

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 19nd day of September, 2018 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

September 19, 2018

FILING NO. 4 - ADJOINING OWNERS

- ① 61220 02 008
MARITTA V GOLDMAN ,3645 PINEHURST CIR, COLO SPGS, CO 80908-1330
- ② 61220 01 005
ROBIN & LEILANI GLASER, 17420 WALDEN WY, COLO SPGS, CO 80908-1325
- ③ 61220 01 006
ANN THURSTON, 17440 WALDEN WY, COLO SPGS, CO 80908-1325
- ④ 61150 03 004
DAVID & SANDRA WORTLEY, 17525 WALDEN WY, COLO SPGS, CO 80908-1326
- ⑤ 61230 01 023
WALDEN HOLDINGS I, LLC, 1230 SCARSBROOK CT, MONUMENT, CO 8012-8487
- ⑥ 61140 04 003
CINDY HARROLD, 17760 WOODHAVEN DR, COLO SPGS, CO 80908-1380
- ⑦ 61140 04 009
PHILIP & CAROL MEHL, 17688 CABIN HILL LN, COLO SPGS, CO 80908-1450
- ⑧ 61140 04 010
DERRICK & KATHERINE ANKROM, 17680 CABIN HILL LN, COLO SPGS, CO 80908-1450
- ⑨ 61140 04 011
CHRISTOPHER & ANNE CULLEN, 17672 CABIN HILL LN, COLO SPG, CO 80908-1450
- ⑩ 61140 04 012
ROBERT WALTERS, 15954 JACKSOON CREEK PKWY, #523, MONUMENT, CO 80132-8532
- ⑪ 61140 04 013
GARY & MELISSA MUTO, 17656 CABIN HILL LN, COLO SPGS, CO 80908-1450
- ⑫ 61140 04 014
MATTHEW & VONNE CARVER, POB 869, MONUMENT, CO 80132-0869
- ⑬ 61140 04 016
ERIC & KRISTA BOGENRIEF, POB 1402, PALMER LAKE, CO 80133
- ⑭ 61140 04 017
DAVID REED & KATHLEEN FLARITY, 17632 CABIN HILL LN, COLO SPGS, CO 80908-1450
- ⑮ 61230 01 001
MAX & LESLIE LANTZ, 17624 CABIN HILL LN, COLO SPGS, CO 80908-1450
- ⑯ 61230 01 067
CUSTOM CASTLES BLDG CO INC, 1230 SCARSBROOK CT, MONUMENT, CO 80132-8487
- ⑰ 61140 04 015
WALDEN CORPORATION, 17145 COLONIAL PARK DR, MONUMENT, CO 80132-8473

September 19, 2018

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 Board of County Commissioners 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.

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 6th 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 are 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.

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., 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.

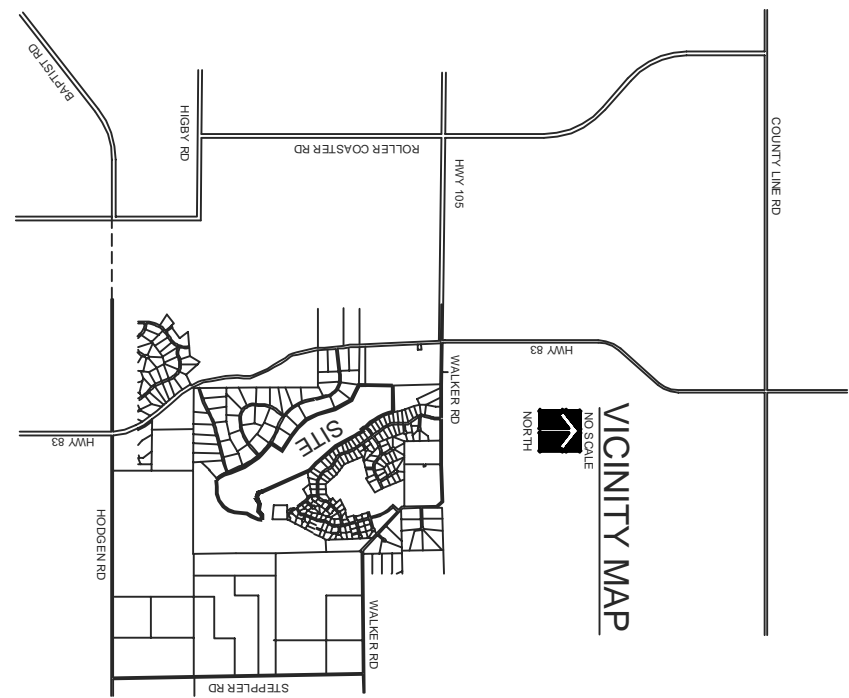
Should you have any questions regarding this application, you are welcome to contact either my office or Matt Dunston at 719 339 2410.

