

# EAGLEVIEW

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

### KNOW ALL MEN BY THESE PRESENTS:

THAT PT EAGLEVIEW, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### TO WIT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFT, PLAT NO. 17, RECORDS OF EL PASO COUNTY, THENCE S00°02'14"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY, THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID STAPLETON ESTATES FILING NO. 1; THENCE N02°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2951.60 FEET TO THE NORTHEAST CORNER OF SAID SECTION 26; THENCE S00°02'14"E, ALONG THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 2059.89 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID MFT FARM SUBDIVISION, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

### OWNER'S CERTIFICATION:

THE UNDERSIGNED, BEING THE OWNER OF 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 "EAGLEVIEW". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE, AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS BE CONSIDERED AS PUBLIC USE AND THAT THE PUBLIC IMPROVEMENTS AND THE EASEMENTS AND CROSSINGS FOR SAID IMPROVEMENTS SHALL BE CONSIDERED AS PUBLIC USE AND SHALL BE SUBJECT TO THE REQUIREMENTS 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 ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

ANDREW J. BIGGS, MANAGER, PT EAGLEVIEW, LLC

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY ANDREW J. BIGGS, PT EAGLEVIEW, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER.

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

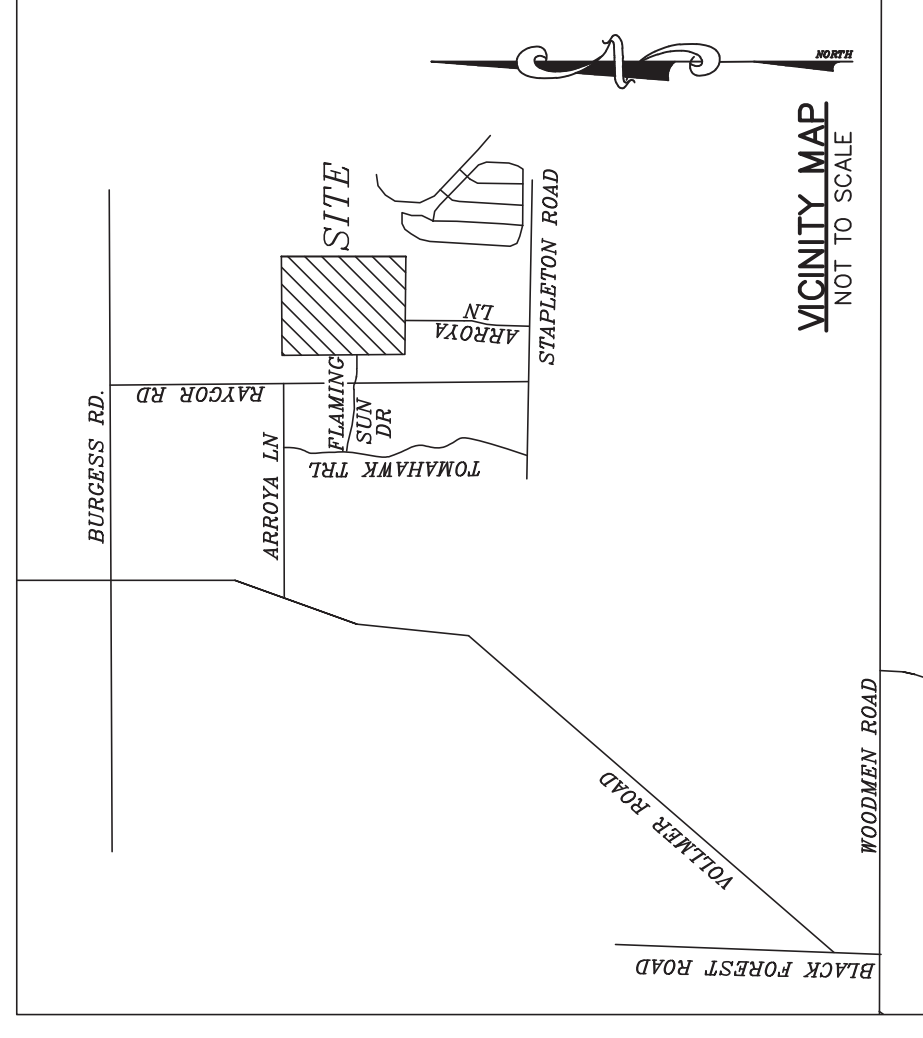
NOTARY PUBLIC

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT FOR "EAGLEVIEW" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PCD DIRECTOR \_\_\_\_\_

DATE \_\_\_\_\_



### EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A TWENTY FOOT (20') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

### DRAINAGE EASEMENTS:

DRAINAGE EASEMENT TO BE MAINTAINED BY THE METRO DISTRICT MAINTENANCE AND NO BUILD ZONE.  
 DRAINAGE EASEMENT TO BE MAINTAINED BY COUNTY MAINTENANCE AND NO BUILD ZONE.

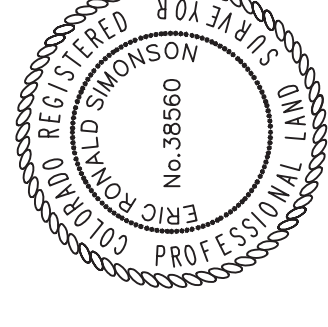
### FLOOD PLAN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0804105536 (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### SURVEYOR'S CERTIFICATION:

I, ERIC R. SIMONSON, 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 DATE OF 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1972 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.



ERIC R. SIMONSON, COLORADO PLS NO. 38560 \_\_\_\_\_ DATE \_\_\_\_\_

FOR AND ON BEHALF OF:  
RAMPART SURVEYS, LLC  
P.O. BOX 5101, PARK, CO 80866  
(719) 687-0920

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN FIVE YEARS FROM THE DATE OF RECORDING OF THIS INSTRUMENT. YOU MAY NOT BRING ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

### CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, A.D., AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER \_\_\_\_\_

### SUMMARY:

38 LOTS 113.33 ACRES 94%  
RIGHT-OF-WAY 7.47 ACRES 6%  
TOTAL 121.40 ACRES 100%  
GROSS ACREAGE= 121.40 ACRES  
TOTAL LOTS= 38  
GROSS DENSITY= .31 UNITS/ACRE  
NET DENSITY= .34 UNITS/ACRE  
NET ACREAGE= 113.33 ACRES

### FEES:

DRAINAGE FEE \_\_\_\_\_  
BRIDGE FEE \_\_\_\_\_  
SCHOOL FEE \_\_\_\_\_  
PARK FEE: \$17,480

# EAGLEVIEW

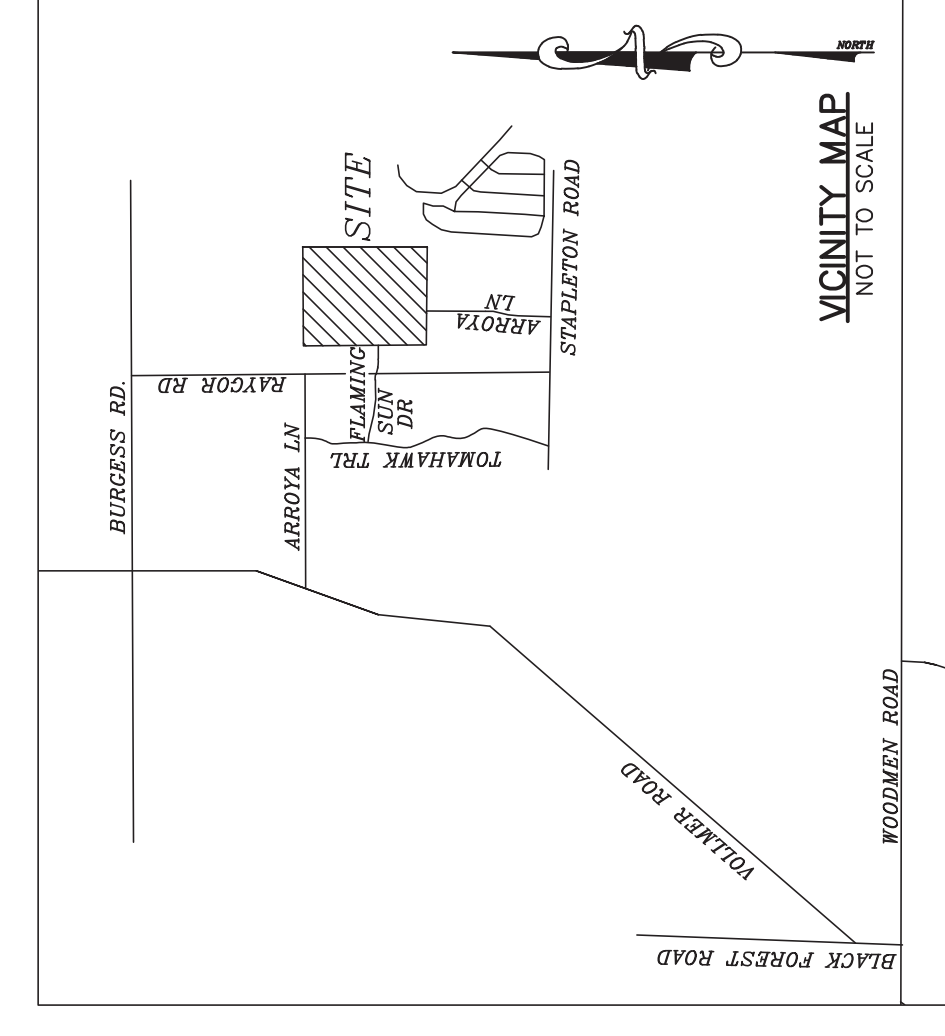
## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

