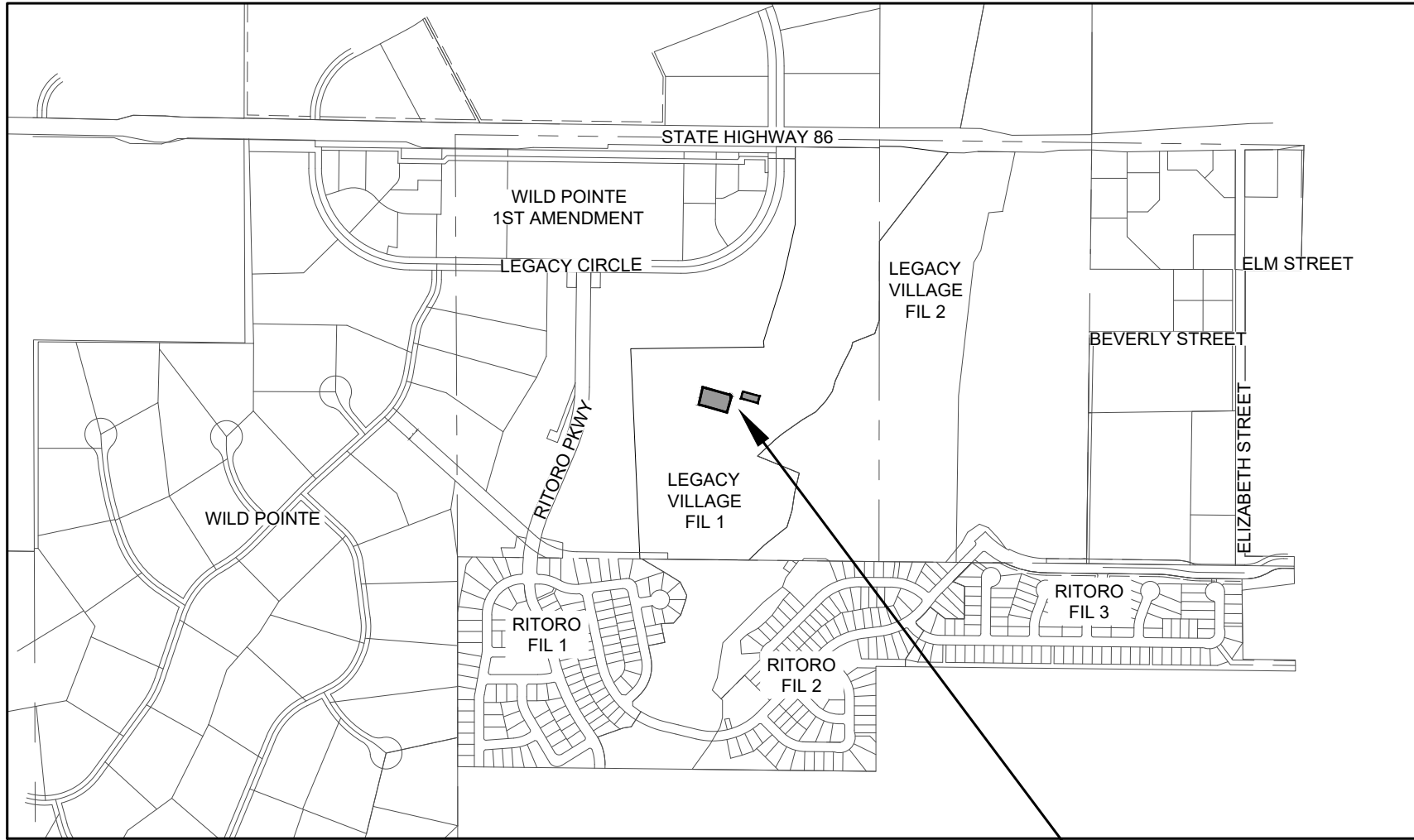
TITLE: _____

ATTEST: _____
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1" = 1000'

PROPERTY
LOCATION

BOARD OF TRUSTEES:

LOTS 8 AND 9, BLOCK 5, LOT 46, BLOCK 4 LEGACY VILLAGE SUBDIVISION FILING NO. 1, IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO, FOR FILING IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, RECEPTION # 613908.

MAYOR, TOWN OF ELIZABETH

ATTEST: _____
TOWN CLERK

LENDER

SIGNATURE

BY: LES SOWITCH

TITLE: REDSTONE BANK MARKET PRESIDENT

ATTEST: _____
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON JANUARY 5, 2021.

CHAIR, PLANNING COMMISSION

TITLE VERIFICATION:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____

TITLE: _____

ATTEST: _____
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
COUNTY OF ELBERT) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____,

A.D., AT _____ A.M./P.M.

AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

I, JEAN P. HALPIN, 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 APRIL 12, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JEAN P. HALPIN, PLS NO. 38474
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
(720)-249-3584

APPLICANT/DEVELOPER:

E86 J.V., LLC
JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112

ENGINEER/SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, STE 400
ENGLEWOOD, CO 80112

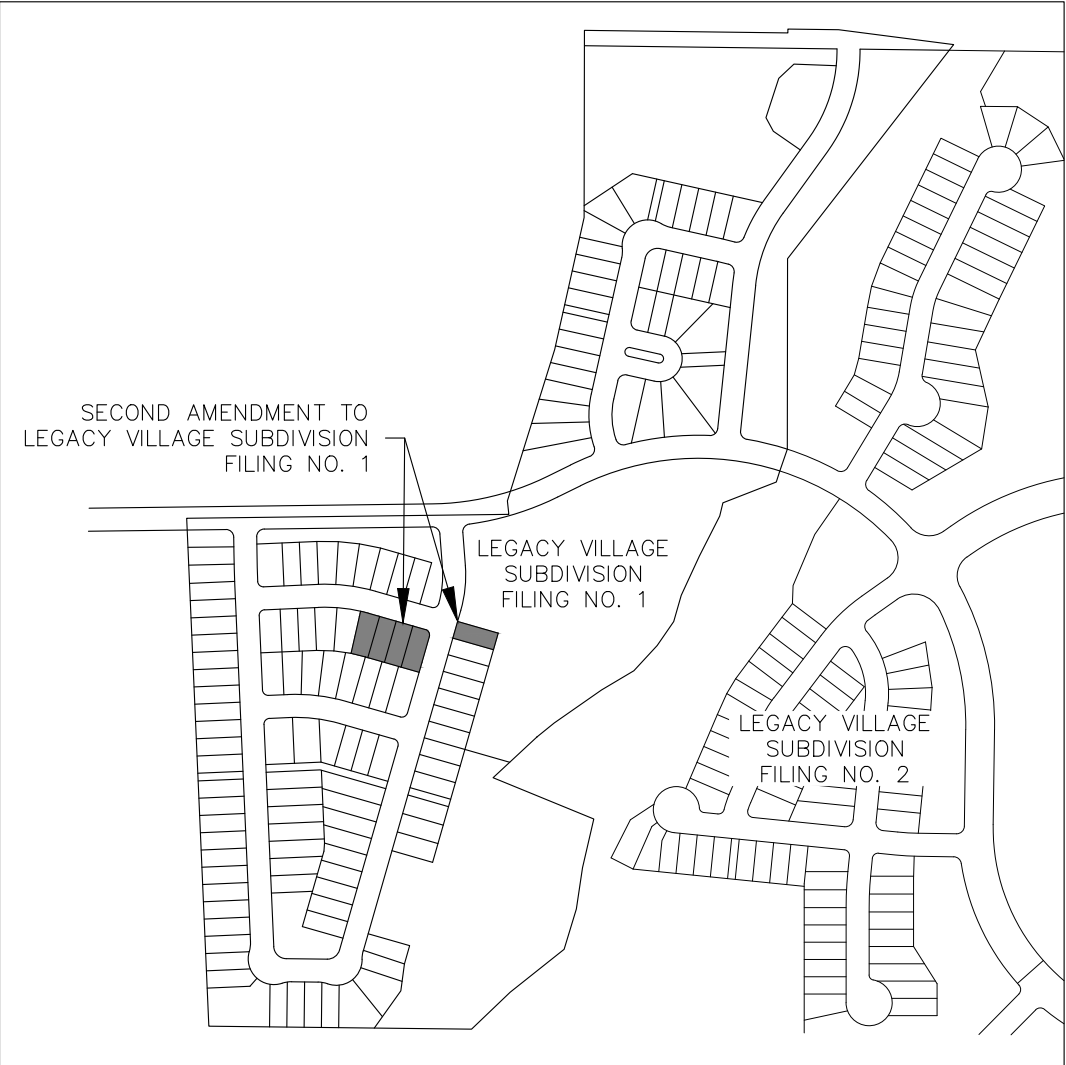
Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

SECOND AMENDMENT TO LEGACY VILLAGE SUBDIVISION FILING NO. 1

A REPLAT OF LOTS 8 AND 9, BLOCK 5, LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 2 OF 2

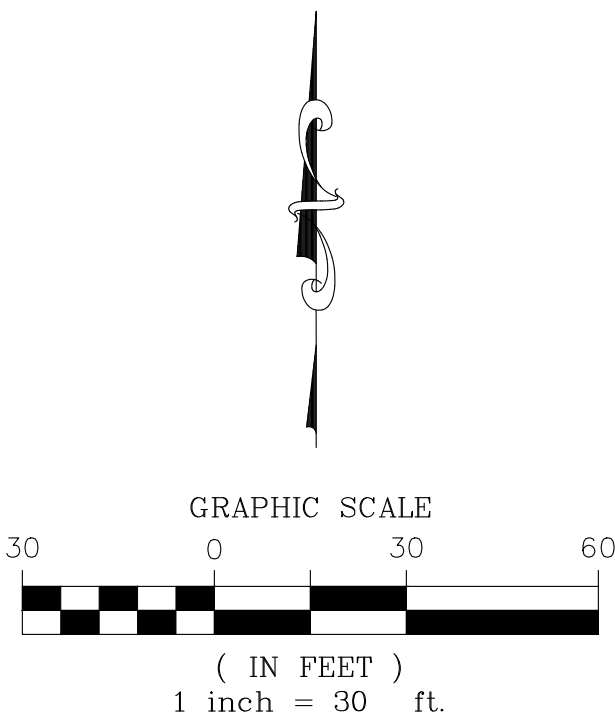


KEYMAP
SCALE: 1" = 500'

- NOTES:
1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13 BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 13 BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 31548" WHENCE THE NORTHEAST CORNER OF SAID SECTION 13 BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 31548" IS ASSUMED TO BEAR SOUTH 89°16'55" EAST, A DISTANCE OF 2669.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
 2. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO. RND70823120, HAVING AN EFFECTIVE DATE OF NOVEMBER 7, 2023 AT 5:00 P.M.
 4. NON-EXCLUSIVE - 5-FOOT AND 10-FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SIDE LOT LINE EASEMENTS ARE ALLOWED ENCROACHMENTS FOR ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, FIREPLACES, WITH A MAXIMUM TWO FOOT (2) ENCROACHMENT, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS AND NURSERY STOCK OR OTHER CROPS MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, MAINTENANCE OF, OR ACCESS TO SAID SIDE LOT EASEMENT.
 5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08039C0480C, EFFECTIVE MARCH 17, 2011, THE SURVEYED LAND IS WITHIN FLOOD ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 6. 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 STATE STATUTE 18-4-508, C.R.S.
 7. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
 8. 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.

LAND USE SUMMARY TABLE			
TYPE	AREA (AC.)	AREA (S.F.)	% TOTAL AREA
3 SINGLE FAMILY RESIDENTIAL LOTS	0.353	15,373	100.00

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "WESTWOOD PLS 38474"
	BLOCK NUMBER
	RIGHT-OF-WAY
	UTILITY EASEMENT
	EXISTING ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING 100 YEAR FLOODPLAIN
	EXISTING LOT LINE
	VACATED EASEMENT LINE
	VACATED LOT LINE



Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

WHEN RECORDED, RETURN TO:

Lennar Colorado, LLC
9193 S. Jamaica Street, 4th Floor
Englewood, Colorado 80112
Attn: Division President

MAIL TAX STATEMENTS TO:

Lennar Colorado, LLC
9193 S. Jamaica Street, 4th Floor
Englewood, Colorado 80112
Attn: Division President



SPECIAL WARRANTY DEED

(Legacy Village, Colorado)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company ("**Grantor**"), whose address is c/o AGWIP Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255, hereby grants to LENNAR COLORADO, LLC, a Colorado limited liability company ("**Grantee**"), whose address is 9193 S. Jamaica Street, 4th Floor, Englewood, Colorado 80112, that certain real property situated in Elbert County, Colorado, described as follows:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee's heirs, successors, and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Elbert, State of Colorado, described as follows (the "**Lots**"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF

also known by street and number as: vacant land;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors, and assigns forever.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever of Grantors, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances;

SUBJECT TO: The statutory exceptions and, to the extent not already included as part of the statutory exceptions, all general and special real property taxes and other assessments (including, without limitation, all subsequent assessments for prior years whether due to changes in the use or ownership, or both or otherwise), reservations in patents, water rights, claims or titles to water, any matters relating to any threatened or pending condemnation or eminent domain proceedings, all documents establishing or relating to the master-planned community of which the Lots are a portion, any matter shown on or referenced in the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter whether or not of record not caused by the act or authorization of Grantor in violation of the Option Agreement pursuant to which this instrument is delivered, any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Lots, and all other easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record.

