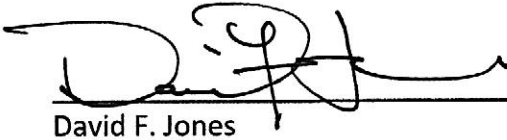


**CERTIFICATE OF MAILING**

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – Walden Preserve 2, Amended PUD, Amended Prel Plan and Fil 4 Final Plat applications

I, David F. Jones, certify that on the 12th day of March, 2019 a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the following individuals and business:

  
\_\_\_\_\_  
David F. Jones

March 12, 2019

**WALDEN PRESERVE 2 - FILINGS 4 THROUGH 7****ADJOINING OWNERS LIST**

PARCEL NO.	OWNER	MAILING ADDRESS
6122002008	Maritta Goodman	3645 Pinehurst Cr, Colo Spgs, CO 80908-1330
6122001005	Robin & Leilani Glaser	17420 Walden Way, Colo Spgs, CO 80908-1325
6122001006	Ann Thurston	17440 Walden Way, Colo Spgs, CO 80908-1325
6115003004	David & Sandra Wortley	17525 Walden Way, Colo Spgs, CO 80908-1326
6115003003	William & Debra Lamb	17565 Walden Way, Colo Spgs, CO 80908-1326
6115003002	Mark & Elaine Humphries	1253 E Madison St, Colo Spgs, CO 80907-7136
6115003001	Daniel & Michele Mihelich	17645 Walden Way, Colo Spgs, CO 80908-1377
6115001006	Ana Dominguez	17785 Walden Way, Colo Spgs, CO 80908-1377
6115001004	Susan & Craig Levi	17875 Walden Way, Colo Spgs, CO 80908-1379
6100000112	Randy & Linda Amann	POB 281 Pleasant Grove, UT, 84062-0281
6115005008	Raymond Silva	18230 Woodhaven Dr, Colo Spgs, CO 80908-1345
6115005009	Darrick Kizlyk	18190 Woodhaven Dr, Colo Spgs, CO 80908-1345
6115005010	Jason & Kimberly Callaway	18170 Woodhaven Dr, Colo Spgs, CO 80908-1345
6115005011	Jeffrey & Heather Rath	18160 Woodhaven Dr, Colo Spgs, CO 80908-1345
6115005012	Scott & Carol Pope	18140 Woodhaven Dr, Colo Spgs, CO 80908-1345
6115005013	Thomas & Debbie Fobair	18120 Woodhaven Dr, Colo Spgs, CO 80908-1345
6115005014	Christopher & Jessica Ojennes	18110 Woodhaven Dr, Colo Spgs, CO 80908-1345
6115006001	Diane & Brian Werner	18080 Woodhaven Dr, Colo Spgs, CO 80908-1384
6115006002	Rhonda Dailey	18060 Woodhaven Dr, Colo Spgs, CO 80908-1384
6115006003	Cabrera Family Revoc Living Trust	18040 Woodhaven Dr, Colo Spgs, CO 80908-1384
6115006004	Dedrick & Kari Sanders	18020 Woodhaven Dr, Colo Spgs, CO 80908-1384
6115006005	Amanda Verrie	17980 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006006	Brennan Family Revoc Living Trust	17960 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006007	Keith & Chettina Hackett	17940 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006008	Daina & Jerome Beck	17920 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006009	Daniel & Cara Weed	17890 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006010	Denise Polenske	17870 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006011	Erika Click	17850 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006012	Marlene Rygg	17830 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006016	Samuel & Heather Sharp	17810 Woodhaven Dr, Colo Spgs, CO 80908-1366
6115006017	Ryan & Karen Lakey	17790 Woodhaven Dr, Colo Spgs, CO 80908-1380
6114004005	Ernest & Julie Locke	17780 Woodhaven Dr, Colo Spgs, CO 80908-1380
6114004004	Steven Gutman & Karon Teasdale	17770 Woodhaven Dr, Colo Spgs, CO 80908-1380
6114004003	Cindy Harrold	17760 Woodhaven Dr, Colo Spgs, CO 80908-1380
6114004009	Brian & Cynthia Lockhart	17688 Cabin Hill Ln, Colo Spgs, CO 80908-1450
6114004010	Derrick & Katherine Ankrom	17680 Cabin Hill Ln, Colo Spgs, CO 80908-1450
6114004011	Christopher & Anne Cullen	17672 Cabin Hill Ln, Colo Spgs, CO 80908-1450
6114004012	Robert Walters	15945 Jackson Creek Pkwy #523, Monument, CO 80132-8532
6114004013	Gary & Melissa Muto	17656 Cabin Hill Ln, Colo Spgs, CO 80908-1450
6114004014	Matthew & La Vonne Carver	POB 869, Monument, CO 80132-0869
6114004016	Eric & Krista Bogenrief	POB 1402, Palmer Lake, CO 80133-1402
6114004017	Kathleen Flarity	17632 Cabin Hill Ln, Colo Spgs, CO 80908-1450
6123001001	Max & Leslie Lantz	17624 Cabin Hill Ln, Colo Spgs, CO 80908-1450

March 8, 2019

RE: NOTIFICATION TO ADJOINING LAND OWNER – WALDEN PRESERVE 2, AMENDED PUD DEVELOPMENT PLAN AND AMENDED PRELIMINARY PLAN APPLICATIONS

Dear Adjoining Land Owner:

Custom Castles, Inc., the developer of the below described property, is currently making application to the El Paso County Planning and Community Development Department for administrative approval of an amended Preliminary Plan and an amended PUD Development Plan for the Walden Preserve 2 subdivision.

Approval of this request by the El Paso County Planning and Community Development Department would allow for the development of 73 single family residential lots at a minimum lot size of 1.0 acres and approximately 50.34 acres of open space. All proposed changes and modifications will be limited to roadway alignments and lot design geometrics. The purpose of the proposed amendments is to locate roadways and lots in areas requiring less over-lot grading and earthmoving disturbance.

Approval of this request will **not** change previous Preliminary Plan and/or PUD Development Plan agreements and requirements related to: (1) the maximum number of lots allowed within the subdivision, (2) the minimum area of open space included within the subdivision, (3) the minimum 1.0 acre lot size, (4) the 125 foot minimum open space buffer required along the westerly edge of the subdivision, (5) the 50 foot minimum regional trail setback from the westerly edge of the subdivision, (6) the required landscape buffer along the westerly edge of the subdivision and (7) the maximum number of lots allowed to be platted prior to the developer providing a second northerly vehicular access onto Hwy83/Walker Rd.

The proposed 135.05 acre portion of the Walden Preserve 2 subdivision is located in portions of the SW1/4 of Sec 14, SE1/2 of Sec 15, NE1/4 of Sec 22 and the NW1/4 of Sec 23, T11S, R66W of the 6<sup>th</sup> PM. The El Paso County Assessor's number for the parcel is 61230 01 023. More specifically, the property is located north of Walden Preserve 2, Filing No. 2 and 3, east of Walden Way and north of Walker Road. Vehicular access to the lots will be provided from the west by Walden Way via an extension of Pinehurst Drive and from the north by Walker Road. All roadways will be asphalt surfaced, County owned and maintained, Rural Residential roadways. I have enclosed a copy of the proposed PUD Development Plan and Preliminary Plan illustrating the general layout of both the existing and proposed subdivisions.

Existing improvements within the parcel are related to the Filing 1, 2 and 3's public improvements and recreational uses including trails and ponds. Proposed improvements within the parcel include County owned and maintained asphalt surfaced roadways, open space recreational improvements including trails, drainage improvements, electric service, natural gas service and telephone service.

Water will be provided via a central water system. Waste water will be collected and treated via a central sewage collection and treatment system.

These applications are being administratively review by the Planning and Community Development Department. You are encouraged to submit a statement expressing your opinions and comments on the applications to the El Paso County Planning and Community Development Dept., Attn: Nina Ruiz, 2880 International Cir., Colorado Springs, CO 80910. You may also contact the County's project manager, Nina Ruiz, directly at 719 520 6313 or email her at [ninaruiz@elpasoco.com](mailto:ninaruiz@elpasoco.com).

Should you have any questions regarding this application, you are welcome to contact either my office or Matt Dunston at 719 339 2410.

