

**DUNCAN S. BREMER, P.C.**

**Attorney At Law**

236 N. Washington St,  
15050 Woodcarver Road,  
Monument, Colorado 80132  
(719) 481-8564  
Fax (719) 466-2059  
Duncan.bremer@gmail.com

Meggan Herington  
Executive Director  
El Paso County Planning and Community Development  
By Email: megganherington@elpasoco.com

CC  
Ryan Howser, AICP, Planner III  
By Email: RyanHowser@elpasoco.com

Joshua Palmer, PE  
County Engineer  
El Paso County Department of Public Works  
By Email: joshuapalmer@elpasoco.com

Elizabeth Nijkamp, PE  
Deputy County Engineer  
El Paso County Department of Public Works  
By Email: ElizabethNijkamp@elpasoco.com

RE: Eagle Rising Final Plat Filing No. 1 (Minor) SF2225: Existing Driveway Access to Existing Kurie Road via existing platted permanent turnaround

May 21, 2024

Dear Meggan:

Please accept our request that you agree the Final Plat as submitted is consistent with the approved Preliminary Plan.

The only obstacle we can see is that unfortunately, in a November 30, 2023, email Ms. Nijkamp has stated her position (which is restated in Ryan Howser's email of 5/16/24) that

“...any portion of the cul-de-sac that is within this subdivision plat should be platted as ROW at this time to accommodate the cul-de-sac shown, when the east side plats (the balance of the remainder parcel) they will be required to plat and construct the cul-de-sac.

“The reason for this is due to existing ROW for the cul-de-sac on the adjacent property being substandard for a turnaround to be constructed to County standards. The County currently has a 60’ ROW at this location with turnaround easements that are not sufficient for permanent use. The current approved prelim plan shows the addition of a cul-de-sac which is necessary for safe turnaround and snow removal. I feel that it would be a major amendment to the approved prelim plan to remove this feature.”

We strongly disagree with Ms. Nijkamp’s position for the following reasons.

1. **Preliminary Plan Permissive Only.** The Preliminary Plan permits platting of additional lots in this area, but like any Preliminary Plan, it does not require the platting of all lots shown on the Preliminary Plan with the initial Final Plat. In fact, approval of a Preliminary Plan does not require that all lots shown on the Preliminary Plan ever be platted.
2. **No Public Road Involved in the Final Plat.** The Final Plat does not include or affect any public road. As concerns Kurrie Rd. the Final Plat simply plats a single lot accessing the existing public road by an existing driveway that has been in use for over 20 years. The new Lot 10 in the Final Plat has 30 feet of frontage on the existing County road at the existing driveway. Ms. Nijkamp misstates that the current turnaround is only 60 feet, when the dedicated existing turnaround has a 100-foot diameter as noted on the Final Plat and has been sufficient for many years for plows to turn around.
3. **Potential Future Turnaround Noted.** We understand Ms. Nijkamp’s concern that at some time in the future additional lots may be platted, and therefore, at some time in the future, the turnaround shown on the approved Preliminary Plan may be required. However, we do not believe that the turnaround is required to be dedicated in connection with this first Final Plat.

As justification for requiring the potential future ROW to be platted, Mr. Howser cited LDC Sec. 8.4.4.B., which applies to future roads identified in the MTCP. It does not actually apply because the Final Plat does not include any road identified in the MTCP. In any event, the purpose of that provision and Ms. Nijkamp’s concerns are fully satisfied by the note on the Final Plat referencing the potential future turnaround in the approved Preliminary Plan. We note that even for a road identified in the MTCP, LDC Sec. 8.4.4.B states:

*In accordance with BoCC policy, the BoCC may allow a disclosure such as "public ROW easement" or "future ROW" to be placed on a plat as an alternative to dedication.*

We believe the notation on the Final Plat is sufficient disclosure of the potential future turnaround.

4. **Consistent with Prior Direction from County Engineer.** In prior discussions with your staff (notably on 10/25/23 with Josh Palmer, Justin Kilgore and others) Josh Palmer indicated the Final Plat would not require dedication of any right of way for the potential future new Kurrie Rd. turnaround. We have proceeded to develop the Final Plat on the basis of those indications.
5. **Compliant with Land Development Code.** The current terminus of Kurrie Rd. is an existing publicly dedicated turnaround, as referenced on the Final Plat and survey. Lot 10's 30-foot frontage on Kurrie Rd. at the existing driveway is fully consistent with the requirements for a lot to access an existing public road and should be eligible for a driveway permit upon recording the Final Plat.
6. **No Public Burden.** This Final Plat imposes no new burden on Kurrie Rd. We do not understand Ms. Nijkamp to suggest that it somehow requires dedication of the full right of way for the full turnaround. We think dedication of half a turnaround is an unreasonable requirement and serves no purpose. We hope you agree that such a dedication would be an impermissible disproportionate imposition and is unnecessary at this time.

We appreciate the extensive attention your staff, and especially the Engineering staff, has given the difficult issues around the drainage on the Preliminary Plan. Now that the Preliminary Plan has been approved, the first Final Plat should be easy to resolve and move to the BOCC for final approval.

*Duncan S. Bremer*

Duncan S. Bremer,  
On behalf of the Applicant, MyPad, Inc.

Attachments:

October 27, 2023, email Wayne Timura to El Paso County Staff "Eagle Rising SP205 SF225 10.25.23 Meeting Results Summary"

November 30, 2023, email Elizabeth Nijkamp "Eagle Rising and Kurie cul-de-sac"

May 16, 2024, email Ryan Howser and Jeff Rice "Eagle Rising SF225 Plat & related documents to review"

Final Plat (as currently submitted) showing the notation disclosing potential future Kurrie Rd. turnaround in the approved Preliminary Plan.

# Eagle Rising SP205 SF2225 \_10.25.2023 Meeting Results Summary w\_Comment Trackers

1 message

Wayne Timura <wtimura@nldevelopment.com>

Fri, Oct 27, 2023 at 2:53 PM

To: "megganherington@elpasoco.com" <megganherington@elpasoco.com>, "JoshuaPalmer@elpasoco.com" <JoshuaPalmer@elpasoco.com>, "JustinKilgore@elpasoco.com" <JustinKilgore@elpasoco.com>, "RyanHowser@elpasoco.com" <RyanHowser@elpasoco.com>, "GilbertLaForce@elpasoco.com" <gilbertlaforce@elpasoco.com>, Steve Jacobs S2J <s2j1@me.com>, Stephen Jacobs <stripejacobs@gmail.com>, Bill Guman <Bill@guman.net>, "David Gorman (daveg@mvecivil.com)" <daveg@mvecivil.com>, "Duncan Bremer (duncan.bremer@gmail.com)" <duncan.bremer@gmail.com>

El Paso County and Eagle Rising Development Teams,

Following up on our October 25<sup>th</sup> meeting attached is the Meeting Results Summary that I agreed to issue. The attached also includes Preliminary Plan Reinstatement and PLAT Comment Trackers.

As noted in the meeting results summary I will request a follow meeting.

Thank you,

Wayne M. Timura, P.E.

Principal



**Westmont Construction**

**Commercial Real Estate, Development and Construction Management**

735 Lancers Court West, Suite 100, Monument, CO 80132

Telephone: 719-886-6535 Cell: 719-351-8629

[www.NLdevelopment.com](http://www.NLdevelopment.com) [www.WestmontConstruction.com](http://www.WestmontConstruction.com)

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**Eagle Rising SP205 SF2225 \_10.25.2023 Meeting Results Summary w\_Comment Trackers.pdf**  
309K



**Meeting Results Summary – Distributed Via e-mail only**

Project:	Eagle Rising: SP205 + SF2225	Meeting No.:	1
Owner/Client:		Date:	10/25/2023
Prepared By:	Wayne Timura	Start Time:	14:00
Participants:	Development Team: Steve Jacobs, Stephen Jacobs, Bill Guman, Dave Gorman, Duncan Bremer, and Wayne Timura El Paso County: Meggan Herington, Josh Palmer, Justin Kilgore, Ryan Howser and Gilbert LaForce		
Distribution to:	Participants via e-mail only		

Note: The following represents our understanding of the topics/items discussed during the meeting, decisions made, items resolved, and actions required and to occur following this meeting. Please notify us in the event of any oversight, omissions and/or disagreement.

**LEGEND:** R-Resolved O/C- Open/Closed

Tracker/No.	Topic and Summary Results/Resolution	Responsibility	R	O/C
Prelim Plan 53	Lots 16 & 17 Limits of Construction: Keep limits of construction as shown. Add note that Downslope Creep (DCS) areas require engineered mitigation in the area of disturbance.	Timura/Gorman	R	O
Prelim Plan 3 & 54	Lots 7,8,9, & 10 Limits of Construction: Keep limits of construction line shown which is 2 feet above 100 year water level. Acceptance to be verified by Palmer.	Palmer	O	O
Prelim Plan 7,8, 10,24	Preliminary Drainage Report / Plans: Channel stabilization, maintenance access. Site visit by Palmer and LaForce, (excluding Rice), with Development Team members. Noted that the Eagle Rising Development will not add to the stormwater flow in the creek. Gorman to research to provide information to support that the existing well established willow vegetation can withstand 5 fps velocity. Then prepare a deviation request.	Palmer  Gorman	R  R	O  O
Unscheduled Agenda Item Prelim Plan	Existing Eagle Wing Drive Temporary turn around easement to be vacated plus asphalt to be removed and revegetated. County is responsible and needs to obtain effected property owner’s consent.	Palmer	R	O

**Commercial Real Estate, Development and Construction Management**

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Telephone: 719-886-6535 Cell: 719-351-8629

[www.NLdevelopment.com](http://www.NLdevelopment.com) [wtimura@NLdevelopment.com](mailto:wtimura@NLdevelopment.com)

Final PLAT 11,36	Kurie Road Cul-de-Sac: Not Required per Palmer and Kilgore		R	C
Final PLAT 21,27	Geological Hazards: Review requirements for Final Plat based on the Entech report.	Timura/Yokom M&S Civil	R	O
Final PLAT 45	Lots 3 & 4 Corral fence straddle lot lines. Add note to Plat	Timura/Yokom M&S Civil	R	O
Final PLAT 46	Lot 6 Existing Barn is allowed as pre-existing. Okay per Kilgore. Add a note.	Timura/Yokom M&S Civil	R	O
Final PLAT 47	Lot 7 has existing accessory structures. Per Kilgore add a note that no building permits can be obtained on this lot before a building permit for a principal residence is issued.	Timura/Yokom M&S Civil	R	O
Final PLAT 49	It's understood that the Black Forest Fire District will not review or comment.		R	C
Final PLAT 52	Private Road/Cul-de-Sac length. Submit a deviation that Palmer will approve and understands that the Black Forest Fire District will not review or comment.	Timura/Gorman	R	O
	Unfinished October 25 <sup>th</sup> Agenda Items. Schedule Next Meeting with Herington and Palmer as soon as possible to complete agenda and follow up to resolution on the attached Preliminary Plan Reinstatement and Final PLAT trackers.	Timura		O

Respectfully Submitted,

NEXT LEVEL DEVELOPMENT, INC.

