FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" AT GRADE AND THE NORTHERLY END BY A 2.5" ALUMINUM CAP STAMPED "CCES T11S R65W SW 1/16" 0.1' BELOW GRADE. ASSUMED TO BEAR N00°08'36"E A DISTANCE OF 1,325.48 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF TRACT C, AS PLATTED IN FLYING HORSE NORTH FILING NO. 4, AS RECORDED UNDER RECEPTION NUMBER 225715505, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING. THENCE ON THE EASTERLY BOUNDARY LINE OF SAID FLYING HORSE FILING NO. 4 THE FOLLOWING TWO (2) COURSES:

1. N13°57'08"W A DISTANCE OF 628.43 FEET;
2. N55°57'42"W A DISTANCE OF 423.40 FEET;

THENCE N00°08'15"E A DISTANCE OF 1,197.98 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
THENCE N89°01'31"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 30; THENCE N00°08'48"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,604.74 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2270.00 FEET; THENCE S71°21'27"E, A DISTANCE OF 29.72 FEET; THENCE N88°58'45'E, A DISTANCE OF 299.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD SAID POINT BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE S00°00'48"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID BLACK FOREST ROAD SAID POINT BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,595.64 FEET; THENCE S00°00'53"W ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238; THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING TEN (10) COURSES:

1. N89°59'04"W A DISTANCE OF 502.35 FEET;
2. N82°41'19"W A DISTANCE OF 492.47 FEET;
3. S06°27'11"W A DISTANCE OF 236.35 FEET;
4. N80°16'16"W A DISTANCE OF 554.19 FEET;
5. N56°06'05"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET, A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET, A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
8. N88°31'45"W A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT;
10. S52°41'25"W A DISTANCE OF 92.29 FEET TO ON CURVE, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11,624,258 SQUARE FEET OR 266.856 ACRES, MORE OR LESS.

OWNERS CERTIFICATE:

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 FLYING HORSE NORTH FILING NO. 7. 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 OWNERS 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.

OWNER:

THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF __________________, 20__, A.D.

