

# FLYING HORSE NORTH FILING NO. 1

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

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

## LEGAL DESCRIPTION:

2 PARCELS OF LAND BEING A PORTION OF SECTIONS 34, 35 AND 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

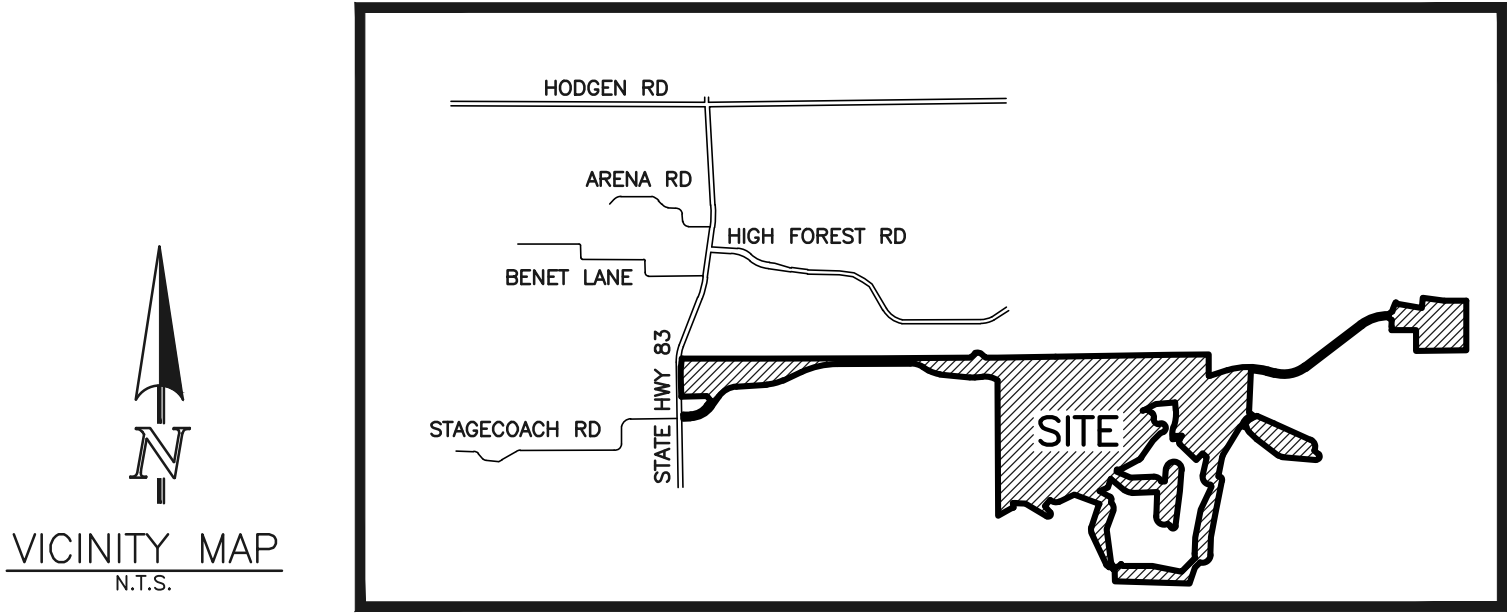
BASIS OF BEARINGS: THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2 1/2" ALUMINUM CAP STAMPED '22564' AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED '9132', IS ASSUMED TO BEAR S00°14'34"E, A DISTANCE OF 5269.38 FEET.

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°06'04"E, ON THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.12 FEET TO THE SOUTHEASTERLY CORNER OF SAID HIGH FOREST RANCH FILING NO. 2, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 36; THENCE N89°07'00"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE N89°01'18"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36; THENCE N89°03'58"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 840.89 FEET; THENCE S00°13'46"E, A DISTANCE OF 497.29 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N16°35'58"W, HAVING A DELTA OF 00°45'53", A RADIUS OF 3460.00 FEET AND A DISTANCE OF 46.18 FEET TO A POINT OF TANGENT; THENCE N72°38'09"E, A DISTANCE OF 400.46 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°53'45", A RADIUS OF 1640.00 FEET AND A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT; THENCE S74°28'06"E, A DISTANCE OF 169.05 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET AND A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT; THENCE N52°41'25"E, A DISTANCE OF 1610.12 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT; THENCE S88°31'45"E, A DISTANCE OF 8.27 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°57'04"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET AND A DISTANCE OF 90.84 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°31'04"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET AND A DISTANCE OF 225.86 FEET TO A POINT ON CURVE; THENCE S56°06'05"E, A DISTANCE OF 60.00 FEET; THENCE S80°16'16"E, A DISTANCE OF 554.19 FEET; THENCE N06°27'11"E, A DISTANCE OF 236.35 FEET; THENCE S82°41'19"E, A DISTANCE OF 492.47 FEET; THENCE S89°59'04"E, A DISTANCE OF 502.35 FEET TO A POINT THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING ON A LINE 30.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE S00°00'53"W ON SAID WESTERLY RIGHT OF WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 1136.17 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE S89°04'37"W, ON SAID SOUTH LINE, A DISTANCE OF 1145.71 FEET; THENCE N00°00'00"E, A DISTANCE OF 477.97 FEET; THENCE S89°59'56"W, A DISTANCE OF 505.80 FEET; THENCE N89°25'32"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°25'32"E, HAVING A DELTA OF 00°53'47", A RADIUS OF 5030.00 FEET AND A DISTANCE OF 78.69 FEET TO A POINT OF TANGENT; THENCE N01°28'15"E, A DISTANCE OF 152.16 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N18°55'42"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET AND A DISTANCE OF 85.46 FEET TO A POINT ON CURVE; THENCE N88°31'45"W, A DISTANCE OF 8.27 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET AND A DISTANCE OF 649.77 FEET TO A POINT OF TANGENT; THENCE S52°41'25"W, A DISTANCE OF 1610.12 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET AND A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT; THENCE N74°28'06"W, A DISTANCE OF 169.05 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 13°40'23", A RADIUS OF 1560.00 FEET AND A DISTANCE OF 372.28 FEET TO A POINT ON CURVE; THENCE S02°34'45"W, A DISTANCE OF 964.84 FEET; THENCE S56°12'59"E, A DISTANCE OF 96.82 FEET TO POINT 'A'; THENCE S65°45'45"W, A DISTANCE OF 64.75 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 54°21'11", A RADIUS OF 330.00 FEET, AND A DISTANCE OF 313.05 FEET TO A POINT ON CURVE ; THENCE S83°30'56"W, A DISTANCE OF 43.73 FEET; THENCE S30°43'19"W, A DISTANCE OF 748.70 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET AND A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT; THENCE S11°15'44"W, A DISTANCE OF 449.78 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S03°26'35"E, HAVING A DELTA OF 113°41'16", A RADIUS OF 80.00 FEET AND A DISTANCE OF 158.74 FEET TO A POINT ON CURVE; THENCE S11°16'18"W, A DISTANCE OF 794.70 FEET; THENCE S10°53'40"W, A DISTANCE OF 511.85 FEET; THENCE S01°41'01"W, A DISTANCE OF 409.04 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 105°57'32", A RADIUS OF 183.50 FEET AND A DISTANCE OF 339.35 FEET; THENCE S43°30'36"W, A DISTANCE OF 161.72 FEET; THENCE S19°16'02"W, A DISTANCE OF 386.88 FEET; THENCE N88°18'15"W, A DISTANCE OF 1705.84 FEET; THENCE N02°21'44"W, A DISTANCE OF 263.10 FEET; THENCE N63°45'49"W, A DISTANCE OF 50.01 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N18°31'13"W, HAVING A DELTA OF 24°06'18", A RADIUS OF 530.00 FEET AND A DISTANCE OF 222.98 FEET TO A POINT ON CURVE; THENCE S39°18'58"E, A DISTANCE OF 58.41 FEET;

