

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 SAID 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 25968", 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 282°3'06", 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 N42°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°46'38"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 \_\_\_\_\_, 2019, 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:	_____

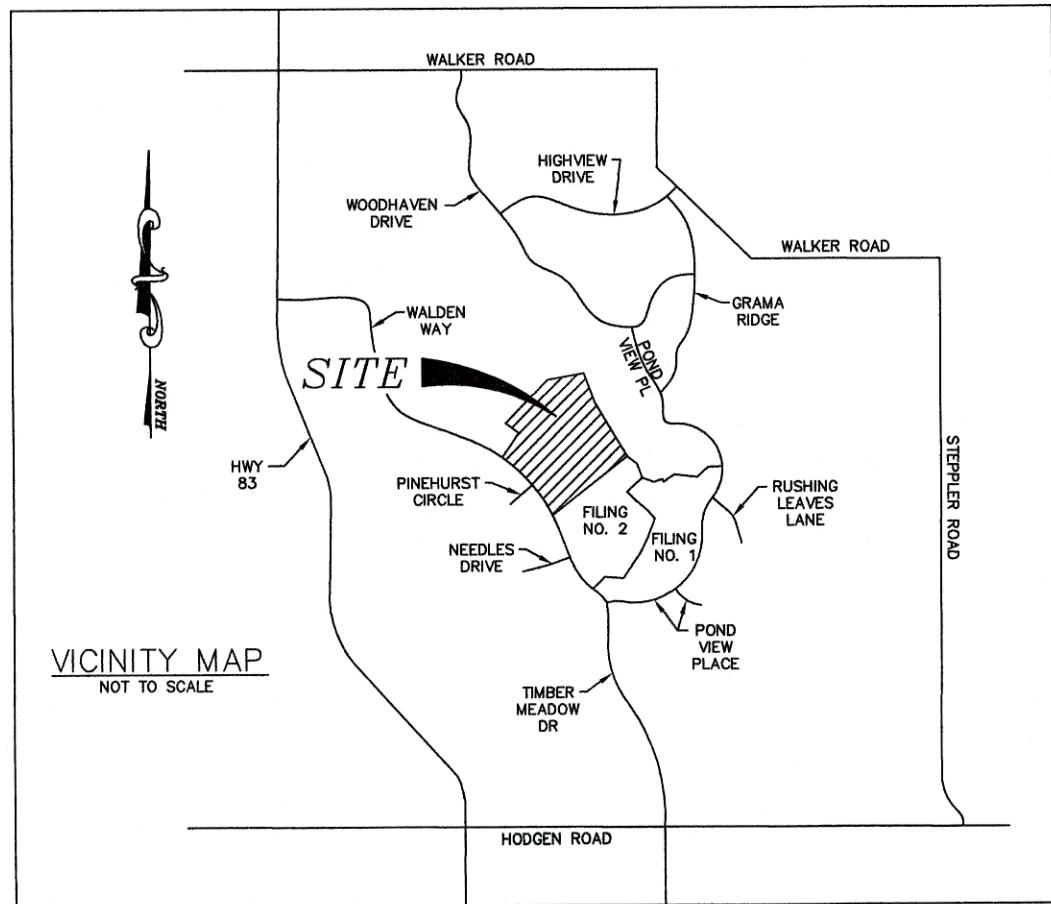
RECORDING:

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 \_\_\_\_\_, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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 \_\_\_\_\_, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR WALDEN PRESERVE 2, FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATION:

I, ERIC SIMONSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 1, 2018, 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 \_\_\_\_\_, 2019.

ERIC SIMONSON, COLORADO PLS 38560 DATE  
FOR AND ON BEHALF OF:  
RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

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 080410285 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, ALL REAR 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 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 3 FOR THE BENEFIT OF LOTS 2, 3 AND 4.

ADDITIONAL EASEMENT NOTE NO. 2 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 9 FOR THE BENEFIT OF LOTS 8, 9 AND 10.

ADDITIONAL EASEMENT NOTE NO. 3 = 30' TO 32.40' WIDE COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 12 FOR THE BENEFIT OF LOTS 11, 12, AND 13.

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 25968", 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, AMENDMENT NO. 1 (EFFECTIVE DATE: SEPTEMBER 8, 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., & 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. 168643.

11. THE PROPERTY IS SUBJECT TO ALL MINERAL RIGHTS CONVEYED TO WALDEN CORPORATION IN DEED RECORDED JULY 18, 1968 IN BOOK 2244 AT PAGE 288 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, RELEASED IN CONNECTION THEREWITH SEPTEMBER 30, 2005 AT RECEPTION NO. 205154117, SEPTEMBER 3, 2005 AT RECEPTION NO. 205157835, 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. 203188592.

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. 205023414.

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 NON 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 JUNE 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. & 39. 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.

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.

NOTES (CONT'D):

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.

50. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION AS RECORDED \_\_\_\_\_, 2019 UNDER RECEPTION NO. \_\_\_\_\_

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, AND THE AMENDED PUD DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 216056505, ALL 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 MOUNTAIN 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 FUTURE 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 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. \_\_\_\_\_ (RESOLUTION NO. 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

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. ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

16. BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 15', AND REAR YARD - 25'.

17. MAXIMUM BUILDING HEIGHT: 30 FEET, AS MEASURED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.

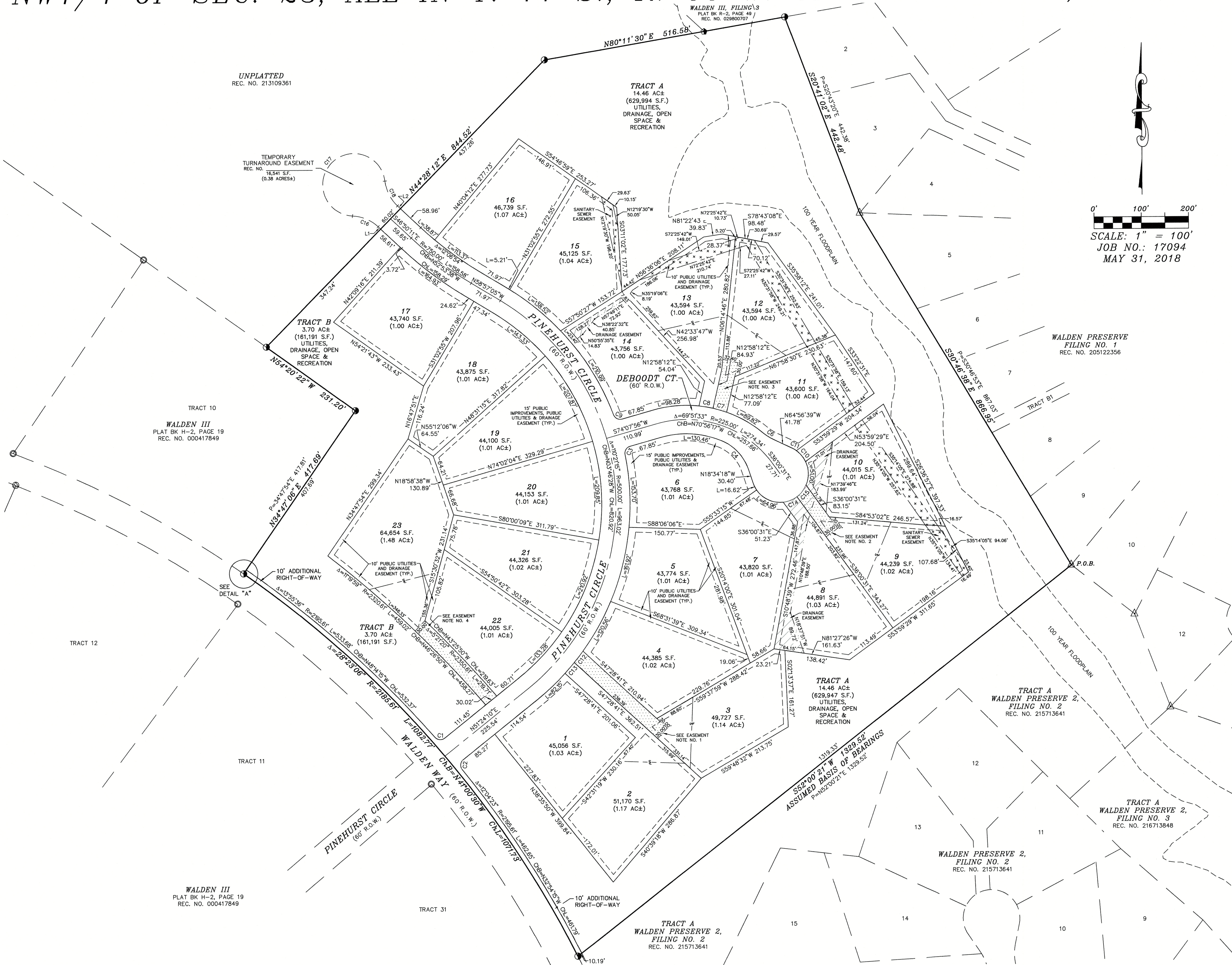
18. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF 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 AND UNITED STATES POSTAL SERVICE REGULATIONS.



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



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'
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"
  - 150' LOT WIDTH AT FRONT YARD BUILDING SETBACK
  - DRAINAGE EASEMENT
  - 20' WIDE SANITARY SEWER EASEMENT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C16	59.93'	85.00'	40°23'44"	N67°02'03"W	58.69'
C17	300.41'	66.00'	260°47'27"	N43°09'49"E	100.53'
C18	59.93'	85.00'	40°23'44"	S26°38'20"E	58.69'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°50'11"W	7.12
L2	S46°50'11"E	8.49

REVISION DATE: MARCH 5, 2019 (PER AMENDED PRELIMINARY PLAN)  
REVISION DATE: OCTOBER 26, 2018 (PER COUNTY COMMENTS)  
REVISION DATE: SEPTEMBER 13, 2018 (PER UPDATED TITLE COMMITMENT)  
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

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