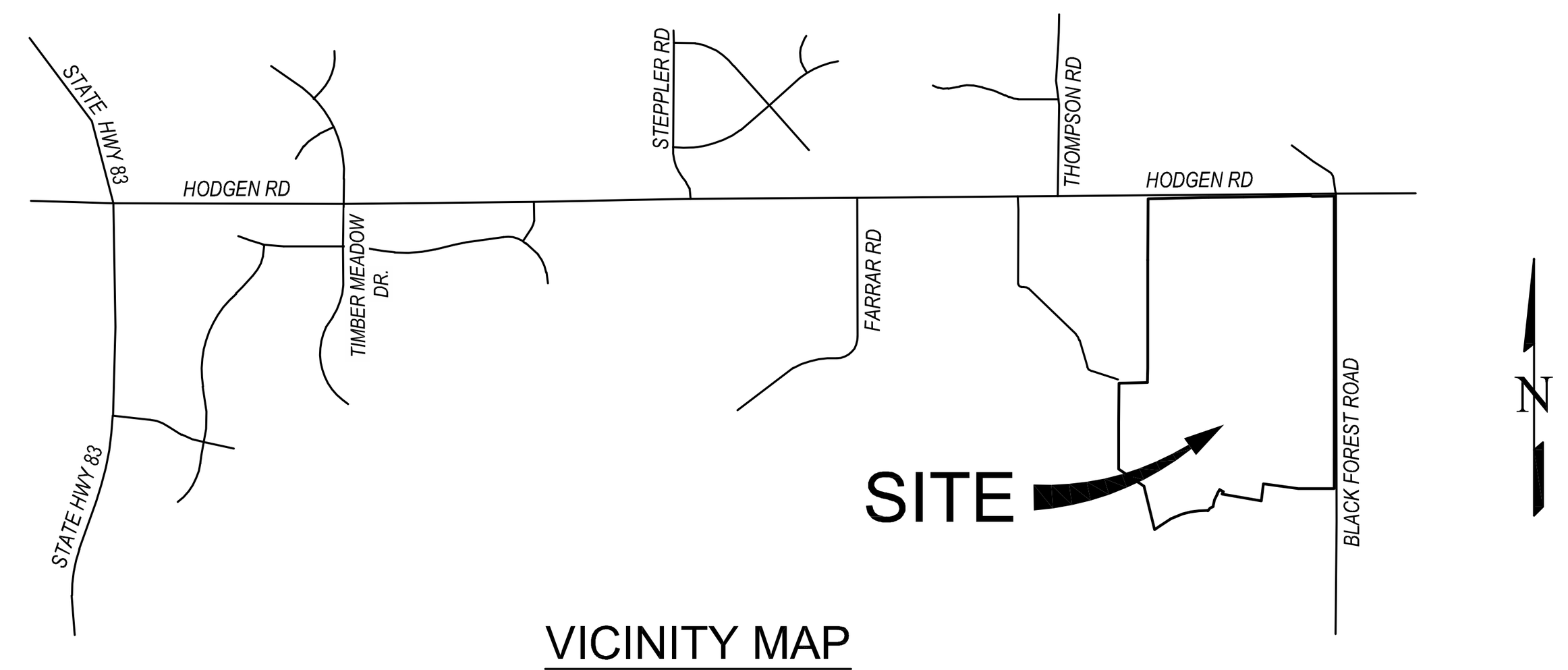
BY:______________________________
JEFFREY B. SMITH, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____________, 20__, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP,AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES ______________ ____
NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE DATE OF PREPARATION IS NOVEMBER 17, 2025.
2. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" AT GRADE AND THE NORTHERLY END BY A 2.5" ALUMINUM CAP STAMPED "CCES T11S R65W SW 1/16" 0.1' BELOW GRADE. ASSUMED TO BEAR N00°08'36"E A DISTANCE OF 1,325.48 FEET.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 7856COR, AMENDMENT NO. 7856COR-C PREPARED BY CORE TITLE GROUP LLC, WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2025 AT 8:00 A.M.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
8. FLOODPLAIN STATEMENT: THIS PROPERTY IS WITHIN FEMA MAP NUMBERS 08041C0305G AND 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018 AND WITHIN LOMR MAP 18-08-0702P DATED APRIL 4, 2019. PLATTED LOTS ARE NOT WITHIN THE FEMA FLOODPLAIN.
9. THE PARCEL OF LAND AS SHOWN HEREON IS LOCATED WITHIN THE CURRENT EFFECTIVE ZONE A FLOODPLAIN WITH NO BFE'S (NO SUPPORTING MODEL AVAILABLE). DRAFT MODEL BACKED BFE'S FROM THIS AREA HAVE BEEN DEVELOPED AS PART OF PHASE 1 FOR THE ONGOING EL PASO COUNTY, CO, RISK MAP PROJECT. THE DATA HAS BEEN REVIEWED AND APPROVED THROUGH FEMA'S QA/QC PROCESS (MAY 11, 2022) AND IS CURRENTLY IN THE MIP (CASE NO. 19-08-0037S). THE PHASE 1/BASE LEVEL ENGINEERING OUTPUTS AND ZONE A READY DELIVERABLES ARE UNDER THE FOLLOWING FOLDER: K:/FY2019/19-08-0037S/DISCOVERY - BLE - EL PASO AND TELLER COUNTIES, CO - FY18 - 04/DISCOVERY DATA CAPTURE - DISCOVERY DATA CAPTURE - EL PASO AND TELLER COUNTIES, CO - 01/EL PASO_DISCOVERY_1. SUBJECT TO CHANGE. REFER TO THE LATEST EFFECTIVE FEMA MAPS AND ANY SUBSEQUENT LOMR'S FOR CURRENT FLOOD HAZARD INFORMATION.
10. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN MAJOR AMENDMENT AS RECORDED UNDER RECEPTION NO. 226032357 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUDSP252).
12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. PUDSP252 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
13. 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE).
14. THE NUMBER OF LOTS BEING PLATTED IS 47, THE NUMBER OF TRACTS BEING PLATTED IS 6 AND 1 TRACT FOR RIGHT-OF-WAY PURPOSES.
15. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
16. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
17. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
18. THE FLYING HORSE NORTH METROPOLITAN DISTRICTS NO. 1-5 WERE ESTABLISHED IN RESOLUTION NO. 23-346, RECORDED UNDER RECEPTION NO. 223082756, RECORDS OF EL PASO COUNTY, COLORADO.
19. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
20. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
21. INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
22. UTILITY PROVIDERS:
    WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
    ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
    GAS: BLACK HILLS ENERGY
23. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
24. INDIVIDUAL WELL PERMITTING IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
25. THE ENTIRETY OF THE 70 FOOT PUBLIC DRAINAGE EASEMENT LOCATED ON THE WEST SIDE OF LOT 4 IS ALSO DESIGNATED AS A "NO BUILD", "NO STORAGE" AREA TO INCLUDE THE STORAGE OF ANY MATERIALS.

