## FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29. TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN. EL PASO COUNTY. COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89'29'26"E, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED LINDER COMMENCING AT THE MORTHWESTERLY COMMEN OF PERSON LARES FLING MU. TRECORDED DIVERSE RECEPTION NO, 2067/1247, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLA MERDION, EL PASO COUNTY, COLORADO;

THENCE S48'34'02"W, A DISTANCE OF 2775.21 FEET TO THE SOUTHWESTERLY CORNER OF LOT 60 AS PLATTED IN FOREST LAKES FILING NO, 6 RECORDED UNDER RECEPTION NO, 221714770 SAID POINT BEING THE POINT OF BEGINNING;

THENCE \$4274'52"W. A DISTANCE OF 149.83 FEET TO A POINT ON CURVE: THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N34'59'58"W, HAWNG A DELTA OF 22'00'14", A RADIUS OF 450.00 FEET AND A DISTANCE OF 172,82 FEET TO A POINT OF

THENCE S77'00'16"W, A DISTANCE OF 33,55 FEET;

THENCE 569"52"46"W. A DISTANCE OF 80.62 FEET;
THENCE 559"39"02"W. A DISTANCE OF 83.82 FEET;
THENCE 57"00"16"W. A DISTANCE OF 13.90 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAWNG A DELTA OF 21"55"22", A RADIUS OF 955,00 FEET AND A DISTANCE OF 365.41 FEET TO A POINT ON CURVE;

THENCE 535'30'10"W, A DISTANCE OF 112.01 FEET;
THENCE 544'21'05"W, A DISTANCE OF 62.50 FEET;
THENCE 556'16'31"W, A DISTANCE OF 47.71 FEET;
THENCE 565'29'48"W, A DISTANCE OF 28.52 FEET;

THENCE S69"24'54"W. A DISTANCE OF 103.48 FEET THENCE 580°20°02°W, A DISTANCE OF 100,450 FEET, THENCE N85°31°11°W, A DISTANCE OF 196.24 FEET; THENCE N89°47'34°W, A DISTANCE OF 264.22 FEET;

THENCE N99.47.34 W, A DISTANCE OF 205.4.22 FEET;
THENCE S83\*59\*23\*W, A DISTANCE OF 158.43 FEET;
THENCE N89\*46\*49\*W, A DISTANCE OF 438.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO;
THENCE NOOT311\*E ON SAID WEST LINE, A DISTANCE OF 1741.37 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID FOREST LAKES FILING NO, 6;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 6 THE FOLLOWING TWENTY-SEVEN (27) COURSES:

- S75'46'18"E, A DISTANCE OF 581.80 FEET TO A POINT ON CURVE:
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S75'46'18"E, HAVING A DELTA OF 03"15"17", A RADIUS OF 525.00 FEET AND A DISTANCE OF 29.82 FEET TO A POINT ON
- \$72°31'01"F. A DISTANCE OF 170.00 FEET TO A POINT ON CURVE:
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS 572'31'01"E, HAVING A DELTA OF 25'13'46". A RADIUS OF 355,00 FEET AND A DISTANCE OF 156.32 FEET TO A POINT ON
- N4717'16"W, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S47"17"16"E, HAVING A DELTA OF 47"41"21", A RADIUS OF 525.00 FEET AND A DISTANCE OF 436.97 FEET TO A POINT OF TANGENT:
- TANGENT;
  SB935'55"C, A DISTANCE OF 271,00 FEET;
  N00'24'05"E, A DISTANCE OF 5.00 FEET TO A POINT ON CURVE;
  ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$00'24'05"W, HAVING A
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$00°24 05 W, HAVING A
  DELTA OF 62°03°0", A RADIUS OF 175.00 FEET AND A DISTANCE OF 189.52 FEET TO A POINT
  OF REVERSE CURVE;
   ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°00°20", A RADIUS OF 225.00
  FEET AND A DISTANCE OF 157.10 FEET TO A POINT OF TANGENT;
   S67°33'15"E, A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;

- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16'43'30", A RADIUS OF 325.00 FEET AND A DISTANCE OF 94.87 FEET TO A POINT ON CURVE; \$391015'W, A DISTANCE OF 140.00 FEET; S50'49'45"E, A DISTANCE OF 140.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29"1"30", A RADIUS OF 365,00 FEET AND A DISTANCE OF 185,96 FEET TO A POINT OF TANGENT;
- 16. S80"1"5"E, A DISTANCE OF 99.34 FEET;
  17. S54"10"11"E, A DISTANCE OF 55.57 FEET TO A POINT ON CURVE;
  18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$54"10"11"E, HAVING A DELTA OF 22'26'27", A RADIUS OF 680.00 FEET AND A DISTANCE OF 266.33 FEET TO A POINT OF TANGENT:
- \$13"23"21"W, A DISTANCE OF 72.42 FEET; \$76"36"39"E, A DISTANCE OF 138.00 FEET; \$13"23"21"W, A DISTANCE OF 112.00 FEET;
- \$76'36'39"E, A DISTANCE OF 12.00 FEET;
- S13'23'21"W, A DISTANCE OF 187.58 FEET TO POINT OF CURVE;
- 24. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29'25'54", A RADIUS OF 270.00 FEET AND A DISTANCE OF 138.69 FEET TO A POINT ON CURVE;
  25. \$47'10'45"E, A DISTANCE OF 60.00 FEET;
  26. \$73'14'40"E, A DISTANCE OF 87.48 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05'39'10", A RADIUS OF 345.00 FEET AND A DISTANCE OF 34.04 FEET THE POINT OF BEGINNING;

## CONTAINING A CALCULATED AREA OF 82.504 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS THE DEDICATION OF TRACTS A, B, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE FOREST LAKES METROPOLITAN DISTRICT.

STATE OF COLORADO )	
55	
COUNTY OF EL PASO )	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS	DAY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES:\_ NOTARY PUBLIC OWNER'S CERTIFICATE:

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIMDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 7. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR 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 FOR PUBLIC UTULITIES AND COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE PURPOSES AS SHOWN HEREON, THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE PLADEMENTS ARE ESTABLISHED ARE HEREBY EGENTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND CAJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE

COUNTY OF EL PASO } ss  THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF	COUNTY OF EL PASO  THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF	20 A.D., BY	COMPANY ASC	OF FLRE
	STATE OF COLORADO			

## GENERAL NOTES:

- 1. THE DATE OF PREPARATION AUGUST 2, 2021.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- NO PORTION OF THIS SITE, FOREST LAKES FILING NO. 7, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY GRAPHIC REPRESENTATION OF THE FLOOD INSURANCE RATE
- MAP, MAP NUMBERS 08041C0266G AND 08041C0267G, DATED DECEMBER 7, 2018, (ZONE X) THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 5. WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- 7. ELECTRIC SERVICES SHALL BE SUPPLIED BY (MYEA) MOUNTAIN WEW ELECTRIC ASSOCIATION.
- 8. GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- 9. FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY.
- 13. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RICHT—OF—WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE, ORDER NO. 200555 WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2021 AT 8:00 A.M.
- 14 ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- 15. TRACT A IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES, MAILBOXES, AND PARKING AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 16. TRACT B IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT, 17. TRACT C IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 18. TRACT D IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND PRESERVATION AREA AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONLYED BY SEPRARTE INSTRUMENT.
- 19. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY, PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.



