

FLYING HORSE NORTH FILING NO. 8

A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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 TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "RICHARD M PEARSON, R66W R65W S36 S31 T11S S1 S6 T162 PLS 15686" 0.5' BELOW GRADE, AND AT THE WESTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "LADD ENGINEERING T11S R66W 1/4 S 36 S1 T12S 2000 PLS 9132" 0.3' ABOVE GRADE, ASSUMED TO BEAR S89°20'59"W A DISTANCE OF 2,674.51 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, FLYING HORSE NORTH FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID BOUNDARY OF SAID FLYING HORSE FILING NO. 3, THE FOLLOWING FIFTEEN (15) COURSES:

- N02°21'44"W A DISTANCE OF 120.00 FEET;
- S88°18'15"E A DISTANCE OF 1705.84 FEET;
- N19°16'02"E A DISTANCE OF 386.08 FEET;
- N43°30'36"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'34"E, HAVING A DELTA OF 105°57'32" A RADIUS OF 183.50 FEET A DISTANCE OF 339.35 FEET TO A POINT OF TANGENT;
- N01°41'01"E A DISTANCE OF 409.04 FEET;
- N10°53'40"E A DISTANCE OF 511.85 FEET;
- N11°16'18"E A DISTANCE OF 794.70 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°45'19"W, HAVING A DELTA OF 113°41'16" A RADIUS OF 80.00 FEET, A DISTANCE OF 158.74 FEET TO A POINT ON CURVE;
- N11°15'44"E A DISTANCE OF 449.78 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET, A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
- N30°43'19"E A DISTANCE OF 748.70 FEET;
- N83°30'56"E A DISTANCE OF 43.73 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S78°35'26"E, HAVING A DELTA OF 54°21'11", A RADIUS OF 330.00 FEET, A DISTANCE OF 313.05 FEET TO A POINT OF TANGENT;
- N65°45'45"E A DISTANCE OF 64.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504;

THENCE S77°19'50"E ON SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT M, FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING NINE (9) COURSES:

- S65°45'45"W A DISTANCE OF 144.64 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°25'41", A RADIUS OF 270.00 FEET A DISTANCE OF 256.49 FEET TO A POINT ON CURVE;
- N89°19'51"E A DISTANCE OF 44.51 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N87°15'26"E, HAVING A DELTA OF 35°23'13", A RADIUS OF 222.71 FEET, A DISTANCE OF 137.55 FEET TO A POINT OF TANGENT;
- S47°07'47"E A DISTANCE OF 236.98 FEET;
- S52°20'15"E A DISTANCE OF 614.82 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N37°35'23"E, HAVING A DELTA 32°49'43", A RADIUS OF 180.00 FEET, A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;
- S85°14'20"E A DISTANCE OF 773.82 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°54'09"E, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET DISTANCE OF 92.42 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5;

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5, THE FOLLOWING TWO (2) COURSES:

- S88°25'47"E A DISTANCE OF 316.03 FEET;
- S01°31'19"W A DISTANCE OF 104.22 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 80°19'06", A RADIUS OF 270.00 FEET A DISTANCE OF 420.90 FEET TO A POINT OF TANGENT; THENCE N89°09'34"W A DISTANCE OF 310.47 FEET; THENCE S00°50'28"W A DISTANCE OF 60.00 FEET; THENCE S89°09'34"E A DISTANCE OF 120.00 FEET; THENCE S00°50'28"W A DISTANCE OF 452.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 30°26'22", A RADIUS OF 270.00 FEET A DISTANCE OF 143.44 FEET TO A POINT ON CURVE; THENCE S58°43'12"E A DISTANCE OF 80.00 FEET; THENCE S41°03'30"E A DISTANCE OF 193.08 FEET; THENCE S00°38'03"E A DISTANCE OF 371.50 FEET TO A POINT ON THE NORTHERLY LINE OF PALMER DIVIDE AS RECORDED UNDER RECEPTION NUMBER 205084216; THENCE S89°24'17"W ON SAID NORTHERLY LINE A DISTANCE OF 565.65 FEET TO THE NORTHWEST CORNER OF SAID PALMER DIVIDE; THE NORTHERLY END OF BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NUMBER 204188665; THENCE S02°42'03"W, ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20418865 A DISTANCE OF 1,330.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°35'20"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1329.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31 SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE S89°20'59"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,674.51 FEET TO THE POINT OF BEGINNING.