Grantor does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under Grantor, subject to the matters set forth above.

Balance of Page Intentionally Left Blank; Signature Page Follows

EXECUTED this 9th day of May, 2023

GRANTOR:

AG ESSENTIAL HOUSING MULTI STATE 2,
LLC, a Delaware limited liability company

By: AGWIP Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 9th day of May, 2023, by Steven S. Benson, the manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten
Notary Public

(SEAL)



EXHIBIT "A"

LEGAL DESCRIPTION OF THE LOTS

LOT 9, BLOCK 3,
LOTS 1, 45 AND 46, BLOCK 4,
LOT 9, BLOCK 5,
LEGACY VILLAGE FILING NO. 1
COUNTY OF ELBERT, STATE OF COLORADO

LOT 10, BLOCK 4,
LOTS 12, BLOCK 5,
LOT 2, BLOCK 6,
LEGACY VILLAGE FILING NO. 2
COUNTY OF ELBERT, STATE OF COLORADO

WHEN RECORDED, RETURN TO:

Lennar Colorado, LLC
9193 S. Jamaica Street, 4th Floor
Englewood, Colorado 80112
Attn: Division President

MAIL TAX STATEMENTS TO:

Lennar Colorado, LLC
9193 S. Jamaica Street, 4th Floor
Englewood, Colorado 80112
Attn: Division President

LT

SPECIAL WARRANTY DEED

(Legacy Village, Colorado)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company ("**Grantor**"), whose address is c/o AGWIP Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255, hereby grants to LENNAR COLORADO, LLC, a Colorado limited liability company ("**Grantee**"), whose address is 9193 S. Jamaica Street, 4th Floor, Englewood, Colorado 80112, that certain real property situated in Elbert County, Colorado, described as follows:

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee's heirs, successors, and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Elbert, State of Colorado, described as follows (the "**Lots**"):

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF

also known by street and number as: vacant land;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors, and assigns forever.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, claim, and demand whatsoever of Grantors, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances;

SUBJECT TO: The statutory exceptions and, to the extent not already included as part of the statutory exceptions, all general and special real property taxes and other assessments (including, without limitation, all subsequent assessments for prior years whether due to changes in the use or ownership, or both or otherwise), reservations in patents, water rights, claims or titles to water, any matters relating to any threatened or pending condemnation or eminent domain proceedings, all documents establishing or relating to the master-planned community of which the Lots are a portion, any matter shown on or referenced in the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter whether or not of record not caused by the act or authorization of Grantor in violation of the Option Agreement pursuant to which this instrument is delivered, any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Lots, and all other easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record.

Grantor does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors, and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under Grantor, subject to the matters set forth above.

Balance of Page Intentionally Left Blank; Signature Page Follows

EXECUTED this 13th day of June, 2023.

GRANTOR:

AG ESSENTIAL HOUSING MULTI STATE 2,
LLC, a Delaware limited liability company

By: AGWIP Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 13th day of June, 2023,
by Steven S. Benson, the manager of AGWIP Asset Management, LLC, an Arizona limited
liability company, the Authorized Agent of AG ESSENTIAL HOUSING MULTI STATE 2, LLC,
a Delaware limited liability company, for and on behalf thereof.

Angela Staten
Notary Public

(SEAL)

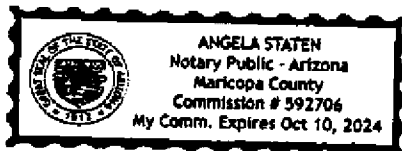


EXHIBIT "A"

LEGAL DESCRIPTION OF THE LOTS

LOTS 7 AND 8, BLOCK 3,
LOT 2, BLOCK 4,
LOT 8, BLOCK 5,
LEGACY VILLAGE FILING NO. 1
COUNTY OF ELBERT, STATE OF COLORADO

LOTS 13 AND 14, BLOCK 5,
LOTS 3 AND 4, BLOCK 6,
LEGACY VILLAGE FILING NO. 2
COUNTY OF ELBERT, STATE OF COLORADO



Customer Distribution



Prevent fraud - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **RND70823120**

Date: **11/14/2023**

Property Address: **1124 AND 1114 OSMULSKI DRIVE AND 554 YANKEE BOY LOOP, ELIZABETH, CO 80107**

For Closing Assistance

For Title Assistance

Scott Cieslewicz
5975 GREENWOOD PLAZA
BLVD
GREENWOOD VILLAGE, CO
80111
(303) 850-4189 (Work)
Scielewicz@ltgc.com

Builder

LENNAR COLORADO LLC
Attention: JOSEPH HUEY
9193 S JAMAICA ST 4TH FLOOR
ENGLEWOOD, CO 80112
(720) 369-3835 (Work)
joseph.huey@lennar.com
Delivered via: Electronic Mail



Estimate of Title Fees

Order Number: RND70823120

Date: 11/14/2023

Property Address: 1124 AND 1114 OSMULSKI DRIVE AND 554 YANKEE BOY LOOP,
ELIZABETH, CO 80107

Seller(s): LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

Buyer(s): A BUYER TO BE DETERMINED

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit ltgc.com to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-30-21 Reissue Rate	\$436.00
TOTAL	\$436.00

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the documents on your property.

Chain of Title Documents:

[Elbert county recorded 05/15/2023 at book 835 page 148](#)

[Elbert county recorded 06/20/2023 at book 836 page 574](#)

Plat Map(s):

[Elbert county recorded 11/10/2021 under reception no. 613908](#)

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule A

Order Number: RND70823120

Property Address:

1124 AND 1114 OSMULSKI DRIVE AND 554 YANKEE BOY LOOP, ELIZABETH, CO 80107

1. Commitment Date:

11/07/2023 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"ALTA" Owner's Policy 07-30-21 Reissue Rate
Proposed Insured:
A BUYER TO BE DETERMINED

\$5,000.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

5. The Land is described as follows:

LOTS 8 AND 9, BLOCK 5; AND LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
COUNTY OF ELBERT, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70823120

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. **WARRANTY DEED FROM LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY TO A BUYER TO BE DETERMINED CONVEYING SUBJECT PROPERTY.**

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: RND70823120

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED NOVEMBER 14, 1874 IN BOOK 1 AT PAGE [285](#).
10. RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED JANUARY 17, 1903 IN BOOK 23 AT PAGE [456](#).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED DECEMBER 06, 2016 UNDER RECEPTION NO. [564388](#).

RATIFICATION OF EASEMENT AGREEMENT RECORDED MAY 24, 2017 UNDER RECEPTION NO. [569113](#).
12. SPECIAL WARRANTY WATER RIGHT DEEDS RECORDED DECEMBER 28, 2006 UNDER RECEPTION NOS. [480878](#), [480879](#) AND [480880](#).

SPECIAL WARRANTY DEED CONVEYING GROUNDWATER RECORDED JUNE 5, 2019 UNDER RECEPTION NO. [586144](#) AND RECORDED JANUARY 7, 2020 UNDER RECEPTION NOS. [591780](#) AND [591781](#).
13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ELIZABETH 86 RESIDENTIAL METROPOLITAN DISTRICT , AS EVIDENCED BY INSTRUMENT RECORDED SEPTEMBER 22, 2010, UNDER RECEPTION NO. [512390](#).

ALTA COMMITMENT
Old Republic National Title Insurance Company
Schedule B, Part II
(Exceptions)

Order Number: RND70823120

14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 14, 2016 UNDER RECEPTION NO. [556467](#).
15. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 26, 2018 UNDER RECEPTION NO. [580816](#).
16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF LEGACY VILLAGE FILING NO. 1 RECORDED NOVEMBER 10, 2021 UNDER RECEPTION NO. [613908](#).
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SUBDIVISION AGREEMENT (LEGACY VILLAGE FILING NO. 1) RECORDED NOVEMBER 10, 2021 UNDER RECEPTION NO. [613911](#).
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 08, 2023 UNDER RECEPTION NO. [626613](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF DESIGN COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 08, 2023 UNDER RECEPTION NO. [626614](#).



ALTA Commitment For Title Insurance

issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of insurance and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company is not liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

(g) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- (c) This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>

IN WITNESS WHEREOF, Old Republic National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By



President

Attest



Secretary

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Land Title Guarantee Company

Disclosure Statements

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Guarantee Company of Summit
County
Land Title Insurance Corporation and
Old Republic National Title Insurance Company**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

TO: Zach Higgins, Community Development Director
FROM: Josue Loma, Planner, SAFEbuilt Studio through
Travis Reynolds, AICP, Planning Manager, SAFEbuilt Studio
DATE: January 19, 2024
SUBJECT: Review 3 – Replat for Legacy Village Filing 1, Amendment 1 and Amendment 2

SAFEbuilt Studio staff provides the combined second review comments for the Legacy Village Filing 1, Amendment 1 (F1A1, 1.286 acres) and Legacy Village Filing 1, Amendment 2 (F1A2, 0.353 acres) replat. Legacy Village F1A1 is generally located on the southeast corner of Corkscrew St and Hinds St and Legacy Village F1A2 is generally located on the southeast corner of Osmulski Dr and Yankee Boy LP in the Town of Elizabeth. Staff conducted the review in the context of Chapter 16 – Land Use and Development of the Town of Elizabeth Municipal Code and the Town’s Master Plan.

Legacy Village Filing 1, Amendment 1: Replat ([Sec. 16-3-80](#)) and Final Plat ([Sec. 16-3-60](#))

Planning and Zoning Review:

- Approved.

External Agency Comments:

- CORE Engineering - Town Engineer:
 - Approval is granted upon the condition that the line type for the “existing lot line” be updated to a solid line as shown on the provided redlines.
- CORE Electric / IREA – Utility:
 - No comment received at this time.
- Elizabeth Fire Protection District - Fire:
 - No comment received at this time.
- Elizabeth School District:
 - No comment received at this time.
- Black Hills Energy - Utility Company:
 - No comment received at this time.
- Elbert County Assessor’s Office – GIS:
 - Approves with no additional comments.
- Comcast:
 - No comment received at this time.
- Century Link:
 - No comment received at this time.

Legacy Village Filing 1, Amendment 2: Replat ([Sec. 16-3-80](#)) and Final Plat ([Sec. 16-3-60](#))

Planning and Zoning Review:

- Approved.

External Review Agency Comments

- CORE Engineering - Town Engineer:
 - As shown on the provided Title Commitment, dated 11/07/2023, Lennar Colorado, LLC is the owner of these lots. Further, the provided Special warranty deed indicates AG deeded these lots in May and June 2023 to Lennar Colorado LLC. Please update this label accordingly.
 - Please add Lot 46, Block 4, Legacy Village Filing no. 1 to this section.
 - Please line up the shown arrows with the corresponding easement and lot lines.
 - Please update the line type for the “existing lot line” to a solid line as shown on the redlines.
- CORE Electric / IREA – Utility:
 - No comment received at this time.
- Elizabeth Fire Protection District - Fire:
 - No comment received at this time.
- Elizabeth School District:
 - No comment received at this time.
- Black Hills Energy - Utility Company:
 - No comment received at this time.
- Elbert County Assessor’s Office – GIS:
 - Approves with no additional comments.
- Comcast:
 - No comment received at this time.
- Century Link:
 - No comment received at this time.

Referral Agency / Consultant	Discipline	Contact Information
SAFEbuilt	Community Development	Zach Higgins; zhiggins@townofelizabeth.org Travis Reynolds; treynolds@safebuilt.com Josue Loma; jloma@safebuilt.com
CORE Engineering	Town Engineer	Scott Pease, P.E.; pease@corecivil.com Manny Nunos, mnuno@liveyourcore.com
CORE Electric / IREA	Utility	Brooks Kaufman; BKaufman@core.coop
Elizabeth Fire Protection District (EFD)	Fire	T.J. Steck; tjs@elizabethfire.org

Elizabeth School District	Elizabeth C-1 School District	Ron Patera; rpatera@esdk12.org
Black Hills Energy	Utility Company	Jason McKune; Jason.McKune@blackhillscorp.com
Elbert County Assessor's Office	GIS	Greg Toles; Greg.toles@elbertcounty-co.gov
Comcast		Butch_Buster@comcast.com
Century Link		Nre.Easement@centurylink.com

From: [Tyler Vodopich](#)
To: [Josue Loma](#)
Cc: [Travis Reynolds](#); [Byron Glenn](#)
Subject: RE: Referral 3: Replat for Legacy Village F1A1 and F1A2
Date: Monday, February 12, 2024 4:18:15 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[2nd Amendment to Legacy Village Filing No.1 02-05-2024 rev4 20240212.pdf](#)
[1st Amendment to Legacy Village Filing No.1 02-05-24 rev4 20240212.pdf](#)

Good afternoon Josue,

Our surveyor has reviewed these plat amendments and has no further comments.