Please revise this note so that it two separate notes that read:  
-All roadway and drainage facilities within dedicated right-of-ways shall be constructed to El Paso County standards, and are to be owned and maintained by the County.  
-All drainage easements as shown on lots 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 31, 32, 34, 35, 37, and 38 are no build areas, with no structures nor accessory structures permitted and are subject to a Channel Maintenance agreement recorded under Reception No. \_\_\_\_\_

Please add lot 35 & 38. I apologize as I previously indicated to remove lot 35, & 38 in the list of lots to remove when I shouldn't have.

Update the file number to SF2242.

review 2 comment: drainage and access easements.  
review 3: unresolved. please add access easements to this note to capture the necessary maintenance access loads for the channel and future regional pond



### NOTES:

10. ALL ROADWAYS AND DRAINAGE FACILITIES WITHIN DEDICATED RIGHT-OF-WAYS AND DRAINAGE EASEMENTS AS SHOWN ON LOTS 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, 31, 32, 34, AND 37 SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND ARE TO BE OWNED AND MAINTAINED BY THE COUNTY UPON ACCEPTANCE PER CHANNEL MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_
11. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT AND BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE DRAINAGE PUBLIC AND COMMUNITY DEVELOPMENT DEPARTMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND FULLY ACCEPTED IN ACCORDANCE WITH THE SUBMISSION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT (OWNER AND EL PASO COUNTY AS RECORDED UNDER 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 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 BOARD OF COUNTY COMMISSIONERS, BY THE BOARD OF COUNTY SUPERVISORS, PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
12. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 0804100356, EFFECTIVE DECEMBER 7, 2018.
13. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES, AND MAP OF THE HAZARDOUS AREA CAN BE FOUND IN SOIL GEOLOGY AND GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, INC. NOVEMBER 19, 2021, REUSED AUGUST 22, 2022, IN FILE SP-2106, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  1. POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 21-23, 32
  2. SEASONAL SHALLOW GROUNDWATER: LOTS 4, 5, 9-32, 34-38
  3. ARTIFICIAL FILL: LOTS 4, 5, 9-32, 34-38
  4. ARTIFICIAL FILL: LOTS 4, 5, AND 35
  5. EXPANSIVE SOILS ARE SPORADIC AND HAVE NOT BEEN MAPPED. IF ENCOUNTERED, OVER EXCAVATION AND REPLACEMENT IS RECOMMENDED.IN AREAS OF HIGH GROUNDWATER DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATION SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
14. CERTIFIED ENGINEER OWTS ARE REQUIRED WHERE THIS IS SHALLOW BEDROCK GROUNDWATER. OWTS SHALL NOT BE LOCATED WITHIN 25 FEET OF AREAS AND EASEMENTS.
15. DRAINAGE EASEMENTS AS SHOWN ON LOTS 4, 5, 9, 10, 11, 12, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38 ARE NO BUILD AREAS. NO CONSTRUCTION OR ACCESSORY STRUCTURES ARE PERMITTED IN THESE EASEMENTS.
- 16.) FUTURE PROPERTY OWNERS SHALL NOT CONSTRUCT FENCING THAT WOULD BLOCK/IMPEDE THE USE OF DRAINAGE EASEMENTS.
17. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
18. 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE. CARE SHOULD BE TAKEN TO MAINTAIN PROPER DRAINAGE PATTERNS AS SHOWN ON THIS PLAT. ANY CHANGES TO DRAINAGE PATTERNS OR MATERIALS THAT WOULD CAUSE ADVERSE DRAINAGE IMPACT TO ADJACENT PROPERTIES, STRUCTURES, UTILITIES, FENCES, MATERIALS OR UNDESIRABLE THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
19. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, PERMITS AND REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, THAT APPLY TO THIS PROJECT, INCLUDING BUT NOT LIMITED TO: COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF REVENUE, AND COLORADO DEPARTMENT OF AGRICULTURE AND HOMELAND SECURITY, INCLUDING BUT NOT LIMITED TO WILDFIRE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PEBBLE'S MEADOW JUMPING MOUSE).
20. NO DRIVEWAYS SHALL BE INSTALLED UNLESS AN ACCESS PERMIT OR WORKER HAS BEEN GRANTED BY EL PASO COUNTY.
21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 22.) INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE UTILITIES PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2. AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
23. THE FOLLOWING LOTS WILL REQUIRE ENGINEERED SITE PLANS FOR THE CONSTRUCTION DESIGN OF DRIVEWAY CULVERTS IS THE EVENT DRIVEWAYS ARE PROPOSED TO CROSS THE DRAINAGE EASEMENTS: LOTS 4, 5, 9, 19, 20, 25-30, 34-36 AND 38.
- 24.) A NEW METROPOLITAN DISTRICT HAS BEEN FORMED TO MAINTAIN DESIGNATED DRAINAGE AREAS.
25. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS 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 NO. 19-477), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT THE TIME OF PERMIT SUBMITTALS, SHALL BE ENFORCED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 26.) AN EMERGENCY FIRE ACCESS EASEMENT IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_. THIS EMERGENCY EASEMENT WILL BE MAINTAINED THROUGH LOT 32 EAGLEVIEW CONNECTING ACEQUILA COURT CUL-DE-SAC TO KENNES DRIVE. THIS ACCESS WILL SERVE AS A SECONDARY POINT OF ACCESS UNTIL HAYCOR ROAD IS EXTENDED TO STAPLETON DRIVE OR ANOTHER ROAD CONNECTION IS MADE THAT MEETS THE FIRE DISTRICT AND ECU ADMINISTRATOR REQUIREMENTS FOR SECONDARY ACCESS.
27. LOTS 12, 19, 20, 34, 36 AND 37 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_. OF THE RECORDS OF EL PASO COUNTY. THE EAGLEVIEW METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- 28.) ANY PERSON WHO KNOWINGLY BUILDS, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
29. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. THE PARTIES HAVE CONDUCTED A VISUAL AND PHYSICAL INSPECTION OF THE PROJECT TO ENSURE COMPLIANCE WITH THE APPLICABLE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SAID LAWS.
30. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
31. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT-APPROVED WATER AUGMENTATION PLAN.

Please also see Geologic Survey comments and ensure they are addressed as well

Previous comment not addressed. Identify the maintenance responsibilities of the underground drainage system.

Previous comment not addressed. Please clean up the language in this note. It is confusing. Note 13 references "Seasonal Shallow Groundwater." What is "Shallow Bedrock Groundwater?" Which specific lots does this requirement apply to?