FLYING HORSE NORTH FILING NO. 8 CONTAINS A CALCULATED AREA OF 6,944,974 SQUARE FEET OR 159.435 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 LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 8, 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 OWNERS 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____, A.D.

BY:

JEFFREY B. SMITH, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

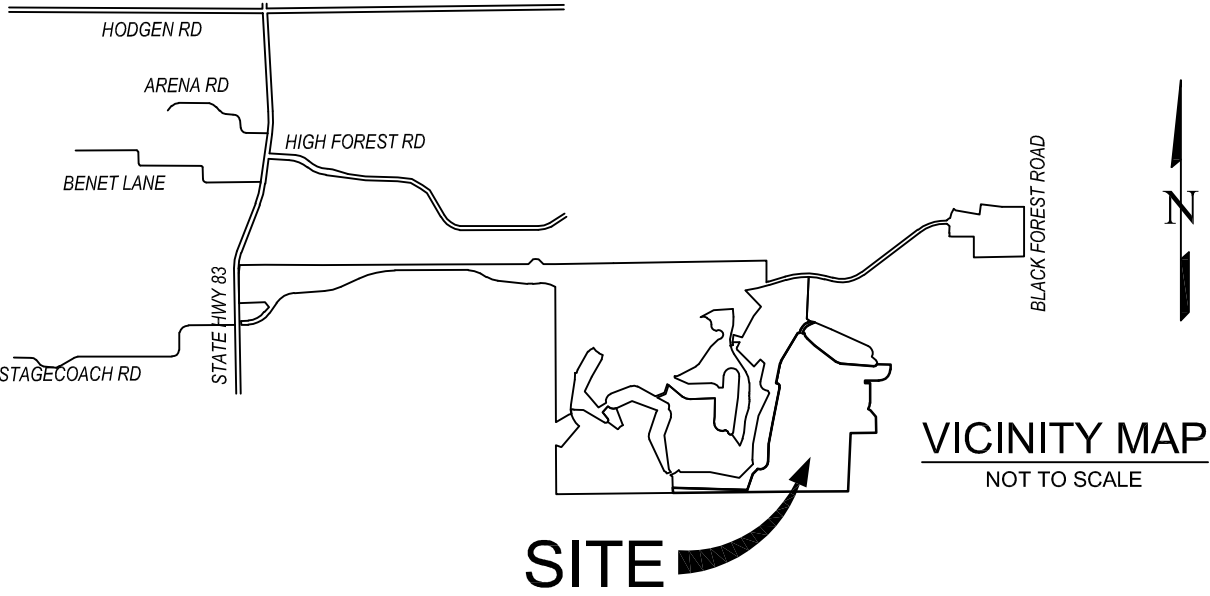
STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- THE DATE OF PREPARATION IS OCTOBER 1, 2025.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "RICHARD M PEARSON R66W R65W S36 S31 T11S S1 S6 T12S PLS 15686" 0.5' BELOW GRADE, AND AT THE WESTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "LADD ENGINEERING T11S R66W 1/4 S 36 S1 T12S 2000 PLS 9132" 0.3' ABOVE GRADE, ASSUMED TO BEAR S89°20'59"W A DISTANCE OF 2,674.51 FEET.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN A PORTION OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 747700R, AMENDMENT NO. 747700R-C, PREPARED BY CORE TITLE GROUP LLC, WITH AN EFFECTIVE DATE OF OCTOBER 8, 2025 AT 8:00 A.M. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.
- 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.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10 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. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN MINOR AMENDMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUDS#292).
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. PUDS#292 OR FINAL PLAT FILE NO. S#2851 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
- 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 PARKS AND 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).
- THE NUMBER OF LOTS BEING PLATTED IS 50, THE NUMBER OF TRACTS BEING PLATTED IS 4.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE FLYING HORSE NORTH METROPOLITAN DISTRICTS NO. 1-5 WERE ESTABLISHED IN RESOLUTION NO. 23-346, RECORDED UNDER RECEPTION NO. 223082756, RECORDS OF EL PASO COUNTY, COLORADO.
- 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. 24-377), 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 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. HOMEOWNERS 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.
- 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.
- UTILITY PROVIDERS:
WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: BLACK HILLS ENERGY

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	DETENTION POND, DRAINAGE, ACCESS, MAINTENANCE-LANDSCAPING	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO.1	7.502 ACRES
B	OPEN SPACE	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO.1	4.189 ACRES
C	GOLF COURSE/CLUB HOUSE, OPEN SPACE	HOSPITALITY	DEED TO FLYING HORSE COUNTRY CLUB LLC	0.536 ACRES
D	SIGNAGE	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	0.029 ACRES

