

THE RESERVE AT CORRAL BLUFFS FILING NO. 2

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 31, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, T13S, R64W OF THE 6th P.M, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, CORRAL RANCHES SUBDIVISION FILING NO. 3 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK O-3 AT PAGE 90 OF THE EL PASO COUNTY RECORDS;
THENCE S00°31'20"W ON THE EAST LINE OF LOT 2, SPRIGGS SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK S-3 AT PAGE 60 OF SAID EL PASO COUNTY RECORDS A DISTANCE OF 615.21 FEET TO THE SOUTHEAST CORNER OF LOT 2 AS MONUMENTED BY A REBAR AND YELLOW PLASTIC CAP "UPE LS 11624";
THENCE N87°22'33"W ON THE SOUTH LINE OF LOT 2 A DISTANCE OF 33.24 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER THE SOUTHEAST QUARTER OF SECTION 31 AS SHOWN ON THE LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING IN JUNE OF 2002 AND DEPOSITED IN THE RECORDS OF THE EL PASO COUNTY LAND SURVEY PLATS UNDER RECEPTION NO. 202900119, SAID POINT BEING 5.66 FEET SOUTH OF THE NORTHWEST CORNER OF THE SAID NORTHWEST QUARTER THE SOUTHEAST QUARTER AS MONUMENTED BY CLARK;

THENCE S01°13'34"W ON SAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AS SHOWN ON SAID LAND SURVEY PLAT A DISTANCE OF 462.50 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF THE RESERVE AT CORRAL BLUFFS FILING NO. 1

AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN NO. 1
THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY BOUNDARY OF SAID RESERVE AT CORRAL BLUFFS FILING NO. 1;

1. THENCE S88°46'26"E A DISTANCE OF 80.00 FEET;
2. THENCE S39°08'26"E A DISTANCE OF 371.00 FEET;
3. THENCE N53°30'27"E A DISTANCE OF 798.72 FEET;
4. THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 8°52'56", AN ARC DISTANCE OF 150.37 FEET, THE LONG CHORD OF WHICH BEARS N32°03'05"W A DISTANCE OF 150.22 FEET;
5. THENCE N76°11'18"E A DISTANCE OF 297.00 FEET;

THENCE S61°17'45"E A DISTANCE OF 495.00 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 16°39'02", AN ARC DISTANCE OF 154.02 FEET, THE LONG CHORD OF WHICH BEARS S20°22'44"W A DISTANCE OF 153.48 FEET;
THENCE S12°03'13"W A DISTANCE OF 186.35 FEET;
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 3°32'41", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS S78°05'52"E A DISTANCE OF 60.00 FEET;
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 98°42'28", AN ARC DISTANCE OF 913.07 FEET;
THENCE N69°14'19"W A DISTANCE OF 53.10 FEET;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.55 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00", AN ARC DISTANCE OF 39.49 FEET;
THENCE S88°15'41"W A DISTANCE OF 46.46 FEET;
THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 78°26'12", AN ARC DISTANCE OF 82.14 FEET;
THENCE S46°14'53"W A DISTANCE OF 492.78 FEET;
THENCE N88°46'26"W A DISTANCE OF 278.38 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31;
THENCE N01°13'34"E ON SAID WEST LINE A DISTANCE OF 1075.59 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 33.116 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 THE RESERVE AT CORRAL BLUFFS FILING NO. 2. 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 CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2018.

CORRAL RANCHES DEVELOPMENT CO INC,
HOWARD J. KUNSTLE, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____ OF 2018, 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 THE 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

MARK LOWDERMAN, COUNTY ASSESSOR DATE

DIRECTOR OF DEVELOPMENT SERVICES DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2018, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY

LWA LAND SURVEYING, INC.

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

RESERVE AT CB FIL 2.DWG
MARCH 19, 2018
PROJECT 11032
SHEET 1 OF 1

Add PCD File No
SF-18-010

Please confirm the
northeast corner
verses northwest

Include the proposed
drainage easement
shown on the drainage
report and preliminary
plan.

Add a floodplain statement.

Add the name of the
SP12-001 preliminary plan
file No.

