

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 2

14400

A REPLAT OF TRACT G, GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, T12S, R66W, 6th P.M. EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS: THAT G&S DEVELOPMENT, INC., SCOTT S. GRATRUX, PRESIDENT, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: TRACT G, GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 217714016 OF THE EL PASO COUNTY RECORDS CONTAINING 7.621 ACRES, MORE OR LESS.

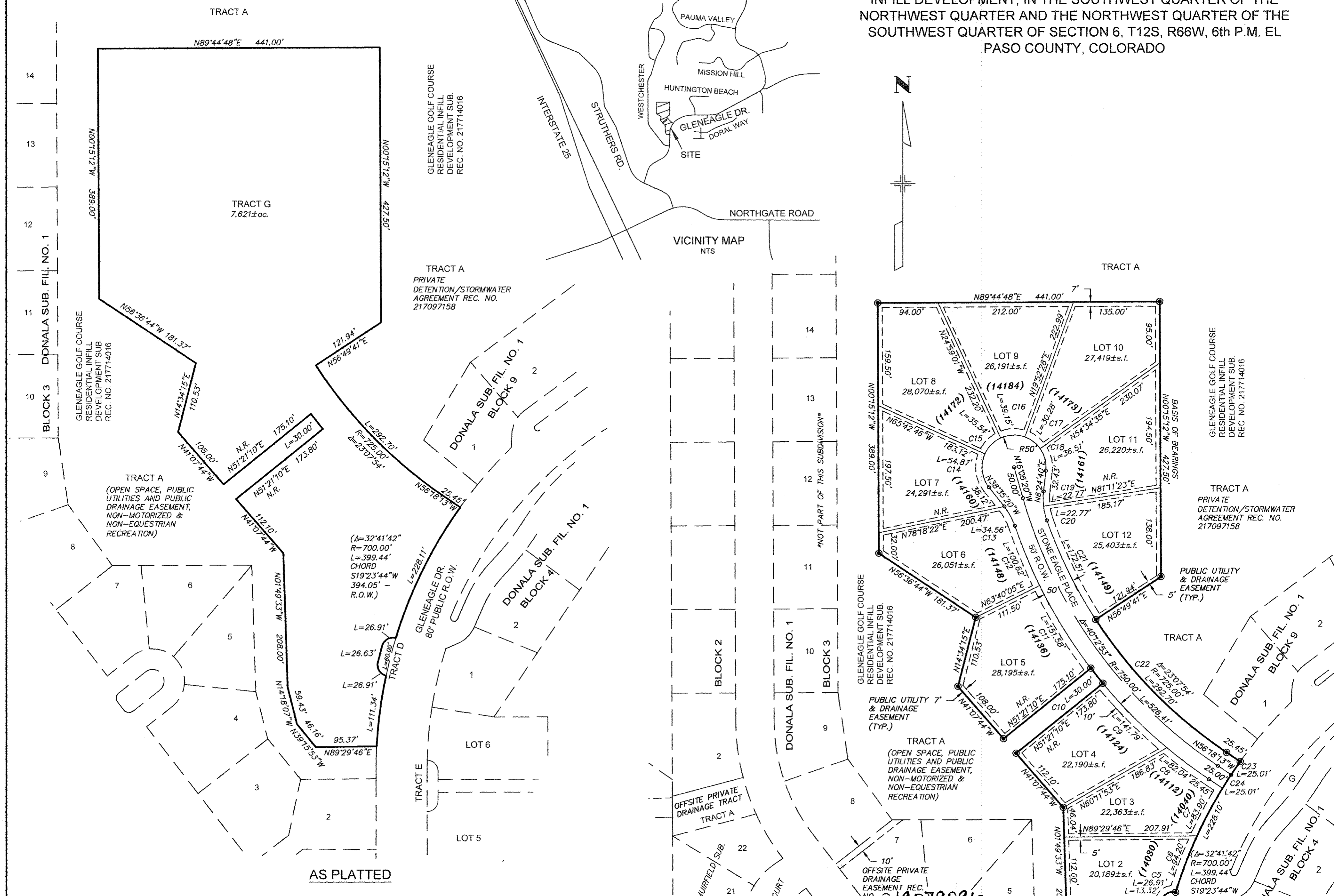
OWNERS CERTIFICATE: THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC UTILITIES, 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.

