

# 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:**

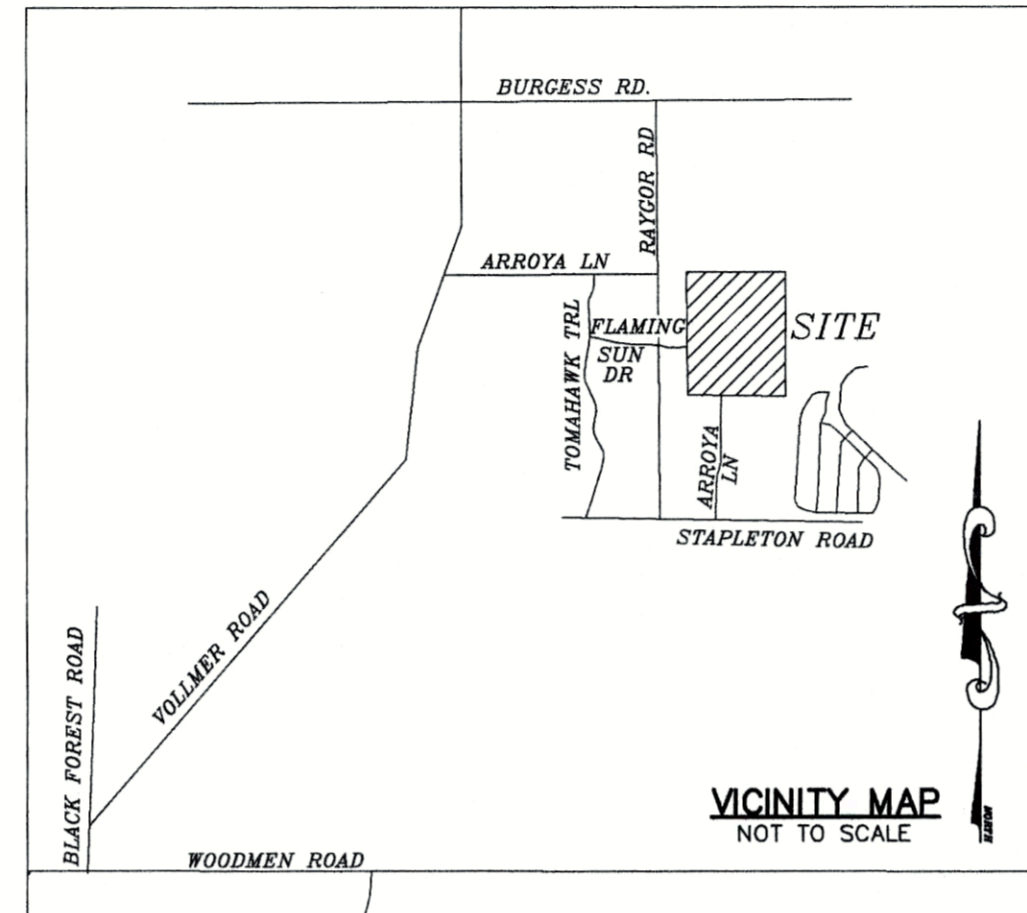
THAT PT EAGLEVIEW, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**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 MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°02'11"W, 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 N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY 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 WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY DRAINAGE AND EROSION CONTROL FOR 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 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.

ANDREW J. BIGGS, MANAGER, PT EAGLEVIEW, LLC

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

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 \_\_\_\_\_

**CLERK AND RECORDER:**

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

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**

**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 AND METRO DISTRICT MAINTENANCE AND NO BUILD ZONE.

**FLOOD PLAIN CERTIFICATION:**

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0535G (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  
WOODLAND 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 THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

PCD FILE NO. SF-22-42 DATE OF PREPARATION: DECEMBER 20, 2022

EAGLEVIEW, A PORTION OF SEC. 26, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART SURVEYS, LLC**

