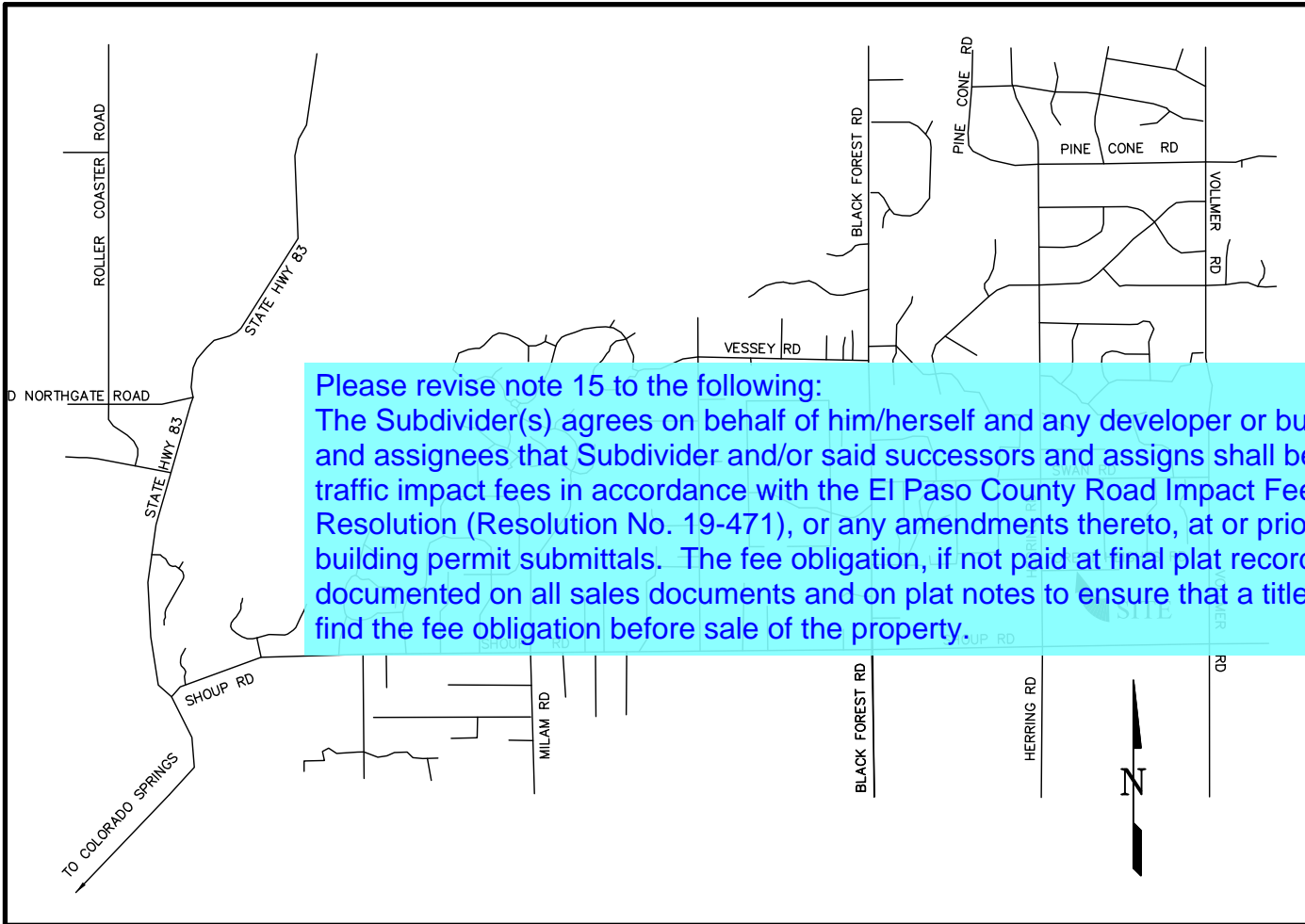


FOREST HEIGHTS ESTATES

FINAL PLAT
PART OF THE SOUTHWEST QUARTER OF SECTION 9
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

Please revise note 15 to the following:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, 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.

Add the following geologic Hazard Note: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards: 1, 2, 3, and 4. Mitigation measures and a map of the hazard area can be found in the report (Title of Report) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and
- Potentially Seasonally High Groundwater (Lots 1, 2, 3, 4)
- Seasonally High Groundwater (Lots 3, 4)

These areas should also be identified and designated as no-build on the plat.

Add the following note on Private Roads:
The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Add note When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

Add the following note on Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.).

