

EL PASO



COUNTY

COMMISSIONERS.
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

**TO: El Paso County Board of County Commissioners
Darrel Glenn, President**

**FROM: Nina Ruiz, PM/Planner II *NR*
Gilbert LaForce, PE Engineer II
Craig Dossey, Executive Director**

**RE: Project File #: VR-17-003
Project Name: PPRTA Vacation and Replat
Parcel No.: 71260-00-042, 71260-06-001**

OWNER:	REPRESENTATIVE:
El Paso County BoCC 200 S. Cascade Avenue Colorado Springs, CO 80903	Classic Consulting Engineers & Surveyors, LLC. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Commissioner District: 1

Planning Commission Hearing Date:	N/A
Board of County Commissioners Hearing Date	09/26/17

EXECUTIVE SUMMARY

A request by Classic Consulting Engineers and Surveyors, LLC for approval of a vacation and replat of a metes and bounds parcel (Parcel No. 71260-00-042) under El Paso County ownership, and Tract A, Forest Lakes Filing No. 1 Subdivision to incorporate the vacated Forest Lakes Drive right-of-way and the additional purchase of County owned property east of the vacated right-of-way. The portion of the Forest Lakes Drive right-of-way to be vacated is no longer needed due to the recent roadway realignment (V-17-002). The acquisition of the land and this proposed vacation and replat would create a parcel upon which a subdivision entry sign could to be

2880 INTERNATIONAL CIRCLE, SUITE 110
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BoCC 16931 9/26/17 (C)

constructed. The applicant has coordinated with the El Paso County Attorney's office for the purchase of the right-of-way. Both parcels are zoned PUD (Planned Unit Development). The property is located south of the realignment of Forest Lakes Drive and west of Hay Creek Road and within Section 26, Township 11 South, and Range 67 West of the 6th P.M. The properties are within the boundaries of the Tri-Lakes Comprehensive Plan (2000).

A. REQUEST/WAIVERS/AUTHORIZATION

Request: A request by Classic Consulting Engineers and Surveyors, LLC, for approval of a vacation and replat of a metes and bounds parcel (Parcel No. 71260-00-042) under El Paso County ownership, and Tract A, Forest Lakes Filing No. 1 Subdivision to incorporate the vacated Forest Lakes Drive right-of-way and the additional purchase of County owned property east of the vacated right-of-way.

Waiver(s): There are no waivers associated with the vacation and replat request.

Authorization to Sign: The vacation and replat map and any other documents necessary to carry out the intent of the Board of County Commissioners.

B. PLANNING COMMISSION SUMMARY

Request Heard:

Recommendation:

Waiver Recommendation:

Vote:

Vote Rationale:

Summary of Hearing:

Legal Notice:

C. APPROVAL CRITERIA

Section 7.2.3.C, Actions Vacating or Altering a Recorded Plat, Replat, of the El Paso County Land Development Code (2016) states that a replat, "involves two actions, the vacation of the portion of the subdivision plat where the change is proposed...and approval of a new subdivision plat." The Code goes on to define a replat as providing a replat of a subdivision or lots in a subdivision, in which the original subdivision is substantially modified or additional lots are created. In approving a replat, the following findings shall be made:

- The replat complies with this Code, and the original conditions of approval associated with the recorded plat;
- No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased;
- The replat is in keeping with the purpose and intent of this Code;

- The replat conforms to the required findings for a minor or major subdivision, whichever is applicable;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The approval will not adversely affect the public health, safety, and welfare; and
- Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

D. LOCATION

North: PUD (Planned Unit Development)	Residential
South: A-35 (Agricultural)	Agricultural
East: PUD (Planned Unit Development)	Agricultural
West: A-35 (Agricultural)	Agricultural

E. BACKGROUND

The land included within Tract A was zoned PUD (Planned Unit Development) on May 16, 2002, pursuant to the approved Forest Lakes Planned Unit Development plan. Tract A was then created via plat pursuant to the Forest Lakes Filing No. 1 Subdivision on September 1, 2006. The Forest Lakes Drive right-of-way, which was dedicated to the County with the Forest Lakes Filing No. 1 Subdivision, was realigned in 2016. The old Forest Lakes Drive right-of-way does not provide access to any parcel of land. The applicants are concurrently requesting to vacate the right-of-way (V-17-002). This vacated right-of-way will be combined with Tract A and the land to be acquired from the County so that the right-of-way for Forest Lakes Drive aligns with the recently realigned roadway and so that the applicant may construct a subdivision entry sign on the replatted tract.