SUMMARY:		
50 LOTS	138,250 ACRES	86.71%
4 TRACTS	12,256 ACRES	7.69%
PUBLIC RIGHT-OF-WAY	8,929 ACRES	5.60%
TOTAL	159,435 ACRES	100.00%
DENSITY 0.31 D.U. PER ACRE		

GENERAL NOTES CONTINUED:

- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- INDIVIDUAL WELL PERMITTING 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.
- THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
- 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.
- 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.
- 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 SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 8 BY ENTECH ENGINEERING, INC., DATED OCTOBER 15, 2025 IN FILE PCD FILE NO. S#2851. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWING ON THIS FINAL PLAT:
 - EXPANSIVE SOILS (SPORADIC AND WILL NEED TO BE IDENTIFIED ON A LOT SPECIFIC BASIS)
 - DRAINAGE AREAS OF INTEREST (POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SEASONALLY WET AREAS, PONDED WATER AREAS)
 - ARTIFICIAL FILL (AF) LOTS 33 AND 49
 - POTENTIALLY SEASONAL SHALLOW WATER (PSW) LOTS 1, 2, 7, 8, 20, 21, 30, 33, 45, 49 AND 50
 - SEASONAL SHALLOW/SEASONALLY PONDED WATER (SW/SP) LOTS 33 AND 49
 - POTENTIAL FOR EXPANSIVE SOILS ALL LOTS
 - POTENTIAL FOR ELEVATED RADON LEVELS ALL LOTS
- MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE THESE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR, ON A PER LOT BASIS. MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADE TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCER DRAINS. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE. THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 10' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS. ALL GEHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 8 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.
- GROUNDWATER MONITORING IS TO BE CONDUCTED FOR ONE YEAR FOR LOTS WITHIN SHALLOW GROUNDWATER AREAS WHICH ARE IN AREAS IN WHICH PROPOSED FLOOR LEVELS ARE AT LEAST THREE FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS.
- 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 AT 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 PLANNING AND COMMUNITY DEVELOPMENT 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 RELEASED OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.

- PER ECM SECTION I.7.1.B., THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA OF EACH LOT MUST INCLUDED THE PROPOSED DRIVEWAY.
- 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. HOMEOWNERS 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.
- THE 25 FOOT WIDE EASEMENT SHOWN HEREON IS TO BE DEDICATED TO EL PASO COUNTY FOR THE USE OF A PUBLIC REGIONAL TRAIL. THE EASEMENT SHALL ALLOW PUBLIC ACCESS, AS WELL AS CONSTRUCTION AND MAINTENANCE BY EL PASO COUNTY OF THE FOX RUN PRIMARY REGIONAL TRAIL. REGIONAL TRAIL SHOWN HEREON TO BE CONVEYED BY SEPARATE DOCUMENT. FINAL TRAIL LOCATION TO BE DETERMINED DURING CONSTRUCTION AND SUBJECT TO CHANGE.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED, NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 _____ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1/10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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 _____, 20____.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FLYING HORSE NORTH FILING NO. 8 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF _____, 20____, 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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 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 _____, 202____, A.D., AND

WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ STEVE SCHLEIKER, RECORDER
DEPUTY

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

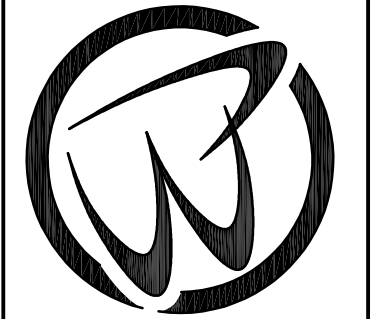
PARK FEE: _____

DRAINAGE FEE: _____

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

REVISIONS		DESCRIPTION	DATE
NO.			