Provide the name of the District and reference the BoCC resolution

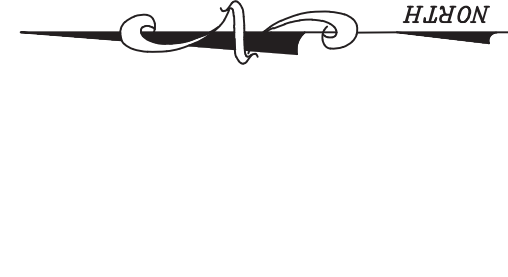
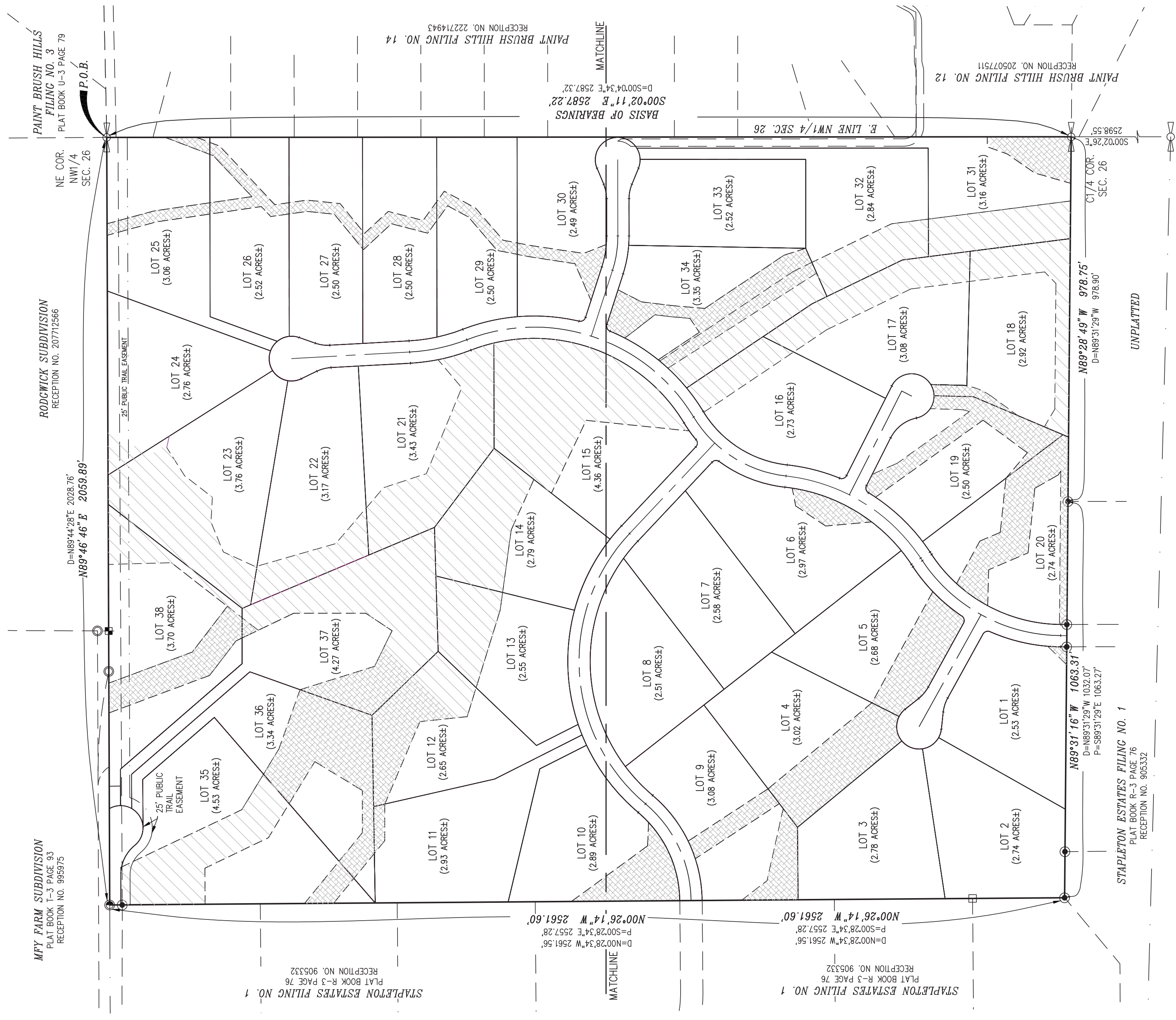
Previous comment not addressed. If this has been recorded, please submit the recorded document with the next submittal and fill in the reception number here. If it has not been recorded, and it is something you would like to record alongside the plat, please provide a copy of the draft easement with the next submittal for review.

Please add the following note:  
Lots 12, 13, 14, 15, 21, 22, and 37 of this property are subject to a non-exclusive permanent easement recorded under reception No. \_\_\_\_\_

1. THRU 8. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO 30 FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1957, IN BOOK 1416 AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN. (AS SHOWN HEREON)
10. THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED DECEMBER 05, 1884 IN BOOK 35 AT PAGE 364. (BLANKET IN NATURE. NOT SHOWN)
11. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BLACK SQUIRREL SOIL CONSERVATION DISTRICT, RECORDED JULY 03, 1946, IN BOOK 937 AT PAGE 321. (BLANKET IN NATURE. NOT SHOWN)
12. THE PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE BETWEEN RALPH BENNETT AND OPAL BENNETT AND W.H. HOGAN, RECORDED FEBRUARY 09, 1954 IN BOOK 1416 AT PAGE 221 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (BLANKET IN NATURE. NOT SHOWN)
13. THE PROPERTY IS SUBJECT TO MINERAL RESERVATIONS CONTAINED IN DEED RECORDED FEBRUARY 24, 1954 IN BOOK 1419 AT PAGE 198. (BLANKET IN NATURE. NOT SHOWN)
14. THE PROPERTY IS SUBJECT TO THE EFFECT OF MINERAL DEED, RECORDED MAY 27, 1959, IN BOOK 1745 AT PAGE 336. (BLANKET IN NATURE. NOT SHOWN)
15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED MAY 09, 1988 UNDER RECEPTION NO. 1699723. (BLANKET IN NATURE. NOT SHOWN)
16. THE PROPERTY IS SUBJECT TO THE EFFECT OF AFFIDAVIT REGARDING KNOWN AGGREGATE VALUE, RECORDED JULY 12, 2000, UNDER RECEPTION NO. 2000081217. (BLANKET IN NATURE. NOT SHOWN)
17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGGREGATE LEASE RECORDED JULY 12, 2000 UNDER RECEPTION NO. 2000081216. (BLANKET IN NATURE. NOT SHOWN)
18. THE PROPERTY IS SUBJECT TO THE EFFECT OF TRUSTEE'S DEED (WATER RIGHTS), RECORDED OCTOBER 31, 2002, UNDER RECEPTION NO. 202190198. (BLANKET IN NATURE. NOT SHOWN)
19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED APRIL 14, 2004 UNDER RECEPTION NO. 204060338. (BLANKET IN NATURE. NOT SHOWN)
20. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 04-159, RECORDED APRIL 30, 2004, UNDER RECEPTION NO. 204070341. (20' STRIP, LOCATION NOT SPECIFIED. NOT SHOWN)
21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117858. (ZONING CHANGE. NOT SHOWN)
22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117859. (BLANKET IN NATURE. NOT SHOWN)
23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117860. (BLANKET IN NATURE. NOT SHOWN)
24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117861. (BLANKET IN NATURE. NOT SHOWN)
25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127098. (BLANKET IN NATURE. NOT SHOWN)
26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED OCTOBER 05, 2005 UNDER RECEPTION NO. 205157500. (BLANKET IN NATURE. NOT SHOWN)
27. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-77, RECORDED JULY 02, 2008, UNDER RECEPTION NO. 208079839. (ZONING CHANGE. NOT SHOWN)
28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-78, RECORDED JULY 07, 2008, UNDER RECEPTION NO. 208077033. (BLANKET IN NATURE. NOT SHOWN)
29. THE PROPERTY IS SUBJECT TO THE EFFECT OF MEMORANDUM OF OIL AND GAS LEASE, RECORDED APRIL 27, 2011, UNDER RECEPTION NO. 21041825. (BLANKET IN NATURE. NOT SHOWN)
30. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF OPTION RECORDED AUGUST 26, 2019 UNDER RECEPTION NO. 219103022. (BLANKET IN NATURE. NOT SHOWN)
31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220136339. (EASEMENT EXPIRED SEPTEMBER 3, 2022)
32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE REQUEST RECORDED FEBRUARY 22, 2021 UNDER RECEPTION NO. 22134558. (BLANKET IN NATURE. NOT SHOWN)
- 4.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- 5.) WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS. 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.
- 6.) SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.
- 7.) THIS PROPERTY IS LOCATED WITHIN AND SERVED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION DISTRICT, BLACK HILLS ENERGY GAS SERVICE DISTRICT, FALCON FIRE PROTECTION DISTRICT, AND THE FALCON SCHOOL DISTRICT. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
8. MOUNTAIN VIEW ELECTRIC ASSOCIATION REQUIRES THAT THEIR EASMENTS BE EXCLUSIVE OF GRADING AND DRAINAGE EASEMENTS.
9. WATER IN THE DENVER BASIN AQUIFER IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFER 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-YEAR INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