F. ANALYSIS

1. Land Development Code Analysis

This application meets Sections 7.2.3.A (Vacation) and 7.2.3.C (Replat), Actions Vacating or Altering a Recorded Plat, the vacation and replat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the Land Development Code.

2. Zoning Compliance

The proposed replat will create one tract that will be in conformance with the PUD (Planned Unit Development) zoning district. Tract A will be increasing in size. No specific sign regulations were included in the Forest Lakes PUD

guidelines. The applicant is required to submit a sign permit demonstrating compliance with the sign regulations included in the Land Development Code.

3. Policy Plan Analysis

The El Paso County Policy Plan (1998) has a dual purpose; it serves as a guiding document concerning broader land use planning issues, and provides a framework to tie together the more detailed sub-area elements of the County master plan. Relevant policies are as follows:

Goal 9.1 Plan, develop and maintain a safe and efficient transportation system to meet the present and future mobility needs of people, goods, materials and services.

Forest Lakes Drive was realigned for safety and efficiency reasons. Adjusting the property lines will not have an impact on the existing transportation system.

4. Small Area Plan Analysis

The proposed site is within the Tri-Lakes Comprehensive Plan (2000). Consistency with the Plan was established at both the zoning and platting stage.

5. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a high wildlife impact potential. Potential impacts to wildlife were analyzed with the zoning and final plat.

The Master Plan for Mineral Extraction (1996) identifies potential granite deposits in the area of the subject property. A mineral rights certification was prepared by the applicant indicating that, upon researching the records with El Paso County, no severed mineral rights exist.

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

No hazards were identified in the review of the replat.

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the property as having a high wildlife impact potential. Potential impacts to wildlife were analyzed with the zoning and final plat.

3. Floodplain

FEMA Flood Insurance Rate Map panel number 08041C0286 shows that the tract is located outside the 500-year floodplain (Zone X).

4. Drainage and Erosion

The property is located within the Beaver Creek (FOMO4600) drainage basin which is an unstudied basin. The subdivision entry sign that is proposed to be constructed on the replatted tract will disturb less than one acre; therefore, no drainage improvements or erosion control BMPs will be required.

5. Transportation

Staff does not anticipate that additional trips will be generated if the proposed vacation and replat is approved; therefore, a traffic impact study was not required as part of this application.

H. SERVICES

1. Water

No buildable lots are being created with the vacation and replat; therefore, the provision of water services is not required.

2. Sanitation

No buildable lots will be created with approval of the proposed vacation and replat; therefore, no sanitation services are required.

3. Emergency Services

The site is located within the boundaries of the Tri-Lakes Monument Fire Protection District. The Tri-Lakes Monument Fire Protection District was sent a referral and did not respond.

4. Utilities

Mountain View Electric Association will provide electrical service to the parcel where the subdivision entry sign is proposed to be located. However, the applicant does not anticipate lighting the sign.

5. Metropolitan Districts

One of the properties (Parcel No. 71260-00-042) is located within the Willow Springs Ranch Metropolitan District.

6. Parks/Trails

Fees in lieu of park land dedication are not required as no residential lots are being platted.

7. Schools

Fees in lieu of school land dedication are not required as no residential lots are being platted.

I. APPLICABLE RESOLUTIONS: See attached

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Planning Commission and Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.3 of the El Paso County Land Development Code (2016) staff recommends the following conditions and notations:

1. All Deed of Trust holders shall ratify the plat. The applicant shall provide a current title commitment at the time of submittal of the Mylar for recording.
2. Colorado statute requires that at the time of the approval of platting, the subdivider provides the certification of the County Treasurer's Office that all ad valorem taxes applicable to such subdivided land, or years prior to that year in which approval is granted, have been paid. Therefore, this plat is approved by the Board of County Commissioners on the condition that the subdivider or developer must provide to the Planning and Community Development Department, at the time of recording the plat, a certification from the County Treasurer's Office that all prior years' taxes have been paid in full.
3. The subdivider or developer must pay, for each parcel of property, the fee for tax certification in effect at the time of recording the plat.
4. The Applicant shall submit the Mylar to Enumerations for addressing.
5. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed species.