PCDD FILE NO.: --- -- --



## LEGAL DESCRIPTION: (CONTINUED)

THENCE N89°54'56"E, A DISTANCE OF 681.31 FEET; THENCE S78°50'05"E, A DISTANCE OF 682.24 FEET; THENCE N44°23'58"E, A DISTANCE OF 446.26 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N70°04'16"E, HAVING A DELTA OF 27°10'25", A RADIUS OF 206.15 FEET AND A DISTANCE OF 97.77 FEET TO A POINT ON CURVE ; THENCE N01°45'55"E, A DISTANCE OF 367.28 FEET; THENCE N11°05'37"E, A DISTANCE OF 649.91 FEET; THENCE N25°28'43"E, A DISTANCE OF 583.21 FEET; THENCE N36°07'10"W, A DISTANCE OF 51.40 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N00°13'39"E, HAVING A DELTA OF 101°02'05", A RADIUS OF 180.00 FEET, AND A DISTANCE OF 317.41 FEET TO A POINT ON CURVE ; THENCE N12°39'47"E, A DISTANCE OF 431.89 FEET; THENCE N47°25'19"W, A DISTANCE OF 125.23 FEET; THENCE S43°38'05"W, A DISTANCE OF 217.42 FEET; THENCE N45°19'30"W, A DISTANCE OF 528.41 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 79°31'17", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 83.27 FEET; THENCE N27°57'38"E, A DISTANCE OF 123.86 FEET; THENCE S88°03'35"W, A DISTANCE OF 162.46 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°59'29"E, HAVING A DELTA OF 07°44'47", A RADIUS OF 470.00 FEET AND A DISTANCE OF 63.54 FEET; THENCE S78°14'42"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°14'42"E, HAVING A DELTA OF 16°31'24", A RADIUS OF 530.00 FEET AND A DISTANCE OF 152.85 FEET TO A POINT ON CURVE; THENCE N85°13'54"W, A DISTANCE OF 198.71 FEET; THENCE S67°28'31"W, A DISTANCE OF 80.59 FEET; THENCE S46°07'49"W, A DISTANCE OF 233.67 FEET; THENCE S34°25'15"W, A DISTANCE OF 478.77 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET AND A DISTANCE OF 86.46 FEET; THENCE S61°56'28"W, A DISTANCE OF 430.63 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET AND A DISTANCE OF 118.78 FEET TO A POINT ON CURVE ; THENCE S00°25'40"W, A DISTANCE OF 36.95 FEET; THENCE S66°21'10"E, A DISTANCE OF 348.91 FEET; THENCE N87°59'49"E, A DISTANCE OF 527.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET AND A DISTANCE OF 214.13 FEET TO A POINT ON CURVE; THENCE N89°20'23"E, A DISTANCE OF 87.77 FEET; THENCE N04°16'45"E, A DISTANCE OF 284.57 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 565.49 FEET TO A POINT OF TANGENT; THENCE S04°16'45"W, A DISTANCE OF 483.65 FEET; THENCE S07°32'26"W, A DISTANCE OF 809.64 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 163°01'47", A RADIUS OF 60.00 FEET AND A DISTANCE OF 170.72 FEET TO A POINT OF TANGENT; THENCE N09°25'47"W, A DISTANCE OF 25.35 FEET; THENCE N59°17'05"W, A DISTANCE OF 59.71 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°17'40"W, HAVING A DELTA OF 122°14'28", A RADIUS OF 180.00 FEET AND A DISTANCE OF 385.81 FEET TO A POINT OF TANGENT; THENCE N04°30'48"E, A DISTANCE OF 138.74 FEET; THENCE N01°27'54"E, A DISTANCE OF 421.65 FEET; THENCE S87°34'56"W, A DISTANCE OF 570.22 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET AND A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT; THENCE N49°40'30"W, A DISTANCE OF 407.48 FEET; THENCE S18°26'34"W, A DISTANCE OF 216.03 FEET; THENCE S67°30'10"W, A DISTANCE OF 203.94 FEET; THENCE S60°53'14"E, A DISTANCE OF 270.58 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 66°48'26", A RADIUS OF 60.00 FEET AND A DISTANCE OF 66.96 FEET TO A POINT OF TANGENT; THENCE S05°55'12"W, A DISTANCE OF 73.94 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°03'32"W, HAVING A DELTA OF 65°10'59", A RADIUS OF 180.00 FEET AND A DISTANCE OF 204.78 FEET; THENCE S19°58'12"W, A DISTANCE OF 445.86 FEET; THENCE S07°36'57"E, A DISTANCE OF 778.36 FEET; THENCE S32°14'22"E, A DISTANCE OF 83.48 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N22°20'21"W, HAVING A DELTA OF 11°46'40", A RADIUS OF 470.00 FEET AND A DISTANCE OF 96.61 FEET TO A POINT ON CURVE; THENCE N28°40'51"W, A DISTANCE OF 24.35 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N01°53'54"E, HAVING A DELTA OF 62°51'48", A RADIUS OF 60.00 FEET AND A DISTANCE OF 65.83 FEET TO A POINT ON CURVE; THENCE N24°50'58"W, A DISTANCE OF 794.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 42°54'04", A RADIUS OF 180.00 FEET, AND A DISTANCE OF 134.78 FEET TO A POINT OF TANGENT; THENCE N18°03'07"E, A DISTANCE OF 513.19 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 17°58'26", A RADIUS OF 182.00 FEET AND A DISTANCE OF 57.09 FEET TO A POINT ON CURVE; THENCE N69°37'09"W, A DISTANCE OF 609.64 FEET; THENCE S64°49'27"W, A DISTANCE OF 387.40 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 71°05'00", A RADIUS OF 180.00 FEET AND A DISTANCE OF 223.32 FEET TO A POINT ON CURVE; THENCE S42°12'07"W, A DISTANCE OF 181.16 FEET; THENCE S40°12'30"E, A DISTANCE OF 188.32 FEET TO A POINT OF CURVE;

## LEGAL DESCRIPTION: (CONTINUED)

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 161°01'35", A RADIUS OF 60.00 FEET AND A DISTANCE OF 168.63 FEET TO A POINT OF TANGENT; THENCE N59°10'55"W, A DISTANCE OF 565.00 FEET; THENCE N88°12'35"W, A DISTANCE OF 210.24 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 26°35'09", A RADIUS OF 60.00 FEET AND A DISTANCE OF 27.84 FEET TO A POINT ON CURVE; THENCE S86°55'25"W, A DISTANCE OF 49.85 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N86°55'25"E, HAVING A DELTA OF 29°32'16", A RADIUS OF 520.00 FEET AND A DISTANCE OF 268.08 FEET TO A POINT ON CURVE; THENCE S57°23'09"W, A DISTANCE OF 500.57 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 36; THENCE N00°14'34"W ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3327.71 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°01'51"W, HAVING A DELTA OF 38°24'48", A RADIUS OF 535.00 FEET AND A DISTANCE OF 358.69 FEET TO A POINT OF TANGENT; THENCE S84°37'03"W, A DISTANCE OF 175.44 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°13'59", A RADIUS OF 615.00 FEET AND A DISTANCE OF 120.57 FEET TO A POINT OF TANGENT; THENCE N84°08'58"W, A DISTANCE OF 684.98 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°13'51", A RADIUS OF 615.00 FEET AND A DISTANCE OF 270.82 FEET TO A POINT OF TANGENT; THENCE N58°55'07"W, A DISTANCE OF 166.51 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°18'40", A RADIUS OF 535.00 FEET AND A DISTANCE OF 292.37 FEET TO A POINT OF TANGENT; THENCE S89°46°13"W, A DISTANCE OF 1674.58 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°52'43", A RADIUS OF 1960.00 FEET AND A DISTANCE OF 851.06 FEET TO A POINT OF TANGENT; THENCE S64°53'30"W, A DISTANCE OF 459.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°22'27", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 387.97 FEET TO A POINT OF TANGENT; THENCE S86°15'57"W, A DISTANCE OF 692.41 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 51°05'38", A RADIUS OF 535.00 FEET AND A DISTANCE OF 477.09 FEET TO A POINT OF TANGENT; THENCE S35°10'18"W, A DISTANCE OF 291.93 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 53°07'49", A RADIUS OF 615.00 FEET AND A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT; THENCE S88°18'07"W, A DISTANCE OF 160.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83;

## LEGAL DESCRIPTION CONTINUED SHEET 2 OF 10

## OWNERS 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, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 1. 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 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.

## OWNER:

THE AFOREMENTIONED, PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

AS \_\_\_\_\_  
OF PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_ OF PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## LIEN HOLDER:

SHAMROCK PRESERVE, LLC HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF OF \_\_\_\_\_, 20\_\_, A.D.

BY: \_\_\_\_\_ AS: \_\_\_\_\_  
OF SHAMROCK PRESERVE, LLC  
STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF SHAMROCK PRESERVE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## LIEN HOLDER:

GREAT WESTERN BANK HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF OF \_\_\_\_\_, 20\_\_, A.D.

BY: \_\_\_\_\_ AS: \_\_\_\_\_  
OF GREAT WESTERN BANK  
STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF GREAT WESTERN BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
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 FLYING HOSE NORTH FILING NO. 1 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 \_\_\_\_\_

COUNTY ASSESSOR DATE \_\_\_\_\_

## CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

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

DRAINAGE: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

URBAN PARK: \_\_\_\_\_

REGIONAL PARK: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_

OWNER:  
PRI #2, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
PHONE (719) 592-9333



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (Fax)

FLYING HORSE NORTH FILING NO. 1  
1096.11  
NOVEMBER 21, 2017  
SHEET 1 OF 10

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

| NO. | REVISION | DATE |
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| 1   |          |      |
| 2   |          |      |

PCD File #  
SF-18-001



# FLYING HORSE NORTH FILING NO. 1

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Please reference the wildfire mitigation report submitted with this application. It includes specific requirements at various stages of development.