NOTES:

- Indicates survey monument recovered as shown.
 - Indicates set survey monument no. 4 rebar and plastic cap PLS No. 18465 set flush with ground surface.
 - Indicates Not a Part of this Subdivision.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon Owner's Policy of Title Insurance issued by Stewart Title Guaranty Company, File No. 49789ECS, Policy No. 0-9301-004251616, date of policy is June 10, 2020.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered," system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered
- The Basis of Bearings as shown on this plat is the Observed Bearing of the line from the Center $\frac{1}{4}$ corner of Section 9 Township 12 South, Range 65 West of the 6TH P.M. being a 3" aluminum cap PLS No. 18830, and the West $\frac{1}{4}$ corner of Section 9 Township 12 South, Range 65 West of the 6TH P.M. being a 3" aluminum cap PLS No. 9477 as monumented upon the ground, and whose positions, as observed individually, were determined utilising survey quality GPS instruments. The line as observed, and as calculated bears N89°55'03"E.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- Individual wells in the Dawson aquifer are the responsibility of each lot owner. Permits for such wells must be obtained from the Colorado Division of Water Resources. Ground water rights associated with the subdivision were decreed in Case No. 18CW3026, Water Division 2 (adjudication of water rights) (Consolidated Case Nos. 18CW3026 and 18CW3057) (plan for augmentation).

The plan for augmentation was designed to allow pumping of 0.75 acre foot annually from as many as four Dawson aquifer wells in the subdivision, but only two lots are approved herein. Applicant, its successors and assigns at the time of lot sales, shall transfer rights to underlying ground water to the initial purchaser of each lot in an amount at least sufficient to satisfy the 300 year water supply requirement of El Paso County for two lots, or 450 acre feet from the Dawson aquifer and 406 acre feet from the Laramie-Fox Hills aquifer, as well as an undivided interest in the plan for augmentation. Each subsequent sale of a lot shall convey the remaining portion of such water rights, unless a lot is further subdivided into two lots, in which case the water will be split in half, i.e., 225 acre feet of water in the Dawson aquifer and 203 acre feet in the Laramie-Fox Hills aquifer for each lot. This provision is included only to be consistent with the provisions of the augmentation plan, and does not imply the future approval by El Paso County of further subdivision of either of the two lots. Such conveyance may be accomplished either by separate quit claim deed, by other appropriate deed of the water rights associated with the lot, or by specifically identifying and transferring the water rights in the warranty deed which transfers the real property to the individual lot purchaser.

Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life. However, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicant, and all future owners of lots in the subdivision, should be aware that the economic life of a water supply in the Dawson aquifer may be less than either 100 years or 300 years indicated due to anticipated water level declines.

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.

08041C0320G Per
FEMA Map

NOTES (cont.):

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0320G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- ~~(12345)~~ - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by Black Forest Fire Protection District.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Development Report and Evidence.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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 C.R.S. 18-4-508.
- All property within this subdivision is subject to traffic impact fees in accordance with the interim Countywide Transportation Improvement Fee resolution (Resolution 10-66), as amended, prior to the issuance of building permit(s).

Please add the following notes:

-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 Forest Heights Circle per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District)

EASEMENTS:

Unless otherwise shown, both sides of all side lot lines and common rear lot lines are hereby platted with a ten (10) feet wide public utility and drainage easement on each side and a ten (10) feet wide public utility and drainage easement on lot lines abutting a public right-of-way and a twenty (20) feet wide public utility and drainage easement on the subdivision boundary lines. Said easements are hereby dedicated to the public for installation and maintenance of public utilities and drainage facilities as shown hereon, with the sole responsibility for maintenance being vested with the property owners.

Surveyors Certificate

I, a surveyor's name, 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 date of 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 _____ day of _____, 20____.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

I hereby certify that the accompanying revision and accurately shows the contents of Title 38 of the Colorado professional knowledge, belief and

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of FOREST HEIGHTS ESTATES was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval.

Chair, Board of County Commissioners

Date

APPROVALS:

This subdivision was approved by the El Paso County Planning and Community Development Department this _____ day of _____, 20____ A.D.

Director, Planning and Community Development Department

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____M.

this _____ day of _____, 20____ A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

BY: _____ Deputy

SURCHARGE: _____

FEE: _____

FEES:

Park Fee: _____

Bridge Fee: _____

Drainage Fee: _____

School Fee: _____

Add PCD File No. MS206

KNOW ALL MEN BY THESE PRESENTS:

That Phyllis J. Didleau and Jon Didleaux, being the owners of the following described tract of land:

