

EAGLE RISING FILING NO. 1

A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

add owner of east parcel

LEGAL DESCRIPTION:

provide basis of bearings

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4, SE1/4) SECTION 29, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216091687 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N00°13'10"W ALONG THE EAST LINE THEREOF, 1,324.32 FEET TO THE SOUTH LINE OF "PARK FOREST ESTATES FILING NO. 2" AS RECORDED IN BOOK B-2 AT PAGE 52 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

Adjust to include the whole site

THENCE N89°20'54"E ALONG THE SOUTH LINE THEREOF, 405.98 FEET; THENCE S00°42'15"E A DISTANCE OF 128.76 FEET; THENCE S34°43'55"E A DISTANCE OF 165.41 FEET; THENCE S36°51'01"E A DISTANCE OF 37.27 FEET; THENCE S41°13'47"E A DISTANCE OF 32.71 FEET; THENCE S42°40'08"E A DISTANCE OF 258.35 FEET; THENCE S45°59'28"W A DISTANCE OF 314.01 FEET; THENCE S43°17'37"E A DISTANCE OF 540.81 FEET; THENCE S42°52'53"E A DISTANCE OF 499.61 FEET; THENCE S33°45'28"W A DISTANCE OF 165.64 FEET; THENCE N61°46'05"W A DISTANCE OF 467.41 FEET; THENCE S50°41'14"W A DISTANCE OF 334.09 FEET; THENCE S34.73 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 47°21'17" THE CHORD OF 325.28 FEET WHICH BEARS S07°17'14"W;

Add missing Notes

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 easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

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

Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts along Eagle Wing Drive per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length or grade some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.

The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Sewage treatment is the responsibility of each individual property owner. 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.

No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas.

Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to avoid floodplain hazards and wetland areas. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted.

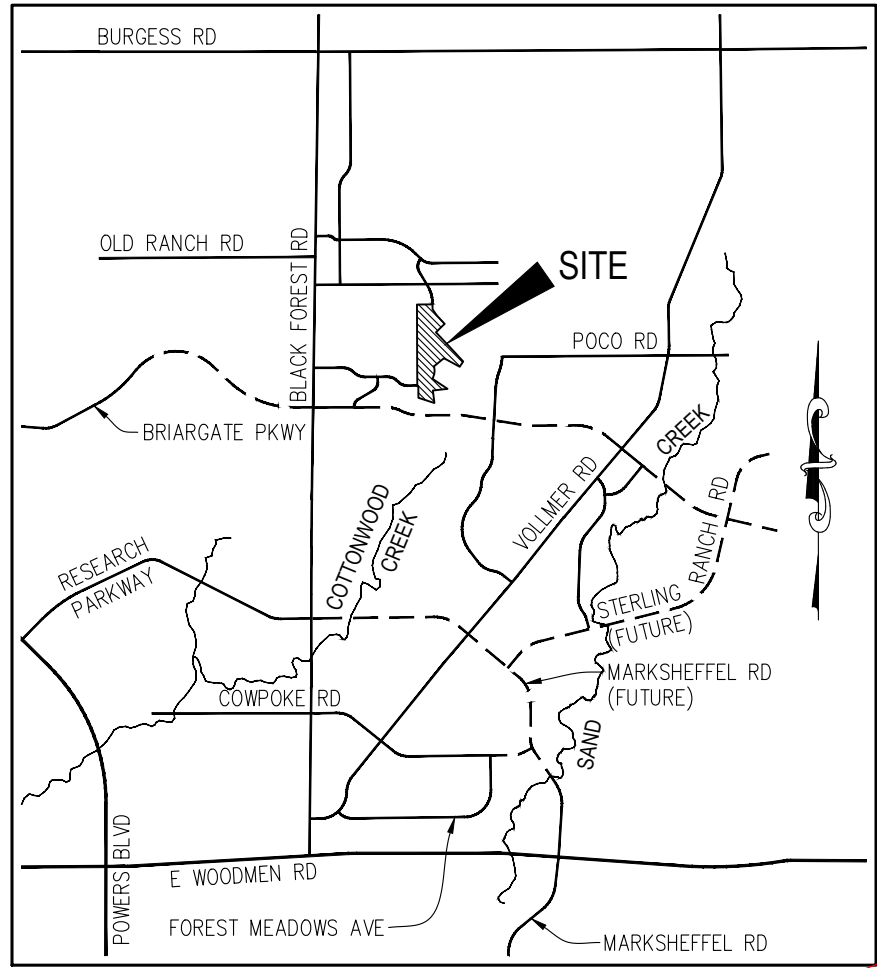
The subdivider agrees on behalf of him/herself and any developer or builder successors and assigns that the subdivider and/or said successors and assigned shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments hereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at time of final plat recording shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before the sale of the property.

For lots affected by the studied floodplain area all structures shall be at least 1ft above the base floodplain elevation.

Lot #5 will require an engineered site plan for placement of stormwater drainage culvert as detailed in Drainage report and Grading&Erosion Control Plan

No basements or inhabitable below-grade areas are allowed unless groundwater monitoring (through the annual seasonal fluctuations) before construction demonstrates that below-grade areas can maintain 3-5 feet between the bottom of the foundation and the groundwater, or site grading indicates that it will mitigate the depth to groundwater."

Soil and Geology Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department: -Downslope Creep: (name lots or location of area) -Rockfall Source: (name lots or location of area) -Rockfall Runout Zone: (name lots or location of area) -Potentially Seasonally High Groundwater: (name lots or location of area) -Other Hazard: In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.