IN WITNESS WHEREOF: THE ABOVE MENTIONED G&S DEVELOPMENT, INC., HAS EXECUTED THIS INSTRUMENT THIS 4 DAY OF Sept 2019. Scott S. Gratrux, President

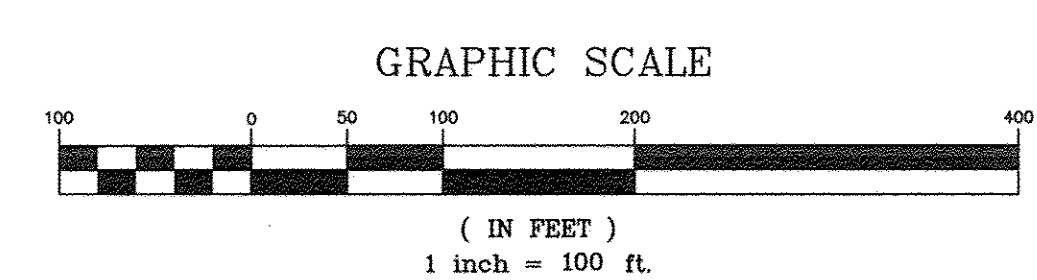
NOTARIAL: STATE OF COLORADO SS COUNTY OF EL PASO SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF Sept 2019 BY SCOTT S. GRATRUX, PRESIDENT OF G&S DEVELOPMENT, INC. MY COMMISSION EXPIRES: 9-16-2022