Sincerely,

David F. Jones, ASLA
LAND RESOURCE ASSOCIATES
719.684.2298
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

SCHEDULE NO. 61230 01 023
LIMITS OF THIS APPLICATION
AREA - 134.05 AC



DEVELOPMENT NOTES:

1. NO CHANGE TO THE TOTAL NUMBER OF LOTS OR THE TOTAL AREA
2. OPEN SPACE IS PROPOSED WITHIN THE AMENDMENT
3. SEE SHEET 4 OF SIX FOR PROPOSED ROADWAY CROSS SECTION.
4. WATER SHALL BE PROVIDED BY THE WALDEN CORPORATION.
5. WASTE WATER COLLECTION AND TREATMENT SHALL BE PROVIDED BY THE WALDEN CORPORATION.
6. ALL PLATTED OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE WALDEN CORPORATION.
7. ALL OPEN SPACE TRACTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
8. 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 E. PASO COUNTY DRAINAGE DETENTION MAINTENANCE AGREEMENT.
9. DEDICATED COUNTRY RIGHT-OF-WAYS AND SPECIFIED EASEMENTS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
10. THE PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY THE EL PASO COUNTY BOARD OF COMMISSIONERS.
11. THIS LAND USE APPLICATION INCLUDES CONSTRUCTION OF CENTRAL WATER DISTRIBUTION SYSTEM IMPROVEMENTS, AND THE FOLLOWING POTENTIAL FUTURE INFRASTRUCTURE IMPROVEMENTS TO THE WALDEN CORPORATION WATER AND WASTE WATER SYSTEMS:
 - CONSTRUCTION OF WATER STORAGE TANK NO. 2
 - CONSTRUCTION OF WELLS IN OPEN SPACE AREAS
 - AND UTILITY EASEMENTS
 - CONSTRUCTION OF WELL HOUSES AND BOOSTER PUMP STATION
- BUILDINGS WITHIN OPEN SPACE AREAS
- WASTEWATER TREATMENT FACILITY IMPROVEMENTS

PROPERTY OWNER
WALDEN HOLDINGS I, LLC
A COLORADO LIMITED LIABILITY COMPANY
17145 COLONIAL PARK DR
MONUMENT, CO 80132-8473

PROPERTY DEVELOPER
CUSTOM CASTLES BUILDING COMPANY, INC.
17145 COLONIAL PARK DR
MONUMENT, CO 80132-8473

TRACT 1, 4, 5, 6 ARE RELATIVE TO THE TOTAL PROJECT AREA. OPEN SPACE TRACT AREAS SHOWN ON SHEETS 1, 3, 4, 5 & 6 ARE RELATIVE TO THE FILING 4 FINAL PLAT.

STANDARD POD PREL PLAN NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS PUD ZONE AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, NATURAL FEATURES REPORT, AND SOLID REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, AND SOLID REPORT, FIRE PROTECTION REPORT, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, ORDINANCES, 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.
2. THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

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

DEVELOPMENT DATA & CRITERIA

SF LOTS - 73 LOTS, 78.68 AC (68.7%)
OPEN SPACE (TOTAL) - 50.34 AC (37.6%)
OPEN SPACE - RECREATIONAL - 48.31 AC
ROAD ROW (INCL. WALDEN WY) - 5.03 AC (3.7%)
TOTAL - 73 LOTS, 135.05 AC (100%)