TYLER VODOPICH, PE

Project Engineer

CORE Consultants, Inc.

TVodopich@liveyourcore.com

From: Tyler Vodopich <TVodopich@liveyourcore.com>

Sent: Thursday, February 8, 2024 12:39 PM

To: Josue Loma <jloma@safebuilt.com>

Cc: Travis Reynolds <treynolds@safebuilt.com>; Byron Glenn <Bglenn@liveyourcore.com>

Subject: RE: Referral 3: Replat for Legacy Village F1A1 and F1A2

Thanks Josue! I will get our surveyor to look at this and get back to you.

TYLER VODOPICH, PE

Project Engineer

CORE Consultants, Inc.

TVodopich@liveyourcore.com

From: Josue Loma <jloma@safebuilt.com>

Sent: Thursday, February 8, 2024 11:23 AM

To: Tyler Vodopich <TVodopich@liveyourcore.com>

Cc: Travis Reynolds <treynolds@safebuilt.com>; Byron Glenn <Bglenn@liveyourcore.com>

Subject: RE: Referral 3: Replat for Legacy Village F1A1 and F1A2

Good morning Tyler,

I received updated replats from Scott Lockhart that address the comments made on F1A1 and F1A2.

I am sharing this outside of a 4th referral as the comments were minor in nature; however, I would still like to receive your endorsement (specifically for F1A2).

I have attached the combined comment letter for Rev 3 and the updated replats for your reference.

Scott (applicant) has noted that if these changes are acceptable they will get them stamped.

I am flexible on the review dates, but if I can get your comments and endorsement by next week that would be helpful in getting this project closed out and scheduled for public hearing.

Thank you,

Josue

Josue Loma – Colorado Planner | SAFEbuilt Studio | Denver, CO | 📞 720.346.2145

From: Tyler Vodopich <TVodopich@liveyourcore.com>

Sent: Thursday, January 18, 2024 3:34 PM

To: Josue Loma <jloma@safebuilt.com>

Cc: Travis Reynolds <treynolds@safebuilt.com>; Byron Glenn <Bglenn@liveyourcore.com>

Subject: RE: Referral 3: Replat for Legacy Village F1A1 and F1A2

Good afternoon Josue,

I have attached the plats with comments.

Filing 1 Amendment 1 has only 1 minor comment but can be considered approved.

Filing 1 Amendment 2 had a few comments. The comments are minor, but should be addressed.

Please let me know if you have any questions on these items.



TYLER VODOPICH, PE

Project Engineer

3473 S. Broadway, Englewood, CO 80113

Phone 303-730-5964

TVodopich@liveyourcore.com \ liveyourcore.com



Would you please take 60 seconds to share your thoughts [here](#)?

LAND DEVELOPMENT \ ENERGY \ PUBLIC INFRASTRUCTURE     

From: Josue Loma <jloma@safebuilt.com>

Sent: Wednesday, January 17, 2024 2:41 PM

To: Tyler Vodopich <TVodopich@liveyourcore.com>; Andrew Kidder <dkidder@liveyourcore.com>
Cc: Travis Reynolds <treynolds@safebuilt.com>
Subject: RE: Referral 3: Replat for Legacy Village F1A1 and F1A2

Hello Tyler and team,

I hope this email finds you well. As we approach the deadline for the 3rd Review of Legacy Village F1A1 and F1A2, I wanted to check in and ensure that everything is progressing smoothly.

Please let me know if you have any questions and I look forward to receiving your feedback this Friday.

Thank you,

Josue

Josue Loma – Colorado Planner | SAFEbuilt Studio | Denver, CO | 📞 720.346.2145

From: Josue Loma
Sent: Friday, January 5, 2024 1:25 PM
To: Tyler Vodopich <tvodopich@liveyourcore.com>; dkidder@liveyourcore.com
Cc: Travis Reynolds <treynolds@safebuilt.com>; Alexandra Cramer <acramer@townofelizabeth.org>; Zach Higgins <zhiggins@townofelizabeth.org>
Subject: Referral 3: Replat for Legacy Village F1A1 and F1A2

Hello Tyler and Andrew,

I am emailing to share the combined **3rd submittal** for Legacy Village F1A1 and F1A2, which is accessible via [Dropbox](#). Please see below for additional details regarding this project and let me know if you have any difficulty accessing the files.

SUBJECT: Town of Elizabeth – Legacy Village Filing 1 Replat – Combined Referral – LDC [Sec. 16-3-80 for a Replat, vacation, or plat amendment](#)

PROJECT NAME: Legacy Village Filing 1, Amendment 1 and Filing 1, Amendment 2

LEGAL DESCRIPTION: Northwest Quarter of Section 13, Township 6 South, Range 65 West of the 6th P.M., Town of Elizabeth | Legacy Village Filing 1, as recorded in Elbert County, CO

PROJECT LOCATION: F1A1 - SE Corner of Corkscrew St and Hinds St, Elizabeth, Colorado | [Google Maps](#); F1A2 - SE Corner of Osmulski Dr and Yankee Boy LP, Elizabeth, Colorado | [Google Maps](#)

APPLICATION TYPE: Replat, vacation, or plat amendment – See LDC [Sec. 16-3-80](#)

APPLICANT: Lennar Colorado represented by Scott Lockhart, (720) 482-9526 | scott.lockhart@westwoodps.com

CASE MANAGER: [Josue Loma](#) (he/him), on behalf of the Town of Elizabeth and Zach Higgins

COMMENTS DUE: Friday, January 19, 2024

The Town of Elizabeth has received a 3rd submittal for two replats to Legacy Village Filing 1 that will be processed as [Legacy Village Filing 1, Amendment 1](#) and [Legacy Village Filing 1, Amendment 2](#). As stated in the zoning code, a request for a replat shall be reviewed in accordance with the Final Plat process, [Sec. 16-3-60](#). Please see below for a summary of each application:

- **Filing 1, Amendment 1:**

- This proposed re-plat is intended to obtain a 44' (min) lot width and/or 34' (min) buildable home footprint. Proposed lot modifications include moving existing lot lines, and associated utility easements approximately 1.5' to obtain this width (Block 2, Lots 1-9)

- **Filing 1, Amendment 2:**

- This proposed re-plat is intended to obtain a 33.5' (min) buildable lot width. Proposed lot modifications include moving one existing lot line, and associated utility easements approximately 0.27' to obtain this width (Block 5, Lots 8-9). There is one additional lot to be modified (Block 2, Lot 46) where the interior side easement shall be reduced to 5.
- Please note that the lot line shift for Block 5, Lots 8-9 has been reduced to 0.27' from the initial proposal of 1.1'.

Click [HERE](#) to access submittal documents via DropBox.

Please review and provide comments by replying to this email by the due date above; if you need an extension, please let me know at your earliest convenience.

Thank you for your continued collaboration on this project.

Best regards,

Josue

Josue Loma – Colorado Planner | SAFEbuilt Studio | Denver, CO | 📞 720.346.2145

SECOND AMENDMENT TO LEGACY VILLAGE SUBDIVISION FILING NO. 1

Plat Review #3 Comments
1/18/2024 - Jeff Anton PLS

A REPLAT OF LOTS 8 AND 9, BLOCK 5, LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 1 OF 2
0.353 ACRE – 3 SINGLE FAMILY RESIDENTIAL LOTS

LEGAL DESCRIPTION:

PARCEL A:
A PARCEL OF LAND BEING A REPLAT OF LOTS 8 AND 9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 613908, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8 AND 9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1.

SAID PARCEL CONTAINING A CALCULATED AREA OF 10,423 SQUARE FEET OR 0.239 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

PARCEL B:
A PARCEL OF LAND BEING A REPLAT OF LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 613908, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1.

SAID PARCEL CONTAINING A CALCULATED AREA OF 4,950 SQUARE FEET OR 0.114 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

OWNERSHIP AND DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SECOND AMENDMENT TO LEGACY VILLAGE FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE 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. ALL STREETS AND RIGHTS OF WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ELIZABETH, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

SIGNATURE

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____

TITLE: _____

ATTEST: _____

SIGNATURE

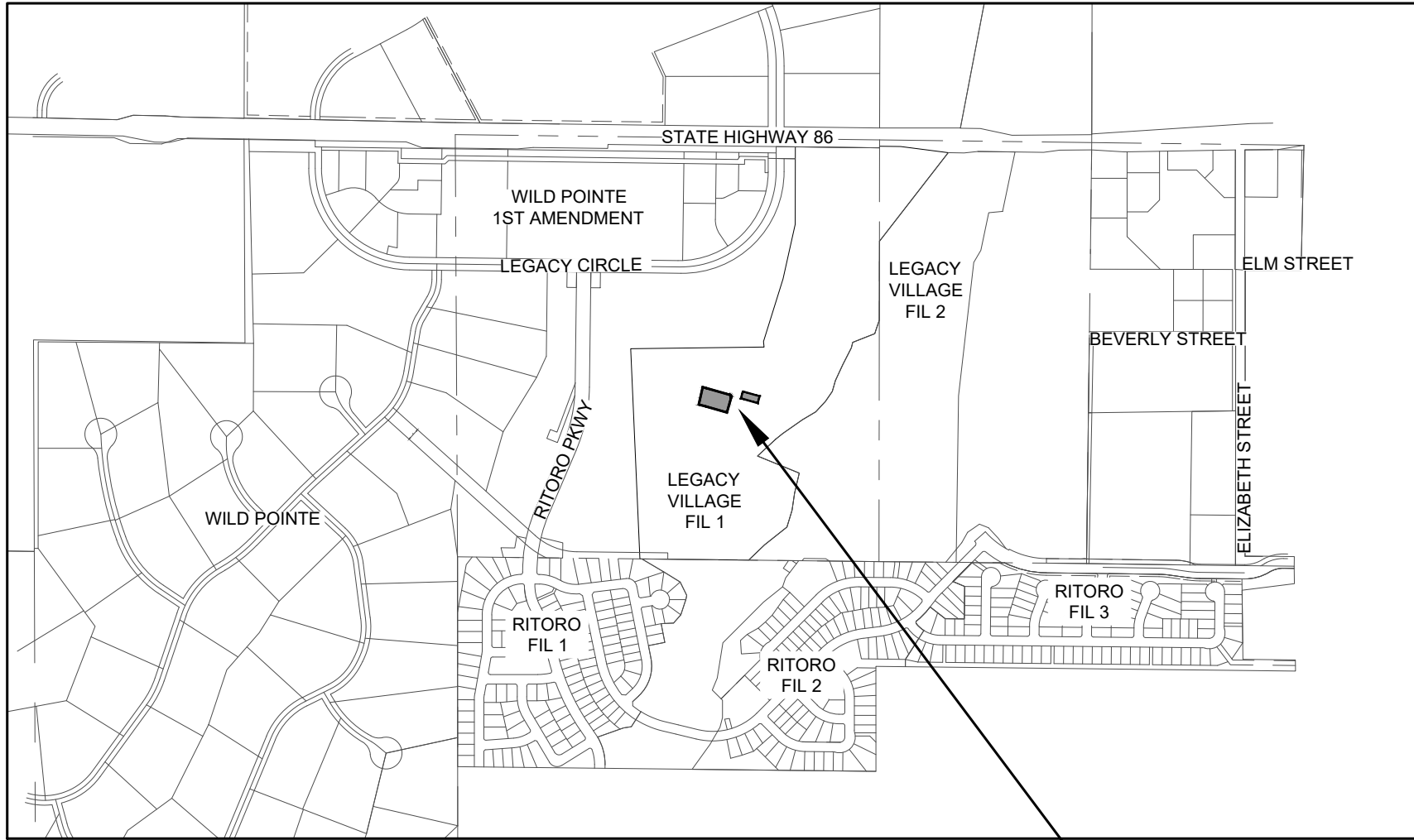
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Provided Title Commitment dated 11/07/2023 has Lennar Colorado, LLC as the owner of these lots. The provided Special warranty deed indicates AG... deeded these lots in May and June 2023 to Lennar Colorado LLC



VICINITY MAP

SCALE: 1" = 1000'

PROPERTY LOCATION

add Lot 46, Block 4,
legacy village filing no. 1

BOARD OF TRUSTEES:

LOTS 8 AND 9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1, IS HERewith AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO, FOR FILING IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, RECEPTION # 613908.

