

# WALDEN PRESERVE 2, FILING NO. 5

## LOCATED IN THE E1/2 SEC. 15 AND IN THE SW1/4 SW1/4 SEC. 14

### ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT WALDEN HOLDINGS I, LLC, A COLORADO LIMITED LIABILITY COMPANY, MATTHEW W. DUNSTON, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**TO WIT:**

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 213109361 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF (E1/2) OF SECTION 15, AND IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW1/4 SW1/4) OF SECTION 14, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" FROM WHICH THE SOUTHWEST CORNER OF SAID NW1/4, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646" BEARS N88°08'01"W, A DISTANCE OF 2636.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°25'27"E ALONG THE WESTERLY LINE OF SAID NE1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 201058229 AND THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 219121768, ALL OF SAID COUNTY RECORDS, A DISTANCE OF 1082.11 FEET TO THE NORTHWEST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 213109361, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 211122234 OF SAID COUNTY RECORDS;

THENCE S89°35'03"E ALONG THAT LINE COMMON TO SAID RECEPTION NO. 213109361 AND SAID RECEPTION NO. 211122234, A DISTANCE OF 854.59 FEET TO THE EASTERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF WALDEN III, FILING 2, AS RECORDED UNDER RECEPTION NO. 613967 OF SAID COUNTY RECORDS;

THENCE ALONG THAT LINE COMMON TO SAID RECEPTION NO. 213109361 AND SAID WESTERLY LINE THE FOLLOWING SIX (6) COURSES:

- 1.) THENCE S07°23'22"E, A DISTANCE OF 8.12 FEET;
- 2.) THENCE S07°44'05"E, A DISTANCE OF 149.86 FEET;
- 3.) THENCE S22°42'50"E, A DISTANCE OF 349.65 FEET;
- 4.) THENCE S32°11'25"E, A DISTANCE OF 299.80 FEET;
- 5.) THENCE S37°11'17"E, A DISTANCE OF 350.65 FEET;
- 6.) THENCE N59°00'43"E, A DISTANCE OF 50.06 FEET TO THE MOST WESTERLY CORNER OF WALDEN III, FILING 3, AS RECORDED UNDER RECEPTION NO. 800707 OF SAID COUNTY RECORDS;

THENCE CONTINUING ALONG SAID EASTERLY LINE AND THE WESTERLY LINE OF SAID WALDEN III, FILING 3, THE FOLLOWING THREE (3) COURSES:

- 1.) THENCE S27°51'18"E, A DISTANCE OF 990.82 FEET;
- 2.) THENCE S38°51'53"E, A DISTANCE OF 838.44 FEET;
- 3.) THENCE S47°21'06"E, A DISTANCE OF 424.50 FEET TO THE SOUTHWEST CORNER OF SAID WALDEN III, FILING 3, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF WALDEN PRESERVE 2, FILING NO. 4, AS RECORDED UNDER RECEPTION NO. 220714513 OF SAID COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1.) THENCE S80°11'30"W, A DISTANCE OF 343.12 FEET;
- 2.) THENCE S44°28'12"W, A DISTANCE OF 844.52 TO THE NORTHWESTERLY CORNER OF SAID WALDEN PRESERVE 2, FILING NO. 4, AND A POINT ON THE WESTERLY LINE OF THAT TRACT OF LAND AS RECORDED UNDER SAID RECEPTION NO. 213109361, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF WALDEN III, AS RECORDED UNDER RECEPTION NO. 417849 OF SAID COUNTY RECORDS;

THENCE ALONG THAT LINE COMMON TO SAID WESTERLY LINE AND SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

- 1.) THENCE N54°22'41"W, A DISTANCE OF 688.47 FEET;
- 2.) THENCE N38°59'22"W, A DISTANCE OF 349.86 FEET;
- 3.) THENCE N24°59'50"W, A DISTANCE OF 374.99 FEET;
- 4.) THENCE N11°37'08"W, A DISTANCE OF 59.99 FEET;
- 5.) THENCE N16°50'20"W, A DISTANCE OF 545.94 FEET;
- 6.) THENCE N28°21'13"W, A DISTANCE OF 609.82 FEET;
- 7.) THENCE N60°50'09"W, A DISTANCE OF 499.91 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 91.85 ACRES OF LAND, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAD OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "WALDEN PRESERVE 2, FILING NO. 5". 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 PROPERTY 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.