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

DRAWING: 21468 SUB\_T.DWG

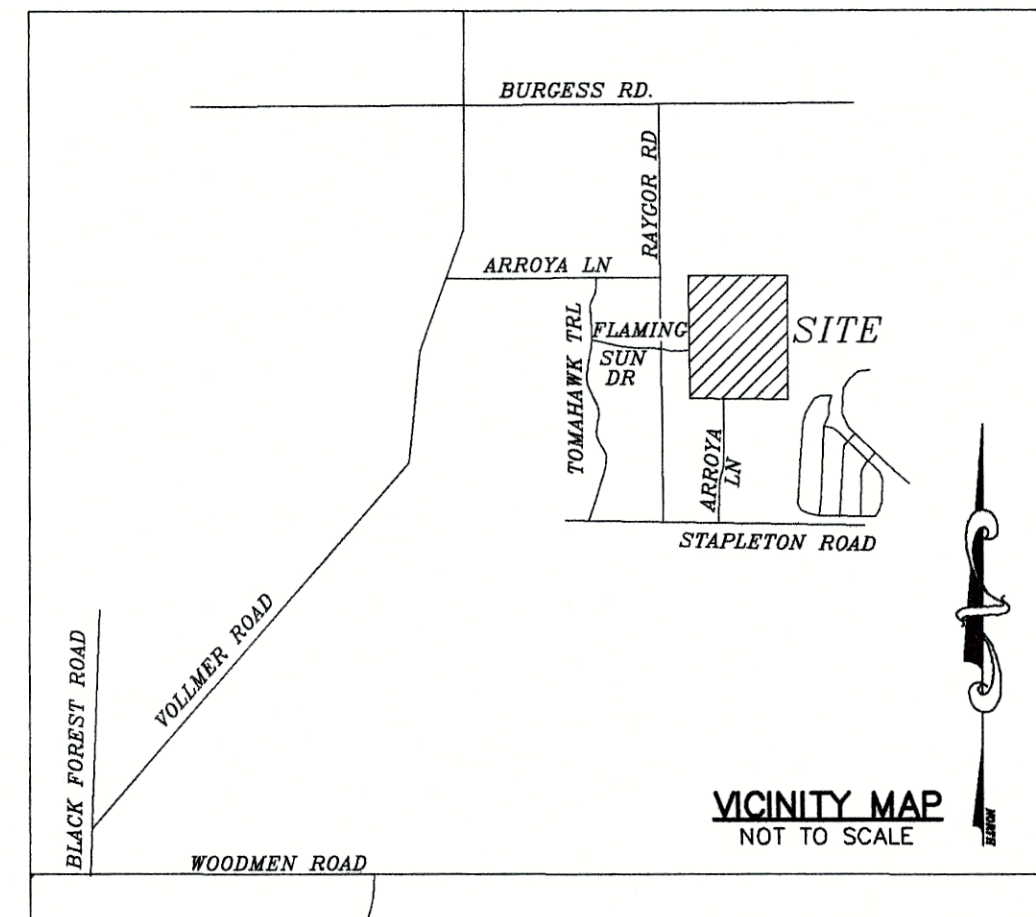
PAGE 1 OF 5

# 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

**NOTES:**

- 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.
- 3). ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- 4). 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.
- 5). 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. 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)
  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 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)
  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 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)
6. 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.
7. 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.



