



BETHESDA
REAL ESTATE COMPANY



December 10, 2018

El Paso County Planning and Community
Development Department
Attn: Ms. Kari Parsons
2880 International Circle
Colorado Springs, CO 80910

RE: Drainage Easement – Tract A, Muirfield – Nicholas Court

Dear Ms. Parsons,

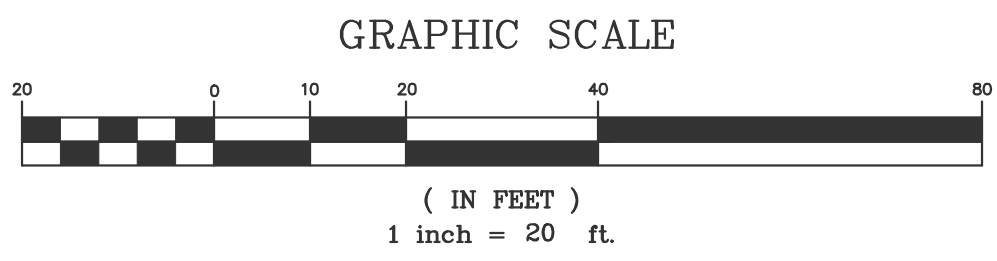
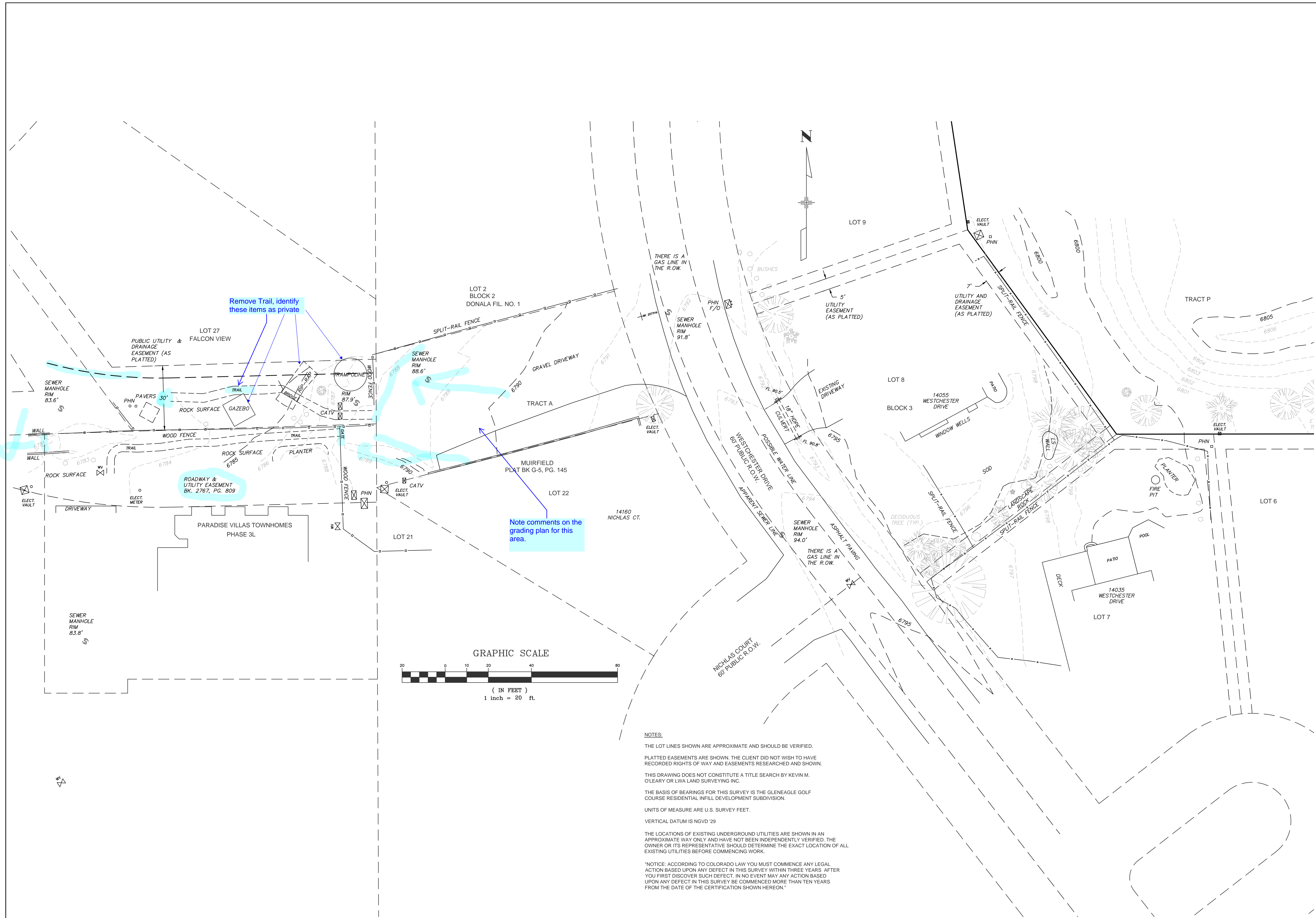
This letter shall serve as notification that Bethesda Real Estate Company, formerly Bethesda Management Company has been in discussions over the past several months with G&S Development, Inc. concerning its acquisition of a parcel of property (Tract A, Muirfield attached) we own for purposes of installing a 30" wide drain pipe to transport storm water from their proposed Filing No. 2 residential development that is currently known as Tract G, to the drainage easement provided with the filing of the Falcon View Plat, Reception No. 203062970. Bethesda agrees to convey this property to G&S Development, Inc. via a Quit Claim Deed once the Filing No. 2 final plat is approved by the Board of County Commissioners. A copy of the proposed Quit Claim Deed is attached.