## LEGAL DESCRIPTION(CONT.):

THENCE N01°41'53"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 212713192 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (5) FIVE COURSES;

1. N88°18'07"E, A DISTANCE OF 165.75 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°10'43", A RADIUS OF 460.00 FEET AND A DISTANCE OF 434.97 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°19'05", A RADIUS OF 560.00 FEET AND A DISTANCE OF 149.72 FEET TO A POINT ON CURVE;
4. N38°00'00"W, A DISTANCE OF 141.67 FEET;
5. S88°20'00"W, A DISTANCE OF 587.56 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 83;

THENCE ON SAID EASTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES;

1. N01°41'53"W, A DISTANCE OF 446.49 FEET;
2. N00°02'53"W, A DISTANCE OF 245.49 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S87°06'46"E, HAVING A DELTA OF 07°31'38", A RADIUS OF 1380.65 FEET AND A DISTANCE OF 181.38 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF HIGH FOREST RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 201036672, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°54'54"E, ON THE SOUTHERLY BOUNDARY OF SAID HIGH FOREST RANCH FILING NO. 1, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 584.61 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 34;

THENCE S89°57'36"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, A DISTANCE OF 1319.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34;

THENCE N89°46'13"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1 AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 2660.56 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE N89°45'50"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, A DISTANCE OF 2048.33 FEET;

THENCE ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

1. N44°21'15"E, A DISTANCE OF 120.12 FEET;
2. N27°42'44"E, A DISTANCE OF 30.37 FEET;
3. N83°51'56"E, A DISTANCE OF 62.76 FEET;
4. S79°32'21"E, A DISTANCE OF 69.45 FEET;
5. S46°40'23"E, A DISTANCE OF 153.82 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE N89°48'10"E, ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2 AND SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 270.47 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 532.335 ACRES.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

| TRACT TABLE  |                         |                 |
|--|-------------------------|-----------------|
| TRACT NO.  | USE                     | OWNER           |
| A AND C  | OPEN SPACE              | HOA             |
| B, E, F, H, I AND J  | DRAINAGE AND OPEN SPACE | HOA             |
| D AND G  | FUTURE RIGHT OF WAY     | EPC             |
| K  | MAINTENANCE BUILDING    | OWNER OF RECORD |
| L  | CLUB HOUSE              | OWNER OF RECORD |
| M, N   | SIGN                    | HOA             |
| O, P, Q, R, S, T   | GOLF COURSE             | OWNER OF RECORD |
| OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT |                         |                 |

## LEGAL DESCRIPTION(CONT.):

PARCEL 2:

COMMENCING AT POINT "A" HEREIN DESCRIBED;

THENCE S77°19'50"E, A DISTANCE OF 99.91 FEET TO THE POINT OF BEGINNING;

THENCE S66°22'10"E, A DISTANCE OF 418.60 FEET;  
THENCE S65°50'19"E, A DISTANCE OF 926.31 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET AND A DISTANCE OF 291.86 FEET TO A POINT ON CURVE;  
THENCE S47°50'38"E, A DISTANCE OF 125.93 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 141°44'47", A RADIUS OF 74.72 FEET AND A DISTANCE OF 184.84 FEET TO A POINT OF TANGENT;  
THENCE N85°14'20"W, A DISTANCE OF 773.82 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 32°49'43", A RADIUS OF 180.00 FEET AND A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;  
THENCE N52°20'15"W, A DISTANCE OF 614.62 FEET;  
THENCE N47°07'47"W, A DISTANCE OF 236.98 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 35°23'13", A RADIUS OF 222.71 FEET AND A DISTANCE OF 137.55 FEET TO A POINT ON CURVE;  
THENCE S89°19'51"W, A DISTANCE OF 44.51 FEET;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS S78°39'56"E, HAVING A DELTA OF 54°25'41", RADIUS OF 270.00 FEET AND A DISTANCE OF 256.49 FEET TO A POINT OF TANGENT;  
THENCE N65°45'45"E, A DISTANCE OF 144.64 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 20.131 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 552.466 ACRES.

## GENERAL NOTES:

1. THE DATE OF PREPARATION IS NOVEMBER 21, 2017.
2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
5. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 34, 35 AND 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
6. UNLESS SHOWN OTHERWISE, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
7. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; EROSION CONTROL REPORT
8. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 80. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 21.

Suggestion: reference the soils report which provides specific requirements.

Traffic Impact Study

New department name

Plat notes should be added for each of the tracts indicating the purpose, what structures may be allowed, and who will maintain them.

## GENERAL NOTES (CONT.):

9. THE ARTICLES OF INCORPORATION FOR FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171619083. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
10. 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 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.
11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
12. PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE HEREBY ALERTED THAT THESE LOTS CONTAIN STORM WATER CONVEYANCE PATHS. SAID PURCHASERS ACKNOWLEDGE ACCEPTANCE OF THESE FLOWS ONTO, AND THROUGH, THESE LOTS. THE PURCHASER OF THESE LOTS SHALL BE RESPONSIBLE FOR MAINTAINING THESE PATHS AND FOR PROVIDING MEASURES TO ELIMINATE EROSION, IF SUCH SHOULD OCCUR.
13. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED 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 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 EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES.
14. FLOODPLAIN STATEMENT: THIS SITE, FLYING HORSE NORTH FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0295F AND 08041C0315F DATED MARCH 17, 1997.
15. 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, BY THE DEVELOPMENT SERVICES 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. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

The TIS indicates entering into a PID. Will you be in a PID or may the fee upfront?

## GENERAL NOTES (CONT.):

16. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND-SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAKS PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
17. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
19. FIRE PROTECTION IS BY DONALD WESCOTT FIRE PROTECTION DISTRICT AND BLACK FOREST FIRE PROTECTION DISTRICT.
20. THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY.
21. 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 STATE STATUE 18-4-508, C.R.S.
22. THIS PLAT 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 THE TITLE COMMITMENT ORDER NUMBER 171882-AMENDMENT NO. 1 ISSUED BY CAPSTONE TITLE DATED SEPTEMBER 5:00 P.M.
23. THE SUBDIVIDERS AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 12-382), AS AMENDED, 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.
24. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
25. THERE SHALL BE NO DIRECT LOT ACCESS TO STATE HIGHWAY 83 OR BLACK FOREST ROAD.
26. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT PAGE 55, AS THEY MAY AFFECT THIS PLAT.

Please add additional internal roadways as included in the comments.

All remainder areas should be platted as a tract for future development.

There are no direct lot access to Stage Coach Rd (between Hwy 83 and the first roundabout which is a Rural Major Collector). Add a note identifying the 6 lots allowed to have access to Stagecoach Rd and note the conditions for the access per the PUD.

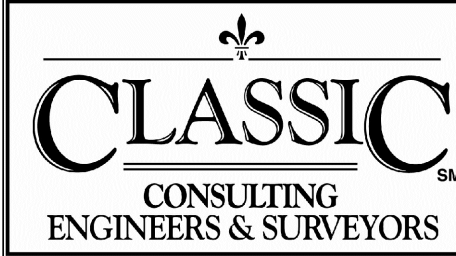
- Add the following notes:
1. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
  2. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
  3. No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

| NO. | REVISION | DATE |
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|     |          |      |
|     |          |      |