EDWARD-JAMES SURVEYING, INC.
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206



FLYING HORSE NORTH FILING NO. 8
PLAT

A PORTION OF THE W1/2 OF SECTION 31, T11S, R65W; AND A PORTION OF THE E1/2 AND A PORTION OF THE SW1/4 OF SECTION 36 T11S, R66W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

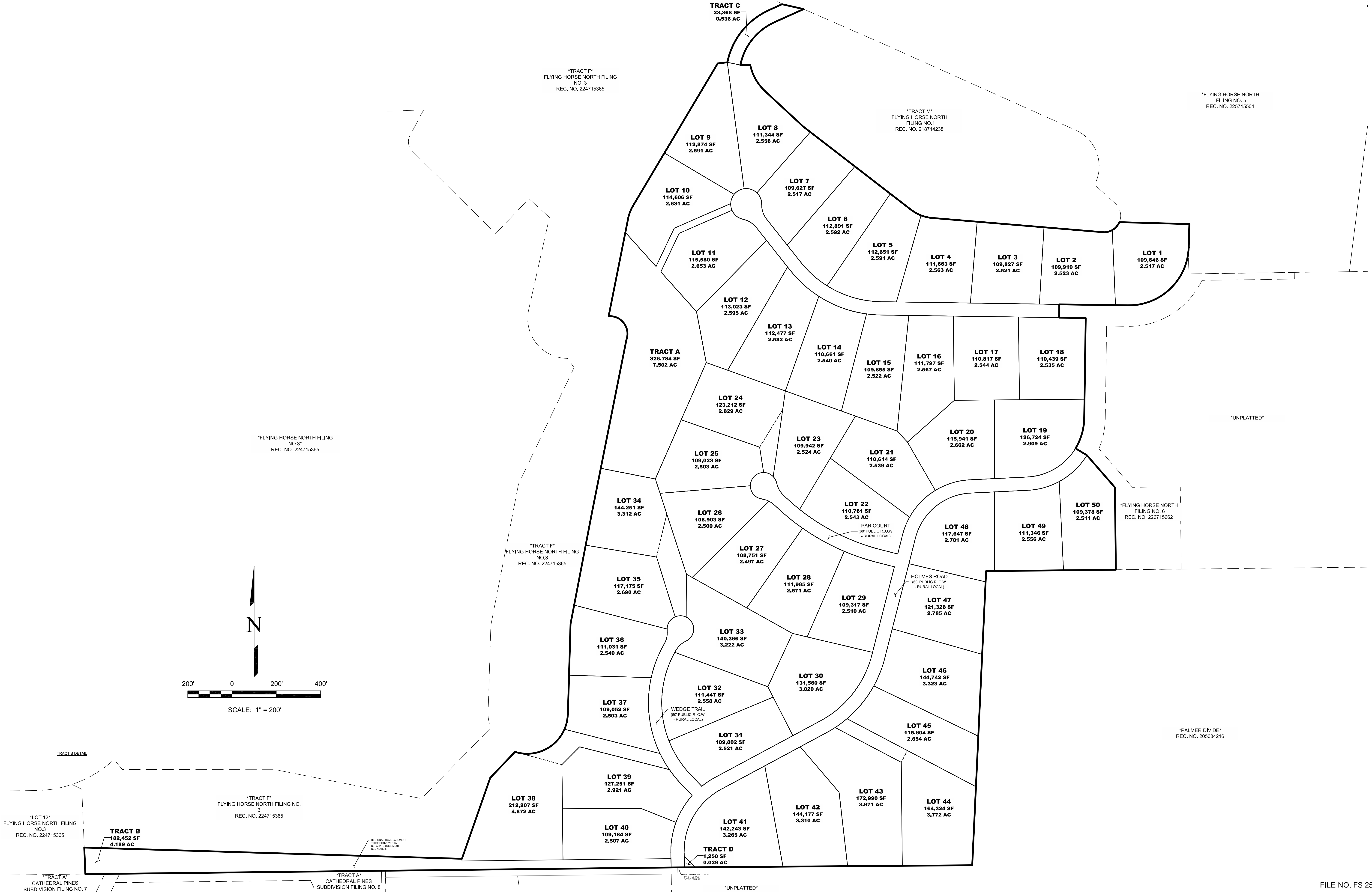
DRAWN BY TRN
CHECKED BY JWT

H-SCALE N/A

JOB NO. 2417-09
DATE CREATED 10/01/25
DATE ISSUED DRAFT
SHEET NO 1 OF 5

FLYING HORSE NORTH FILING NO. 8

A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



REVISIONS		DESCRIPTION	DATE
NO.			