Standard general plat notes are missing. Recommend holistic review and correction

Add exterior subdivision boundary easement width for eastern and southern boundary area min 20ft

Update note

OWNERS CERTIFICATE/DEDICATION STATEMENT:

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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "EAGLE RISING FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID 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.

THE FOREMENTIONED CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT THIS DAY OF 2022, A.D.

STEPHEN J. JACOBS, JR, AS GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

Revise as appropriate

STATE OF COLORADO ) COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS DAY OF 2022, A.D. BY STEPHEN J. JACOBS, JR, AS GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES: NOTARY PUBLIC

Update note

ACCEPTANCE CERTIFICATE FOR TRACT B:

EAGLE RISING OWNERS ASSOCIATION

THE DEDICATION OF TRACT B FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE EAGLE RISING HOMEOWNERS ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "EAGLE RISING FILING NO. 1".

BY: STEPHEN J. JACOBS, JR, AS PRESIDENT, EAGLE RISING HOMEOWNERS ASSOCIATION

STATE OF COLORADO ) COUNTY OF EL PASO ) SS

ACKNOWLEDGED BEFORE ME THIS DAY OF 2022, A.D. BY STEPHEN J. JACOBS, JR, AS PRESIDENT, EAGLE RISING HOMEOWNERS ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

Lots that require special studies for development or that present significant constraints and/or hazards to development shall bear notation. List lots that have hazards or restrictions in notes

GENERAL PLAT NOTES:

- 1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4 NE 1/4) OF SECTION 29, MONUMENTED AT THE NORTH WITH A 2 1/2 INCH ALUMINUM CAP STAMPED "N 1/16 SEC. 29 2005 PLS 26965", AND THE AT THE SOUTH WITH A 3 1/2 INCH ALUMINUM CAP STAMPED "1997 T12S R65W C1/4 PLS 4842" AND IS ASSUMED TO BEAR N00°13'10"W A DISTANCE OF 1,324.32 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0527G, EFFECTIVE DATE DECEMBER 7, 2018 HAVE BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR THE EASEMENTS OF RECORD SHOWN HEREON, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LEGACY TITLE GROUP AS AGENT FOR STEWART TITLE COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2022 AT 8:00 AM, COMMITMENT NO. 1705644
4. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES WITH A FIFTEEN (15) FOOT WIDE PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT, REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (AS SHOWN ON SHEET 2). THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
5. ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS SHOWN AND NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS FOR ROUTINE MAINTENANCE. NON-ROUTINE MAINTENANCE AND CONSTRUCTION SHALL BE BY THE EAGLE RISING OWNERS ASSOCIATION.
6. THE ARTICLES OF INCORPORATION FOR THE EAGLE RISING OWNERS ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO. 20181706832 OF THE OFFICE OF SECRETARY OF STATE.
7. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY.
8. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENTS BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.
10. THE NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS HEREBY PLATTED, 8
11. TRACT A SHALL BE USED FOR FUTURE LOT DEVELOPMENT, AND SHALL BE OWNED AND MAINTAINED BY CASAS LIMITED PARTNERSHIP #4. Define use type for tract
12. TRACT B (EAGLE WING VIEW PRIVATE ROAD) SHALL BE MAINTAINED BY THE EAGLE RISING OWNERS ASSOCIATION, THEREFORE EL PASO COUNTY SHALL NOT BEAR ANY RESPONSIBILITY OF THE MAINTENANCE OF THIS PRIVATE TRACT. TRACT IS MORE OR LESS COINCIDENTAL WITH THE ACCESS EASEMENT GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 220120887 OF THE EL PASO COUNTY RECORDS
13. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. OF THE EL PASO COUNTY RECORDS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: PRELIMINARY GEOTECHNICAL INVESTIGATION, TRAFFIC IMPACT ANALYSIS REPORT; WATER RESOURCE REPORT; DRAINAGE REPORT; WILDFIRE HAZARD & MITIGATION REPORT; NATURAL FEATURES REPORT; PRELIMINARY HABITAT ASSESSMENT, STORM WATER MANAGEMENT PLAN (FILE: Add Wastewater, Soils & Geology, Natural Features
15. WASTEWATER SERVICES WILL BE PROVIDED BY THE BUILDER/OWNER ON EACH LOT IN ACCORDANCE WITH EL PASO COUNTY HEALTH DEPARTMENT AND COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT RULES, REGULATION AND SPECIFICATION.
16. WATER SERVICES FOR ALL LOTS IS PROVIDED BY THE PARK FOREST WATER DISTRICT.
17. PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED IN BOOK 2148, PAGE 340 (SHOWN ON SHEET 2).
18. PROPERTY IS SUBJECT TO THE INCLUSION IN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT AS RECORDED IN BOOK 2772, PAGE 121 AS REC. NO. 171850.
19. PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 3116 AT PAGE 83 AS REC. NO. 501429.
20. PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 3763 AT PAGE 917 AS REC. NO. 945304.
21. PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 5456 AT PAGE 901 AS REC. NO. 1653342.
22. PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED UNDER REC. NO. 203271820 & 203271821 (SHOWN ON SHEET 2).
23. PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED UNDER REC. NO. 211005930 (SHOWN ON SHEET 2).
24. PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AND PROVISIONS OF BOARD OF COUNTY COMMISSIONERS RESOLUTIONS 13-407 AND 13-408 AS RECORDED UNDER REC. NOS. 213121407 AND 213121408.
25. PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED UNDER REC. NO. 214005348 (BLANKET EASEMENT, NOTHING TO SHOW).
26. PROPERTY IS SUBJECT TO GRANTS OF RIGHT-OF-WAY IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED UNDER REC. NOS. 215093712 AND 215093713.
27. PROPERTY IS SUBJECT TO A GRANT OF RIGHT-OF-WAY IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED UNDER REC. NO. 217029943.
28. PROPERTY IS SUBJECT TO THE PERMANENT EASEMENT AGREEMENT RECORDED UNDER REC. NO. 220120887 (MORE OR LESS COINCIDENTAL WITH TRACT B).