David F. Jones  
LAND RESOURCE ASSOCIATES  
719.684.2298 [chipita1@comcast.net](mailto:chipita1@comcast.net)



# WALDEN PRESERVE 2 - FILINGS 4, 5, 6 & 7

## AMENDED PRELIMINARY PLAN

OWNED AND DEVELOPED BY: WALDEN HOLDINGS I,LLC, 17145 COLONIAL PARK DR, MONUMENT, CO 80132

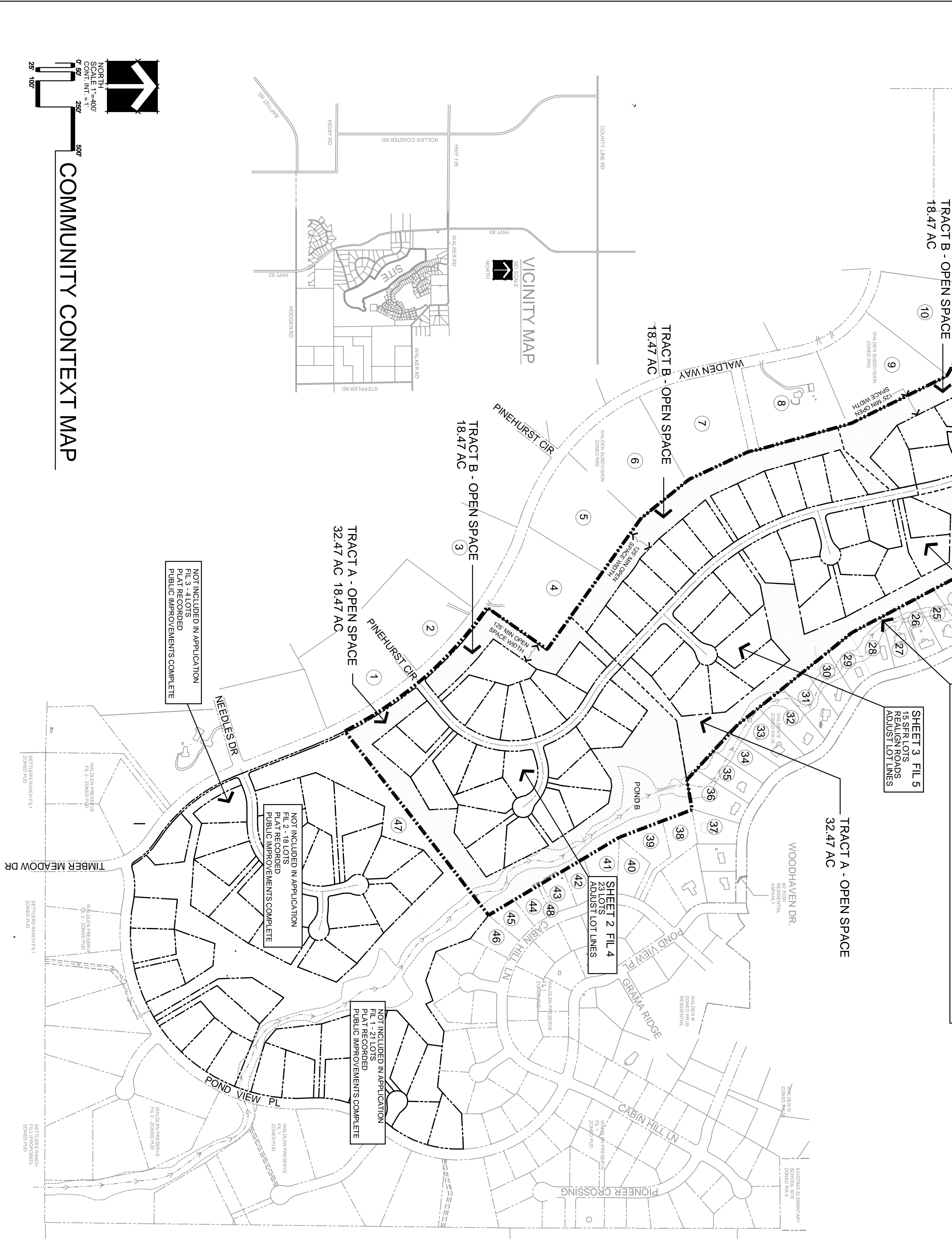
PORTIONS OF SEC 14, 15, 22 & 23, T11S, R66W, 6TH PM IN EL PASO COUNTY COLORADO

### STANDARD PCD PRELIMINARY PLAN NOTES

1. PLAN FOR THIS PUD ZONE AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTE WATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. 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 THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

### SCHEDULE NO. 61230 01 023

#### LIMITS OF THIS APPLICATION



### DEVELOPMENT NOTES:

1. NO CHANGE TO THE TOTAL NUMBER OF LOTS OR THE TOTAL AREA OF OPEN SPACE IS PROPOSED WITHIN THE AMENDMENT.
2. ALL TRAILS SHALL BE CONSIDERED OPEN FOR EQUESTRIAN USE EXCEPT AS OTHERWISE DEPICTED ON THE FOLLOWING SHEETS.
3. SEE SHEET 4 OF SIX FOR PROPOSED ROADWAY CROSS SECTION.
4. WASTE WATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY THE WALDEN CORPORATION
5. ALL OPEN SPACE TRACTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
7. ALL DRAINAGE FACILITIES LOCATED WITHIN THE PUD OPEN SPACE TRACTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR PROPOSED METROPOLITAN DISTRICT IN ACCORDANCE WITH A STANDARD EL PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.
8. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS AND SPECIFIED EASEMENTS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND MAINTAINED AND MAINTAINED BY EL PASO COUNTY.
9. ALL DRAINAGE FACILITIES LOCATED WITHIN THE PUD OPEN SPACE TRACTS SHALL BE CONSIDERED OPEN FOR EQUESTRIAN USE EXCEPT AS OTHERWISE DEPICTED ON THE FOLLOWING SHEETS.
10. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION.
11. THE OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR, IF CREATED, THE PROPOSED METROPOLITAN DISTRICT. THE COMMUNITY WATER FACILITIES AND THE COMMUNITY WASTEWATER FACILITIES IN THIS PUD SHALL BE OPERATED AND MAINTAINED BY THE WALDEN CORPORATION EXCEPT TO THE EXTEND SUCH OPERATION AND MAINTENANCE ARE UNDERTAKEN BY THE PROPOSED METROPOLITAN DISTRICT.
12. OPEN SPACE WILL BE INCLUDED IN EACH FINAL PLAT SUCH THAT THE CUMULATIVE AMOUNT EQUALS OR EXCEEDS THE MINIMUM OPEN SPACE REQUIREMENTS IDENTIFIED WITHIN THE EL PASO COUNTY LAND DEVELOPMENT CODE'S PUD ZONE REQUIREMENTS.
13. NO MORE THAN 66 LOTS MAY BE PLATTED IN THE PUD UNTIL CONSTRUCTION DRAWINGS AND ADEQUATE FINANCIAL ASSURANCES ARE APPROVED AND/OR ACCEPTED FOR CONSTRUCTION CONNECTING (A) THE MAIN ROAD THROUGH THE NORTHERN PORTION OF THE PUD WITH (B) A PUBLIC ROAD EXTENDING SOUTH FROM WALKER RD. AND SUCH PUBLIC RIGHT OF WAY HAS BEEN DEDICATED TO AND ACCEPTED BY THE COUNTY.
14. ALL TRAILS SHALL BE CONSIDERED OPEN FOR EQUESTRIAN USE EXCEPT AS OTHERWISE DEPICTED ON THE FOLLOWING SHEETS.