MIN LOT SIZE - 110 AC
AVE LOT SIZE - 108 AC
GR DENSITY - 1 LOT/1.84 AC
MAX BLDG. HT. - 30' (PER CODE MEASUREMENT)
BLDG SETBACKS -
FRONT - 25'
SIDE - 15'
REAR - 15'
STANDARD UTILITY & DRAINAGE EASEMENTS
SIDE - 10'
REAR - 10'
PERIMETER - 30'

APPROXIMATELY 10% OF THE TOTAL OPEN SPACE AREA

DRAINAGE FACILITIES ARE ESTIMATED TO BE

APPROXIMATELY 10% OF THE TOTAL OPEN SPACE AREA

BLDG SETBACKS -

FRONT - 25'

SIDE - 15'

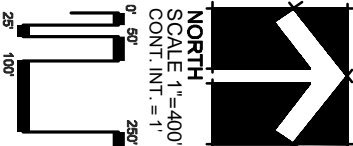
REAR - 15'

STANDARD UTILITY & DRAINAGE EASEMENTS

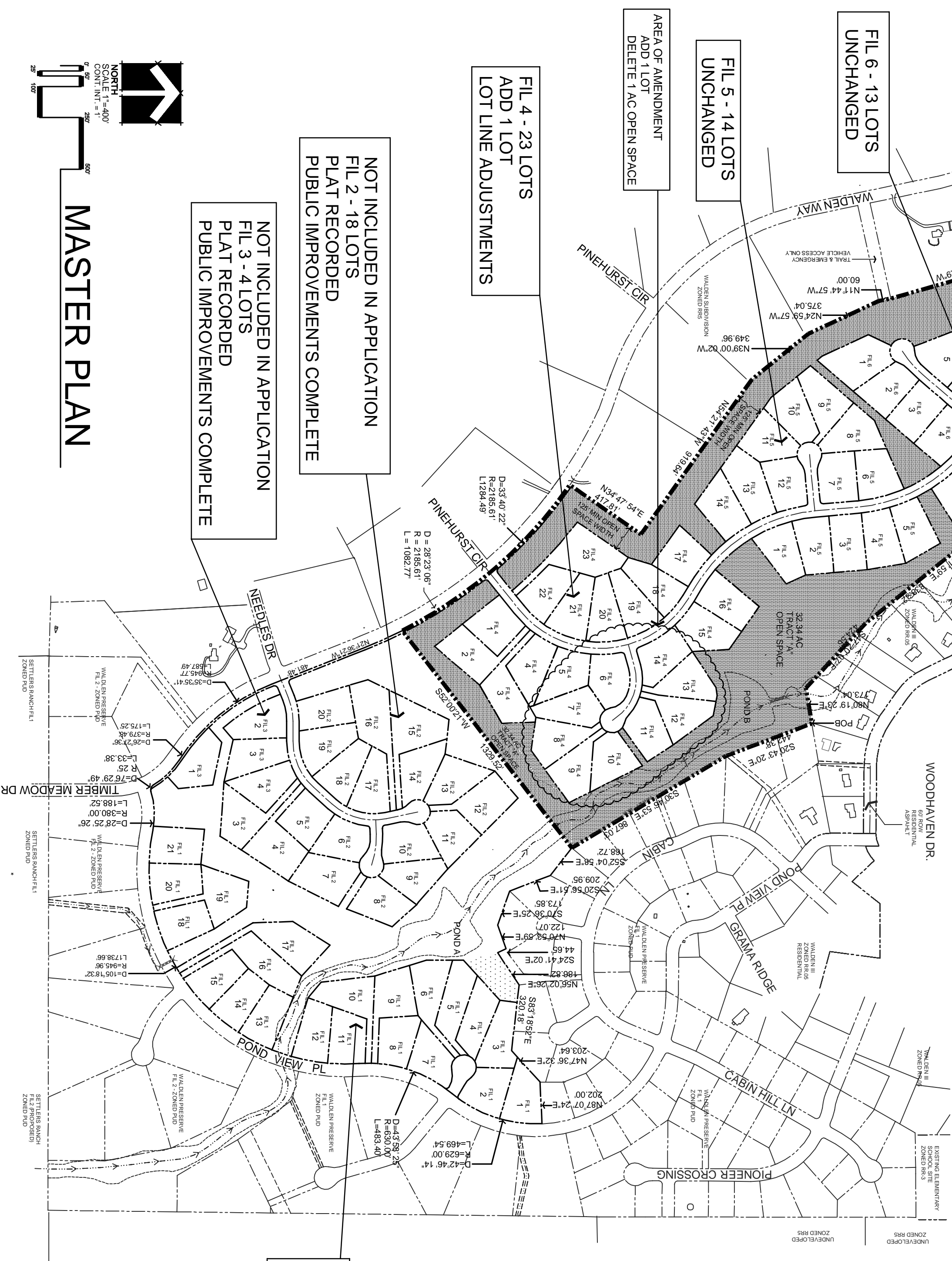
SIDE - 10'