**EDWARD-JAMES
SURVEYING, INC.**
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

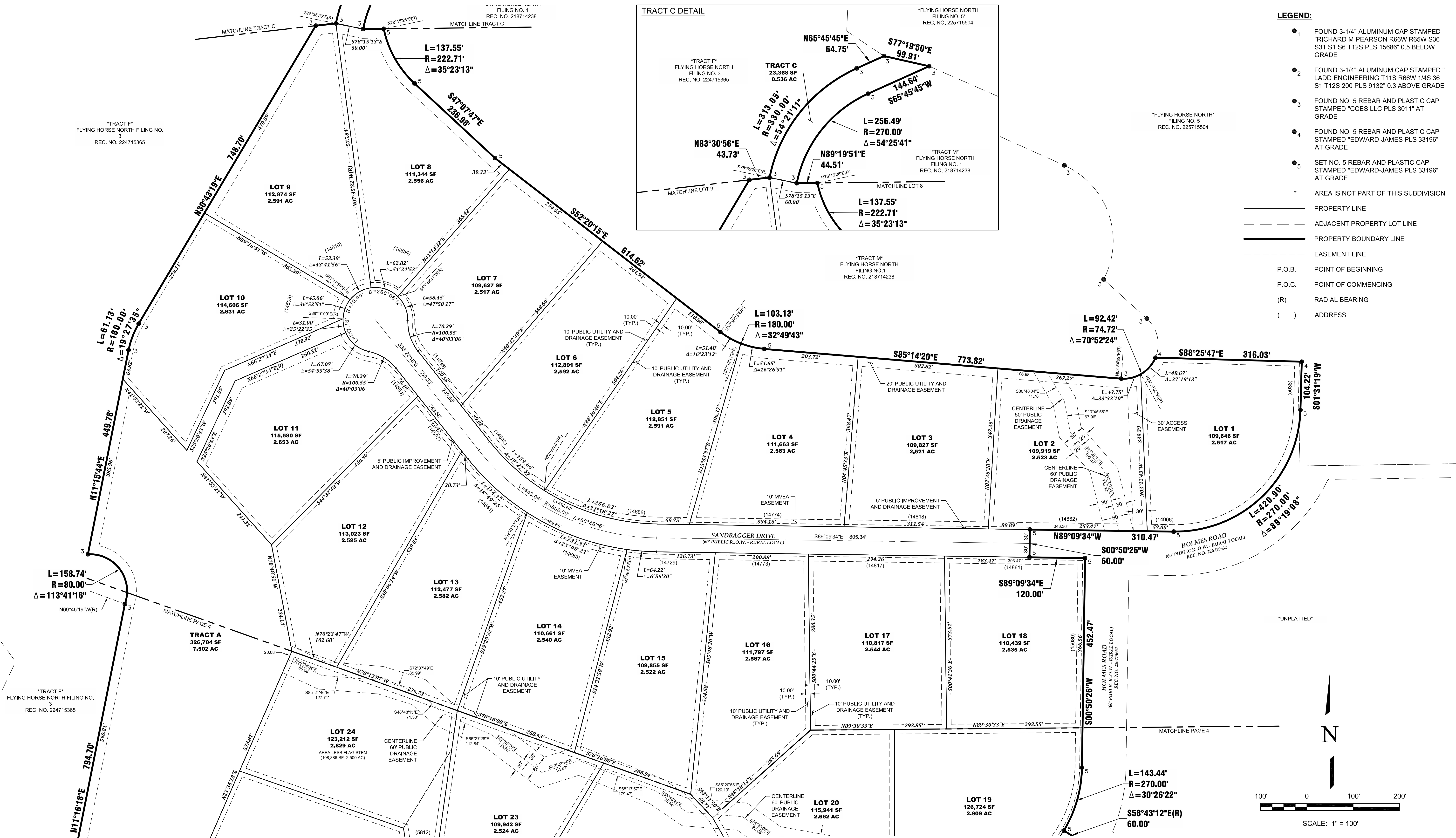


**FLYING HORSE NORTH FILING NO. 8
PLAT**
A PORTION OF THE W1/2 OF SECTION 31, T11S, R65W, AND A PORTION OF THE E1/2
AND A PORTION OF THE SW1/4 OF SECTION 36 T11S, R66W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 200'
JOB NO.	2417-09
DATE CREATED	10/01/25
DATE ISSUED	DRAFT
SHEET NO	2 OF 5