NOTATION

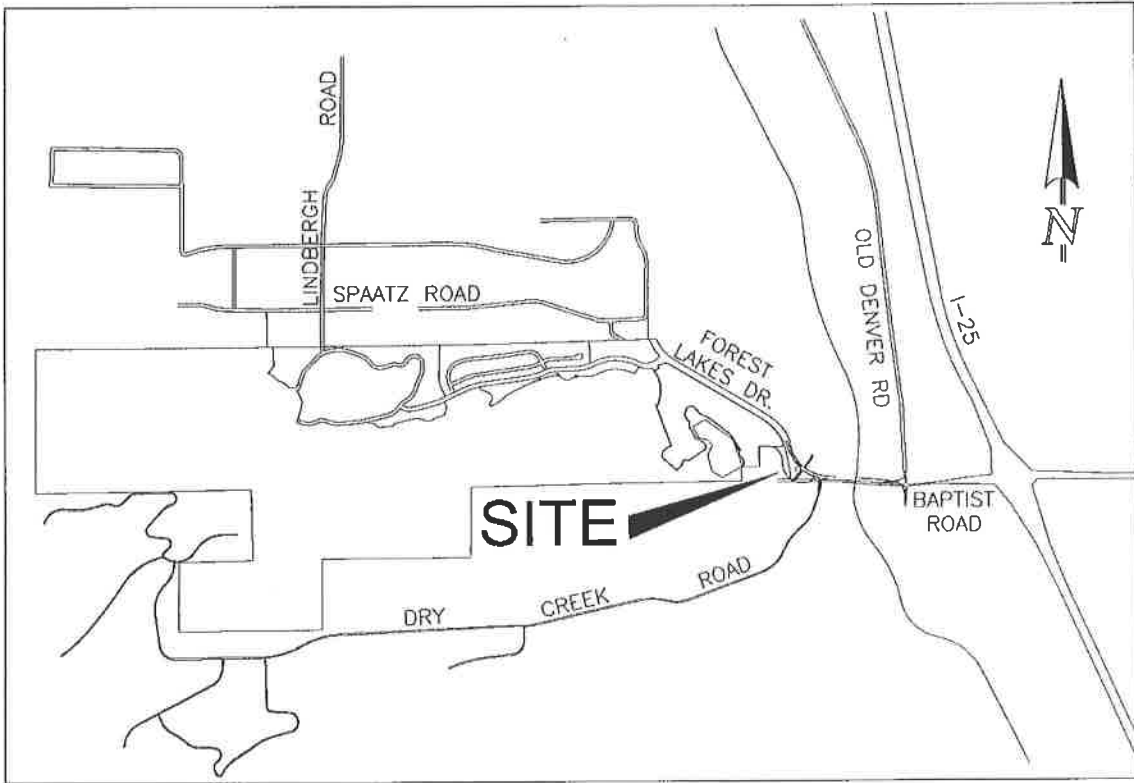
1. Final plats not recorded within 24 months of Board of County Commissioner approval shall be deemed expired, unless an extension is approved.

L. PUBLIC COMMENT AND NOTICE

The Planning and Community Development Department notified (2) two adjoining property owners on September 7, 2017, for the Board of County Commissioners meeting. Responses will be provided at the hearing.

M. ATTACHMENTS

Vicinity Map
Letter of Intent
Plat Drawing
Board of County Commissioners Resolution



VICINITY MAP
N.T.S.



Letter of Intent

Owner:

Forest Lakes Metropolitan District c/o Jane Dickenson
1111 main St. STE. 1600
Kansas City, MO 64105-2116
(719) 327-5810

Owner:

El Paso County BOCC
200 S. Cascade Ave.
Colorado Springs, CO 80903-2202
(719) 520-7276

Applicant/Consultant

Classic Consulting Engineers & Surveyors
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-0790

Site location:

Intersection of Forest Lakes Drive and Baptist Road, south of the Town of Monument

Size:

2.537 Acres

Zoning:

PUD

Request:

Applicant requests that the described portion of abandoned Forest Lakes Drive right-of-way be vacated and replatted, along with the described County parcel being conveyed to the Metro District and the existing District-owned Tract A, into one Tract.