A Tract of land in the Southwest 1/4 of Section 9, Township 12 South, Range 65 West, of the 6th P.M. County of El Paso, State of Colorado, more specifically described as follows;
Commencing at the West 1/4 corner of Section 9,
Thence Along the North line of said Southwest 1/4, N89°55'03"E a distance of 1391.55 feet to the Point of Beginning of the parcel to be described hereby;
Thence continue along said North line, N89° 55'03"E a distance of 506.51 feet to the Northwest corner of that parcel described at Book 2318, Page 387, of the records of the El Paso County Clerk and Recorder;
Thence S00°03'25"W along the West line of said parcel a distance of 430.00 feet;
Thence N89°55'03"E parallel to said North line, a distance of 506.81 feet to the Northmost West line of the parcel described in Book 721, Page 970 of said records;
Thence S00°09'20"W a distance of 60.00 feet;
Thence S89°55'03"W along the line of said parcel 459.94 feet;
Thence S00°11'43"W along the West line of said parcel a distance of 829.70 feet;
Thence S89°54'44"W a distance of 1941.21 feet to a point on the East Right of Way line of Herring Road;
Thence N00°03'25"E" along said East line a distance of 327.80 feet to the South line of that parcel described in Book 2371 Page 388 of said records;
Thence N89°55'03"E along the South line of said parcel a distance of 434.00 feet;
Thence; N00°03'25"E along the East line of said parcel a distance of 501.84 feet to the South line of that parcel described in Book 2215 Page 559 of said records
Thence along said South line N89°55'03"E along said South line distance of 449.43 feet to the East line of said parcel;
Thence N00°03'25"E along said East line a distance of 60.00 feet;
Thence Thence N89°55'03"E a distance of 506.51 feet,
Thence; N00°03'25"E a distance of 430.00 feet to the Point of Beginning, except that parcel described in Book 2645, Page 207.

EXCEPTION PARCEL: Book 2645, Page 207 of the records of El Paso County, Colorado
A tract of land in the Southwest 1/4 of Section 9, Township 12 South, Range 65 West of the 6th p.m. County of El Paso, State of Colorado more particularly described as follows;
Commencing at the West 1/4 corner of said Section 9,
Thence along the West line of Section 9, S00°03'25"W a distance of 490.00 feet;
Thence N89°55'03"E a distance of 1090.00 feet to the Point of Beginning of the tract described hereby;
Thence N89°55'03"E a distance of 610.00 feet;
Thence S00°03'25"W a distance of 325.00 feet;
Thence S89°55'03"W a distance of 610.00 feet;
Thence N00°03'25"E a distance of 325.00 feet to the Point of Beginning.

This description contains 34.528 acres (not including the exception parce).

TRACT A
Tract in Northwest quarter of the Southwest quarter of Section 9, Township 12 South, Range 65 West, of the 6th P.M. County of El Paso, State of Colorado, described as follows:
Commencing at the West 1/4 corner of said Section 9, Thence along the west line of said Section 9 S00°03'25"W a distance of 430.00 feet;
Thence N89°55'03"E 30.00 feet to a point on the West Right of Way line of Herring Road and the Point Of Beginning (P.O.B.) of the Tract described hereby;
Thence N89°55'03"E a distance of 435.00 feet;
Thence S01°00'46"W a distance of 60.01 feet;
Thence S89°55'03"W a distance of 434.00 feet to a point on said West Right of Way line;
Thence N00°03'25"E a distance of 60.00 feet to the Point Of Beginning (POB).

Tract A contains 0.598 Acres, more or less.

THE TOTAL ACREAGE OF THIS SUBDIVISION PLAT IS 35.126 ACRES.

DEDICATION:

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, and easements as shown hereon under the name and subdivision of _____. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

ed land have caused
s as shown on the
reon and accurately
so platted shall be

Owners/Mortgagee (Signature)

By:

Title: _____, 20____ AD.

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)

) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200____ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

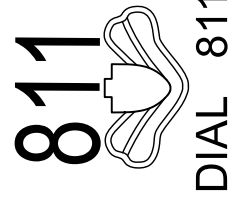
Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

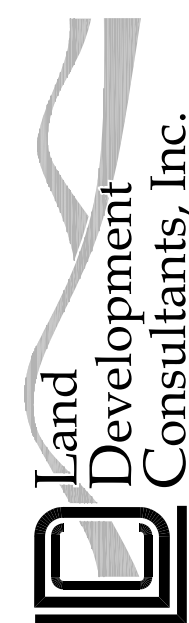
NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...



| No. | Description | By | Date |
|-----|-------------|----|------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

H Scale: N/A
V Scale: N/A
Designed By: XXX
Drawn By: JLG
Checked By: DLK
Date: 5/01/2020



www ldc-inc com TEL: (719) 528-6133 FAX: (719) 528-8648
3888 MAZELAND ROAD COLORADO SPRINGS, CO 80909

FOREST HEIGHTS ESTATES
FINAL PLAT.

