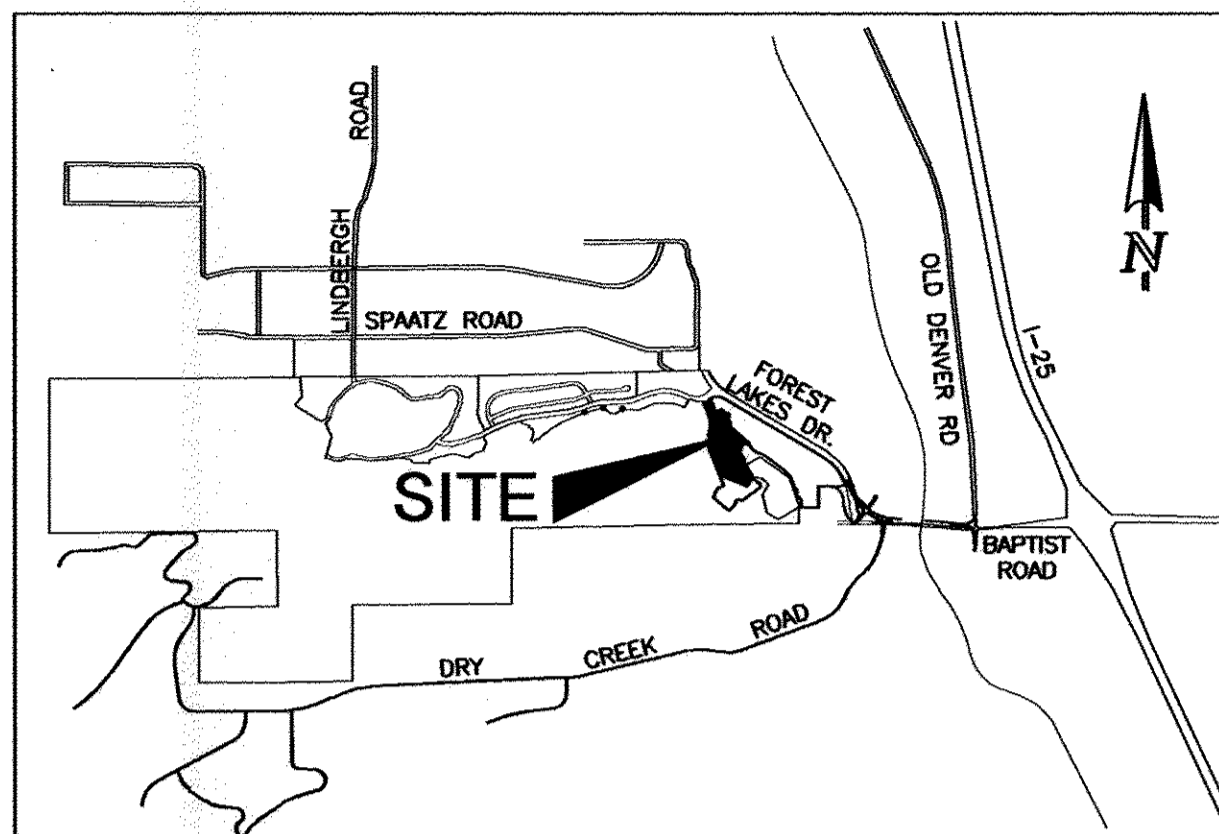


# FOREST LAKES FILING NO. 4

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065 RECORDS OF EL PASO COUNTY, COLORADO IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

**KNOW ALL MEN BY THESE PRESENTS:**

THAT FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY 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. 217714065, 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. 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 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 18<sup>th</sup> DAY OF December 2018 A.D.