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	DETENTION POND, ACCESS, OPEN SPACE, PUBLIC UTILITIES, DRAINAGE, MAINTENANCE, LANDSCAPING	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	72.481 ACRES
B	DETENTION POND, ACCESS, OPEN SPACE, PUBLIC UTILITIES, DRAINAGE, MAINTENANCE, LANDSCAPING	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	10.473 ACRES
C	R.O.W. BLACK FOREST ROAD/R.O.W. HODGEN ROAD	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	3.036 ACRES
D	SIGNAGE	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	0.093 ACRES
E	SIGNAGE	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	0.093 ACRES
F	R.O.W. HODGEN ROAD	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1	1.168 ACRES

SUMMARY:		
47 LOTS	166.185 ACRES	62.28%
4 TRACTS	83.140 ACRES	31.16%
PUBLIC RIGHT-OF-WAY-TOTAL	17.531 ACRES	6.56%
TOTAL	266.856 ACRES	100.00%

DENSITY 0.176 D.U. PER ACRE

GENERAL NOTES CONTINUED: .

26. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
27. WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
28. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
29. THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 7 BY ENTECH ENGINEERING, INC., IN FILE PCD FILE NO. SF2532, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWN ON THIS FINAL PLAT:

    -EXPANSIVE SOILS (SPORADIC AND WILL NEED TO BE IDENTIFIED ON A LOT SPECIFIC BASIS)
    -DRAINAGE AREAS OF INTEREST (FLOODPLAIN AREAS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SEASONALLY WET AREAS, PONDED WATER AREAS)
    -ARTIFICIAL FILL (AF) LOTS: 3, 13-15, 17, 18, 20-22, 24, 26, 32, 39, 40 AND 44
    -POTENTIALLY SEASONAL SHALLOW WATER (PSW) LOTS: 1, 6-9, 11-14, 18, 32-34, 39, 40, 45-47
    -POTENTIAL FOR EXPANSIVE SOILS ALL LOTS
    -POTENTIAL FOR ELEVATED RADON LEVELS ALL LOTS

    MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE THESE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR, ON A PER LOT BASIS. MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADING TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCEPTOR DRAINS. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE. THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 10' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS. ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 7 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.
30. GROUNDWATER MONITORING IS TO BE CONDUCTED FOR ONE YEAR FOR LOTS WITHIN SHALLOW GROUNDWATER AREAS WHICH ARE IN AREAS IN WHICH PROPOSED FLOOR LEVELS ARE AT LEAST THREE FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS.
31. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. ____________________, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH 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 RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
32. PER ECM SECTION I.7.1.B., 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 OF EACH LOT MUST INCLUDED THE PROPOSED DRIVEWAY.
33. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
34. THE 25 FOOT WIDE EASEMENT SHOWN HEREON IS TO BE DEDICATED TO EL PASO COUNTY FOR THE USE OF A PUBLIC REGIONAL TRAIL. THE EASEMENT SHALL ALLOW PUBLIC ACCESS, AS WELL AS CONSTRUCTION AND MAINTENANCE BY EL PASO COUNTY OF THE FOX RUN PRIMARY REGIONAL TRAIL. REGIONAL TRAIL SHOWN HEREON TO BE CONVEYED BY SEPARATE DOCUMENT. FINAL TRAIL LOCATION TO BE DETERMINED DURING CONSTRUCTION AND SUBJECT TO CHANGE.
35. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORM WATER QUALITY BMP MAINTENANCE AND EASEMENT AS RECORDED AT RECEPTION NUMBER 224059938 OF THE RECORDS OF EL PASO COUNTY. THE FLYING HORSE METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTAIN OF THE SUBJECT DRAINAGE FACILITIES.
36. THERE SHALL BE NO DIRECT ACCESS TO HODGEN ROAD OR BLACK FOREST ROAD FROM INDIVIDUAL LOTS.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 ______________ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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 ________________, 20_______.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FLYING HORSE NORTH FILING NO. 7 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____________, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATION OF LAND TO THE PUBLIC EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

_______ O'CLOCK ___.M., THIS _______ DAY OF______________________, 202__A.D., AND

WAS RECORDED UNDER RECEPTION NUMBER ____________________________ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

BY: ____ STEVE SCHLEIKER, RECORDER
DEPUTY

FEES:

SCHOOL FEE: ____________________

BRIDGE FEE: ____________________

PARK FEE: ____________________

DRAINAGE FEE: ____________________

OWNER:
PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921

FILE NO. SF 2532

REVISIONS		
NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

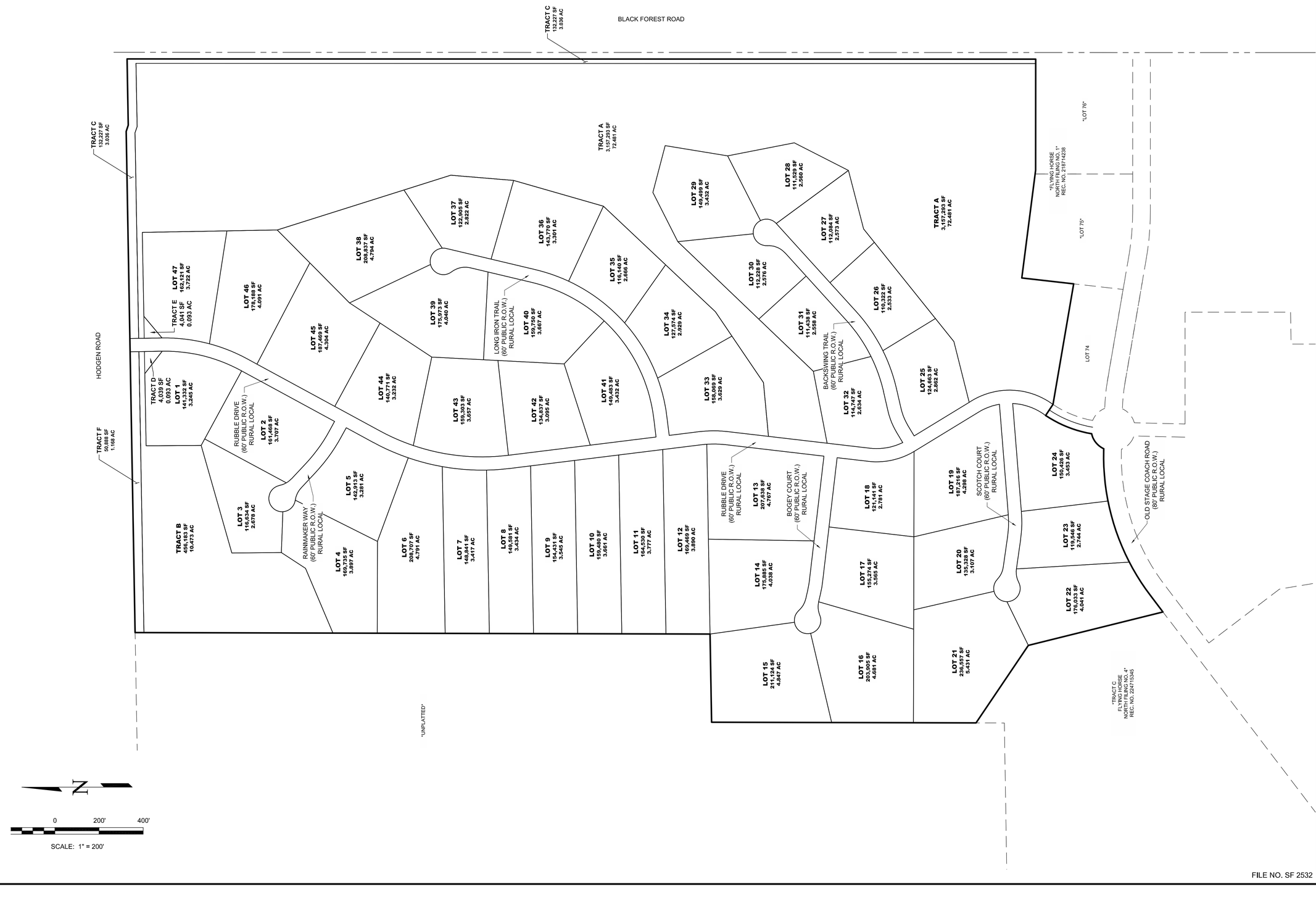
FLYING HORSE NORTH FILING NO. 7
PLAT

A PORTION OF THE E1/2 AND A PORTION OF THE SW1/4 OF SECTION 30
T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	N/A
JOB NO.	2417-08
DATE CREATED	11/17/25
DATE ISSUED	DRAFT
SHEET NO	1 OF 5

FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



NO.	REVISIONS DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
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FLYING HORSE NORTH FILING NO. 7
PLAT