# EAGLEVIEW

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



SCALE: 1" = 100'  
 JOB NO.: 21468  
 DECEMBER 20, 2022

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C39	22.32'	15.00'	85°15'51"	S29°30'53"E	20.32'
C40	166.60'	530.00'	18°00'38"	N04°06'43"E	165.92'
C41	150.66'	530.00'	16°17'12"	N13°02'12"W	150.15'
C42	72.31'	470.00'	8°46'56"	S16°46'20"E	72.24'
C43	75.58'	470.00'	9°12'50"	S07°45'27"E	75.50'
C44	39.49'	100.55'	22°30'00"	S08°05'58"W	39.23'
C45	26.73'	60.00'	25°31'25"	N06°35'16"E	26.51'
C46	35.30'	60.00'	33°42'28"	N23°01'41"W	34.79'
C47	31.41'	60.00'	29°59'56"	N54°52'53"W	31.06'
C48	55.01'	60.00'	52°31'33"	S83°31'22"W	53.10'
C49	50.41'	60.00'	48°08'20"	S33°31'25"W	48.94'
C50	36.76'	60.00'	35°06'17"	S08°05'53"E	36.19'
C52	39.49'	100.55'	22°30'00"	N14°24'02"W	39.23'
C53	166.78'	530.00'	18°01'46"	S12°09'55"E	166.09'
C54	64.76'	470.00'	7°53'40"	N17°13'58"W	64.71'
C55	59.34'	470.00'	7°05'16"	N22°45'30"E	55.310'
C56	55.35'	363.00'	8°44'12"	S54°26'02"W	55.30'
C57	47.32'	530.00'	5°06'57"	N49°17'57"W	47.31'
C58	214.40'	530.00'	23°10'41"	N63°26'46"W	212.94'
C59	311.05'	530.00'	33°37'33"	S88°09'08"W	306.60'
C60	30.20'	530.00'	3°15'53"	S69°42'25"W	30.19'
C61	30.05'	530.00'	3°14'56"	S66°27'01"W	30.05'
C62	229.26'	530.00'	24°47'05"	S52°26'01"W	227.48'
C63	270.12'	312.52'	49°31'17"	N64°48'07"E	261.79'
C64	321.97'	372.52'	49°31'18"	N64°48'07"E	312.05'
C65	106.75'	470.00'	13°00'50"	S46°32'53"W	106.52'
C66	597.93'	470.00'	72°53'30"	S89°30'03"W	558.42'
C67	59.98'	470.00'	7°18'44"	N50°23'50"W	59.94'
C68	89.89'	100.55'	51°13'24"	N64°36'32"W	86.93'
C69	53.41'	60.00'	51°00'10"	N64°29'55"W	51.66'
C70	62.60'	60.00'	59°46'47"	N59°40'10"E	59.80'
C71	31.42'	60.00'	30°00'00"	N14°46'46"E	31.06'
C72	31.42'	60.00'	30°00'00"	S15°13'14"E	31.06'
C75	21.78'	15.00'	83°11'37"	S88°20'16"E	19.92'
C76	21.76'	15.00'	83°07'56"	N05°10'30"W	19.90'

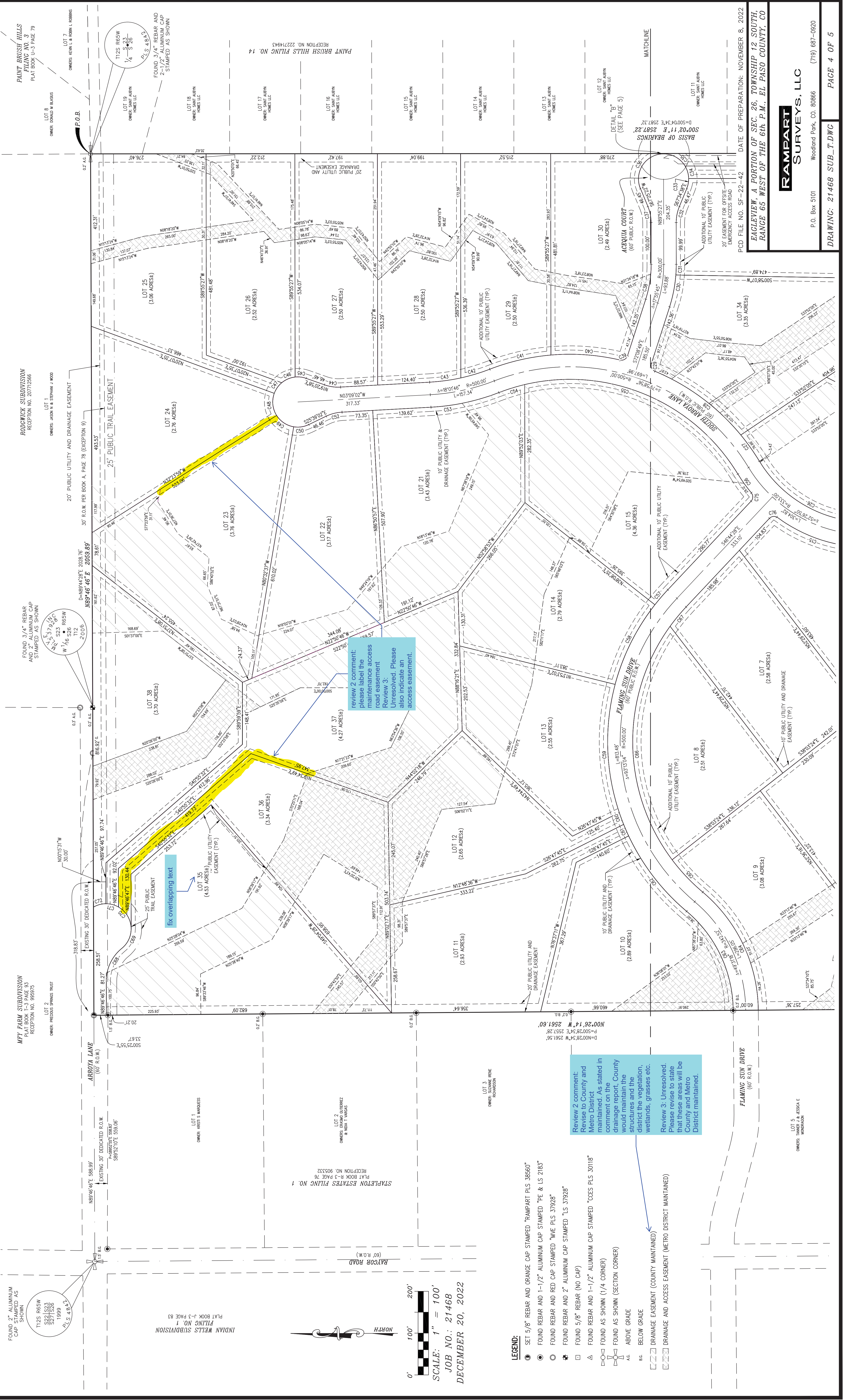
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.56'	480.00'	23°13'28"	S12°05'28"W	193.23'
C2	22.20'	15.00'	84°47'02"	N18°41'19"W	20.23'
C3	39.49'	100.55'	22°30'00"	N72°19'55"W	39.23'
C4	24.11'	60.00'	23°01'26"	S72°04'07"E	23.95'
C5	54.44'	60.00'	51°59'05"	S34°33'52"E	52.59'
C6	61.73'	60.00'	58°57'03"	S20°54'12"W	59.05'
C7	69.54'	60.00'	66°24'37"	S83°35'02"W	65.72'
C8	25.79'	60.00'	24°37'49"	N50°53'45"W	25.59'
C10	39.49'	100.55'	22°30'00"	S49°49'59"E	39.23'
C11	22.20'	15.00'	84°46'52"	N76°51'33"E	20.23'
C12	186.79'	480.00'	22°17'47"	S45°17'00"W	185.61'
C13	45.93'	470.00'	5°35'56"	N53°37'55"E	45.91'
C14	364.85'	470.00'	44°28'39"	N28°35'37"E	355.76'
C15	190.30'	363.00'	30°02'10"	S21°22'23"W	188.12'
C16	410.15'	420.00'	55°57'09"	S28°27'19"W	394.05'
C17	34.22'	530.00'	3°41'57"	N64°34'54"E	34.21'
C18	196.33'	530.00'	21°13'27"	N42°07'12"E	195.21'
C19	22.32'	15.00'	85°15'48"	S74°08'23"W	20.32'
C20	89.89'	100.55'	51°13'24"	N37°37'01"W	86.93'
C21	82.52'	60.00'	78°48'05"	S51°24'21"E	76.17'
C22	31.82'	60.00'	30°22'57"	N74°00'08"E	31.45'
C23	127.80'	60.00'	122°02'22"	N02°12'32"W	104.97'
C24	22.32'	15.00'	85°15'51"	S20°35'48"E	20.32'
C25	145.05'	530.00'	15°40'50"	N14°11'43"E	144.60'
C26	277.36'	303.00'	52°26'50"	S32°34'43"W	267.78'
C27	76.66'	530.00'	8°17'16"	N64°39'30"E	76.60'
C28	258.31'	530.00'	27°55'29"	N36°33'08"E	255.76'
C29	22.32'	15.00'	85°15'48"	S65°13'17"W	20.32'
C30	77.85'	330.00'	13°31'03"	S78°54'20"E	77.67'
C31	25.41'	330.00'	4°24'42"	S87°52'13"E	25.40'
C32	39.48'	100.55'	22°29'55"	N78°49'36"W	39.23'
C33	24.36'	60.00'	23°15'36"	S79°12'27"E	24.19'
C34	31.55'	60.00'	30°07'44"	N74°05'53"E	31.19'
C35	61.13'	60.00'	58°22'29"	N29°50'49"E	58.52'
C36	118.58'	60.00'	113°14'13"	N55°57'32"W	100.20'
C37	39.49'	100.55'	22°30'05"	N78°40'24"E	39.24'
C38	84.49'	270.00'	17°55'45"	S81°06'41"E	84.14'