**NOTES (CONT.):**

8. 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 - DETERMINED BY THE EL PASO COUNTY WATER DEPARTMENT UNDER RECEPTION NO. 205127098. **as discussed in recent correspondence revise to: This subdivision is subject to a Channel Maintenance Agreement recorded under Reception No.**
9. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL ON SITE SEPTIC SYSTEMS. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO INSTALL AND MAINTAIN THAN A CENTRALIZED SEWERAGE SYSTEM. **This was recommended by the County attorney. The exhibit in the agreement would identify the location of the area in question. Additionally, it would avoid confusion as some lots are both within the future pond area, channel, and the private pond.**
10. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY PROTECTION DISTRICT, AND THE FALCON SCHOOL DISTRICT. **BLACK HILLS ENERGY GAS SERVICE DISTRICT, FALCON FIRE OR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.**
11. MOUNTAIN VIEW ELECTRIC ASSOCIATION REQUIRES THAT THIS PROPERTY BE SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION. **NO DRAINAGE EASEMENTS.**
12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN CONNECTION WITH THE SUBDIVISION: PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; **PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY CLERK'S OFFICE. REPORTS: WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; REPORT.**
13. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 21-23, 32. **MITIGATION MEASURES AND A MAP OF THE AREAS CAN BE FOUND IN FILE SF 2242 AVAILABLE AT THE CLERK'S OFFICE, REVISED AUGUST 22, 2022.**
  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.
14. ALL ROADWAY AND DRAINAGE FACILITIES WITHIN DEDICATED RIGHTS-OF-WAY WILL BE OWNED AND MAINTAINED BY THE COUNTY. **fix**
15. THE REGIONAL DRAINAGE CHANNEL LOCATED IN DRAINAGE AND ACCESS EASEMENTS ON LOT 16, 17, 18, 31, 32, AND 34 WILL BE MAINTAINED BY EL PASO COUNTY. **Please add the following: The drainage and access easement are no-build areas, no construction, no storage of materials, no utilities, no structures or fences that block/impeede runoff are permitted in these easements.**
16. THE DRAINAGE FACILITIES LOCATED IN DRAINAGE AND ACCESS EASEMENTS ON LOTS 12, 13, 14, 15, 21, 22, 23, 24, 35, 36 WILL BE MAINTAINED BY EL PASO COUNTY. EAGLEVIEW METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTAINING VEGETATION ALONG THE OPEN CHANNEL.
17. EAGLEVIEW METROPOLITAN DISTRICT HAS BEEN FORMED TO MAINTAIN DESIGNATED DRAINAGE AND ACCESS EASEMENTS.
18. PORTIONS OF LOTS 12, 19, 20, 34, 36 AND 37 OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER EASEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE EAGLEVIEW METROPOLITAN DISTRICT SHALL MAINTAIN THE SUBJECT DRAINAGE FACILITIES.
19. 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.
20. 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.
21. 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.
22. 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).
23. 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.
24. NO DRIVEWAYS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT OR WAIVER HAS BEEN GRANTED BY EL PASO COUNTY.
25. 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
26. 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.
27. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
28. AN EMERGENCY ACCESS EASEMENT WILL BE MAINTAINED THROUGH LOT 32 CONNECTING ACEQUILA COURT CUL-DE-SAC TO KEYNES DRIVE VIA THE DETENTION POND MAINTENANCE 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 EOM ADMINISTRATOR REQUIREMENTS FOR SECONDARY ACCESS.
29. 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.
30. 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.
31. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

per our recent correspondence please add the following note: This subdivision is subject to a Non-Exclusive permanent easement recorded under reception No. \_\_\_\_\_ for the future construction of a sub-regional detention facility

DATE OF REVISION: AUGUST 2, 2024  
PCD FILE NO. SF-22-42 DATE OF PREPARATION: DECEMBER 20, 2022

EAGLEVIEW, A PORTION OF SEC. 26, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART SURVEYS, LLC**