Justification:

Classic Consulting Engineers & Surveyors (CCES) has already been working with the County on this project (see attached letter from Kyle R. Campbell, P.E. Division Manager of CCES and Mrs. Amy Folsom of the EPC Attorney's Office) the sole intent of which is to build a monument sign for the Forest Lakes

Development. The two proposed parcels are excess County property and will relieve the County of responsibility for said parcel, making the entire resultant parcel the responsibility of the Metro District.

Existing and Proposed facilities, structures, roads, etc.:

Existing Forest Lakes Drive will remain in its current location. A monument sign for the Forest Lakes development will be erected in the parcel being conveyed from the County to the District. Nothing further is proposed for the new Tract.

Waiver Requests:

None required.



June 17, 2016

El Paso County
Attorney's Office
200 S. Cascade Avenue, Suite 150
Colorado Springs, CO 80903

ATTN: Mrs. Amy Folsom

RE: Forest Lakes Excess County Property Purchase Proposal

Dear Mrs. Folsom:

As you are aware, Forest Lakes Residential, LLC (FLRL) is the Developer of Filing Nos. 1 and 3 (with Filing No. 2 in process) of the Forest Lakes development located at the westerly terminus of Baptist Road. As a part of the recent PPRTA project to improve the section of Baptist Road west of I-25, a Special Warranty Deed was completed to acquire 0.49 acres of property from HCB Willow Springs, LLC (see attached deed).

FLRL desires to purchase 3,534 SF of this area in order to accommodate entry monumentation signage and landscaping for the Forest Lakes Development in conjunction with this proposed purchase. FLRL has been coordinating with El Paso County Development Services to vacate the now unutilized Forest Lakes Drive (old alignment) and consolidate Tract A, Filing No. 1 with the vacated right-of-way and proposed purchase area into one tract. We were advised by El Paso County Staff to initiate this purchase request with you.

Based upon a prorated cost allocation, the 3,531 SF desired would cost \$1,465.44.

We look forward to finalizing this transaction with you and can answer any questions you may have concerning this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle R. Campbell".

Kyle R. Campbell, P.E.
Division Manager

Cc: Mr. Jim Boulton, Classic Homes
Mr. Doug Stimple, Classic Homes
Mr. Matt Larson, Classic Consulting

Ag/117501/excess property purchase.docx



**VACATION AND REPLAT
FOREST LAKES FILING NO. 1A
RECORDED UNDER RECEPTION NO. 200712407 AND A PARCEL OF LAND DESCRIBED IN A DOCUMENT
TRACT A AND A PORTION OF FOREST LAKES DRIVE AS PLATTED IN FOREST LAKES FILING NO. 1A IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO**

SURVEYOR'S STATEMENT: I, _____, a duly licensed professional land surveyor in the state of Colorado, do hereby certify that this plat is true and correctly represents the results of a survey made on the date indicated on this plat, and that all measurements were made from permanent monuments, and that I have been duly sworn before a notary public and have signed and sealed this plat as required by law. I have not been provided with any information which would indicate that any of the above is false. I have not been provided with any information which would indicate that any of the above is false. I have not been provided with any information which would indicate that any of the above is false.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ TO _____ DATE _____ FOR AND IN BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, L.L.C.

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 OR WITHIN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE: THIS PLAN FOR FOREST LAKES FILING NO. 1A WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO ON _____ 2017. SUBJECT TO ANY NOTES SPECIFIC TO THIS PLAN AND TO THE PUBLIC INTERESTS AND WELFARE OF THE COUNTY, THE BOARD OF COUNTY COMMISSIONERS HAS ACCEPTED THIS PLAN FOR FILING. THE BOARD OF COUNTY COMMISSIONERS HAS ACCEPTED THIS PLAN FOR FILING. THE BOARD OF COUNTY COMMISSIONERS HAS ACCEPTED THIS PLAN FOR FILING.