REAR - 10'

PERIMETER - 30'



MASTER PLAN



NOT INCLUDED IN APPLICATION
FIL 2 - 18 LOTS
PLAT RECORDED
PUBLIC IMPROVEMENTS COMPLETE

NOT INCLUDED IN APPLICATION
FIL 3 - 4 LOTS
PLAT RECORDED
PUBLIC IMPROVEMENTS COMPLETE

FIL 4 - 23 LOTS
ADD 1 LOT
LOT LINE ADJUSTMENTS

FIL 5 - 14 LOTS
UNCHANGED

FIL 6 - 13 LOTS
UNCHANGED

FIL 7 - 23 LOTS
DELETE 1 LOT

AREA OF
AMENDMENT -
DELETE 1 AC OPEN
SPACE

SCHEDULE NO. 61230 01 023
LIMITS OF THIS APPLICATION
AREA - 134.05 AC

LEGAL DESCRIPTION
PARCEL NO. 61230 01 023

TRACT IN N22W4 SEC 23-1-66 DESC AS FOLLS: BEG AT NW COR SEC 23, TH SLY ALG WLY LN 1270.00 FT MIL, ELY 1550.00 FT MIL TO A PT ON WLY LN OF LOT 78 WALDEN PRESERVE FIL NO. 1, N 37-12-01° W 11.00 FT MIL, 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, TN WLY ALG N LN OF SEC 23 850.00 FT MIL TO POB TOG W/ LOTS 74-78 WALDEN PRESERVE FIL NO. 1 TOG W/ S2W4 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 FOLLS: BEG AT NE COR OF SD SEC 22, TH SLY ON E LN OF SD SEC 22 TO INTSECC ELY LN OF WALDEN III, NLY ON ELY LN OF SD WALDEN III TO INTSECC N5 CL OF SD SEC 15, NLY ON SD CL TO SLY LN OF TR DESC IN BK 6440-230, ANG R 90°-E 854.75 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 & SLY LNS OF SD WALDEN III FIL 3 TO NWLY COR OF THOMAS SUB, SELY & NELY ON WLY & SLY LNS OF SD THOMAS SUB TO PT ON WLY LN OF WALDEN III FIL 4, SELY ON WLY & SLY LNS OF SD WALDEN III FIL 4 TO PT ON LN OF TR DESC IN BK 2877-786 WLY & SLY ON & 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

LRA

LAND RESOURCE ASSOCIATES
9738 MOUNTAIN RD.
CHRYA PARK, CO 80809
778-684-2288

SHEET TITLE
COVER SHEET

ISSUED FOR:
COUNTY
REVIEW

PROJECT NUMBER

COMPUTER FILE

ISSUE DATE
AUG 10, 2018

DRAWN BY
DFJ

CHECKED BY
DFJ

REVISED
SEP 14, 2018

BY

REVISIONS

SEP 14, 2018

BY

REVISIONS

SEP 14, 2018

BY

REVISIONS

SEP 14, 2018

BY

REVISIONS

SEP 14, 2018

BY

REVISIONS

August 9, 2018

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 6th 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., 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

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 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 26965", 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 28°23'08", AN ARC LENGTH OF 1082.77 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°46'39"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 _____, 2018, 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%

