Steve Schleiker
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El Paso County, CO

226715662

SUBDIVISION/CONDOMINIUM PLAT

Reception Number | Date | Time

2

Reception Fee | Number of Pages | File Number

Flying Horse North Filing No 6

Name of Plat

PRI #2 LLC

Owner's Name

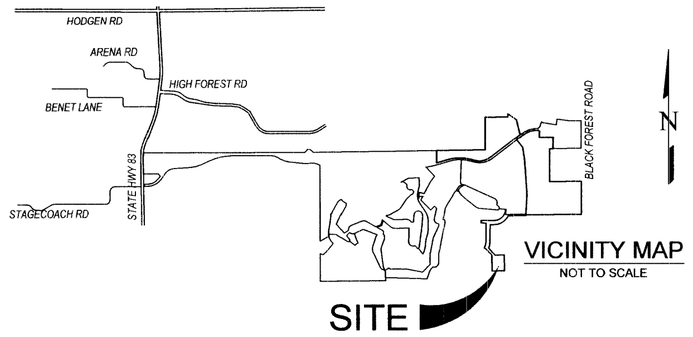
Subdivision [X] Condominium [ ]

C&R/016 Revised 6/06

FLYING HORSE NORTH FILING NO. 6

15662

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	OPEN SPACE, DRAINAGE, LANDSCAPING,GRADING, FENCING	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	1.161 ACRES

SUMMARY:		
1 LOT	2.834 ACRES	49.16%
1 TRACT	1.161 ACRES	20.14%
PUBLIC RIGHT-OF-WAY	1.770 ACRES	30.70%
TOTAL	5.765 ACRES	100.00%

DENSITY 0.17 D.U. PER ACRE

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 PORTION OF THE WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS: THE COURSE ON SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504, RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT THE WESTERLY END BY A YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL AND AT THE EASTERLY END BY A YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196", AT GROUND LEVEL. ASSUMED TO BEAR S89°11'00"E A DISTANCE OF 447.29 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10 AS PLATTED IN FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504; THENCE S01°31'19"W ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 5 A DISTANCE OF 104.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 5 THE FOLLOWING THREE (3) COURSES:

1. S01°31'19"W A DISTANCE OF 121.00 FEET;
2. N89°11'00"E A DISTANCE OF 447.29 FEET;
3. N89°11'15"E A DISTANCE OF 32.44 FEET;

THENCE S00°49'00"E A DISTANCE OF 30.00 FEET; THENCE S89°11'00"W A DISTANCE OF 417.45 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N64°28'53"W, HAVING A DELTA OF 65°19'19", A RADIUS OF 365.00 FEET, A DISTANCE OF 416.13 FEET TO A POINT OF TANGENT; THENCE N89°09'34"W A DISTANCE OF 95.47 FEET; THENCE S00°50'26"W A DISTANCE OF 417.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 22°00'42", A RADIUS OF 365.00 FEET, A DISTANCE OF 140.22 FEET TO A POINT ON CURVE; THENCE S40°58'22"E A DISTANCE OF 230.96 FEET; THENCE N89°25'02"E A DISTANCE OF 216.02 FEET; THENCE S00°36'14"E A DISTANCE OF 371.44 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 294.99 FEET; THENCE N00°36'03"W A DISTANCE OF 371.50 FEET; THENCE N41°03'30"W A DISTANCE OF 193.08 FEET; THENCE N58°43'12"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N58°43'12"W, HAVING A DELTA OF 30°26'22", A RADIUS OF 270.00 FEET A DISTANCE OF 143.44 FEET TO A POINT OF TANGENT; THENCE N00°50'26"E A DISTANCE OF 452.47 FEET; THENCE N89°09'34"W A DISTANCE OF 120.00 FEET; THENCE N00°50'26"E A DISTANCE OF 60.00 FEET; THENCE S89°09'34"E A DISTANCE OF 310.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 89°19'06", A RADIUS OF 270.00 FEET A DISTANCE OF 420.90 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 251,136 SQUARE FEET OR 5.765 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, A TRACT, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 6. 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 26th DAY OF March, 2026 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)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF March, 2026 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 12-02-2029 _____
NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS OCTOBER 1, 2025.
2. BASIS OF BEARINGS: THE COURSE ON SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504, RECORDS OF EL PASO COUNTY, COLORADO; BEING MONUMENTED AT THE WESTERLY END BY A YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL AND AT THE EASTERLY END BY A YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196", AT GROUND LEVEL. ASSUMED TO BEAR N89°11'00"E A DISTANCE OF 447.29 FEET.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. 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. 7361COR, AMENDMENT NO. 7361COR-C, PREPARED BY CORE TITLE GROUP LLC, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2025 AT 8A.M.
5. 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.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
8. 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.
9. 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 20 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. M.A.S.E.
10. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN ~~MINOR~~ AMENDMENT AS RECORDED UNDER RECEPTION NO. 226032357 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUDSP252).
11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. PUDSP252 OR FINAL PLAT FILE NO. SF2529 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.
12. 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).
13. THE NUMBER OF LOTS BEING PLATTED IS 1, THE NUMBER OF TRACTS BEING PLATTED IS 1.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
16. 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.
17. 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.
18. 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 IMAPCT FEE PROGRAM RESOLUTION (RESOLUTION 24-337), 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.
19. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
20. 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.
21. 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.
22. UTILITY PROVIDERS:
    WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
    ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
    GAS: BLACK HILLS ENERGY
23. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