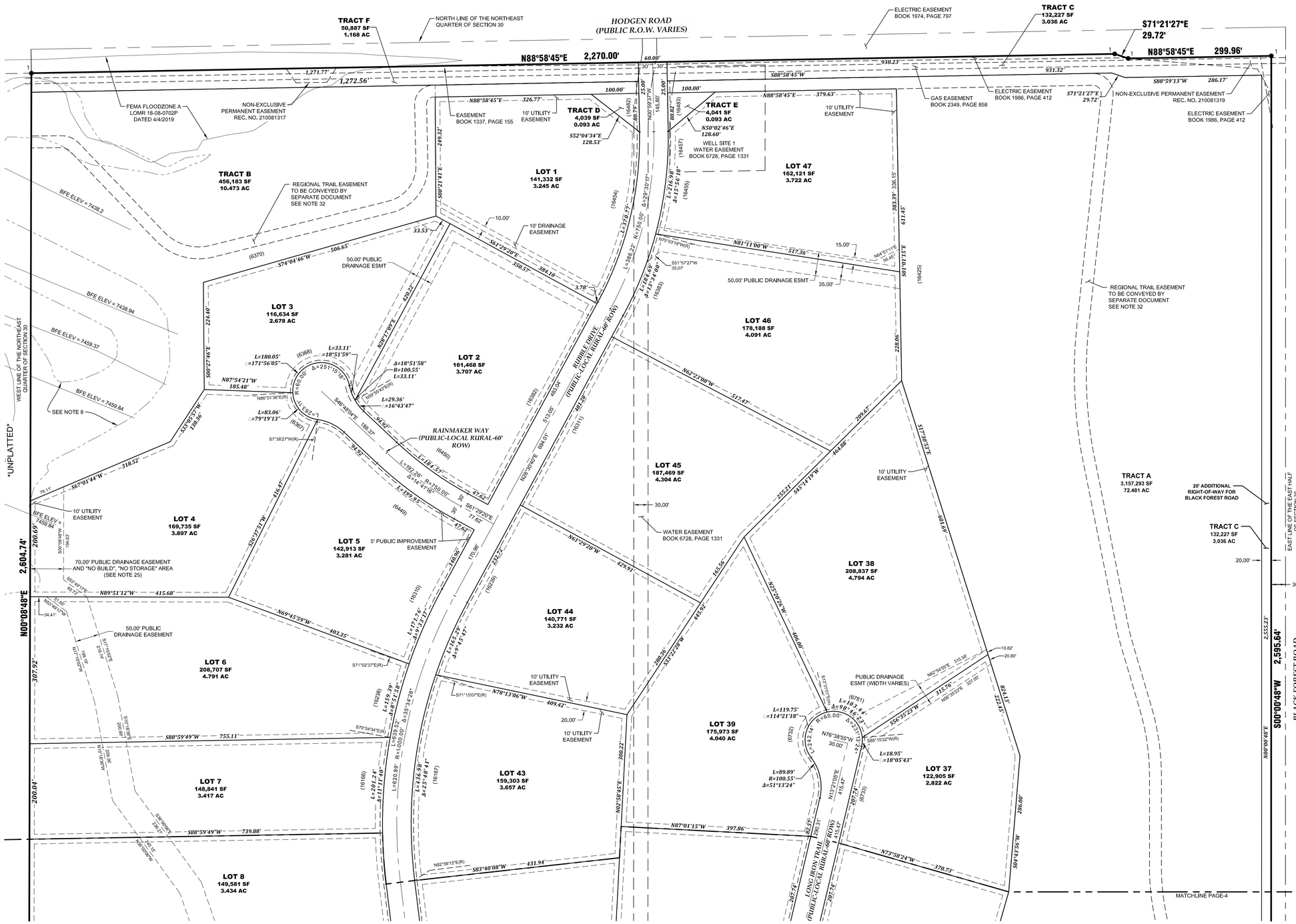
A PORTION OF THE E1/2 AND A PORTION OF THE SW1/4 OF SECTION 30
T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 200'
JOB NO.	2417-08
DATE CREATED	11/17/25
DATE ISSUED	DRAFT
SHEET NO	2 OF 5

FILE NO. SF 2532

FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND:

●1	FOUND 1-1/2"ALUMINUM CAP STAMPED "CCES LLS PLS 30118"
●2	FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "PLS 30130"
●3	FOUND 2" ALUMINUM CAP STAMPED "LS 13830"
●4	SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
*	AREA IS NOT PART OF THIS SUBDIVISION
———	PROPERTY LINE
— — —	ADJACENT PROPERTY LOT LINE
———	PROPERTY BOUNDARY LINE
- - - -	EASEMENT LINE
———	PROPOSED BFE AREA (SEE NOTE 8)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(R)	RADIAL BEARING
( )	ADDRESS

FILE NO. SF 2532

NO.	REVISIONS DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. El Paso Street
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

FLYING HORSE NORTH FILING NO. 7
PLAT

A PORTION OF THE E1/2 AND A PORTION OF THE SW1/4 OF SECTION 30
T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-08
DATE CREATED	11/17/25
DATE ISSUED	DRAFT
SHEET NO	3 OF 5

FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND:

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- ●3 FOUND 2" ALUMINUM CAP STAMPED "LS 13830"
- ●4 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE
- * AREA IS NOT PART OF THIS SUBDIVISION
- PROPERTY LINE
- ADJACENT PROPERTY LOT LINE
- PROPERTY BOUNDARY LINE
- EASEMENT LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (R) RADIAL BEARING
- ( ) ADDRESS