PCD FILE NO. SF-22-42 DATE OF PREPARATION: NOVEMBER 8 2022  
 EAGLEVIEW, A PORTION OF SEC. 26, TOWNSHIP 12 SOUTH,  
 RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, CO

**RAMPART SURVEYS, LLC**  
 Woodland Park, CO, 80866 (719) 687-0920  
 P.O. Box 5101  
 DRAWING: 21468 SUB\_T.DWG PAGE 3 OF 5

# EAGLEVIEW

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



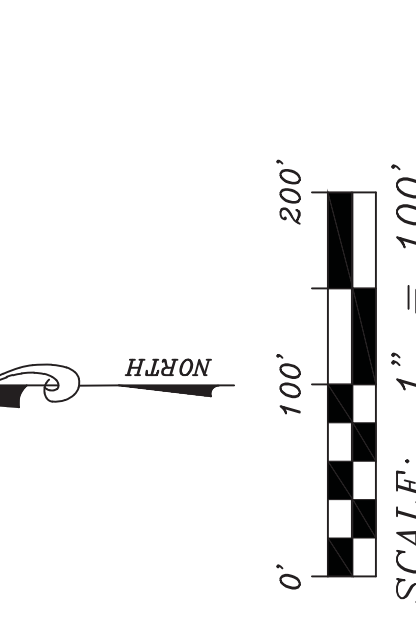
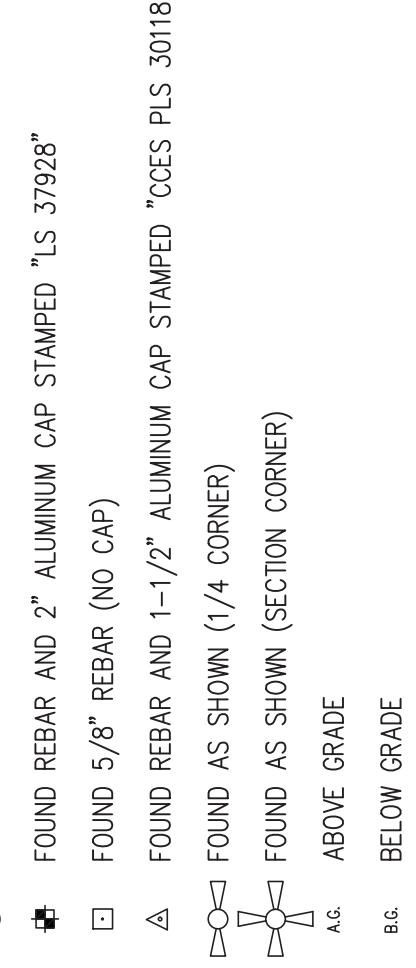
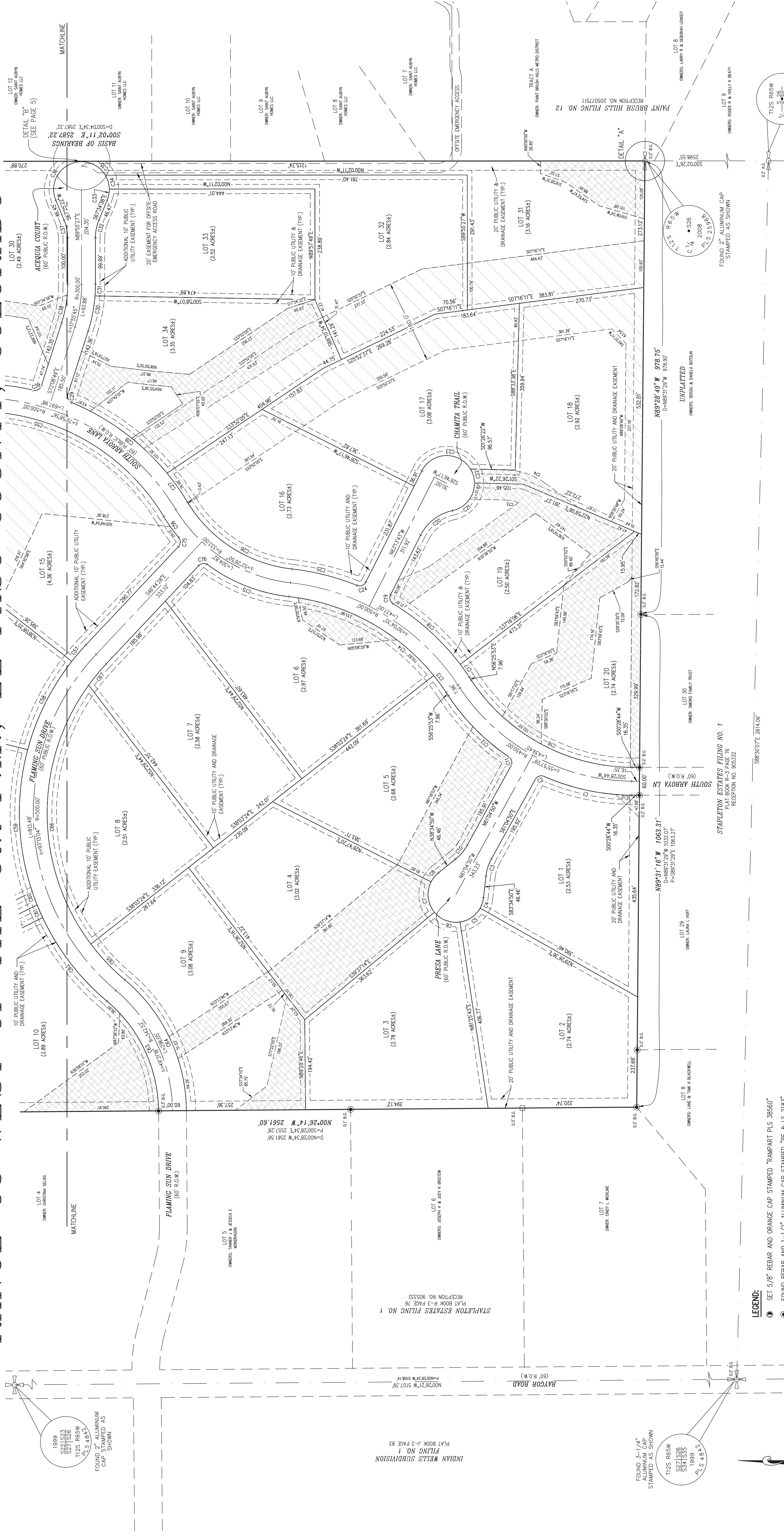
DATE OF PREPARATION: NOVEMBER 8, 2022  
 PCD FILE NO. SF-22-42  
 EAGLEVIEW, A PORTION OF SEC. 26, TOWNSHIP 12 SOUTH,  
 RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, CO