MATTHEW W. DUNSTON

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY MATTHEW W. DUNSTON.

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

WITNESS MY HAND AND OFFICIAL SEAL:

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

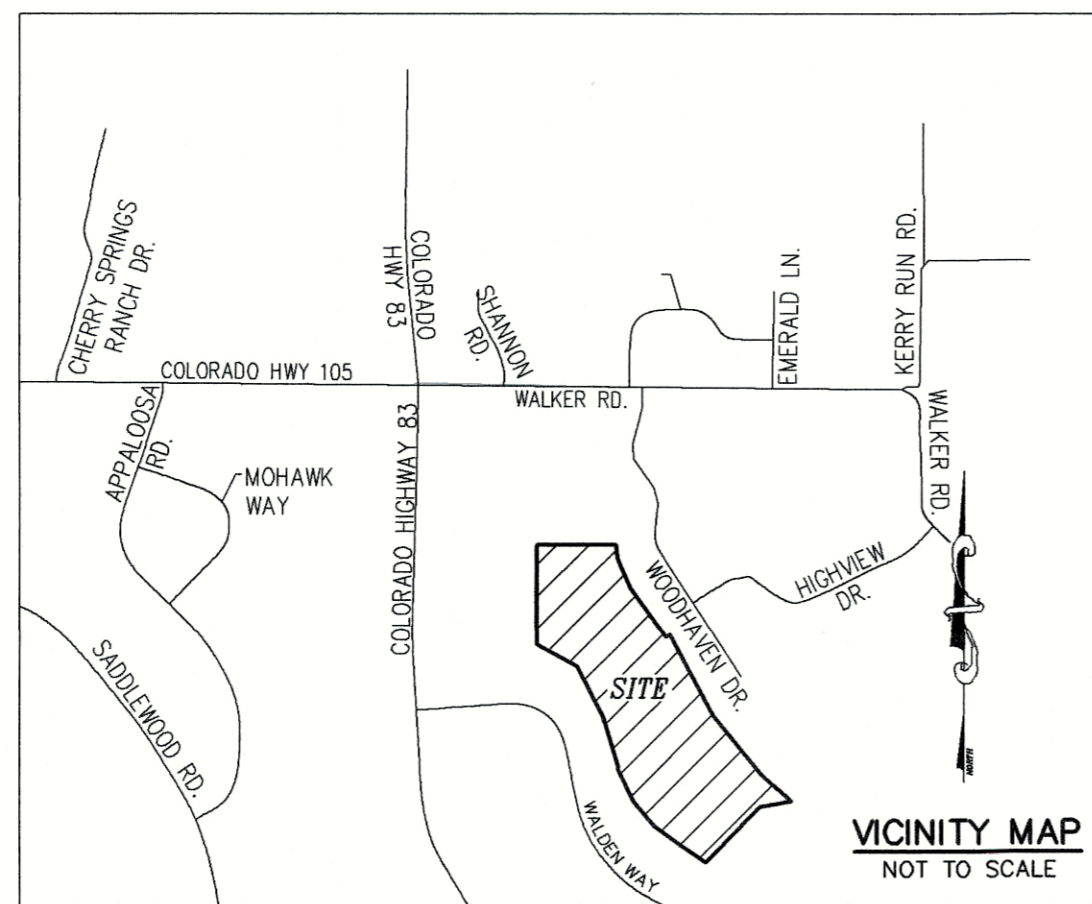
**RECORDING:**

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

SEE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY



**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR WALDEN PRESERVE 2, FILING NO. 5 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS 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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR	DATE

**FLOOD PLAIN CERTIFICATION:**

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0285 (MAP REVISED: DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. NO STRUCTURES ARE PERMITTED WITHIN DESIGNATED FLOODPLAIN AREAS.