*Wayne M. Timura*

Wayne M. Timura, P.E.  
Principal

## Ryan Howser

---

**From:** Ryan Howser  
**Sent:** Friday, December 1, 2023 9:44 AM  
**To:** 'David Gorman'; Wayne Timura  
**Subject:** FW: Eagle Rising and Kurie cul-de-sac

Dave / Wayne,

Please see below for DPW / Engineering response on the Kurie Road question, as a follow-up to our meeting from earlier this week. Please let us know if you have any questions at this time. I will also place this correspondence in the file for the final plat.

---

**From:** Elizabeth Nijkamp <ElizabethNijkamp@elpasoco.com>  
**Sent:** Thursday, November 30, 2023 4:48 PM  
**To:** Ryan Howser <RyanHowser@elpasoco.com>; Justin Kilgore <JustinKilgore@elpasoco.com>; Jeff Rice <JeffRice@elpasoco.com>  
**Cc:** Joshua Palmer <JoshuaPalmer@elpasoco.com>; Gilbert LaForce <GilbertLaForce@elpasoco.com>  
**Subject:** Eagle Rising and Kurie cul-de-sac

Ryan,

Can you please inform the applicant and place in the file that it is this department's position that any portion of the cul-de-sac that is within this subdivision plat should be platted as ROW at this time to accommodate the cul-de-sac shown, when the east side plats (the balance of the remainder parcel) they will be required to plat and construct the cul-de-sac.

The reason for this is due to existing ROW for the cul-de-sac on the adjacent property being substandard for a turnaround to be constructed to County standards. The County currently has a 60' ROW at this location with turnaround easements that are not sufficient for permanent use. The current approved prelim plan shows the addition of a cul-de-sac which is necessary for safe turnaround and snow removal. I feel that it would be a major amendment to the approved prelim plan to remove this feature.

Below is a part of the adjacent plat to the north and a part of the approved prelim plan.

Respectfully.







Elizabeth Nijkamp, PE  
Deputy County Engineer  
Department of Public Works  
2880 International Circle  
Colorado Springs, CO. 80910  
O: 719.520.7852 C:719.237-7206  
<https://planningdevelopment.elpasoco.com/>

**From:** Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)>

**Sent:** Thursday, May 16, 2024 14:33

**To:** Wayne M Timura <[wtimura@nldevelopment.com](mailto:wtimura@nldevelopment.com)>; Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>; David Gorman <[daveg@mvecivil.com](mailto:daveg@mvecivil.com)>

**Cc:** Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>; Bryan Frantz <[bfrantz@collinsengr.com](mailto:bfrantz@collinsengr.com)>; Mikayla Hartford <[MikaylaHartford@elpasoco.com](mailto:MikaylaHartford@elpasoco.com)>; Christina Prete <[ChristinaPrete@elpasoco.com](mailto:ChristinaPrete@elpasoco.com)>; Glenn Reese <[GlennReese@elpasoco.com](mailto:GlennReese@elpasoco.com)>

**Subject:** RE: Eagle Rising SF2225 Plat & related documents review

Wayne,

A reminder from our meeting yesterday:

Land Development Code Sec. 8.4.4.B states: *Right-of-Way Dedication Required. Roads shall be located within a dedicated public right-of-way meeting the requirements of the ECM for the roadway classification proposed. In addition, adequate right-of-way shall be dedicated to accommodate the construction of the roads identified within the MTCP in accordance with BoCC policy. In accordance with BoCC policy, the BoCC may allow a disclosure such as "public ROW easement" or "future ROW" to be placed on a plat as an alternative to dedication.*

Additionally, since this Kurie Road cul-de-sac bulb was identified and accepted by the BoCC as right-of-way with the preliminary plan, it would be considered an inconsistency with the preliminary plan if it was not included on the plat, and I believe it would not be compliant with the ECM if Kurie Road is left as is.

From: Jeff Rice <[JeffRice@elpasoco.com](mailto:JeffRice@elpasoco.com)>

Sent: Thursday, May 16, 2024 12:51

To: Wayne M Timura <[wtimura@nldevelopment.com](mailto:wtimura@nldevelopment.com)>; David Gorman <[daveg@mvecivil.com](mailto:daveg@mvecivil.com)>

Cc: Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)>; Elizabeth Nijkamp <[ElizabethNijkamp@elpasoco.com](mailto:ElizabethNijkamp@elpasoco.com)>; Bryan Frantz <[bfrantz@collinsengr.com](mailto:bfrantz@collinsengr.com)>; Mikayla Hartford <[MikaylaHartford@elpasoco.com](mailto:MikaylaHartford@elpasoco.com)>; Christina Prete <[ChristinaPrete@elpasoco.com](mailto:ChristinaPrete@elpasoco.com)>; Glenn Reese <[GlennReese@elpasoco.com](mailto:GlennReese@elpasoco.com)>

Subject: RE: Eagle Rising SF2225 Plat & related documents review

Wayne / Dave,

I have direction from Stormwater staff (copied) on the plat note.

Large lot excluded 10% Impervious Plat Note: On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualification for this exclusion is presented in the ECM section 1.7.1.B.5: "Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent." Add a note to the plat acknowledging that per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

Also, regarding the cul-de-sac criteria, that is ECM Section 2.3.8:

[https://library.municode.com/co/el\\_paso\\_county/codes/engineering\\_criteria\\_manual?nodeId=ENCRMA\\_CH2TRFA\\_2.3RODE#:~:text=2.3.8.-,Roadway%20Terminations,-A](https://library.municode.com/co/el_paso_county/codes/engineering_criteria_manual?nodeId=ENCRMA_CH2TRFA_2.3RODE#:~:text=2.3.8.-,Roadway%20Terminations,-A)

LDC Section 6.3.3(C)(2)(d) states the following: "Turnaround Required on Dead-End Roads. Every dead-end road more than 300 feet in length shall be provided with a roadway termination meeting ECM standards."



**Jeffrey D. Rice, PE, CFM**

Senior Engineer

Department of Public Works

719-520-7877 (Office)

719-439-0614 (Cell)

<https://planningdevelopment.elpasoco.com/>

PERSONAL WORK SCHEDULE

Monday - Friday, 8:00 am to 4:30 pm

DEPARTMENT HOURS

Monday - Friday, 7:30 am to 4:30 pm



# 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 SOUTHWEST 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 SOUTHWEST 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 S43°02'35"E A DISTANCE OF 499.61 FEET;  
THENCE S33°35'45"W A DISTANCE OF 165.64 FEET;  
THENCE N61°55'48"W A DISTANCE OF 467.41 FEET;  
THENCE S50°31'31"W A DISTANCE OF 334.09 FEET;  
THENCE 334.73 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 4721°17" THE CHORD OF 325.28 FEET WHICH BEARS S07°07'31"W;  
THENCE S56°24'15"E, NON-TANGENT TO THE PREVIOUS COURSE, 474.06 FEET;  
THENCE S83°20'23"W A DISTANCE OF 384.26 FEET;  
THENCE S07°08'16"E A DISTANCE OF 325.86 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 1,536,904 SQUARE FEET (35.282 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:

### EAGLE RISING OWNERS ASSOCIATION

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN PLAT NOTE 27 IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE EAGLE RISING OWNERS ASSOCIATION.

THE DEDICATION OF TRACT B FOR THE PURPOSES SPECIFIED IN PLAT NOTE 28 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

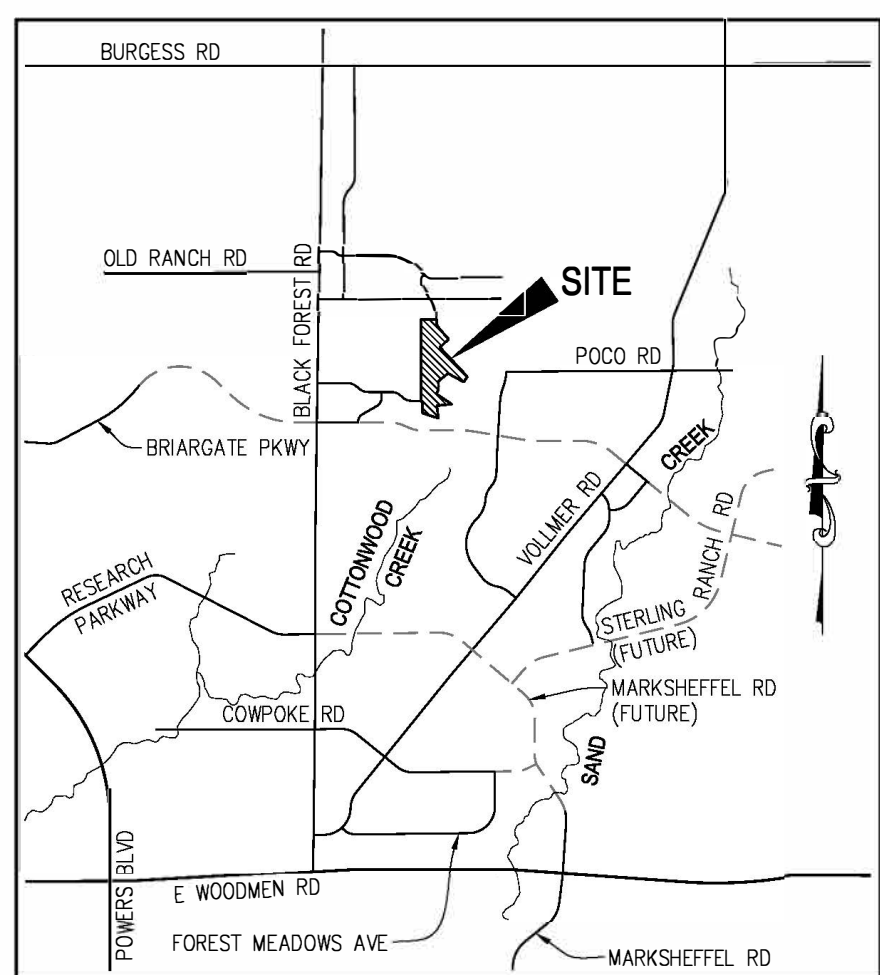
STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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, 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 \_\_\_\_\_, 2023, A.D.

