### 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:

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 NOO'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:

- THENCE S07'23'22"E, A DISTANCE OF 8.12 FEET;
- 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 \$32"11"25"E, A DISTANCE OF 299.80 FEET; THENCE S37'31'17"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 \$38.51.53"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:

THENCE S80'11'30"W, A DISTANCE OF 343.12 FEET; 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

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

- THENCE N54'22'41"W, A DISTANCE OF 688.47 FEET; 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 N15'50'20"W, A DISTANCE OF 545.94 FEET;
- 6.) THENCE N26'21'13"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.

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN HAS LAID 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

MATTHEW W. DUNSTON	
STATE OF COLORADO ) ss	change to 28
ACKNOWLEDGED BEFORE ME THIS DAY OF, 2022 DUNSTON.	2, BY MATTHEW W.
MY COMMISSION EXPIRES:	
WITNESS MY HAND AND OFFICIAL SEAL:	
NOTARY PUBLIC:	

\_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY,

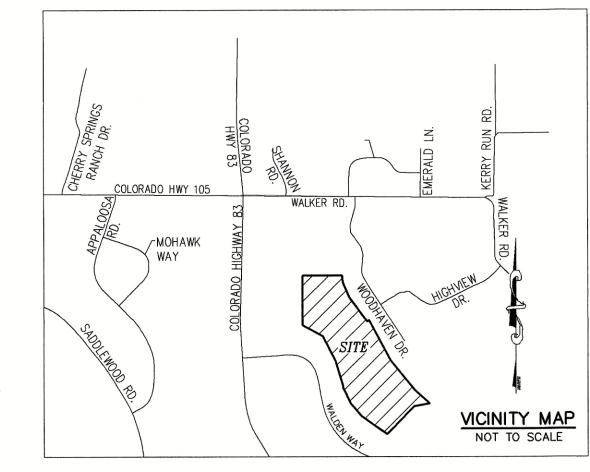
## RECORDING:

COLORADO.

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

CHUCK	BROERMAN,	RECORDER	

UNDER RECEPTION NUMBER \_\_\_\_\_



### BOARD OF COUNTY COMMISSIONS 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 \_\_\_ 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

CHAIR, BOARD OF COUNTY COMMISSIONERS

## Planning and Community Development Director

PCD DIRECTOR CERTIFICATE Remove this signature block

PROVED FOR FILING BY THE EL PASO COUNTY, TMENT DIRECTOR ON THE DTES OR CONDITIONS SPECIFIED HEREON.

## FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0285G (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. HE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ADDITIONAL EASEMENT NOTE 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 NOTE 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 NOTE 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 NOTE NO. 4 = 30' COMMON INGRESS, EGRESS AND UTILITY EASEMENT OVER, UNDER AND ACROSS LOT 29 AND 30 FOR THE BENEFIT OF LOTS 28, 29, 30 AND 31.

30 ft perimeter easement identified in PUD

## **ENUMERATIONS:**

You may choose to keep this if you wish to receive enumerations approval by email, but you may also receive a stamp instead. If you elect to receive the stamp, you can remove this note.

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

gross density, net density

9	SUMMARY:			FEES:
5	SO LOTS	53.04 ACRES	57.74%	DRAINAGE FEE:
4	TRACTS	32.10 ACRES	34.95%	PRIDAT FEE.
F	RIGHT-OF-WAY	6.72 ACRES	7.31%	BRIDGE FEE:
-				SCHOOL FEE:
1	TOTAL	91.85 ACRES	100.00%	PARK FEE:
	Summary no	tes should include		

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. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A ALTA COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 370-F00018-22, AMENDMENT NO. 1 (COMMITMENT DATE: FEBRUARY 1, 2022 AT 8:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B - PART II EXCEPTIONS OF THE REFERENCED TITLE COMMITMENT.