RECORDING: _____ DATE _____ COUNTY OF EL PASO, COLORADO
DEPARTMENT OF _____ DATE _____

CLERK AND RECORDER: _____ DATE _____ COUNTY OF EL PASO, COLORADO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON _____ 2017 AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

RECORDED BY: _____
CLOCK NO.: _____
PAGE NO.: _____
BRASSAGE FEE: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

FOREST LAKES
FILING NO. 1A
JOB NO. 1175.00
APRIL 7, 2017
SHEET 1 OF 2

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

1919 Colfax Avenue, Suite 100
Fort Collins, CO 80501
Phone: 970-225-5599
Fax: 970-225-5599

NO.	SECTION	DATE
1	COUNTY COMMISSIONERS	3/27/17
2	COUNTY COMMISSIONERS	3/27/17
3	COUNTY COMMISSIONERS	3/27/17



GENERAL NOTES (CONT.):

9. ANY PERSON WHO KNOWLEDGELY REMOVES, ALTERS OR DEFACES ANY MARKS AND BOUNDARIES PERMANENT SUBSTANTIAL TO CDS 184-4-508.
10. TRACT A IS FOR A MOUNDING, SLOPE, SPAGE, LANDSCAPING, DRAINAGE, TRAILS, REVEGETATION FOREST LAKES METROPOLITAN DISTRICT. TRACT A IS FOR AN OPEN SPACE, LANDSCAPING, DRAINAGE, REVEGETATION FOREST LAKES METROPOLITAN DISTRICT. TRACT C IS TO BE RETAINED BY THE EL PASO COUNTY COMMISSIONERS FOR PUBLIC PURPOSES DEEMED NECESSARY FOR EL PASO COUNTY TO BE RETAINED BY EL PASO COUNTY.
11. 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 PROPERTY OWNER. THE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER. THE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER. THE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER.
12. NO LOT OR INTEREST HEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED WITHOUT THE WRITTEN APPROVAL AND AGREEMENT OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY. THE WRITTEN APPROVAL AND AGREEMENT OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY SHALL BE OBTAINED IN WRITING AND SHALL BE FILED IN THE PUBLIC RECORDS OF EL PASO COUNTY.
13. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FOREST LAKES RESIDENTIAL, RECORDED UNDER RECEPTION NO. 200712407 IN BOOK 565 AT PAGE 1279 AND BOOK 565 AT PAGE 385 BY INSTRUMENTS RECORDED IN BOOK 565 AT PAGE 1279 AND BOOK 565 AT PAGE 385.
14. THE PART NOT THE LEGAL OCCUPANCY AND ARE SUBJECT TO CHANGE.
15. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR FOREST LAKES RESIDENTIAL, RECORDED UNDER RECEPTION NO. 200712407 IN BOOK 565 AT PAGE 1279 AND BOOK 565 AT PAGE 385 BY INSTRUMENTS RECORDED IN BOOK 565 AT PAGE 1279 AND BOOK 565 AT PAGE 385.
16. THE PART NOT THE LEGAL OCCUPANCY AND ARE SUBJECT TO CHANGE.
17. TOTAL NUMBER OF LOTS BEING REPLATED IN TRACT _____.
18. NOTICE: THIS PROPERTY MAY BE IMPACTED BY WIND AND OTHER EFFECTS OF COMBAT FIELD TRAINING CONDUCTED AT THE UNITED STATES AIR FORCE ACADEMY'S CADET'S BASIC TRAINING LACKS VALLEY TRAINING AREA IN CONJUNCTION WITH THIS NOTICE, THE UNITED STATES AIR FORCE ACADEMY WILL BE MAINTAINING A CLOSE MONITORING OF THE SITES AND EL PASO COUNTY BY AND THROUGH THE PUBLIC UTILITIES AND UTILITIES OF EL PASO COUNTY, AND EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY WILL BE MAINTAINING A CLOSE MONITORING OF THE SITES AND EL PASO COUNTY BY AND THROUGH THE PUBLIC UTILITIES AND UTILITIES OF EL PASO COUNTY.
19. NOTICE: THIS PROPERTY MAY BE IMPACTED BY WIND AND OTHER EFFECTS OF COMBAT FIELD TRAINING CONDUCTED AT THE UNITED STATES AIR FORCE ACADEMY'S CADET'S BASIC TRAINING LACKS VALLEY TRAINING AREA IN CONJUNCTION WITH THIS NOTICE, THE UNITED STATES AIR FORCE ACADEMY WILL BE MAINTAINING A CLOSE MONITORING OF THE SITES AND EL PASO COUNTY BY AND THROUGH THE PUBLIC UTILITIES AND UTILITIES OF EL PASO COUNTY, AND EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY WILL BE MAINTAINING A CLOSE MONITORING OF THE SITES AND EL PASO COUNTY BY AND THROUGH THE PUBLIC UTILITIES AND UTILITIES OF EL PASO COUNTY.
20. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
 - A. A 500 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.
 - B. A 1000 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
 - C. A 500 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
 - D. THE SDE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
 - E. A 1500 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES ALONG THE FRONT LINES OF EACH LOT.