WALDEN PRESERVE 2 - FILINGS 4 THROUGH 7				
ADJOINING OWNERS LIST				
NO.	PARCEL NO.	OWNER	MALING ADDRESS	ZONING USE
1	6172002008	Martin Goodman	3845 Pheasant Cr, Colo Spgs. CO 80908-1330	RR-5 SFR
2	6172002005	Robin & Laila Glaser	17420 Walden Way, Colo Spgs. CO 80908-1325	RR-5 SFR
3	6172002006	Ann Thurston	17440 Walden Way, Colo Spgs. CO 80908-1325	RR-5 SFR
4	6175003004	David & Sandra Worley	17525 Walden Way, Colo Spgs. CO 80908-1326	RR-5 SFR
5	6175003002	William & Debra Lamb	17565 Walden Way, Colo Spgs. CO 80908-1326	RR-5 SFR
6	6175003003	Mark & Elaine Humphries	12531 E. Madison St., Colo Spgs. CO 80907-7136	RR-5 SFR
7	6175003001	Daniel & Michele Mirefin	17651 Walden Way, Colo Spgs. CO 80908-1317	RR-5 SFR
8	6175003004	BLOCKED BY ASSESSOR	17785 Walden Way, Colo Spgs. CO 80908-1317	RR-5 SFR
9	6175001004	Suzanne & Craig Lewis	17875 Walden Way, Colo Spgs. CO 80908-1319	RR-5 SFR
10	6175001002	Randy & Linda Arman	POB 281 Present Grove, UT 84062-0281	RR-5 SFR
11	6175001004	83 Walker LLC	1230 Seabrook Ct, Monument, CO 80132	RR-5 VAC
12	6175002045	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-5 1
13	6175005008	Raymond Silva	18230 Woodhaven Dr, Colo Spgs. CO 80908-1345	RR-0.5 SFR
14	6175005009	Derrick Kizik	18190 Woodhaven Dr, Colo Spgs. CO 80908-1345	RR-0.5 SFR
15	6175005010	Jason & Kimberly Galloway	18170 Woodhaven Dr, Colo Spgs. CO 80908-1345	RR-0.5 SFR
16	6175005011	Jeffrey & Heather Rain	18160 Woodhaven Dr, Colo Spgs. CO 80908-1345	RR-0.5 SFR
17	6175005012	Scott & Carol Pope	18150 Woodhaven Dr, Colo Spgs. CO 80908-1345	RR-0.5 SFR
18	6175005014	Thomas & Debbie Folar	18110 Woodhaven Dr, Colo Spgs. CO 80908-1345	RR-0.5 SFR
19	6175005014	Christoph Dierke & Brian Werner	18060 Woodhaven Dr, Colo Spgs. CO 80908-1344	RR-0.5 SFR
20	6175006002	Rhonda Dailly	18040 Woodhaven Dr, Colo Spgs. CO 80908-1344	RR-0.5 SFR
21	6175006003	Calvera Family Revoc Living Trust	18020 Woodhaven Dr, Colo Spgs. CO 80908-1344	RR-0.5 SFR
22	6175006004	Derrick & Kari Sanders	17980 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
23	6175006005	Amanda Verne	17960 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
24	6175006006	Brennan Family Revoc Living Trust	17940 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
25	6175006007	Keith & Chetina Hackett	17920 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
26	6175006008	Dana & Jarone Beck	17890 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
27	6175006009	Danish Thrusdale	17870 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
28	6175006010	Marlene Ryck	17830 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
29	6175006012	Samuel & Heather Sharp	17810 Woodhaven Dr, Colo Spgs. CO 80908-1366	RR-0.5 SFR
30	6175006016	Ryan & Karen Lakey	17780 Woodhaven Dr, Colo Spgs. CO 80908-1360	RR-0.5 SFR
31	6175006017	Ernest & Julie Locke	17770 Woodhaven Dr, Colo Spgs. CO 80908-1360	RR-0.5 SFR
32	6175006018	Steven Gunnar & Karen Fasdale	17760 Woodhaven Dr, Colo Spgs. CO 80908-1450	RR-0.5 SFR
33	6175006019	Cindy Harrold	17680 Cabn Hill Ln, Colo Spgs. CO 80908-1450	RR-0.5 SFR
34	6175006020	Brian & Cynthia Lockart	17660 Cabn Hill Ln, Colo Spgs. CO 80908-1450	RR-0.5 SFR
35	6175006021	Derrick & Katherine Ankom	17640 Cabn Hill Ln, Colo Spgs. CO 80908-1450	RR-0.5 SFR
36	6175006022	Christopher & Anne Cullen	17620 Cabn Hill Ln, Colo Spgs. CO 80908-1450	RR-0.5 SFR
37	6175006023	Robert Waters	15945 Jack Cr, Hwy #253 Monument, CO 80132	RR-0.5 SFR
38	6175006024	Gary & Melissa Nido	POB 868 Cabn Hill Ln, Colo Spgs. CO 80133-1489	RR-0.5 SFR
39	6175006025	Eric & Kristi Borgmeyer	POB 1402 Palmer Lake, CO 80133-1402	RR-0.5 SFR
40	6175006026	Mathew & Kristi Borgmeyer	17632 Cabn Hill Ln, Colo Spgs. CO 80908-1450	RR-0.5 SFR
41	6175006027	Kathleen Parry	17624 Cabn Hill Ln, Colo Spgs. CO 80908-1450	RR-0.5 SFR
42	6175006028	Max & Leslie Lantz	1230 Seabrook Ct, Monument, CO 80132	RR-0.5 SFR
43	6175006029	Custom Castles Building Co Inc	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
44	6175006030	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
45	6175006031	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
46	6175006032	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
47	6175006033	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
48	6175006034	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
49	6175006035	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
50	6175006036	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
51	6175006037	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
52	6175006038	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
53	6175006039	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
54	6175006040	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
55	6175006041	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
56	6175006042	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
57	6175006043	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
58	6175006044	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
59	6175006045	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
60	6175006046	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
61	6175006047	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
62	6175006048	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
63	6175006049	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
64	6175006050	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
65	6175006051	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
66	6175006052	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
67	6175006053	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
68	6175006054	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
69	6175006055	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
70	6175006056	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
71	6175006057	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
72	6175006058	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
73	6175006059	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
74	6175006060	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
75	6175006061	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
76	6175006062	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
77	6175006063	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
78	6175006064	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
79	6175006065	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
80	6175006066	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
81	6175006067	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
82	6175006068	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
83	6175006069	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
84	6175006070	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
85	6175006071	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
86	6175006072	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
87	6175006073	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
88	6175006074	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
89	6175006075	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
90	6175006076	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
91	6175006077	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
92	6175006078	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
93	6175006079	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
94	6175006080	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
95	6175006081	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
96	6175006082	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
97	6175006083	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
98	6175006084	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
99	6175006085	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR
100	6175006086	Walden Corporation	17145 Colonial Pl. Dr, Monument, CO 80132	RR-0.5 SFR

### LEGAL DESCRIPTION

TRACT IN N2NW4 SEC 23-1-66 DESC AS FOLS: BEG AT NW COR SEC 23, TH SLY ALG WLY LN 1270.00 FT ML, ELY 1560.00 FT ML TO A PT ON WLY LN OF LOT 78 WALDEN PRESERVE FIL NO 1, N 37-12-01 W 11.00 FT ML, N 00-39-14 W 501.12 FT, N 12-55-55 W 137.67 FT, N24-41-02 W 278.06 FT, S 70-53-59 W 122.07, N 70-36-25 W 173.85 FT, N 20-56-51 W 209.95 FT, N 52-04-58 W 168.72 FT, N 30-46-53 W ALG LOT 9 WALDEN PRESERVE FIL NO 1 140.00 FT TO N LN OF SEC 23, TH WLY ALG N LN OF SEC 23 850.00 FT ML TO POB TOG W/ LOTS 74-78 WALDEN PRESERVE FIL NO 1 TOG W/ S2NW4 OF SEC 23-1-66 EX APPROX 1.0 ACRE TRACT TO WALDEN CORP BY BK 2111-891, EX PT TO WALDEN PRESERVE FIL NO 1 BY REC #205122356, EX THAT PT TO COUNTY FOR RAW BY REC #209094443, EX PT TO WALDEN PRESERVE FIL NO 2 TOG W/ THAT UNPLATTED PORT OF SEC 14, 15 & 22-1-66 DESC AS FOLS: BEG AT NE COR OF SD SEC 22, TH SLY ON E LN OF SD SEC 22 TO INTERSC ELY LN OF WALDEN III, NLY ON ELY LN OF SD WALDEN III TO INTERSC N/S CL OF SD SEC 15, NLY ON SD CL TO SLY LN OF TR DESC IN BK 6440-230, ANG R 90-E 884.75 FT TO PT ON WLY LN OF WALDEN III FIL 2, SELY & NELY ON WLY LN OF SD WALDEN III FIL 2 TO NWLY COR OF WALDEN III FIL 3, SELY & NELY ON WLY LN OF SD WALDEN III FIL 3 TO NWLY COR OF WALDEN III FIL 3, THOMAS SUB, SELY & NELY ON WLY LN OF SD WALDEN III FIL 4 TO PT ON WLY LN OF WALDEN III FIL 4, SELY ON WLY LN OF SD WALDEN III FIL 4 TO PT ON N LN OF TR DESC IN BK 2877-786 WLY & SLY ON N & W LNS OF SD TR TO PT ON S LN OF SD SEC 14, TH WLY ON SD S LN TO POB, EX PT TO WALDEN PRESERVE FIL NO 1 BY REC #205122356 & WALDEN PRESERVE FIL 1 & 2