BY: James Boulton  
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC A COLORADO LIMITED LIABILITY COMPANY  
**DEVELOPMENT MGR.**

STATE OF COLORADO )  
                                  ) ss  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF December, 2018 A.D., BY JAMES BOULTON AS DEVELOPMENT MANAGER OF FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 10/23/2022 Judith T Espinoza  
NOTARY PUBLIC

JUDITH TOSHIKO ESPINOZA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184041492  
MY COMMISSION EXPIRES OCTOBER 23, 2022

**GENERAL NOTES:**

- 1. THE DATE OF PREPARATION APRIL 23, 2018.
- 2. BASIS OF BEARINGS:  
THE SOUTHEASTERLY BOUNDARY OF LOT 20 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" FLUSH WITH THE GROUND 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:  
NO PORTION OF THIS SITE, FOREST LAKES FILING NO. 4, 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) REVISED BY LOMR CASE NO. 18-08-0914P., DATED DECEMBER 3, 2018.
- 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 DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.

**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, FUTURE RIGHT OF WAY, 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. 211141882 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. 16-454), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
  - 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 16-320, 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 NO. 216145945 THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 4 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.

**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 13<sup>th</sup> DAY OF December, 2018.

Douglas P. Reinelt  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 36718  
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. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 21<sup>st</sup> DAY OF July, 2018, 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.

James Boulton  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS  
DATE 12/18/18  
James Boulton  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT  
DEPARTMENT  
DATE 12-18-2018  
James Boulton  
COUNTY ASSESSOR  
DATE

**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 10:48 O'CLOCK A.M. THIS 21<sup>st</sup> DAY OF December, 2018 A.D., AND IS DULY RECORDED AT RECEPTION NO. 217714263 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