619 N. Cascade Avenue, Suite 200  
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Add PCD File # SF-18-001

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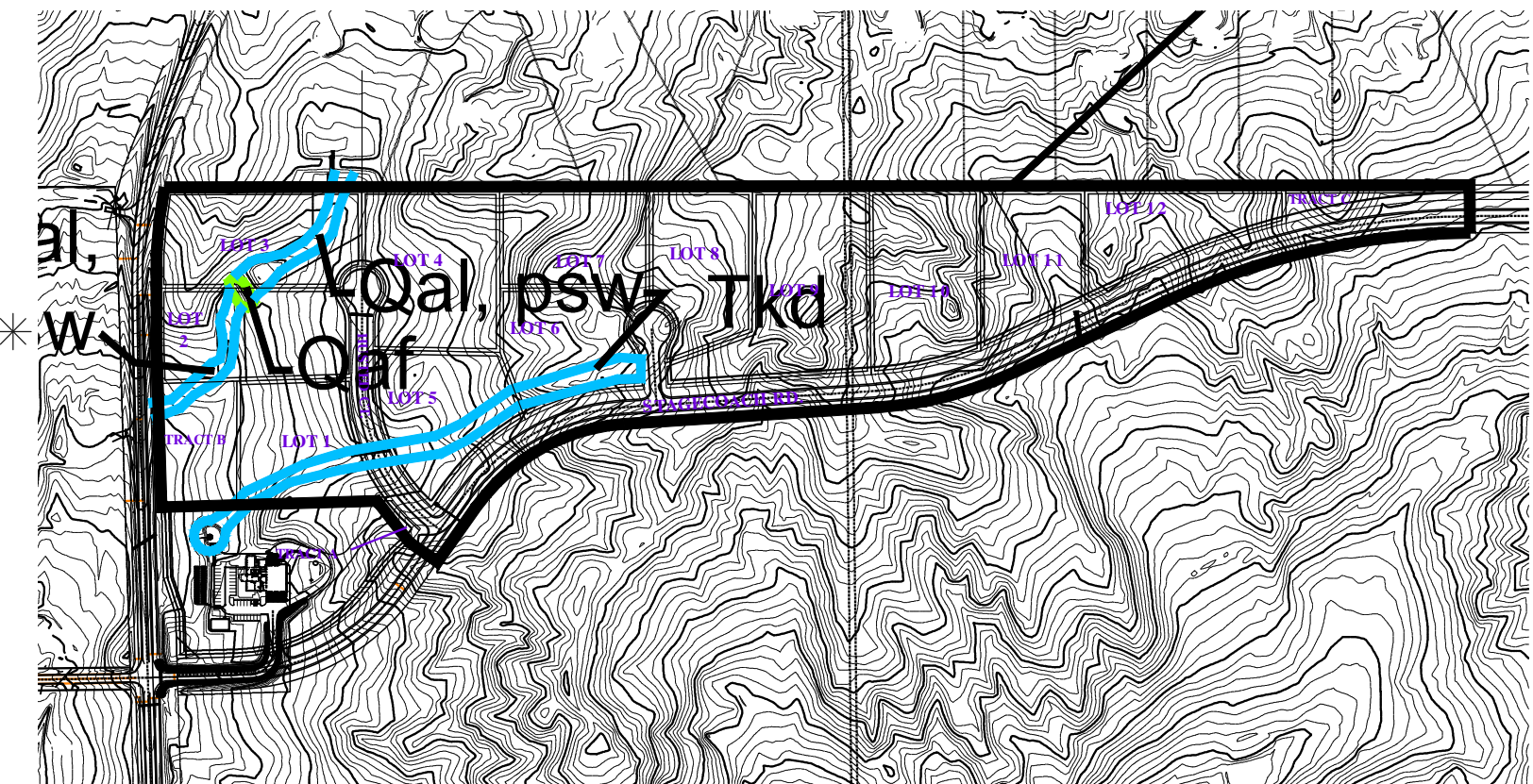
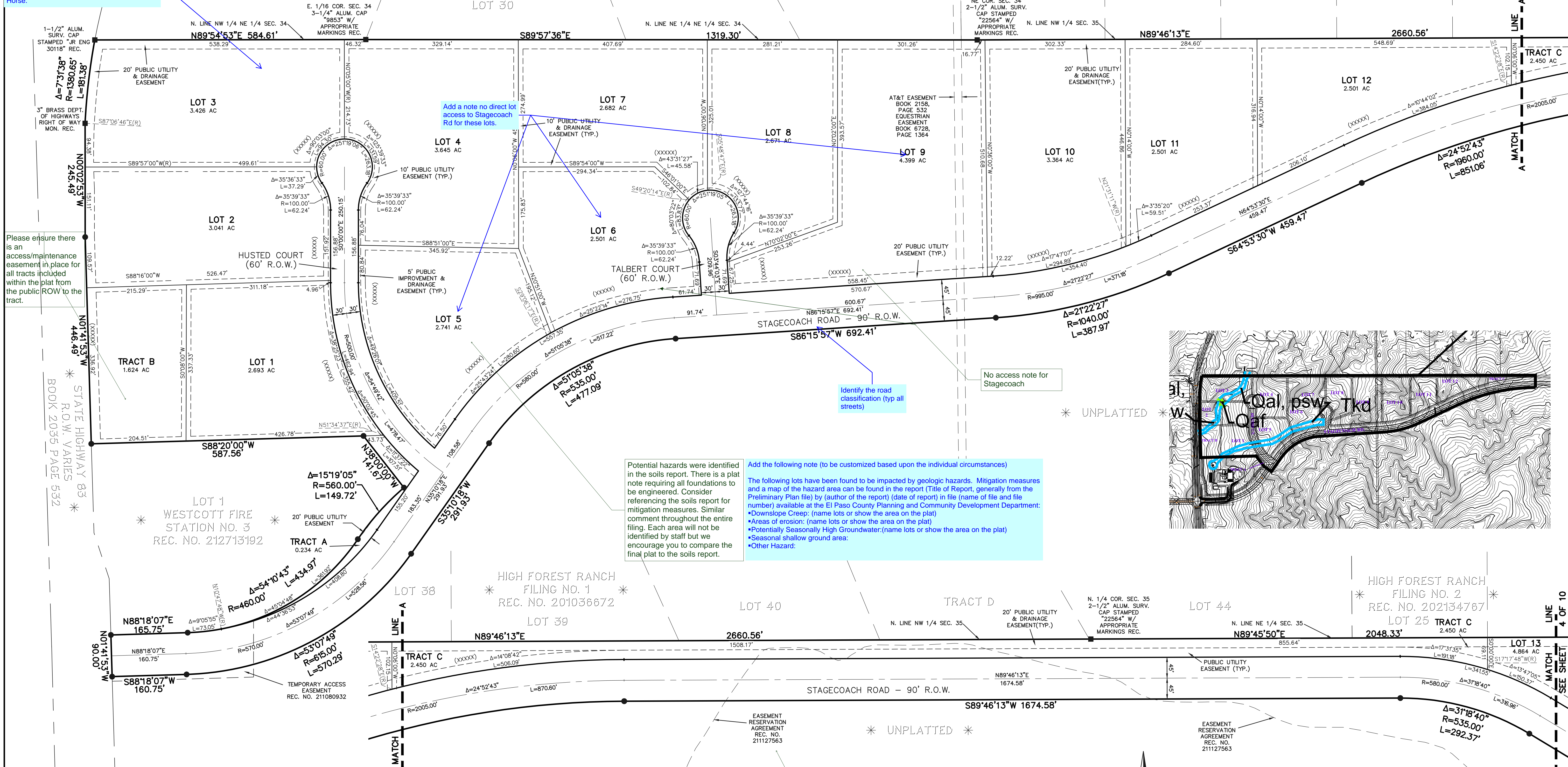


# FLYING HORSE NORTH FILING NO. 1

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Provide drainage easement to convey discharge from High Forest Ranch Pond 26 through Flying Horse.

HIGH FOREST RANCH  
FILING NO. 1  
REC. NO. 201036672



Potential hazards were identified in the soils report. There is a plat note requiring all foundations to be engineered. Consider referencing the soils report for mitigation measures. Similar comment throughout the entire filing. Each area will not be identified by staff but we encourage you to compare the final plat to the soils report.

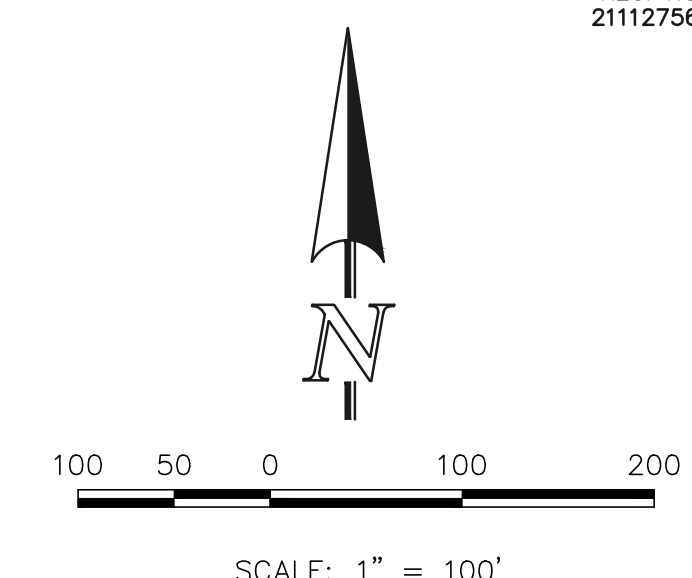
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or show the area on the plat)
- Areas of erosion: (name lots or show the area on the plat)
- Potentially Seasonally High Groundwater: (name lots or show the area on the plat)
- Seasonal shallow ground area:
- Other Hazard:

LEGEND

- RECOVERED MONUMENT AS NOTED
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PL'S 30118" RECOVERED
- (XXXX) ADDRESS
- \* NOT PART OF THIS PLAT
- (R) RADIAL BEARING