### FLOOD PLAIN CERTIFICATION

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM INSURANCE RATE MAP NUMBER 0801C0286 F EFFECTIVE DATE: MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, NO STRUCTURES ARE PERMITTED WITHIN DESIGNATED FLOOD PLAIN AREAS.

### DEVELOPMENT DATA & CRITERIA

SF LOTS - 73 LOTS, 78.08 AC (68.7%)  
OPEN SPACE (TOTAL) - 50.94 AC (37.6%)  
OPEN SPACE - RECREATIONAL - 45.85 AC  
OPEN SPACE - DRAINAGE - 5.09 AC  
ROAD ROW (INCL WALDEN WY) - 5.03 AC (3.7%)  
TOTAL - 73 LOTS, 135.05 AC (100%)

MIN LOT SIZE - 1.0 AC  
AVE LOT SIZE - 1.08 AC  
GR DENSITY - 1 LOT / 1.84 AC

\* DRAINAGE FACILITIES ARE ESTIMATED TO BE APPROXIMATELY 10% OF THE TOTAL OPEN SPACE AREA  
MAX BLDG. HT - 30' (PER CODE MEASUREMENT)  
BLDG SETBACKS -  
FRONT - 25'  
REAR - 15'

STANDARD UTILITY & DRAINAGE EASEMENTS  
FRONT - 15'  
SIDE - 10'  
REAR - 10'  
PERIMETER - 30'

### PROPERTY OWNER

WALDEN HOLDINGS 1, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
MONUMENT, CO 80132-9473  
PROPERTY DEVELOPER  
CUSTOM CASTLES BUILDING COMPANY, INC.  
17145 COLONIAL PARK DR.  
MONUMENT, CO 80132-9473

### SHEET INDEX

SHEET 1 - COVER SHEET & MASTER PLAN  
SHEET 2 - FIL 4 AMENDED PRELIMINARY PLAN  
SHEET 3 - FIL 5 & 6 AMENDED PRELIMINARY PLAN  
SHEET 4 - FIL 7 AMENDED PRELIMINARY PLAN

LRA	LAND RESOURCE ASSOCIATES 9788 MOUNTAIN RD. CHRYSLER PARK, CO 80909 778-684-2288
SHEET TITLE:	COVER SHEET
ISSUED FOR:	COUNTY REVIEW
PROJECT NUMBER:	
COMPUTER FILE:	
ISSUE DATE:	SEP 14, 2018
DRAWN BY:	DFJ
CHECKED BY:	DFJ
DATE:	FEB 21, 2019
POD FILE NO.:	SP-18-005



March 8, 2019

RE: NOTIFICATION TO ADJOINING LAND OWNER – WALDEN PRESERVE 2, FILING 4, FINAL PLAT APPLICATION

Dear Adjoining Land Owner:

Custom Castles, Inc., the developer of the below described property, is currently making application to the El Paso County Planning and Community Development Department for approval of a final plat for the Walden Preserve 2 subdivision's Filing No. 4.

Approval of this request by the El Paso County Board of County Commissioners would allow for the development of 23 single family residential lots at a minimum lot size of 1.0 acres and approximately 18.16 acres of open space.

The proposed 45.27 acre portion of the Walden Preserve 2 subdivision is located in portions of the SW1/4 of Sec 14, SE1/2 of Sec 15, NE1/4 of Sec 22 and the NW1/4 of Sec 23, T11S, R66W of the 6<sup>th</sup> PM. The El Paso County Assessor's number for the parcel is 61230 01 023. More specifically, the property is located north of Walden Preserve 2, Filing No. 2 and 3 and east of Walden Way. Vehicular access to the lots will be provided from the west by Walden Way via an extension of Pinehurst Drive. All roadways are asphalt surfaced, County owned and maintained, Rural Residential roadways. I have enclosed a copy of the proposed final plat illustrating the general layout of the existing subdivision.

Existing improvements within the parcel are related to the Filing 1, 2 and 3's public improvements and recreational uses including trails and ponds. Proposed improvements within the parcel include County owned and maintained asphalt surfaced roadways, open space recreational improvements including trails, drainage improvements, electric service, natural gas service and telephone service.

Water will be provided via a central water system including fire hydrants. Waste water will be collected and treated via a central sewage collection and treatment system.

You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding this request or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning and Community Development Dept., Attn: Nina Ruiz, 2880 International Cir., Colorado Springs, CO 80910. The date, time and location of the future public hearings regarding this application may be obtained by contacting the El Paso County Planning and Community Development Dept. at 719.520.6300.

Should you have any questions regarding this application, you are welcome to contact either my office or Matt Dunston at 719 339 2410.

Sincerely,

David F. Jones  
LAND RESOURCE ASSOCIATES  
719.684.2298  
[chipita1@comcast.net](mailto:chipita1@comcast.net)



# WALDEN PRESERVE 2, FILING NO. 4 LOCATED IN THE SW1/4 OF SEC. 14, THE SE1/4 OF SEC. 15, THE NE1/4 OF SEC. 22 & THE NW1/4 OF SEC. 23, ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

THAT WALDEN HOLDINGS I, LLC, A COLORADO LIMITED LIABILITY COMPANY, MATTHEW W. DUNSTON, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## TO WIT:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 213109361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4 SW1/4) OF SECTION 14, THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE1/4 SE1/4) OF SECTION 15, THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE1/4 NE1/4) OF SECTION 22 AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) OF SECTION 23, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT A, WALDEN PRESERVE 2, FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 215713641 OF SAID COUNTY RECORDS, SAID POINT ALSO BEING THE COMMON SOUTHWESTERLY CORNER OF LOT 9 AND LOT 10, WALDEN PRESERVE FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 205122356 OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND RED CAP STAMPED "PLSC RLS 25968", FROM WHICH THE MOST WESTERLY CORNER OF SAID TRACT A, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALDEN WAY, AS SHOWN ON THE PLAT OF WALDEN III, AS RECORDED IN PLAT BOOK H-2 AT PAGE 19 UNDER RECEPTION NO. 000417849 OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965" BEARS S52°00'21"W (PER SAID PLAT OF WALDEN PRESERVE 2, FILING NO. 2), A DISTANCE OF 1329.52 FEET (OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S52°00'21"W ALONG THE NORTHWESTERLY LINE OF SAID TRACT A, A DISTANCE OF 1329.52 FEET TO THE MOST WESTERLY CORNER THEREOF, SAID POINT ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;  
THENCE ALONG THAT LINE COMMON TO SAID TRACT AND SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A 2185.61 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 282°3'06", AN ARC LENGTH OF 1085.77 FEET (THE LONG CHORD OF WHICH BEARS N41°00'30"W, A LONG CHORD DISTANCE OF 1071.73 FEET) TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF TRACT 10 OF SAID WALDEN III;  
THENCE ALONG THAT LINE COMMON TO SAID TRACT AND SAID TRACT 10 THE FOLLOWING 2 COURSES:  
1.) THENCE N34°47'06"E, A DISTANCE OF 417.69 FEET;  
2.) THENCE N54°20'22"W, A DISTANCE OF 231.20 FEET;  
THENCE N44°28'12"E, A DISTANCE OF 844.52 FEET;  
THENCE N80°11'30"E, ALONG THE SOUTHERLY LINE OF WALDEN III, FILING 3, AS RECORDED IN PLAT BOOK R-2 AT PAGE 49 UNDER RECEPTION NO. 029800707 OF SAID COUNTY RECORDS AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 516.58 FEET TO THE NORTHWEST CORNER OF SAID WALDEN PRESERVE FILING NO. 1;  
THENCE ALONG THAT LINE COMMON TO SAID TRACT AND THE WESTERLY LINE OF SAID WALDEN PRESERVE FILING NO. 1 THE FOLLOWING TWO (2) COURSES:  
1.) THENCE S20°41'02"E, A DISTANCE OF 442.48 FEET;  
2.) THENCE S30°46'38"E, A DISTANCE OF 866.95 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 45.27 ACRES OF LAND, MORE OR LESS.

## DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "WALDEN PRESERVE 2, FILING NO. 4". 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 PROPERTY DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

MATTHEW W. DUNSTON

STATE OF COLORADO } ss  
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY MATTHEW W. DUNSTON.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

## SUMMARY:

23 LOTS	24.11 ACRES	53.26%
2 TRACTS	18.16 ACRES	40.11%
RIGHT-OF-WAY	3.00 ACRES	6.63%
TOTAL	45.27 ACRES	100.00%

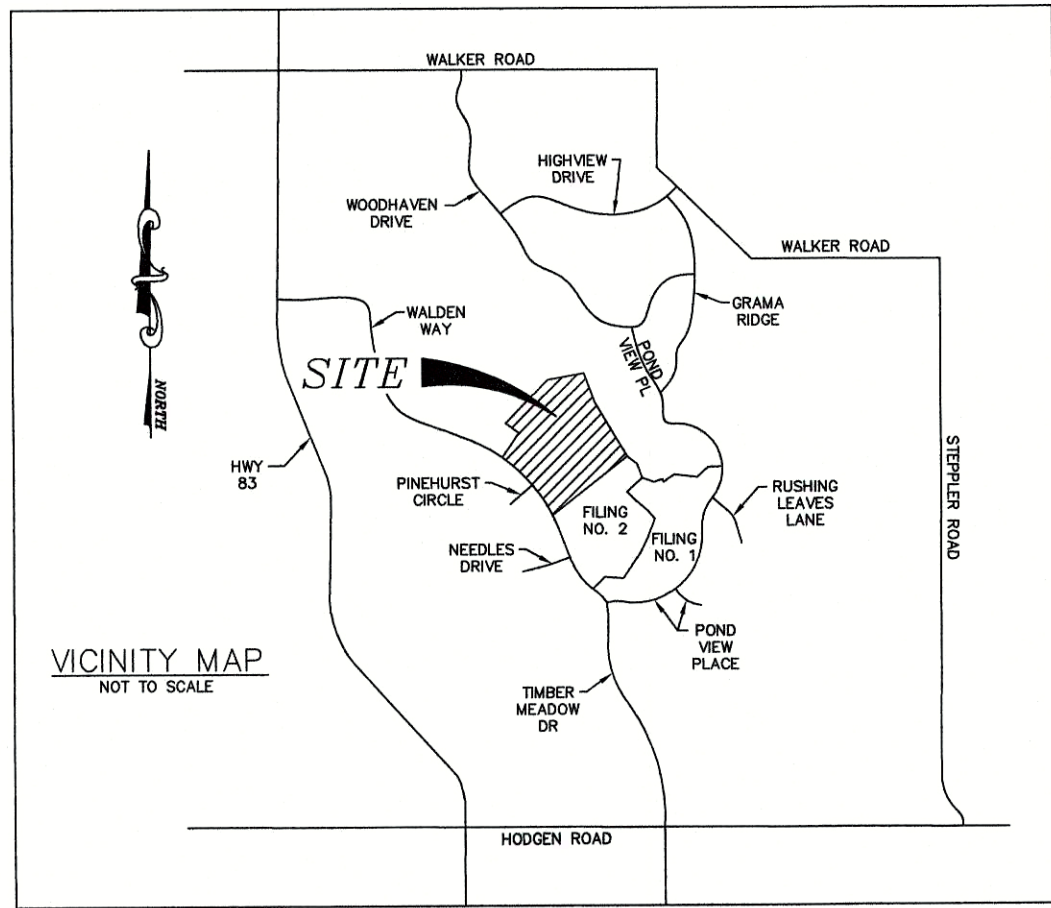
## RECORDING:

STATE OF COLORADO } ss  
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY



## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR WALDEN PRESERVE 2, FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

## PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR WALDEN PRESERVE 2, FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

## SURVEYOR'S CERTIFICATION:

I, ERIC SIMONSON, 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 NOVEMBER 1, 2018, 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 \_\_\_\_\_, 2019.

ERIC SIMONSON, COLORADO PLS 38560 DATE  
FOR AND ON BEHALF OF:  
RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

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.

## FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 080410285 F (EFFECTIVE DATE: MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. NO STRUCTURES ARE PERMITTED WITHIN DESIGNATED FLOODPLAIN AREAS.

## EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC IMPROVEMENTS, PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ADDITIONAL EASEMENT NOTE NO. 1 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 3 FOR THE BENEFIT OF LOTS 2, 3 AND 4.

ADDITIONAL EASEMENT NOTE NO. 2 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 9 FOR THE BENEFIT OF LOTS 8, 9 AND 10.

ADDITIONAL EASEMENT NOTE NO. 3 = 30' TO 32.40' WIDE COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 12 FOR THE BENEFIT OF LOTS 11, 12, AND 13.

ADDITIONAL EASEMENT NOTE NO. 4 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 23 FOR THE BENEFIT OF LOTS 22 AND 23.

## NOTES:

1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF S52°00'21"W (N52°00'21"E PER THE PLAT OF WALDEN PRESERVE 2, FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 215713641 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER), A DISTANCE OF 1329.51 FEET (OF RECORD) BETWEEN THE MOST NORTHERLY CORNER OF TRACT A OF SAID WALDEN PRESERVE 2, FILING NO. 2, SAID POINT ALSO BEING THE COMMON SOUTHWESTERLY CORNER OF LOT 9 AND LOT 10, WALDEN PRESERVE FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 205122356 OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND RED CAP STAMPED "PLSC RLS 25968", AND THE MOST WESTERLY CORNER OF SAID TRACT A, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALDEN WAY, AS SHOWN ON THE PLAT OF WALDEN III, AS RECORDED IN PLAT BOOK H-2 AT PAGE 19 UNDER RECEPTION NO. 000417849 OF SAID COUNTY RECORDS, AS MONUMENTED BY A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965".

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 570-F0810334-370-CSP, AMENDMENT NO. 1 (EFFECTIVE DATE: SEPTEMBER 8, 2018 AT 7:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B - SECTION 2 EXCEPTIONS OF THE REFERENCED TITLE COMMITMENT.

1. THRU 7., & 50. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND LIEN RIGHTS, WHICH DO NOT INCLUDE A FORFEITURE OR REVERTER CLAUSE, SET FORTH IN THE DECLARATION, RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122348. AMENDMENT RECORDED NOVEMBER 19, 2012 AT RECEPTION NO. 212137689 AND JUNE 30, 2015 AT RECEPTION NO. 215068490 AND JUNE 30, 2015 AT RECEPTION NO. 215068494.

9. THE PROPERTY IS SUBJECT TO RESERVATIONS AS SET FORTH IN DEED RECORDED APRIL 24, 1951 IN BOOK 1292 AT PAGE 23.

10. THE PROPERTY IS SUBJECT TO THE EFFECTS OF AND ANY TAX, ASSESSMENT, FEE, CHARGE OR INCREASE IN MILL LEVY RESULTING FROM THE INCLUSION OF THE SUBJECT PROPERTY IN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT AS DISCLOSED BY CERTIFICATE RECORDED OCTOBER 10, 1960 AT RECEPTION NO. 168543.

11. THE PROPERTY IS SUBJECT TO ALL MINERAL RIGHTS CONVEYED TO WALDEN CORPORATION IN DEED RECORDED JULY 18, 1968 IN BOOK 2244 AT PAGE 288 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

12. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC, TELEPHONE AND/OR TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED JUNE 11, 1971 IN BOOK 2414 AT PAGE 663.