**EASEMENTS:**

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND AN ADDITION TEN FOOT (10') PUBLIC UTILITIES ONLY EASEMENT ON ALL LOTS WEST OF PINEHURST CIRCLE. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ADDITIONAL EASEMENT NO. 1 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 5 FOR THE BENEFIT OF LOTS 4, 5 AND 6.

ADDITIONAL EASEMENT NO. 2 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 14 FOR THE BENEFIT OF LOTS 13, 14 AND 15.

ADDITIONAL EASEMENT NO. 3 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 19 FOR THE BENEFIT OF LOTS 17, 18, 19 AND 20.

ADDITIONAL EASEMENT NO. 4 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 29 AND 30 FOR THE BENEFIT OF LOTS 29, AND 30.

**OWNER:**

WALDEN HOLDINGS I, LLC  
1230 SCARBROOK COURT  
MONUMENT, COLORADO 80132  
(719) 488-9602

**SUMMARY:**

50 LOTS	53.04 ACRES	57.74%
4 TRACTS	32.10 ACRES	34.95%
RIGHT-OF-WAY	6.72 ACRES	7.31%
<b>TOTAL</b>	<b>91.85 ACRES</b>	<b>100.00%</b>

**DENSITY CALCULATIONS:**

0.54 UNITS / ACRE GROSS  
0.94 UNITS / ACRE NET

**ENUMERATIONS:**

**NOTES:**

1. ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N88°08'01"W, A DISTANCE OF 2636.22 FEET BETWEEN THE CENTER ONE-QUARTER CORNER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" AND THE WEST ONE-QUARTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646".

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD OR FOR EASEMENTS OF RECORD SHOWN HEREON. 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 PERMIT BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RECONSIDERED 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.

1. THRU 10 & 52. THRU 55, RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

11. THE PROPERTY IS SUBJECT TO (EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: AMERICAN TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: COMMUNICATION SYSTEMS  
RECORDING DATE: JULY 30, 1964  
RECORDING NO: BOOK 2026 AT PAGE 628

12. THE PROPERTY IS SUBJECT TO ALL MINERAL RIGHT CONVEYED TO WALDEN CORPORATION IN DEED RECORDED JULY 18, 1986 IN BOOK 2244 AT PAGE 286 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

13. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC, TELEPHONE AND /OR TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED JUNE 11, 1971 IN BOOK 2414 AT PAGE 663.

14. THE PROPERTY IS SUBJECT TO RESERVATIONS AS SET FORTH IN DEED RECORDED MARCH 30, 1982 IN BOOK 3547 AT PAGE 577.

15. THE PROPERTY IS SUBJECT TO RESERVATIONS AS SET FORTH IN DEED RECORDED JUNE 11, 1985 IN BOOK 5020 AT PAGE 429.

16. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES GRANTED TO PEOPLES NATURAL GAS COMPANY BY THE INSTRUMENT RECORDED JULY 11, 1988 IN BOOK 5530 AT PAGE 321 AND IN BOOK 5530 AT PAGE 325 AND IN BOOK 5530 AT PAGE 333. ASSIGNMENT RECORDED IN CONNECTION THEREWITH JULY 24, 2008 AT RECEPTION NO. 208063871.

17. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR ELECTRIC, TELEPHONE AND/OR TELEGRAPH LINES AND INCIDENTAL PURPOSES GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY THE INSTRUMENT RECORDED NOVEMBER 4, 1988 IN BOOK 5573 AT PAGE 1234.

18. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR UTILITY LINES AND WATER LINES AND INCIDENTAL PURPOSES GRANTED TO WALDEN CORPORATION BY THE INSTRUMENT RECORDED MAY 6, 2002 AT RECEPTION NOS. 202073591 AND AT RECEPTION NO. 202073592 AND AT RECEPTION NO. 202073593 AND AT RECEPTION NO. 202073595 AND AT RECEPTION NO. 202073596 AND AT RECEPTION NO. 202073597. RELEASES RECORDED IN CONNECTION THEREWITH SEPTEMBER 30, 2005 AT RECEPTION NO. 205154117; SEPTEMBER 3, 2005 AT RECEPTION NO. 205137835; SEPTEMBER 30, 2005 AT RECEPTION NO. 205154116 AND SEPTEMBER 30, 2005 AT RECEPTION NO. 205154121.

19. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WATER STORAGE TANK AND INCIDENTAL PURPOSES GRANTED TO WALDEN CORPORATION BY THE INSTRUMENT RECORDED MAY 6, 2002 AT RECEPTION NO. 202073594.

20. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR WATER WELLS AND INCIDENTAL PURPOSES GRANTED TO WALDEN CORPORATION BY THE INSTRUMENT RECORDED MAY 6, 2002 AT RECEPTION NO. 202073598.

21. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE DONALD WESCOTT FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED AUGUST 15, 2003 AT 203188692.

22. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED FEBRUARY 27, 2004 AT RECEPTION NO. 204033303 AND FEBRUARY 27, 2004 AT RECEPTION 204033311.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WALDEN PRESERVE SUBDIVISION PUD DEVELOPMENT GUIDELINES AS RECORDED FEBRUARY 7, 2007 RECEPTION NO. 205018612.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-555 AS RECORDED FEBRUARY 17, 2005 AT RECEPTION NO. 205023414.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE IN THE NON-TRIBUTARY ARAPAHOE AND LARAMIE-FOX HILLS AND THE NON-TRIBUTARY DANSON ACQUERS, CASE NO. 02CW (W01) AND CASE NO. 02CW117 (W02) AS RECORDED MARCH 25, 2005 AT RECEPTION NO. 205042890. SPECIAL WARRANTY DEED IN CONNECTION THEREWITH RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122351.

26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122350.

27. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LICENSE AGREEMENT JUNE 17, 2009 AS SET FORTH BELOW. RECORDED JUNE 17, 2009 AT RECEPTION NO. 209068842.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LICENSE AGREEMENT JUNE 17, 2009 AS SET FORTH BELOW. RECORDED JUNE 17, 2009 AT RECEPTION NO. 209068843.

33. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LICENSE AGREEMENT JUNE 17, 2009 AS SET FORTH BELOW. RECORDED JUNE 17, 2009 AT RECEPTION NO. 209068844.

34. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE, JUDGMENT AND DECREE IN THE NON-TRIBUTARY ARAPAHOE AND LARAMIE-FOX HILLS AND THE NOT-NON-TRIBUTARY DANSON ACQUERS AS SET FORTH BELOW. RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122353.

35. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE TEMPORARY ACCESS EASEMENT TO WALDEN WAY FOR EMERGENCY PURPOSES AS SET FORTH BELOW. RECORDED MAY 5, 2006 AT RECEPTION NO. 206066528.

36. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-259 AS SET FORTH BELOW. RECORDED JULY 14, 2009 AT RECEPTION NO. 209081391.

37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE INGRESS/EGRESS & IMPROVEMENT EASEMENT GRANT AS SET FORTH BELOW. RECORDED OCTOBER 13, 2006 AT RECEPTION NO. 206151588.

38. THE PROPERTY IS SUBJECT TO DEEDS RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053672 AND APRIL 5, 2005 AT RECEPTION NO. 205048457 AND AUGUST 9, 2005 AT RECEPTION NO. 205122351 MAKE REFERENCE TO WATER RIGHTS.

**NOTES: (CONTINUED)**

39. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MAP AS SET FORTH BELOW. RECORDED DECEMBER 6, 2012 AT RECEPTION NO. 212145668.

40. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 14-109 AS SET FORTH BELOW. RECORDED APRIL 1, 2014 AT RECEPTION NO. 214026891.

41. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATION CONTAINED IN THE PUD DEVELOPMENT GUIDELINES RECORDED JULY 10, 2014 AT RECEPTION NO. 214068052.

42. THIS PROPERTY IS SUBJECT TO THE WALDEN PRESERVE 2 PUD DEVELOPMENT PLAN RECORDED JULY 30, 2014 AT RECEPTION NO. 214068053.

43. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 14-322 AS SET FORTH BELOW. RECORDED AUGUST 27, 2014 AT RECEPTION NO. 214078089.

44. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE WALDEN METROPOLITAN DISTRICT NO., AS EVIDENCED BY INSTRUMENT(S) RECORDED NOVEMBER 17, 2014 AT RECEPTION NO. 214105771.

45. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-023 AS SET FORTH BELOW. RECORDED JANUARY 16, 2015 AT RECEPTION NO. 215004812.

46. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-025 AS SET FORTH BELOW. RECORDED JANUARY 16, 2015 AT RECEPTION NO. 215004814.

47. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EL PASO COUNTY SPECIAL DISTRICTS ANNUAL REPORT AND DISCLOSURE FORM AS SET FORTH BELOW. RECORDED JANUARY 23, 2015 AT RECEPTION NO. 215006922.

48. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE PARKS LAND AGREEMENT AS SET FORTH BELOW. RECORDED AUGUST 13, 2014 AT RECEPTION NO. 214073311.

49. THE PROPERTY IS SUBJECT TO THIS AS SET FORTH IN THE WALDEN PRESERVE 2 AMENDED PUD DEVELOPMENT PLAN RECORDED MAY 26, 2016 AT RECEPTION NO. 216056505.

50. THIS PROPERTY IS SUBJECT TO THE WALDEN PRESERVE 2-FILINGS 4, 5, 6 & 7 AMENDED PUD DEVELOPMENT PLAN RECORDED JANUARY 6, 2020 AT RECEPTION NO. 220001683.

51. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-38 AS SET FORTH BELOW. RECORDED JANUARY 30, 2020 AT RECEPTION NO. 220013594.

3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

4. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY WALDEN CORPORATION, A PRIVATE UTILITY COMPANY, AND IS SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, FIRE PROTECTION REPORT AND TRAFFIC IMPACT STUDY.

6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY 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.

8. ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS.

9. ALL DEVELOPMENT WITHIN THE WALDEN PRESERVE 2 SUBDIVISION SHALL COMPLY WITH THE PUD DEVELOPMENT PLAN AND DEVELOPMENT GUIDE AS RECORDED UNDER RECEPTION NOS. 214068053 AND 214068052, RESPECTIVELY, AND THE AMENDED PUD DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 216056505. ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.

10. NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

11. WALDEN PRESERVE 2, FILING NO. 5 IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AND LEWIS PALMER SCHOOL DISTRICT NO. 38 AND WILL BE SERVED BY BOTH:

12. 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, THE HOME OWNERS ASSOCIATION, 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

13. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. 220070553. A PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. 215068483 AND IS REGULATED BY A AMENDED PUD DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 216056505, ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

14. THE FOLLOWING DESCRIBED TRACTS ARE TO BE OWNED BY WALDEN HOLDINGS I, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE WALDEN METROPOLITAN DISTRICT NO. 1 AND NO. 2. ALL MAINTENANCE RESPONSIBILITY FOR THESE TRACTS, INCLUDING OPEN SPACE LAND, RECREATIONAL FACILITIES (OTHER THAN COUNTY TRAILS) AND DRAINAGE FACILITIES, IS VESTED IN THE PROPERTY OWNERS' ASSOCIATION.

- TRACT A IS RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.
- TRACT B IS RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.
- TRACT C IS RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.
- TRACT D IS RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.