**RAMPART SURVEYS, LLC**  
 P.O. Box 5101  
 Woodland Park, CO, 80866  
 (719) 687-0920

DRAWING: 21468 SUB\_T.DWG  
 PAGE 4 OF 5

# EAGLEVIEW

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



**LEGEND:**

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PE & LS 2183"
- FOUND REBAR AND RED CAP STAMPED "WE PLS 37928"
- FOUND REBAR AND 2" ALUMINUM CAP STAMPED "LS 37928"
- FOUND 5/8" REBAR (NO CAP)
- △ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118"
- FOUND AS SHOWN (1/4 CORNER)
- FOUND AS SHOWN (SECTION CORNER)
- FOUND AS SHOWN (SECTION CORNER)
- A.C. ABOVE GRADE
- B.G. BELOW GRADE
- DRAINAGE EASEMENT (COUNTY MAINTAINED)
- DRAINAGE AND ACCESS EASEMENT (METRO DISTRICT MAINTAINED)

INDIANA WELLS SUBDIVISION  
 PLAT BOOK R-3 PAGE 83  
 P=50028214 W 5107.38  
 P=50028214 W 5107.38

STAPLETON ESTATES FILING NO. 1  
 PLAT BOOK R-3 PAGE 76  
 RECEPTION NO. 905332

FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN  
 T125 RESW  
 S271536  
 S341536  
 1999  
 PLS 4834

FOUND 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED AS SHOWN  
 T125 RESW  
 S271536  
 S341536  
 1999  
 PLS 4834

LOT 1 (2.53 ACRES)  
 LOT 2 (2.74 ACRES)  
 LOT 3 (2.78 ACRES)  
 LOT 4 (3.02 ACRES)  
 LOT 5 (3.08 ACRES)  
 LOT 6 (2.97 ACRES)  
 LOT 7 (2.88 ACRES)  
 LOT 8 (2.91 ACRES)  
 LOT 9 (3.08 ACRES)  
 LOT 10 (2.89 ACRES)  
 LOT 11 (2.87 ACRES)  
 LOT 12 (2.87 ACRES)  
 LOT 13 (2.87 ACRES)  
 LOT 14 (2.87 ACRES)  
 LOT 15 (4.36 ACRES)  
 LOT 16 (2.73 ACRES)  
 LOT 17 (3.08 ACRES)  
 LOT 18 (2.82 ACRES)  
 LOT 19 (2.50 ACRES)  
 LOT 20 (2.74 ACRES)  
 LOT 21 (2.74 ACRES)  
 LOT 22 (2.74 ACRES)  
 LOT 23 (2.74 ACRES)  
 LOT 24 (2.74 ACRES)  
 LOT 25 (2.74 ACRES)  
 LOT 26 (2.74 ACRES)  
 LOT 27 (2.74 ACRES)  
 LOT 28 (2.74 ACRES)  
 LOT 29 (2.74 ACRES)  
 LOT 30 (2.74 ACRES)  
 LOT 31 (3.16 ACRES)  
 LOT 32 (2.84 ACRES)  
 LOT 33 (2.52 ACRES)  
 LOT 34 (3.35 ACRES)

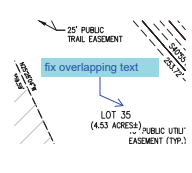
PCD FILE NO. SF-22-42 DATE OF PREPARATION: NOVEMBER 8 2022  
 EAGLEVIEW, A PORTION OF SEC. 26, TOWNSHIP 12 SOUTH,  
 RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, CO

**RAMPART SURVEYS, LLC**  
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DRAWING: 21468 SUB\_T.DWG PAGE 5 OF 5

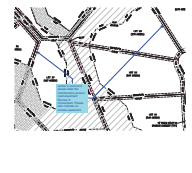
V3\_Final Plat Drawings comments.pdf Markup Summary

Daniel Torres (10)		
	<p><b>Subject:</b> Callout  <b>Page Label:</b> 2  <b>Author:</b> Daniel Torres  <b>Date:</b> 7/17/2024 11:22:37 AM  <b>Status:</b>  <b>Color:</b>  <b>Layer:</b>  <b>Space:</b></p>	<p>review 2 comment: drainage and access easements.            review 3: unresolved, please add access easements to this note to capture the necessary maintenance access roads for the channel and future regional pond            Easements are now called "Drainage and Access Easements"            Note 16 is deleted. "No Fences" was added to Note 16.</p>
	<p><b>Subject:</b> Callout  <b>Page Label:</b> 2  <b>Author:</b> Daniel Torres  <b>Date:</b> 7/17/2024 11:20:40 AM  <b>Status:</b>  <b>Color:</b>  <b>Layer:</b>  <b>Space:</b></p>	<p>Please add lot 35 &amp; 38. I apologize as I previously indicated to remove lot 35, &amp; 38 in the list of lots to remove when I shouldn't have.            Revised.</p>
	<p><b>Subject:</b> Callout  <b>Page Label:</b> 2  <b>Author:</b> Daniel Torres  <b>Date:</b> 7/17/2024 1:49:41 PM  <b>Status:</b>  <b>Color:</b>  <b>Layer:</b>  <b>Space:</b></p> <p>"Constructed to EPC standards" is shown on the construction plan</p> <p>See revised Notes 10B &amp; 10C</p>	<p>Please revise this note so that it two separate notes that read:            -All roadway and drainage facilities within dedicated right-of-ways shall be constructed to El Paso County standards, and are to be owned and maintained by the County.            Added.            -All drainage easements as shown on lots 12,13,14,15,16,17,18,21,22,23,24,31,32,34,35,37, and 38 are no build areas, with no structures nor accessory structures permitted and are subject to a Channel Maintenance agreement recorded under Reception No. _____</p>
	<p><b>Subject:</b> Text Box  <b>Page Label:</b> 2  <b>Author:</b> Daniel Torres  <b>Date:</b> 7/17/2024 1:49:55 PM  <b>Status:</b>  <b>Color:</b>  <b>Layer:</b>  <b>Space:</b></p>	<p>Please add the following note:            Lots 12, 13, 14, 15, 21,22,and 37 of this property are subject to a non-exclusive permanent easement recorded under reception No. _____            We were told the easement cannot be by separate document and needs to be shown on plat.</p>
	<p><b>Subject:</b> Callout  <b>Page Label:</b> 4  <b>Author:</b> Daniel Torres  <b>Date:</b> 7/16/2024 5:39:54 PM  <b>Status:</b>  <b>Color:</b>  <b>Layer:</b>  <b>Space:</b></p>	<p>Review 2 comment: Revise to County and Metro District maintained. As stated in comment on the drainage report, County would maintain the structures and the district the vegetation, wetlands, grasses etc.            Review 3: Unresolved: Please revise to state that these areas will be County and Metro District maintained.            will revise to be consistent with agreement from County attorney</p>



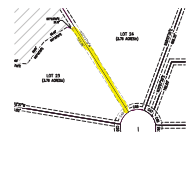
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 Date: 7/16/2024 5:43:14 PM  
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fix overlapping text  
 Revised.



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 Page Label: 4  
 Author: Daniel Torres  
 Date: 7/17/2024 8:09:39 AM  
 Status:  
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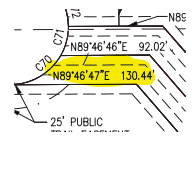
review 2 comment: please label the maintenance access road easement  
 Review 3: Unresolved. Please also indicate an access easement.  
 Revised.



Subject: Highlight  
 Page Label: 4  
 Author: Daniel Torres  
 Date: 7/17/2024 8:07:11 AM  
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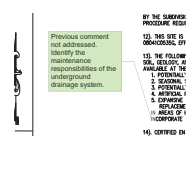


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Subject: Highlight  
 Page Label: 4  
 Author: Daniel Torres  
 Date: 7/17/2024 8:09:27 AM  
 Status:  
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Ryan Howser (6)



Subject: Planner  
 Page Label: 2  
 Author: Ryan Howser  
 Date: 7/17/2024 9:55:13 AM  
 Status:  
 Color: ■  
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Previous comment not addressed. Identify the maintenance responsibilities of the underground drainage system.  
 Revised. Perimeter drain will be owned and maintained by homeowner.