**CHUCK BROERMAN, RECORDER**

BY: Chad Broerman  
DEPUTY

FEES: \$20<sup>-</sup> sc. \$3<sup>-</sup>

SURCHARGE: NA

SCHOOL FEE: No Fees/Land Dedication

BRIDGE FEE: No Bdrn Fees

PARK FEE: Park Land's Agreement No Fees Due

DRAINAGE FEE: \$50,387.18 Beaver Creek

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

FOREST LAKES SF -18-017  
FILING NO. 4  
JOB NO. 1175.02  
APRIL 23, 2018  
SHEET 1 OF 2

NO	REVISION	DATE
1	COUNTY COMMENTS	12-13-18



N:\17502\DRAWINGS\SURVEY\PLAT\FIL 4 REPLAT TRACT B\17502P1-REV-4-23-18.dwg, 12/13/2018 9:03:44 AM, 1:1

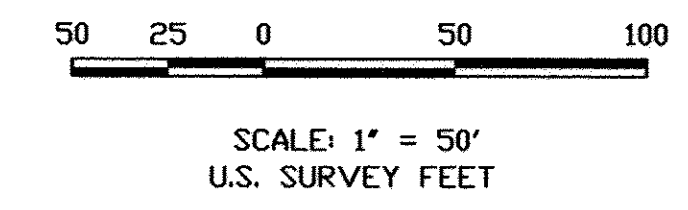
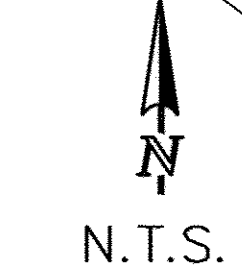
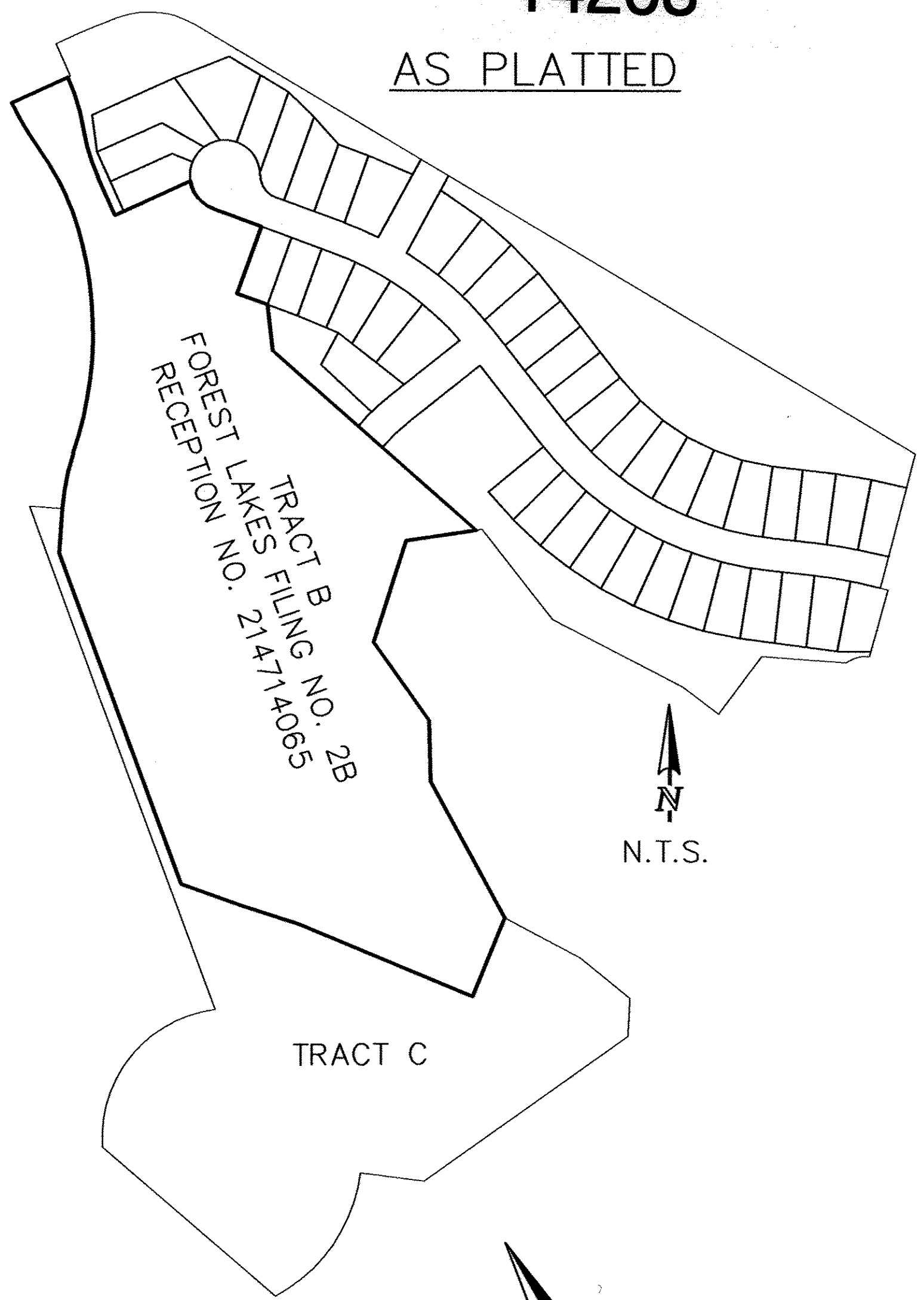
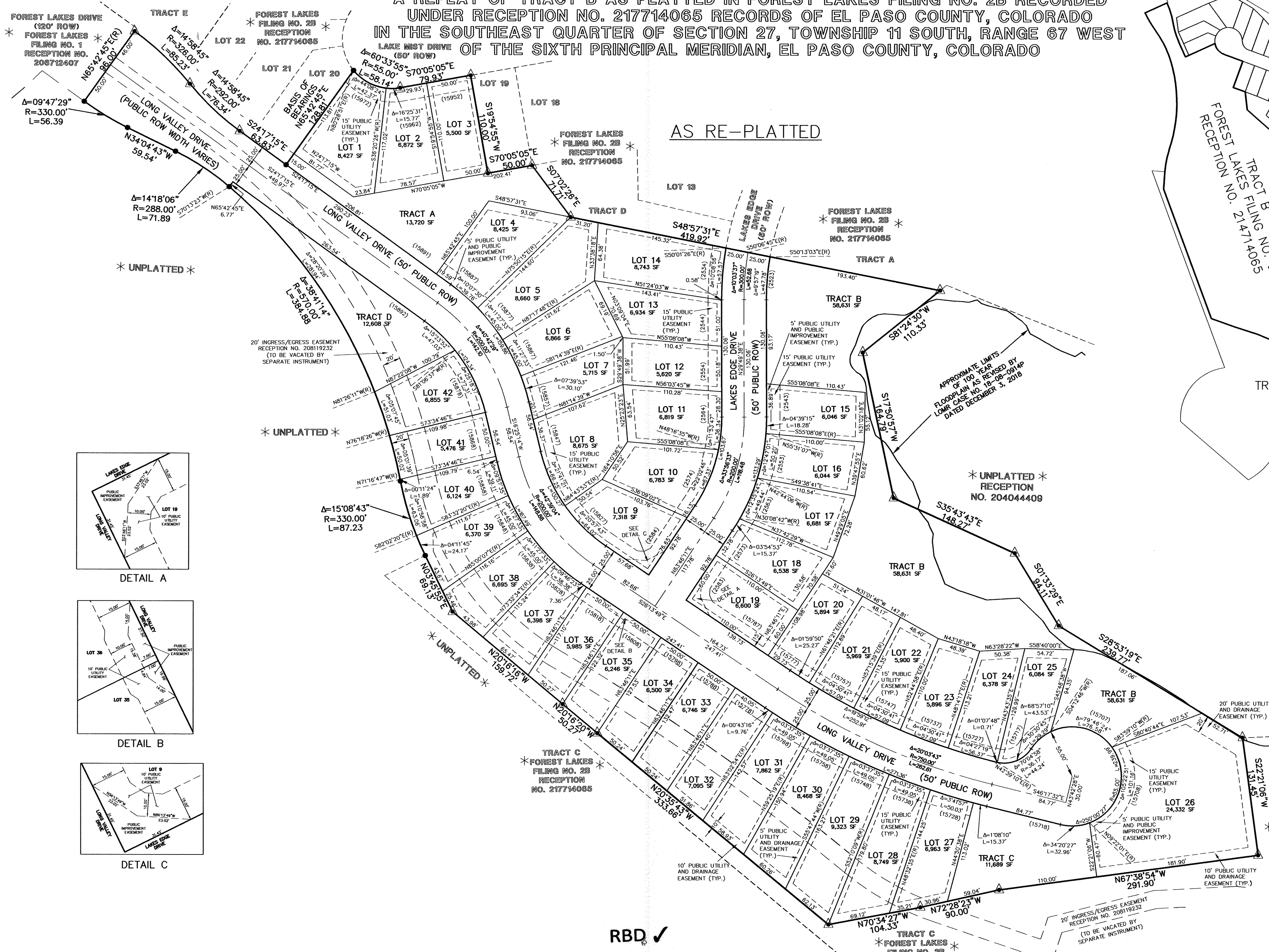
# FOREST LAKES FILING NO. 4

14263

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 2B RECORDED UNDER RECEPTION NO. 217714065 RECORDS OF EL PASO COUNTY, COLORADO IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED

AS RE-PLATTED

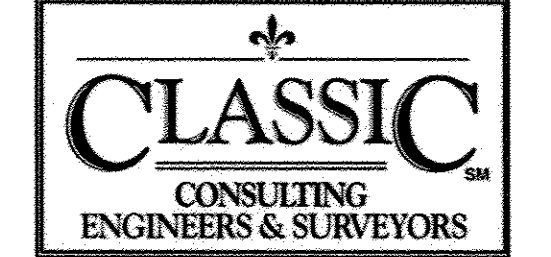


- LEGEND**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND
  - ▲ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET FLUSH WITH THE GROUND
  - \* NOT PART OF THIS PLAT
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



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

FOREST LAKES FILING NO. 4  
JOB NO. 1175.02  
APRIL 23, 2018  
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903 (719)785-0790  
(719)785-0799 (Fax)

RBD ✓

N:\117502\DRAWINGS\REVIEWS\PLAT\FIL 4 REPLAT TRACT B\117502P2-REV-4-23-18.dwg, 12/13/2018 9:03:30 AM, 1:1