FLYING HORSE NORTH FILING NO. 8

A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

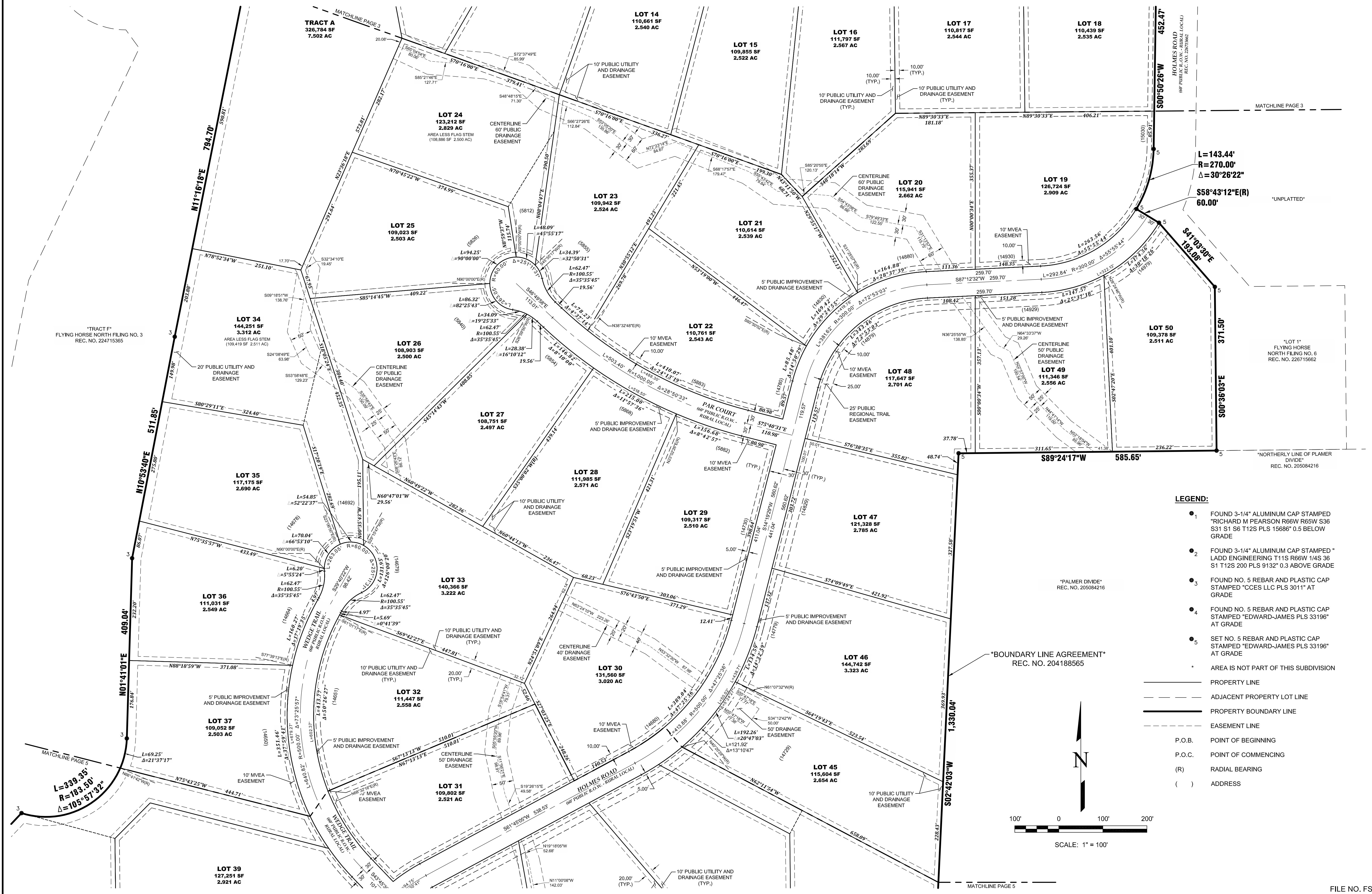
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

FLYING HORSE NORTH FILING NO. 8
PLAT

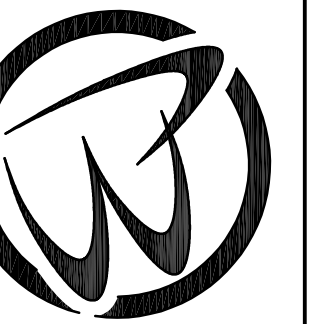
A PORTION OF THE W1/2 OF SECTION 31, T11S, R65W, AND A PORTION OF THE E1/2 AND A PORTION OF THE SW1/4 OF SECTION 36 T11S, R66W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-09
DATE CREATED	10/01/25
DATE ISSUED	DRAFT
SHEET NO	3 OF 5

A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

[illegible]

