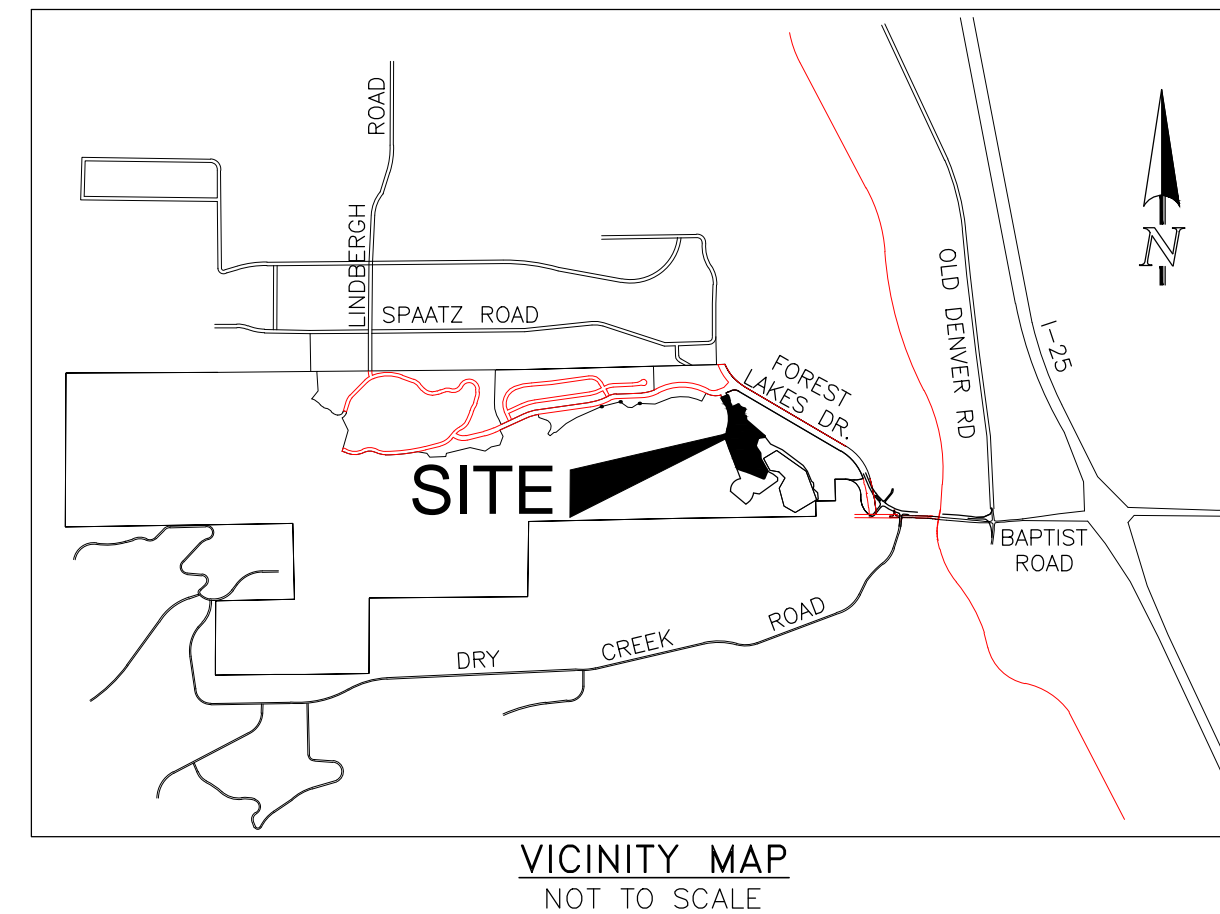


FOREST LAKES FILING NO. 2B-A

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES
 FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065
 RECORDS OF EL PASO COUNTY, COLORADO
 EL PASO COUNTY, COLORADO

Change name to filing no. 4.



KNOW ALL MEN BY THESE PRESENTS:

THAT FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TRACT B AS PLATTED IN FOREST LAKES FILING NO. 2B, RECORDED UNDER RECEPTION NO. 21714065, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 503,501 SQUARE FEET, 11.559 ACRES

OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 2B-A. 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 WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS 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.

OWNER:

FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____, A.D.