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

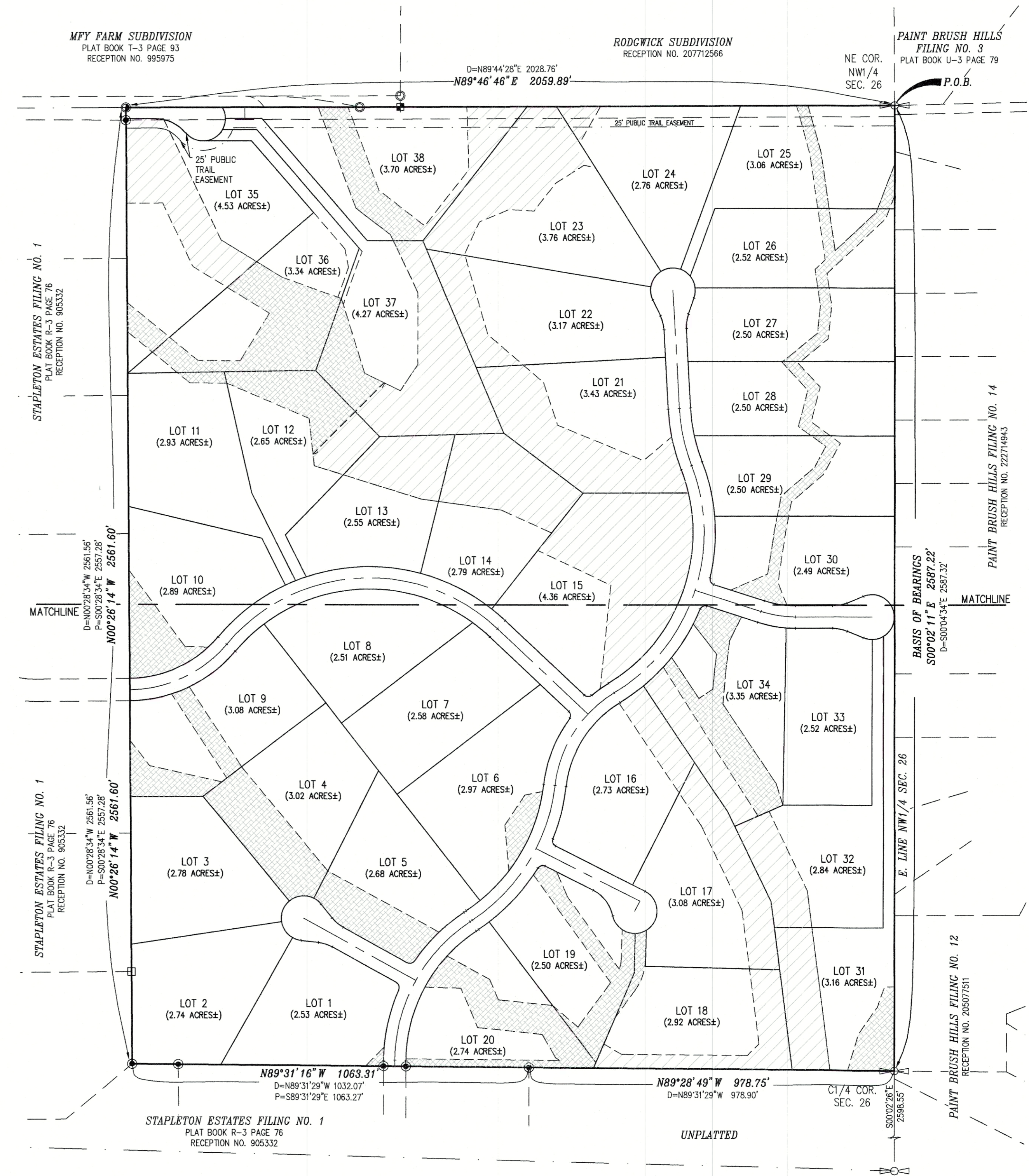
DRAWING: 21468 SUB\_T.DWG PAGE 2 OF 5

# 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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.56'	480.00'	231°3'28"	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°19'50"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°49'50"E	39.23'
C11	22.20'	15.00'	84°46'52"	N76°31'33"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"	N54°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"	N54°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'

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°48'56"	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°51'22"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	591.34'	470.00'	72°05'16"	N22°45'30"E	553.10'
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'