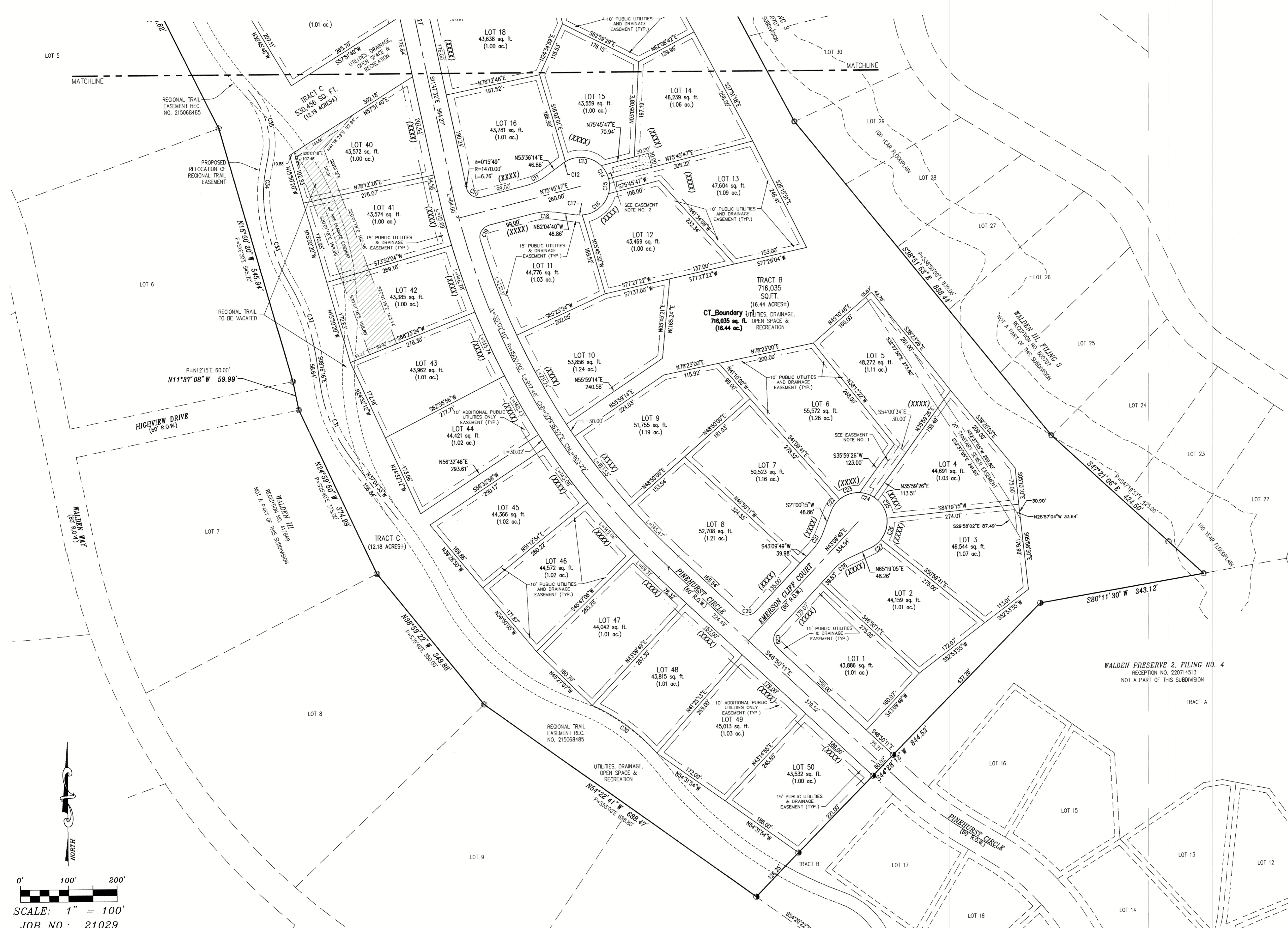






# WALDEN PRESERVE 2, FILING NO. 5

LOCATED IN THE E1/2 SEC. 15 AND IN THE SW1/4 SW1/4 SEC. 14  
ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C10	40.22'	25.00'	92°10'51"	S58°08'47"E	36.02'
C11	40.00'	100.00'	22°54'58"	N64°18'18"E	39.73'
C12	5.59'	60.00'	05°20'17"	S56°16'22"W	5.59'
C13	80.50'	60.00'	76°52'08"	N82°37'25"W	74.59'
C14	31.37'	60.00'	29°57'09"	N29°12'47"W	31.01'
C15	31.42'	60.00'	30°00'00"	N00°45'47"E	31.06'
C16	74.65'	60.00'	71°17'18"	N51°24'26"E	69.93'
C17	11.38'	60.00'	10°52'15"	S87°30'47"E	11.37'
C18	40.00'	100.00'	22°54'58"	S87°13'16"E	39.73'
C19	40.22'	25.00'	92°10'53"	N29°40'21"E	36.02'
C20	40.21'	25.00'	92°09'24"	N89°14'31"E	36.01'
C21	40.00'	100.00'	22°54'58"	N31°42'20"E	39.73'
C22	30.87'	60.00'	29°28'49"	N35°44'40"E	30.53'
C23	44.76'	60.00'	42°44'36"	N71°51'22"E	43.73'
C24	31.84'	60.00'	30°24'13"	S71°34'13"E	31.47'
C25	52.44'	60.00'	50°04'48"	S31°19'42"E	50.79'
C26	46.99'	60.00'	44°52'46"	S16°07'57"W	45.80'
C27	28.00'	60.00'	26°44'29"	S51°57'07"W	27.75'
C28	38.67'	100.00'	22°09'17"	S54°14'27"W	38.43'
C29	39.27'	25.00'	90°00'00"	S01°50'11"E	35.36'
C30	167.56'	380.35'	25°14'29"	N53°11'56"W	166.21'
C31	169.67'	337.50'	28°48'17"	N22°40'24"W	167.89'