BY: _____
 FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY _____ AS _____ OF FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

 NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION **update.** AUGUST 18, 2017.
2. BASIS OF BEARINGS: THE SOUTHEASTERLY BOUNDARY OF LOT 62 AS PLATTED IN FOREST LAKES FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR N65°42'45"E, A DISTANCE OF 128.81 FEET.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. FLOODPLAIN STATEMENT: A PORTION OF THIS SITE, FOREST LAKES FILING NO. 2B-A, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0286F, DATED MARCH 17, 1997. (ZONE X)
5. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
7. SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
8. FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
10. 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.
11. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-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, FILE NO. 152228, WITH AN EFFECTIVE DATE OF DECEMBER 8, 2015 AT 8:00 A.M.
13. 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.

35. Terms, agreements, provisions, conditions and obligations as contained in FOREST LAKES AMENDED PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN recorded December 29, 2016 at Reception NO. 216151100.

GENERAL NOTES: (CONTINUED)

14. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO FOREST LAKES DRIVE.
15. TRACTS A, B AND D ARE FOR OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
16. TRACT C IS FOR DRAINAGE, PARK, INGRESS/EGRESS AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
17. 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.
18. 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, THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
19. 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.
20. 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 SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
16-454 (the fee program was modified / replaced by this resolution- it also raised the rates
22. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PINON PINES METROPOLITAN DISTRICT NO. 1 BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 204033347 AND 208042748.
23. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - A. A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.
 - B. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
 - C. A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
 - D. A 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES ALONG THE FRONT LINES OF EACH LOT.

THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
24. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
25. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 42 LOTS.
26. PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 216145945, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 2B-A ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

This should be the resolution that placed the property into the PID District, not the revised traffic impact fee program.

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 SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 30118
 FOR AND ON BEHALF OF CLASSIC CONSULTING
 ENGINEERS AND SURVEYORS, LLC

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 2B WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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 _____
 DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

Add Assessor's signature block please

CLERK AND RECORDER:

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
 DEPUTY

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

You can fill these in with the appropriate basin / district

OWNER:

FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC
 6385 CORPORATE DRIVE, SUITE 200
 COLORADO SPRINGS, CO 80919
 719-592-9333

PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

FOREST LAKES
 FILING NO. 2B-A
 JOB NO. 1175.02
 APRIL 23, 2018
 SHEET 1 OF 2



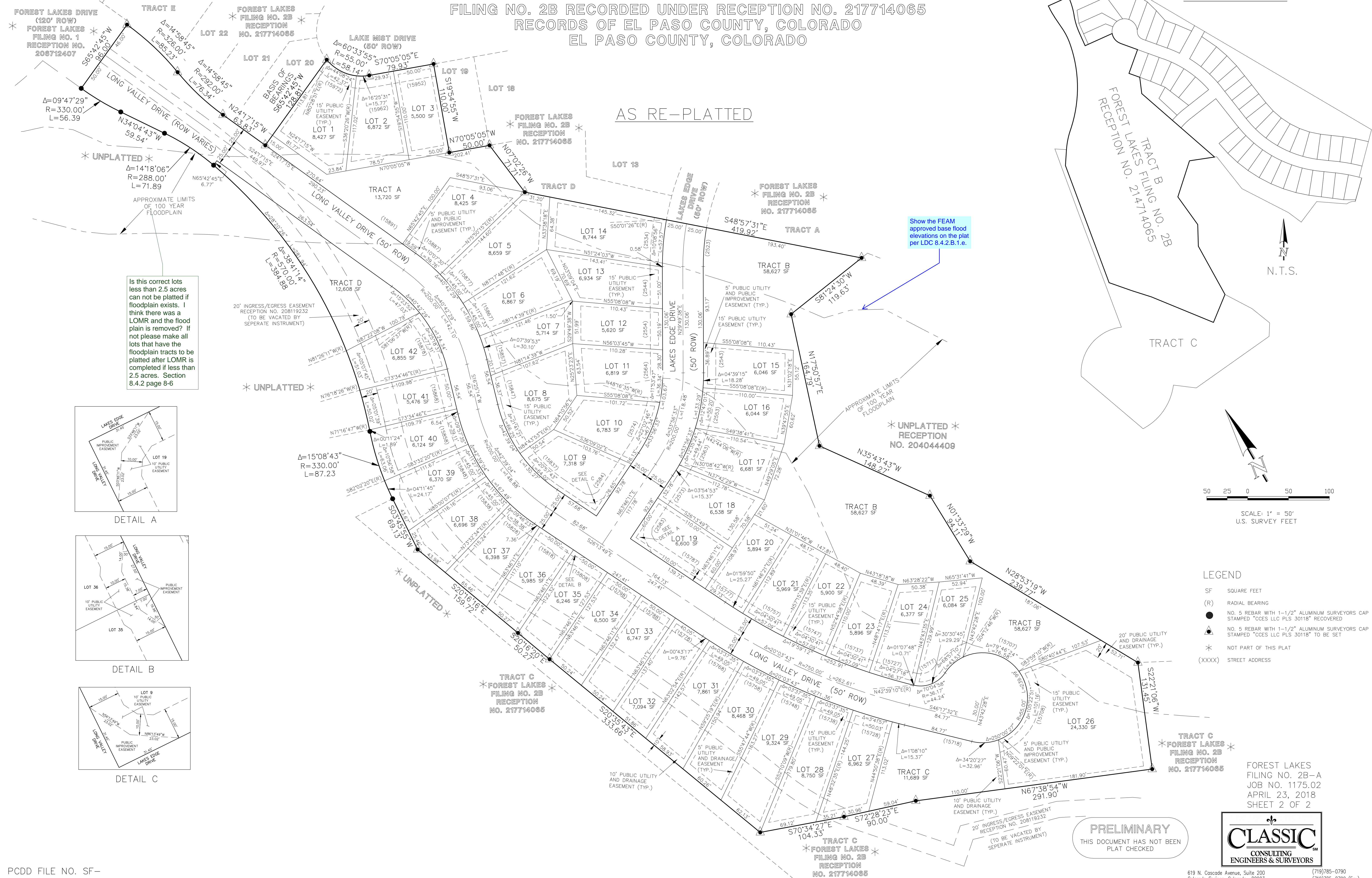
NO	REVISION	DATE

Add "PCD File No. VR189"

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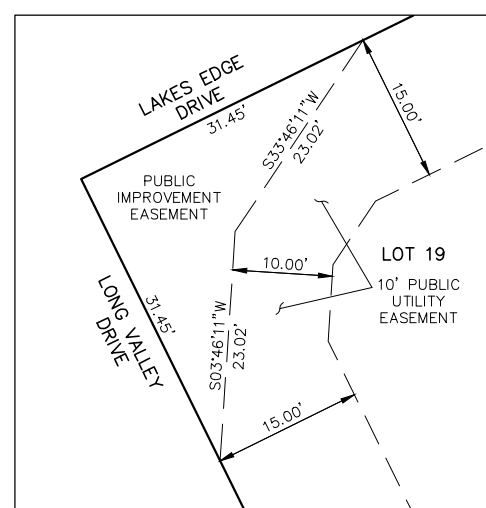
FOREST LAKES FILING NO. 2B-A

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065 RECORDS OF EL PASO COUNTY, COLORADO EL PASO COUNTY, COLORADO

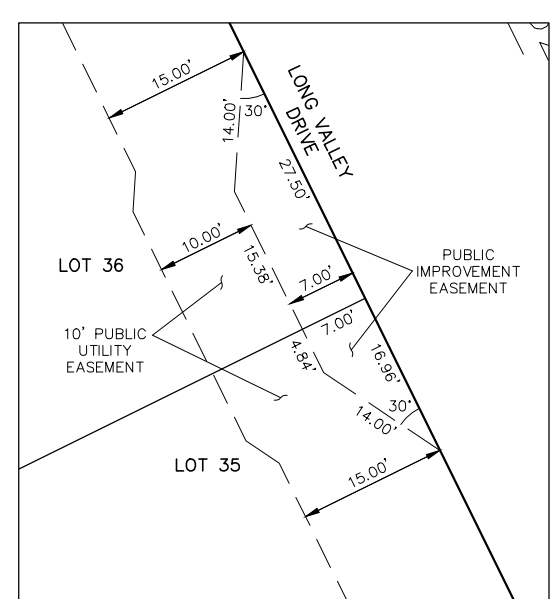


Is this correct lots less than 2.5 acres can not be platted if floodplain exists. I think there was a LOMR and the flood plain is removed? If not please make all lots that have the floodplain tracts to be platted after LOMR is completed if less than 2.5 acres. Section 8.4.2 page 8-6