MAYOR, TOWN OF ELIZABETH

ATTEST: _____

TOWN CLERK

LENDER

SIGNATURE

BY: LES SOWITCH

TITLE: REDSTONE BANK MARKET PRESIDENT

ATTEST: _____

SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON JANUARY 5, 2021.

CHAIR, PLANNING COMMISSION

TITLE VERIFICATION:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____

TITLE: _____

ATTEST: _____

SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
COUNTY OF ELBERT) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____,

A.D., AT _____ A.M./P.M.

AND WAS RECORDED AT RECEPTION NUMBER _____.

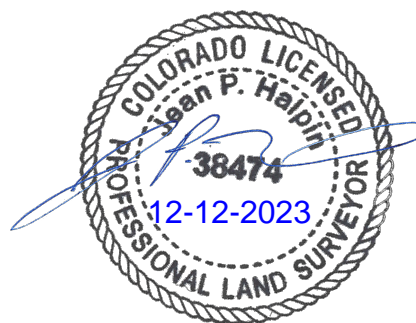
COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

I, JEAN P. HALPIN, 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 DEC. 5, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS 12 DAY OF DECEMBER, 20 23

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JEAN P. HALPIN, PLS NO. 38474
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
(720)-249-3584



APPLICANT/DEVELOPER:

E86 J.V., LLC
JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112

ENGINEER/SURVEYOR:

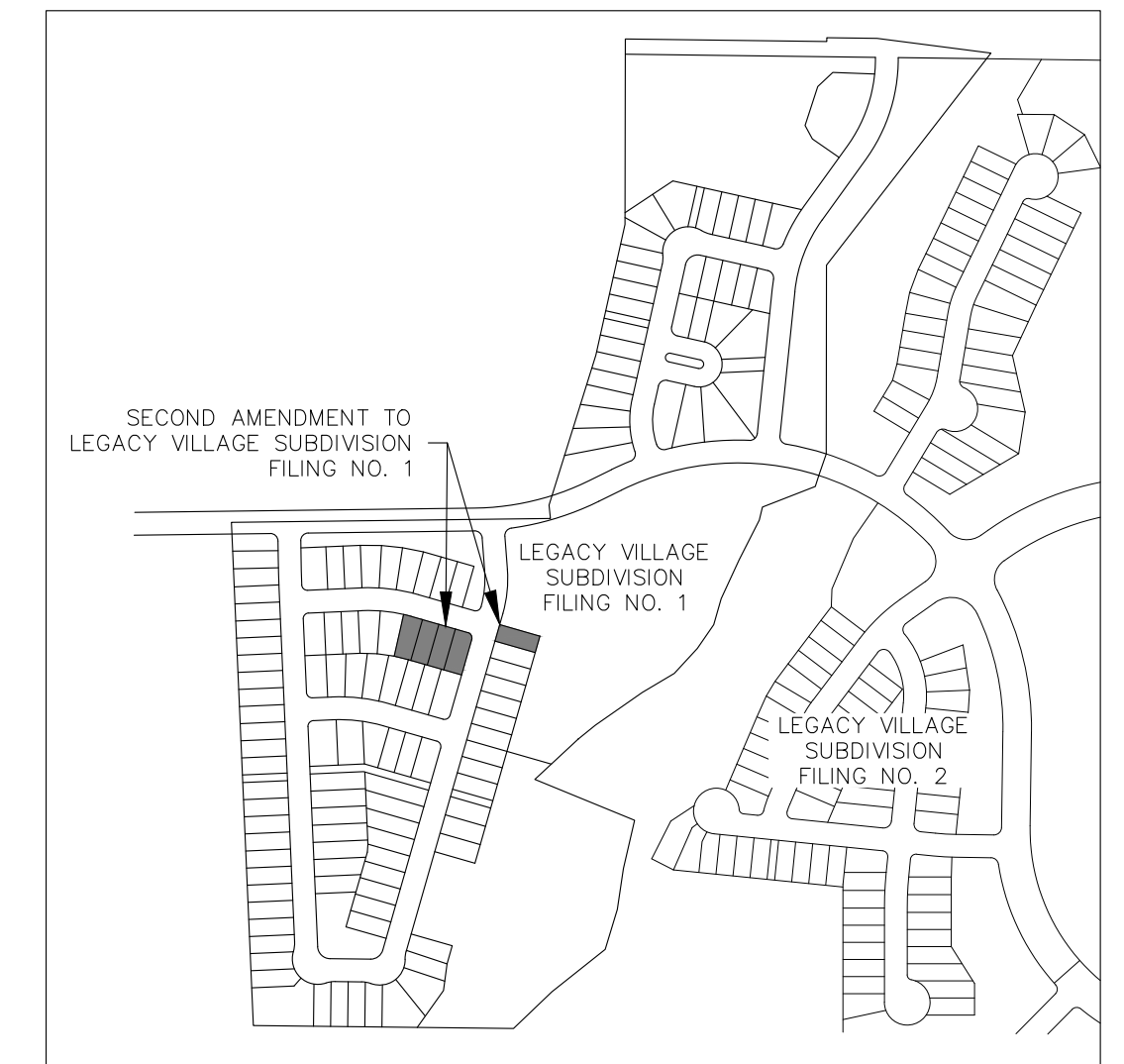
WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, STE 400
ENGLEWOOD, CO 80112

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526





A REPLAT OF LOTS 8 AND 9, BLOCK 5, LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 2 OF 2

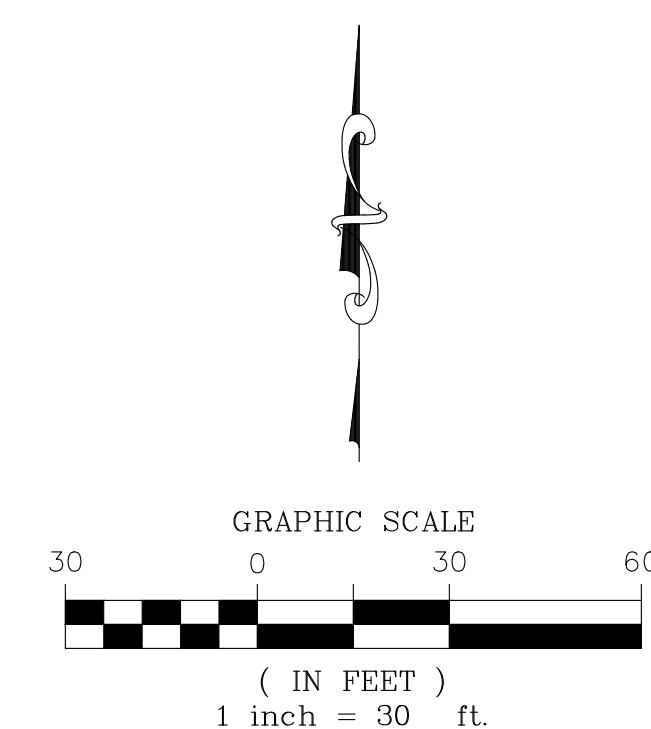


KEYMAP
SCALE: 1" = 500'

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13 BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 13 BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 31548" WHENCE THE NORTHEAST CORNER OF SAID SECTION 13 BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 31548" IS ASSUMED TO BEAR SOUTH 89° 16'55" EAST, A DISTANCE OF 2669.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
2. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO. RND70823120, HAVING AN EFFECTIVE DATE OF NOVEMBER 7, 2023 AT 5:00 P.M.
4. NON-EXCLUSIVE - 5-FOOT AND 10-FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SIDE LOT LINE EASEMENTS ARE ALLOWED ENCROACHMENTS FOR ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, FIREPLACES, WITH A MAXIMUM TWO FOOT (2') ENCROACHMENT, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS AND NURSERY STOCK OR OTHER CROPS MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, MAINTENANCE OF, OR ACCESS TO SAID SIDE LOT EASEMENT.
5. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08039C0480C, EFFECTIVE MARCH 17, 2011, THE SURVEYED LAND IS WITHIN FLOOD ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
7. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
8. 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.

LAND USE SUMMARY TABLE			
TYPE	AREA (AC.)	AREA (S.F.)	% TOTAL AREA
3 SINGLE FAMILY RESIDENTIAL LOTS	0.353	15,373	100.00

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "WESTWOOD PLS 38474"
	BLOCK NUMBER
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
— — —	EXISTING ROAD CENTERLINE
- - - - -	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
- - - - -	EXISTING 100 YEAR FLOODPLAIN
— — —	EXISTING LOT LINE
— — —	VACATED EASEMENT LINE
— — —	VACATED LOT LINE



Westwood

Westwoodps.com
Westwood Professional Services, Inc.



TO: Zach Higgins, Community Development Director
FROM: Josue Loma, Planner, SAFEbuilt Studio through
Travis Reynolds, AICP, Planning Manager, SAFEbuilt Studio
DATE: October 20, 2023
SUBJECT: Review 2 – Replat for Legacy Village Filing 1, Amendment 1 and Amendment 2

SAFEbuilt Studio staff provides the combined second review comments for the Legacy Village Filing 1, Amendment 1 (F1A1, 1.286 acres) and Legacy Village Filing 1, Amendment 2 (F1A2, .478 acres) replat. Legacy Village F1A1 is generally located on the southeast corner of Corkscrew St and Hinds St and Legacy Village F1A2 is generally located on the southeast corner of Osmulski Dr and Yankee Boy LP in the Town of Elizabeth. Staff conducted the review in the context of Chapter 16 – Land Use and Development of the Town of Elizabeth Municipal Code and the Town’s Master Plan.

Legacy Village Filing 1, Amendment 1: Replat (Sec. 16-3-80) and Final Plat (Sec. 16-3-60)

Planning and Zoning Review:

- As the review of this project is near the end, please provide a complete submittal to include the below documents. Without a complete resubmittal, we are unable to schedule the public hearing.
 - Please provide a copy of the signed final plat for Legacy Village Filing 1
 - General warranty deed and title commitment that is current within 30 days
- Please update the project narrative to move language regarding changes to Block 4, Lot 46 from the narrative of Amendment 1 to Amendment 2.
- Please note that deleted lot lines, easements or rights-of-way shall be shown on the plat in dashed lines that are graphically different from existing vs. proposed vs. deleted with a legend provided.
- Please note that an email has been sent to Elbert County Assessors Office to clarify the details of their comment – see their comment below.

External Agency Comments:

- CORE Engineering - Town Engineer:
 - Please ensure that all new or existing labels are placed to not obscure lot dimensions.
 - Please show vacated and existing lot line types in the legend.
 - Please include the label, “Not Included in the Plat,” for all abutting lots, tracts or rights-of-way.
 - Please move boundary tags and annotation to the outside of the boundary line.
 - Please describe the size and make of the monument that the 3-1/4” aluminum cap is attached to or state the following: “unable to verify the size and material of underlying monument.”
 - Please verify and update the total lot area from the plat as it should measure 56,021 S.F.
 - Please provide updated copy of title commitment with next submittal that is current within 30 days.
 - Please update the legend type for “proposed road centerline” to “existing road centerline” since this is a replat.

- CORE Electric / IREA – Utility:
 - No comment received at this time.
- Elizabeth Fire Protection District - Fire:
 - No comment received at this time.
- Elizabeth School District:
 - No comment received at this time.
- Black Hills Energy - Utility Company:
 - No comment received at this time.
- Elbert County Assessor's Office – GIS:
 - No comment received at this time.
- Comcast:
 - No comment received at this time.
- Century Link:
 - No comment received at this time.

Legacy Village Filing 1, Amendment 2: Replat ([Sec. 16-3-80](#)) and Final Plat ([Sec. 16-3-60](#))

Planning and Zoning Review:

- As the review of this project is near the end, please provide a complete submittal to include the below documents. Without a complete resubmittal, we are unable to schedule the public hearing.
 - Final plat for Legacy Village Filing 1
 - General warranty deed and title commitment
- Please note that deleted lot lines, easements or rights-of-way shall be shown on the plat in dashed lines that are graphically different from existing vs. proposed vs. deleted with a legend provided.
- Please ensure that all new or existing labels are placed to not obscure lot dimensions.
- To be included in the project record, please update the provided project narrative for both Amendment 1 and Amendment 2 to show that block 4, lot 46A is included in Amendment 2 and not Amendment 1.

External Review Agency Comments

- CORE Engineering - Town Engineer:
 - Please ensure that the total acreage of the replat is correct and update if necessary, from .478 acres to .592 acres.
 - Please update the project description on the title page from four to five single family residential lots.
 - Please describe the size and make of the monument that the 3-1/4" aluminum cap is attached to or state the following: "unable to verify the size and material of underlying monument."
 - Please provide an updated copy of title commitment that is current within 30 days.
 - Please show vacated and existing lot line types in the legend.
 - Please include the label, "Not Included in the Plat," for all abutting lots, tracts or rights-of-way.