GENERAL NOTES CONTINUED:

24. 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.
25. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
26. 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.
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 SOILS AND GEOLOGY STUDY FLYING HORSE FLYING NO. 6 BY ENTECH ENGINEERING, INC., OCTOBER 3, 2025, IN FILE PCD FILE NO. SF2529. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. NO SIGNIFICANT GEOLOGIC HAZARDS WERE IDENTIFIED ON THE SITE; HOWEVER, THE FOLLOWING CONSTRAINTS HAVE BEEN IDENTIFIED ON THE SITE:
    - POTENTIALLY EXPANSIVE SOILS
    - POTENTIAL FOR ELEVATED RADON LEVELS

    MITIGATION MEASURES ARE TO BE TAKEN TO MANAGE THESE GEOLOGIC CONSTRAINTS TO ALLOW DEVELOPMENT OF THE LOT IN WHICH THEY OCCUR. MITIGATION OF EXPANSIVE SOILS WILL REQUIRE ENGINEERED FOUNDATION DESIGN AND OVEREXCAVATION IS REQUIRED PRIOR TO BUILDING PERMIT APPROVAL AND MAY CONSTITUTE 3-5 FEET BASED ON SOIL CONDITIONS. BUILD-UP OF RADON GAS CAN USUALLY BE MITIGATED BY PROVIDING INCREASED VENTILATION OF BASEMENT AND CRAWLSPACE AND SEALING JOINTS. SPECIFIC REQUIREMENTS FOR RADON MITIGATION SHOULD BE BASED ON SITE SPECIFIC TESTING.

    PER THE SUBMITTED SOILS AND GEOLOGY REPORT PREPARED BY ENTECH ENGINEERING INC., THERE ARE NO GEOLOGIC HAZARD CONSTRAINTS TO BE MITIGATED DURING CONSTRUCTION WITHIN THIS SUBDIVISION.
29. 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.
30. 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.226032358 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 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 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 RELEASE 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.
31. 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 LAID OUT 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.
32. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF HOLMES DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH TIME THAT HOLMES DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT WILL BE VACATED, LEAVING A STANDARD STREET ROW AND CUL-DE-SAC STREET SECTION. THE EASEMENT VACATION CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING HOLMES DRIVE.
33. 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 FOR THE FOX RUN PRIMARY REGIONAL TRAIL.
34. AREA SHOWN IN PARENTHESES IS THE LOT AREA LESS THE AREA FOR THE FLAG STEM.

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 APRIL 1, 2025 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 10th DAY OF March, 20 26

3/10/2026 33196 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

_____
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. 6 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 1st DAY OF April, 2026 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.

_____ 4/1/26
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT — DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:47 O'CLOCK A. M., THIS 10th DAY OF April, 202_A.D., AND WAS RECORDED UNDER RECEPTION NUMBER 226715616 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Fee: 40.00
Surcharge: 3.00

BY: Kathryn Connelly DEPUTY — STEVE SCHLEIKER, RECORDER

FEES:

SCHOOL FEE: $306.00 (020)
BRIDGE FEE: 0.00
PARK FEE: $505.00 (Region 2)
DRAINAGE FEE: 0.00

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

NO.	REVISIONS DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

FLYING HORSE NORTH FILING NO. 6
PLAT

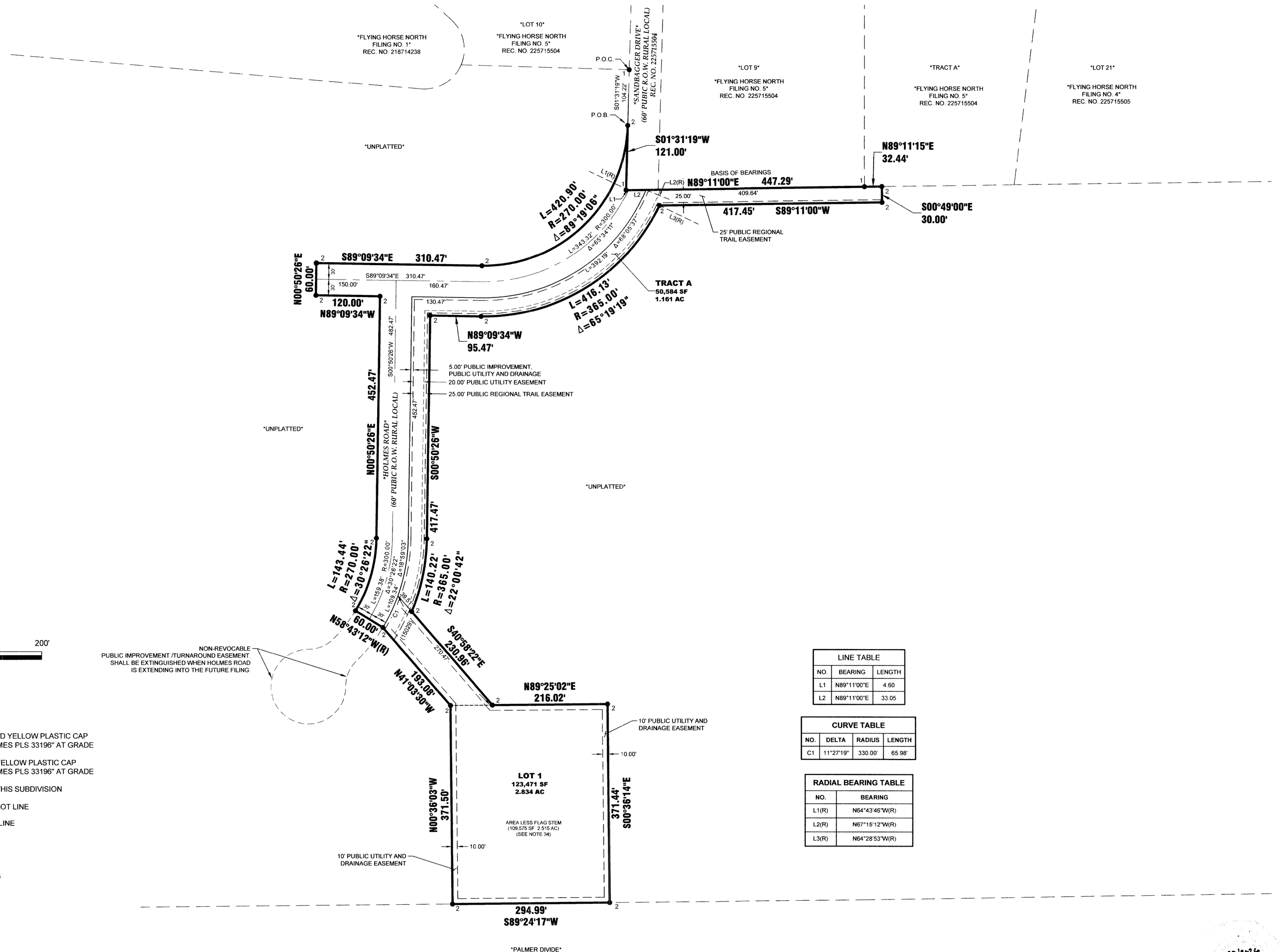
A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

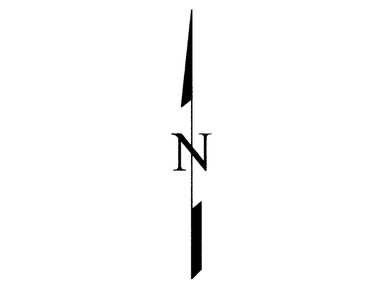
DRAWN BY	JWT
CHECKED BY	TRN
H-SCALE	N/A
JOB NO.	2417-07
DATE CREATED	10/01/25
DATE ISSUED	3/18/26
SHEET NO	1 OF 2

FLYING HORSE NORTH FILING NO. 6

15662

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO





SCALE: 1" = 100'

LEGEND:

●1	FOUND NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
●2	SET NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
★	AREA IS NOT PART OF THIS SUBDIVISION
— — — —	ADJACENT PROPERTY LOT LINE
———	PROPERTY BOUNDARY LINE
—— – ——	CENTER LINE
– – – – –	EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
( )	ADDRESS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°11'00"E	4.60
L2	N89°11'00"E	33.05

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	11°27'19"	330.00'	65.98'

RADIAL BEARING TABLE	
NO.	BEARING
L1(R)	N64°43'46"W(R)
L2(R)	N67°15'12"W(R)
L3(R)	N64°28'53"W(R)

REVISIONS		
NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

FLYING HORSE NORTH FILING NO. 6
PLAT

A PORTION OF THE WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	TRN
H-SCALE	1" = 100'
JOB NO.	2417-07
DATE CREATED	10/01/25
DATE ISSUED	3/18/26
SHEET NO	2 OF 2

3/18/2026