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, 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 LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS DAY OF 2022.

VERNON P. TAYLOR COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "EAGLE RISING FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS DAY OF 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED 2022 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER

EL PASO COUNTY ASSESSOR DATE

CLERK AND RECORDER:

If no PID, remove the assessor signature block

STATE OF COLORADO ) ) SS COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK A.M., THIS DAY OF 2022, A.D., AND DULY RECORDED UNDER RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

Table with columns for Fee Type (Drainage, Bridge, School, Park) and Amount (\$ XXX,XXX.00)

Please remove template text

See comment letter also.

SUMMARY:

Summary table showing Lots (8), Tracts (2), Right-of-Way (0.341 Acres), and Total Area (35.296 Acres)

revise per redlines and comment letter

Add PCD File # SF-22-25

EAGLE RISING FILING NO. 1 FINAL PLAT JOB NO. 43-043 DATE PREPARED: 06/30/2022 DATE REVISED:



212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

File: C:\3003\EA\Eagle Rising\Map\Survey\Plot\13043 Eagle Rising No. 1 FP.dwg PlotStamp: 7/6/2022 11:11 AM

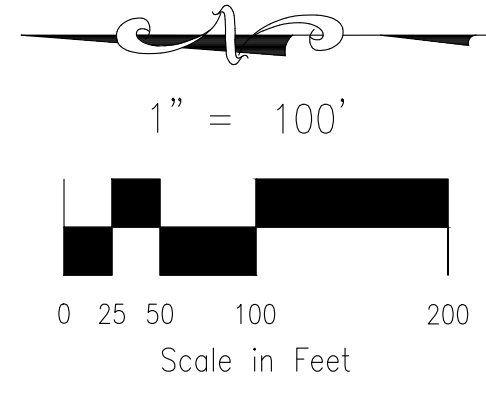


# EAGLE RISING FILING NO. 1

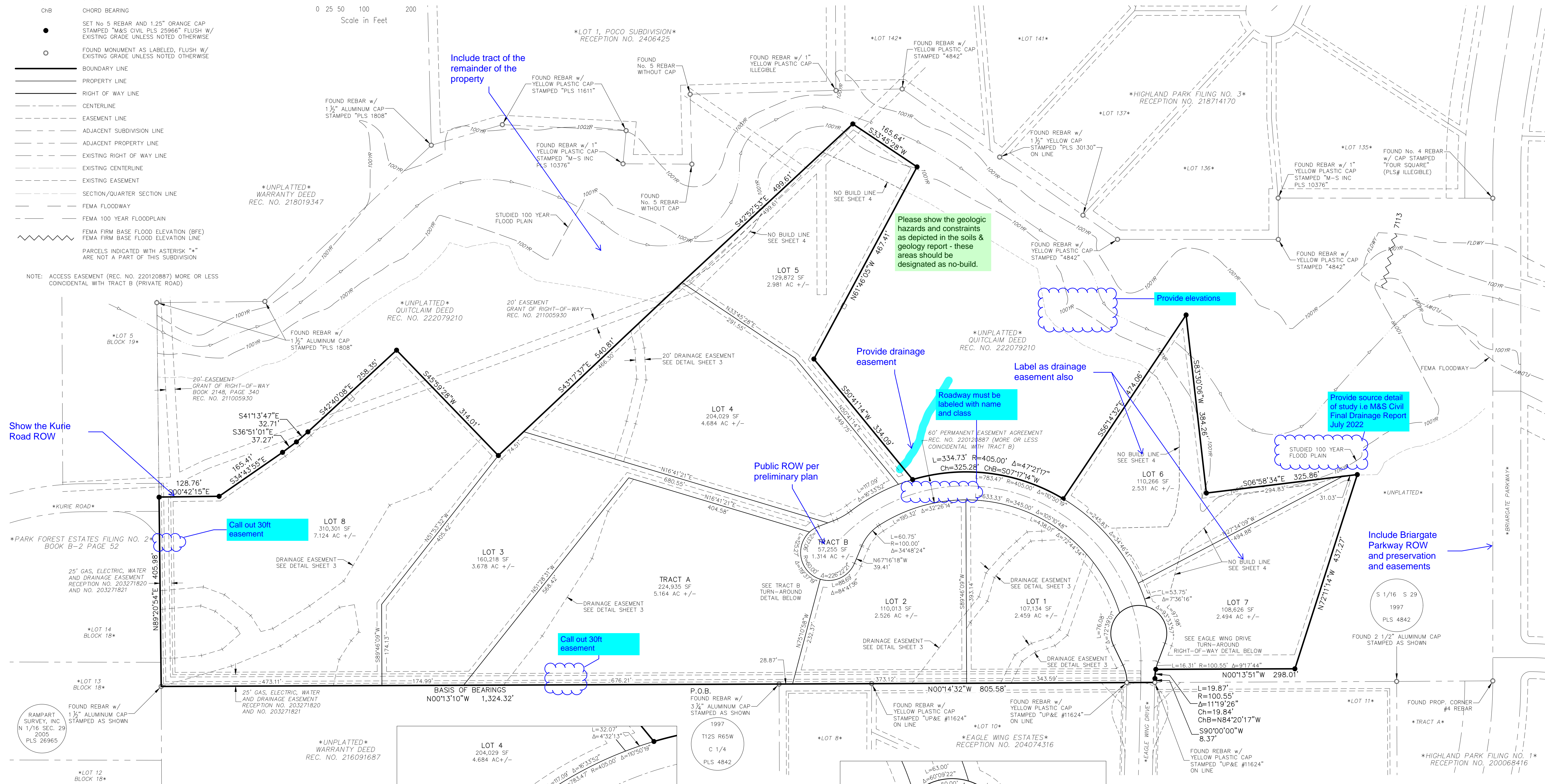
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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- FEMA FLOODWAY
- FEMA 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION (BFE)
- FEMA FIRM BASE FLOOD ELEVATION LINE
- PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT B (PRIVATE ROAD)