- The legend states that the boundary corner for both parcels were set and not found – please revise.
- Please update the legend type for “proposed road centerline” to “existing road centerline” since this is a replat.
- CORE Electric / IREA – Utility:
 - No comment received at this time.
- Elizabeth Fire Protection District - Fire:
 - No comment received at this time.
- Elizabeth School District:
 - No comment received at this time.
- Black Hills Energy - Utility Company:
 - No comment received at this time.
- Elbert County Assessor’s Office – GIS:
 - Approves with no additional comments.
- Comcast:
 - No comment received at this time.
- Century Link:
 - No comment received at this time.

Referral Agency / Consultant	Discipline	Contact Information
SAFEbuilt	Community Development	Zach Higgins; zhiggins@townofelizabeth.org Travis Reynolds; treynolds@safebuilt.com Josue Loma; jloma@safebuilt.com
CORE Engineering	Town Engineer	Scott Pease, P.E.; pease@corecivil.com Manny Nunos, mnuno@liveyourcore.com
CORE Electric / IREA	Utility	Brooks Kaufman; BKaufman@core.coop
Elizabeth Fire Protection District (EFD)	Fire	T.J. Steck; tjs@elizabethfire.org
Elizabeth School District	Elizabeth C-1 School District	Ron Patera; rpatera@esdk12.org
Black Hills Energy	Utility Company	Jason McKune; Jason.McKune@blackhillscorp.com
Elbert County Assessor’s Office	GIS	Greg Toles; Greg.toles@elbertcounty-co.gov
Comcast		Butch_Buster@comcast.com
Century Link		Nre.Easement@centurylink.com

June 20, 2022

Community Development
Town of Elizabeth
151 S Banner St
Elizabeth, CO 80107

Re: Legacy Village Filing 1 RePlat

Dear Development Review,

On behalf of the applicant, Lennar, we are pleased to submit this Project Narrative and Application for the Legacy Village Filing 1 RePlat Documents.

The following list comprises of the development team for this project:

Applicant

Lennar, LLC
Contact: Joe Huey
9193 S Jamaica St Suite 4
Englewood, CO 80112
303-210-9822
joseph.huey@lennar.com

Civil Engineer

Westwood Professional Services
Contact: Scott Lockhart
10333 E. Dry Creek Rd., Ste. 240
Englewood, CO 80112
720.249-3583
scott.lockhart@westwoodps.com

Site Location and Zoning

Legacy Village Filing 1 is approximately 51-acres site located south of Highway 86, just east of The Town of Elizabeth, Elbert County Colorado.

The site is zoned as Planned Development, with the modifications being single family home sites.

Project Description

Filing 1 includes 126 lots for single family detached homes, open space tracts, and an open space park. The residential portion of this community will be the conventional family community.

RePlat

This proposed re-plat is intended to obtain a 44' (min) lot width and/or 34' (min) build-able home footprint. Proposed lot modifications include moving existing lot lines, and associated utility easements approximately 1.5' to obtain this width (Block 2 Lots 1-9) **Lot Exhibit 1**. There is one additional lot to be modified (Block 4 Lot 46) where the interior side easement shall be reduced to 5', and the exterior easement increased to 10' **Lot Exhibit 2**.

Variances:

No variances are being requested as part of this application. Lot sizes remain above the minimums outlined within the PUD.

Technical Compliance

The Legacy Village Filing 1 replat complies with all applicable standards and guidelines as required by the Town of Elizabeth and existing, approved PUD documents.

SECOND AMENDMENT TO LEGACY VILLAGE SUBDIVISION FILING NO. 1

Plat Review #2 Comments
10/04/2023 - Jeff Anton PLS

A REPLAT OF LOTS 6-9, BLOCK 5, LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO

SHEET 1 OF 2

0.478 ACRE - 4 SINGLE FAMILY RESIDENTIAL LOTS

0.592 ACRE

5

LEGAL DESCRIPTION:

PARCEL A:
A PARCEL OF LAND BEING A REPLAT OF LOTS 6-9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 613908, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6 THROUGH 9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1.

SAID PARCEL CONTAINING A CALCULATED AREA OF 20,842 SQUARE FEET OR 0.478 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

PARCEL B:
A PARCEL OF LAND BEING A REPLAT OF LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 613908, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 46, BLOCK 4, LEGACY VILLAGE SUBDIVISION FILING NO. 1.

SAID PARCEL CONTAINING A CALCULATED AREA OF 4,950 SQUARE FEET OR 0.114 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

OWNERSHIP AND DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SECOND AMENDMENT TO LEGACY VILLAGE FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE 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. ALL STREETS AND RIGHTS OF WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ELIZABETH, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

SIGNATURE

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____

TITLE: _____

ATTEST: _____

SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF TRUSTEES:

LOTS 6-9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1, IS HEREWITH AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO, FOR FILING IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, RECEPTION # 613908.

MAYOR, TOWN OF ELIZABETH

ATTEST: _____

TOWN CLERK

LENDER

SIGNATURE

BY: LES SOWITCH

TITLE: REDSTONE BANK MARKET PRESIDENT

ATTEST: _____

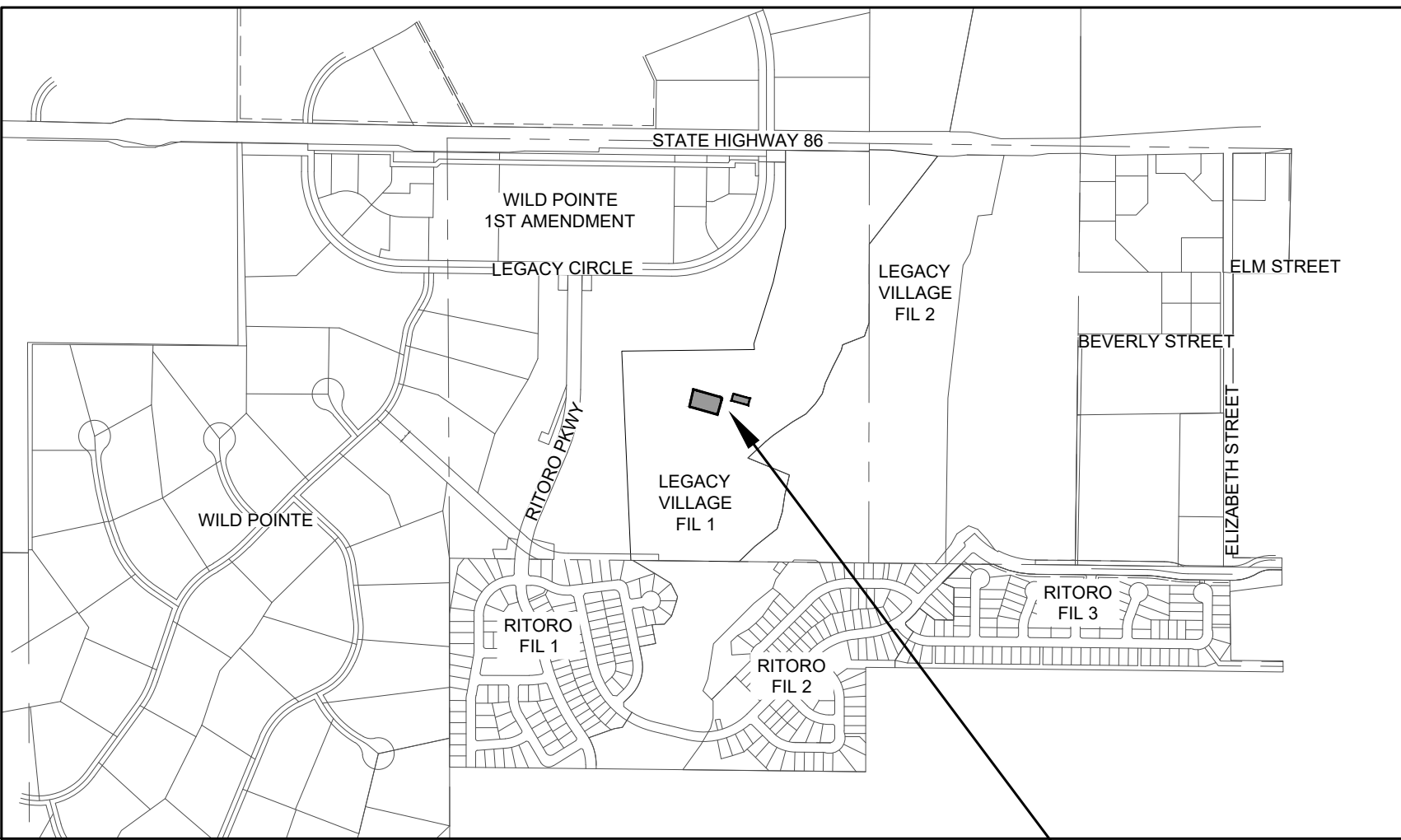
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1" = 1000'

PROPERTY LOCATION

PLANNING COMMISSION:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON JANUARY 5, 2021.

CHAIR, PLANNING COMMISSION

TITLE VERIFICATION:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____

TITLE: _____

ATTEST: _____

SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
COUNTY OF ELBERT) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____,

A.D., AT _____ A.M./P.M.

AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

I, JEAN P. HALPIN, 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 APRIL 12, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JEAN P. HALPIN, PLS NO. 38474
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
(720)-249-3584

APPLICANT/DEVELOPER:

E86 J.V., LLC
JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112

ENGINEER/SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, STE 400
ENGLEWOOD, CO 80112

Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

describe the size and make of the monument this 3-1/4" aluminum cap is attached to, or state "unable to verify size and material of underlying monument"

SECOND AMENDMENT TO
LEGACY VILLAGE SUBDIVISION
FILING NO. 1

LEGACY VILLAGE
SUBDIVISION
FILING NO. 1




LEGACY VILLAGE
SUBDIVISION
FILING NO. 2

The map shows a street grid with several residential lots. A specific area within Legacy Village Subdivision Filing No. 1 is highlighted with a dark gray fill, indicating the Second Amendment. Arrows point from the text labels to the corresponding areas on the map.

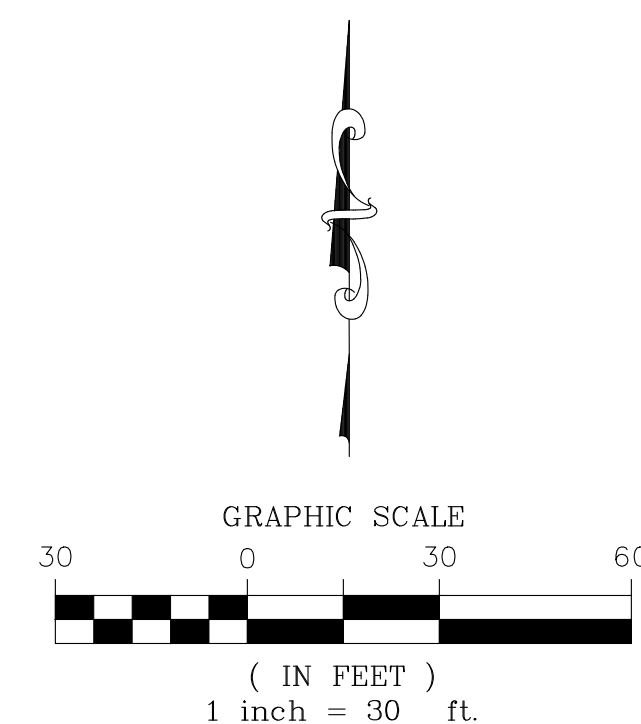
NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13 BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 13 BY A FOUND 2-1/2" INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4" INCH ALUMINUM CAP STAMPED "PLS 31548" WHENCE THE NORTHEAST CORNER OF SAID SECTION 13 BEING MONUMENTED BY A FOUND 2-1/2" INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4" INCH ALUMINUM CAP STAMPED "LS 31548" IS ASSUMED TO BEAR SOUTH 89° 16'55" EAST, A DISTANCE OF 2669.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
2. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
3. THIS SURVEY IS BASED ON EXISTING MONUMENTS FOUND IN PLACE, AS SHOWN, DOCUMENTS OF RECORD AND THE TITLE COMMITMENT PROVIDED BY THE CLIENT.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION ORDER NO. ABC70750615.1, HAVING AN EFFECTIVE DATE OF APRIL 27, 2023 AT 5:00 P.M.
5. NON-EXCLUSIVE, 5-FOOT AND 10-FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SIDE LOT LINES EASEMENTS ARE ALLOWED ENCRoACHMENTS FOR ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, FIREPLACES, WITH A MAXIMUM TWO FOOT (2') ENCRoACHMENT, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS AND NURSERY STOCK OR OTHER CROPS MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, MAINTENANCE OF, OR ACCESS TO SAID SIDE LOT EASEMENT.
6. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL: 0803904080C, EFFECTIVE MARCH 17, 2011, THE SURVEYED LAND IS WITHIN FLOOD ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
8. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
9. ACCORDING TO COLORADO LAW YOU MUST COMMEENCE 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.