Add Traffic Impact
Study in note 4

ADD a reception no. blank- Fil# will have new SIA

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- 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.
- 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 MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND AND EROSION CONTROL.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASMENTS 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.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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. 215041313, 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 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 DEVELOPMENT SERVICES 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.
- 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 NO. 516-BD AND 517-BD.
- 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 FUTURE 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.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 2 IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFFPRINT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3 DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
- 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, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 12-382) AS AMENDED.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.

Add the following notes:

1. No driveway shall be established unless an access permit has been granted by El Paso County.

2. The Following Lots have been found to be impacted by Geologic Hards. Mitigation measures and a map of the hazard area can be found in the Soils, Geology, Hazard and Waste Water Study for the Reserve at Corral Bluffs by Entech Engineering Dated January 30, 2012 in File SF-18-10 The Reserve at Coral Bluffs Filing 2 available at the El Paso County Planning and Community Development Services Department:
[List the hazard]: [identify the specific lots]

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Add the name of the
SP12-001 preliminary plan
file No.

Add Traffic Impact
Study in note 4

FOUND AN ALIQUOT CORNER AS SHOWN

FOUND A REBAR AND PLASTIC CAP "PLS 32349"

FOUND A REBAR AND ALUMINUM CAP "LW PE & LS 2692"

SET OR FOUND (F) A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55068799-2, EFFECTIVE DATE 3/5/2018.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LOT 1, BLOCK 3, CORRAL RANCHES SUBDIVISION FILING NO. 3, S89°30'43"E - 660.00 FEET. THE DIRECTION IS BASED ON THE RECORDED PLAT AND THE LINE IS MONUMENTED AS SHOWN.

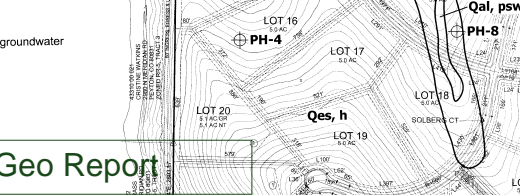
UNITS OF MEASURE ARE U.S. SURVEY FEET

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

10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL LAWS OF THE STATE OF COLORADO DEALING WITH SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY CODE.

OF _____, 2018.



See Geo Report

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

DATE

Markup Summary

dsdlaforce (7)

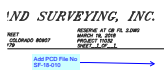


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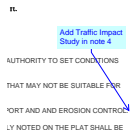
1. No driveway shall be established unless an access permit has been granted by El Paso County.

2. The Following Lots have been found to be impacted by Geologic Hards. Mitigation measures and a map of the hazard area can be found in the Soils, Geology, Hazard and Waste Water Study for the Reserve at Corral Bluffs by Entech Engineering Dated January 30, 2012 in File SF-18-10 The Reserve at Coral Bluffs Filing 2 available at the El Paso County Planning and Community Development Services Department:
- [List the hazard]: [identify the specific lots]



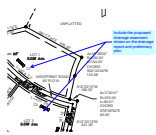
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Add PCD File No SF-18-010



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Add Traffic Impact Study in note 4



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Include the proposed drainage easement shown on the drainage report and preliminary plan.



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Add a floodplain statement.

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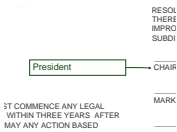
Add a floodplain statement.



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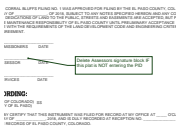
Add a statement specifying that fees will be paid in full at the established rate at the time of building permit.

dsdparsons (15)



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President



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Delete Assessors signature block IF this plat is NOT entering the PID



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ADD a reception no. blank- Fil2 will have new SIA



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See Geo Report

THERE
IMPROV
SUBDIV

CHAIR,

MARK

DIRECT

Correct to current elected official

TO COUNTY
ON AND AN
CEPTED,
Y ACCEPTA
MEETING C

Correct filing

1

The department name is Planning and Community Development




16-454

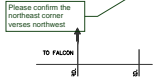
2-38

add notes



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THE RESERVE AT
A PORTION OF THE NOR
SECTION 31, TOWNSHIP



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Please confirm the northeast corner verses northwest

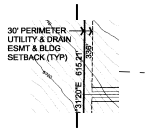


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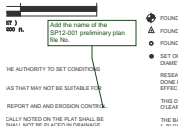
Add notes



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Add the name of the SP12-001 preliminary plan file No.