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

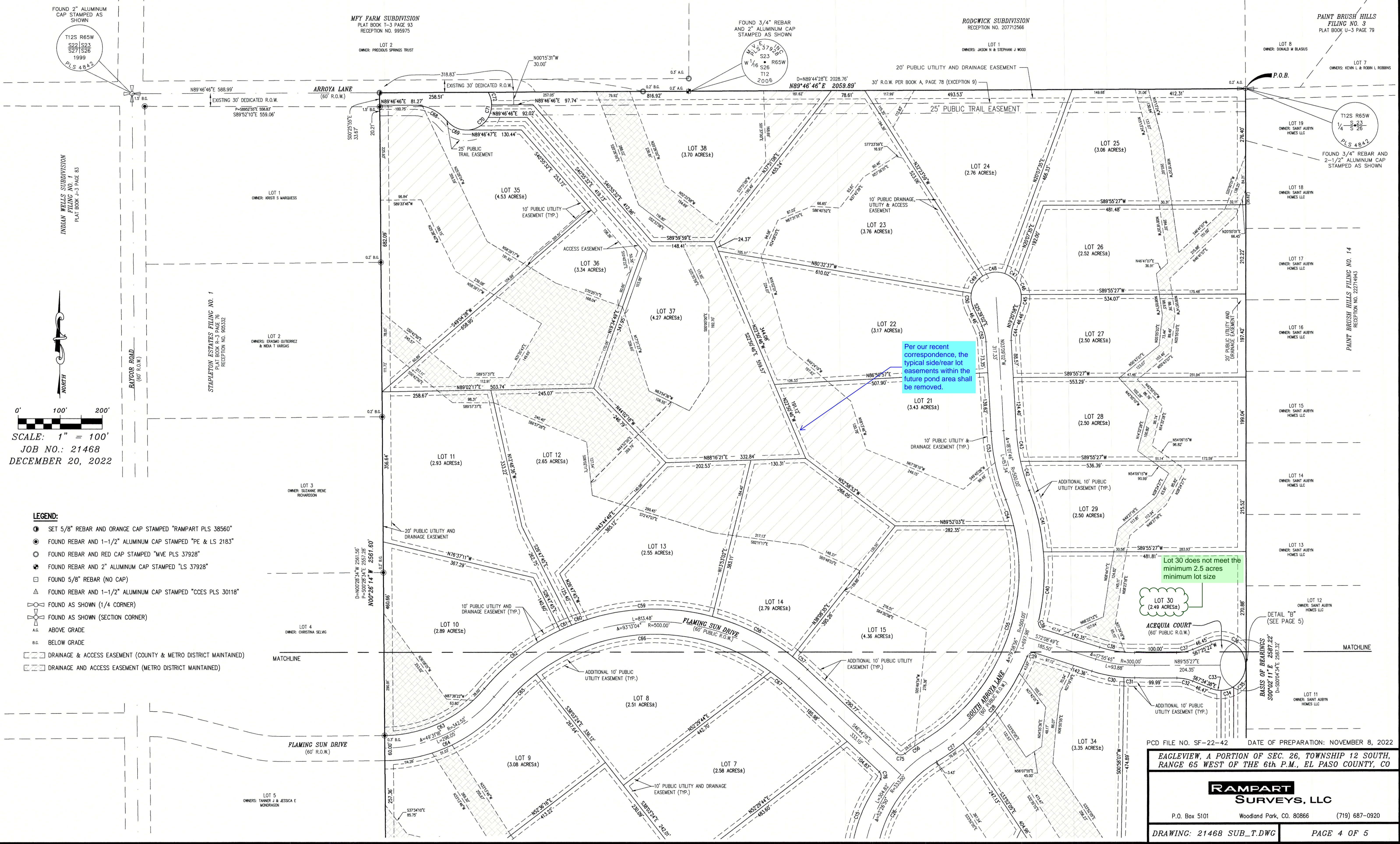
PCD FILE NO. SF-22-42 DATE OF PREPARATION: NOVEMBER 8 2022  
EAGLEVIEW, A PORTION OF SEC. 26, TOWNSHIP 12 SOUTH,  
RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, CO

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

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# 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



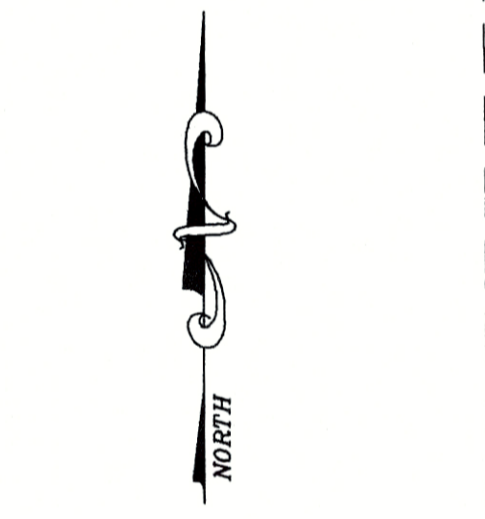
FOUND 2" ALUMINUM CAP STAMPED AS SHOWN  
T12S R65W S22 S23 S27 T12S 1999 PLS 4847