MATCHLINE PAGE-3

UNPLATTED

WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30 — N00°08'48"E 2,604.74'

CENTER QUARTER CORNER OF SECTION 30

2 — N89°01'31"E 399.42' — 3

NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30

UNPLATTED — N00°08'15"E 1,197.98'

MATCHLINE PAGE-4

MATCHLINE PAGE-4

EAST LINE OF THE EAST HALF OF SECTION 30 — S00°00'53"W 1,520.50'

1 — S00°00'53"W 1,520.50' — 5

BLACK FOREST ROAD

MATCHLINE PAGE-5

MATCHLINE PAGE-5

REGIONAL TRAIL EASEMENT TO BE CONVEYED BY SEPARATE DOCUMENT SEE NOTE 32

REGIONAL TRAIL EASEMENT TO BE CONVEYED BY SEPARATE DOCUMENT SEE NOTE 32

LOT 8 — 149,581 SF — 3.434 AC
LOT 9 — 154,431 SF — 3.545 AC
LOT 10 — 159,480 SF — 3.661 AC
LOT 11 — 164,530 SF — 3.777 AC
LOT 12 — 169,469 SF — 3.890 AC
LOT 13 — 207,638 SF — 4.767 AC
LOT 14 — 175,885 SF — 4.038 AC
LOT 15 — 211,124 SF — 4.847 AC
LOT 16 — 203,905 SF — 4.681 AC
LOT 17 — 155,274 SF — 3.565 AC
LOT 18 — 121,141 SF — 2.781 AC
LOT 31 — 111,438 SF — 2.558 AC
LOT 32 — 114,747 SF — 2.634 AC
LOT 33 — 158,069 SF — 3.629 AC
LOT 34 — 127,574 SF — 2.929 AC
LOT 35 — 116,140 SF — 2.666 AC
LOT 36 — 143,770 SF — 3.301 AC
LOT 40 — 159,750 SF — 3.667 AC
LOT 41 — 149,483 SF — 3.432 AC
LOT 42 — 134,837 SF — 3.095 AC
LOT 26 — 110,322 SF — 2.533 AC
LOT 27 — 112,084 SF — 2.573 AC
LOT 28 — 111,529 SF — 2.560 AC
LOT 29 — 149,499 SF — 3.432 AC
LOT 30 — 112,228 SF — 2.576 AC
TRACT A — 3,157,293 SF — 72.481 AC
TRACT A — 3,157,293 SF — 72.481 AC
TRACT C — 132,227 SF — 3.036 AC

RUBBLE DRIVE (PUBLIC-LOCAL RURAL-60' ROW)
ROGEY COURT (PUBLIC-LOCAL RURAL-60' ROW)
BACKSWING TRAIL (PUBLIC-LOCAL RURAL-60' ROW)
LONG IRON TRAIL (PUBLIC-LOCAL RURAL-60' ROW)

10' UTILITY EASEMENT
20.00'
5' PUBLIC IMPROVEMENT EASEMENT
50.00' PUBLIC DRAINAGE ESMT
30.00' PUBLIC DRAINAGE ESMT
WELL SITE 2 WATERLINE EASEMENT BOOK 6728, PAGE 1331
WATER EASEMENT BOOK 6728, PAGE 1331
40.00' PUBLIC DRAINAGE ESMT
30' ADDITIONAL RIGHT-OF-WAY FOR BLACK FOREST ROAD

SCALE: 1" = 100'