OWNERS CERTIFICATE:

I, _____, owner of _____, County of El Paso, State of Colorado, do hereby certify that the above described property is the property of _____, and that I have no interest in the property. I have no interest in the property. I have no interest in the property.

DATE OF RECEPTION: _____ 2017
TOWNSHIP: _____ SOUTH, RANGE: _____ WEST OF THE _____ PRINCIPAL MERIDIAN
COUNTY OF EL PASO, COLORADO

GENERAL NOTES:

1. DATE OF RECEPTION: _____ 2017
2. TOWNSHIP: _____ SOUTH, RANGE: _____ WEST OF THE _____ PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER SECTION 27 AND SECTION 28 BEING ASSIGNED TO SLOPE 50:50 IN A DISTANCE OF 287.04 FEET. SECTION 28 BEING ASSIGNED TO SLOPE 50:50 IN A DISTANCE OF 287.04 FEET.
4. FLOODPLAIN STATEMENT: NO PORTION OF THIS SITE, FOREST LAKES FILING NO. 1A, IS A FLOODPLAIN STATEMENT.
5. THE INSTRUMENT BY WHICH THIS SUBDIVISION IS PLATTED IS THE FOLLOWING INSTRUMENT: _____ DATE: _____
6. WATER SERVICE SHALL BE SUPPLIED BY THE FOREST LAKES METROPOLITAN DISTRICT.
7. THE FOLLOWING RIGHTS ARE BEEN IDENTIFIED IN ASSOCIATION WITH THE INSTRUMENTS: _____
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EXISTENCE OF ANY RIGHTS OF RECORD INCLUDING EASEMENTS, ENCUMBRANCES, OR INTERESTS IN THE PROPERTY.
9. THE COUNTY OF EL PASO, COLORADO, DOES NOT WARRANT THE ACCURACY OF RECORD BOUNDARIES OR CORNER LOCATIONS.
10. THE COUNTY OF EL PASO, COLORADO, DOES NOT WARRANT THE ACCURACY OF RECORD BOUNDARIES OR CORNER LOCATIONS.

KNOW ALL MEN BY THESE PRESENTS:

TRACT A AND A PORTION OF FOREST LAKES DRIVE AS PLATTED IN FOREST LAKES FILING NO. 1A IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING THE BIRTH OF _____, RECORDING NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:
PARCEL A:
TRACT A, FOREST LAKES FILING NO. 1A, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. _____ OF EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 1487 ACRES.

PARCEL B:
TRACT A, FOREST LAKES FILING NO. 1A, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. _____ OF EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 1487 ACRES.

PARCEL C:
TRACT A, FOREST LAKES FILING NO. 1A, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED UNDER RECEPTION NO. _____ OF EL PASO COUNTY, COLORADO, CONTAINING A CALCULATED AREA OF 1487 ACRES.

TRACT A AND A PORTION OF FOREST LAKES DRIVE AS PLATTED IN FOREST LAKES FILING NO. 1A IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING THE BIRTH OF _____, RECORDING NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:
TRACT A AND A PORTION OF FOREST LAKES DRIVE AS PLATTED IN FOREST LAKES FILING NO. 1A IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING THE BIRTH OF _____, RECORDING NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:
TRACT A AND A PORTION OF FOREST LAKES DRIVE AS PLATTED IN FOREST LAKES FILING NO. 1A IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING THE BIRTH OF _____, RECORDING NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