BY: \_\_\_\_\_

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

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY STEPHEN J. JACOBS, JR, AS GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

WITNESS BY HAND AND OFFICIAL SEAL:

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

NOTARY PUBLIC: \_\_\_\_\_

## ACCEPTANCE CERTIFICATE FOR TRACT B:

### MYPAD INC., A COLORADO CORPORATION

THE DEDICATION OF TRACT B FOR THE PURPOSES SPECIFIED IN PLAT NOTE 28 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 } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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:

- THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD (FIRM PANEL NO. 08041C0527G, EFFECTIVE DATE DECEMBER 7, 2018.) DRAINAGE CONCERNS WERE IDENTIFIED IN THE MASTER DEVELOPMENT DRAINAGE PLAN/PRELIMINARY DRAINAGE REPORT BY MONUMENT VALLEY ENGINEERS, INC., DATED NOVEMBER 17, 2023. SAID STUDY FOUND THAT 100 YEAR WATER SURFACE ELEVATIONS EXTEND INTO SOME OF THE LOTS PLATTED HEREBY. FOR LOTS AFFECTED BY THE STUDIED FLOODPLAIN AREA ALL STRUCTURES SHALL BE AT LEAST 2 FEET ABOVE THE BASE FLOODPLAIN ELEVATION.
- 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 A.M., COMMITMENT NO. 1705644, REVISION NUMBER C2.
- 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.
- 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.
- WATER SERVICES FOR ALL LOTS AND THE FIVE (5) EXISTING FIRE HYDRANTS IS PROVIDED BY THE PARK FOREST WATER DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- INDIVIDUAL LOT OWNERS ACKNOWLEDGE ACCEPTANCE OF OFF-SITE HISTORIC STORMWATER FLOWS AND EAGLE RISING 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 "FLOODPLAIN" OR "NO-BUILD".
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- NATURAL GAS SERVICE PROVIDED BY BLACK HILLS ENERGY.
- FIBER-OPTIC TELECOM SERVICE PROVIDED BY CENTURY LINK.
- THE 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, 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.
- 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.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. 20-043 OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. 220200116 OF THE EL PASO COUNTY RECORDS.
- 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.
- NEW DRIVEWAYS LOCATIONS WILL REQUIRE BLACK FOREST FIRE PROTECTION DISTRICT APPROVAL. NO NEW DRIVEWAY ONTO AN EL PASO COUNTY ROAD SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. APPROVED DRIVEWAYS CURRENTLY EXIST FOR 10195 KURIE DRIVE AND 7495 EAGLE WING DRIVE.
- 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 THE PROPERTY.
- LOT OWNERS ARE ADVISED THAT SEVERAL AREAS ON THIS FILING CONTAIN GEOLOGIC HAZARDS INCLUDING STANDING WATER, WET AREAS, SEASONALLY HIGH WATER AND WET AREAS, AND POTENTIALLY UNSTABLE SLOPES. LOCATION OF THESE CONSTRAINTS ARE REFERENCED IN THE ENTECH ENGINEERING REPORT NO. 221458, DATED JANUARY 25, 2023. LOT OWNERS AND HOMEBUILDERS SHOULD CONSULT THIS REPORT, WHICH IS ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND ONLINE VIA EDARP.
  - "NO BUILD LINES" ON LOTS 6, 7, 8, AND 9.
  - PONDED WATER ON LOTS 3, 4, 5, AND 6.
  - POTENTIALLY UNSTABLE SLOPE ON LOT 4 UNTIL MITIGATED.
  - SEASONAL SHALLOW GROUND WATER IN DRAINAGE EASEMENTS ON LOTS 1, 7, 8, AND 10.
  - SHALLOW BEDROCK MAY REQUIRE ENGINEERED SEPTIC SYSTEMS ON PORTIONS OF LOTS 3, 5, AND 9.
  - SEPTIC SYSTEMS ARE NOT RECOMMENDED ON PORTIONS OF LOTS 3, 6, 7, AND 8.
- EXISTING CORRAL FENCE CROSSES LOT LINES ON LOTS 3 AND 4.
- EXISTING HOUSE AT 7495 EAGLE WING DRIVE, INDOOR ARENA, STABLE, EQUIPMENT SHOP, CONTAINERS, AND BARN ON LOT 6 EXCEEDS CURRENT BUILDING SIZE REQUIREMENTS AND 10% IMPERVIOUS SURFACE AREA OF LOT AND ARE ALLOWED BY EL PASO COUNTY AND EAGLE RISING OWNERS ASSOCIATION.
- 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 EL PASO COUNTY AND EAGLE 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 AND EAGLE RISING OWNERS ASSOCIATION.
- THE ARTICLES OF INCORPORATION FOR THE EAGLE RISING OWNERS ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO. 20181706832 OF THE OFFICE OF SECRETARY OF STATE.
- COVENANTS AFFECTING THIS SUBDIVISION SHOULD BE READ BY LOT OWNERS. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRS) IS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
- 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.
- TRACT B LAND AND WELL SHALL BE OWNED BY MYPAD, INC., AND OR ASSIGNS. THE EXISTING WELL ON TRACT B 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 GRANTED BY IQ INVESTORS, LLC BY SEPARATE EASEMENT AGREEMENT.
- 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.

## 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 \_\_\_\_\_, 2023.

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.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "EAGLE RISING FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AM, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, 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:

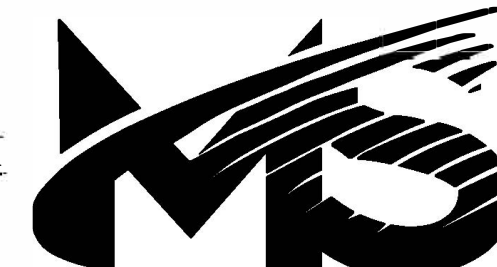
DRAINAGE FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_