### GENERAL NOTES: (CONTINUED)

- 20. 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
- 21, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326 AND AS
- 22. THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVINIONAL MADDICULARD ACCEPTANCE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION,
- 24. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
- A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH
- A 7-50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH
- A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
- D. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREETS, WHEN FRONT EASEMENT IS NOT APPROPRIATE.
- E. A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION. 25. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 27. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 79 LOTS, THE TOTAL NUMBER OF TRACTS BEING
- PURSUANT TO RESOLUTION \_\_\_\_\_ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK OND RECORDER AT RECGETION NO. \_\_\_\_\_ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 7 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC. IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE RODA IMPACT FEES 28. PURSUANT TO RESOLUTION AND MILL LEVY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- 30, THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN PINON PINES METROPOLITAN DISTRICT NO. 2 BY INSTRUMENTS RECORDED UNDER RECEPTION NOS, 204033348 & 208042748.
- GEOLOGIC HAZARDS DISCLOSURE STATEMENT: AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS INCLIDING SHALLOW GROUNDWATER, EXPANSIVE SOILS AND BEDROCK, AND POTENTIAL FOR FLOOD, EROSION AND DEBRIS FLOW. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, REGRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARDS EVALUATION AND PREPUNINARY GEOTECHNICAL INVESTIGATION PREPARED BY CT. THOMSON INC., DATED JULY 18, 2018 AND IS HELD IN THE FOREST LAKES FILINGS 5, 6, & 7 PUD/PRELIMINARY PLAN AMENDMENT FILE (PUD SP-18-001) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. A DEBRIS FLOW/MUD FLOW ANALYSIS PREPARED BY CTL THOMPSON INC., DATED AUGUST 6, 2018 IS ALSO HELD IN THIS FILE. THE PROPOSED LOT LAYOUT AND DRAINAGE DESIGN ADDRESSES THE RECOMMENDATIONS OF THAT ANALYSIS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS TO BE INCLUDED IN THE FOREST LAKES HOMEOWNERS ASSOCIATION. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOREST LAKES RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 215119474 AND AS AMENDED.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE FOREST LAKES PUD AS RECORDED UNDER RECEPTION NO. 219053733 AND AMENDED BY RECEPTION NO. 219159875.
- 34. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION

35. A DETENTION MAINTENANCE/BMP AGREEMENT HAS BEEN RECORDED AT RECEPTION NO. ....

SUMMARY TABLE:

LOTS/TRACTS	AREA	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE MAILBOXES, PARKING)	1,568,962 SF	43.7%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT B (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	12,167 SF	0,3%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT C (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	96,380 SF	2,7%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT D (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE) PRESERVATION AREA	574,905 SF	16.0%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
LOTS (79 TOTAL)	1,068,636 SF	29.7%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	272,803 SF	7.6%	COUNTY	COUNTY
TOTAL	3,593,853 SF	100.0%		

## SURVEYOR'S STATEMENT:

I, DOUGLAS P, REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERMISION 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 ASOLO DA TOS 10 BAY OF TUNE . 2022 DOUGLAS P. RENEY. PROFESSIONAL LAND SURVEYOR COLORADO PL. SAULO 2018 FOR AND ON BERNOVE CONSULTING ENGINEERS AND SURVEYORS LLC

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.

### COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 7 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_ 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (NAME OF DOCUMENT TO BE DETERMINED). THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC (MATERIA) THE LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON MILL NOT BECOME MAINTENANCE RESPONSBILLTY OF EL PASO COUNTY UNTIL PREJIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

XECUTIVE	DIRECTOR	OF	PLANNING	AND	COMMUNITY	
EVEL ODME	NIT					

THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF/HERSELF AND ANY DEVELOPER OR BUILDER THE SOBUNUER AGREES ON BEHALT OF HIMBELFFIELDEL AND ANY DEVELOPER ON BOILDER SUCCESSORS AND ASSIGNES THAT SUBDINDER AND/OR SAID SUCCESSORS AND ASSIGNES THAT SUBDINDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 194—471), OR ANY AMEDIMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

CLERK	AND	RECORDER:

STATE OF COLORADO	<b>}</b>
COUNTY OF EL PASO	) ss
ATO'CLOCKM.	AT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE THIS
AND IS DULY RECORDED RECORDS OF EL PASO C	AT RECEPTION NOOF THE OUNTY, COLORADO.

CHUCK BROERMAN, RECORDER DEPLITY

N/A SURCHARGE: N/A

SCHOOL FEE: DISTRICT 38 LAND IN LIEU OF FEES

BRIDGE FEE: NO BRIDGE FEES URBAN PARK AREA 1 FEE: \$22,910.00

REGIONAL PARK FEE: LAND IN LIFU OF FEES \$262,243.87 DRAINAGE FEE: <u>BEAVER CREEK BASIN</u> \$244,659.77 C \$ 17,584.10 DUE

OWNER: FLRD #2, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 719-592-9333