LAND USE SUMMARY TABLE			
TYPE	AREA (AC.)	AREA (S.F.)	% TOTAL AREA
5 SINGLE FAMILY RESIDENTIAL LOTS	0.592	25,792	100.00

	LEGEND
	FOUND SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" BLUE PLASTIC CAP STAMPED "WESTWOOD PLS 38474"
	BLOCK NUMBER
R.O.W.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
---	PROPOSED ROAD CENTERLINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE

SHOW EXISTING LOT LINE IN LEGEND



Westwood

Westwoodps.com
Westwood Professional Services, Inc.



TO: Zach Higgins, Community Development Director
FROM: Josue Loma, Planner, SAFEbuilt Studio through
Travis Reynolds, AICP, Planning Manager, SAFEbuilt Studio
DATE: June 27, 2023
SUBJECT: Review – Replat for Legacy Village Filing 1, Amendment 1 and Amendment 2

SAFEbuilt Studio staff provides the combined review comments for the Legacy Village Filing 1, Amendment 1 (F1A1, 1.286 acres) and Legacy Village Filing 1, Amendment 2 (F1A2, .478 acres) replat. Legacy Village F1A1 is generally located on the southeast corner of Corkscrew St and Hinds St and Legacy Village F1A2 is generally located on the southeast corner of Osmulski Dr and Yankee Boy LP in the Town of Elizabeth. Staff conducted the review in the context of Chapter 16 – Land Use and Development of the Town of Elizabeth Municipal Code and the Town’s Master Plan.

Legacy Village Filing 1, Amendment 1: Replat ([Sec. 16-3-80](#)) and Final Plat ([Sec. 16-3-60](#))

Planning and Zoning Review:

- A complete submittal was not received, please provide the below documents as part of the resubmittal:
 - Final plat for Legacy Village Filing 1
 - General warranty deed and title commitment
- Please update the project narrative to either remove language regarding changes to Block 4, Lot 46 or submit an updated final plat that shows the proposed changes. To simplify the process, it may be easier to make any changes to Block 4, Lot 46 via Amendment 2.
- As stated in Sec. 16-3-60 (e)(10), “deleted lot lines, easements or rights-of-way shall be shown on the plat in dashed lines, or screened, with a note and arrow pointing to the item to be vacated, stating that the lot line, easement or right-of-way is hereby vacated. (Dashed lines shall be graphically different for existing vs. proposed vs. deleted with a legend provided.)”

External Agency Comments:

- CORE Engineering - Town Engineer:
 - In the second submittal, please address changes to block 4, lot 46 and address comments made from Pre-App meeting 6/29/22 by CORE Engineering. Please see the provided comment response letter for additional information.
- CORE Electric / IREA – Utility:
 - CORE Electric Cooperative approves the replat; but the applicant may not encroach into the 5-foot side lot utility easement. Please see the provided comment response letter for additional information.
- Elizabeth Fire Protection District - Fire:
 - The referral agency has no issues with the proposed amendments - please see provided comment response letter for additional information.
- Elizabeth School District:
 - No comment received at this time.

- Black Hills Energy - Utility Company:
 - No comment received at this time.
- Elbert County Assessor's Office – GIS:
 - The comments provided are in reference to the original final plat submitted on 2/22/23 and so the subsequent resubmittal received on 6/13/23 have remedied those issues. Please see the provided comment response letter for additional information.
- Comcast:
 - No comment received at this time.
- Century Link:
 - No comment received at this time.

Legacy Village Filing 1, Amendment 2: Replat ([Sec. 16-3-80](#)) and Final Plat ([Sec. 16-3-60](#))

Planning and Zoning Review:

- A complete submittal was not received, please provided the below documents as part of the resubmittal:
 - Final plat for Legacy Village Filing 1
 - General warranty deed and title commitment
- Please update the numbering of the lots to read 1A, 2A, etc.
- Please update the block number on page two as it currently reads as Block 1 but should be referencing Block 5.
- As stated in Sec. 16-3-60 (e)(10), "deleted lot lines, easements or rights-of-way shall be shown on the plat in dashed lines, or screened, with a note and arrow pointing to the item to be vacated, stating that the lot line, easement or right-of-way is hereby vacated. (Dashed lines shall be graphically different for existing vs. proposed vs. deleted with a legend provided.)"

External Review Agency Comments

- CORE Engineering - Town Engineer:
 - In the second submittal, please address changes to block 4, lot 46 and address comments made from Pre-App meeting 6/29/22 by CORE Engineering. Please see the provided comment response letter for additional information.
- CORE Electric / IREA – Utility:
 - CORE Electric Cooperative approves the replat; but the applicant may not encroach into the 5-foot side lot utility easement. Please see the provided comment response letter for additional information.
- Elizabeth Fire Protection District - Fire:
 - The referral agency has no issues with the proposed amendments - please see provided comment response letter for additional information.
- Elizabeth School District:
 - No comment received at this time.
- Black Hills Energy - Utility Company:

- No comment received at this time.
- Elbert County Assessor's Office – GIS:
 - The comments provided are in reference to the original final plat submitted on 2/22/23 and so the subsequent resubmittal received on 6/13/23 have remedied those issues. Please see the provided comment response letter for additional information.
- Comcast:
 - No comment received at this time.
- Century Link:
 - No comment received at this time.

Referral Agency / Consultant	Discipline	Contact Information
SAFEbuilt	Community Development	Zach Higgins; zhiggins@townofelizabeth.org Travis Reynolds; treynolds@safebuilt.com Josue Loma; jloma@safebuilt.com
CORE Engineering	Town Engineer	Scott Pease, P.E.; pease@corecivil.com Manny Nunos, mnuno@liveyourcore.com
CORE Electric / IREA	Utility	Brooks Kaufman; BKaufman@core.coop
Elizabeth Fire Protection District (EFD)	Fire	T.J. Steck; tjs@elizabethfire.org
Elizabeth School District	Elizabeth C-1 School District	Ron Patera; rpatera@esdk12.org
Black Hills Energy	Utility Company	Jason McKune; Jason.McKune@blackhillscorp.com
Elbert County Assessor's Office	GIS	Greg Toles; Greg.toles@elbertcounty-co.gov
Comcast		Butch_Buster@comcast.com
Century Link		Nre.Easement@centurylink.com

SECOND AMENDMENT TO LEGACY VILLAGE SUBDIVISION FILING NO. 1

A REPLAT OF LOTS 6-9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 1 OF 2
0.478 ACRE - 4 SINGLE FAMILY RESIDENTIAL LOTS

Update language to
include details
regarding block 4, lot
46, if applicable.

Update language to
include details
regarding block 4, lot
46, if applicable.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A REPLAT OF LOTS 6-9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 613908, LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 6 THROUGH 9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1.

SAID PARCEL CONTAINING A CALCULATED AREA OF 20,842 SQUARE FEET OR 0.478 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

OWNERSHIP AND DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SECOND AMENDMENT TO LEGACY VILLAGE FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE 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. ALL STREETS AND RIGHTS OF WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ELIZABETH, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

SIGNATURE

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: _____

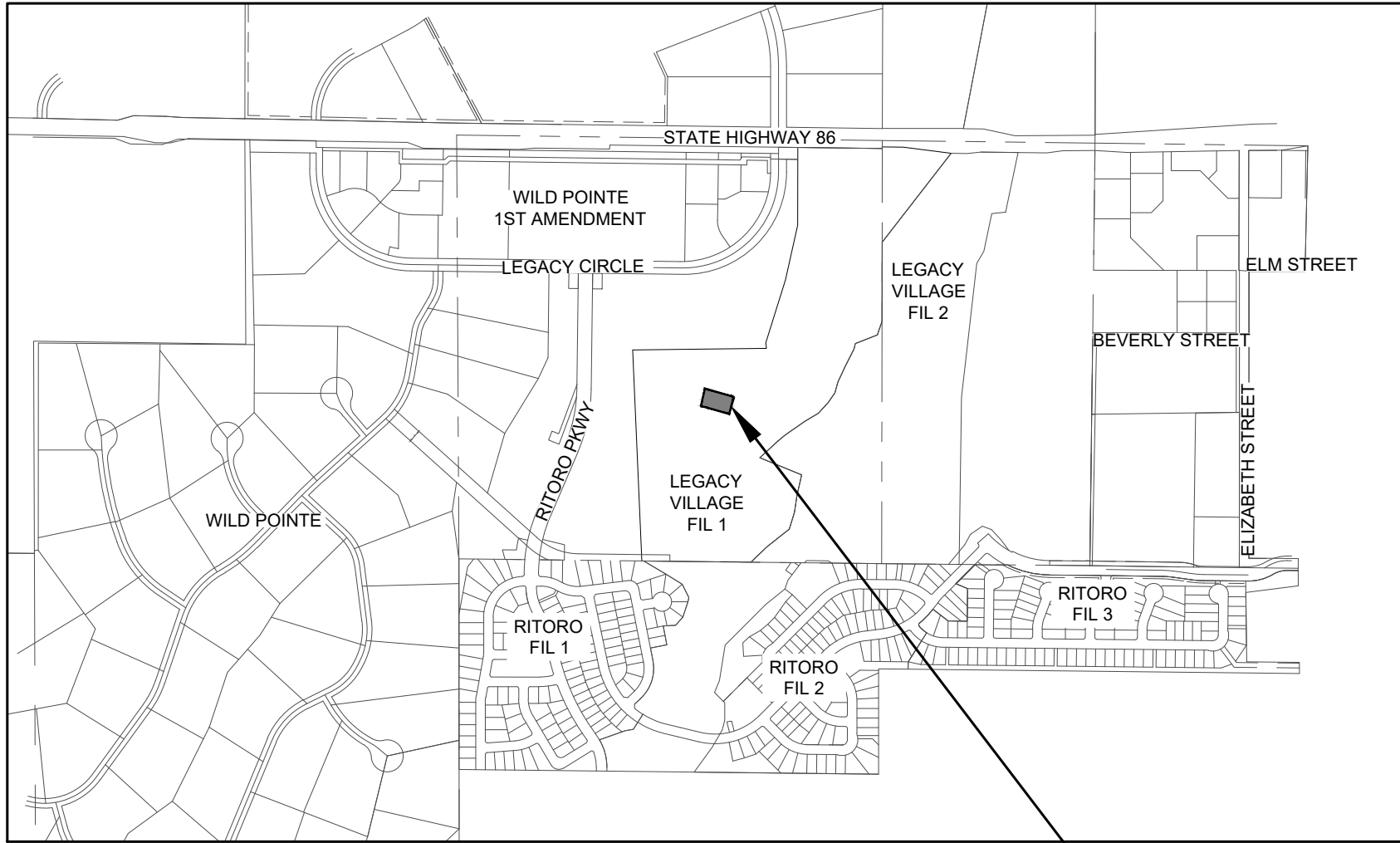
TITLE: _____

ATTEST: _____
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1" = 1000'

PROPERTY
LOCATION

BOARD OF TRUSTEES:

LOTS 6-9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1, IS HERewith AMENDED BY THIS PLAT WHICH IS HEREBY APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO, FOR FILING IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE ELBERT COUNTY CLERK AND RECORDER, RECEPTION # 613908.

MAYOR, TOWN OF ELIZABETH

ATTEST: _____
TOWN CLERK

LENDER

SIGNATURE

BY: LES SOWITCH

TITLE: REDSTONE BANK MARKET PRESIDENT

ATTEST: _____
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION:

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON JANUARY 5, 2021.

CHAIR, PLANNING COMMISSION

TITLE VERIFICATION:

WE, LAND TITLE GUARANTEE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

BY: _____

TITLE: _____

ATTEST: _____
SIGNATURE

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF _____, 20____, BY

WITNESS MY HAND AN OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CLERK AND RECORDER'S CERTIFICATION:

STATE OF COLORADO)
COUNTY OF ELBERT) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____,

A.D., AT _____ A.M./P.M.

AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

SURVEYOR'S CERTIFICATION:

I, JEAN P. HALPIN, 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 APRIL 12, 2023, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JEAN P. HALPIN, PLS NO. 38474
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, SUITE 400
ENGLEWOOD, CO 80112
(720)-249-3584

APPLICANT/DEVELOPER:

E86 J.V., LLC
JIM MARSHALL
7108 SOUTH ALTON WAY
ENGLEWOOD, CO 80112

ENGINEER/SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES, INC.
10333 E. DRY CREEK ROAD, STE 400
ENGLEWOOD, CO 80112

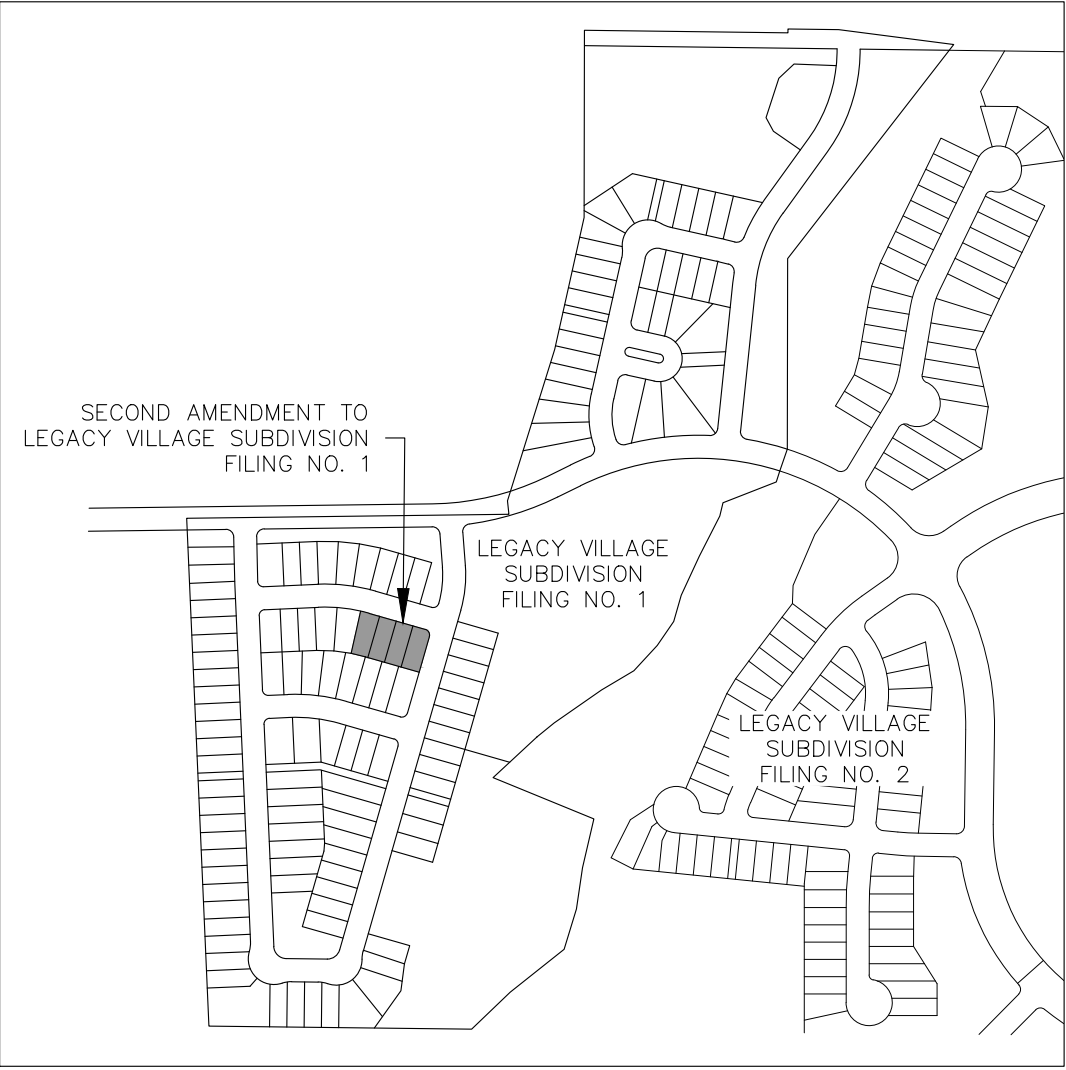
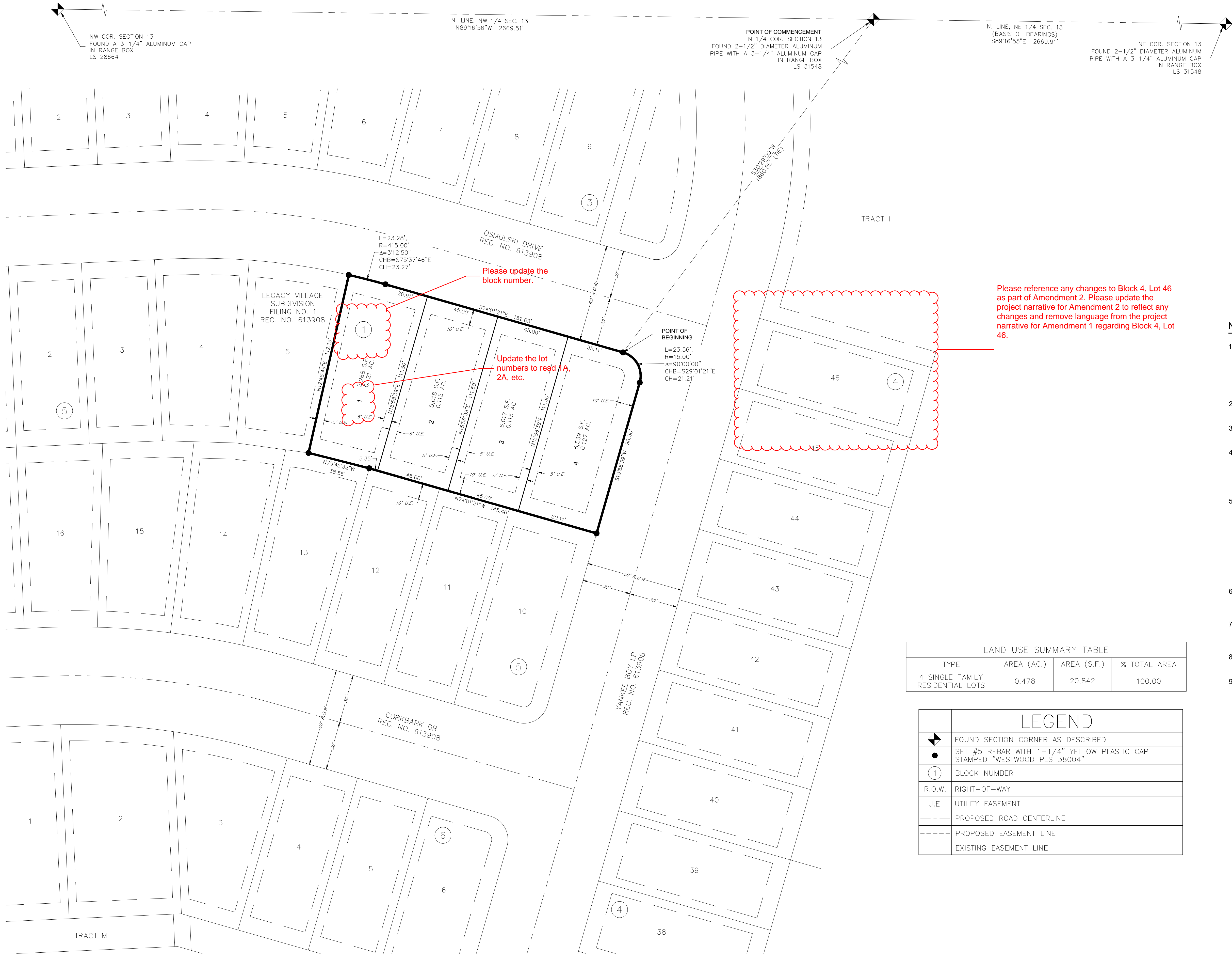
Westwood

Westwoodps.com
Westwood Professional Services, Inc.

10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526

SECOND AMENDMENT TO LEGACY VILLAGE SUBDIVISION FILING NO. 1

A REPLAT OF LOTS 6-9, BLOCK 5, LEGACY VILLAGE SUBDIVISION FILING NO. 1,
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO
SHEET 2 OF 2

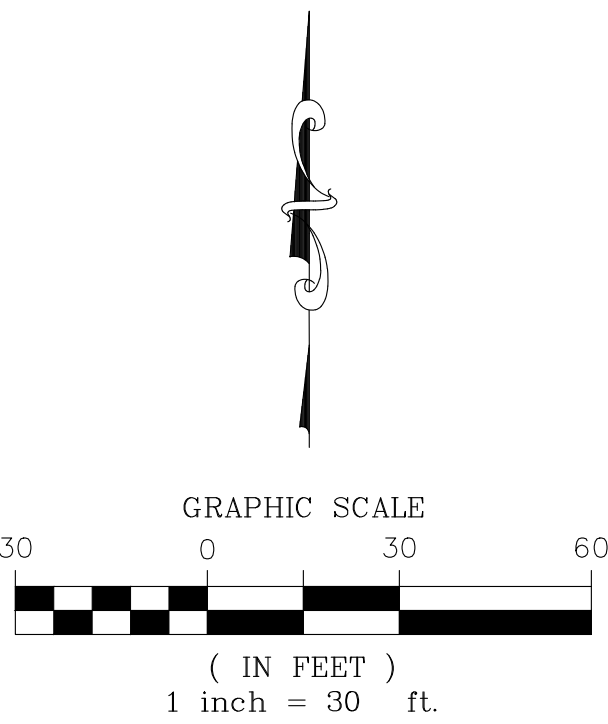


KEYMAP
SCALE: 1" = 500'

- NOTES:
1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13 BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 13 BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 31548" WHENCE THE NORTHEAST CORNER OF SAID SECTION 13 BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "LS 31548" IS ASSUMED TO BEAR SOUTH 89°16'55" EAST, A DISTANCE OF 2669.91 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
 2. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
 3. THIS SURVEY IS BASED ON EXISTING MONUMENTS FOUND IN PLACE, AS SHOWN, DOCUMENTS OF RECORD AND THE TITLE COMMITMENT PROVIDED BY THE CLIENT.
 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WESTWOOD PROFESSIONAL SERVICES, INC. RELIED UPON LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION ORDER NO. ABC70750615.1, HAVING AN EFFECTIVE DATE OF APRIL 27, 2023 AT 5:00 P.M.
 5. NON-EXCLUSIVE - 5-FOOT AND 10-FOOT UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. SIDE LOT LINE EASEMENTS ARE ALLOWED ENCROACHMENTS FOR ROOF OVERHANGS, CANTILEVER BAY OR BOX WINDOWS, FIREPLACES, WITH A MAXIMUM TWO FOOT (2') ENCROACHMENT, LANDSCAPING WITH PLANT SHRUBS, WOODY PLANTS AND NURSERY STOCK OR OTHER CROPS MAY BE LOCATED WITHIN THESE EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, MAINTENANCE OF, OR ACCESS TO SAID SIDE LOT EASEMENT.
 6. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08039C0480C, EFFECTIVE MARCH 17, 2011, THE SURVEYED LAND IS WITHIN FLOOD ZONE X, AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
 8. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
 9. 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.

LAND USE SUMMARY TABLE			
TYPE	AREA (AC.)	AREA (S.F.)	% TOTAL AREA
4 SINGLE FAMILY RESIDENTIAL LOTS	0.478	20,842	100.00

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "WESTWOOD PLS 38004"
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	U.E. UTILITY EASEMENT
	PROPOSED ROAD CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE



Westwood
10333 E DRY CREEK RD.
SUITE 400
ENGLEWOOD, CO 80112
TEL: 720.482.9526



June 23, 2023

Ms. Dianna Hiatt
Community Development Administrative Assistant
Town of Elizabeth
151 S Banner Street
Elizabeth, CO 80107

RE: Legacy Village Filing 1 Plat Amendment 1 & 2

Dear Ms. Hiatt

We have completed our review of the 1st and 2nd Amendment to the Legacy Village Filing 1 Final Plat. Our comments are identified below and unless noted otherwise, are relative to both Amendments 1 & 2.

1. The proposed Easement revision to Block 4 Lot 46, needs to be included on one of these amendments or presented in some other form.
2. Please reference our comments from the Pre-App meeting of 6/29/22, in which we had requested the following, which are not included in this current submittal:
 - The old lot lines and Easement lines need to be shown in the background of the new line work, and should be identified as "herby vacated" or "revised" or similar.
 - A separate exhibit which identifies the as built locations of the water and san services relative to the new lot lines.

Should you have any questions, please feel free to contact me at (303) 730-5985 or by email at mnuno@liveyourcore.com

Sincerely,
CORE Consultants, Inc.

A handwritten signature in blue ink, appearing to read "MN", with a stylized flourish at the end.

Manny Nuno, PE, CFM, LEED AP, CPESC
Project Manager



3473 South Broadway
Englewood, Colorado 80113
303.703.4444
LIVEYOURCORE.COM

Josue Loma

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Tuesday, June 13, 2023 7:53 AM
To: Josue Loma
Cc: Travis Reynolds; Zach Higgins; acramer@townofelizabeth.org
Subject: RE: Referral - Town of Elizabeth - Legacy Village Filing 1, Amendment 2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Loma;

CORE Electric Cooperative approves the replat; but the applicant may not encroach into the 5-foot side lot utility easement.

No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s).