SW 1/4 SECTION 9, T12S, R65W, 6TH PM
COUNTY OF EL PASO, STATE OF COLORADO

Project No.:

18070

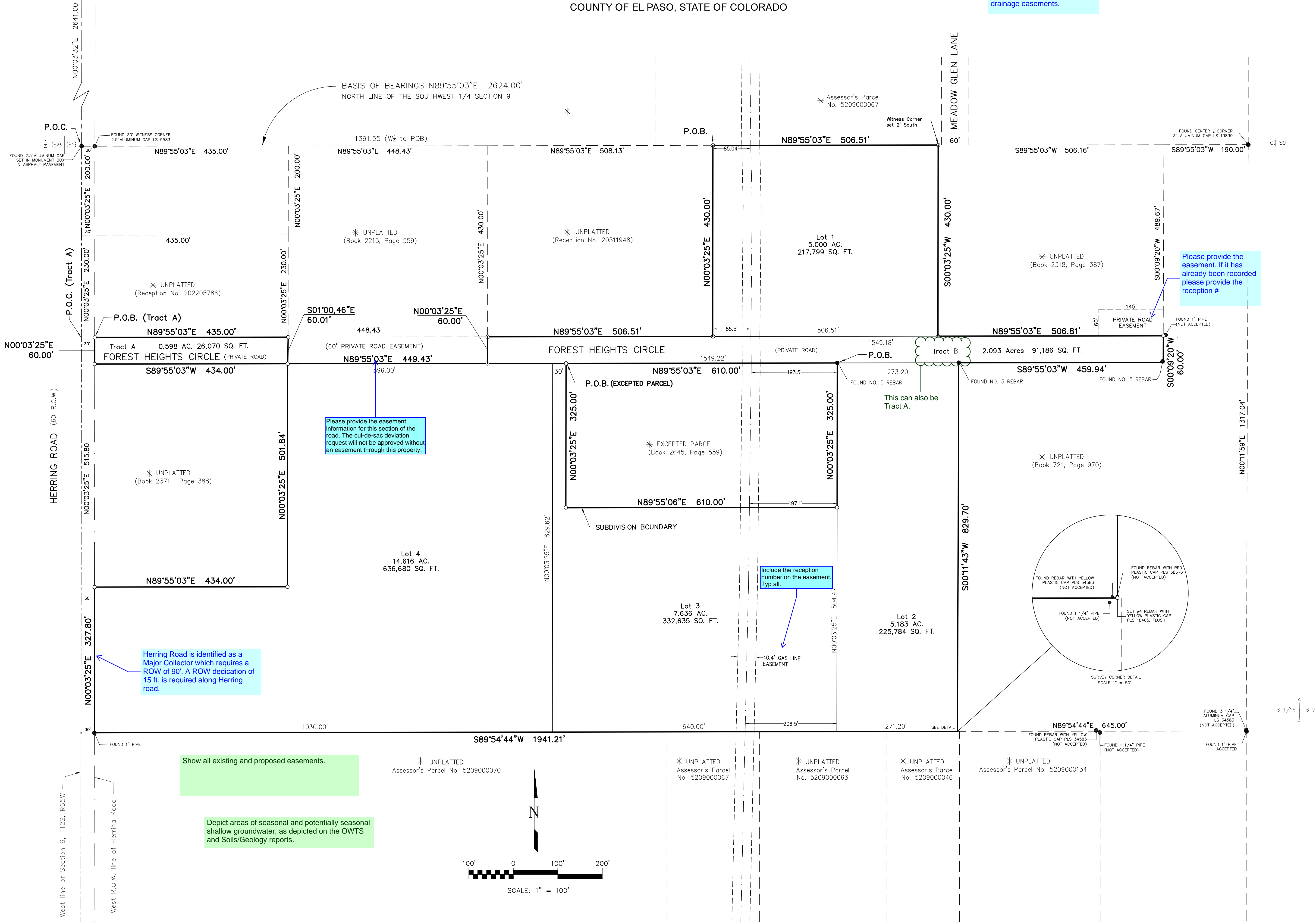
Sheet:

1 of 2

FOREST HEIGHTS ESTATES

FINAL PLAT
PART OF THE SOUTHWEST 1/4 OF SECTION 9
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Coordinate with the drainage
engineer to show the necessary
drainage easements.



NOTICE:
According to Colorado law
you must commence any
legal action based upon any
error in this survey within
three years after the date of
discovery of 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.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND WASTEWATER

| REVISIONS | | No. | | Description | | By | | Date | |
|-----------|--|-----|--|-------------|--|----|--|------|--|
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

H Scale: 1"=100'
V Scale: N/A
Designed By: N/A
Drawn By: JLG
Checked By: DLK
Date: 5/01/2020

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc-inc com · TEL: (719) 528-6133 · FAX: (719) 528-6648
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FOREST HEIGHTS ESTATES
FINAL PLAT
PART OF SW 1/4, SEC. 9, T12S, R65W, 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

Project No.: 18070
Sheet: 2 of 2