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED



FLYING HORSE NORTH FILING NO. 1  
1096.11  
NOVEMBER 21, 2017  
SHEET 3 OF 10

**CLASSIC**  
CONSULTING  
ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

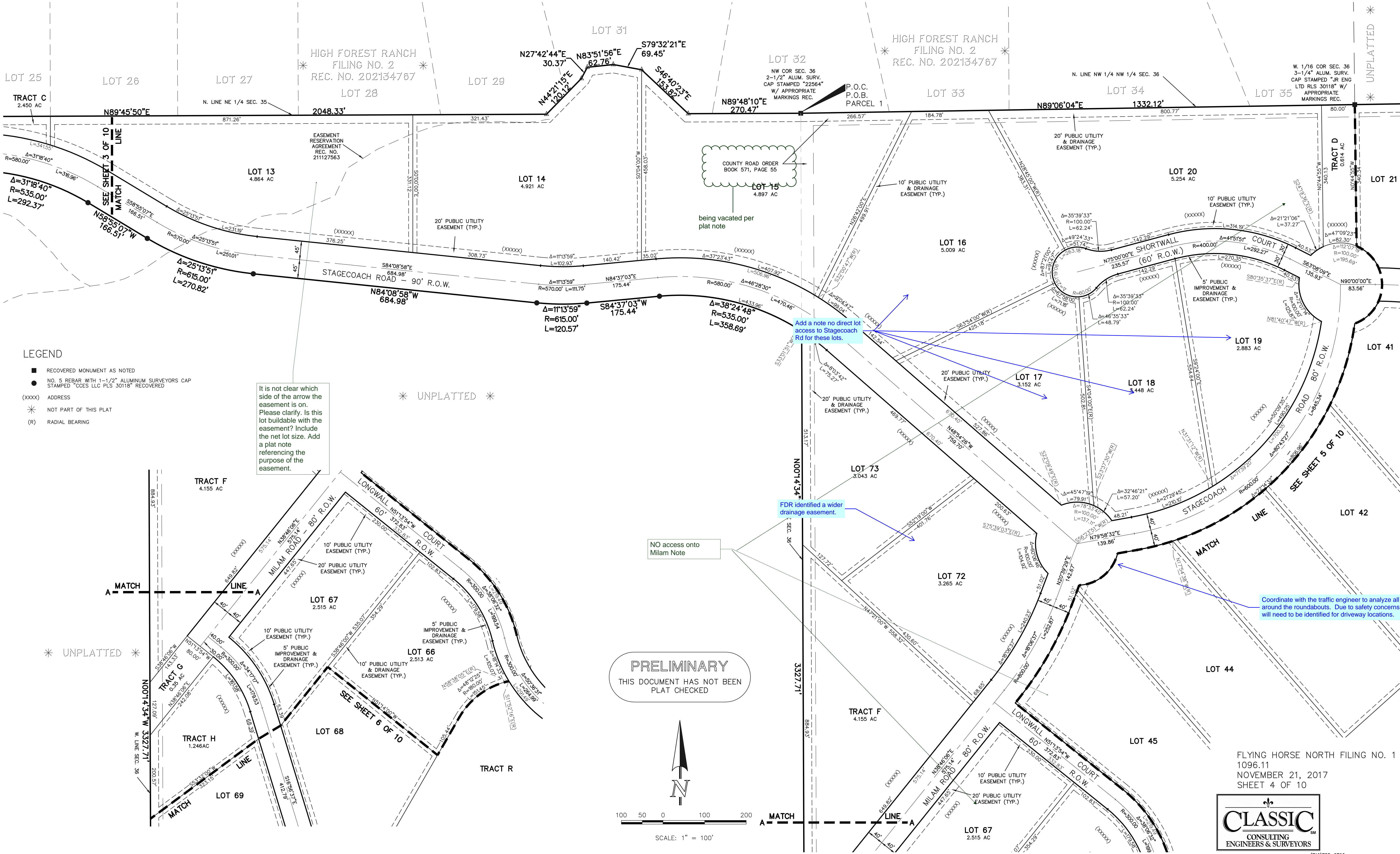
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PCDD FILE NO.: \_\_\_\_\_