TERRY LOWDERMAN NOTARY PUBLIC STATE OF COLORADO NOTARY ID 1980401569 MY COMMISSION EXPIRES SEPTEMBER 16, 2022

- NOTES: 1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER. 2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT AND DRAINAGE REPORT. 3. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS. 4. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 217714016, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND AS AMENDED TO INCLUDE THE FOURTH AMENDMENT TO THE RESTATED COVENANTS, RESTRICTIONS AND CHARGES FOR GLENEAGLE CIVIC ASSOCIATION RECORDED FEBRUARY 28, 2017 AT RECEPTION NUMBER 217023711 OF SAID EL PASO COUNTY RECORDS. 5. ALL PROPERTY WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND CHARGES FOR GLENEAGLE, RECORDED ON MAY 2, 1983 IN BOOK 3714 AT PAGE 589 OF THE EL PASO COUNTY CLERK AND RECORDER, AND AS AMENDED TO INCLUDE THE FOURTH AMENDMENT TO THE RESTATED COVENANTS, RESTRICTIONS AND CHARGES FOR GLENEAGLE CIVIC ASSOCIATION RECORDED FEBRUARY 28, 2017 AT RECEPTION NUMBER 217023711 OF SAID EL PASO COUNTY RECORDS. 6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. 7. THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 08041C0287 G, DATED DECEMBER 7, 2018. 8. THIS SUBDIVISION CONTAINS 12 LOTS. 9. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THIS PROPERTY. 10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. 11. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLYING TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND. THE DEVELOPER SHALL CONSIDER THE CONSEQUENCES OF DOWNWINDAGE REPORT. 12. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. 13. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT. 14. ACCESS TO LOTS 1 AND 2 SHALL BE FROM TRACT D OF FILING 1. (DEDICATED AS ADDITIONAL RIGHT OF WAY) DIRECT ACCESS TO GLENEAGLE DRIVE IS PROHIBITED. 15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM GLENEAGLE DRIVE PER THE LAND DEVELOPMENT AGREEMENT CODE SECTION 6.3.1 C.2 AND 6.3.3.3. 16. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION POND/WATER QUALITY BMP(S). ALL DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT (AGREEMENT) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED. 17. GEOLOGIC CONDITIONS: 1. POTENTIAL SEASONALLY HIGH GROUNDWATER: SITE SPECIFIC SUBSURFACE INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO PERMITTING FOR CONSTRUCTION ON LOT 12 TO DETERMINE BASEMENT FEASIBILITY. 2. EXPANSIVE SOILS/BEDROCK: EXPANSIVE SOILS AND/OR BEDROCK MAY BE ENCOUNTERED. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS PRIOR TO PERMITTING FOR CONSTRUCTION SHALL CONSIDER MITIGATION OF THESE EXPANSIVE MATERIALS. 3. AREAS WITHIN THE LOTS WITH SLOPES GREATER THAN 30% SHALL BE CONSIDERED "NO BUILD" AREAS. 18. PURSUANT TO RESOLUTION 12-416, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 217059772, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH IS SUBJECT TO APPLICABLE FEES AND MILL LEVY. 19. THE PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 217065139. 20. THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT SHALL BE 10,000 SQUARE FEET. 21. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), OR ANY AMENDMENTS THEREON, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. 22. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE DONALD WATER AND SANITATION DISTRICT. THE OWNER APPLIED FOR A WAIVER OF EL PASO COUNTY'S REQUIREMENT THAT A 300-YEAR SUPPLY OF WATER BE ESTABLISHED, AND SUCH WAIVER WAS GRANTED BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO A PORTION OF THE WATER SUPPLY PROVIDED BY DONALD. ADDITIONAL INFORMATION CAN BE FOUND IN THE SUBDIVISION FILING IN THE RECORDS OF EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. 23. A PORTION OF ADJOINING TRACT A, GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, IS SUBJECT TO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 219110304 OF THE RECORDS OF EL PASO COUNTY. THE OWNER, ITS SUCCESSOR OR ASSIGNS IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. 24. THE PROPERTY IS SUBJECT TO THE PRIVATE PERMANENT DRAINAGE EASEMENT RECORDED AT RECEPTION NO. 219074126 AND PRIVATE DRAINAGE FACILITIES LOCATED ON PROPERTY KNOWN AS TRACT A, MUIRFIELD, EL PASO COUNTY, COLORADO AS CONVEYED BY DEED RECORDED AT RECEPTION NO. 219074126 OF THE RECORDS OF EL PASO COUNTY. THE OWNER, ITS SUCCESSOR OR ASSIGNS IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT PRIVATE DRAINAGE FACILITIES LOCATED THEREON.



CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CH. BEARING, LENGTH. Lists curves C1 through C24 with their respective measurements.



SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "PLS 28658" UNITS OF MEASURE ARE U.S. SURVEY FEET BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE EASTERLY LINE OF TRACT G BEARING N00°15'12"W - 427.50 FEET. THE LINE IS MONUMENTED AS SHOWN. RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18753a, ISSUE DATE APRIL 5, 2016. THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC. THE PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210028998. THE EXACT LOCATION IS NOT DEFINED.

SURVEYOR'S CERTIFICATION: I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS 3rd DAY OF AUGUST 2019. Kevin M. O'Leary, Colorado Registered Professional Land Surveyor.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE: THIS PLAT FOR GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 9th DAY OF Sept 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT. CHAIR, BOARD OF COUNTY COMMISSIONERS: [Signature] DATE: 9/4/19 DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT: [Signature] DATE: 9-5-2019 COUNTY ASSESSOR: [Signature] DATE: [Blank]

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.



VR-18-018

RECORDING: STATE OF COLORADO) SS COUNTY OF EL PASO) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 11:37 O'CLOCK A.M. THIS 12th DAY OF September, 2019, AND IS DULY RECORDED AT RECEPTION NO. 219114900 OF THE RECORDS OF EL PASO COUNTY, COLORADO. CHUCK BROERMAN, COUNTY CLERK AND RECORDER, FEE: \$10.00, SURCHARGE: \$3.00. PREPARED BY: LWA LAND SURVEYING, INC. FEES: DRAINAGE FEES: \$32112.00, BRIDGE FEES: \$875.00, SCHOOL FEES: \$2472.12, PARK FEES: \$3472.12. PROJECT: 25083, SHEET 1 OF 1.