Show the Kurie Road ROW

Call out 30ft easement

Call out 30ft easement

Include tract of the remainder of the property

Please show the geologic hazards and constraints as depicted in the soils & geology report - these areas should be designated as no-build.

Provide drainage easement

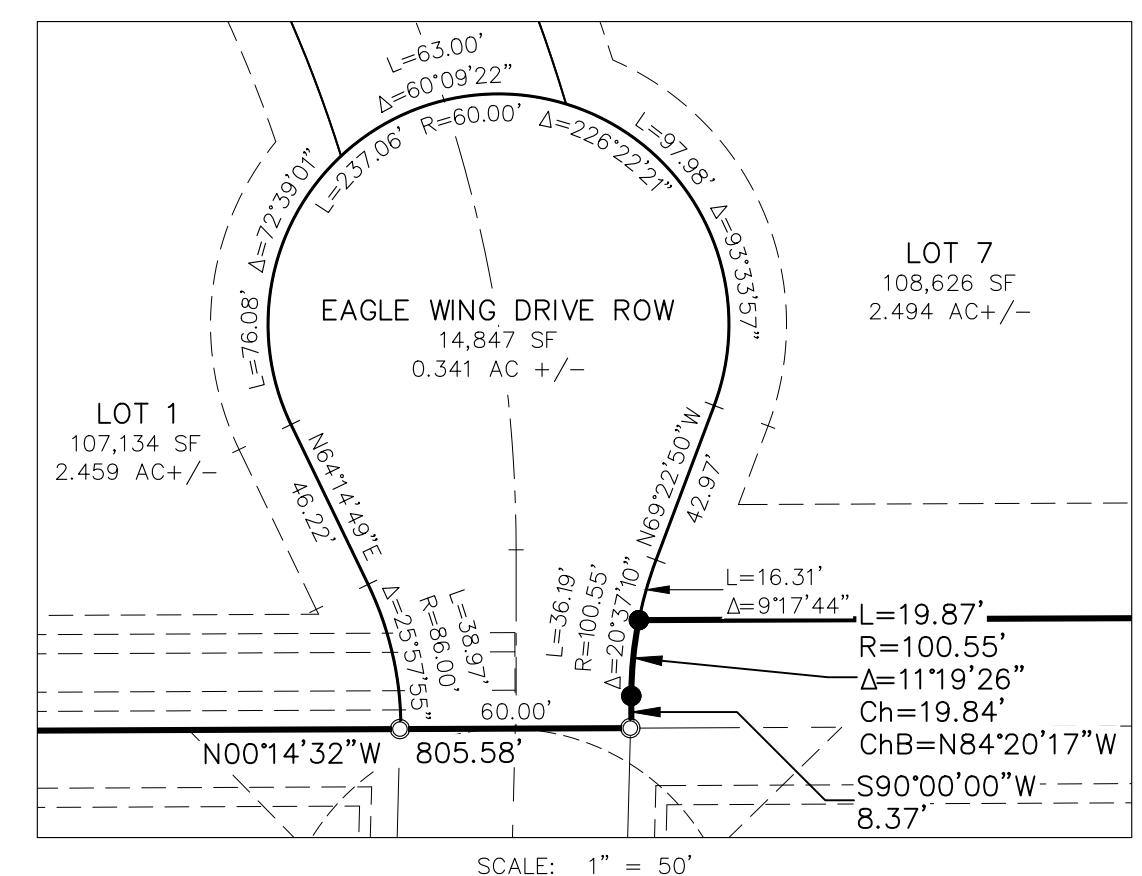
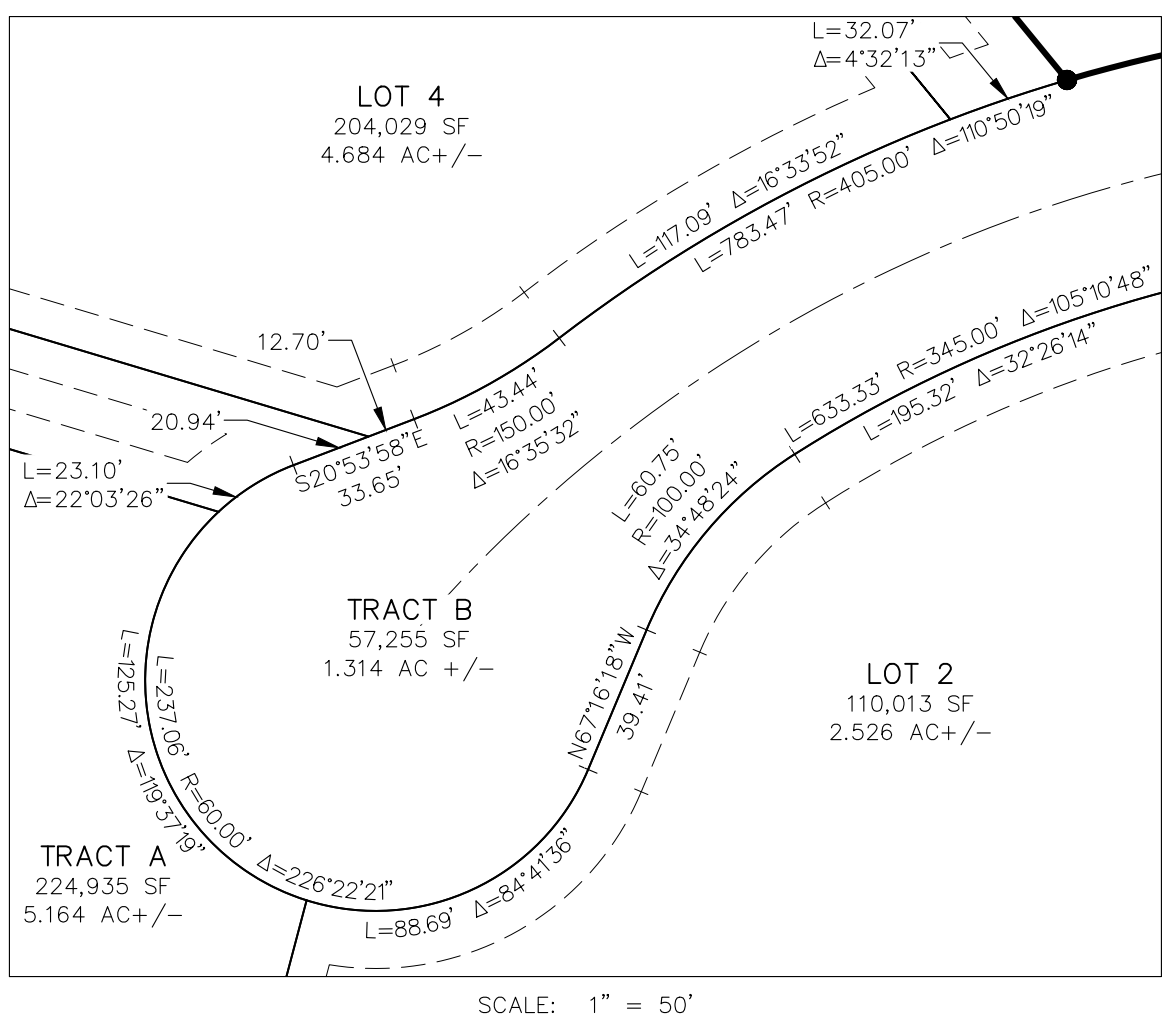
Roadway must be labeled with name and class

Label as drainage easement also

Provide elevations

Provide source detail of study i.e M&S Civil Final Drainage Report July 2022

Include Briargate Parkway ROW and preservation and easements



EAGLE RISING FILING NO. 1  
FINAL PLAT  
JOB NO. 43-043  
DATE PREPARED: 06/30/2022  
DATE REVISED:



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

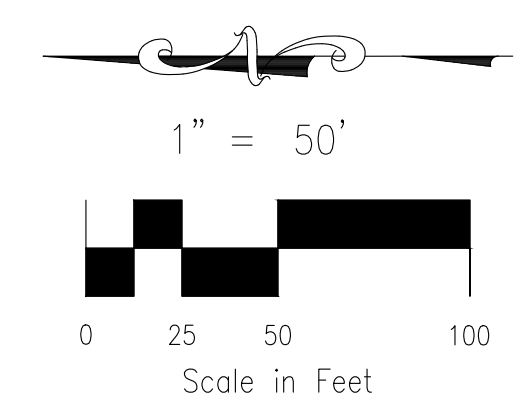
File: C:\300341\Eagle Rising\Drawings\1104043 Eagle Rising No. 1 Final Plat.dwg Plot Date: 7/6/2022 11:18 AM



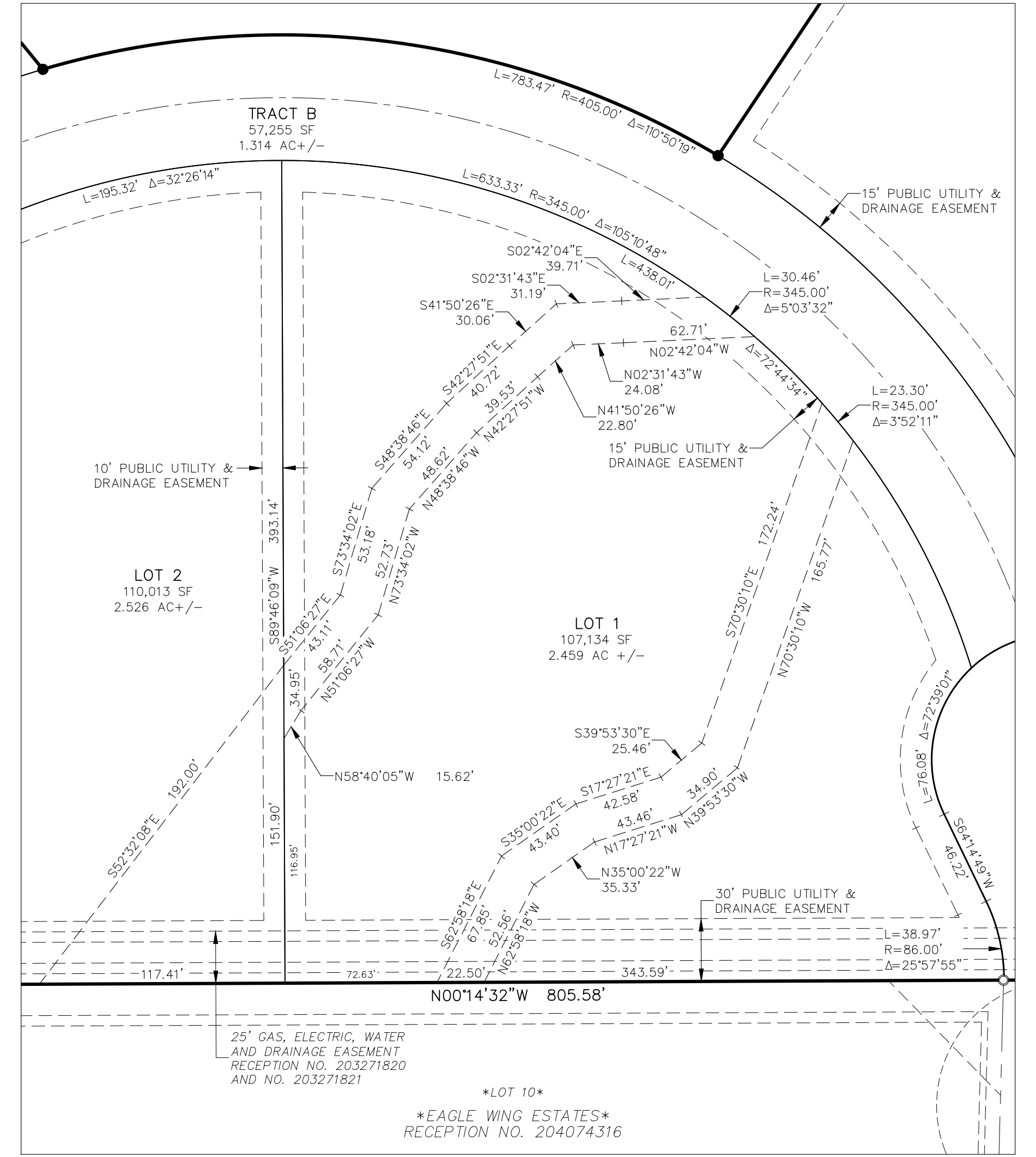
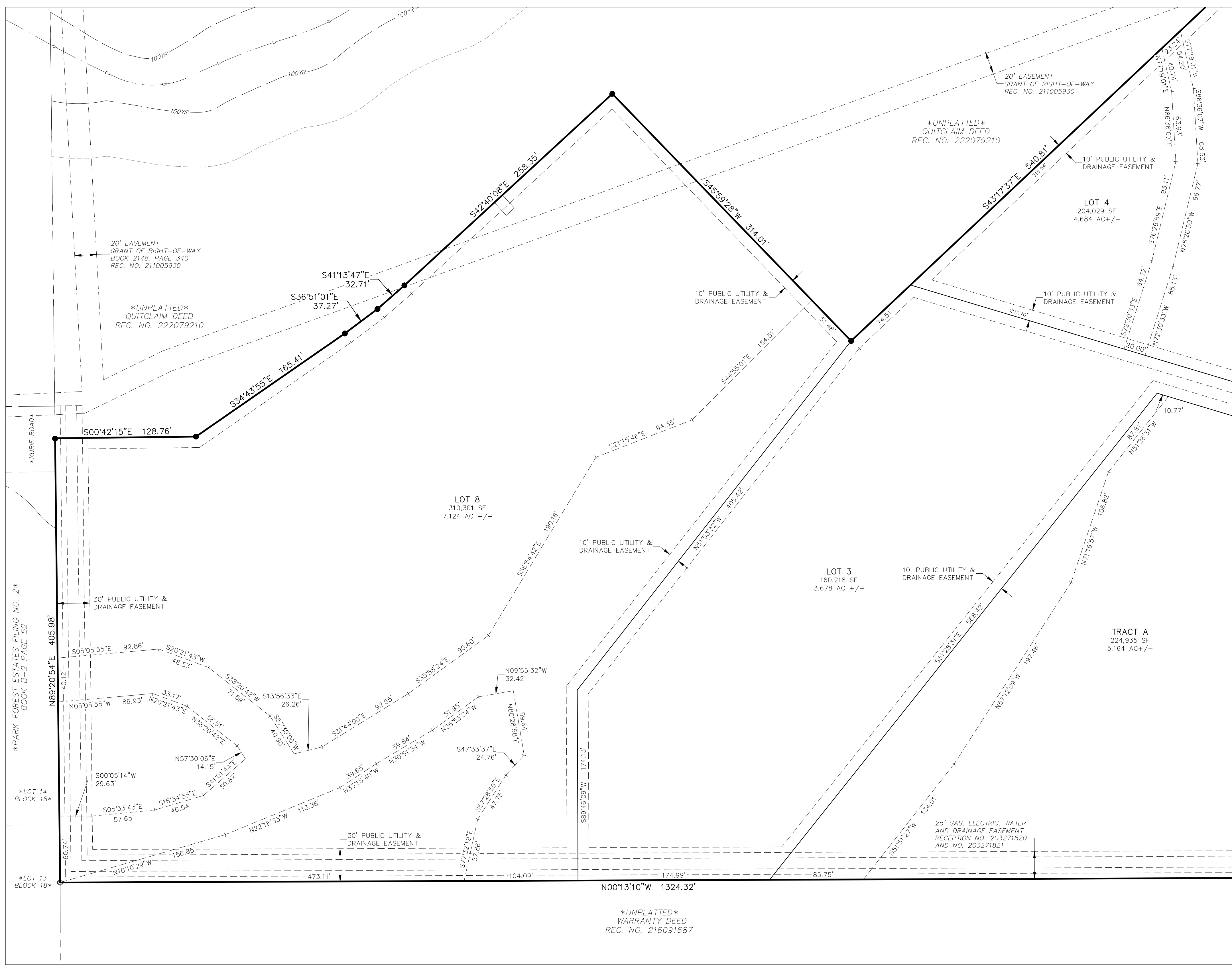
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NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT B (PRIVATE ROAD)



**DRAINAGE EASEMENT DETAILS**  
 LOTS 1, 2, 4, & 8 AND TRACT A  
 SCALE: 1" = 50'

EAGLE RISING FILING NO. 1  
 FINAL PLAT  
 JOB NO. 43-043  
 DATE PREPARED: 06/30/2022  
 DATE REVISED:

212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

File: C:\33043A\Eagle Rising\Drawings\Survey\Plat\43043 Eagle Rising No. 1 FP.dwg PlotStamp: 7/6/2022 11:20 AM

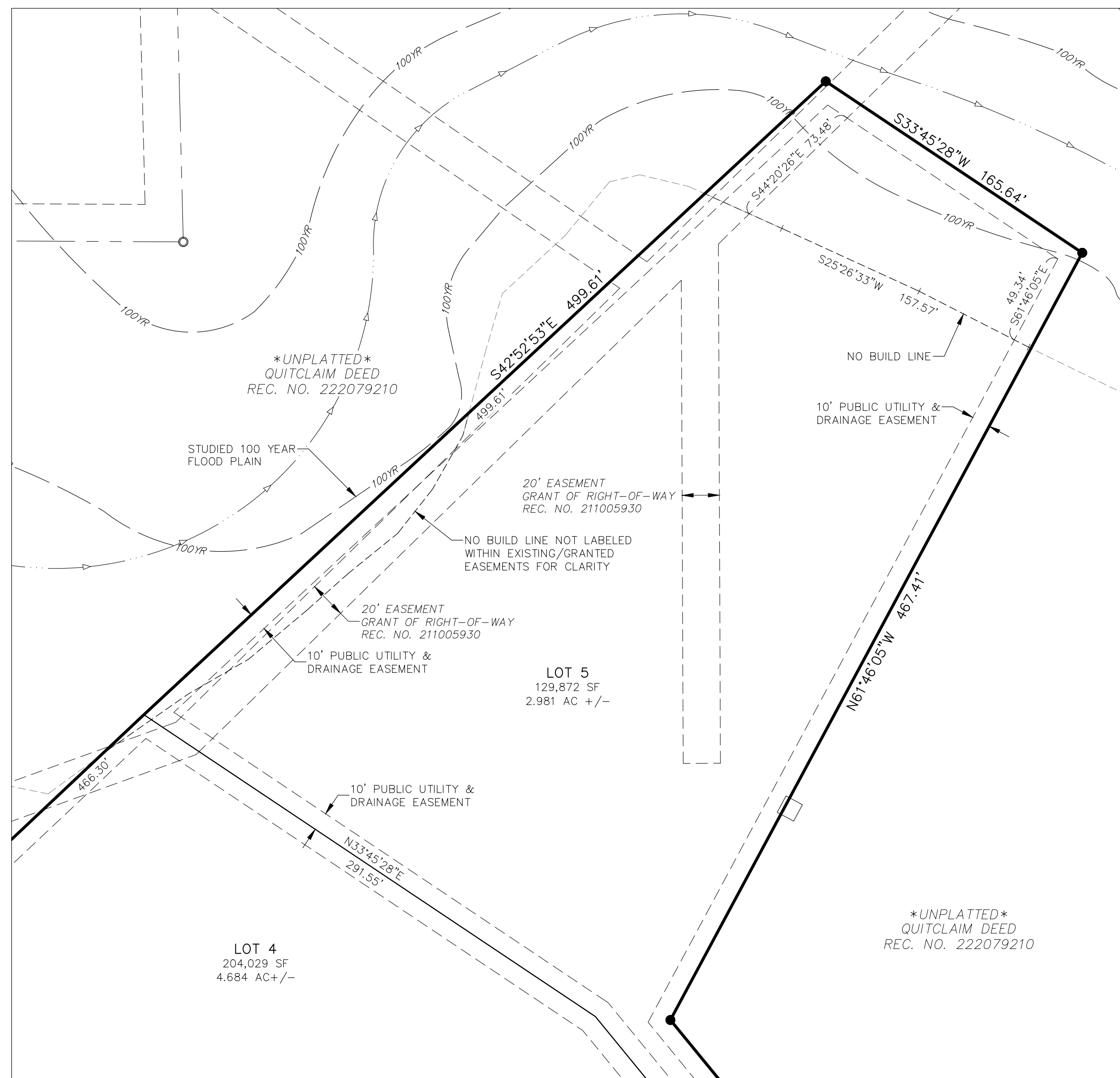
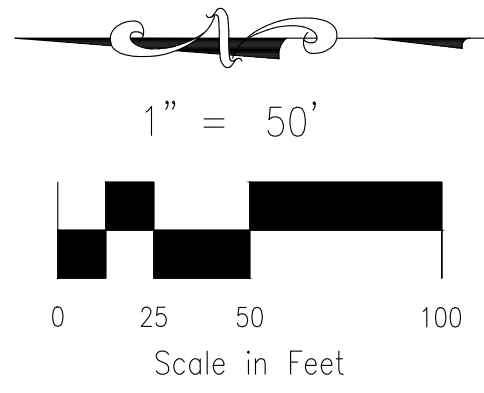
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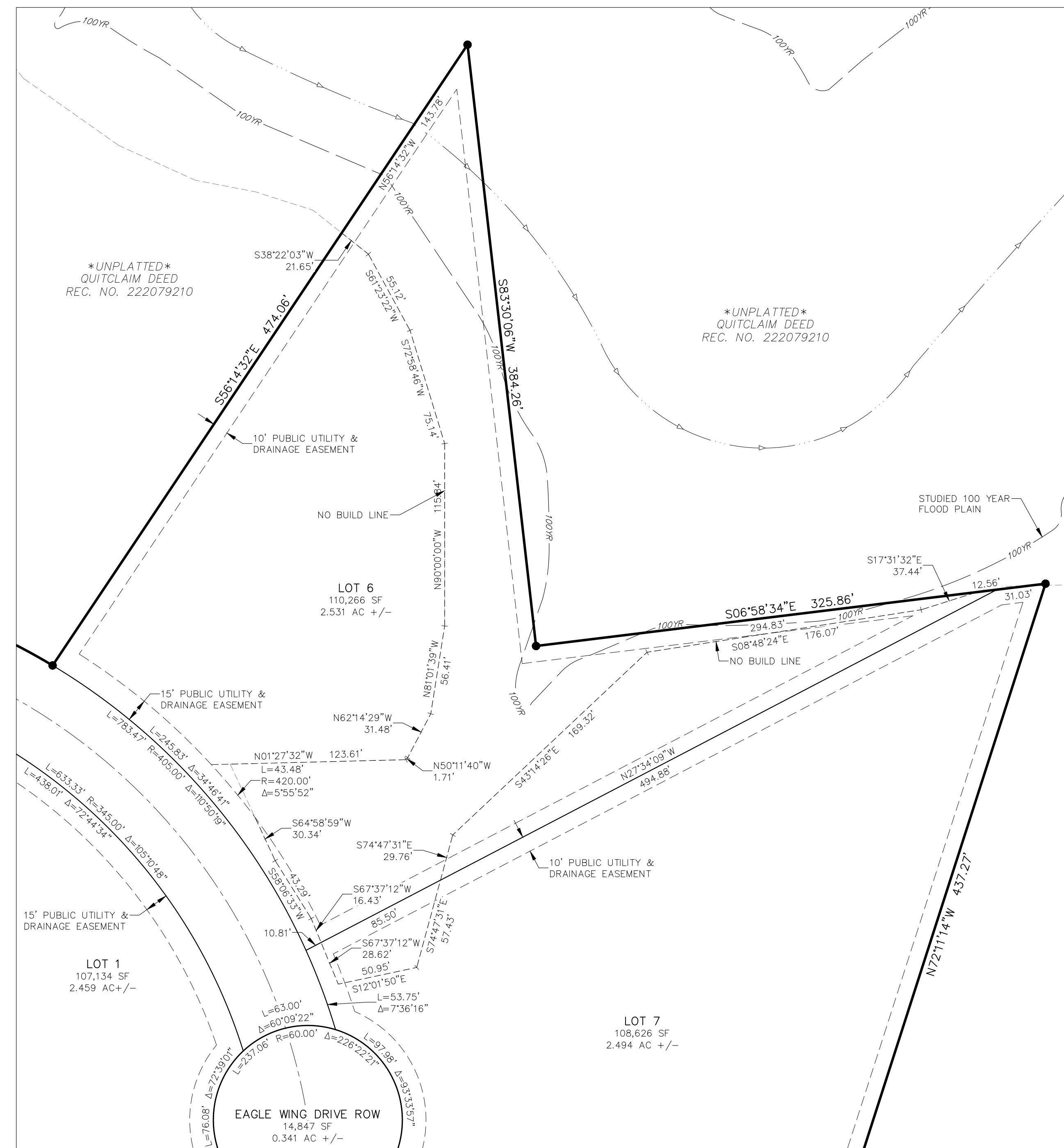
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- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- FEMA FLOODWAY
- FEMA 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION (BFE)
- FEMA FIRM BASE FLOOD ELEVATION LINE
- PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT B (PRIVATE ROAD)



**NO-BUILD LINE DETAIL**  
LOTS 4 & 5  
SCALE: 1" = 50'



**NO-BUILD LINE DETAIL**  
LOTS 6 & 7  
SCALE: 1" = 50'

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EAGLE RISING FILING NO. 1  
FINAL PLAT  
JOB NO. 43-043  
DATE PREPARED: 06/30/2022  
DATE REVISED:



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COLORADO SPRINGS, CO 80903  
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