13. THE PROPERTY IS SUBJECT TO RESERVATIONS AS SET FORTH IN DEED RECORDED JUNE 11, 1985 IN BOOK 5020 AT PAGE 429.

14. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC, TELEPHONE AND/OR TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED NOVEMBER 4, 1988 IN BOOK 5573 AT PAGE 1234.

15. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR UTILITY LINES AND WATER LINES AND INCIDENTAL PURPOSES GRANTED TO WALDEN CORPORATION BY THE INSTRUMENT RECORDED MAY 6, 2002 AT RECEPTION NOS. 202073591, 202073592, 202073593, 202073595, 202073596, 202073597, RELEASED IN CONNECTION THEREWITH SEPTEMBER 30, 2005 AT RECEPTION NO. 205154117, SEPTEMBER 3, 2005 AT RECEPTION NO. 205157835, SEPTEMBER 30, 2005 AT RECEPTION NO. 205154116 AND SEPTEMBER 30, 2005 AT RECEPTION NO. 205154121.

16. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WATER WELLS AND INCIDENTAL PURPOSES GRANTED TO WALDEN CORPORATION BY THE INSTRUMENT RECORDED MAY 6, 2002 AT RECEPTION NO. 202073598.

17. THE PROPERTY IS SUBJECT TO THE EFFECTS OF AND ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE DONALD WESCOTT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED AUGUST 15, 2003 AT RECEPTION NO. 203188592.

18. THE PROPERTY IS SUBJECT TO ANY ASSESSMENT OR LIEN OF TRI-LAKES FIRE PROTECTION DISTRICT, AS DISCLOSED BY THE INSTRUMENT RECORDED FEBRUARY 27, 2004 AT RECEPTION NO. 204033303 AND FEBRUARY 27, 2004 AT RECEPTION NO. 204033311.

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PUD DEVELOPMENT GUIDELINES RECORDED FEBRUARY 7, 2005 AT RECEPTION NO. 205018612.

20. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-555 RECORDED FEBRUARY 17, 2005 AT RECEPTION NO. 205023414.

21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE IN THE NON-TRIBUTARY ARAPAHOE AND LARAMIE-FOX HILLS AND THE NON-TRIBUTARY DAWSON AQUIFERS, CASE NO. 02CW187 (WD#1) AND CASE NO. 02CW117 (WD#2) RECORDED MARCH 28, 2005 AT RECEPTION NO. 205042890. SPECIAL WARRANTY DEED IN CONNECTION THEREWITH RECORDED AUGUST 09, 2005 AT RECEPTION NO. 205122351.

22. THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES AND NOTICES AS SET FORTH IN THE RECORDED PLAT OF WALDEN PRESERVE FILING NO. 1 RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122356.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122347.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT AND EASEMENT, RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122349.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE DETENTION BASIN MAINTENANCE EASEMENT GRANT TO WALDEN PROPERTY OWNERS ASSOCIATION, RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122350.

26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT, WALDEN PRESERVE FILING NO. 1, RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122352.

27. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 04-556, RECORDED OCTOBER 14, 2005 AT RECEPTION NO. 205163757.

28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 05-292 RECORDED JANUARY 20, 2006 AT RECEPTION NO. 206008988.

29. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 09-218 RECORDED JUNE 17, 2009 AT RECEPTION NO. 209068842.

30. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN LICENSE AGREEMENT RECORDED JUNE 17, 2009 AT RECEPTION NO. 209068843.

31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE IN THE NONTRIBUTARY ARAPAHOE AND LARAMIE-FOX HILLS AND THE NON TRIBUTARY DAWSON AQUIFERS RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122353.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY ACCESS EASEMENT TO WALDEN WAY FOR EMERGENCY PURPOSES RECORDED MAY 5, 2006 AT RECEPTION NO. 206066528.

33. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 09-259 RECORDED JULY 14, 2009 AT RECEPTION NO. 209081391.

34. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE INGRESS/EGRESS & IMPROVEMENT EASEMENT GRANT RECORDED OCTOBER 13, 2006 AT RECEPTION NO. 206151588.

35. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY USE COMPLIANCE AFFIDAVIT FILE NO. TV-09-20 RECORDED JUNE 1, 2009 AT RECEPTION NO. 209060496.

36. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY USE APPLICATION RECORDED JUNE 17, 2010 AT RECEPTION NO. 210057461.

37. THE PROPERTY IS SUBJECT TO DEEDS RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053672, APRIL 5, 2005 AT RECEPTION NO. 205048457 AND AUGUST 9, 2005 AT RECEPTION NO. 205122351 MAKE REFERENCE TO WATER RIGHTS.

38. & 39. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MAP RECORDED DECEMBER 6, 2012 AT RECEPTION NO. 212145668.

40. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 14-109 RECORDED APRIL 1, 2014 AT RECEPTION NO. 214026891.

41. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PUD DEVELOPMENT GUIDELINES RECORDED JULY 30, 2014 AT RECEPTION NO. 214068052.

42. THE PROPERTY IS SUBJECT TO WALDEN PRESERVE 2 PUD DEVELOPMENT PLAN RECORDED JULY 30, 2014 AT RECEPTION NO. 214068053.

43. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 14-322 RECORDED AUGUST 27, 2014 AT RECEPTION NO. 214078089.

44. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE WALDEN METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT(S) RECORDED NOVEMBER 17, 2014 AT RECEPTION NO. 214105771.

45. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-023 RECORDED JANUARY 16, 2015 AT RECEPTION NO. 215004812.

46. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-025 RECORDED JANUARY 16, 2015 AT RECEPTION NO. 215004814.

## NOTES (CONT'D):

47. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EL PASO COUNTY SPECIAL DISTRICTS ANNUAL REPORT AND DISCLOSURE FORM RECORDED JANUARY 23, 2015 AT RECEPTION NO. 215006922.

48. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PARK LANDS AGREEMENT RECORDED AUGUST 13, 2014 AT RECEPTION NO. 214073311.

49. THE PROPERTY IS SUBJECT TO THE WALDEN PRESERVE 2 AMENDED PUD DEVELOPMENT PLAN RECORDED MAY 26, 2016 AT RECEPTION NO. 216056505.

50. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION AS RECORDED \_\_\_\_\_, 2019 UNDER RECEPTION NO. \_\_\_\_\_

3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY WALDEN CORPORATION, A PRIVATE UTILITY COMPANY, AND IS SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND TRAFFIC IMPACT STUDY.

6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7. 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.

8. ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS.

9. ALL DEVELOPMENT WITHIN THE WALDEN PRESERVE 2 SUBDIVISION SHALL COMPLY WITH THE PUD DEVELOPMENT PLAN AND DEVELOPMENT GUIDE AS RECORDED UNDER RECEPTION NO.'S. 214068053 AND 214068052, RESPECTIVELY, AND THE AMENDED PUD DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 216056505, ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.

10. NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY, ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

11. WALDEN PRESERVE 2, FILING NO. 4 IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AND LEWIS MOUNTAIN SCHOOL DISTRICT NO. 38 AND WILL BE SERVED BY BOTH.

12. 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. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

13. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ (RESOLUTION NO. 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

14. THE FOLLOWING DESCRIBED TRACTS ARE TO BE OWNED BY WALDEN HOLDINGS I, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE WALDEN METROPOLITAN DISTRICT NO. 1 AND NO. 2. ALL MAINTENANCE RESPONSIBILITY FOR THESE TRACTS, INCLUDING OPEN SPACE LAND, RECREATIONAL FACILITIES (OTHER THAN COUNTY TRAILS) AND DRAINAGE FACILITIES, IS VESTED IN THE PROPERTY OWNERS' ASSOCIATION.

- TRACT A IS RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.

- TRACT B IS RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.

15. ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

16. BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 15', AND REAR YARD - 25'.

17. MAXIMUM BUILDING HEIGHT: 30 FEET, AS MEASURED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.

18. 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 CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

19. THERE ARE 23 LOTS AND 2 TRACTS PLATTED IN THIS SUBDIVISION.

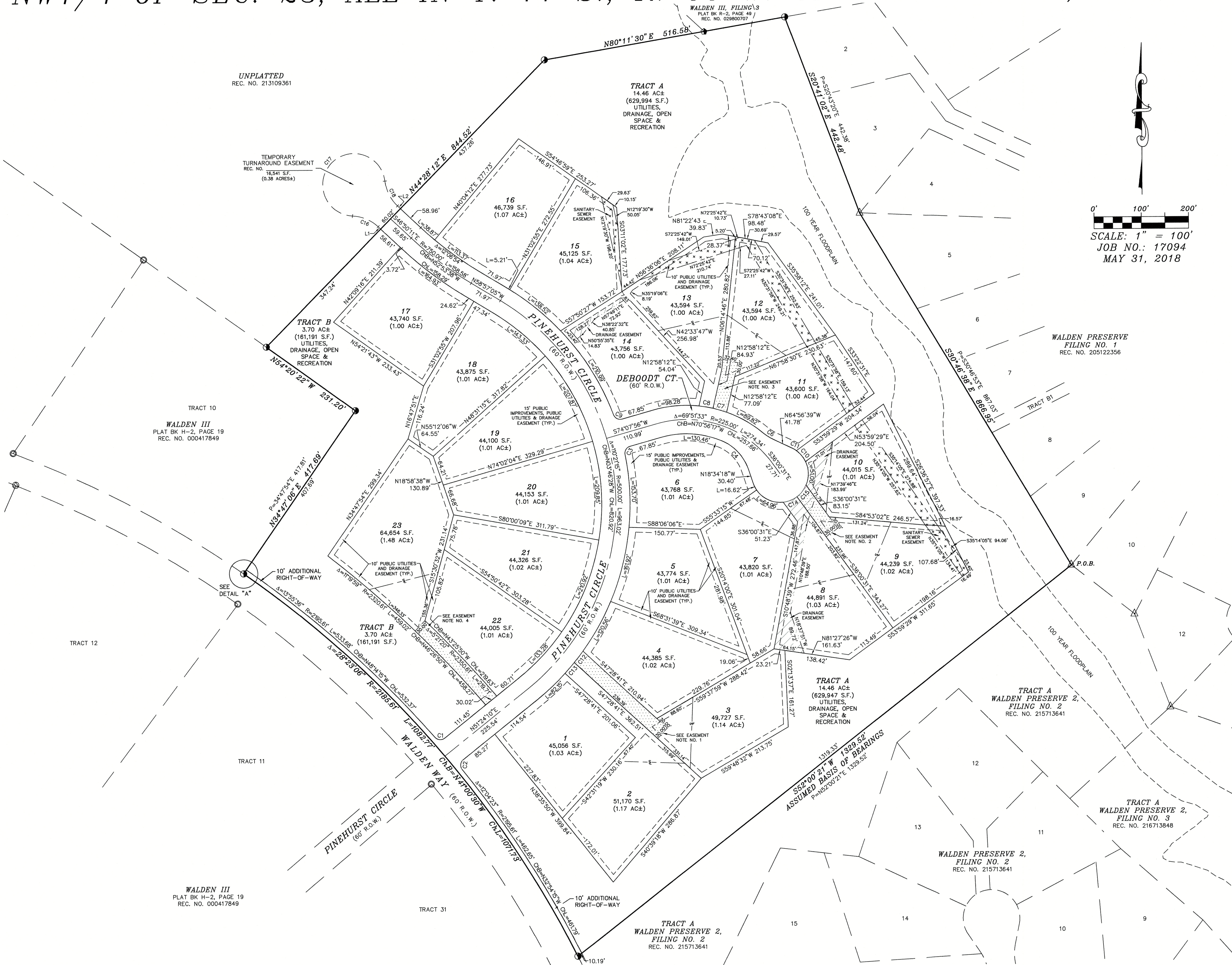
20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

21. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

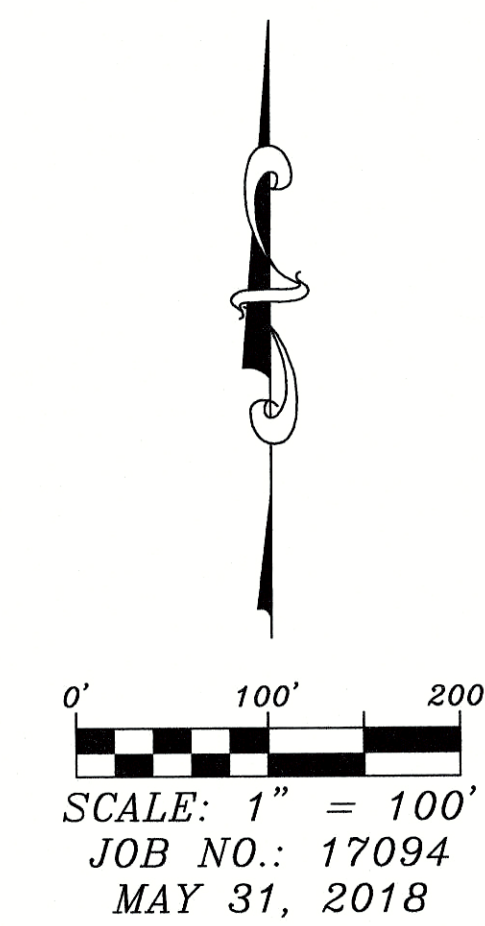
22. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILD



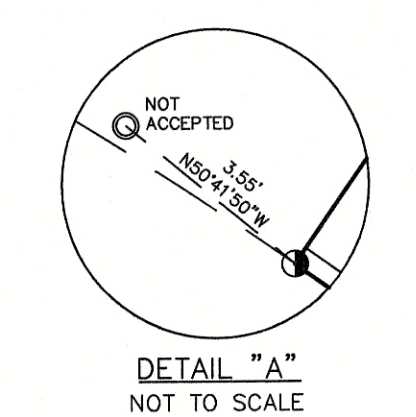
WALDEN PRESERVE 2, FILING NO. 4  
LOCATED IN THE SW1/4 OF SEC. 14, THE SE1/4 OF SEC. 15, THE NE1/4 OF SEC. 22 & THE  
NW1/4 OF SEC. 23, ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.86'	15.00'	87°19'23"	S84°56'09"E	20.71'
C2	23.65'	15.00'	90°20'36"	S06°13'52"W	21.28'
C3	22.32'	15.00'	85°15'50"	S31°30'01"W	20.32'
C4	85.93'	100.55'	48°57'45"	N43°03'10"W	83.34'
C6	26.07'	100.55'	14°51'10"	S57°31'04"E	25.99'
C7	30.07'	255.00'	6°45'23"	N73°39'07"W	30.05'
C8	30.07'	255.00'	6°45'23"	N80°24'30"W	30.05'
C9	22.32'	15.00'	85°15'50"	S63°14'09"E	20.32'
C10	30.39'	60.00'	29°00'58"	N39°41'25"W	30.06'
C11	11.25'	60.00'	10°44'44"	N59°34'17"W	11.24'
C12	30.11'	530.00'	3°15'19"	S37°38'58"W	30.11'
C13	30.02'	530.00'	3°14'42"	N40°53'58"E	30.01'
C14	31.35'	60.00'	29°56'16"	N68°33'04"E	31.00'
C15	31.48'	60.00'	30°03'52"	N38°33'00"E	31.12'



- LEGEND:
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
  - FOUND REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
  - FOUND REBAR AND YELLOW CAP STAMPED "PLS 13830"
  - FOUND 1/2" REBAR (NO CAP)
  - FOUND REBAR AND RED CAP STAMPED "PLSC RLS 25968"
  - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 7017"
  - 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK
  - DRAINAGE EASEMENT
  - 20' WIDE SANITARY SEWER EASEMENT



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C16	59.93'	85.00'	40°23'44"	N67°02'03"W	58.69'
C17	300.41'	66.00'	260°47'27"	N43°09'49"E	100.53'
C18	59.93'	85.00'	40°23'44"	S26°38'20"E	58.69'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°50'11"W	7.12
L2	S46°50'11"E	8.49