## SUMMARY:

10 LOTS	33,623 ACRES	95.30%
2 TRACTS	1.318 ACRES	3.73%
RIGHT-OF-WAY	0.341 ACRES	0.97%
TOTAL	35.282 ACRES	100.00%

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

DATE REVISION: 11/20/2023  
DATE REVISION: 05/17/2024

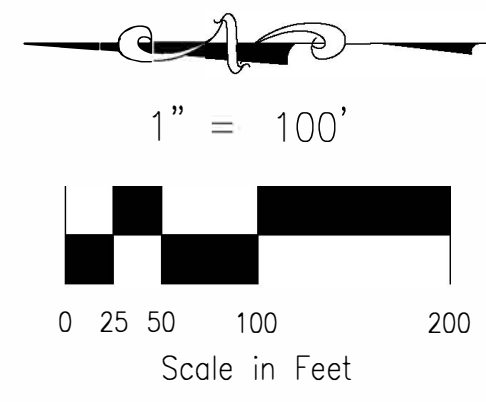


212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

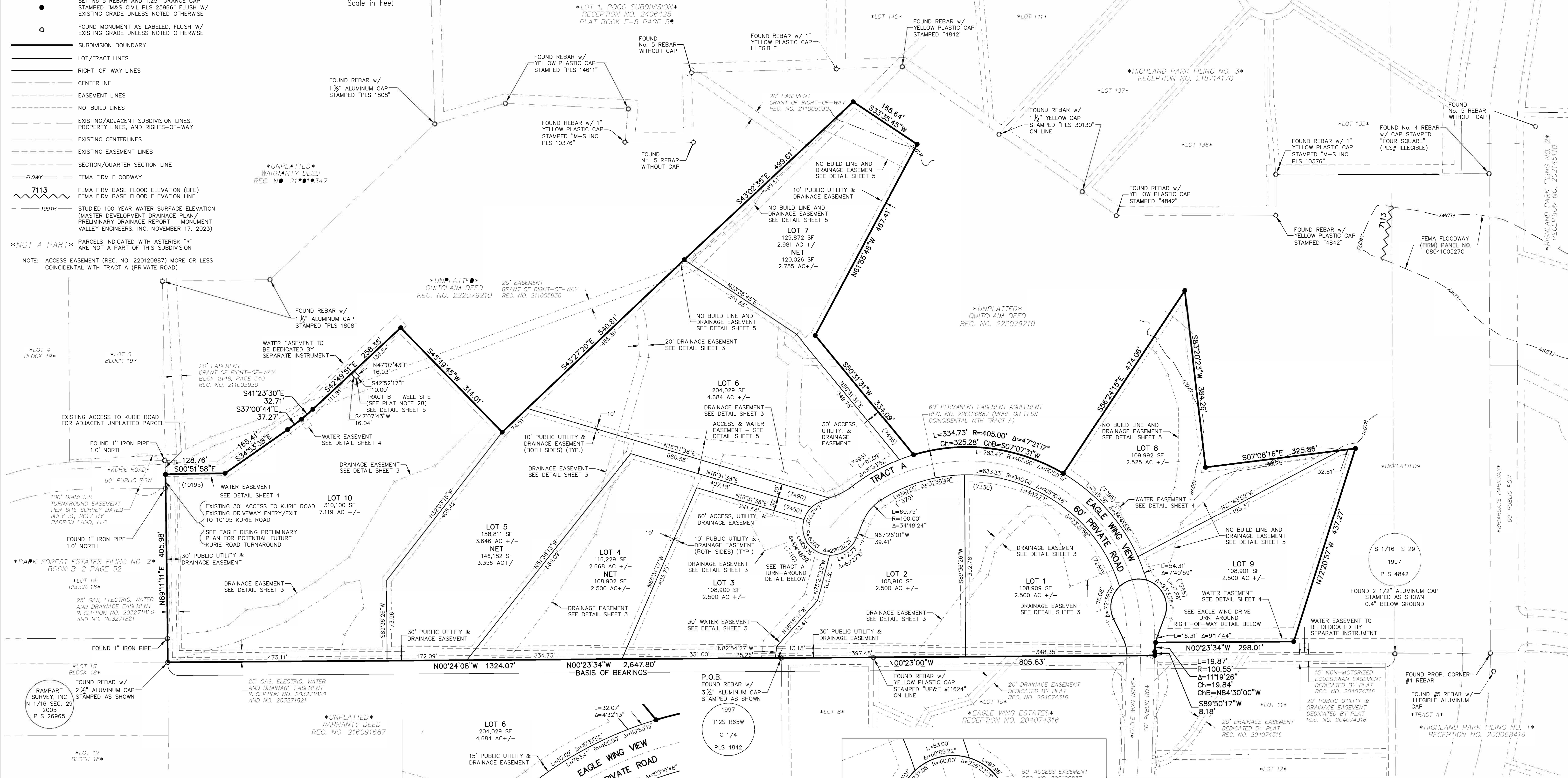


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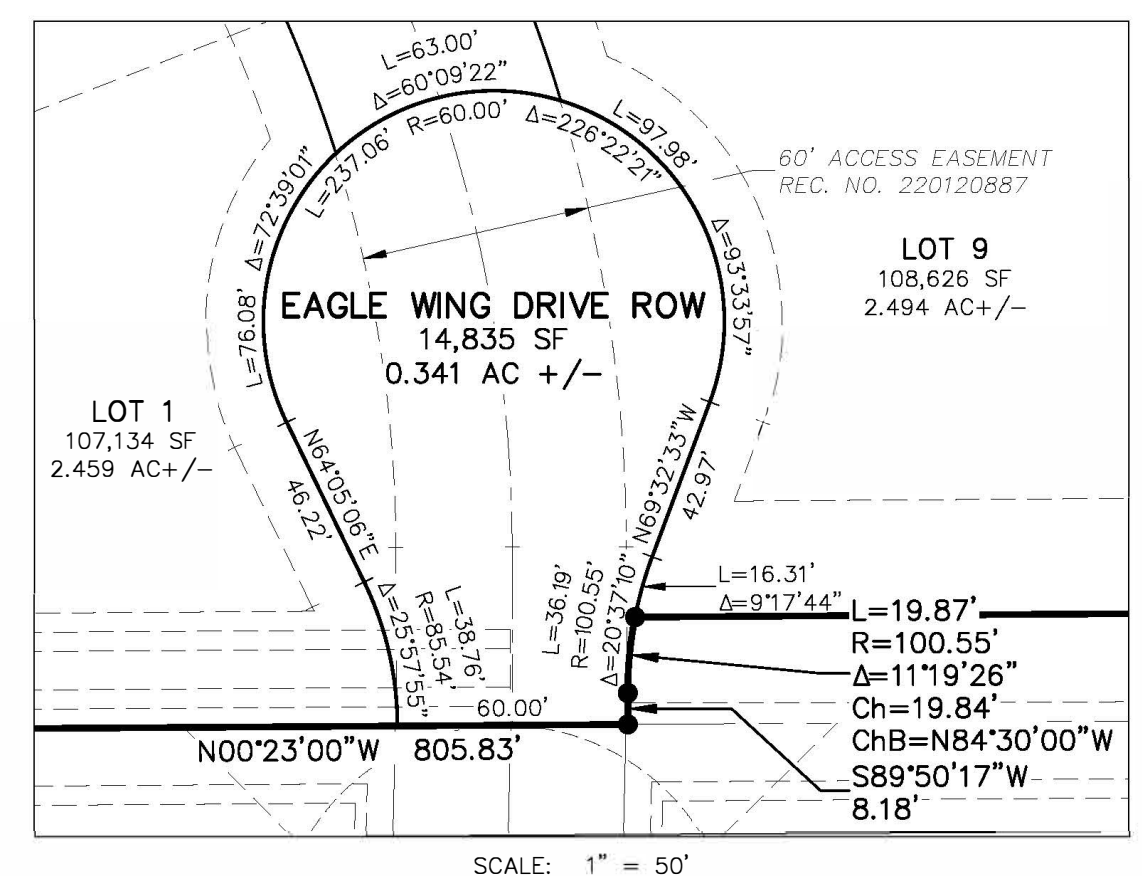
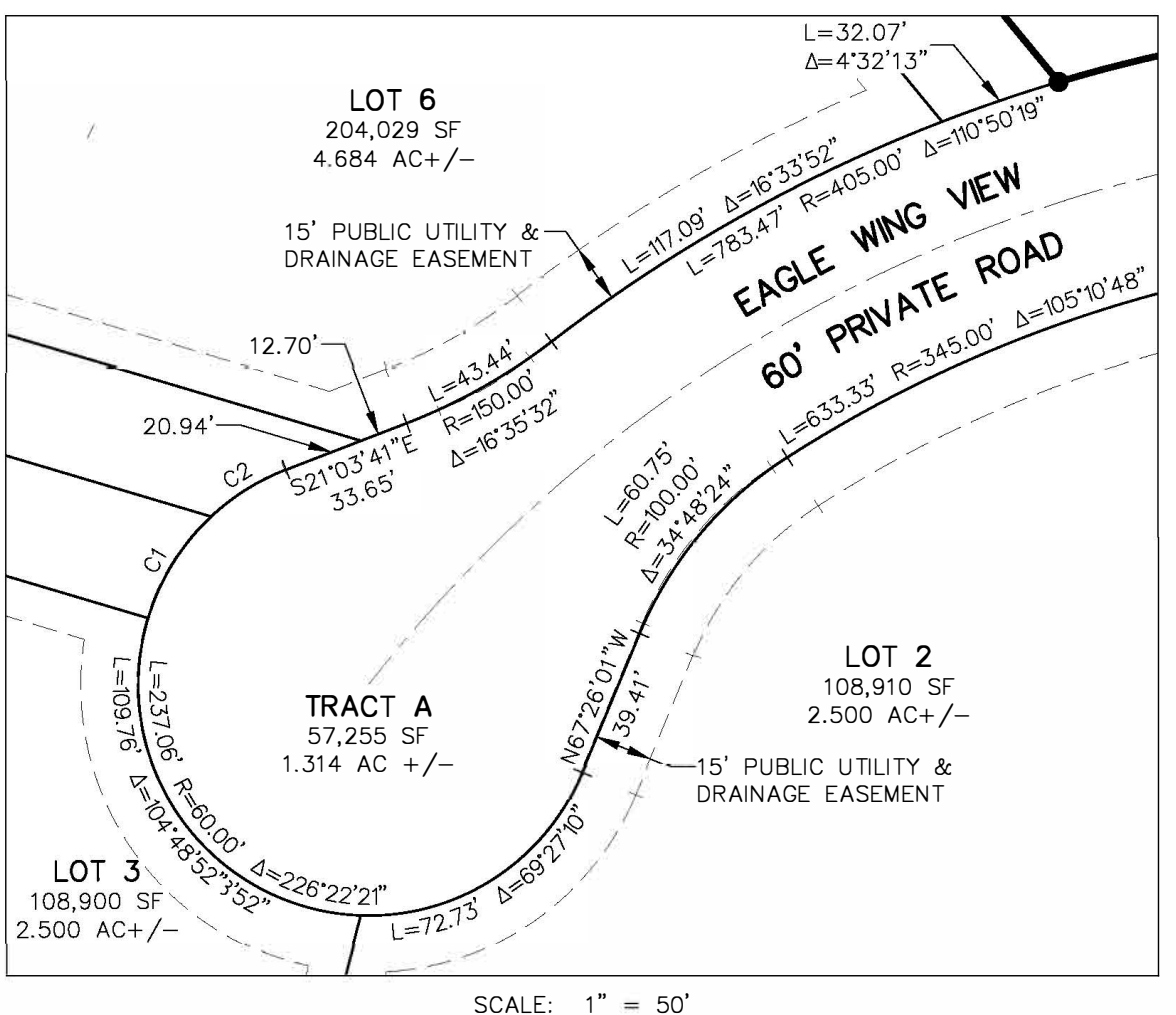
- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- SUBDIVISION BOUNDARY
-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



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



File: C:\3003A[Eagle Rising]Survey\Draw\140643 Eagle Rising No 1 FPA.dwg Plotstamp: 5/20/2024 3:32 PM

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.