FOUND 3/4" REBAR AND 2" ALUMINUM CAP STAMPED AS SHOWN  
T12S R65W S23 T12 2006 PLS 4847

PAINT BRUSH HILLS FILING NO. 3 PLAT BOOK U-3 PAGE 79

FOUND 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED AS SHOWN  
T12S R65W S23 T12 2006 PLS 4847

INDIAN WELLS SUBDIVISION PLAT BOOK J-3 PAGE 83



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

- 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 "MVE 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)
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE
  - ▨ DRAINAGE & ACCESS EASEMENT (COUNTY & METRO DISTRICT MAINTAINED)
  - ▨ DRAINAGE AND ACCESS EASEMENT (METRO DISTRICT MAINTAINED)

Per our recent correspondence, the typical side/rear lot easements within the future pond area shall be removed.

Lot 30 does not meet the minimum 2.5 acres minimum lot size

LOT 30 (2.49 ACRES±)  
ACEQUIA COURT (60' PUBLIC R.O.W.)

DETAIL "B" (SEE PAGE 5)  
BASIS OF BEARINGS S00°02'11"E 2597.22' D=5000'04"E 2597.32'

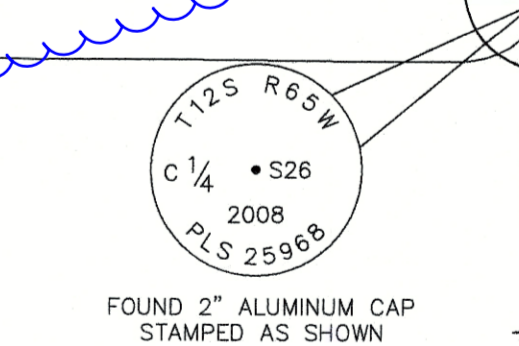
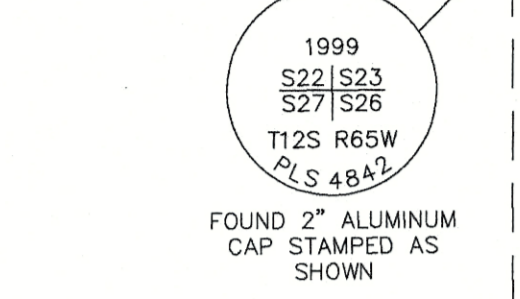
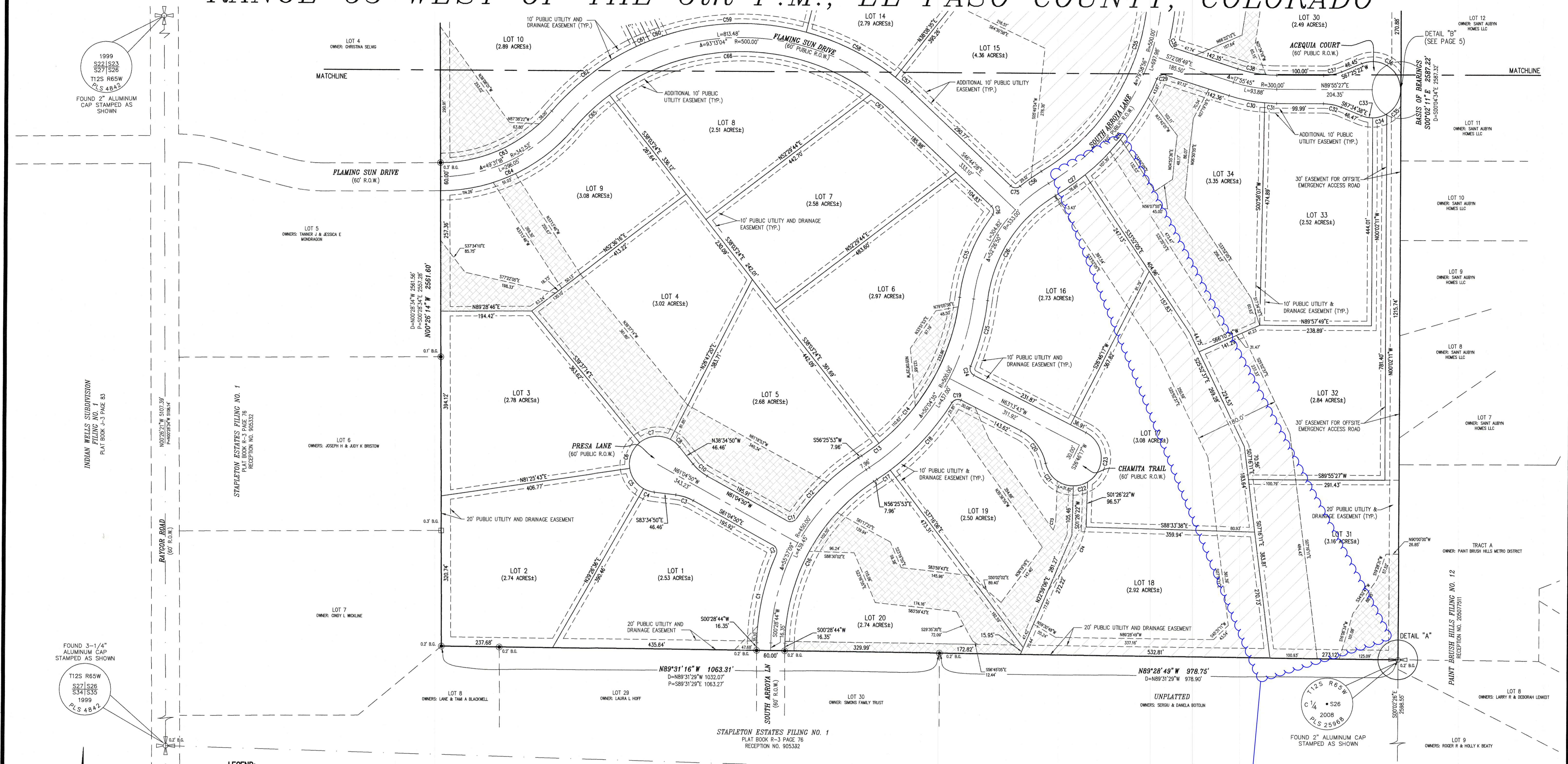
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DRAWING: 21468 SUB\_T.DWG PAGE 4 OF 5