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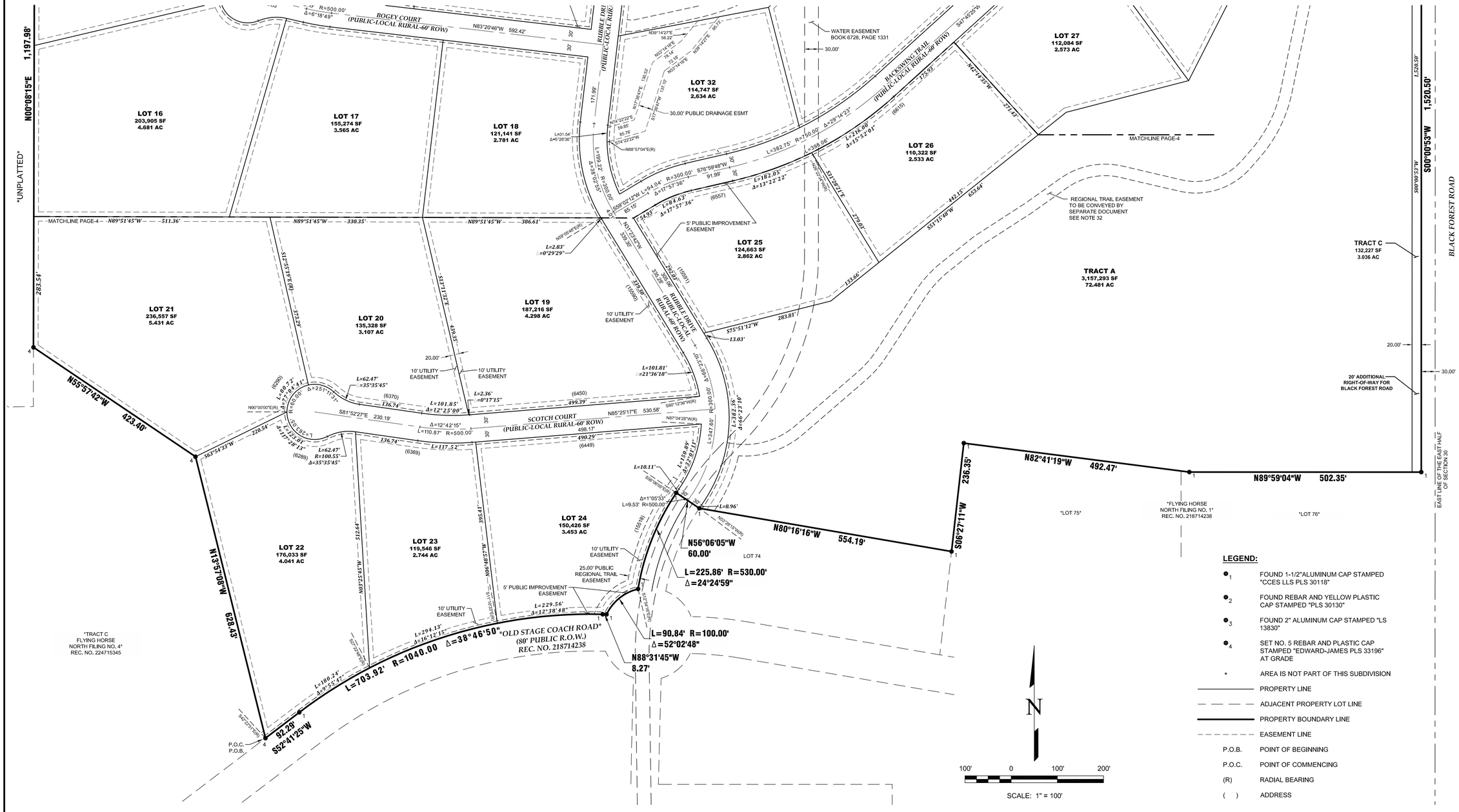
FLYING HORSE NORTH FILING NO. 7
PLAT

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T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-08
DATE CREATED	11/17/25
DATE ISSUED	DRAFT
SHEET NO	4 OF 5

FLYING HORSE NORTH FILING NO. 7

A PORTION OF THE EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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FLYING HORSE NORTH FILING NO. 7
PLAT

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T11S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-08
DATE CREATED	11/17/25
DATE ISSUED	DRAFT
SHEET NO	5 OF 5