

# EAGLE FOREST SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

15019

## BE IT KNOWN BY THESE PRESENTS:

THAT EAGLE FOREST DEVELOPMENT LLC IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, N00°10'49"W - 1982.45 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY UNITED PLANNING AND ENGINEERING, DATED NOVEMBER 23, 2004, DEPOSIT NUMBER 204900192 AND THE LINE IS MONUMENTED BY A 2-1/2" DIAMETER ALUMINUM CAP LS #11624 ON THE SOUTH AND A REBAR AND CAP LS 25629 ON THE NORTH.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8; THENCE N00°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUE N00°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1952.45 FEET; THENCE N89°03'26"E A DISTANCE OF 1298.11 FEET; THENCE S00°20'14"E A DISTANCE OF 1244.75 FEET TO THE NORTHEAST CORNER OF LOT 1, THE S. HANNASCH SUBDIVISION NO. 1A, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 207712645 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE S89°22'23"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 622.03 FEET TO THE MOST EASTERLY CORNER OF TRACT A OF SAID S. HANNASCH SUBDIVISION NO. 1A; THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT:

- 1) THENCE N39°59'42"W A DISTANCE OF 60.00 FEET;
- 2) THENCE S 50°00'18"W A DISTANCE OF 132.81 FEET TO A POINT OF CURVE;
- 3) THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 287.98 FEET TO A POINT OF TANGENT;
- 4) THENCE S00°00'18"W A DISTANCE OF 362.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE CONTINUE S00°00'18"W A DISTANCE OF 60.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD;

THENCE S89°01'22"W ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 418.94 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 44.193 ACRES, MORE OR LESS.

## 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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF EAGLE FOREST SUBDIVISION FILING NO. 1. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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.

## IN WITNESS WHEREOF:

THE AFOREMENTIONED EAGLE FOREST DEVELOPMENT LLC, HAS EXECUTED THIS INSTRUMENT THIS 31<sup>ST</sup> DAY OF March, 2022.

T. M. KLIKUS  
EAGLE FOREST DEVELOPMENT LLC  
TY KLIKUS, MANAGER

## NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31<sup>ST</sup> DAY OF MARCH, 2022 BY TY KLIKUS, MANAGER, EAGLE FOREST DEVELOPMENT LLC

MY COMMISSION EXPIRES: 9/20/2025

Elaine Silver  
NOTARY PUBLIC

ELAINE SILVER  
Notary Public  
State of Colorado  
Notary ID # 19964016561  
My Commission Expires 04-20-2025

THIS PLAT FOR EAGLE FOREST SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 28<sup>TH</sup> DAY OF September, 2022, SUBJECT TO ANY NOTES OR CONDITIONS

Kevin M. O'Leary

9/20/2022

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT

DATE

## EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, FOR ALL LOTS; SIDE LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES. FRONT LOT LINES ARE HEREBY PLATTED WITH A TWENTY FIVE (25) FOOT EASEMENT FOR DRAINAGE, SLOPE GRADING AND PUBLIC UTILITIES ONLY; REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES. THE SIDE LOT LINE OF LOT 1, ABUTTING SHOUP ROAD IS HEREBY PLATTED WITH A TWENTY FIVE (25) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SIDE LOT LINE OF LOT 1, ABUTTING SHOUP ROAD IS HEREBY PLATTED WITH A TWENTY FIVE (25) FOOT EASEMENT FOR PUBLIC TRAIL EASEMENT TO ALLOW PUBLIC ACCESS, CONSTRUCTION AND MAINTENANCE BY EL PASO COUNTY OF THE BLACK FOREST PRIMARY REGIONAL TRAIL.

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

## LOT SUMMARY TABLE:

|                    |             |       |
|--------------------|-------------|-------|
| 9 RESIDENTIAL LOTS | 34.23 ACRES | 77.5% |
| PUBLIC R.O.W.      | 4.58 ACRES  | 10.3% |
| TRACT A            | 5.40 ACRES  | 12.2% |
| TOTAL LOT AREA     | 44.19 ACRES | 100%  |
| TOTAL LOT AREA:    | 34.2 ACRES  |       |
| GROSS DENSITY      | 0.20 DU/AC  |       |
| NET DENSITY        | 0.29 DU/AC  |       |

## OWNER:

EAGLE FOREST DEVELOPMENT, LLC  
4920 NORTHPARK LOOP  
COLORADO SPRINGS, CO 80918  
719-272-8043

## SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 31<sup>ST</sup> DAY OF MARCH, 2022.

Kevin M. O'Leary  
KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

3/31/22  
DATE



## RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 9:51 O'CLOCK A. M., THIS 28<sup>TH</sup> DAY OF September, 2022, AND IS DULY RECORDED AT RECEPTION NO. 222115019 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

By: Kathy Suiter  
COUNTY CLERK AND RECORDER

FEES: \$20.00

SURCHARGE: \$3.00

## FEES:

DRAINAGE FEES: \$24,745.12

BRIDGE FEES: 0

SCHOOL FEES: \$2,754.00

PARK FEES: \$4,140.00  
(recession 2)

PREPARED BY

LWA

LAND

SURVEYING, INC.