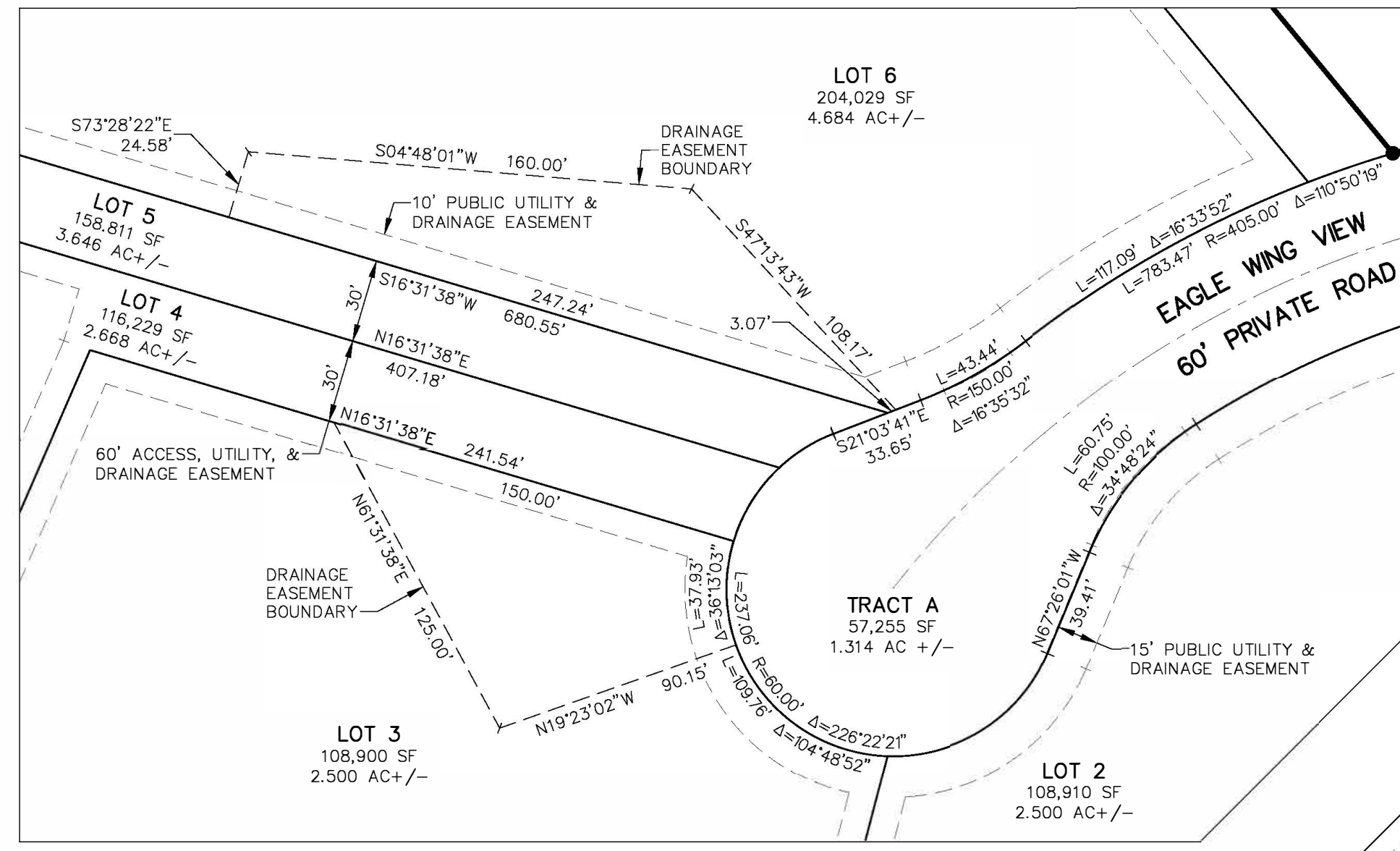
**EAGLE RISING FILING NO. 1**  
 FINAL PLAT  
 JOB NO. 43-043  
 DATE PREPARED: 06/30/2022 DATE REVISION: 11/20/2023  
 DATE REVISION: 01/31/2023 DATE REVISION: 05/17/2024  
 DATE REVISION: 03/14/2023  
 DATE REVISION: 07/17/2023  
 DATE REVISION: 08/28/2023  
 PCD FIL. NO. SF-22-25

**CIVIL CONSULTANTS, INC.**  
 212 N. WAHSATCH AVE., STE 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485  
 SHEET 2 OF 5

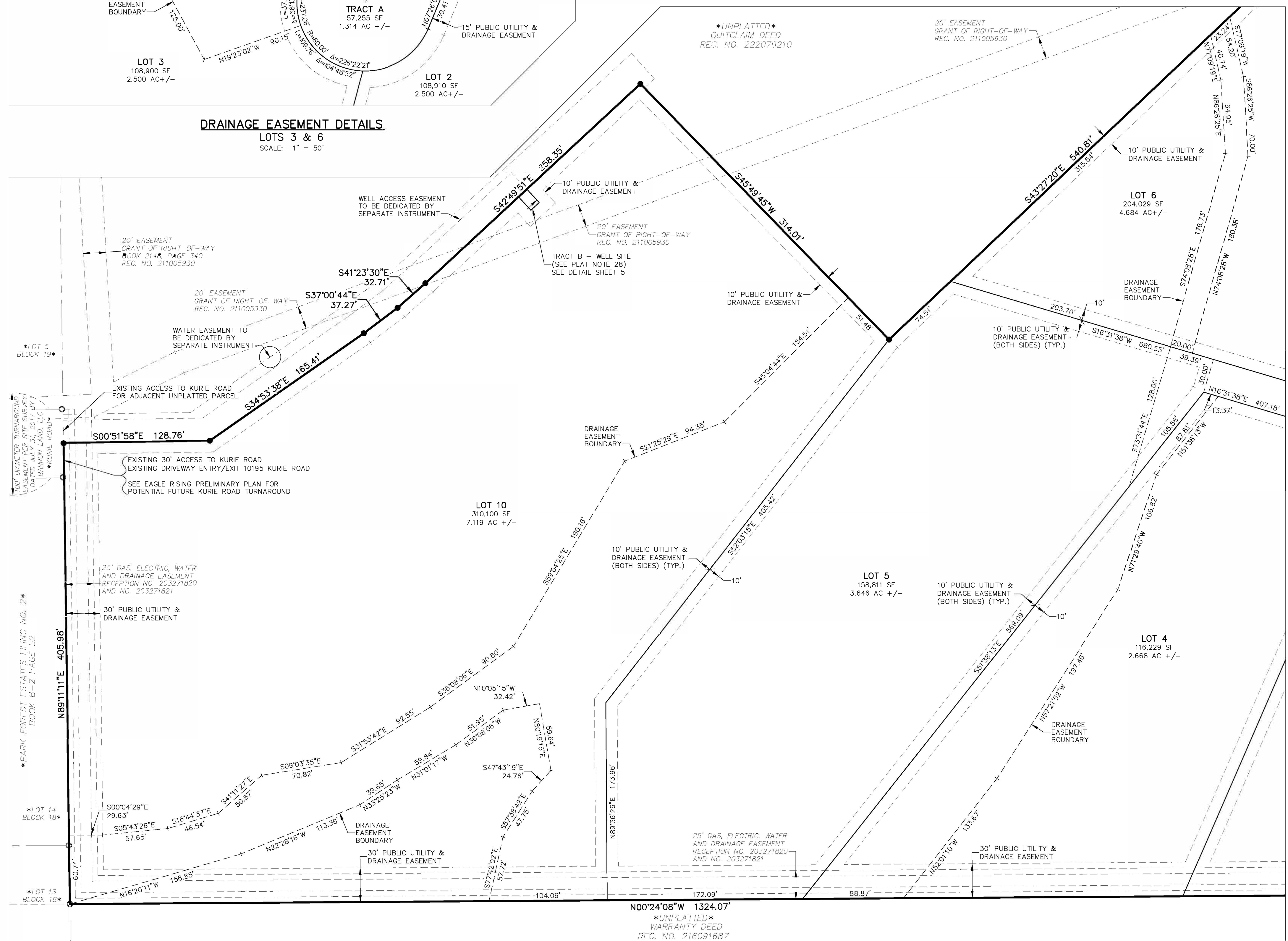


**EAGLE RISING FILING NO. 1**  
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,  
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**DRAINAGE EASEMENTS DETAILS**  
 WATER EASEMENTS (SEE SHEET 4) AND NO-BUILD LINES (SEE SHEET 5)  
 NOT SHOWN FOR CLARITY

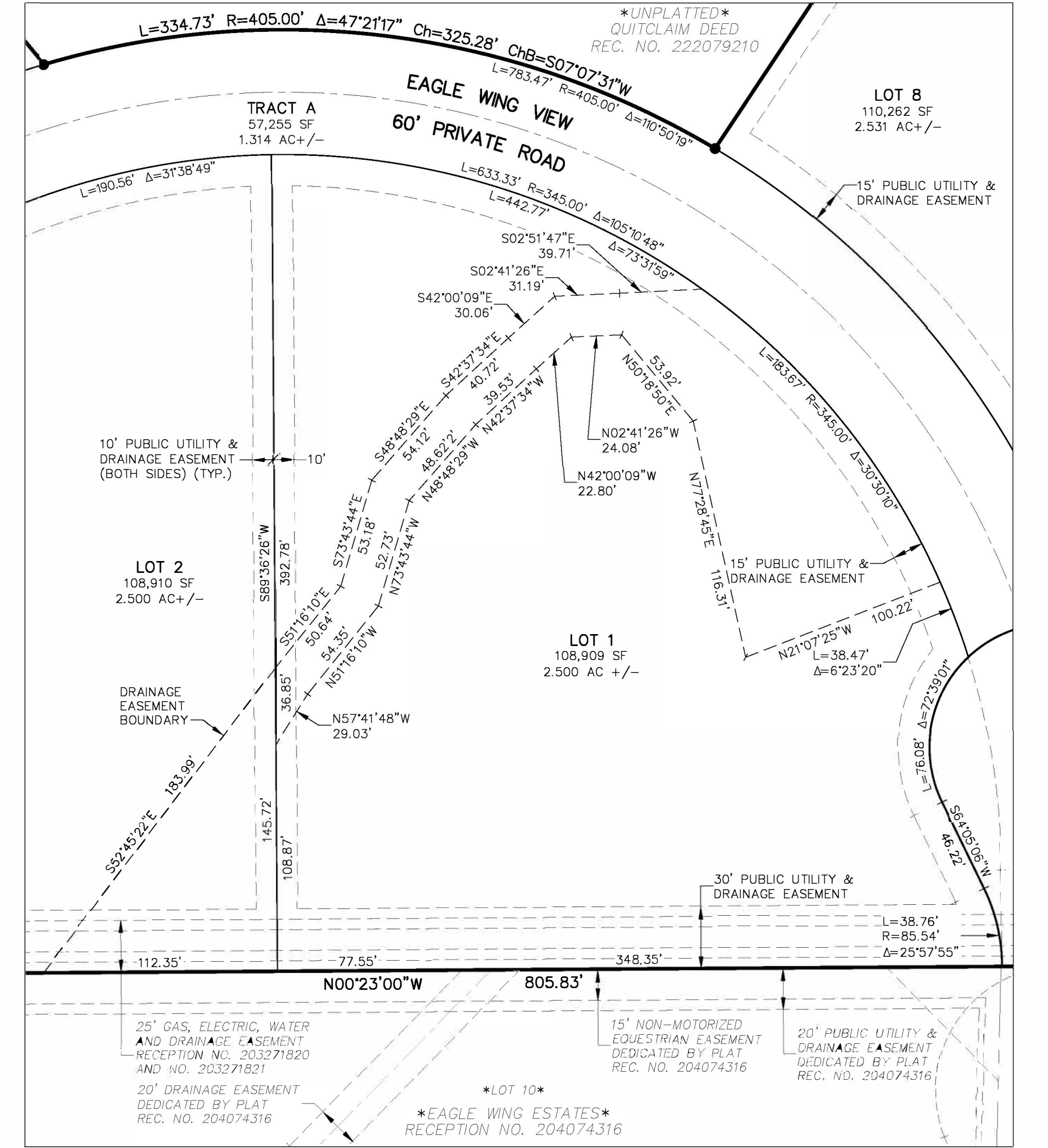
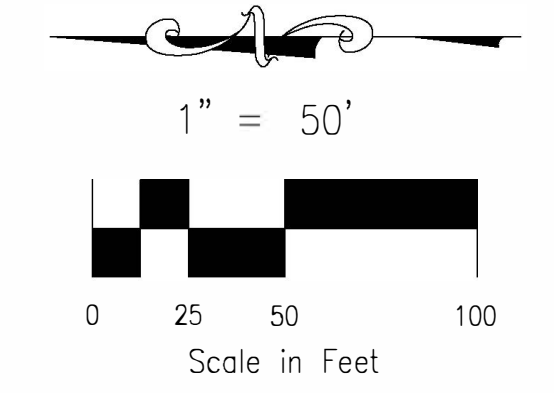
- LEGEND:**
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  - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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  - SUBDIVISION BOUNDARY
  - LOT/TRACT LINES
  - RIGHT-OF-WAY LINES
  - CENTERLINE
  - EASEMENT LINES
  - 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)



