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:

LEGAL DESCRIPTION:

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,

THENCE NO0°24'08"W ALONG THE EAST LINE THEREOF, 1,324.07 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;

THENCE N89°11'11"E ALONG THE SOUTH LINE THEREOF, 405.98 FEET;

THENCE SO0°51'58"E A DISTANCE OF 128.76 FEET;

THENCE S34°53'38"E A DISTANCE OF 165.41 FEET;

THENCE S37°00'44"E A DISTANCE OF 37.27 FEET;

THENCE S41°23'30"E A DISTANCE OF 32.71 FEET;

THENCE S42°49'51"E A DISTANCE OF 258.35 FEET:

THENCE S45°49'45"W A DISTANCE OF 314.01 FEET;

THENCE S43°27'20"E A DISTANCE OF 540.81 FEET;

THENCE S42°47'58"E A DISTANCE OF 235.00 FEET:

THENCE S43°20'42"E A DISTANCE OF 189.85 FEET;

THENCE S20°29'11"W A DISTANCE OF 211.29 FEET;

THENCE N61°55'48"W A DISTANCE OF 448.93 FEET; THENCE S50°31'31"W A DISTANCE OF 312.04 FEET;

THENCE 282.84 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 40°00'49" THE CHORD OF 277.13 FEET WHICH BEARS S03°27'17"W;

THENCE S66°32'18"E, NON-TANGENT TO THE PREVIOUS COURSE, 361.10 FEET;

THENCE S42°22'15"W A DISTANCE OF 138.26 FEET;

THENCE S60°37'49"W A DISTANCE OF 180.68 FEET;

THENCE N78°29'29"W A DISTANCE OF 167.50 FEET;

THENCE S41°06'13"W A DISTANCE OF 33.89 FEET; THENCE S25°42'00"E A DISTANCE OF 276.39 FEET;

THENCE S01°08'27"W A DISTANCE OF 43.93 FEET;

THENCE S27°43'52"E A DISTANCE OF 27.54 FEET;

THENCE S07°08'16"E A DISTANCE OF 32.61 FEET;

THENCE N72°20'57"W A DISTANCE OF 437.27 FEET;

THENCE NO0°23'34"W A DISTANCE OF 298.01 FEET;

THENCE 19.87 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26" THE CHORD OF

19.84 FEET WHICH BEARS N84°30'00"W TO A POINT OF TANGENT; THENCE S89°15'17"W A DISTANCE OF 8.18 FEET TO THE EAST LINE OF "EAGLE WING ESTATES" AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL

PASO COUNTY, COLORADO; THENCE NO0°23'00"W ALONG SAID EAST LINE, 805.83 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,535,822 SQUARE FEET (35.258 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

A PORTION OF THE NORTH-SOUTH CENTERLINE OF SECTION 29, T12S, R65W, 6TH P.M., EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTH 1/16TH QUARTER WITH A FOUND 2 1/2" ALUMINUM CAP STAMPED "S1/16 S29 - 1997 - PLS 4842" FROM WHICH THE NORTH 1/16TH QUARTER, MONUMENTED WITH A 2 1/2" ALUMINUM CAP STAMPED "RAMPART SURVEY, INC - N1/16 SEC. 29 - 2005 - PLS 26965", BEARS N00°23'34"W A DISTANCE OF 2,647.80 FEET.

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983, BASED ON SIMULTANEOUS STATIC GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF THE MONUMENTS AT THE ENDS OF THE BASIS OF BEARINGS LINE.

DATE OF OBSERVATIONS: DECEMBER 12, 2022, LENGTH OF OBSERVATIONS: 1 HOUR 42

ACCEPTANCE CERTIFICATE FOR TRACTS A, B & C:

EAGLE RISING OWNERS ASSOCIATION

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN PLAT NOTE 24 IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION.

THE DEDICATION OF TRACTS B AND C FOR THE PURPOSES SPECIFIED IN PLAT NOTE 25 IS HEREBY ACCEPTED FOR MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "EAGLE RISING FILING NO. 1".

| BY: | STEPHEN | J. JACOBS | . JR. | AS | PRESIDENT. | EAGLE | RISING | OWNERS | ASSOCIATION |
|-----|---------|-----------|-------|----|------------|-------|--------|--------|-------------|

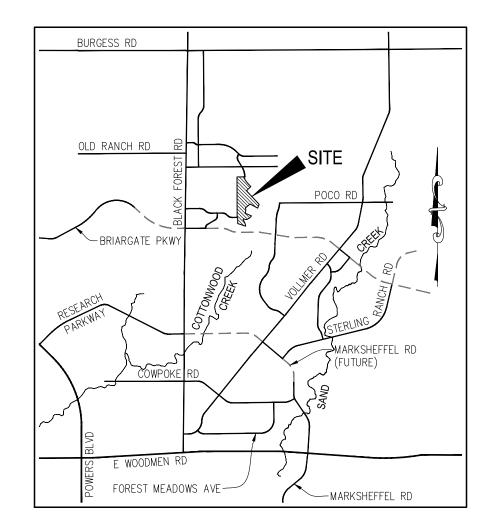
STATE OF COLORADO COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024, A.D. BY STEPHEN J. JACOBS, JR, AS PRESIDENT, EAGLE RISING OWNERS ASSOCIATION

NOTARY PUBLIC:

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____



VICINITY MAP

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 AFOREMENTIONED CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED |
|---|
| PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT THIS DAY OF |
| , 2024, A.D. |
| |
| BY: |
| STEPHEN J. JACOBS, JR, AS PRESIDENT, MYPAD, INC., A COLORADO CORPORATION, THE GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP |
| STATE OF COLORADO) SS COUNTY OF EL PASO) |
| COUNTY OF EL PASO) |
| |

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS OF , 2024, A.D. BY STEPHEN J. JACOBS, JR, AS PRESIDENT, MYPAD, INC., A COLORADO CORPORATION, THE GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

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

ACCEPTANCE CERTIFICATE FOR TRACTS B & C:

MYPAD INC., A COLORADO CORPORATION

THE DEDICATION OF TRACTS B AND C FOR THE PURPOSES SPECIFIED IN PLAT NOTE 25 IS HEREBY ACCEPTED FOR OWNERSHIP BY MYPAD INC., AND MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION.

APPROVAL IS GRANTED FOR THIS PLAT OF "EAGLE RISING FILING NO. 1".

BY: STEPHEN J. JACOBS, JR, AS PRESIDENT, MYPAD INC., A COLORADO CORPORATION

STATE OF COLORADO COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2024, A.D. BY STEPHEN J. JACOBS, JR, AS PRESIDENT, MYPAD INC., A COLORADO CORPORATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____

GENERAL PLAT NOTES:

- 1. FLOODPLAIN STATEMENT: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0527G, DATED DECEMBER 7, 2018, THE PROPERTY COMPRISING "EAGLE RISING FILING NO. 1" IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD. FURTHERMORE, THE MASTER DEVELOPMENT DRAINAGE PLAN / PRELIMINARY DRAINAGE REPORT DATED MARCH 7, 2024 IDENTIFIED THE CALCULATED 100-YEAR WATER SURFACE ELEVATIONS OF NEARBY COTTONWOOD CREEK. ALL LOTS OF "EAGLE RISING FILING NO. 1" ARE LOCATED OUTSIDE OF THE CALCULATED 100-YEAR WATER SURFACE ELEVATION EXTENTS. ALL STRUCTURES SHALL BE AT LEAST 2 FEET ABOVE THE NEAREST 100-YEAR WATER SURFACE ELEVATION AS INDICATED BY THE NO-BUILD / DRAINAGE EASEMENT LINES SHOWN HEREON.
- 2. 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 JUNE 20, 2022 BY LEGACY TITLE GROUP AS AGENT FOR STEWART TITLE COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2022 AT 8:00 A.M., COMMITMENT NO. 1705644.
- 3. 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. LOTS 1, 2, 3, 4, 5, 9, AND 10 ARE PLATTED WITH A THIRTY (30') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (AS SHOWN ON SHEET 2). THE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- 4. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.
- WASTE WATER TREATMENT WILL BE PROVIDED VIA INDIVIDUAL ON-SITE SEPTIC SYSTEMS, DESIGNED, PERMITTED, CONSTRUCTED AND OPERATED PER THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT AND THE COLORADO STATE HEALTH DEPARTMENT'S CODES AND REGULATIONS. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- 6. WATER SERVICES FOR ALL LOTS AND THE FIVE (5) EXISTING FIRE HYDRANTS IS PROVIDED BY THE PARK FOREST WATER DISTRICT,
- 7. INDIVIDUAL LOT OWNERS ACKNOWLEDGE ACCEPTANCE OF OFF-SITE HISTORIC STORMWATER FLOWS AND EAGLE RISING FILING NO. 1 DEVELOPED FLOWS. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE EASEMENTS WITH THEIR PROPERTIES. STRUCTURES. FENCES. MATERIALS. OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. NO STRUCTURE OR FENCES ARE PERMITTED WITHIN THE AREAS DESIGNATED "NO-BUILD" AREAS.
- 8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- 10. NATURAL GAS SERVICE PROVIDED BY BLACK HILLS ENERGY. 11. FIBER-OPTIC TELECOM SERVICE PROVIDED BY CENTURY LINK AND OTHERS.
- 12. THE DEVELOPER AND EL PASO COUNTY SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS ORDINANCES, REVIEW AND PERMIT REQUIREMENTS. AND OTHER AGENCY REQUIREMENTS. IF ANY. OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF STATE PARKS AND WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 13. 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 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 NUMBER IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

- 14. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 22-402 OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. 222141806 OF THE EL PASO COUNTY RECORDS. APPROVAL OF THIS PLAT REMOVES CONDITION NO. 2 REGARDING ADDITIONAL BUILDING PERMITS.
- THE PRELIMINARY PLAN/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 AND WILDFIRE MITIGATION PLAN: NATURAL FEATURES REPORT.
- PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. DRIVEWAYS CURRENTLY EXIST FOR 10195 KURIE DRIVE AND 7495 EAGLE WING DRIVE. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR ANY NECESSARY DRIVEWAY CULVERT CONSTRUCTION AND DRIVEWAY GRADING. IF ALL OWNERS OF LOTS 3, 4, 5, 6 AGREE TO FILL POND FOR DRIVEWAYS, ENGINEERING IS REQUIRED. ADDITIONAL ACCESS TO LOTS 4, 5, AND 7 PROVIDED BY ACCESS EASEMENTS. THE CONSTRUCTION OF PLATTED DRIVEWAYS TO LOTS 4, 5, AND 7 ARE NOT REQUIRED TO OBTAIN BUILDING PERMITS. NO ADDITIONAL DRIVEWAYS CAN BE
- 17. THE PROPERTY OWNERS 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 TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE THE SALE OF

Please delete the ALLOW GROUNDWATER. IF A MONITORING PROGRAM IS NOT highlighted parts RMED, CGS RECOMMENDS NO BASEMENTS OR INHABITABLE BELOW of note 18. I AREAS ARE ALLOWED. LOCATION OF THESE CONSTRAINTS AND believe this should NSE TO CGS COMMENTS ARE REFERENCED IN THE ENTECH SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS satisfy the soils & ERING REPORT NO. 221458, DATED JANUARY 25, 2023. LOT geology concerns s, homebuilders and engineers should consult this report on this site. HE CGS REVIEW COMMENTS, WHICH ARE AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT,

ADDITIONAL INVESTIGATIONS BY SOILS ENGINEER AT THE TIME OF DETERMINE BASEMENT FEASIBILITY AND SELECTION OF MITIGATION SOLUTIONS ONCE BUILDING SITES HAVE BEEN DETERMINED. ENTIRELY SUB-GRADE INHABITED BASEMENTS ARE PROHIBITED UNTIL GRADE AND GRAVITY FOUNDATION DRAIN OUTFLOW TO THE SURFACE GRADE DAYLIGHT DO NOT REQUIRE GROUND WATER MONITORING.

- 19. EXISTING CORRAL FENCE CROSSES LOT LINES ON LOTS 3 AND 4.
- 20. EXISTING HOUSE AT 7495 EAGLE WING DRIVE, INDOOR ARENA, STABLE, EQUIPMENT SHOP, CONTAINERS, AND BARN ON LOT 6 EXCEEDS AREA OF LOT AND ARE ALLOWED BY EL PASO COUNTY AND EAGLE
- 21. LOT 7 REQUIRES BUILDING PERMIT FOR MAIN HOUSE PRIOR TO APPLYING FOR ADDITIONAL BUILDING PERMITS. EXISTING GARAGE, CHICKEN FACILITY, TOOL CONTAINER, FENCE, AND GREENHOUSE ARE ALLOWED BY YELYPASO COUNTY AND VEAGLE RISING OWNERS ASSOCIATION. LOT 10 EXISTING HOUSE AT 10195 KURIE RD., DETACHED GARAGE AND DRIVEWAY ACCESS TO KURIE ROAD ARE ALLOWED BY EL PASO COUNTY
- ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO.
- 23. COVENANTS AFFECTING THIS SUBDIVISION SHOULD BE READ BY LOT (CCRS) IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
- 24. TRACT A (EAGLE WING VIEW, PRIVATE ROAD) SHALL BE OWNED AND 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. TRACT A WILL NOT BE MAINTAINED BY EL PASO COUNTY.
- 25. TRACTS B AND C LAND AND WELLS SHALL BE OWNED BY MYPAD, INC., AND OR ASSIGNS. THE EXISTING WELLS ON TRACTS B AND C SHALL BE EQUIPPED, OPERATED, MAINTAINED, AND REPLACED BY THE EAGLE RISING OWNERS ASSOCIATION IN ACCORDANCE WITH INCLUSION AGREEMENT RECORDED OCTOBER 4, 2013 UNDER RECEPTION NO. 213125555 AND RE-RECORDED SEPTEMBER 16, 2014 UNDER RECEPTION NO. 214084282, AND DISTRICT COURT WATER DIVISION No. 2, COLORADO CASE NUMBER 2014CW3010 RECORDED NOVEMBER 13, 2015 UNDER RECEPTION NO. 215123578 OBLIGATE PARK FOREST WATER DISTRICT TO PROVIDE THE WATER SUPPLY FOR "STOCK WATERING, COMMON AREA LANDSCAPE IRRIGATION, HOBBY USE AND IRRIGATION OF COMMUNITY GARDENS". ACCESS GRANTED TO MYPAD, INC. AND THE EAGLE RISING OWNERS ASSOCIATION WILL BE

15. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH

16. NEW DRIVEWAY LOCATIONS WILL REQUIRE BLACK FOREST FIRE PROTECTION DISTRICT APPROVAL. NO NEW DRIVEWAY ONTO AN EL Y PASO COUNTY ROAD SHALL BEYESTABLISHED UNLESS AN ACCESS Y

CONSTRUCTED WITHOUT OWNERS ASSOCIATION APPROVAL.

THE PROPERTY.

18. LOT OWNERS ARE ADVISED THAT SEVERAL AREAS ON THIS FILING CONTAIN GEOLOGIC HAZARDS INCLUDING STANDING WATER, WET AREAS, SEASONALLY HIGH WATER, AND POTENTIALLY UNSTABLE SLOPES. COLORADO GEOLOGIC SURVEY RECOMMENDS A GROUND WATER MONITORING PROGRAM BE CONDUCTED TO DETERMINE IF BASEMENTS

ARE SEASIBLE AND/OR IF AN UNDERDRAIN SYSTEM IS REQUIRED DUE

ONLINE VIA EDARP AND FROM THE EAGLE RISING OWNERS ASSOCIATION. FOUNDATION DESIGN ARE REQUIRED TO BE CONDUCTED ON THE SITE TO GROUND WATER MONITORING ESTABLISHES FEASIBILITY. EARTH-BERMED LEVELS AND WALK-OUT BASEMENTS WITH ONE OR MORE SIDES ABOVE

CURRENT BUILDING SIZE REQUIREMENTS AND 10% IMPERVIOUS SURFACE RISING OWNERS ASSOCIATION.

AND EAGLE RISING OWNERS ASSOCIATION.

-22. THE ARTICLES OF YINGORPORATION FOR THE EACLE ARISING YOWNERS 20181706832 OF THE OFFICE OF SECRETARY OF STATE.

OWNERS. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

GRANTED BY IQ INVESTORS, LLC BY SEPARATE FINAL PLAT

EASEMENT AGREEMENT.

26. PER FINAL DRAINAGE REPORT: EAGLE RISING FILING NO. 1, IF TOTAL LOT IMPERVIOUS AREA EXCEEDS 10 PERCENT, INDIVIDUAL LOT SITE PLAN MUST BE ENGINEERED TO MEET WATER QUALITY REQUIREMENTS.

lease provide for

DW or preserva er previous

27. THIS PROPERTY IS SUBJECT TO A STORMWATER FACILITY MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. THE EAGLE RISING OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

28. WHEN FOUR OR MORE LOTS ACCESS KURIE ROAD, A TURNAROUND IS REQUIRED TO BE CONSTRUCTED AS SHOWN ON THE PRELIMINARY PLAN.

29. OWNER'S ASSOCIATION REQUIRES ADVANCED NOTICE FOR ALL NON-EMERGENCY ACCESS.

SURVEYORS CERTIFICATE

FOR AND ON BEHALF OF

M&S CIVIL CONSULTANTS, INC.

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STAT OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENT 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 PREPARE 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.

VE ON THIS _____ DAY OF _____ ee note #21 No

or Kurie Dr VERNON P. TAYLOR COLORADO PLS NO. 25966,

nere is no provisior f ROW or identified ccess easement eservation reflecte on the plat at this ocation for the rnaround to be bui his note does not ovide the ROW or asement access. ote no more then 3

Unresolved - dotschoenheit

09/30/2024 1:27:55 PM

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT lots my access a SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY AC UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF TH CERTIFICATION SHOWN HEREON.

Administrative final plat does not have BoCC certificate. Please replace with the following PCD Director signature certificate:

EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the day of 20 , subject to any notes or conditions specified hereon.

Planning and Community Development Director

No BoCC signature block needed CHAIR. DUARD OF COURTE COMMISSIONERS

resolved - dotschoenhei 09/30/2024 1:17:51 PM NG AND COMMUNITY DEVELOPMENT driveway access permit is required. CLERK No driveway has been permitted. Please correct notes #21 and #16 See OCC Resolution 20-423 for STATE OF requirement

COUNTY OF EL PASO)

EL PASO COUNTY, COLORADO.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK __.M., THIS _____ DAY OF _____, 2024, A.D., AND DULY RECORDED UNDER RECEPTION NO. ______ OF THE RECORDS OF

STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER

DRAINAGE FEES: <u>COTTONWOOD CREEK BASIN</u> \$ 61,516.11 ___\$__4,486.46 BRIDGE FEES: SCHOOL FEES: \$ 3,060.00

SUMMARY:

33.594 ACRES 95.28% 10 LOTS 1.323 ACRES 3.75% 3 TRACTS RIGHT-OF-WAY 0.341 ACRES 0.97% 35.258 ACRES 100.00% TOTAL

PARK FEES:

FAGLE RISING FILING NO. 1 JOB NO. 43-043 DATE PREPARED: 06/30/2022 DATE REVISED: 11/20/2023 DATE REVISED: 01/31/2023 DATE REVISED: 05/17/2024

PCD FIL. NO. SF-22-25

DATE REVISED: 03/14/2023 DATE REVISED: 07/30/202 DATE REVISED: <u>07/17/2023</u> DATE REVISED <u>09/06/202</u> DATE REVISED: 08/28/2023 DATE REVISED: 09/18/2024

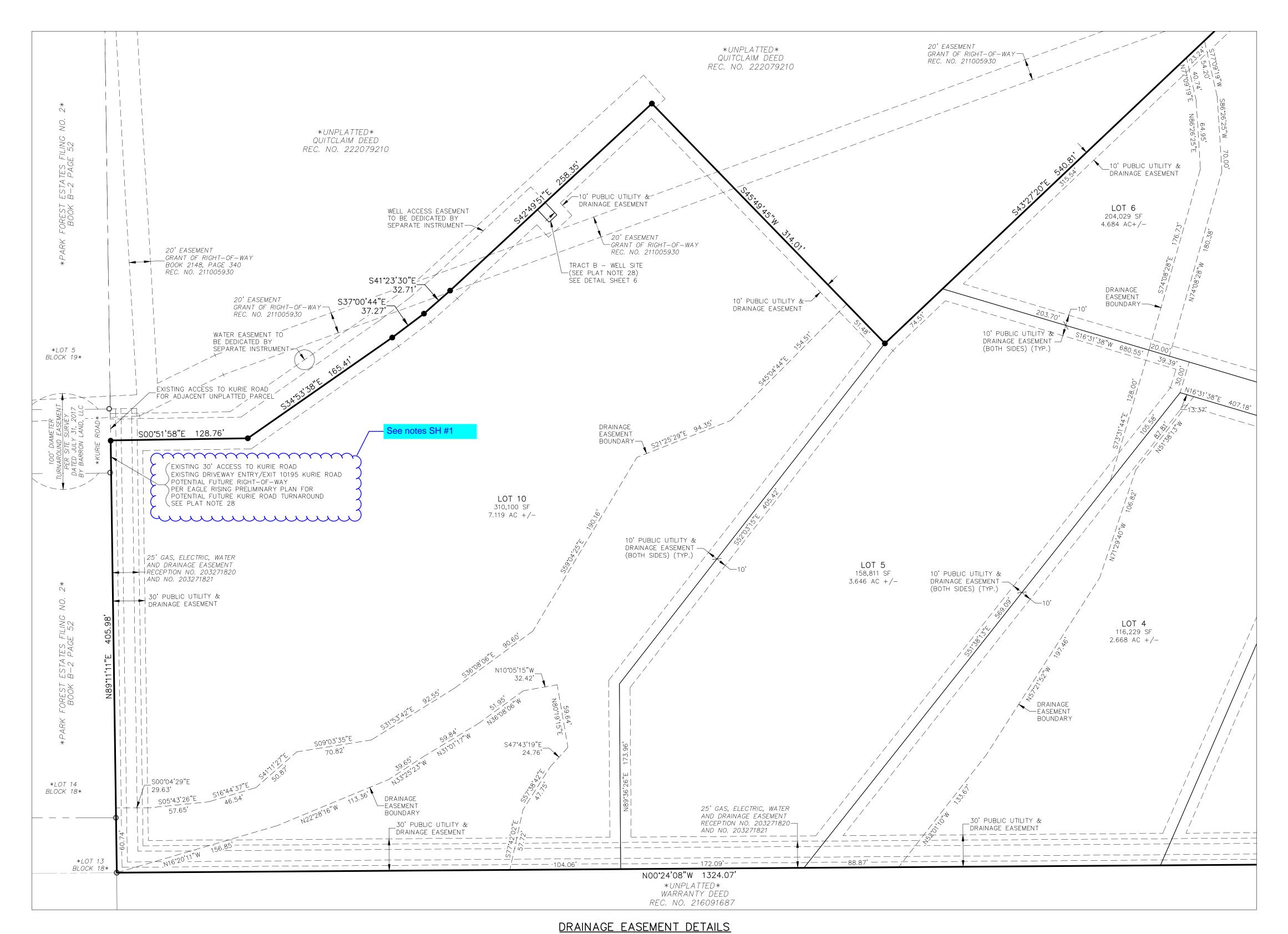


\$ 4,140.00

212 N. WAHSATCH AVE., STE 303 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

SHEET 1 OF 6

WATER EASEMENTS (SEE SHEET 5) AND NO-BUILD LINES (SEE SHEET 6) NOT SHOWN FOR CLARITY



LOTS 4, 5, 6, & 10

SCALE: 1" = 50'

Scale in Feet

LEGEND:

SQUARE FEET RADIAL BEARING ADDRESS

CHORD

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 SUBDIVISION BOUNDARY

CHORD BEARING

_____ LOT/TRACT LINES RIGHT-OF-WAY LINES ----- CENTERLINE

— — — — — EASEMENT LINES

EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY

----- EXISTING CENTERLINES — — — — — EXISTING EASEMENT LINES ---- SECTION/QUARTER SECTION LINE

> PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

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

EAGLE RISING FILING NO. 1

FINAL PLAT JOB NO. 43-043 DATE PREPARED: 06/30/2022 DATE REVISED: 11/20/2023 DATE REVISED: 01/31/2023 DATE REVISED: 05/17/2024 DATE REVISED: 03/14/2023 DATE REVISED: 07/30/20 DATE REVISED: 07/17/2023 DATE REVISED 09/06/202 DATE REVISED: 08/28/2023 DATE REVISED: 09/18/2024

PCD FIL. NO. SF-22-25



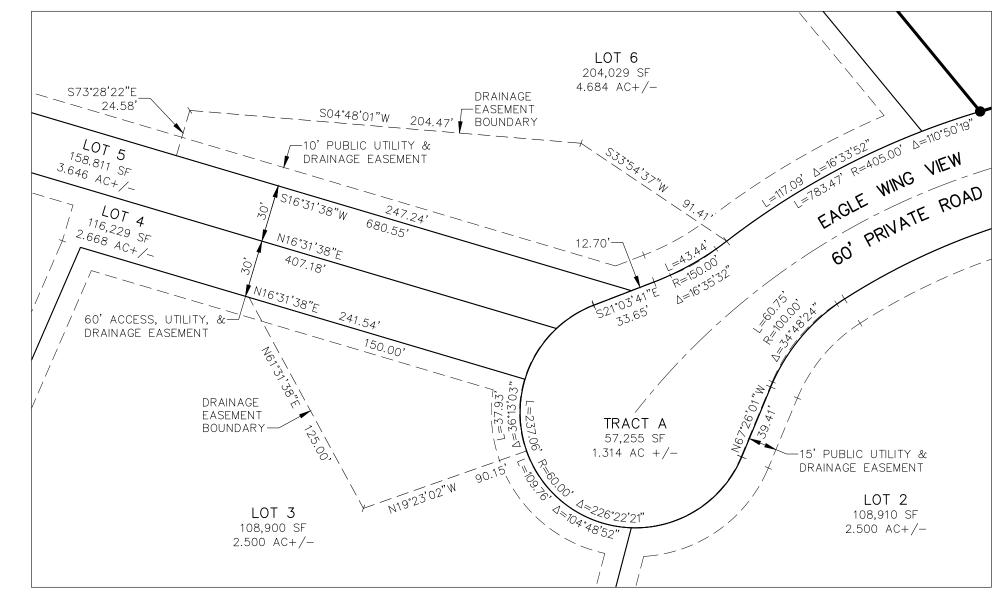
COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC. SHEET 3 OF 6

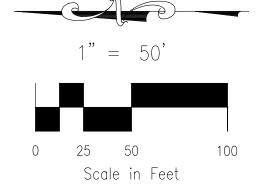
EAGLE RISING FILING NO. 1

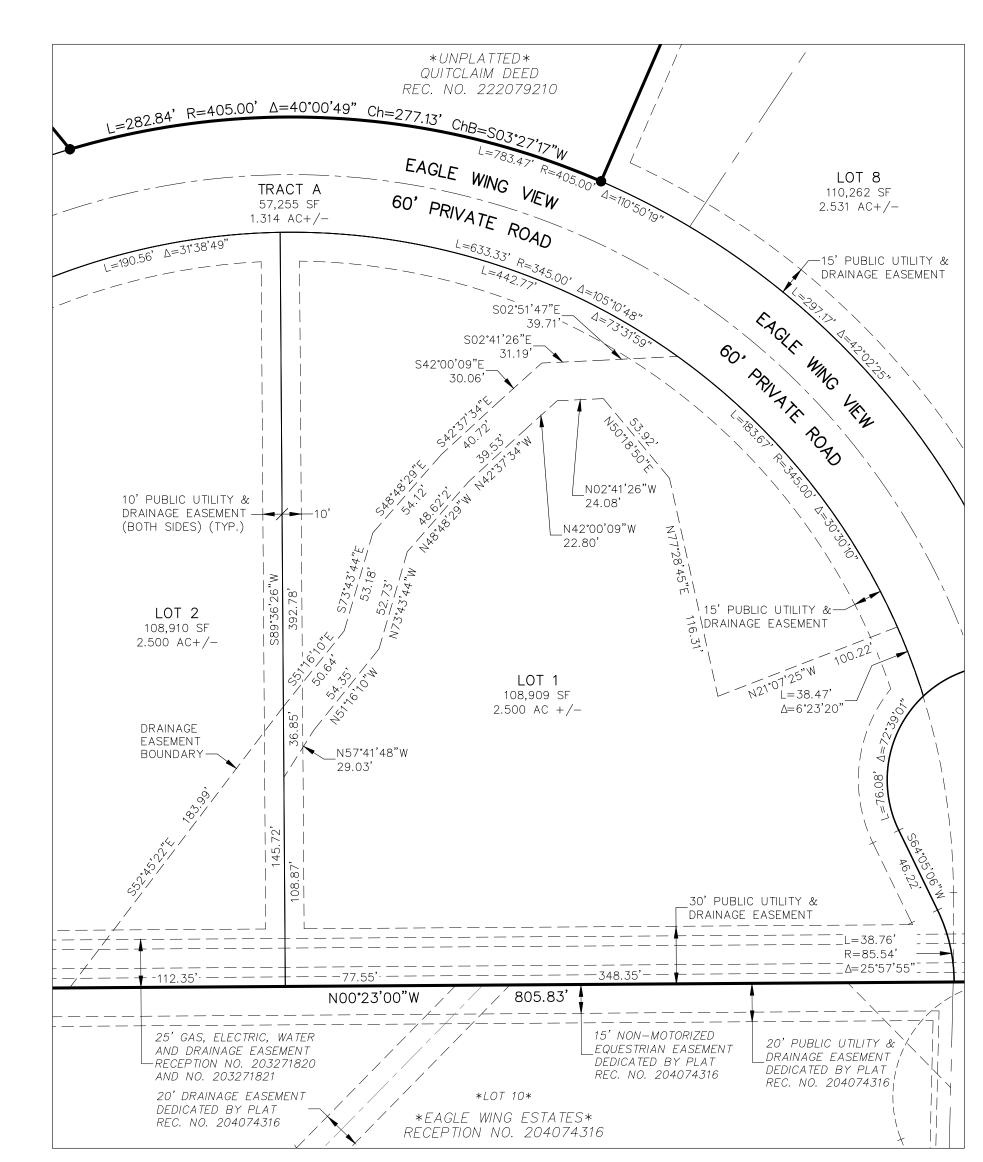
A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO DRAINAGE EASEMENTS DETAILS

WATER EASEMENTS (SEE SHEET 5) AND NO-BUILD LINES (SEE SHEET 6) NOT SHOWN FOR CLARITY



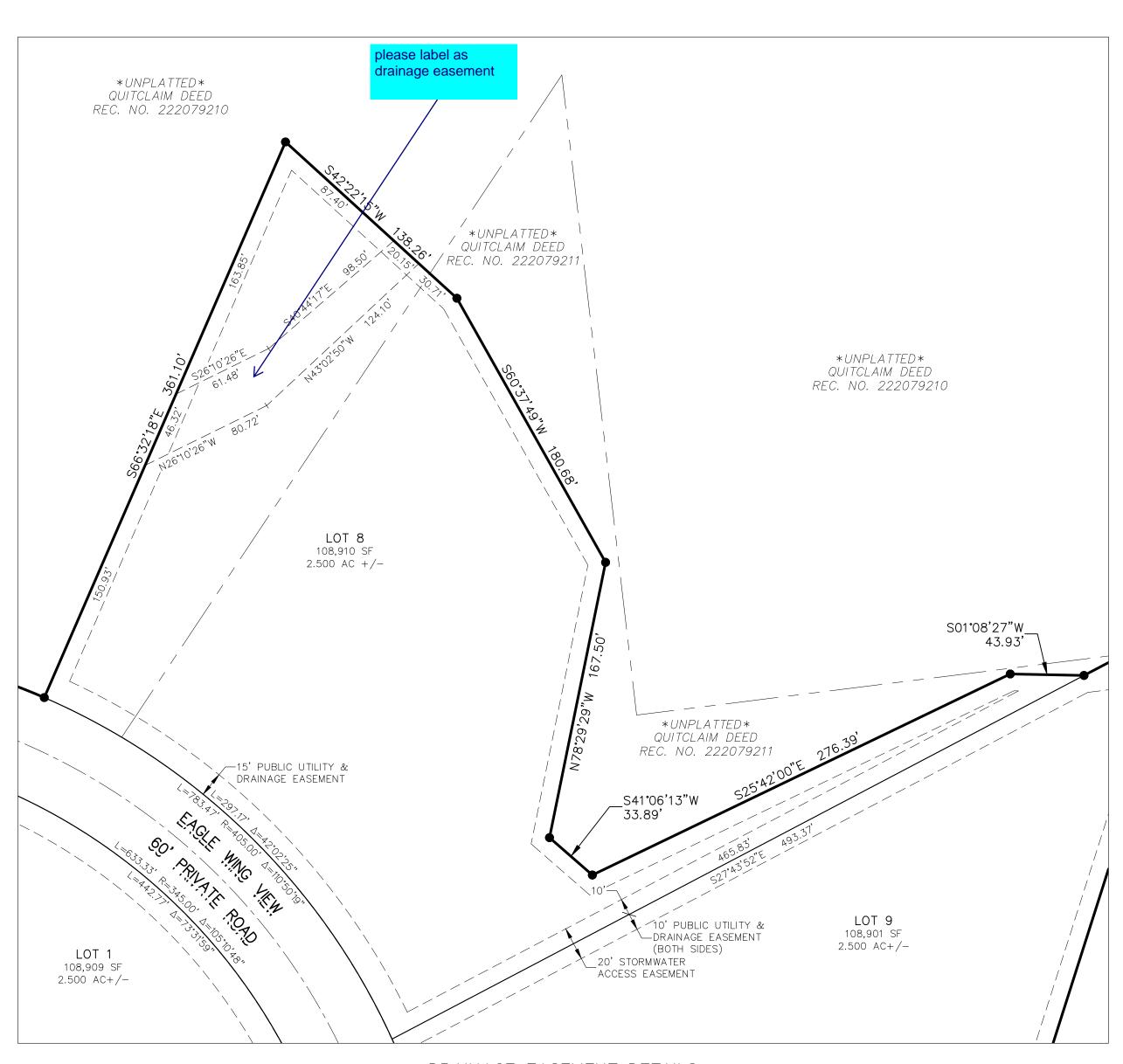
DRAINAGE EASEMENT DETAILS LOTS 3 & 6 SCALE: 1" = 50'





DRAINAGE EASEMENT DETAIL LOTS 1 & 2

SCALE: 1" = 50'



DRAINAGE EASEMENT DETAILS

LOT 8 SCALE: 1" = 50' EAGLE RISING FILING NO. 1

FINAL PLAT JOB NO. 43-043 DATE PREPARED: 06/30/2022 DATE REVISED: 11/20/2023 DATE REVISED: 01/31/2023 DATE REVISED: 05/17/2024 DATE REVISED: 03/14/2023 DATE REVISED: 07/30/20 DATE REVISED: 07/17/2023 DATE REVISED 09/06/202 DATE REVISED: 08/28/2023 DATE REVISED: 09/18/2024

PCD FIL. NO. SF-22-25



LEGEND:

SQUARE FEET

ADDRESS

CHORD

----- LOT/TRACT LINES

----- CENTERLINE

— — — — — EASEMENT LINES

----- EXISTING CENTERLINES — — — — — EXISTING EASEMENT LINES

----- SECTION/QUARTER SECTION LINE

RADIAL BEARING

CHORD BEARING

SUBDIVISION BOUNDARY

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

EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY

PARCELS INDICATED WITH ASTERISK "*"

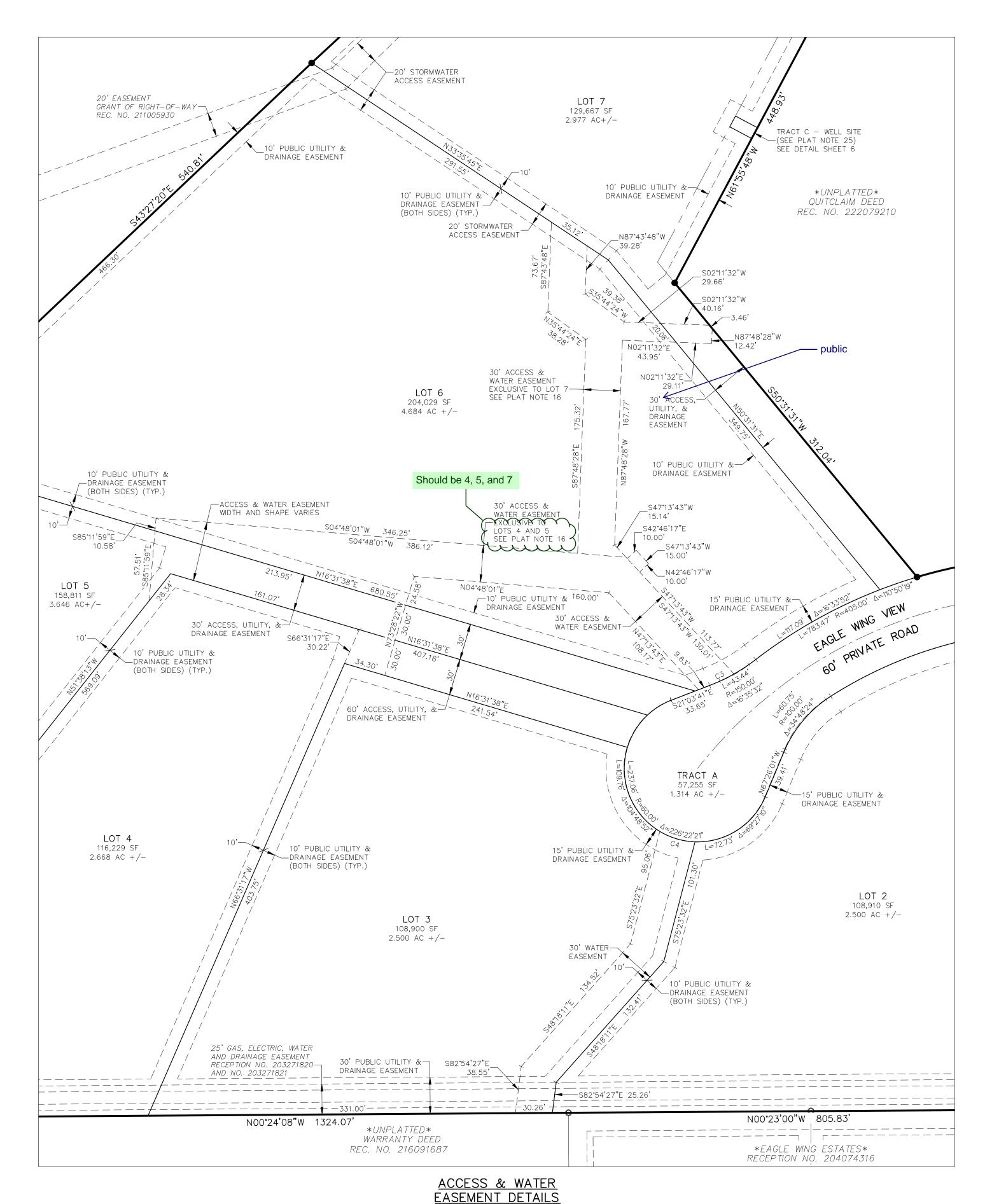
ARE NOT A PART OF THIS SUBDIVISION

NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS

COINCIDENTAL WITH TRACT A (PRIVATE ROAD)

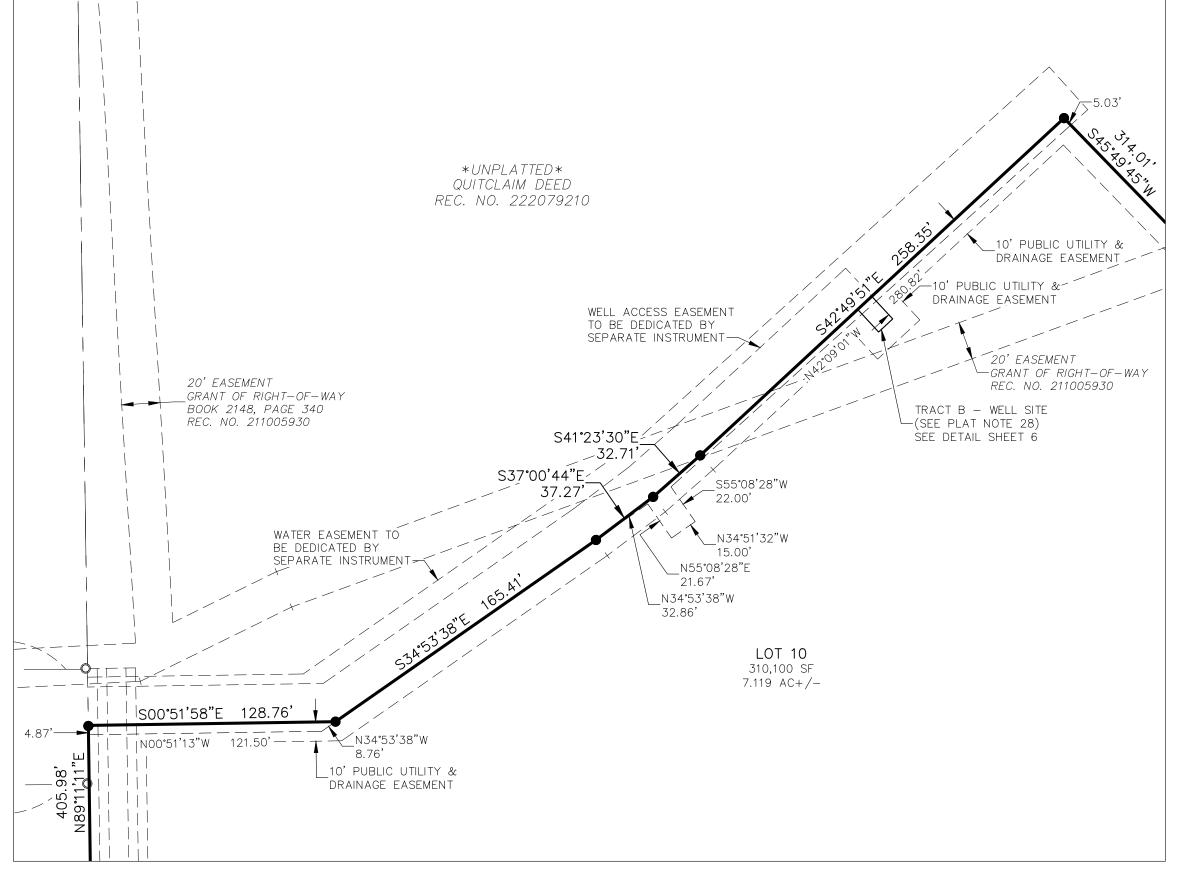
212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

DRAINAGE EASEMENTS (SEE SHEETS 3 & 4) AND NO-BUILD LINES (SEE SHEET 6) NOT SHOWN FOR CLARITY



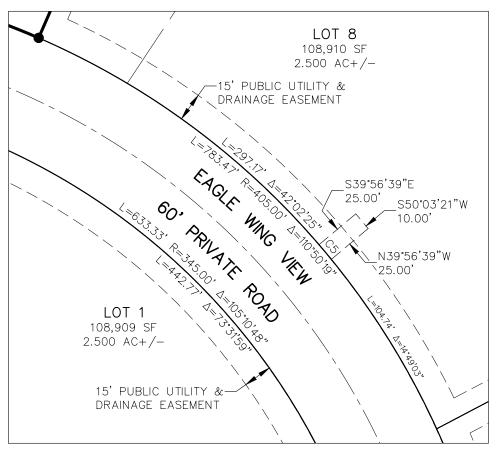
LOTS 3, 5, 6, & 7

SCALE: 1" = 50'



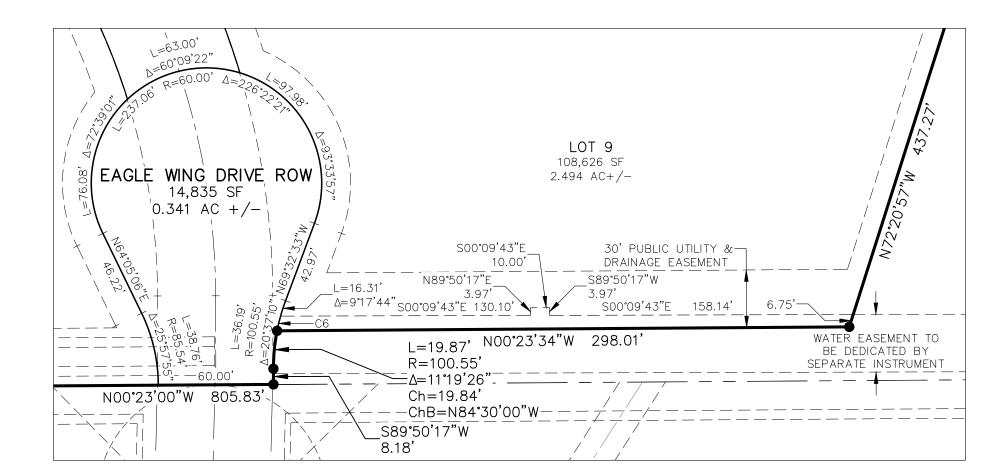
WATER EASEMENT DETAILS

LOT 10 SCALE: 1" = 50'



| WATER | EASEMENT | DETAIL |
|-------|------------------|--------|
| | LOT 8 | |
| | SCALE: $1" = 50$ | |

| EASEMENT CURVE TABLE | | | | | | | | |
|----------------------|---------------|--------|-----------|-----------------|------------------|--|--|--|
| CURVE # | ARC LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING | | | |
| С3 | 22.09 | 150.00 | 8°26'15" | 22.07 | N25°16'48"W | | | |
| C4 | 30.34 | 59.50 | 29°13'14" | 30.02 | S16°30'17"W | | | |
| C5 | 10.00 | 405.00 | 1°24'53" | 10.00 | N50°03'21"E | | | |
| C6 | 7.85 | 100.55 | 4°28'27" | 7.85 | S76°36'04"E | | | |
| | | | | | | | | |



WATER EASEMENT DETAIL LOT 9 SCALE: 1" = 50'

EAGLE RISING FILING NO. 1 FINAL PLAT JOB NO. 43-043

PCD FIL. NO. SF-22-25

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CIVIL CONSULTANTS, INC. SHEET 5 OF 6

LEGEND:

SQUARE FEET

ADDRESS

CHORD

LOT/TRACT LINES

— — — — — EXISTING EASEMENT LINES

— — — — SECTION/QUARTER SECTION LINE

----- CENTERLINE

— — — — — EASEMENT LINES

RIGHT-OF-WAY LINES

RADIAL BEARING

CHORD BEARING

SUBDIVISION BOUNDARY

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

EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY

PARCELS INDICATED WITH ASTERISK "*"

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

Scale in Feet

COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

LEGEND: SQUARE FEET RADIAL BEARING

(0000) 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

SUBDIVISION BOUNDARY ----- LOT/TRACT LINES RIGHT-OF-WAY LINES

----- CENTERLINE — — — — — EASEMENT LINES

---- NO-BUILD LINES

EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY

---- EXISTING CENTERLINES

— — — — — EXISTING EASEMENT LINES ----- SECTION/QUARTER SECTION LINE

- ----- 100YR ---- STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT - MONÚMENT VALLEY ENGINEERS, INC, NOVEMBER 17, 2023)

7121.4 STUDIED BASE FLOOD ELEVATION (BFE) STUDIED BASE FLOOD ELEVATION LINE

PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

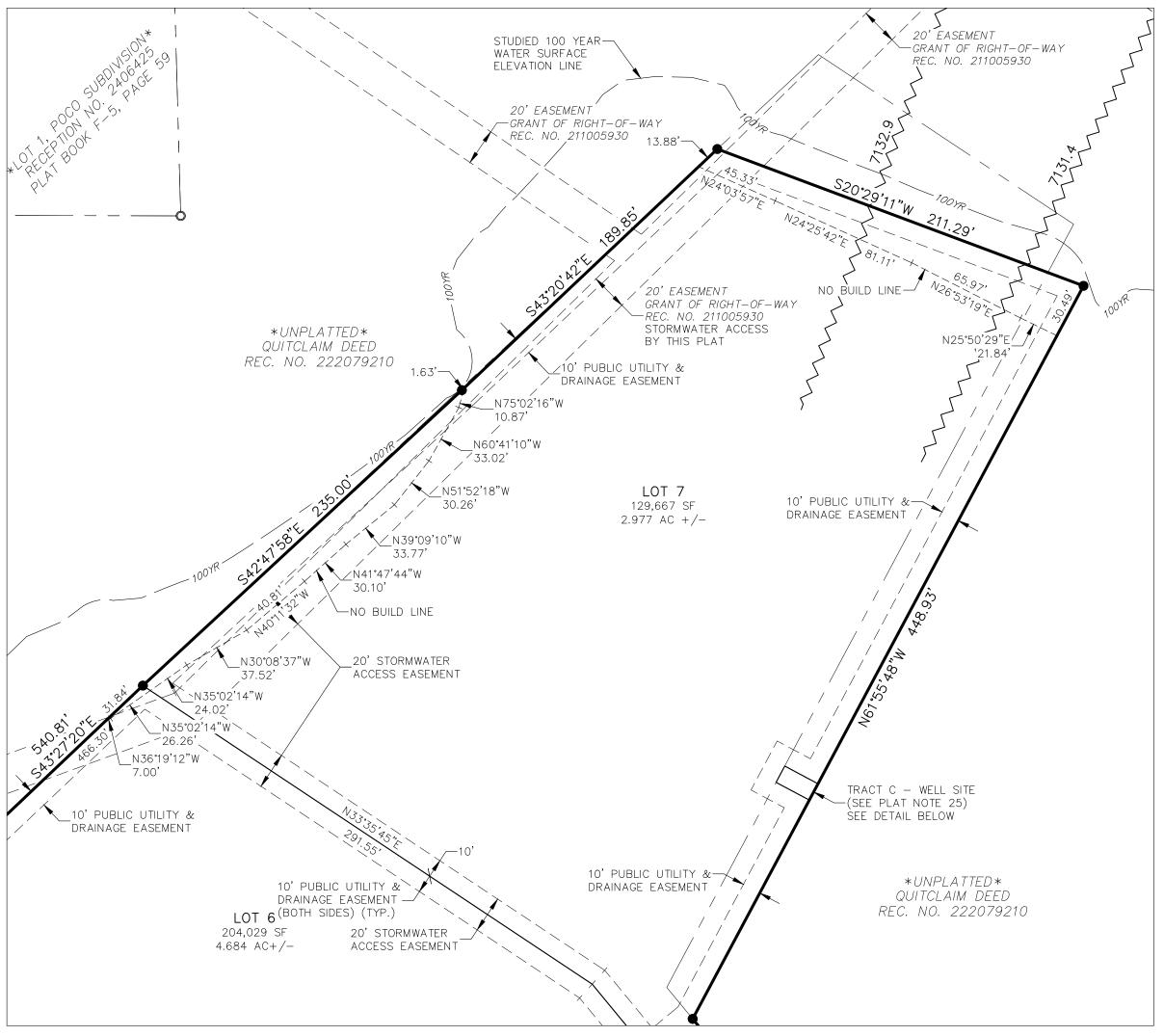
NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)

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

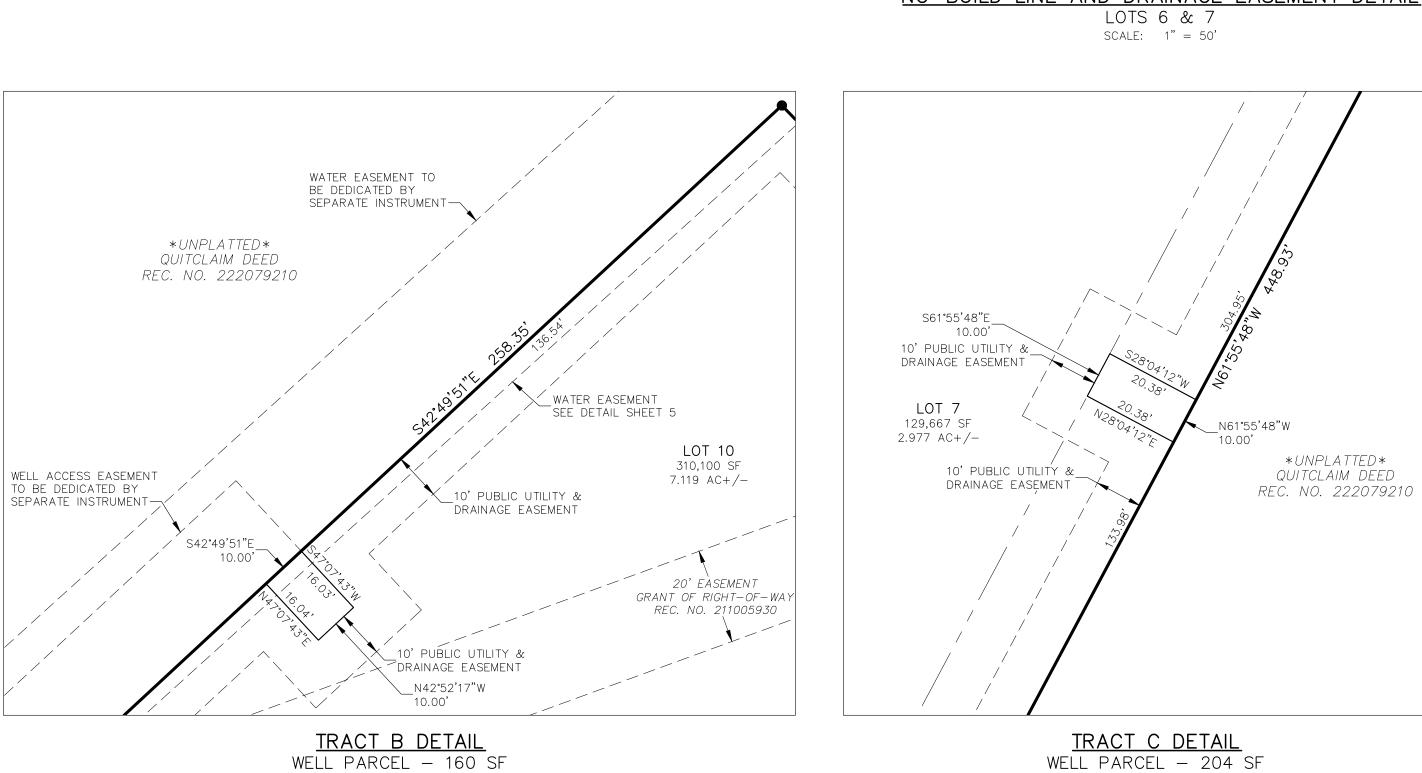
NO-BUILD LINES / DRAINAGE EASEMENTS TRACT B AND C DETAILS

WATER EASEMENTS (SEE SHEET 5) NOT SHOWN FOR CLARITY

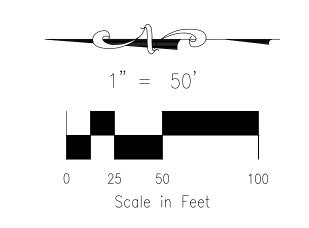


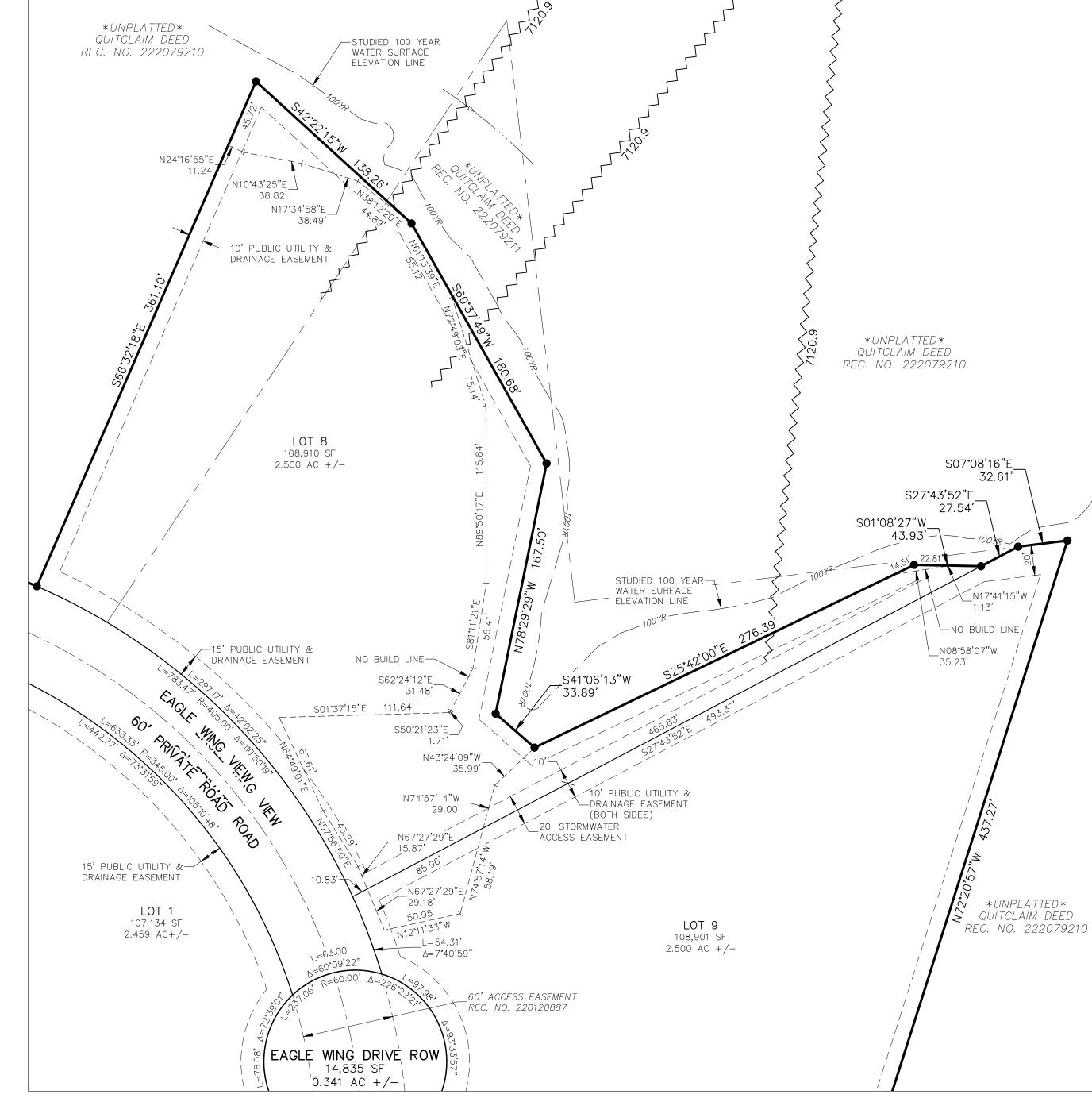


SCALE: 1" = 20'



SCALE: 1" = 20'





STUDIED 100 YEAR WATER SURFACE ELEVATIONS NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL LOTS 8 & 9

SCALE: 1" = 50'

EAGLE RISING FILING NO. 1 FINAL PLAT JOB NO. 43-043 DATE PREPARED: <u>06/30/2022</u> DATE REVISED: <u>11/20/2023</u>

01/31/2023 DATE REVISED: 05/17/2024 DATE REVISED: DATE REVISED: 03/14/2023 DATE REVISED: 07/30/20 DATE REVISED: 07/17/2023 DATE REVISED 09/06/202 DATE REVISED: 08/28/2023 DATE REVISED: 09/18/2024 PCD FIL. NO. SF-22-25

CIVIL CONSULTANTS, INC.

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

SHEET 6 OF 6