**EDWARD-JAMES
SURVEYING, INC.**
1122 N. El Paso Street
Tulsa, Oklahoma 74103
(918) 438-1111



AND A PORTION OF THE SW1/4 OF SECTION 36 T11S, R66W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
GRAPHIC SCALE 1" = 100'	
PROJECT NO.	2417-09
DATE CREATED	10/01/25
DATE ISSUED	DRAFT
SHEET NO.	4 OF 5

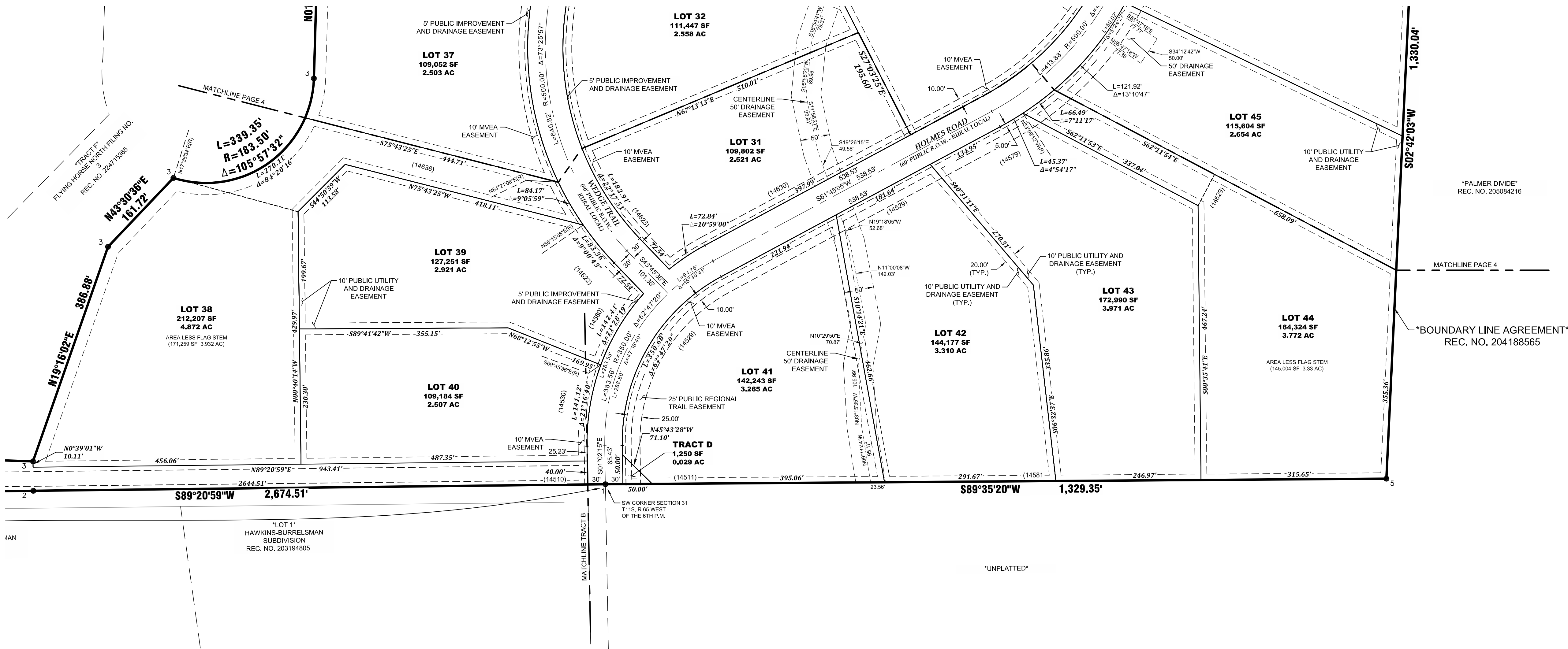
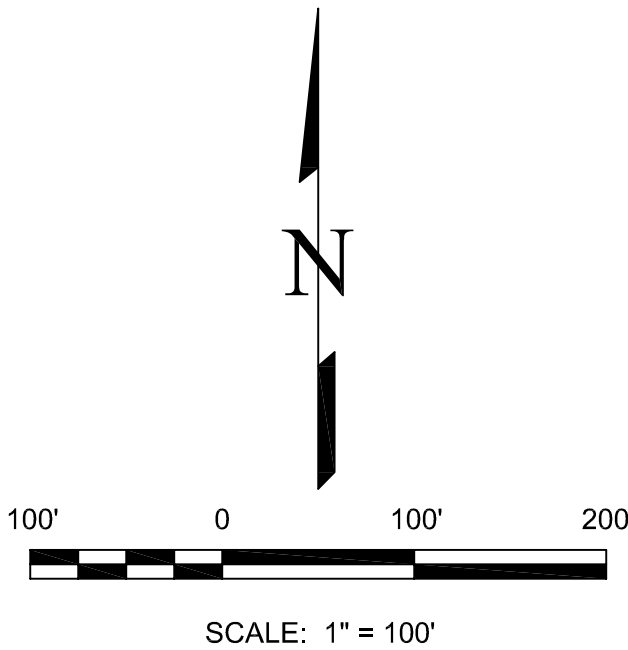
FLYING HORSE NORTH FILING NO. 8