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



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



**DRAINAGE EASEMENT DETAIL**  
 LOTS 1 & 2  
 SCALE: 1" = 50'

EAGLE RISING FILING NO. 1  
 FINAL PLAT  
 JOB NO. 43-043  
 DATE PREPARED: 06/30/2022 DATE REVISED: 11/20/2023  
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**M&S CIVIL CONSULTANTS, INC.**  
 212 N. WAHSATCH AVE., STE. 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

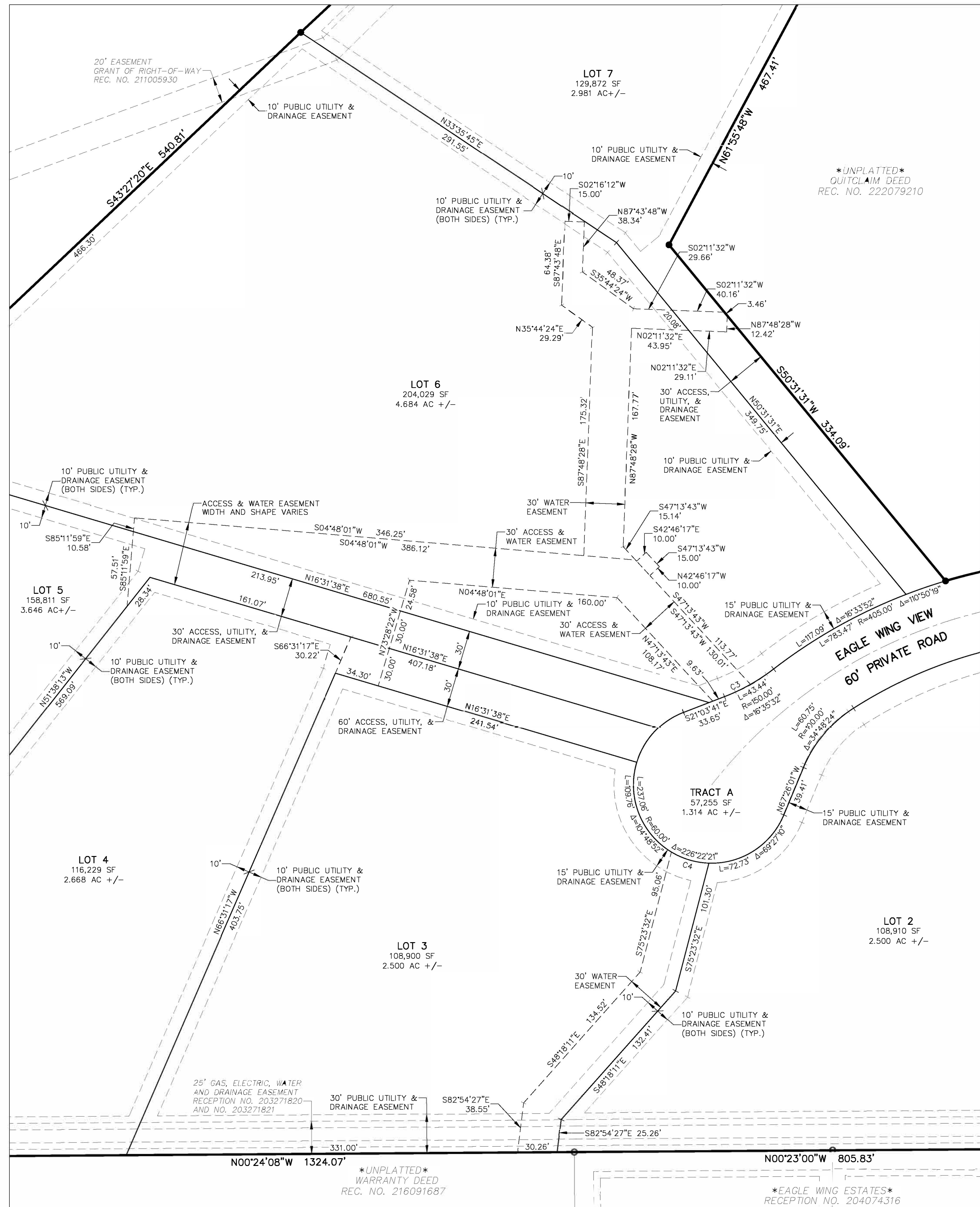
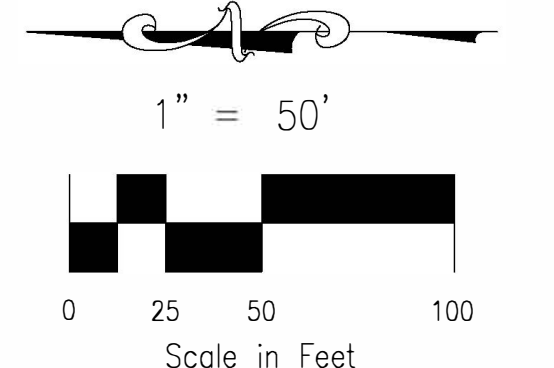
SHEET 3 OF 5

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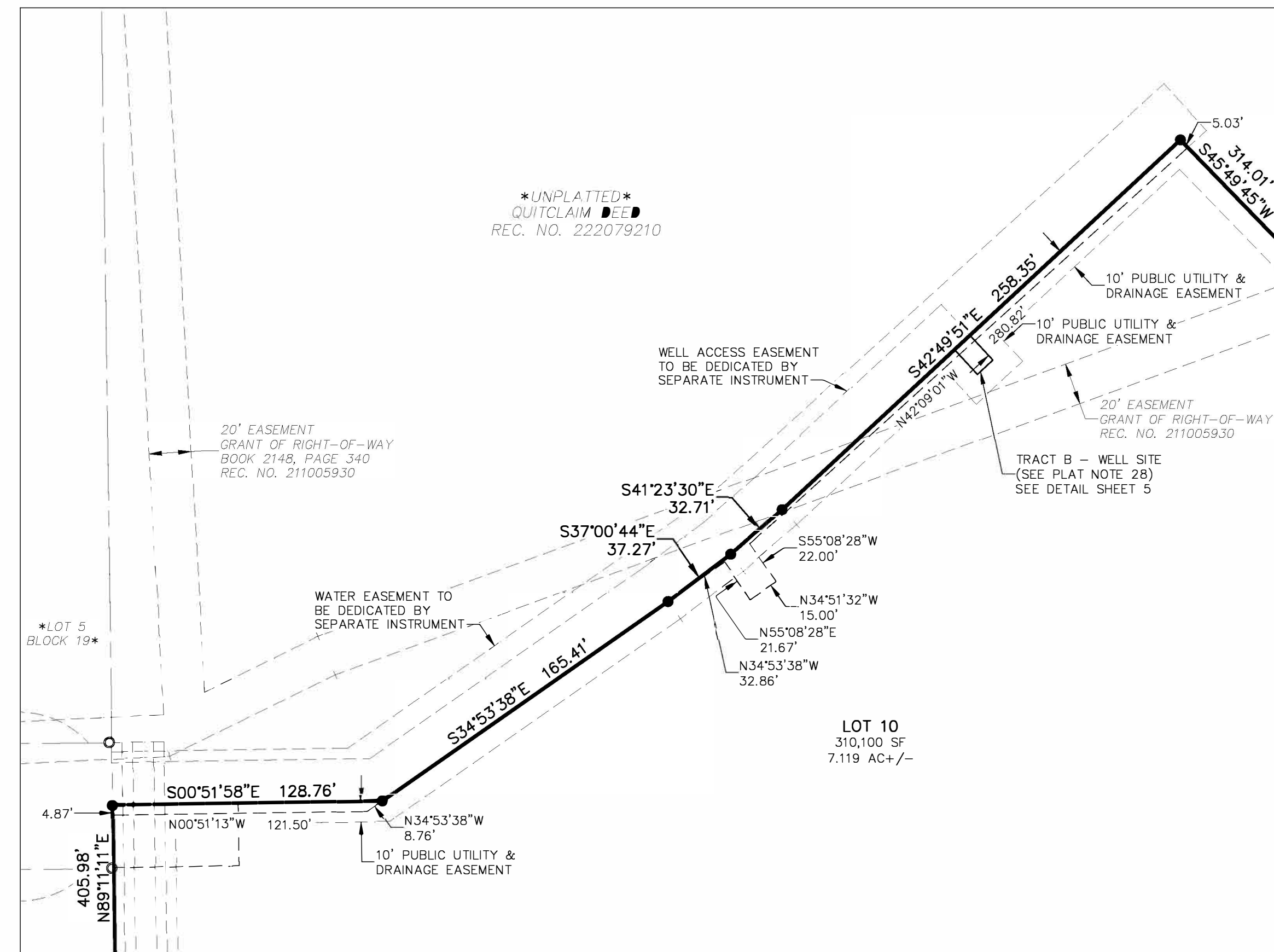