C32	159.84'	412.50'	22°12'08"	N19°22'20"W	158.85'
C33	169.53'	387.50'	25°04'01"	N17°56'23"W	168.16'
C34	95.83'	287.50'	19°05'55"	N04°08'35"W	95.39'
C35	159.28'	162.50'	56°09'34"	N14°23'15"W	152.98'

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
  - ⊙ FOUND REBAR AND RED CAP STAMPED "PLSC RLS 25968"
  - ▲ FOUND REBAR AND ALUMINUM CAP STAMPED "72..." (ILLEGIBLE)
  - ⊙ FOUND REBAR AND 1-1/2" BRASS CAP
  - △ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "BELL ..." (ILLEGIBLE)
  - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 7017"
  - FOUND 5/8" REBAR (NO CAP)
  - ⊙ FOUND 1/2" REBAR (NO CAP)
  - ⊙ FOUND 7/8" O.D. IRON PIPE (NO CAP)
  - ⊙ FOUND AS SHOWN (1/4 CORNER)
  - (XXXX) ADDRESS
  - ▨ 30' COMMON INGRESS, EGRESS & UTILITY EASEMENT

0' 100' 200'

SCALE: 1" = 100'

JOB NO.: 21029

FEBRUARY 14, 2022

REVISION DATE: JUNE 27, 2022 (PER COUNTY COMMENTS)  
DATE OF PLAT PREPARATION: FEBRUARY 14, 2022

WALDEN PRESERVE 2, FIL. NO. 5 - E1/2 SEC. 15 & SW1/4 SW1/4 SEC. 14, T11S, R66W of the 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART SURVEYS, LLC**

P.O. Box 5101      Woodland Park, CO. 80866      (719) 687-0920

DRAWING: 21029FP.DWC      PAGE 4 OF 4

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