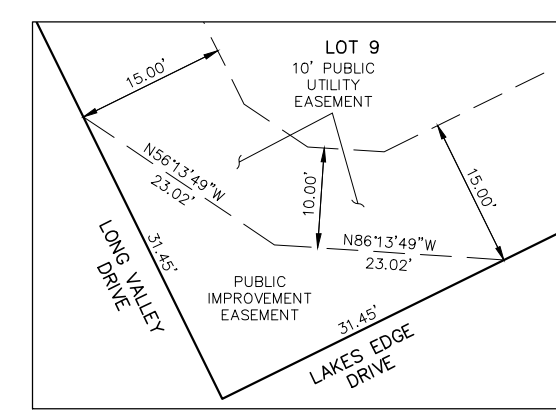
Show the FEAM approved base flood elevations on the plat per LDC 8.4.2.B.1.e.



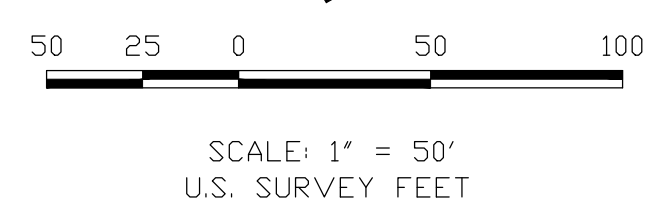
DETAIL A



DETAIL B



DETAIL C



- LEGEND**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
 - ▲ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS

TRACT C
FOREST LAKES FILING NO. 2B
RECEPTION NO. 217714065

FOREST LAKES FILING NO. 2B-A
JOB NO. 1175.02
APRIL 23, 2018
SHEET 2 OF 2

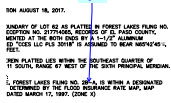
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED



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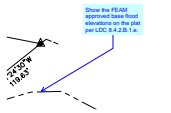
Markup Summary

dsdlaforce (4)



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Date: 6/12/2018 8:50:15 AM
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Filing No. 4



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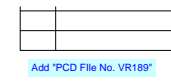
Show the FEAM approved base flood elevations on the plat per LDC 8.4.2.B.1.e.



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Author: dsdlaforce
Date: 6/12/2018 9:42:12 AM
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Revise note 4 to:
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0286F, effective date March 17, 1997 and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 03-08-0449P dated June 23, 2004 and case number _____ dated _____. No structures are permitted within the designated Floodplain areas.

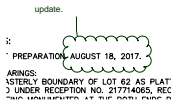
Provide the second case number if applicable. Per comment on the second sheet, lots within the floodplain must be identified as tract unless a LOMR has adjusted the floodplain boundary in which case show the revised floodplain.



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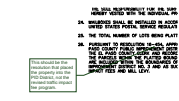
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dsdparsons (9)



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Author: dsdparsons
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update.



Subject: Callout
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Date: 6/12/2018 10:11:21 AM
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This should be the resolution that placed the property into the PID District, not the revised traffic impact fee program.

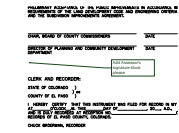


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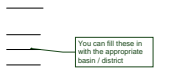
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16-454 (the fee program was modified / replaced by this resolution- it also raised the rates



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Add Assessor's signature block please



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Author: dsdparsons
Date: 6/12/2018 10:45:11 AM
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You can fill these in with the appropriate basin / district



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Subject: Callout
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Change name to filing no. 4.



Subject: Callout
Page Label: 2
Lock: Unlocked
Checkmark: Unchecked
Author: dsdparsons
Date: 6/12/2018 8:16:24 AM
Color: ■

Is this correct lots less than 2.5 acres can not be platted if floodplain exists. I think there was a LOMR and the flood plain is removed? If not please make all lots that have the floodplain tracts to be platted after LOMR is completed if less than 2.5 acres. Section 8.4.2 page 8-6