**EAGLE RISING FILING NO. 1**  
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,  
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**WATER EASEMENTS DETAILS**  
 DRAINAGE EASEMENTS (SEE SHEET 3) AND NO-BUILD LINES (SEE SHEET 5)  
 NOT SHOWN FOR CLARITY

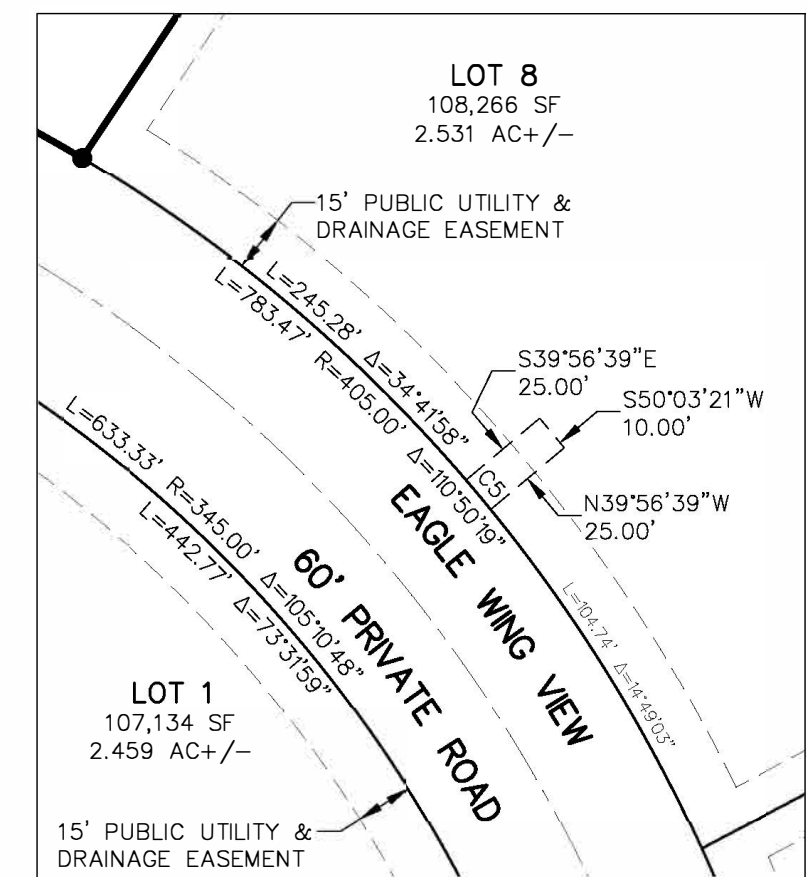
- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (0000) ADDRESS
  - Ch CHORD
  - ChB CHORD BEARING
  - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE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



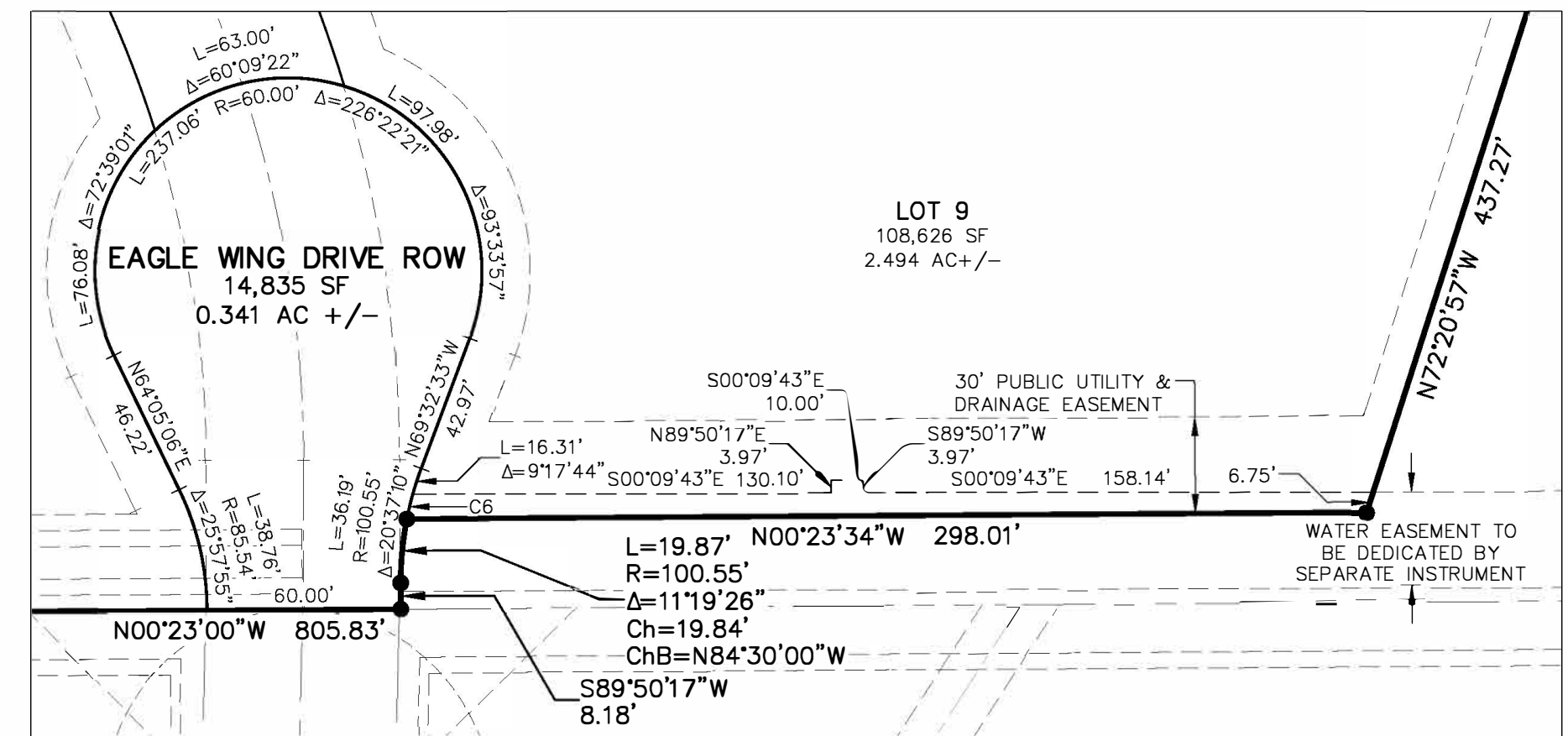
**ACCESS & WATER EASEMENT DETAILS**  
 LOTS 3, 5, 6, & 7  
 SCALE: 1" = 50'



**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

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: 05/17/2023  
 DATE REVISED: 03/14/2023  
 DATE REVISED: 07/17/2023  
 DATE REVISED: 08/28/2023  
 PCD FIL. NO. SF-22-25