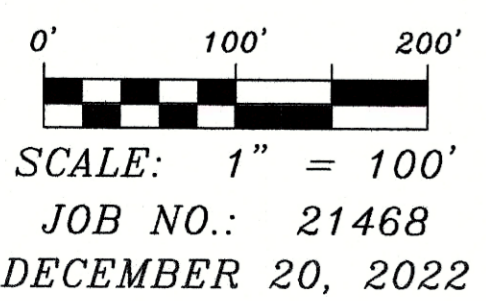
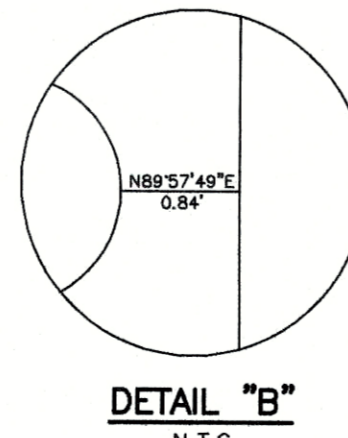
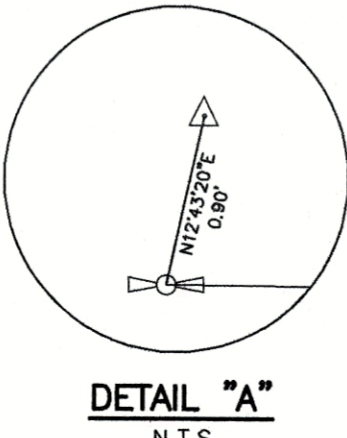
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RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



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  - ▨ DRAINAGE & ACCESS EASEMENT (COUNTY & METRO DISTRICT MAINTAINED)
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PCD FILE NO. SF-22-42 DATE OF PREPARATION: NOVEMBER 8 2022

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