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

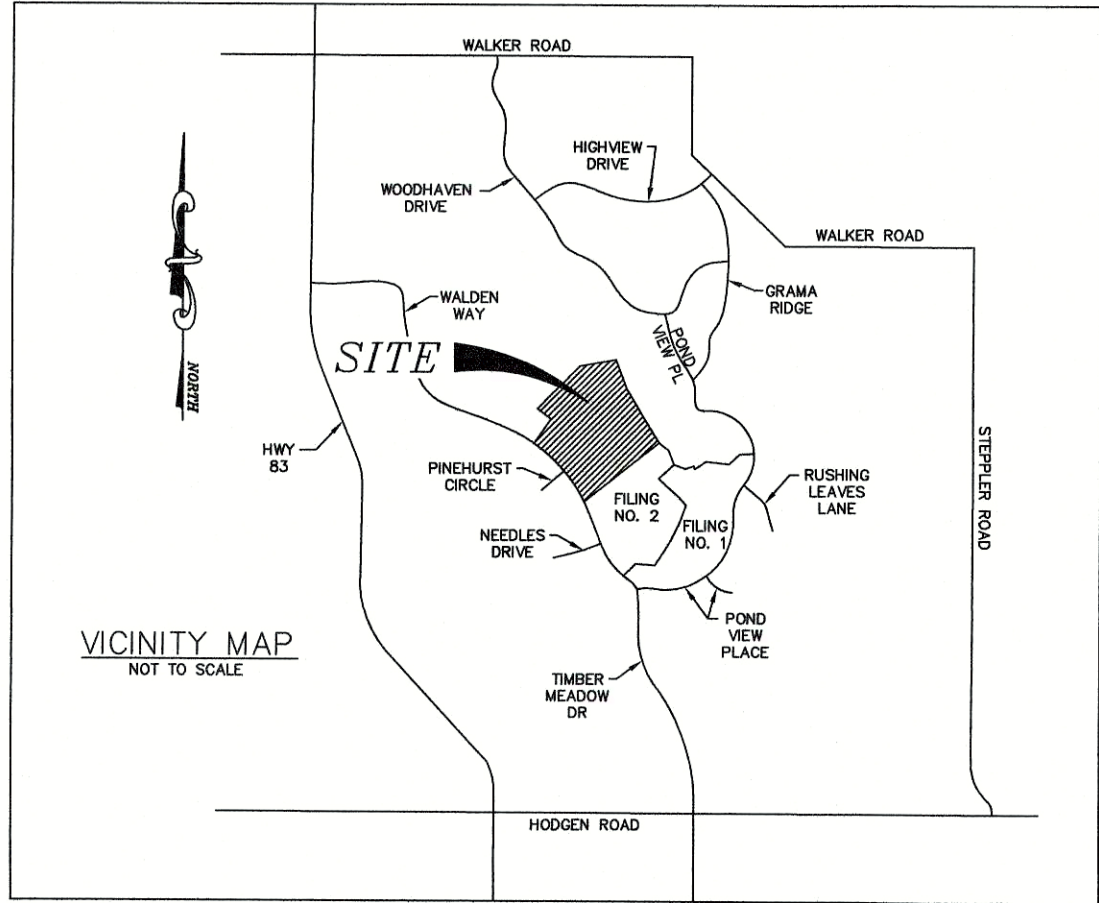
RECORDING:

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 _____, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY



COUNTY APPROVAL:

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 _____, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DSO DIRECTOR

DATE

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

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 08041C0285 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 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 = 60' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOTS 2 AND 3 FOR THE BENEFIT OF LOTS 1, 2, 3 AND 4.

ADDITIONAL EASEMENT NOTE NO. 2 = 60' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOTS 8 AND 9 FOR THE BENEFIT OF LOTS 7, 8, 9 AND 10.

ADDITIONAL EASEMENT NOTE NO. 3 = 60' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOTS 12 AND 13 FOR THE BENEFIT OF LOTS 11, 12, 13 AND 14.

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 26965", 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 (EFFECTIVE DATE: MAY 15, 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., 39. & 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. 169543.

11. THE PROPERTY IS SUBJECT TO ALL MINERAL RIGHTS CONVEYED TO WALDEN CORPORATION IN DEED RECORDED JULY 18, 1968 IN BOOK 2244 AT PAGE 286 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. RELEASES RECORDED IN CONNECTION THEREWITH SEPTEMBER 30, 2005 AT RECEPTION NOS. 205154117, SEPTEMBER 30, 2005 AT RECEPTION NOS. 205137835, 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. 203185892.