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

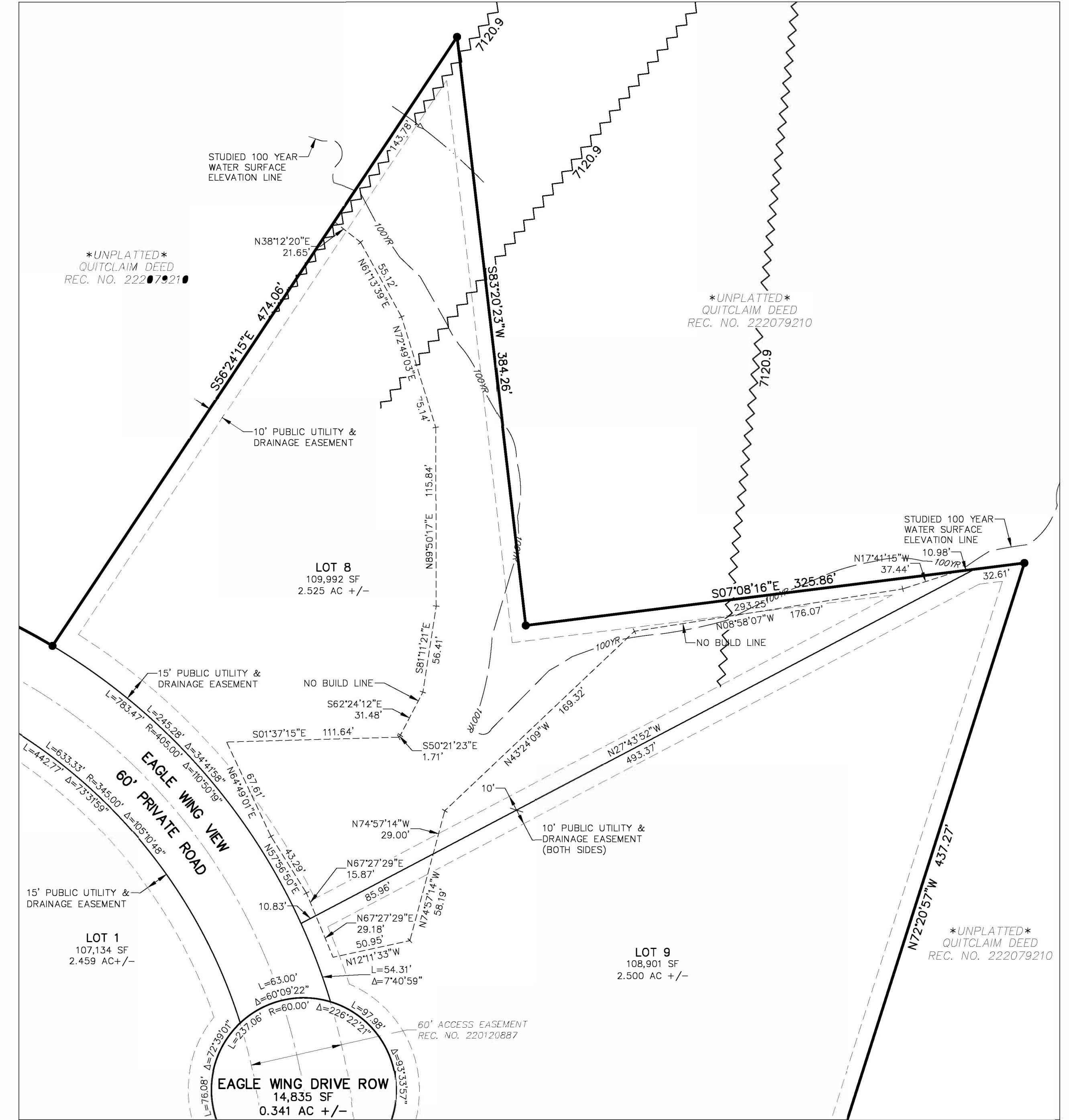
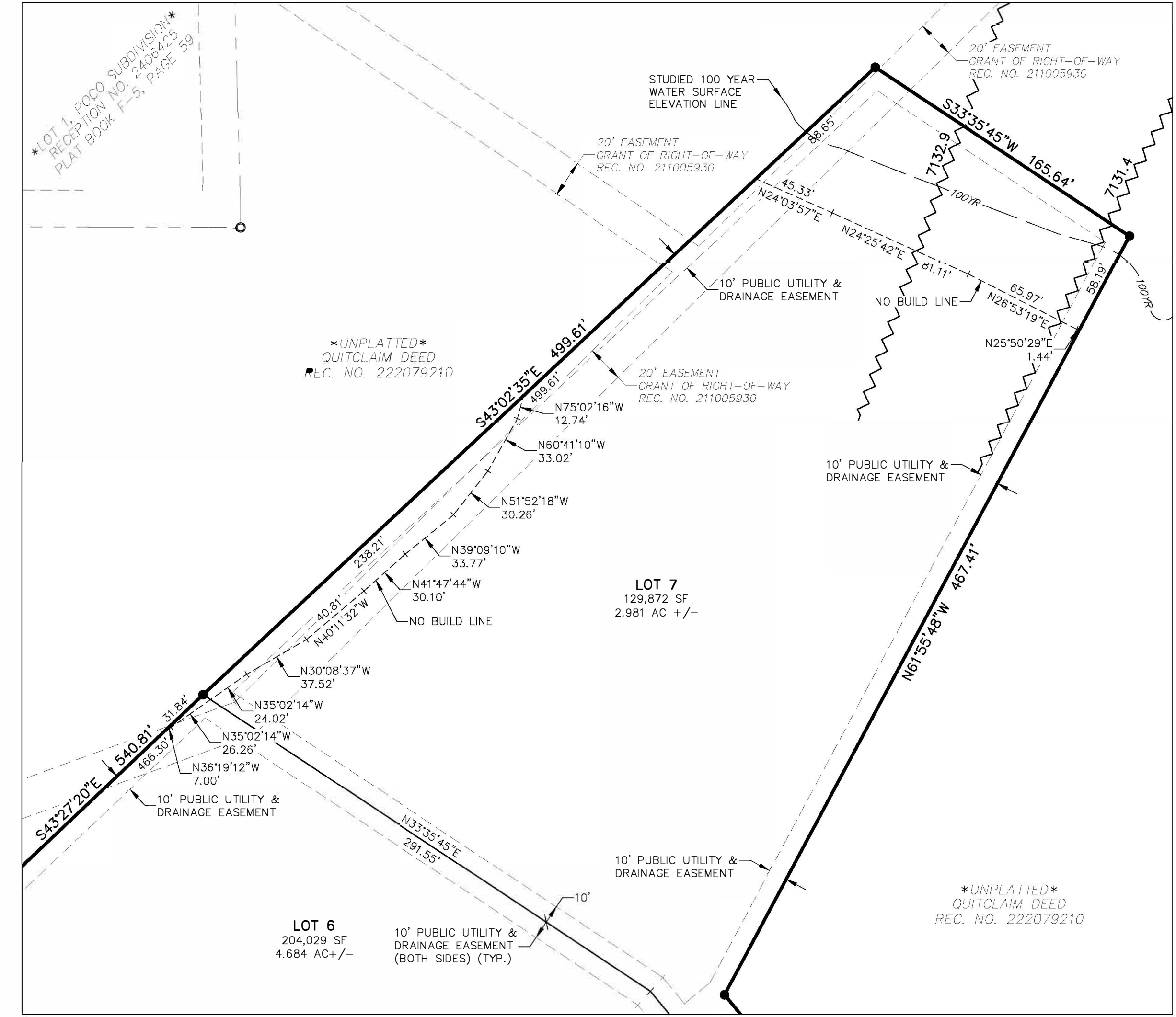
SHEET 4 OF 5

File: C:\3003\EA[Eagle Rising]Survey\Draw\43043 Eagle Rising No. 1 Final Plat.dwg Plotstamp: 5/17/2024 9:33 AM



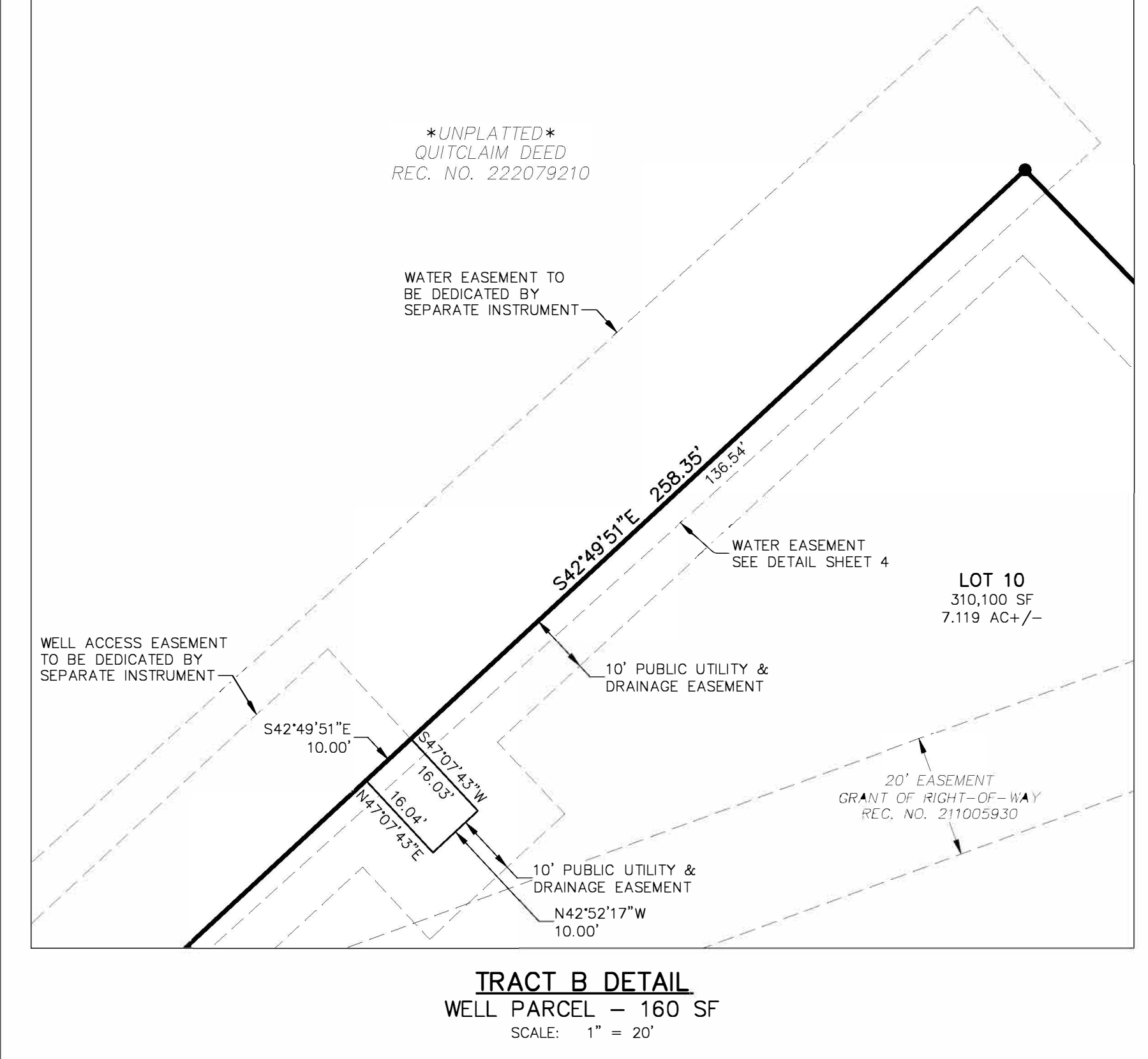
**EAGLE RISING FILING NO. 1**  
 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,  
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO  
**NO-BUILD LINES / DRAINAGE EASEMENTS**  
**TRACT B DETAILS**  
 WATER EASEMENTS (SEE SHEET 4) NOT SHOWN FOR CLARITY

- 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
  - - - 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 - 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'



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**M&S CIVIL CONSULTANTS, INC.**  
 212 N. WAHSATCH AVE., STE. 305  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485  
 SHEET 5 OF 5

File: C:\3003\EA Eagle Rising\Drawings\43043 Eagle Rising No. 1 Final Plat.dwg Plot Date: 5/17/2024 9:33 AM