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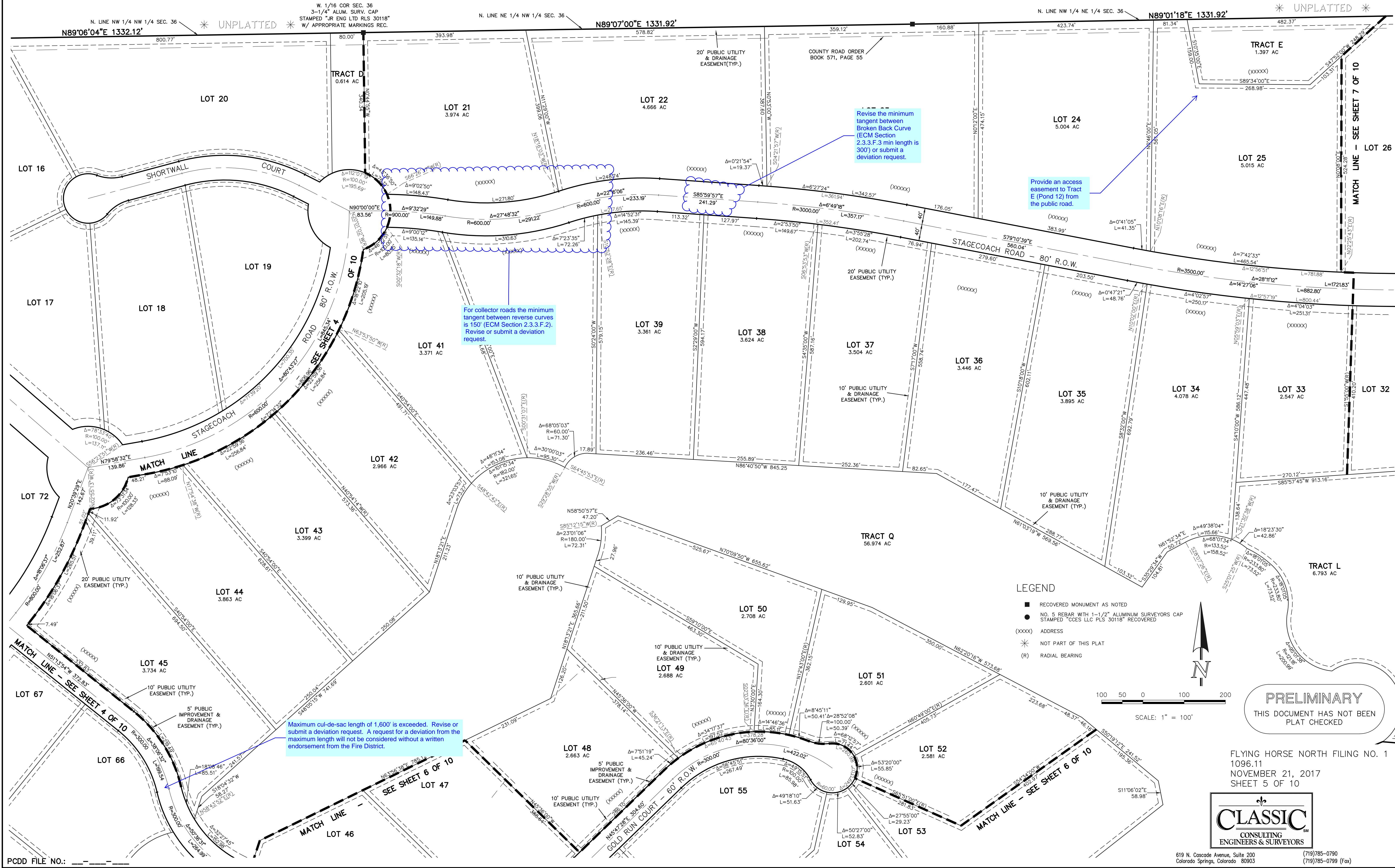
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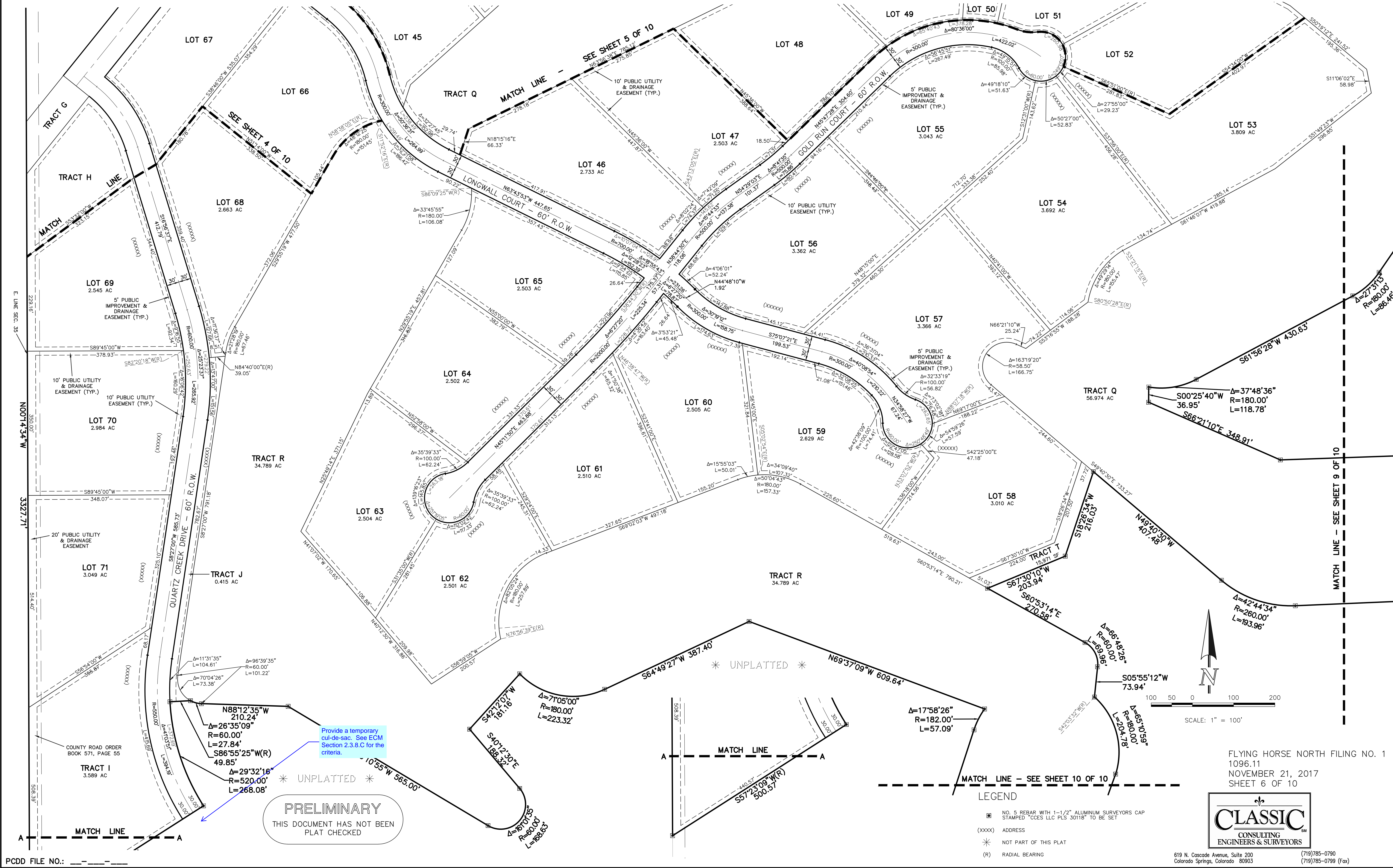
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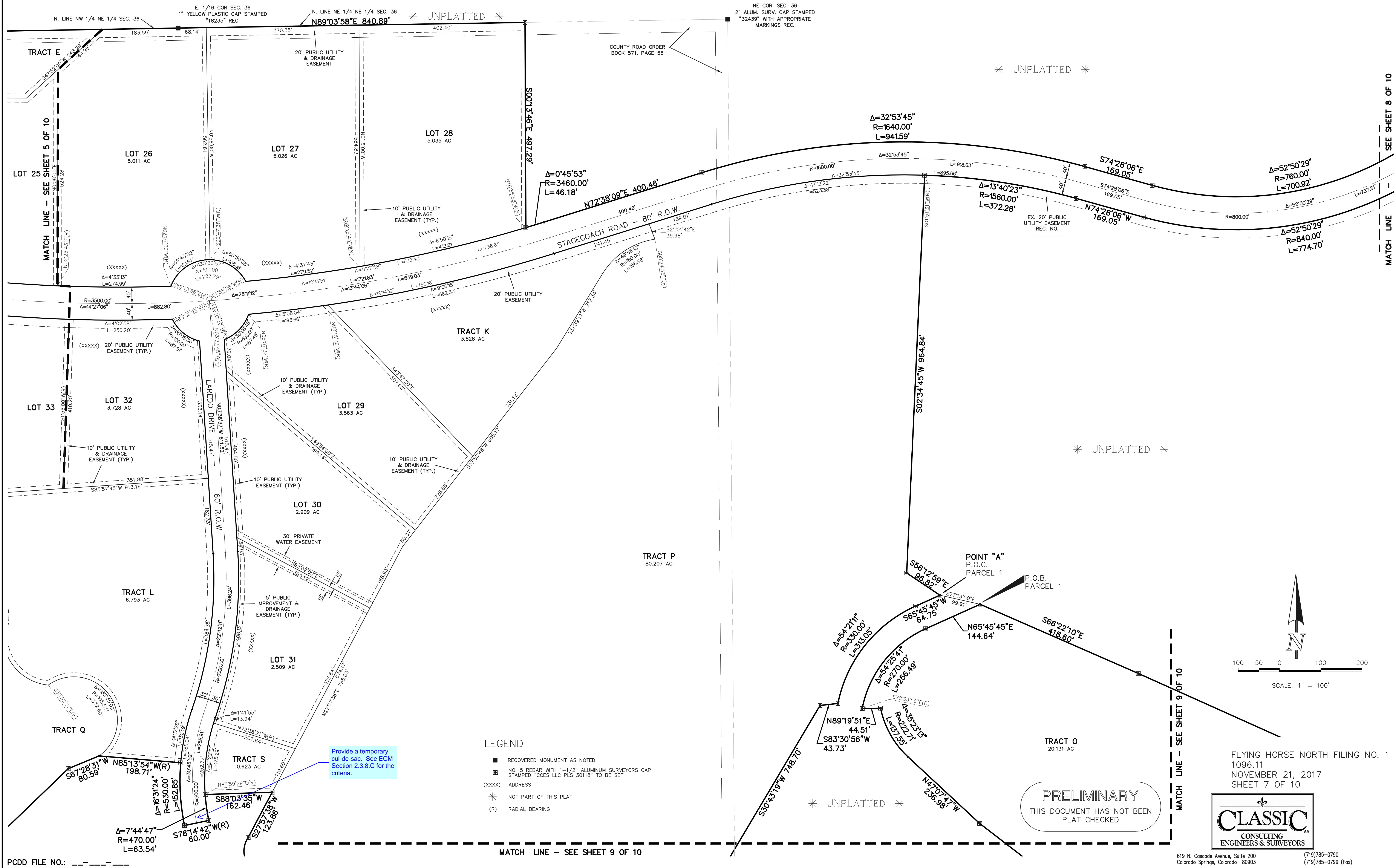
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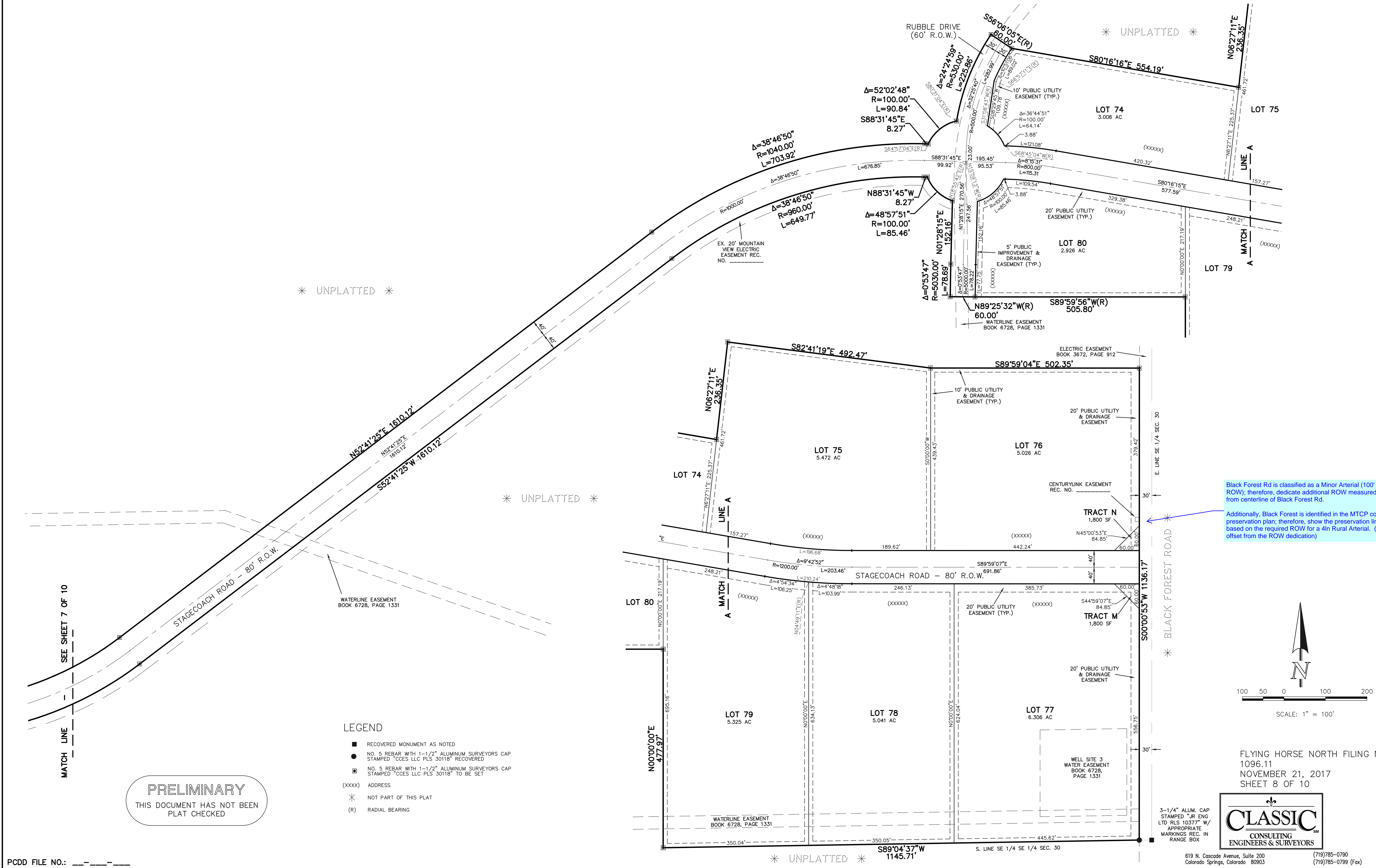
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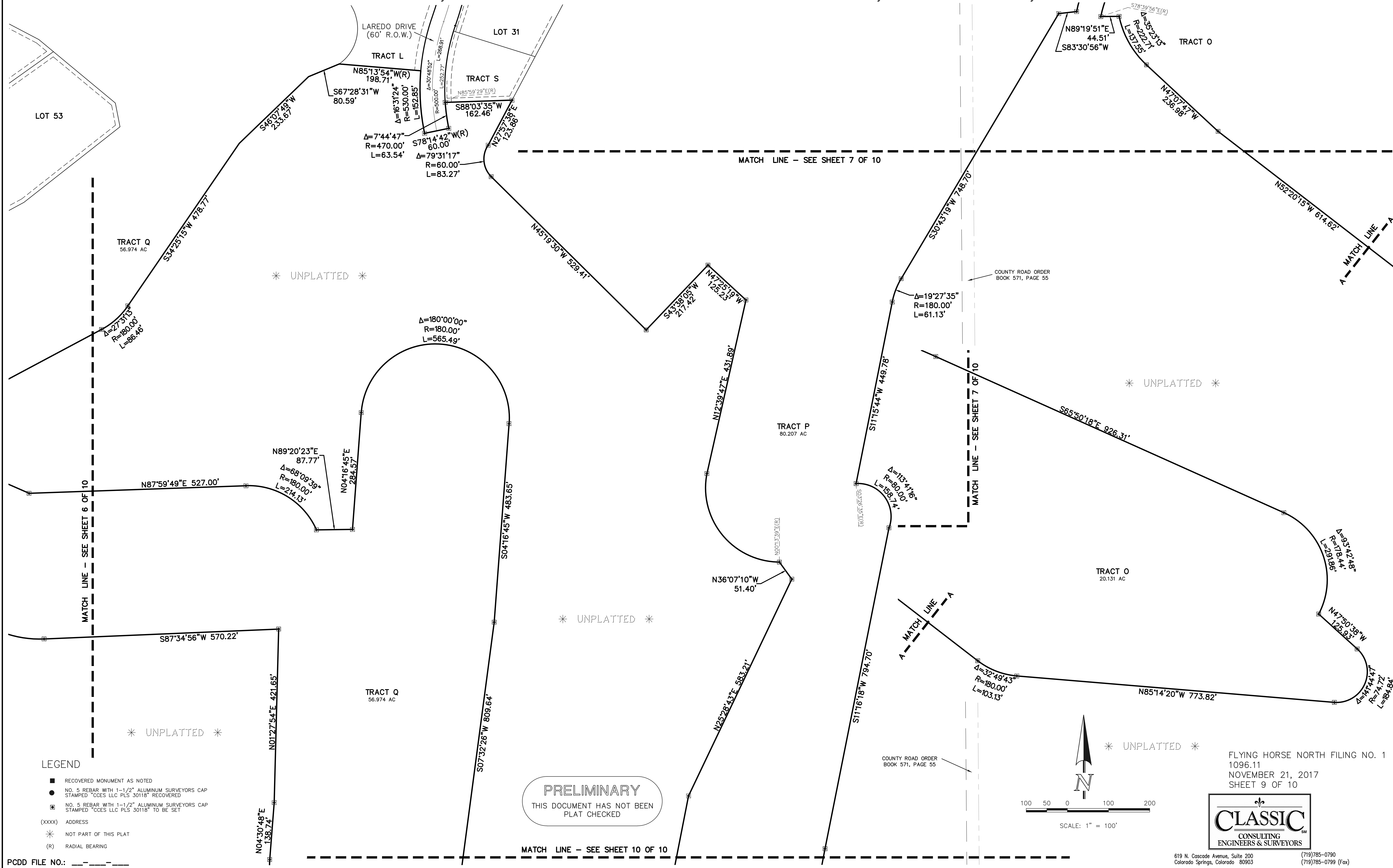
Black Forest Rd is classified as a Minor Arterial (100' ROW); therefore, dedicate additional ROW measured 50' from centerline of Black Forest Rd.