REVISION

FILING NO. 7 JOB NO. 1175.70 AUGUST 2, 2021 SHEET 1 OF 5

FOREST LAKES

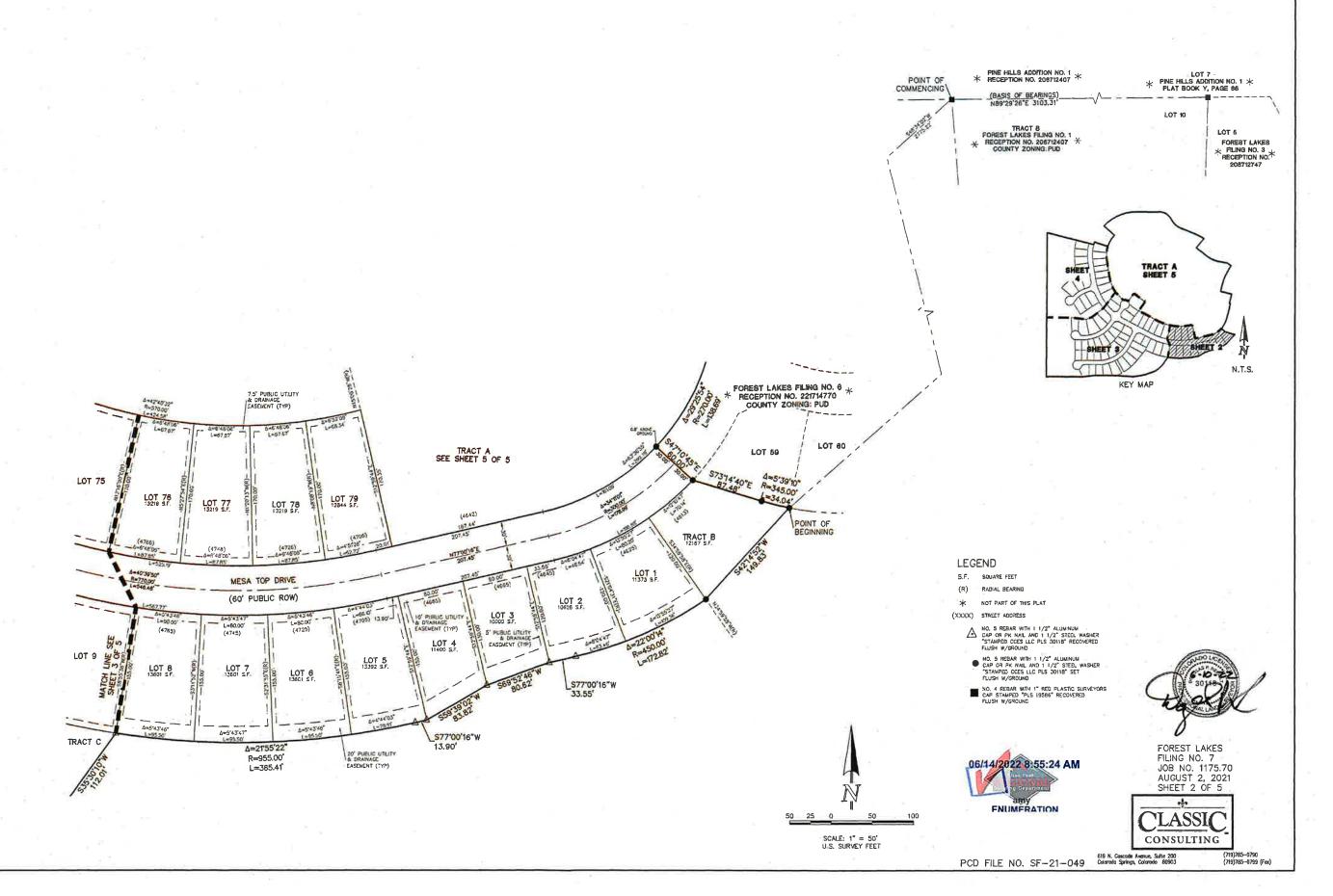
COUNTY COMMENTS 01-26-22



PCD FILE NO. SF-21-049 619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903

# FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



# 1117570\ORAWINGS\SURVET\PLAT\111570P2-P4 dag, 6/10/2022 10 03: