

EAGLE RISING FILING NO. 1

A PORTION OF THE EAST HALF (E1/2) 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, COLORADO;

- THENCE N00°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 S00°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 21.54 FEET; THENCE S07°08'16"E A DISTANCE OF 32.61 FEET; THENCE N72°20'57"W A DISTANCE OF 437.27 FEET; THENCE N00°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 N00°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 MINUTES.

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

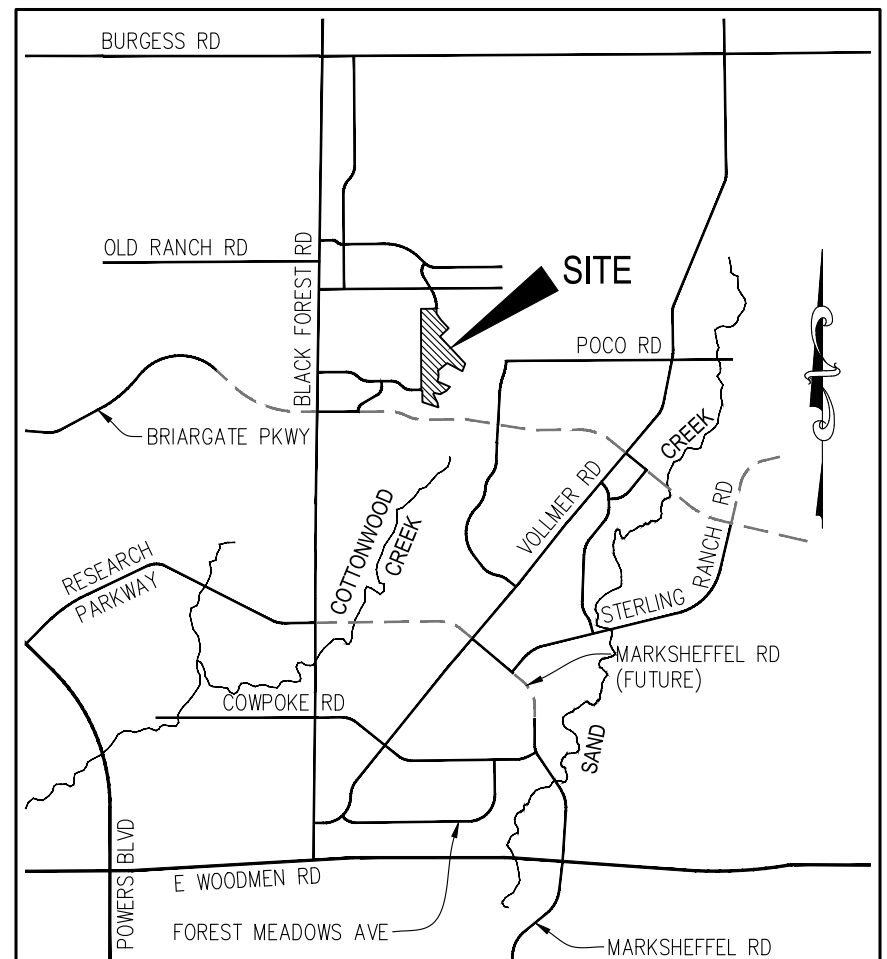
STATE OF COLORADO) COUNTY OF EL PASO)

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

NOTARY PUBLIC:



VICINITY MAP N.T.S.

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...

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) COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME 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

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. 08041005276, DATED DECEMBER 7, 2018, THE PROPERTY COMPRISING "EAGLE RISING FILING NO. 1" IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD...
2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD...
3. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT...
4. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS...
5. 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...
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...
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY...
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...
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...
14. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 22-402 OF THE BOARD OF COUNTY COMMISSIONERS...
15. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH 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...
16. NEW DRIVEWAY LOCATIONS WILL REQUIRE BLACK FOREST FIRE PROTECTION DISTRICT APPROVAL...
17. THE PROPERTY OWNERS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION...
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...
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 CURRENT BUILDING SIZE REQUIREMENTS...
21. LOT 7 REQUIRES BUILDING PERMIT FOR MAIN HOUSE PRIOR TO APPLYING FOR ADDITIONAL BUILDING PERMITS...
22. THE ARTICLES OF INCORPORATION FOR THE EAGLE RISING OWNERS ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO. 20181706832...
23. COVENANTS AFFECTING THIS SUBDIVISION SHOULD BE READ BY LOT OWNERS...
24. TRACT A (EAGLE WING VIEW, PRIVATE ROAD) SHALL BE OWNED AND MAINTAINED BY THE EAGLE RISING OWNERS ASSOCIATION...
25. TRACTS B AND C LAND AND WELLS SHALL BE OWNED BY MYPAD, INC., AND OR ASSIGNS...

- 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.
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...
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

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.

ON THIS DAY OF 2024.

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 SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT...
Administrative final plat does not have BOCC certificate. Please replace with the following PCD Director signature certificate:
No BOCC signature block needed

Planning and Community Development Director

CLERK STATE OF COLORADO COUNTY OF EL PASO)
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 EL PASO COUNTY, COLORADO.
BY: STEVE SCHLEIKER, EL PASO COUNTY CLERK AND RECORDER
FEES: DRAINAGE FEES: COTTONWOOD CREEK BASIN \$ 61,516.11 BRIDGE FEES: \$ 4,486.46 SCHOOL FEES: \$ 3,060.00 PARK FEES: \$ 4,140.00

SUMMARY: 10 LOTS 33.594 ACRES 95.28% 3 TRACTS 1.323 ACRES 3.75% RIGHT-OF-WAY 0.341 ACRES 0.97% TOTAL 35.258 ACRES 100.00%
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: 07/30/2024
DATE REVISED: 07/17/2023 DATE REVISED: 09/06/2024
DATE REVISED: 08/28/2023 DATE REVISED: 09/18/2024
PCD FIL. NO. SF-22-25

Please provide for ROW or preservation per previous comment
Unresolved - dotschoenhel
09/30/2024 1:27:55 PM

See note #21 No permitted driveway for Kurie Dr

There is no provision of ROW or identified access easement preservation reflected on the plat at this location for the turnaround to be built. This note does not provide the ROW or easement access. Note no more than 3 lots may access a single driveway.

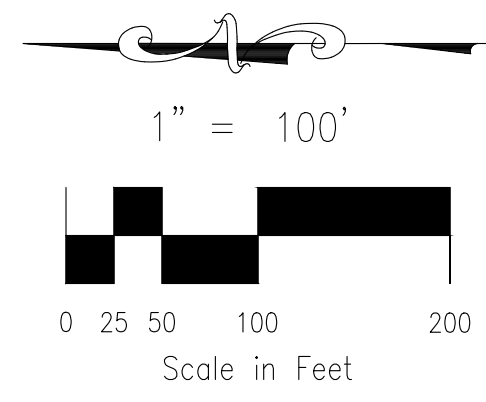
correct per V6 comment

Unresolved - dotschoenhel 09/30/2024 1:17:51 PM

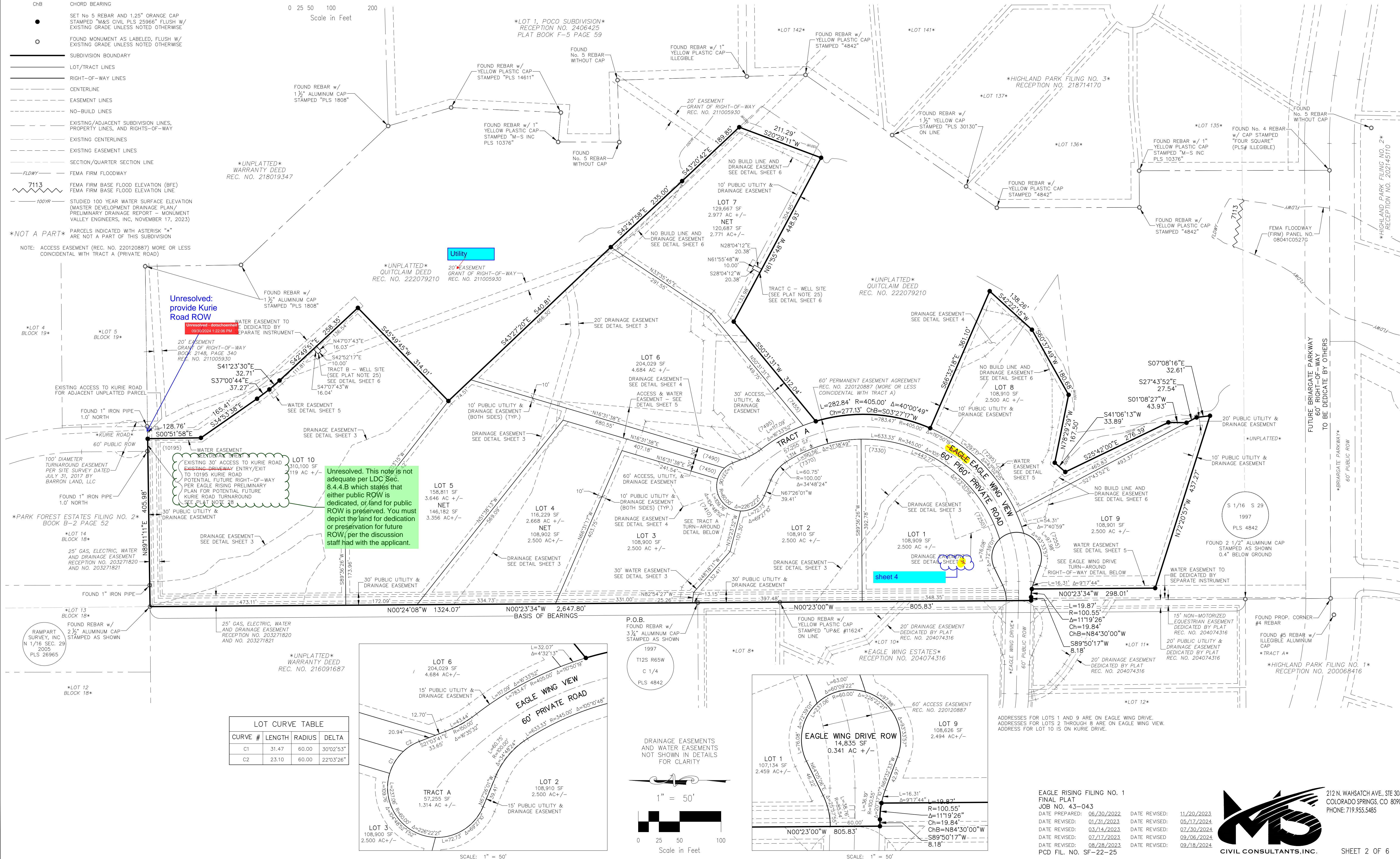
A driveway access permit is required. No driveway has been permitted. Please correct notes #21 and #16 See BOCC Resolution 20-423 for requirement

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) 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
- 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
- FLDWY FEMA FIRM FLOODWAY
- 7113 FEMA FIRM BASE FLOOD ELEVATION (BFE)
- 100YR FEMA FIRM BASE FLOOD ELEVATION LINE
- STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT - MONUMENT VALLEY ENGINEERS, INC, NOVEMBER 17, 2023)



EAGLE RISING FILING NO. 1
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 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

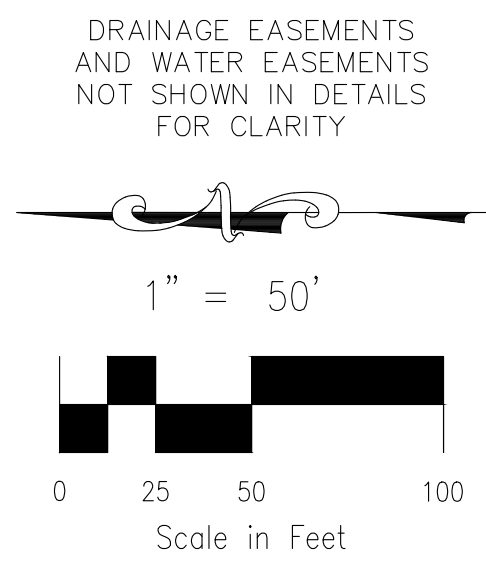
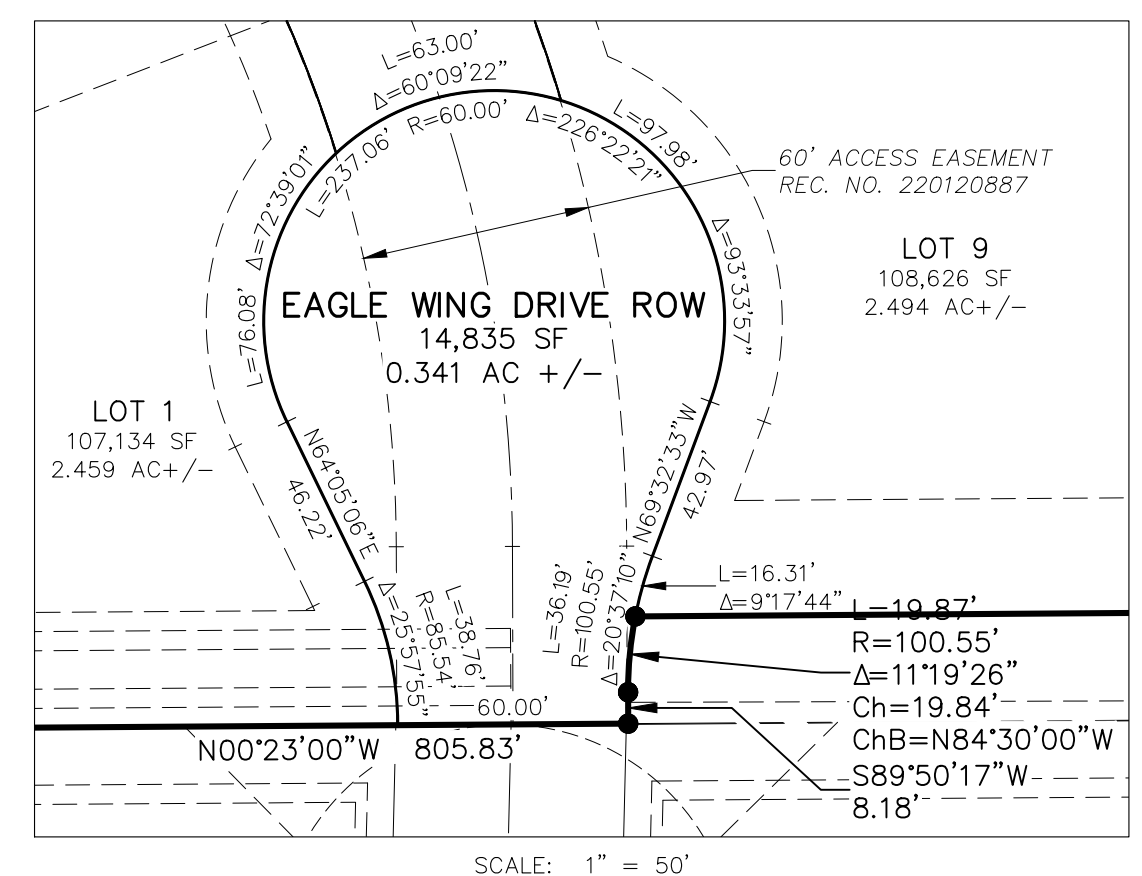
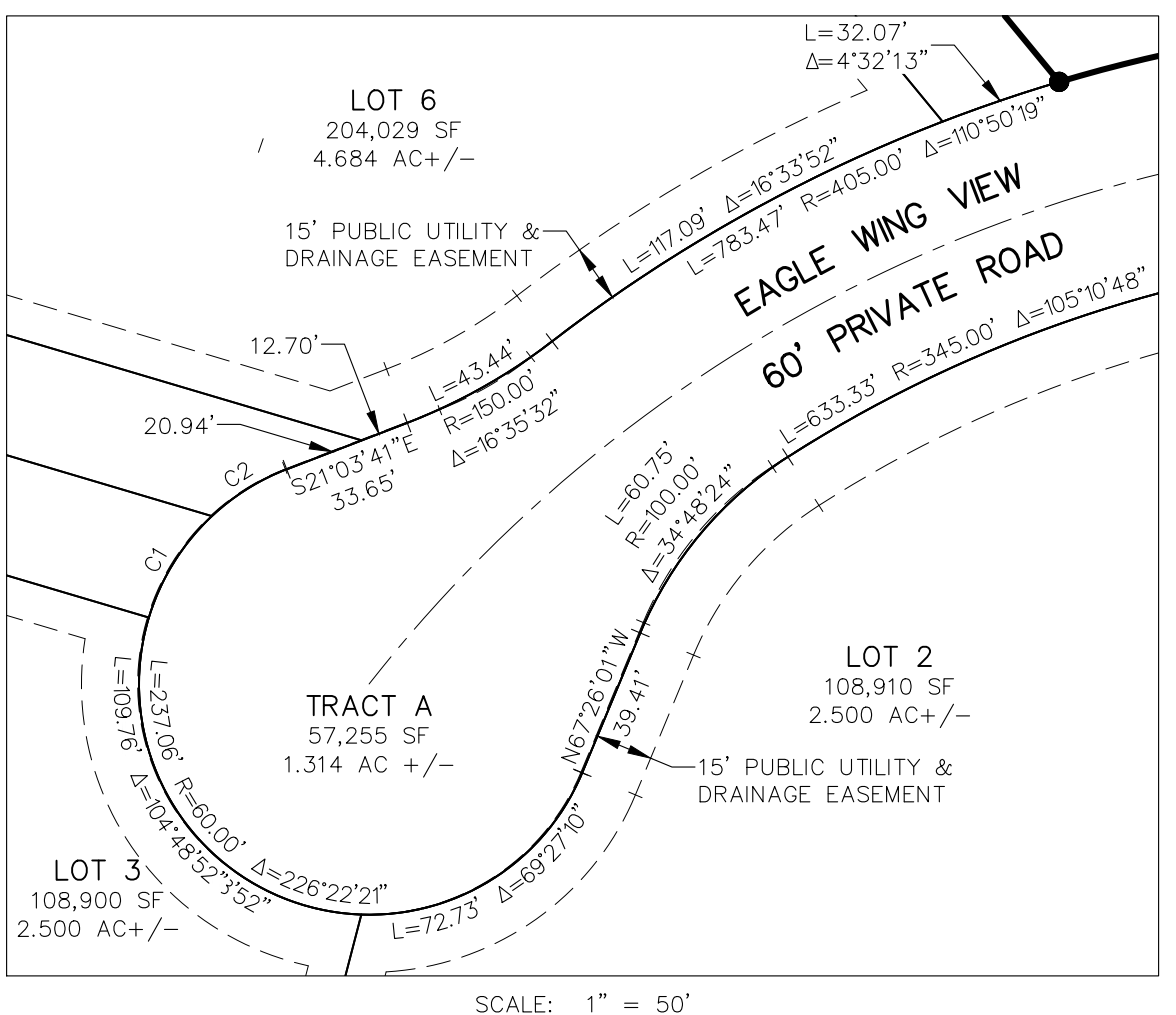


Unresolved: provide Kurie Road ROW

Unresolved - dotschoenhet 09/20/2024 1:22:06 PM

Unresolved. This note is not adequate per LDC Sec. 8.4.4.B which states that either public ROW is dedicated, or land for public ROW is preserved. You must depict the land for dedication or preservation for future ROW, per the discussion staff had with the applicant.

CURVE #	LENGTH	RADIUS	DELTA
C1	31.47	60.00	30°02'53"
C2	23.10	60.00	22°03'26"



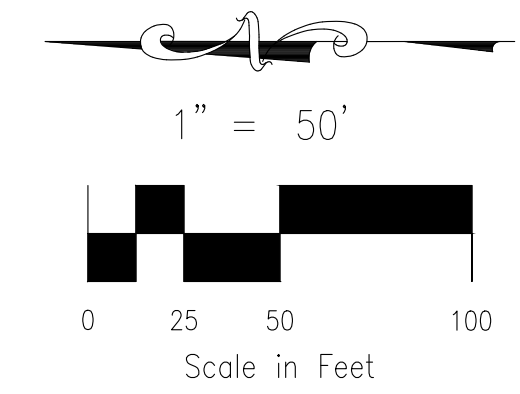
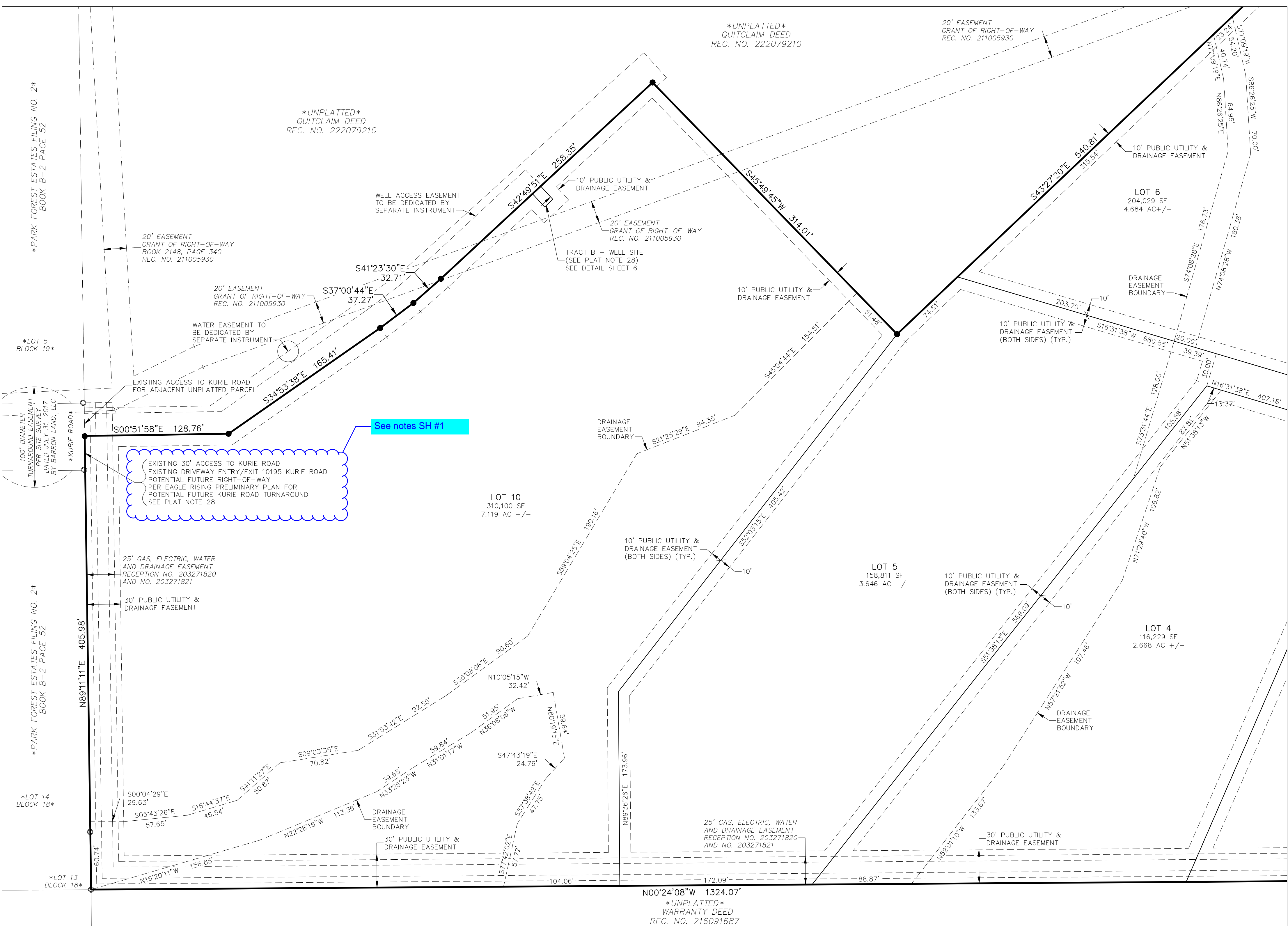
ADDRESSES FOR LOTS 1 AND 9 ARE ON EAGLE WING DRIVE. ADDRESSES FOR LOTS 2 THROUGH 8 ARE ON EAGLE WING VIEW. ADDRESS FOR LOT 10 IS ON KURIE DRIVE.

EAGLE RISING FILING NO. 1
 FINAL PLAT
 JOB NO. 43-043
 DATE PREPARED: 06/30/2022 DATE REVISION: 11/20/2023
 DATE REVISION: 01/31/2023 DATE REVISION: 05/17/2024
 DATE REVISION: 03/14/2023 DATE REVISION: 07/30/2024
 DATE REVISION: 07/17/2023 DATE REVISION: 09/06/2024
 DATE REVISION: 08/28/2023 DATE REVISION: 09/18/2024
 PCD FIL. NO. SF-22-25

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EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E1/2) 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

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) 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
 - SUBDIVISION BOUNDARY
 - LOT/TRACT LINES
 - RIGHT-OF-WAY LINES
 - CENTERLINE
 - EASEMENT LINES
 - EXISTING/ADJACENT SUBDIVISION LINES, PROPERTY LINES, AND RIGHTS-OF-WAY
 - EXISTING EASEMENT LINES
 - EXISTING CENTERLINES
 - 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)



DRAINAGE EASEMENT DETAILS
 LOTS 4, 5, 6, & 10
 SCALE: 1" = 50'

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 DATE REVISED: 09/18/2024

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

SHEET 3 OF 6

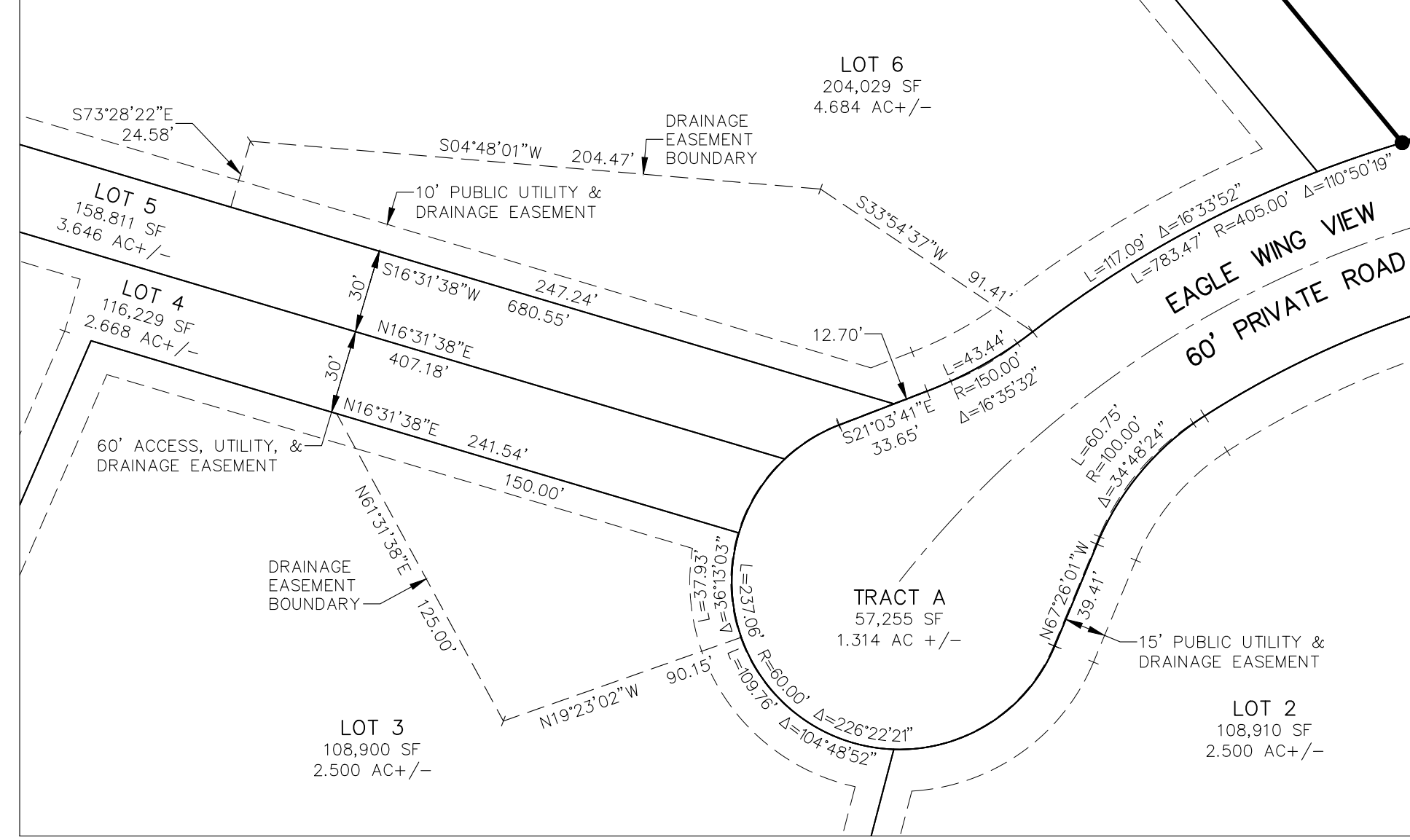
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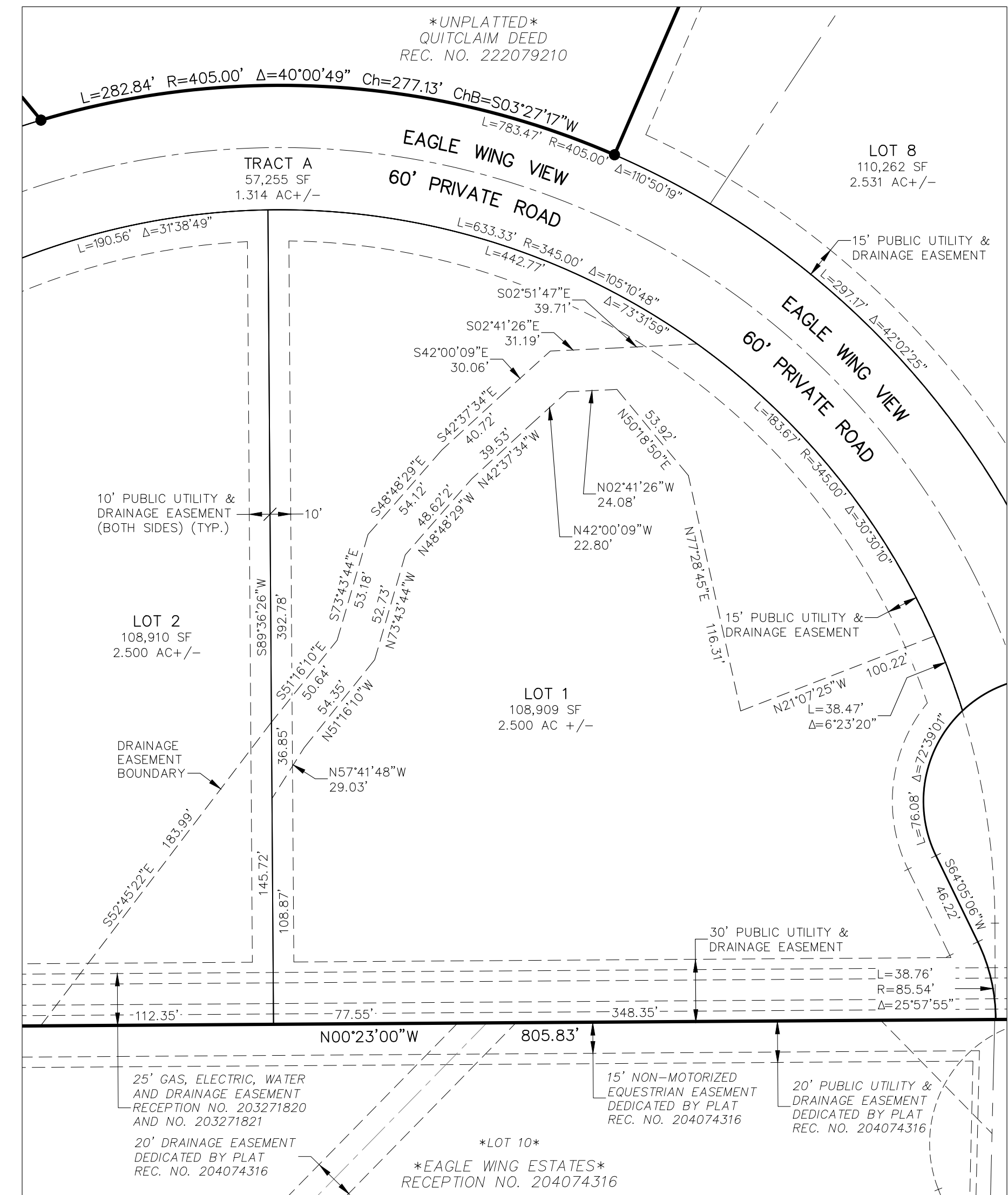
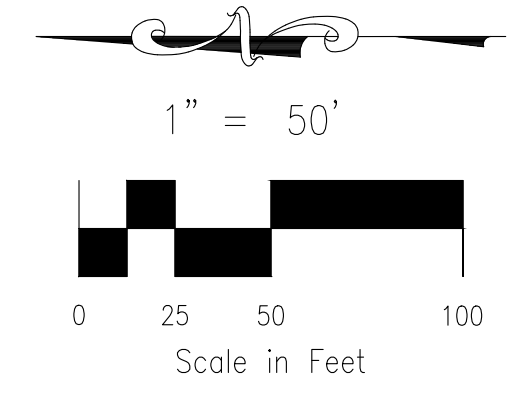
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(0000)	ADDRESS
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ChB	CHORD BEARING
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—	SUBDIVISION BOUNDARY
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*	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

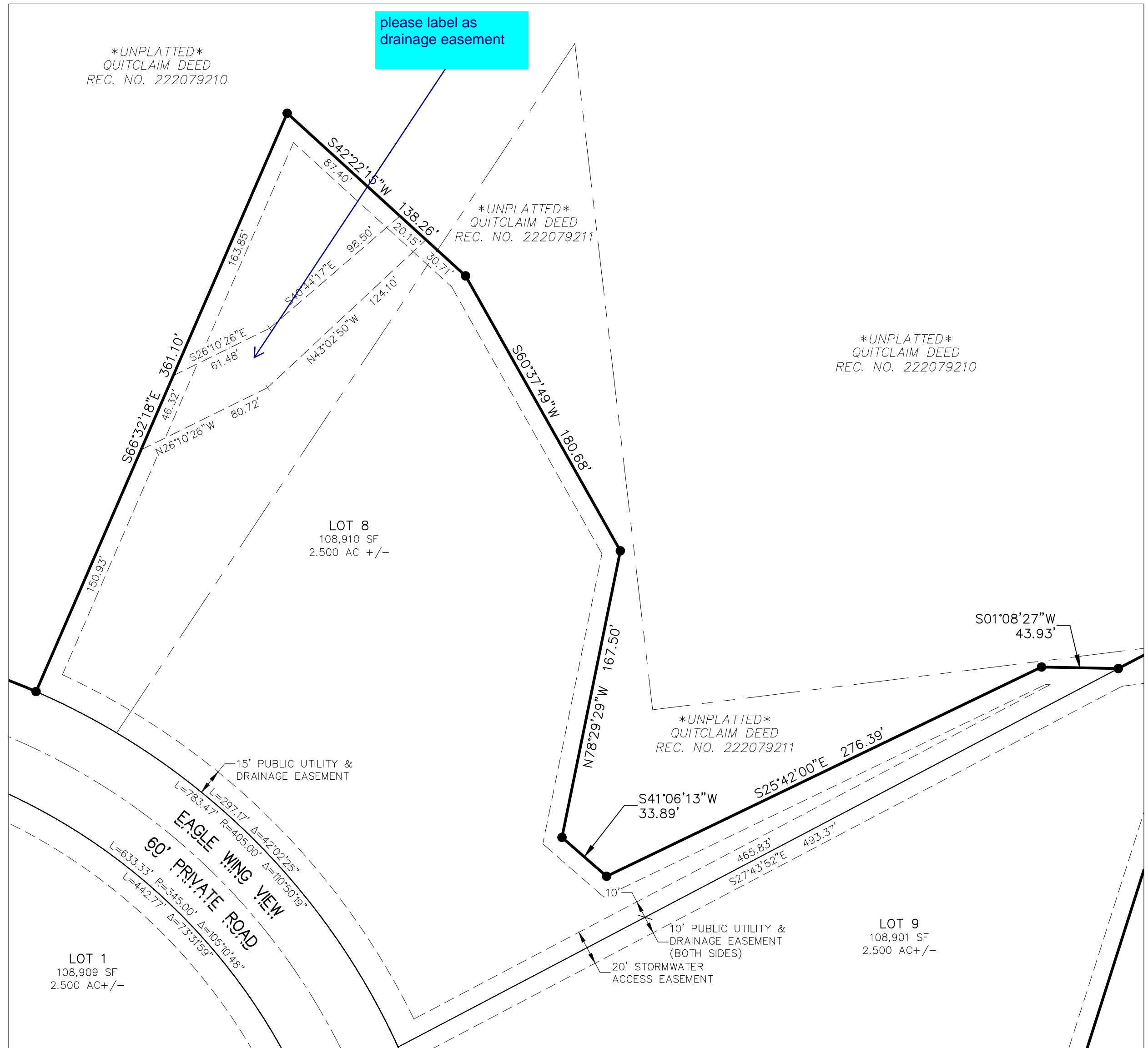
NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS COINCIDENTAL WITH TRACT A (PRIVATE ROAD)



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'

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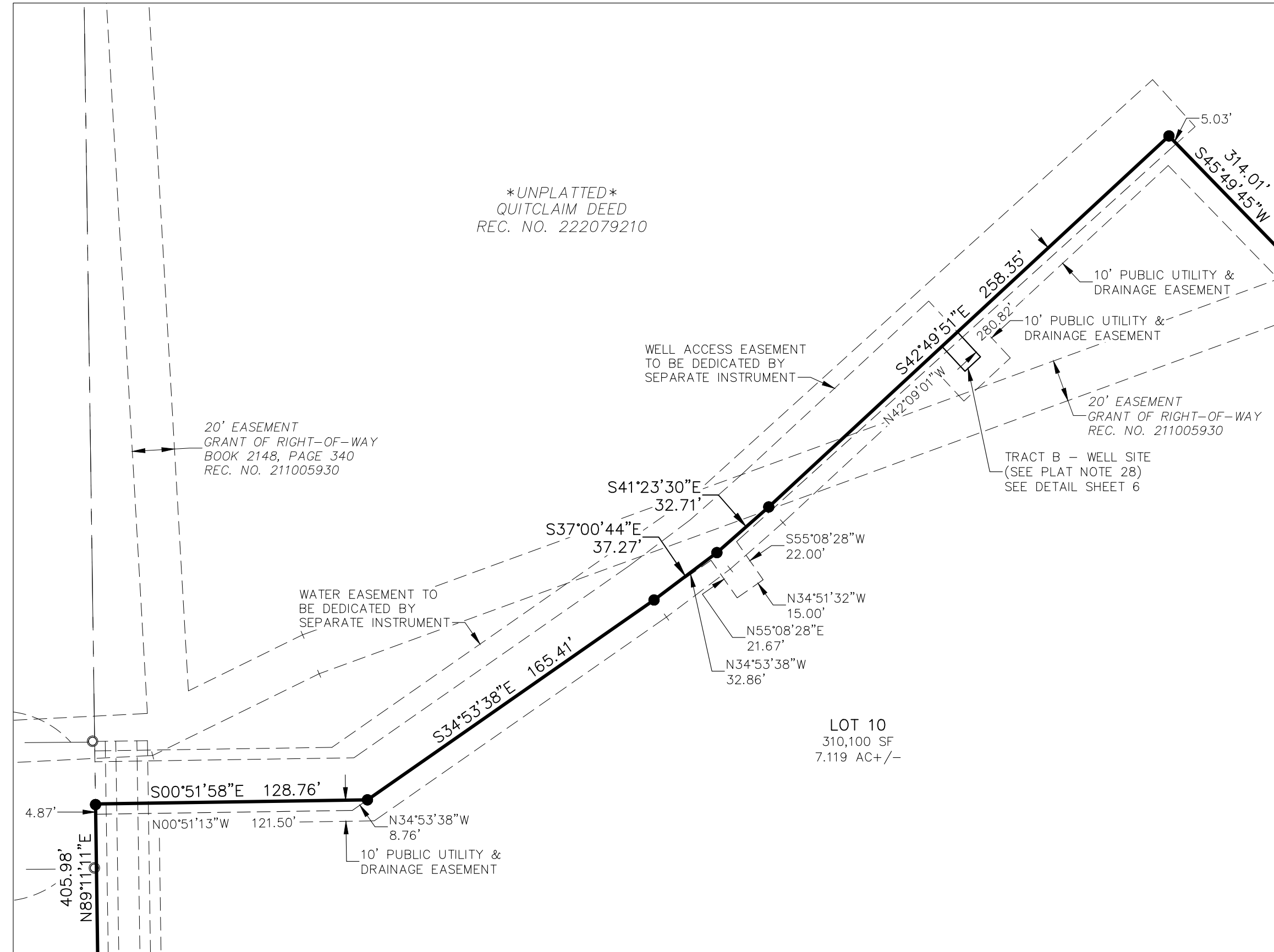
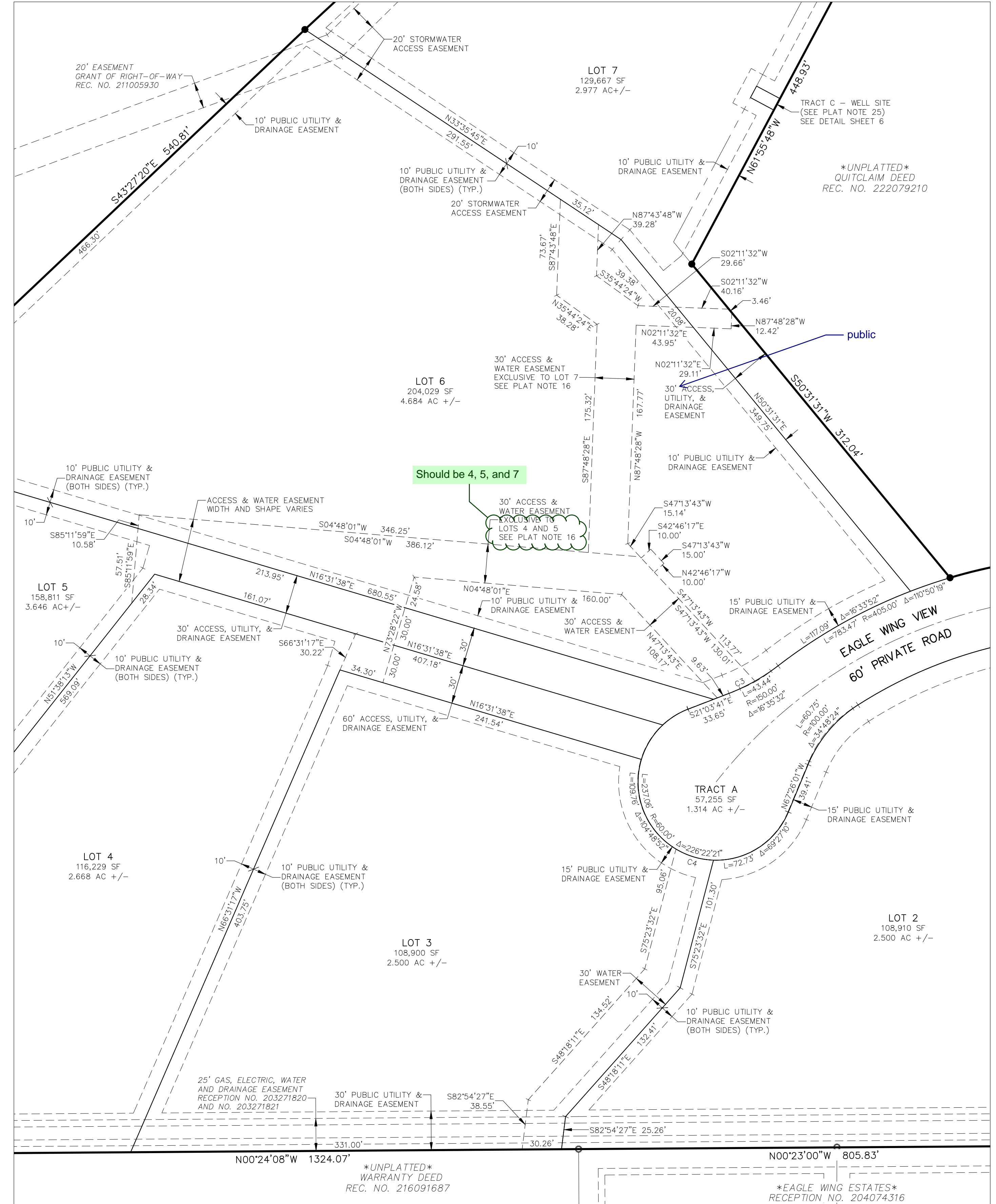
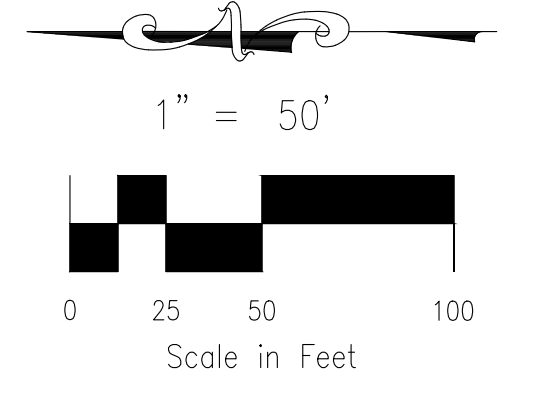
212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 4 OF 6

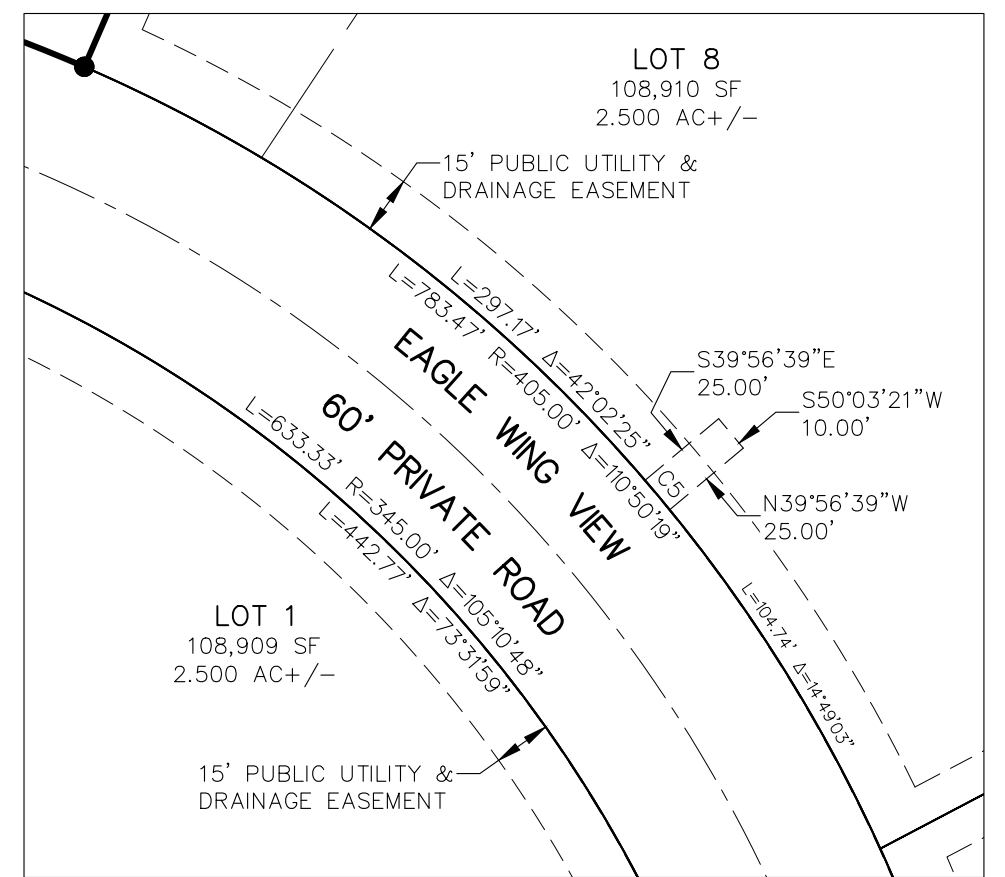
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EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
WATER EASEMENTS DETAILS
 DRAINAGE EASEMENTS (SEE SHEETS 3 & 4) AND NO-BUILD LINES (SEE SHEET 6)
 NOT SHOWN FOR CLARITY

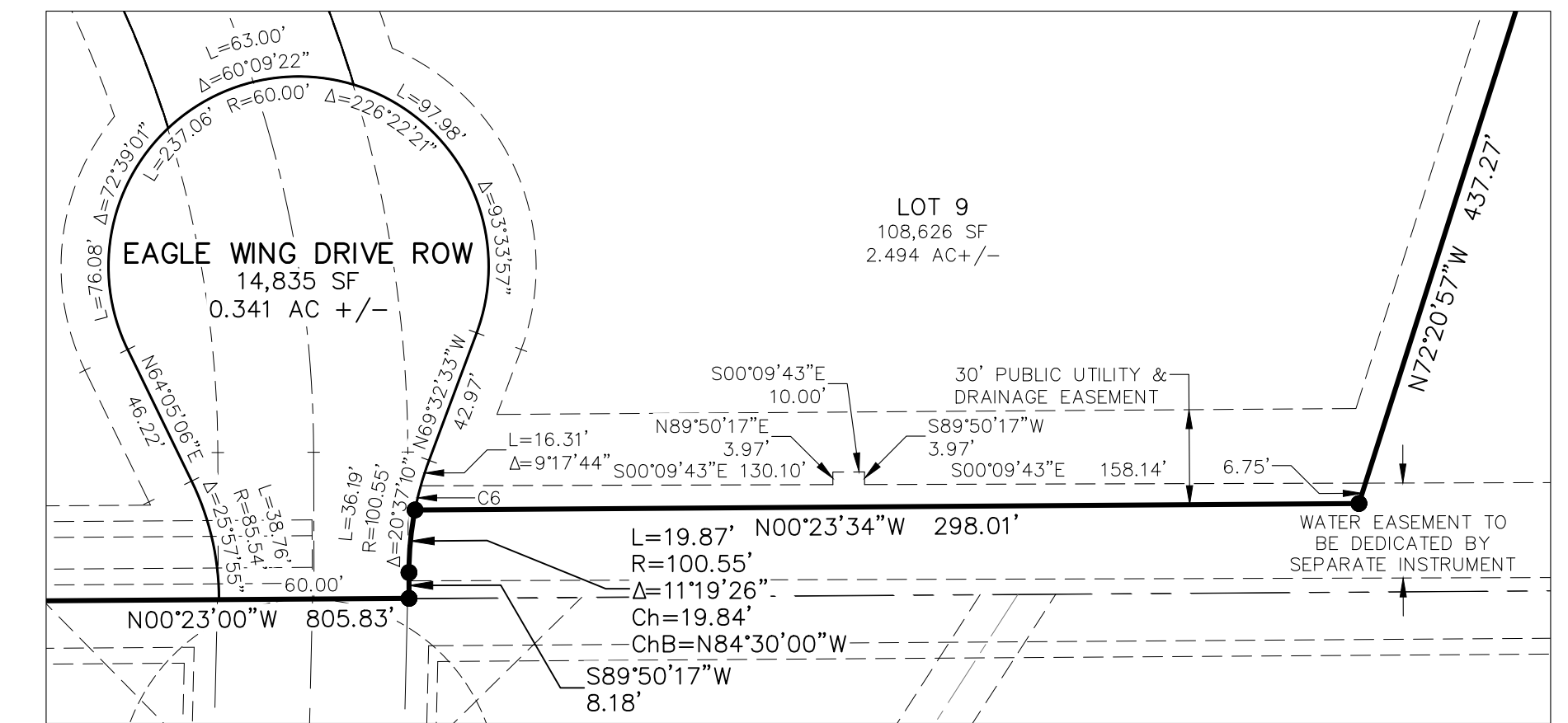
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - SUBDIVISION BOUNDARY
 - 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)



WATER EASEMENT DETAILS
 LOT 10
 SCALE: 1" = 50'



WATER EASEMENT DETAIL
 LOT 8
 SCALE: 1" = 50'



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

EASEMENT CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C3	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

ACCESS & WATER EASEMENT DETAILS
 LOTS 3, 5, 6, & 7
 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: 07/30/2024
 DATE REVISED: 07/17/2023 DATE REVISED: 09/06/2024
 DATE REVISED: 08/28/2023 DATE REVISED: 09/18/2024
 PCD FIL. NO. SF-22-25

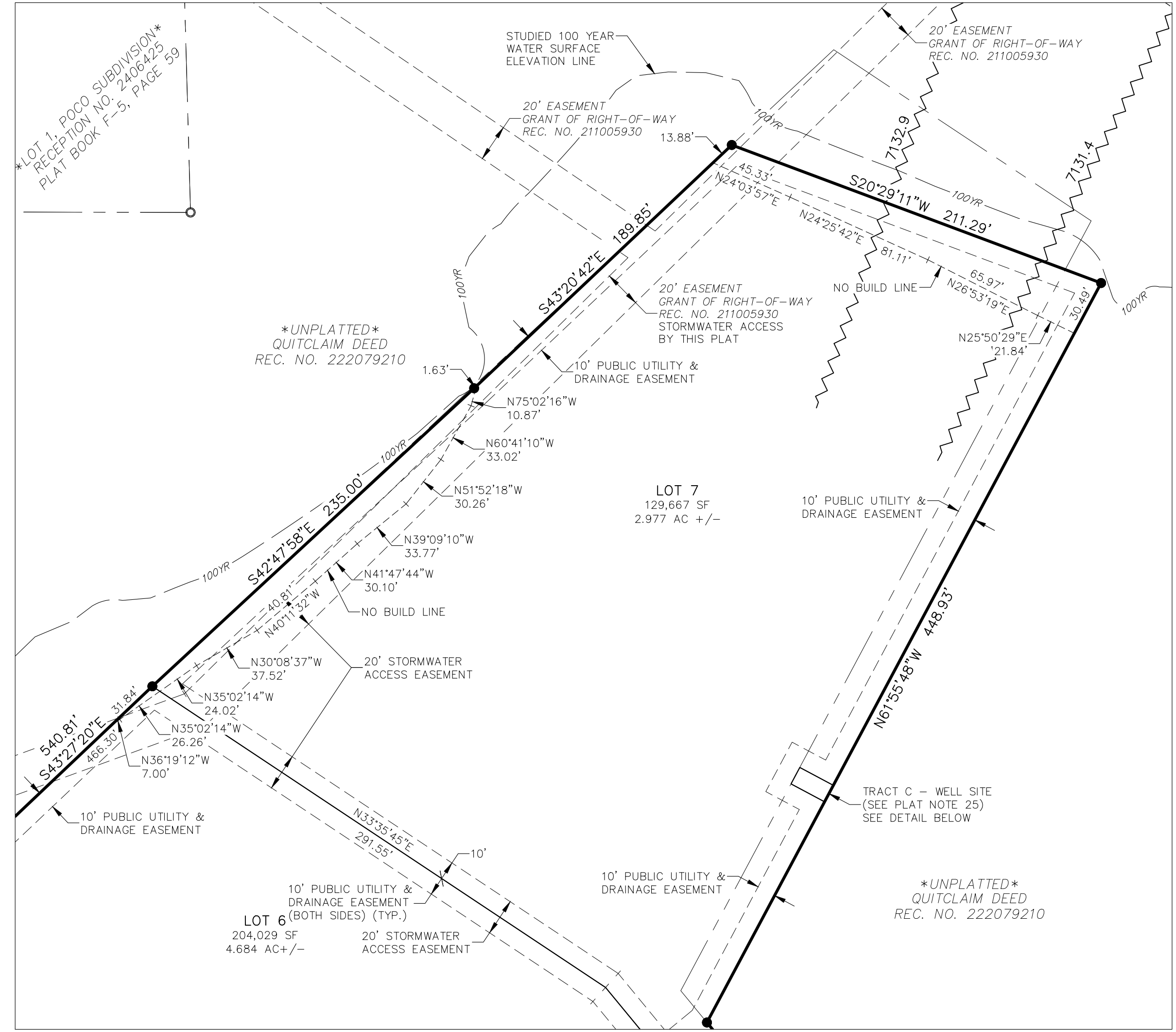
212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 5 OF 6

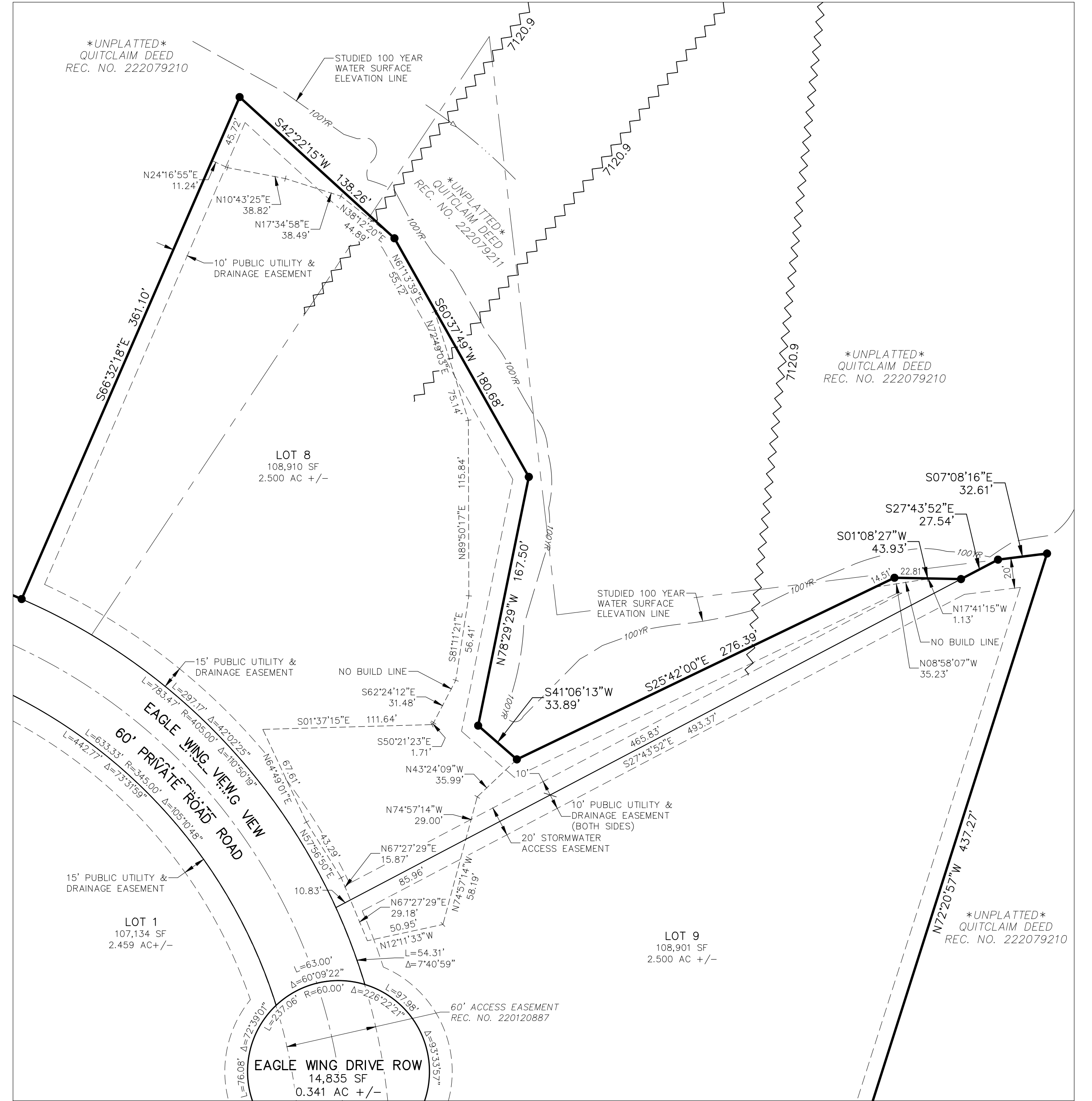
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EAGLE RISING FILING NO. 1
 A PORTION OF THE EAST HALF (E 1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
NO-BUILD LINES / DRAINAGE EASEMENTS
TRACT B AND C DETAILS
 WATER EASEMENTS (SEE SHEET 5) NOT SHOWN FOR CLARITY

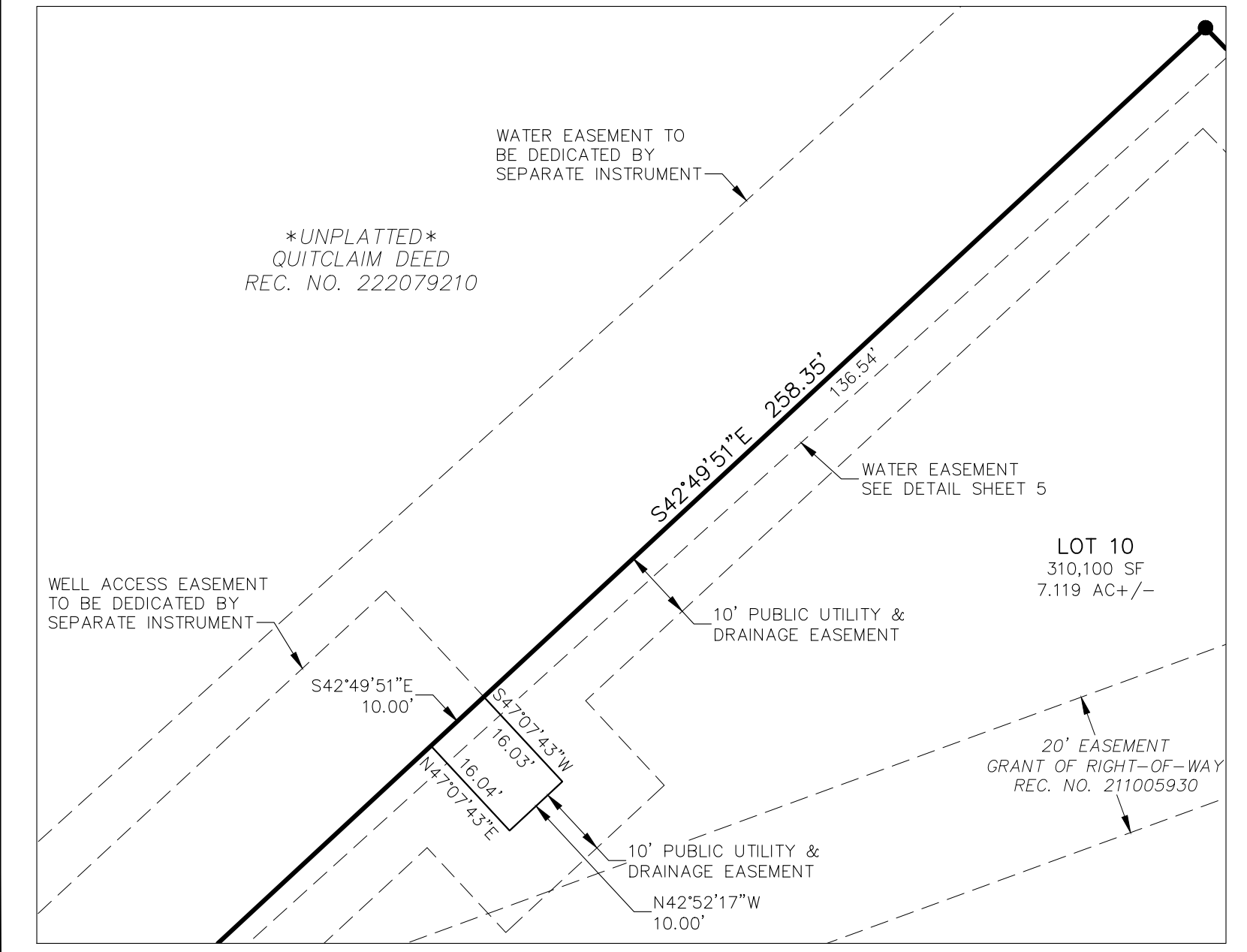
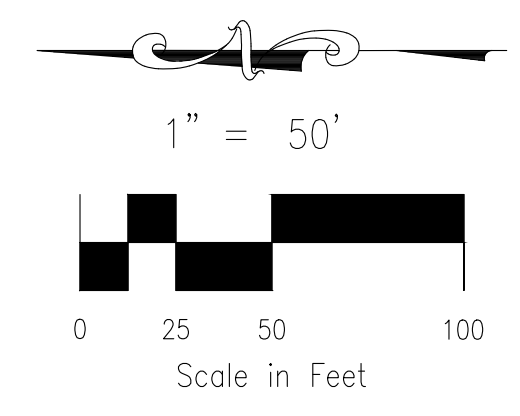
- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (0000) ADDRESS
 - Ch CHORD
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 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - 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
 - - - STUDIED 100 YEAR WATER SURFACE ELEVATION (MASTER DEVELOPMENT DRAINAGE PLAN/ PRELIMINARY DRAINAGE REPORT - MONUMENT 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)



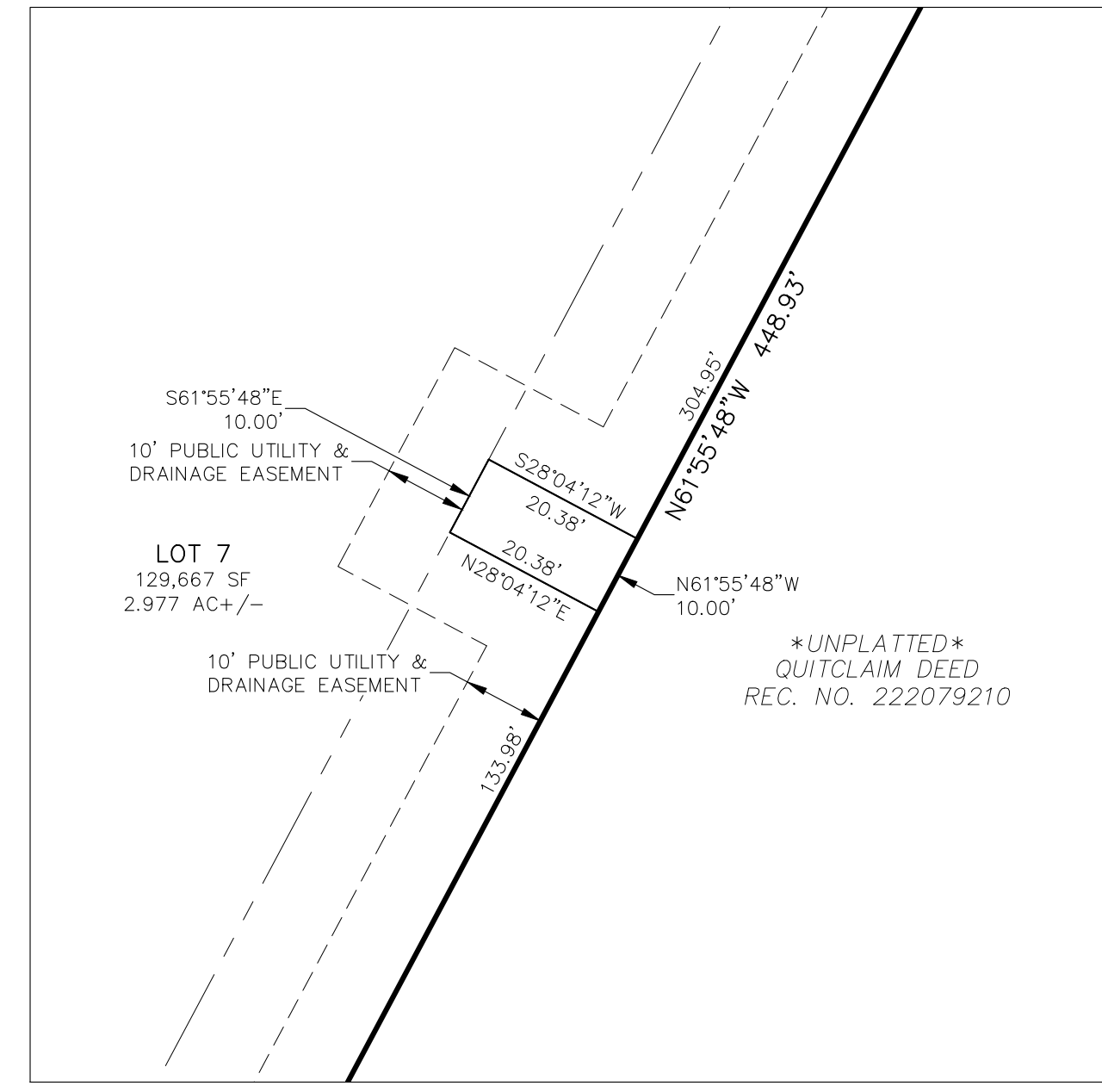
**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL**
 LOTS 6 & 7
 SCALE: 1" = 50'



**STUDIED 100 YEAR WATER SURFACE ELEVATIONS
 NO-BUILD LINE AND DRAINAGE EASEMENT DETAIL**
 LOTS 8 & 9
 SCALE: 1" = 50'



TRACT B DETAIL
 WELL PARCEL - 160 SF
 SCALE: 1" = 20'



TRACT C DETAIL
 WELL PARCEL - 204 SF
 SCALE: 1" = 20'

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
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SHEET 6 OF 6

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