	<p> <b>Subject:</b> Planner  <b>Page Label:</b> 2  <b>Author:</b> Ryan Howser  <b>Date:</b> 7/17/2024 9:56:55 AM  <b>Status:</b>  <b>Color:</b> ■  <b>Layer:</b>  <b>Space:</b> </p>	<p>           Previous comment not addressed. Please clean up the language in this note. It is confusing. Note 13 references "Seasonal Shallow Groundwater." What is "Shallow Bedrock Groundwater"? Which specific lots does this requirement apply to?  <a href="#">Agreed, Note was deleted. OWTS are required per Note 6</a> </p>
	<p> <b>Subject:</b> Planner  <b>Page Label:</b> 2  <b>Author:</b> Ryan Howser  <b>Date:</b> 7/17/2024 10:26:14 AM  <b>Status:</b>  <b>Color:</b> ■  <b>Layer:</b>  <b>Space:</b> </p>	<p>           Provide the name of the District and reference the B&amp;CC resolution  <a href="#">Revised</a> </p>
	<p> <b>Subject:</b> Planner  <b>Page Label:</b> 2  <b>Author:</b> Ryan Howser  <b>Date:</b> 7/17/2024 10:26:17 AM  <b>Status:</b>  <b>Color:</b> ■  <b>Layer:</b>  <b>Space:</b> </p>	<p>           Previous comment not addressed. If this has been recorded, please submit the recorded document with the next submittal and fill in the reception number here. If it has not been recorded, and it is something you would like to record alongside the plat, please provide a copy of the draft easement with the next submittal for review.  <a href="#">Emergency Access Easement is now shown on plat. (It connects to the PPH Pond Maintenance Area).</a> </p>
	<p> <b>Subject:</b> Planner  <b>Page Label:</b> 2  <b>Author:</b> Ryan Howser  <b>Date:</b> 7/17/2024 1:28:02 PM  <b>Status:</b>  <b>Color:</b> ■  <b>Layer:</b>  <b>Space:</b> </p>	<p>           Update the file number to SF2242  <a href="#">Revised</a> </p>
	<p> <b>Subject:</b> Planner  <b>Page Label:</b> 2  <b>Author:</b> Ryan Howser  <b>Date:</b> 7/17/2024 1:32:00 PM  <b>Status:</b>  <b>Color:</b> ■  <b>Layer:</b>  <b>Space:</b> </p>	<p>           Please also see Geologic Survey comments and ensure they are addressed as well  <a href="#">Reviewed</a> </p>



SURVEY

1). ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD DEEDED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D=". IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED PLAT DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P=".

2). ALL BEARINGS USED ON THIS PLAT ARE BASED UPON GPS OBSERVATIONS USING RTK AT 180 EPOCHS, A BEARING OF S00°02'11"E (S00°04'34"E PER THE RECORDED DEED), A DISTANCE OF 2587.22 FEET (2587.32 FEET OF RECORD) BETWEEN A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 26 AND A 2" ALUMINUM CAP STAMPED "PLS 25968" AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26.

4.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

28.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.

3.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON AN TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: SC55096073 (POLICY DATE: 12/07/2022 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON (SCHEDULE B PART II), IN THE ABOVE REFERENCED COMMITMENT:

1. THRU 8. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO 30 FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN. (AS SHOWN HEREON)

10. THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED DECEMBER 05, 1884 IN BOOK 35 AT PAGE 364. (BLANKET IN NATURE. NOT SHOWN)

11. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BLACK SQUIRREL SOIL CONSERVATION DISTRICT, RECORDED JULY 03, 1946, IN BOOK 957 AT PAGE 321. (BLANKET IN NATURE. NOT SHOWN)

12. THE PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE BETWEEN RALPH BENNETT AND OPAL BENNETT AND W.H. HOGAN, RECORDED FEBRUARY 09, 1954 IN BOOK 1416 AT PAGE 221 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (BLANKET IN NATURE. NOT SHOWN)

TITLE

TITLE

- 13. THE PROPERTY IS SUBJECT TO MINERAL RESERVATIONS CONTAINED IN DEED RECORDED FEBRUARY 24, 1954 IN BOOK 1419 AT PAGE 198. (BLANKET IN NATURE. NOT SHOWN)
- 14. THE PROPERTY IS SUBJECT TO THE EFFECT OF MINERAL DEED, RECORDED MAY 27, 1959, IN BOOK 1745 AT PAGE 336. (BLANKET IN NATURE. NOT SHOWN)
- 15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED MAY 09, 1988 UNDER RECEPTION NO. 1699723. (BLANKET IN NATURE. NOT SHOWN)
- 16. THE PROPERTY IS SUBJECT TO THE EFFECT OF AFFIDAVIT REGARDING KNOWN AGGREGATE VALUE, RECORDED JULY 12, 2000, UNDER RECEPTION NO. 2000081217. (BLANKET IN NATURE. NOT SHOWN)
- 17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGGREGATE LEASE RECORDED JULY 12, 2000 UNDER RECEPTION NO. 2000081216. (BLANKET IN NATURE. NOT SHOWN)
- 18. THE PROPERTY IS SUBJECT TO THE EFFECT OF TRUSTEE'S DEED (WATER RIGHTS), RECORDED OCTOBER 31, 2002, UNDER RECEPTION NO. 202190198. (BLANKET IN NATURE. NOT SHOWN)
- 19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED APRIL 14, 2004 UNDER RECEPTION NO. 204060338.
- 20. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 04-159, RECORDED APRIL 30, 2004, UNDER RECEPTION NO. 204070341. (20' STRIP, LOCATION NOT SPECIFIED. NOT SHOWN)
- 21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117858. (ZONING CHANGE. NOT SHOWN)
- 22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117859. (BLANKET IN NATURE. NOT SHOWN)
- 23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117860. (BLANKET IN NATURE. NOT SHOWN)
- 24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117861. (BLANKET IN NATURE. NOT SHOWN)
- 25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND

TITLE

ORDER RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127098. (BLANKET IN NATURE. NOT SHOWN)

26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED OCTOBER 05, 2005 UNDER RECEPTION NO. 205157500. (BLANKET IN NATURE. NOT SHOWN)

27. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-77, RECORDED JULY 02, 2008, UNDER RECEPTION NO. 208075839. (ZONING CHANGE. NOT SHOWN)

28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-78, RECORDED JULY 07, 2008, UNDER RECEPTION NO. 208077033. (BLANKET IN NATURE. NOT SHOWN)

29. THE PROPERTY IS SUBJECT TO THE EFFECT OF MEMORANDUM OF OIL AND GAS LEASE, RECORDED APRIL 27, 2011, UNDER RECEPTION NO. 211041825. (BLANKET IN NATURE. NOT SHOWN)

30. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF OPTION RECORDED AUGUST 26, 2019 UNDER RECEPTION NO. 219100322. (BLANKET IN NATURE. NOT SHOWN)

31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220136338, AND 220136339. (EASEMENT EXPIRED SEPTEMBER 3, 2022)

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE REQUEST RECORDED FEBRUARY 22, 2021 UNDER RECEPTION NO. 22134156. (BLANKET IN NATURE. NOT SHOWN)

5). WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS. 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.

9. 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.

31. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS, REPLACEMENT REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT-APPROVED WATER REPLACEMENT PLAN – DETERMINATION OF WATER RIGHT NO 746-BD, RECEPTION NO 205127098.

6). SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN.

7). THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION DISTRICT, BLACK HILLS ENERGY GAS SERVICE DISTRICT, FALCON FIRE PROTECTION DISTRICT, AND THE FALCON SCHOOL DISTRICT. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

8). MOUNTAIN VIEW ELECTRIC ASSOCIATION REQUIRES THAT THEIR EASEMENTS BE EXCLUSIVE OF GRADING AND DRAINAGE EASEMENTS.

17). THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.

13). THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS AND HAZARDS. MITIGATION MEASURES AND A MAP OF THE AREAS CAN BE FOUND IN SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING, INC. NOVEMBER 19, 2021, REVISED AUGUST 22, 2022, IN FILE SF 2242 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

1. POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 21-23, 32
2. SEASONAL SHALLOW GROUNDWATER: LOTS 4, 5, 9-32, 34-38
3. POTENTIALLY UNSTABLE SLOPES: LOTS 12-18, 21, 23, 24, 31, 32, 34, 36-38
4. ARTIFICIAL FILL: LOTS 4, 5, 10, AND 35
5. EXPANSIVE SOILS ARE SPORADIC AND HAVE NOT BEEN MAPPED. IF ENCOUNTERED, OVER EXCAVATION AND REPLACEMENT IS RECOMMENDED PER THE REPORT.