Should you have any further questions concerning this issue, please contact me at your convenience.

Sincerely,

Dana Rasic, Chief Executive Officer
Bethesda Real Estate Company

Enclosure



NOTES:

THE LOT LINES SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED.

PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT SUBDIVISION.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

VERTICAL DATUM IS NGVD '29

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

REVISIONS:
ADD WESTERLY TO PO 7-13-18

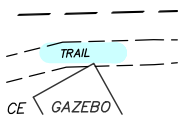
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
 TELEPHONE (719) 636-5179 FAX (719) 636-5199

DWG: GLENEAGLE
 SCALE 1"=20'
 DATE 6/27/18
 DRAWN BY: KMO
 CHECKED BY: THK
 PROJECT NO. 15083
 SHEET 1 OF 1

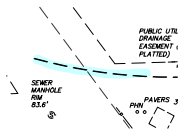
TOPOGRAPHIC SURVEY
LOTS 7 AND 8, BLOCK 3
DONALA SUB. FIL. 1
GLENEAGLE GOLF COURSE INFILL

Markup Summary

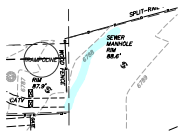
Steve Kuehster (19)



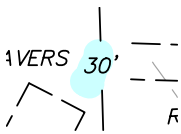
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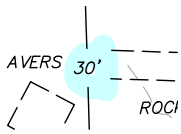
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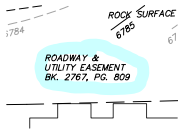
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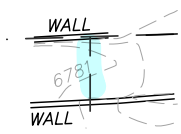
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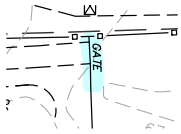
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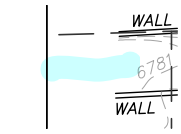
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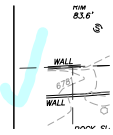
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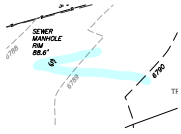
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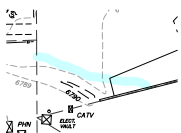
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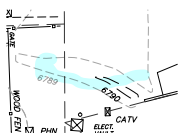
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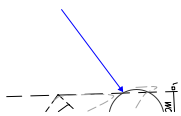


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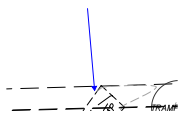


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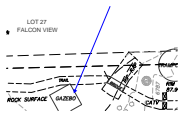
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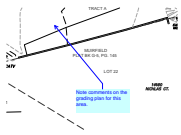
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Note comments on the grading plan for this area.