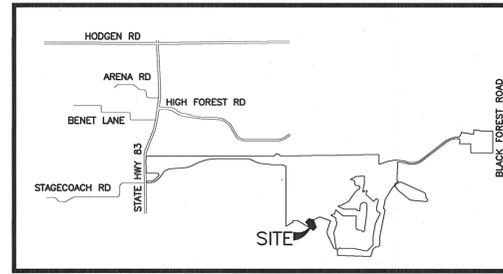


FLYING HORSE NORTH FILING NO. 2

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



VICINITY MAP
N.T.S.

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A PARCEL OF LAND OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY BOUNDARY OF TRACT J AS PLATTED IN FLYING HORSE NO. 1 RECORDED UNDER RECEPTION NO. 218714238, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N42°12'07"E, A DISTANCE OF 181.16 FEET.

COMMENCING AT THE SOUTHWESTERLY ANGLE POINT OF TRACT J AS PLATTED IN FLYING HORSE NO. 1 RECORDED UNDER RECEPTION NO. 218714238, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE SOUTHERLY BOUNDARY OF SAID TRACT J THE FOLLOWING TWO (2) COURSES:

1. N42°12'07"E, A DISTANCE OF 181.16 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N45°54'27"E, HAVING A DELTA OF 66°22'12", A RADIUS OF 180.00 FEET AND A DISTANCE OF 208.51 FEET TO A POINT ON CURVE;

THENCE S21°50'10"E, A DISTANCE OF 407.62 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S21°36'10"E, HAVING A DELTA OF 37°09'00", A RADIUS OF 231.00 FEET AND A DISTANCE OF 149.78 FEET TO A POINT OF TANGENT;

THENCE S31°14'50"W, A DISTANCE OF 8.64 FEET;
THENCE N52°59'28"W, A DISTANCE OF 282.69 TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID TRACT J;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID TRACT J THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°42'18"W, HAVING A DELTA OF 78°30'12", A RADIUS OF 60.00 FEET AND A DISTANCE OF 82.21 FEET TO A POINT OF TANGENT;
2. N40°12'30"W, A DISTANCE OF 188.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.898 ACRES.

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 A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 2. 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 17th DAY OF August, 2022, A.D.

BY: JEFFREY B. SMITH AS PRESIDENT OF JBS FAMILY MANAGEMENT, INC., A COLORADO CORPORATION, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY PARTNERSHIP, AS MANAGER OF PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
COUNTY OF EL PASO) ss
I, Christine L. Wise, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 17th day of August, 2022, A.D., by JEFFREY B. SMITH AS PRESIDENT OF JBS FAMILY MANAGEMENT, INC., A COLORADO CORPORATION, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY PARTNERSHIP, AS MANAGER OF PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 12-02-2025 Christine L. Wise

NOTARY PUBLIC
CHRISTINE L. WISE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 18974021715
MY COMMISSION EXPIRES DECEMBER 02, 2025

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JANUARY 3, 2022.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITIES, PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL 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.
4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. SP17-012 OR FINAL PLAT FILE NO. SF-228 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE LETTER; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILD FIRE HAZARD REPORT; NATURAL FEATURES REPORT.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 1.
6. 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE).
7. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
8. FLOODPLAIN STATEMENT:
THIS SITE, FLYING HORSE NORTH FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0315G, DATED DECEMBER 7, 2018. (ZONE X)
9. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 217032585 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUD162).
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
12. 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 STATUTE 18-4-508, C.R.S.
13. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF 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 220117 PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF JANUARY 12, 2022 AT 8:00 A.M.

GENERAL NOTES (CONT.):

14. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, 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.
15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
16. THE PROPERTY OWNER IS 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 OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
17. INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
18. BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY BOUNDARY OF TRACT J AS PLATTED IN FLYING HORSE NO. 1 RECORDED UNDER RECEPTION NO. 218714238, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N42°12'07"E, A DISTANCE OF 181.16 FEET.
19. UTILITY PROVIDERS:
WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: BLACK HILLS ENERGY
20. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
21. INDIVIDUAL WELL IS 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.
22. WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
23. IF ANY PORTION OF A BUILDING IS PROPOSED TO ENCROACH INTO A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, BUT NO REPLAT OF THE DRAINAGE EASEMENT WILL BE REQUIRED.
24. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. 22211303
25. SEWAGE TREATMENT FOR LOT 1 IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE THIS SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPROVAL.
26. ACCESS TO LOT 1 SHALL BE THROUGH THE SHOWN ACCESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID ACCESS IS SUBJECT TO THE MAINTENANCE AGREEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED THEREIN, AS RECORDED AT RECEPTION NO. 222106844 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDED.
27. 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 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. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
28. THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY BY ENTECH ENGINEERING, INC. JANUARY 25, 2022 IN FILE PCD FILE NO. SF228, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
-EXPANSIVE SOILS
-DRAINAGE AREAS
-SLOPE STABILITY AND LANDSLIDE HAZARD
-POTENTIALLY UNSTABLE SOILS

SUMMARY TABLE:

| LOTS | SQUARE FEET | PERCENTAGE | OWNER | MAINTENANCE |
|---------------|-------------|------------|----------------------|-------------|
| LOT (1 TOTAL) | 126,250 | 100.00% | INDIVIDUAL LOT OWNER | |
| TOTAL | 126,250 | 100.00% | | |

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 4, 2021, 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 16th DAY OF August, 2022

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 20118
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.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FLYING HORSE NORTH FILING NO. 2 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 23rd DAY OF August, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATION OF LAND TO THE PUBLIC 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.

August 23, 2022
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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 10:44 AM O'CLOCK A.M. THIS 26th DAY OF August, 2022, A.D., AND IS DULY RECORDED AT RECEPTION NO. 222113019 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: Kathryn Connelly

DEPUTY Fee 2000

Surcharge 200

DRAINAGE: \$2,295.60

BRIDGE FEES: \$192.00 197.16%

URBAN PARK: AREA 2 NO FEE DUE

REGIONAL PARK: AREA 2 \$460.00

SCHOOL FEE: ACADEMY SCHOOL DISTRICT NO. 20 \$306.00

OWNER:
PRI #2, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

FLYING HORSE NORTH
FILING NO. 2
JOB NO. 1306.00
JANUARY 3, 2022
SHEET 1 OF 2

| NO. | REVISION | DATE |
|-----|---------------------|---------|
| 1 | 1ST REVIEW COMMENTS | 3/15/22 |
| | | |
| | | |