The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility 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.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE

www.core.coop



The Energy to Thrive™



From: Josue Loma <jloma@safebuilt.com>

Sent: Friday, June 2, 2023 2:53 PM

Cc: Travis Reynolds <treynolds@safebuilt.com>; Zach Higgins <zhiggins@townofelizabeth.org>;
acramer@townofelizabeth.org

Subject: Referral - Town of Elizabeth - Legacy Village Filing 1, Amendment 2

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SUBJECT: Town of Elizabeth – Legacy Village Subdivision Filing 1, Amendment 2 – LDC [Sec. 16-3-80 for a Replat, vacation, or plat amendment](#)

PROJECT NAME: Legacy Village Subdivision Filing 1, Amendment 2

LEGAL DESCRIPTION: Northwest Quarter of Section 13, Township 6 South, Range 65 West of the 6th P.m., Town of Elizabeth | Legacy Village Filing 1, as recorded in Elbert County, CO

PROJECT LOCATION: SE Corner of Osmulski Dr and Yankee Boy LP, Elizabeth, Colorado | [Google Maps](#)

APPLICATION TYPE: Replat, vacation, or plat amendment – See LDC [Sec. 16-3-80](#)

APPLICANT: Lennar Colorado represented by Joe Huey, (303) 754-0600 | joseph.huey@lennar.com

CASE MANAGER: Josue Loma (he/him), on behalf of the Town of Elizabeth and Zach Higgins

COMMENTS DUE: Friday, June 23, 2023

The Town of Elizabeth has received a second application to replat four lots within the Legacy Village Filing 1 Subdivision. The replat will be processed as Legacy Village Filing 1, Amendment 2 and will impact Block 5, Lots 6 – 9 to shift the interior side lot line by 1.1' to the east. As stated in the zoning code, a request for a replat shall be reviewed in accordance with the Final Plat process, [Sec. 16-3-60](#).

Click [HERE](#) to access submittal documents via DropBox.

Please review and provide comments by replying to this email by the due date above so that we may give full consideration to your comments. Don't hesitate to let me know if you need to request an extension, so we may also communicate it to the applicant. If you have any questions about this application, please contact me.

Thank you,

Josue

Josue Loma – Colorado Planner | SAFEbuilt Studio | Denver, CO | 📞 720.346.2145

Josue Loma

From: Taylor Clark <t.clark@elizabethfire.org>
Sent: Friday, June 16, 2023 1:28 PM
To: Josue Loma
Subject: Legacy Village Subdivision Filing 1 Amendment 1 & Amendment 2

Hi Josue,

We have received the Legacy Village Subdivision Filing 1 Amendment 1 and Amendment 2. Fire has no issues with either of those amendments.

Please let me know if you have any questions.

Thank you,

Taylor Clark

Human Resources Generalist – Executive Assistant
Elizabeth Fire Protection District
t.clark@elizabethfire.org
Direct: 303-800-1884
Main: 303-646-3800



From: [Greg Toles](#)
To: [Josue Loma](#)
Subject: RE: [External] Referral 2 - Town of Elizabeth - Legacy Village Filing 1, Amendment 2
Date: Monday, September 25, 2023 8:57:03 AM

Amendment 2 looks good.

Greg Toles

GIS Analyst

Assessor's Office

303-621-3111

greg.toles@elbertcounty-co.gov

From: Josue Loma <jloma@safebuilt.com>
Sent: Friday, September 22, 2023 1:21 PM
Cc: Travis Reynolds <treynolds@safebuilt.com>; Zach Higgins <zhiggins@townofelizabeth.org>; Alexandra Cramer <acramer@townofelizabeth.org>
Subject: [External] Referral 2 - Town of Elizabeth - Legacy Village Filing 1, Amendment 2

SUBJECT: Town of Elizabeth – Legacy Village Subdivision Filing 1, Amendment 2 – LDC [Sec. 16-3-80](#) for a Replat, vacation, or plat amendment

PROJECT NAME: Legacy Village Subdivision Filing 1, Amendment 2

LEGAL DESCRIPTION: Northwest Quarter of Section 13, Township 6 South, Range 65 West of the 6th P.m., Town of Elizabeth | Legacy Village Filing 1, as recorded in Elbert County, CO

PROJECT LOCATION: SE Corner of Osmulski Dr and Yankee Boy LP, Elizabeth, Colorado | [Google Maps](#)

APPLICATION TYPE: Replat, vacation, or plat amendment – See LDC [Sec. 16-3-80](#)

APPLICANT: Lennar Colorado represented by Scott Lockhart, (720) 249-3583 | scott.lockhart@westwoodps.com

CASE MANAGER: [Josue Loma](#) (he/him), on behalf of the Town of Elizabeth and Zach Higgins

COMMENTS DUE: Friday, October 6, 2023

The Town of Elizabeth has received **2nd submittal** (attached) for Legacy Village Filing 1, Amendment 2 to replat four lots within the Legacy Village Filing 1 Subdivision. The replat will be processed as Legacy Village Filing 1, Amendment 2 and will impact Block 5, Lots 6 – 9 to shift the interior side lot line by 1.1' to the east. As stated in the zoning code, a request for a replat shall be reviewed in accordance with the Final Plat process, [Sec. 16-3-60](#).

Please provide comments by replying to this email by the due date above so that we may consider your comments. If you need an extension or have any questions about this application, please do not hesitate to contact me.

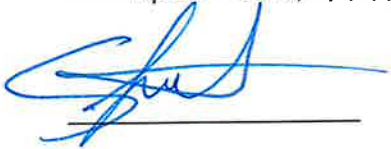
Thank you,

Exhibit C

SIGN POSTING AFFIDAVIT

(Attach Photo Here)

3.3.24, The above sign was posted on (date) pursuant to the Town of Elizabeth Land Development Code, by (Applicant or Representative).



Signature

STATE OF COLORADO)

) ss.

COUNTY OF Elbert)

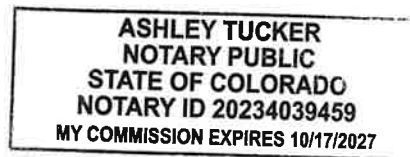
Subscribed and sworn to before me this 4 day of March, 2024, by
Ashley Tucker.

My commission expires: 10/17/2027.

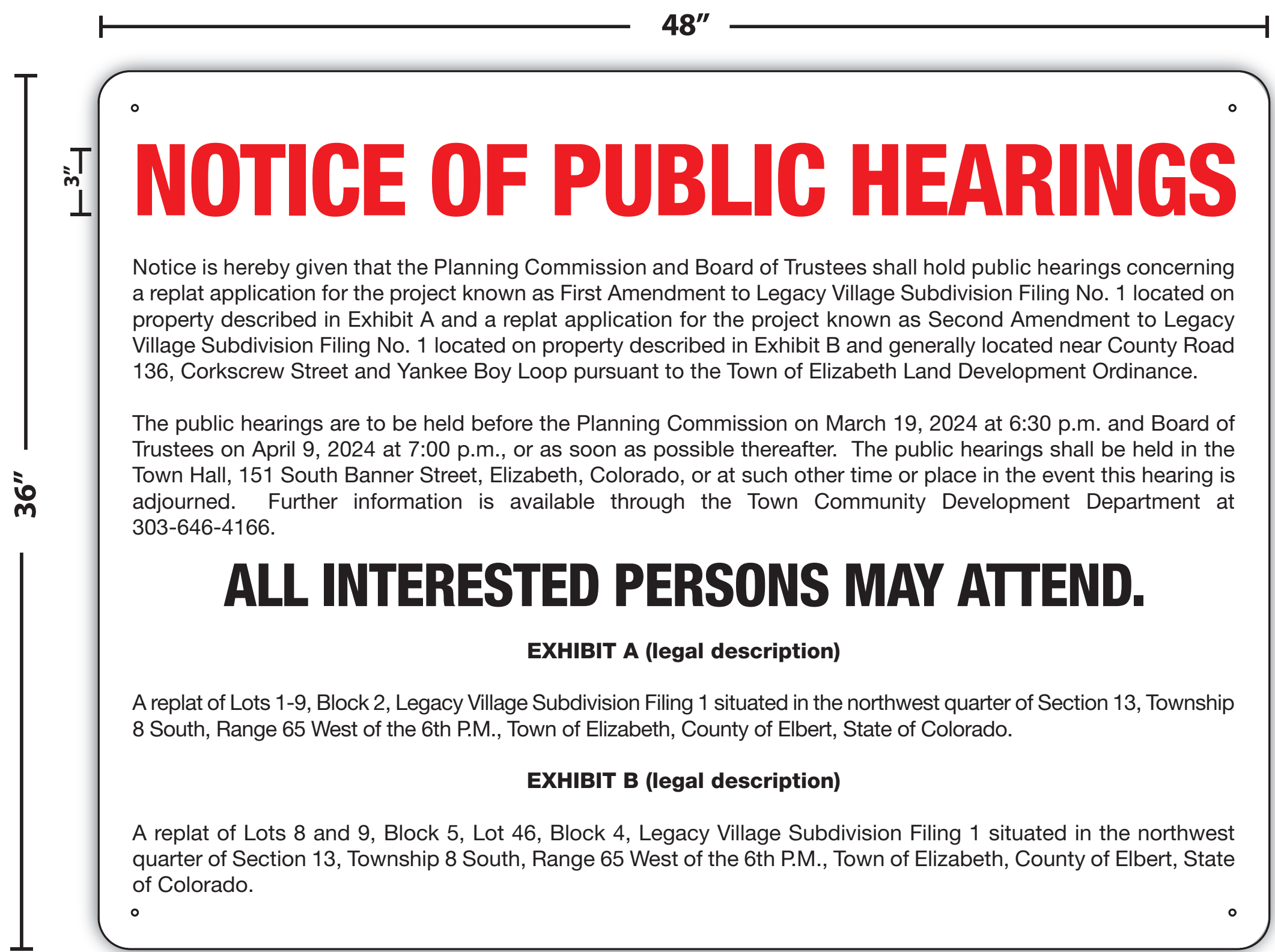
(SEAL)



Notary Public







WWW.BIGIRONGRAPHICS.COM



WWW.BIGIRONGRAPHICS.COM



RePlat#2

<u>LOT</u>	<u>Owner Name</u>	<u>Address</u>
1115	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1125	CORDOVA FORREST CHRISTY DIANE	1125 OSMULSKI DRIVE, ELIZABETH CO 80107
1135	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1145	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1155	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1165	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1175	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1185	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1195	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1114	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1124	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1134	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1144	PHILIP GATES	1144 OSMULSKI DRIVE, ELIZABETH CO 80107
1154	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1164	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1174	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1184	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1194	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1193	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1183	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1173	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1163	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1153	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1143	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1133	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1123	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1122	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1132	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1142	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
1162	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1182	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
1192	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
888	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
884	PHILIP ZACHARY YOST	884 YANKEE BOY LOOP, ELIZABETH CO 80107
868	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
864	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
848	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
844	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
838	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
834	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
828	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
824	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
808	LENNAR COLORADO LLC	9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
804	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
798	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
794	AG ESSENTIAL HOUSING MULTI STATE TWO LLC	8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255

778 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
774 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
768 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
795 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
779 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
775 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
769 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
765 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
645 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
639 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
635 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
629 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
625 AG ESSENTIAL HOUSING MULTI STATE TWO LLC
634 LENNAR COLORADO LLC
628 LENNAR COLORADO LLC
624 LENNAR COLORADO LLC
608 LENNAR COLORADO LLC
604 LENNAR COLORADO LLC
598 LENNAR COLORADO LLC
594 LENNAR COLORADO LLC
578 LENNAR COLORADO LLC
574 SCHRADER KURT PAUL ERICH
568 LENNAR COLORADO LLC
564 SCHRADER AMIEE DYAN
558 LENNAR COLORADO LLC
554 LENNAR COLORADO LLC

8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
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8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
8585 E HARTFORD STE 118, SCOTTSDALE AZ 85255
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
574 YANKEE BOY LOOP, ELIZABETH CO 80107
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
564 YANKEE BOY LOOP, ELIZABETH CO 80107
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112
9193 S JAMAICA ST STE 400, ENGLEWOOD CO 80112

RESOLUTION 24R18

**A RESOLUTION APPROVING THE SECOND AMENDMENT TO
THE FINAL PLAT FOR THE LEGACY VILLAGE SUBDIVISION
FILING NO. 1 WITHIN THE TOWN OF ELIZABETH, BLOCK 5,
LOTS 8 THROUGH 9, AND BLOCK 4, LOT 46.**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Final Plat for the Second Amendment to the LEGACY VILLAGE
SUBDIVISION FILING No. 1, which is more particularly described in **Exhibit A**, is hereby
approved.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2024, by the
Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of
_____ for and _____ against.

Tammy Payne, Mayor

ATTEST

Michelle M. Oeser, Town Clerk