REVISION DATE: MARCH 5, 2019 (PER AMENDED PRELIMINARY PLAN)  
REVISION DATE: OCTOBER 26, 2018 (PER COUNTY COMMENTS)  
REVISION DATE: SEPTEMBER 13, 2018 (PER UPDATED TITLE COMMITMENT)  
DATE OF PLAT PREPARATION: MAY 31, 2018

WALDEN PRESERVE 2, FIL. NO. 4 - PT. SW1/4 SEC. 14, PT. SE1/4 SEC. 15, PT. NE1/4 SEC. 22 & PT. NW1/4 SEC. 23, T11S, R66W of the 6th P.M., EL PASO COUNTY, CO

**RAMPART SURVEYS, LLC**  
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 17094FP4.DWG PAGE 2 OF 2



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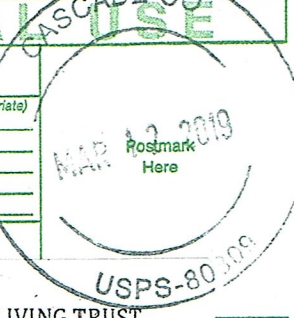
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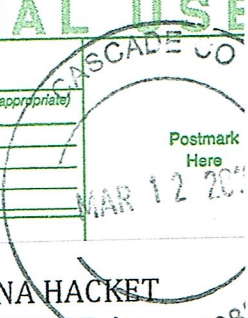
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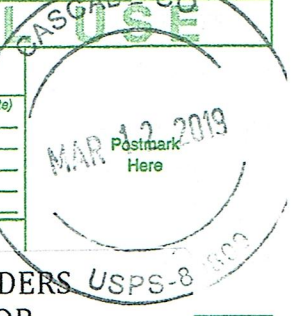
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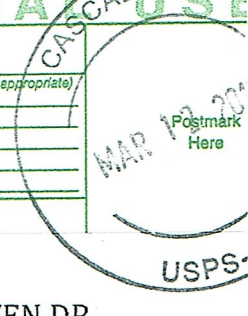
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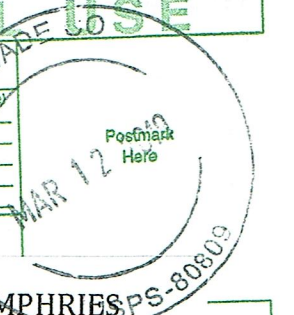
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\$ WILLIAM AND DEBRA LAMB

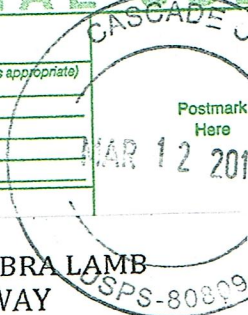
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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DAINA & JEROME BECK  
17920 WOODHAVEN DR  
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City, State

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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17680 CABIN HILL LN  
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City, State

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\$

Sent To  
GARY & MELISSA MUTO  
17656 CABIN HILL RD  
COLORADO SPRINGS, CO 80908

Street  
City, State

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Post  
\$

Sent To  
ROBERT WALTERS  
15945 JACKSON CREEK PKWY #523  
MONUMENT, CO 80132

Street and  
City, State

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Post  
\$

Sent To  
CHRISTOPHER & ANNE CULLEN  
17672 CABIN HILL LN  
COLORADO SPRINGS, CO 80908

Street and  
City, State

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<b>OFFICIAL USE</b>	
Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total	\$ _____
Sent	By <b>SAMUEL &amp; HEATHER SHARP</b>
Street	<b>17810 WOODHAVEN DR</b>
City	<b>COLORADO SPRINGS, CO 80908</b>

CASCADE CO  
 Postmark Here  
**MAR 12 2019**  
 USPS-80809

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For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL RECEIPT</b>	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
To	
\$	MARLENE RYGG
\$	17830 WOODHAVEN DR
\$	COLORADO SPRINGS, CO 80908
City	

CASCADE  
 MAR 12 2019  
 Postmark Here  
 USPS-80809

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Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$

Total Po \$

Sent To **CINDY HAROLD**

Street at **17760 WOODHAVEN DR**

City, St **COLORADO SPRINGS, CO 80909**

Postmark Here **MAR 12 2013**

USPS-80809

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<b>OFFICIAL USE</b>	
Certified Mail Fee	\$ _____
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Post	\$ _____
Sent To <b>BRIAN &amp; CYNTHIA LOCKHART</b>	
<b>17688 CABIN HILL LN</b>	
<b>COLORADO SPRINGS, CO 80908</b>	
Street and	_____
City, State	_____

CASCADE CO  
 Postmark  
 MAR 12 2019  
 80908-80809

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	_____
<input type="checkbox"/> Return Receipt (electronic)	\$	_____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	_____
<input type="checkbox"/> Adult Signature Required	\$	_____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	_____

Postage

\$

Total Pre

\$

Sent To

Street a

City, St

ANA DOMINGUEZ

17785 WALDEN WAY

COLORADO SPRINGS, CO 80908

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<b>OFFICIAL USE</b>	
Certified Mail Fee \$ _____	
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage \$ _____	
Total Pk \$ _____	
Sent To \$ _____	
Street a _____	
City, St _____	
ZIP+4® _____	
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CASCADE CO  
 MAR 12 2015  
 USPS-80809

STEVEN GUTMAN  
 KARON TEASDALE  
 17770 WOODHAVEN DR  
 COLORADO SPRINGS, CO 80908



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Certified Mail Fee  
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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage  
\$

Sent To  
\$

Street  
\$

City, State  
\$

DAVID AND SANDRA WORTLEY  
17525 WALDEN WAY  
COLORADO SPRINGS, CO 80908

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\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage  
\$

Sent To  
\$

Street  
\$

City, State  
\$

DANIEL & MICHELE MIHELICH  
17645 WALDEN WAY  
COLORADO SPRINGS, CO 80908

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Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage  
\$

Sent To  
\$

Street  
\$

City, State  
\$

ROBIN & LEILANI GLASER  
17420 WALDEN WAY  
COLORADO SPRINGS, CO 80908

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage  
\$

Sent To  
\$

Street  
\$

City, State  
\$

ANN THURSTON  
17440 WALDEN WAY  
COLORADO SPRINGS, CO 80908

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7018 3090 0001 6860 0755

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage  
\$

Sent To  
\$

Street  
\$

City, State  
\$

RHONDA DAILEY  
18060 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908

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7018 3090 0001 6860 0762

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total Postage  
\$

Sent To  
\$

Street  
\$

City, State  
\$

CABRERA FAMILY REVOC LIVING TRUST  
18040 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
CHRISTOPHER & JESSICA SOENNES  
18110 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908  
City, State, ZIP+4®

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
DIANE & BRIAN WERNER  
18080 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908  
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
THOMAS & DEBBIE FOBAIR  
18120 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908  
City, State, ZIP+4®

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
MARITTA GOODMAN  
3645 PINEHURST CR  
COLORADO SPRINGS, CO 80908  
City, State, ZIP+4®

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
JEFFREY & HEATHER RATH  
18160 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908  
City, State, ZIP+4®

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
SCOTT & CAROL POPE  
18140 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908  
City, State, ZIP+4®

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
\$

Street  
\$

City, St  
\$

RYAN & KAREN LAKEY  
17790 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908

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7018 3090 0001 6860 0885

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
\$

Street  
\$

City, St  
\$

EARNST AND JULIE LOCKE  
17780 CABIN HILL LN  
COLORADO SPRINGS, CO 80908

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
\$

Street  
\$

City, St  
\$

DENISE POLENSKE  
17870 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908

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7018 3090 0001 6860 0991

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
\$

Street  
\$

City, St  
\$

MAX & LESLIE LANTZ  
17624 CABIN HILL LN  
COLORADO SPRINGS, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
\$

Street  
\$

City, St  
\$

KATHLEEN FLARITY  
17632 CABIN HILL LN  
COLORADO SPRINGS, CO 80908

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Certified Mail Fee  
\$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage  
\$

Total  
\$

Sent To  
\$

Street  
\$

City, St  
\$

ERIKA CLICK  
17850 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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<b>OFFICIAL USE</b>	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total P	\$
Sent To	ERIC AND KRISTA BOGENRIEF
Street	PO BOX 1402
City, S	PALMER LAKE, CO 80133
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