Additionally, Black Forest is identified in the MTCP corridor preservation plan; therefore, show the preservation line based on the required ROW for a 4in Rural Arterial. (40' offset from the ROW dedication)



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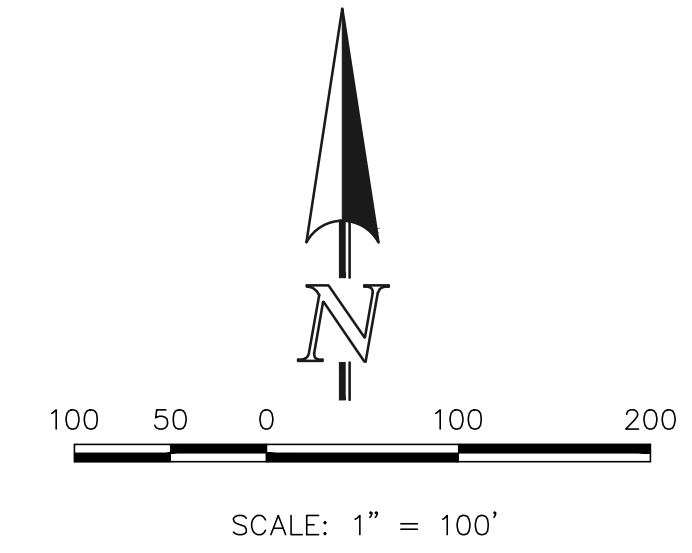
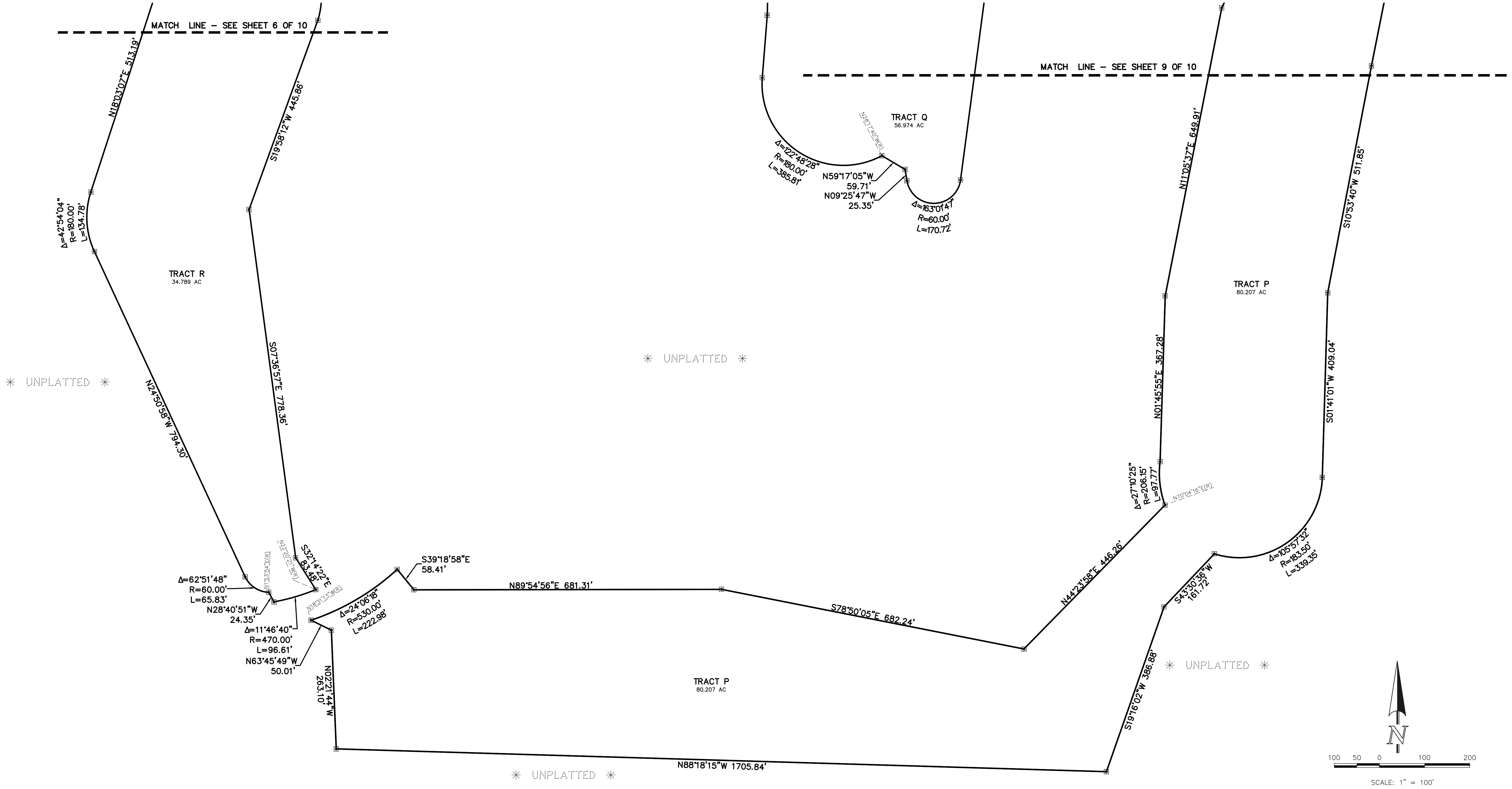
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## LEGEND