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. 205023441.

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 NOT 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 JULY 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. 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.

NOTES (CONT'D):

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.

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.

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, 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 PALMER 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 LOT 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 EITHER 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. _____ AND IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____. ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

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. RIGHT TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

16. BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 25', 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 DEPARTMENT OF TRANSPORTATION 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. 12-382) 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 BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON OTHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

23. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM PINEHURST 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 TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

24. FENCING SHALL NOT IMPEDE F

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

UNPLATTED
REC. NO. 213109361

WALDEN III, FILING 3
PLAT BK R-2, PAGE 49
REC. NO. 029800707

TRACT A
14.46 AC±
(629,947 S.F.)
UTILITIES,
DRAINAGE, OPEN
SPACE &
RECREATION

TRACT B
3.70 AC±
(161,238 S.F.)
UTILITIES,
DRAINAGE, OPEN
SPACE &
RECREATION

TRACT 10
WALDEN III
PLAT BK H-2, PAGE 19
REC. NO. 000417849

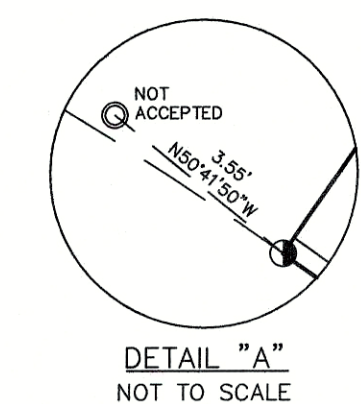
WALDEN PRESERVE
FILING NO. 1
REC. NO. 205122356

0' 100' 200'
SCALE: 1" = 100'
JOB NO.: 17094
MAY 31, 2018

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'
C5	237.08'	60.00'	226°23'10"	N48°14'32"E	110.31'
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"



AS PLATTED

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.DWC

PAGE 2 OF 2

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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 **DERRICK & KATHERINE ANKROM**

Street and **17680 CABIN HILL LN**

City, State **COLORADO SPRINGS, CO 80908**

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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 **ROBERT WALTERS**

Street and **15954 JACKSON CREEK PKWY**

City, State **MONUMENT, CO 80132**

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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 **MATHEW & VONNIE CARVER**

Street and **PO BOX 869**

City, State **MONUMENT, CO 80132**

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

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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 **CHRISTOPHER & ANNE CULLEN**

Street and **17672 CABIN HILL LN**

City, State **COLORADO SPRINGS, CO 80908**

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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 **GARY & MELISSA MUTO**

Street and **17656 CABIN HILL LN**

City, State **COLORADO SPRINGS, CO 80908**

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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 **ERIC & KRISTA BOGENRIEF**

Street and **PO BOX 1402**

City, State **PALMER LAKE, CO 80133**

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To
Street and City, State

Postmark
Here

MARITTA V GOLDMAN
3645 PINEHURST CIR
COLORADO SPRINGS, CO 80908

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To
Street and City, State

Postmark
Here

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

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To
Street and City, State

Postmark
Here

DAVID & SANDRA WORTLEY
17525 WALDEN WAY
COLORADO SPRINGS, CO 80909

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To
Street and City, State

Postmark
Here

CINDY HARROLD
17760 WOODHAVEN DR
COLORADO SPRINGS, CO 80908

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

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
Postage \$
Total Postage \$
Sent To
Street and City, State

Postmark
Here

PHILIP & CAROL MEHL
17688 CABIN HILL LN
COLORADO SPRINGS, CO 80908

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

7015 0640 0007 9220 0339

U.S. Postal Service	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
COLORADO SPRINGS, CO 80908	
Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total	\$4.45
DAVID REED	
KATHLEEN FLARITY	
17632 CABIN HILL LN	
COLORADO SPRINGS, CO 80908	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

CASCAD CO
0660
05Postmark
Here

09/19/2018

7015 0640 0007 9220 0346

U.S. Postal Service	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
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	\$
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	

CASCAD CO

Postmark
Here

SEP 19 2018