A PORTION OF THE WEST HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST AND A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

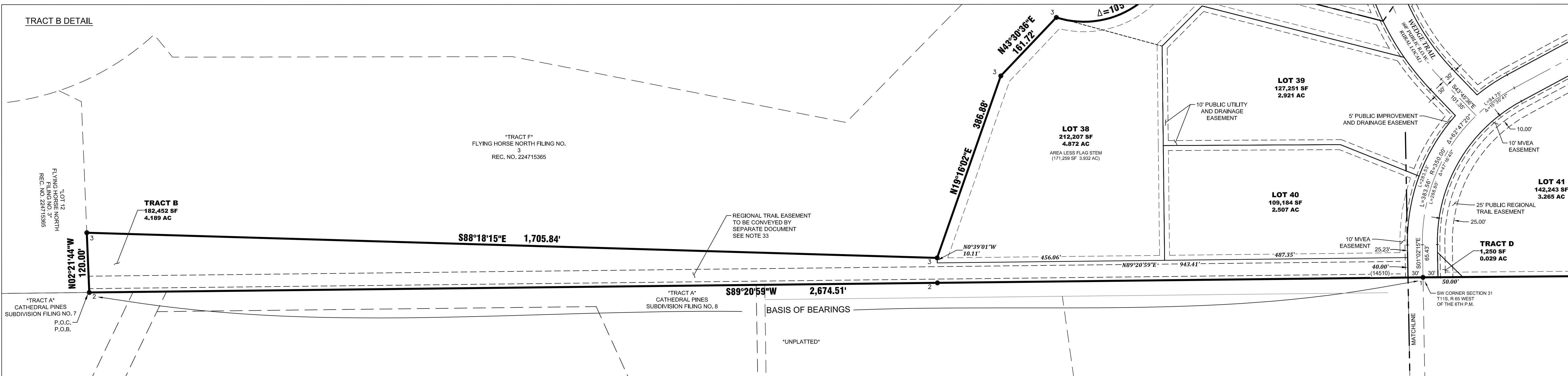
LEGEND:

- FOUND 3-1/4" ALUMINUM CAP STAMPED "RICHARD M PEARSON R66W R65W S36 S31 S1 S6 T12S PLS 15686" 0.5 BELOW GRADE
- FOUND 3-1/4" ALUMINUM CAP STAMPED "LADD ENGINEERING T11S R66W 1/4S 36 S1 T12S 200 PLS 9132" 0.3 ABOVE GRADE
- FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 3011" AT GRADE
- FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
- SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
- AREA IS NOT PART OF THIS SUBDIVISION

PROPERTY LINE
ADJACENT PROPERTY LOT LINE
PROPERTY BOUNDARY LINE
EASEMENT LINE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(R) RADIAL BEARING
() ADDRESS

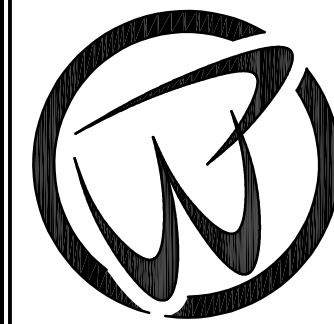


TRACT B DETAIL



REVISIONS	NO.	DESCRIPTION	DATE

**EDWARD-JAMES
SURVEYING, INC.**



A PORTION OF THE W1/2 OF SECTION 31, T11S, R65W, AND A PORTION OF THE E1/2 AND A PORTION OF THE SW1/4 OF SECTION 36 T11S, R66W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH FILING NO. 8
PLAT

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-09
DATE CREATED	10/01/25
DATE ISSUED	DRAFT
SHEET NO	5 OF 5

FILE NO. FS 2531