953 E. FILLMORE STREET

COLORADO SPRINGS, COLORADO 80907

Phone (719) 636-5179

PCD FILE NO. SF-21-031

REVISION: DECEMBER 2021

REVISION: OCTOBER 29, 2021

JUNE 29, 2021

EAGLE FOREST.DWG

PROJECT 11065

SHEET 1 OF 2

## NOTES:

1. STRUCTURAL FOUNDATIONS ON THE LOT IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL 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. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM PRIOR MAY BE REQUIRED.
4. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION PLAN AND WILDFIRE HAZARD REPORT AND EROSION CONTROL.
5. ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
8. 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 PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 222123193 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. THE 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 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.
9. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT AND REPLACEMENT PLAN NO. 04-CW-336 AND 04-CW-119.
10. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION 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.
11. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EAGLE FOREST HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 222123193 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
12. ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
13. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. HOMEOWNERS SHOULD ALSO REFER TO THE WILDFIRE MITIGATION PLAN AS AN ASSISTANCE GUIDE.
14. ENVIRONMENTAL: THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).
15. INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
16. THIS PROPERTY IS LOCATED WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0315G AND 08041C0320G, DATED DECEMBER 7, 2018.
17. SOIL AND GEOLOGY CONDITIONS: THE REPORT: PRELIMINARY GEOLOGY AND SURFACE SOILS EVALUATION BY JOHN HIMMELREICH & ASSOCIATES JANUARY 24, 2005 AND A REVIEW LETTER BY CORNELL ENGINEERING DATED JUNE 15, 2020 HAVE BEEN SUBMITTED AND REVIEWED BY EL PASO COUNTY AND COLORADO GEOLOGICAL SURVEY AND CAN BE FOUND IN FILE PUD SP206 AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE HIMMELREICH REPORT NOTES THE FOLLOWING "POTENTIAL" GEOLOGIC HAZARDS AND THAT THESE ARE "RELATIVELY COMMON TO THE REGION AND ARE MITIGATED BY EMPLOYING PROPER PLANNING, INVESTIGATION, DESIGN AND CONSTRUCTION PRACTICES": 1) EROSION; 2) FLOODING (IN BURGESS CREEK DRAINAGE); 3) STABILITY OF CUT SLOPES; 4) SETTLEMENT OF THE SURFICIAL DEPOSITS, POSSIBLY EXPANSIVE BEDROCK; AND 5) PRESENCE OF CORROSIVE MINERALS. THE REPORT ALSO NOTES THAT "FOR INDIVIDUAL STRUCTURES, MITIGATION OF SUBSURFACE DRAINAGE PROBLEMS USUALLY TAKES THE FORM OF PERIMETER DRAINS AROUND FOUNDATIONS". MITIGATION MEASURES, INCLUDING AND MAPPING CAN BE FOUND IN THE REPORT.
18. FOLLOWING REVIEW OF THE HIMMELREICH REPORT, THE COLORADO GEOLOGICAL SURVEY MADE THE FOLLOWING RECOMMENDATIONS:
  1. SITE-SPECIFIC FOUNDATION INVESTIGATION AND TESTING SHOULD BE CONDUCTED FOR EACH BUILDING PRIOR TO BUILDING TO DETERMINE SUBSURFACE GEOLOGIC CHARACTERISTICS THAT MAY IMPACT FOUNDATION DESIGN (EXPANSIVE SOILS, SHALLOW GROUNDWATER, ETC.).
  2. SITE-SPECIFIC SEPTIC INVESTIGATIONS, INCLUDING PERCOLATION TESTING, SHOULD BE DONE PRIOR TO BUILDING TO DETERMINE DESIGN PARAMETERS, AND WHETHER SPECIAL ENGINEERED SYSTEMS ARE NEEDED. SEPTIC LOCATIONS SHOULD REMAIN OUT OF DRAINAGE SWALES.
  3. MINIMAL GROUND DISTURBANCE AND BEST MANAGEMENT PRACTICES DURING CONSTRUCTION SHOULD TAKE PLACE TO MINIMIZE EROSION. PROMPT RE-SEEDING SHOULD FOLLOW CONSTRUCTION TO RE-ESTABLISH GROUND COVER AND REDUCE NOXIOUS WEED GROWTH.
  4. BUILDING SITES SHOULD BE LOCATED IN AREAS WHERE BUILDING AND SEPTIC FOOTPRINTS WILL NOT ENCR OACH ON THE NATURAL DRAINAGE SWALES OR DRAINAGE EASEMENTS.
19. TRACT A IS DEDICATED AS OPEN SPACE WITH OWNERSHIP AND MAINTENANCE BEING RETAINED BY THE EAGLE FOREST HOMEOWNERS ASSOCIATION, INC. IT WILL ALSO CONTAIN A CISTERN TO SUPPLY WATER TO THE FIRE DISTRICT. REFERENCE THE PUD PLAN AND CONSTRUCTION DOCUMENTS FOR FURTHER DETAIL.
20. TWO FIRE DEPARTMENT TURN OUTS WILL BE PROVIDED PER THE REQUEST OF THE BLACK FOREST FIRE RESCUE PROTECTION DISTRICT TO MEET THE CURRENT CODE NFPA 1141 SEC. 5.2.17.3 AND THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND WILL BE INCLUDED ON THE SUBDIVISION CONSTRUCTION DRAWINGS. THIS TURN OUTS WILL LIE WITHIN THE DEDICATED PUBLIC RIGHT OF WAY.
21. THERE SHALL BE NO DIRECT ACCESS FROM LOT 1 TO SHOUP ROAD.
22. 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 C.R.S. 18-4-508.



A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

REVISION: OCTOBER 29, 2021

PREPARED BY  
***LWA LAND SURVEYING, INC.***

953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179

EAGLE FOREST2.DWG  
JUNE 29, 2021  
PROJECT 11065  
SHEET 2 OF 2

REVISION: DECEMBER 2, 2021  
REVISION: OCTOBER 29, 2021