IN AREAS OF POTENTIALLY SEASONAL SHALLOW GROUNDWATER, FOUNDATION PERIMETER DRAINS SHALL BE INSTALLED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. PERIMETER DRAINS WILL BE MAINTAINED BY THE HOMEOWNER.

14). DELETED  
*SEE NOTE 6*

DRAINAGE

10A). ALL ROADWAY AND DRAINAGE FACILITIES WITHIN DEDICATED RIGHTS-OF-WAY WILL BE OWNED AND MAINTAINED BY THE COUNTY.

10B). THE REGIONAL DRAINAGE CHANNEL LOCATED IN DRAINAGE AND ACCESS EASEMENTS ON LOT 16, 17, 18, 31, 32, AND 34 WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY.

10C). THE DRAINAGE FACILITIES LOCATED IN DRAINAGE AND ACCESS EASEMENTS ON LOTS 12, 13, 14, 15, 21, 22, 23, 24, 35, 36 WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY. EAGLEVIEW METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTAINING VEGETATION ALONG THE OPEN CHANNEL.

24). EAGLEVIEW METROPOLITAN DISTRICT HAS BEEN FORMED TO MAINTAIN DESIGNATED DRAINAGE AND ACCESS EASEMENTS.

27). PORTIONS OF LOTS 12, 19, 20, 34, 36 AND 37 OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE EAGLEVIEW METROPOLITAN DISTRICT WILL OWN AND MAINTAIN THE SUBJECT DRAINAGE FACILITIES.

15). DRAINAGE AND ACCESS EASEMENTS AS SHOWN ON LOTS 4, 5, 6, 9, 10, 11, 12, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 38 ARE NO BUILD AREAS. NO CONSTRUCTION, ACCESSORY STRUCTURES OR FENCES THAT BLOCK/IMPEDE RUNOFF ARE PERMITTED IN THESE EASEMENTS.

16.) DELETED

18). ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. 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. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES AS CONSTRUCTED BY THE BUILDER IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACT TO ADJACENT PROPERTIES.

11). 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. \_\_\_\_\_ 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 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.

19). 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, COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS 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).

12). THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0535G, EFFECTIVE DECEMBER 7, 2018.

20). NO DRIVEWAYS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT OR WAIVER HAS BEEN GRANTED BY EL PASO COUNTY.

22.) INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT

23). THE FOLLOWING LOTS MAY REQUIRE ENGINEERED SITE PLANS FOR THE CONSTRUCTION DESIGN OF DRIVEWAY CULVERTS IN THE EVENT DRIVEWAYS ARE PROPOSED TO CROSS THE DRAINAGE AND ACCESS EASEMENTS: LOTS 4, 5, 25-30, 35, 36 AND 38.

21). MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

26). AN EMERGENCY ACCESS EASEMENT WILL BE MAINTAINED THROUGH LOT 32 CONNECTING ACEQUILA COURT CUL-DE-SAC TO KEYNES DRIVE VIA THE DETENTION POND MAINTAINANCE ROAD. THIS ACCESS WILL SERVE AS A SECONDARY POINT OF ACCESS UNTIL RAYGOR ROAD IS EXTENDED TO STAPLETON DRIVE OR ANOTHER ROAD CONNECTION IS MADE THAT MEETS THE FIRE DISTRICT AND ECM ADMINISTRATOR REQUIREMENTS FOR SECONDARY ACCESS.

25). THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS 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 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 IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

29. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE APPLICABLE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

30. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

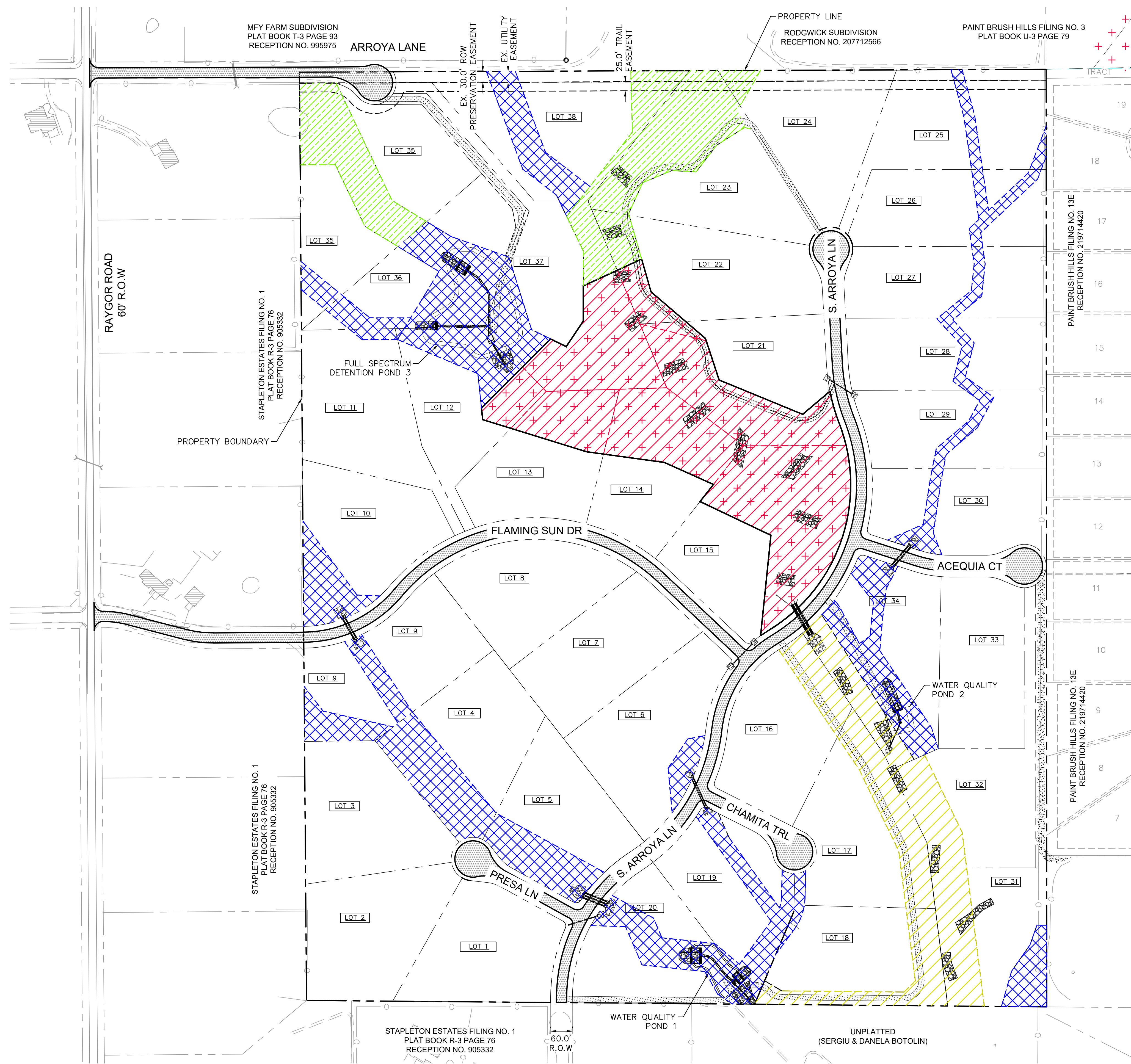




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CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

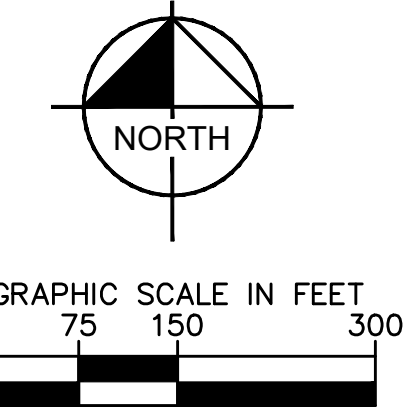


**LEGEND**

- PROPERTY/LOT LINE
- ROW LINE
- LOT # LOT NUMBER
- PROPOSED DRAINAGE EASEMENT

**PROPOSED DRAINAGE EASEMENTS**

- COUNTY POND
- COUNTY CHANNEL
- COUNTY/METRO DISTRICT CHANNEL
- METRO DISTRICT DRAINAGE



NO.	REVISION	BY	DATE

**Kimley»Horn**  
2024 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK  
DRAWN BY: MJK  
CHECKED BY: KRK  
DATE: 08/14/2024

EAGLEVIEW  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
EASEMENT OWNERSHIP EXHIBIT

PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
196106001

SHEET  
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PCD FILE #: SF-22-42