- RECOVERED MONUMENT AS NOTED
- 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
- (XXXX) ADDRESS
- \* NOT PART OF THIS PLAT
- (R) RADIAL BEARING

CATHEDRAL PINES  
\* SUBDIVISION FILING NO. 2 \*  
REC. NO. 205164429

EDMONDS SUBDIVISION  
\* PLAT BOOK H-3, PAGE 60 \*

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

FLYING HORSE NORTH FILING NO. 1  
1096.11  
NOVEMBER 21, 2017  
SHEET 10 OF 10



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719)785-0799 (Fax)





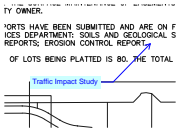
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

There are no direct lot access to Stage Coach Rd (between Hwy 83 and the first roundabout which is a Rural Major Collector). Add a note identifying the 6 lots allowed to have access to Stagecoach Rd and note the conditions for the access per the PUD.



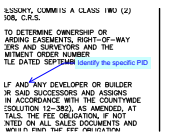
**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

- Add the following notes:
1. 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.
  2. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
  3. No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval,



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

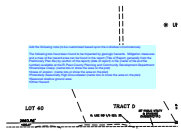
Traffic Impact Study



**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdlaforce

Identify the specific PID



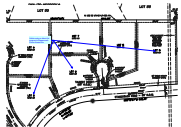


**Subject:** Text Box  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Add the following note (to be customized based upon the individual circumstances)

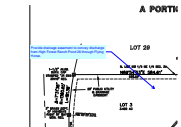
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or show the area on the plat)
- Areas of erosion: (name lots or show the area on the plat)
- Potentially Seasonally High Groundwater:(name lots or show the area on the plat)
- Seasonal shallow ground area:
- Other Hazard:



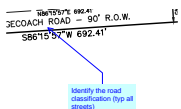
**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Add a note no direct lot access to Stagecoach Rd for these lots.



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Provide drainage easement to convey discharge from High Forest Ranch Pond 26 through Flying Horse.



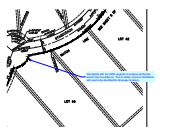
**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdlaforce

Identify the road classification (typ all streets)



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce

FDR identified a wider drainage easement.



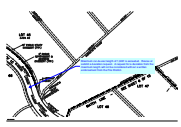
**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce

Coordinate with the traffic engineer to analyze all the lots around the roundabouts. Due to safety concerns limitations will need to be identified for driveway locations.



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce

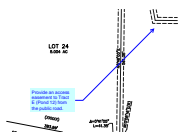
Add a note no direct lot access to Stagecoach Rd for these lots.



**Subject:** Callout  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

Maximum cul-de-sac length of 1,600' is exceeded. Revise or submit a deviation request. A request for a deviation from the maximum length will not be considered without a written endorsement from the Fire District.





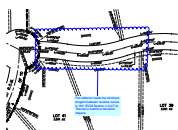
**Subject:** Callout  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

Provide an access easement to Tract E (Pond 12) from the public road.



**Subject:** Cloud+  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

Revise the minimum tangent between Broken Back Curve (ECM Section 2.3.3.F.3 min length is 300') or submit a deviation request.



**Subject:** Cloud+  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

For collector roads the minimum tangent between reverse curves is 150' (ECM Section 2.3.3.F.2). Revise or submit a deviation request.



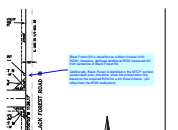
**Subject:** Callout  
**Page Label:** 6  
**Lock:** Unlocked  
**Author:** dsdlaforce

Provide a temporary cul-de-sac. See ECM Section 2.3.8.C for the criteria.



**Subject:** Callout  
**Page Label:** 7  
**Lock:** Unlocked  
**Author:** dsdlaforce

Provide a temporary cul-de-sac. See ECM Section 2.3.8.C for the criteria.

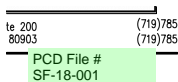


**Subject:** Callout  
**Page Label:** 8  
**Lock:** Unlocked  
**Author:** dsdlaforce

Black Forest Rd is classified as a Minor Arterial (100' ROW); therefore, dedicate additional ROW measured 50' from centerline of Black Forest Rd.

Additionally, Black Forest is identified in the MTCP corridor preservation plan; therefore, show the preservation line based on the required ROW for a 4In Rural Arterial. (40' offset from the ROW dedication)

## dsdruiz (23)



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

PCD File # SF-18-001

E THROUGH THE STATE FOR  
T IS REGULATED BY A P.U.L  
N NO. 217032585 AND P.U.  
N NO. [REDACTED] OF THE  
S SHALL BE INSTALLED IN  
SPORTATION AND UNITED ST  
TOTAL IS BY [REDACTED] USE

**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

HALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN  
INTERSECTION IMPROVEMENT FEE RESOLUTION (RE  
R PRIOR TO THE TIME OF BUILDING PERMIT SUBMITT  
AND AT FINAL PLAT RECORDING, SHALL BE DESIGN  
IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH &  
CROSS REFERENCE OF THE PROPERTY.  
DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR  
COUNTY DEPARTMENT SERVICES DEPARTMENT PRIOR  
RENEWAL.  
HERE SHALL BE NO DIRECT LOT ACCESS TO STATE I  
APPROVAL OF THIS PLAT HEREBY VACATES AND REL  
WAY HAVE ASSIGNED OR BE ENTITLED TO IN THE JO  
RES RELEASED IN ROAD BOOK A AT PAGE 78 AND  
MAY AFFECT THIS PLAT.

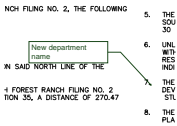
**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz



All remainder areas should be platted as a tract for future development.

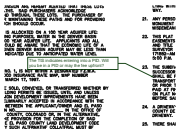
**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

All remainder areas should be platted as a tract for future development.



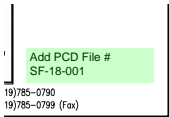
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

New department name



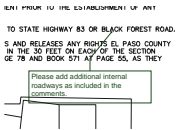
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

The TIS indicates entering into a PID. Will you be in a PID or may the fee upfront?



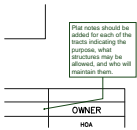
**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

Add PCD File # SF-18-001



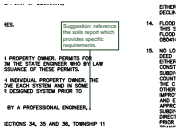
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

Please add additional internal roadways as included in the comments.



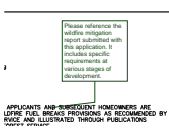
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

Plat notes should be added for each of the tracts indicating the purpose, what structures may be allowed, and who will maintain them.



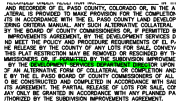
**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

Suggestion: reference the soils report which provides specific requirements.

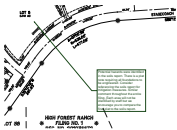


**Subject:** Callout  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

Please reference the wildfire mitigation report submitted with this application. It includes specific requirements at various stages of development.



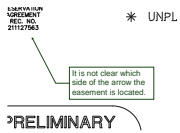
**Subject:** Highlight  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz



**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdruiz

Potential hazards were identified in the soils report. There is a plat note requiring all foundations to be engineered. Consider referencing the soils report for mitigation measures. Similar comment throughout the entire filing. Each area will not be identified by staff but we encourage you to compare the final plat to the soils report.





\* UNPL

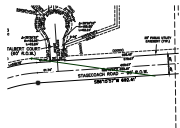
**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdruiz

It is not clear which side of the arrow the easement is located.

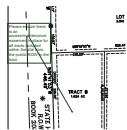


**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdruiz

No access note for Stagecoach

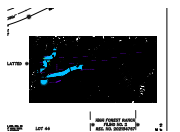


**Subject:** Arrow  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdruiz

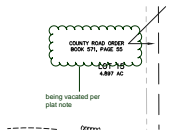


**Subject:** Callout  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdruiz

Please ensure there is an access/maintenance easement in place for all tracts included within the plat from the public ROW to the tract.



**Subject:** Snapshot  
**Page Label:** 3  
**Lock:** Unlocked  
**Author:** dsdruiz



**Subject:** Cloud+  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz

being vacated per plat note

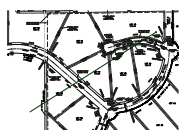


**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz

It is not clear which side of the arrow the easement is on. Please clarify. Is this lot buildable with the easement? Include the net lot size. Add a plat note referencing the purpose of the easement.



**Subject:** Arrow  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz



**Subject:** Arrow  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz

NO access onto Milam Note