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: AMERICAN TELEPHONE AND TELEGRAPH COMPANY PURPOSE: COMMUNICATION SYSTEMS

RECORDING DATE: JULY 30, 1964 BOOK 2026 AT PAGE 628

12. THE PROPERTY IS SUBJECT TO ALL MINERAL RIGHT CONVEYED TO WALDEN CORPORATION IN DEED RECORDED JULY 18, 1968 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 eplace note 7 with the following:

Il property owners are responsible for maintaining proper storm water Irainage in and through their property. Public drainage easements as pecifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to nsure proper drainage around structures, including elevations of oundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or rainage swales within said easements, as constructed by the builder, a manner that would cause adverse drainage impacts to properties. tructures, fences, materials or landscaping that could impede the flow OSES

ZU. THE PROPERTI IS SUBJECT TO AN EASEMENT FOR WATER WELLS AND INCIDENTAL FURFUSES GRANTED TO WALDEN CORPORATION BY THE INSTRUMENT RECORDED MAY 6, 2002 AT RECEPTION NO.

of runoff shall not be placed in drainage easements.

1. 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 203188592.

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.

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 DAWSON AQUIFERS, CASE NO. 02CW (WD#1) AND CASE NO. 02CW117 (WD#2) 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. 205122347. 27. THE PROPERTY IS SUBJECT For all four notes, update and ENTS, EASEMENTS AND OBLIGATION CONTAINED IN THE INClude a statement that access EEMENT AND EASEMENT AS RECORDED AUGUST 9, 2005 AT is limited to the common

28. THE PROPERTY IS SUBJECT Ingress/egress easement. ENTS, EASEMENTS AND RANT TO WALDEN PROPERTY OBLICATIONS CONTAINED IN THI OWNERS ASSOCIATION AS RECC Add a statement referencing 5122350.

RECEPTION NO. 205163757.

29. THE PROPERTY IS SUBJECT the shared access easement ENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMEN recorded at Reception No. 1 AS SET FORTH BELOW RECORDED AUGUST 9, 2009 AT \_\_ of the records of El Pas 30. THE PROPERTY IS SUBJECT County. Provide a copy of the ENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION shared access agreement. DED OCTOBER 14, 2005 AT

31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-292, AS SET FORTH BELOW: RECORDED JANUARY 20, 2006 AT RECEPTION NO. 206008988.

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-218 AS SET FORTH BELOW: RECORDED JUNE 17, 2009 AT RECEPTION NO. 209068842. Revise note 15 to "No driveway shall be 33. THE PROPERTY IS SUBJECT TO established unless an access permit has GATIONS

CONTAINED IN THE LICENSE AGREE been granted by EI Paso County" AT RECEPTION NO. 209068843. 34. THE PROPERTY IS SUBJECT TO GATIONS CONTAINED IN THE FINDINGS OF FACT, CONCEDSIONS OF LAW, NOLING OF THE REFERENCE SOMEOMENT AND DECREE IN THE NON-TRIBUTARY ARAPAHOE AND LARAMIE-FOX HILLS AND THE NOT NON-TRIBUTARY

UNE 17, 2009

AQUIFERS AS SET FORTH BELOW: RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122353. 35. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS 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.

### <u>NOTES: (CONTINUED)</u>

RECEPTION NO. 220013594.

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.

40. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, A and Community CONTAINED IN THE RESOLUTION NO. 14-109 AS SET FORTH BELOW: RE Development RECEPTION NO. 214026891.

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

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

CONTAINED IN THE RESOLUTION NO. 14-322 AS SET FORTH BELOW: RECORDED Update and add the 44. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT BY RE STREETS.

43. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND ORLIGATIONS

THE LAND IN THE WALDEN METROPOLITAN DISTRICT NO., AS EVIDENCED BY INSTRUMENT(S) RECORDED NOVEMBER 17, 2014 AT RECEPTION NO. 214105771.

CONTAINED IN THE RESOLUTION NO. 15-023 AS SET FORTH BELOW: RECORDED JANUARY 16, 2015 AT RECEPTION NO. 215004812.

45. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS

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 PROPERTY IS SUBJECT TO 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

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 AND TRAFFIC IMPACT STUDY. Also wastewater disposal report and fire protection report 6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

ALL PROPERTY OWNERS ARE 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 OWNERS UNLESS OTHERWISE INDICATED. 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 NO'S. 214068053 AND 214068052, RESPECTIVELY, AND THE AMENDED PUD DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 216056505, ALL OF THE RECORDS OF THE EL

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

PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.

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 FITHER 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. 215068493 AND IS REGULATED BY A AMENDED P.U.D. 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.

15. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO

COUNTY DEVELOPMENT SERVICES DEPARTMENT. 16. BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 15', AND REAR YARD - 25'.

18. 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED

19. THERE ARE 50 LOTS AND 4 TRACTS PLATTED IN THIS SUBDIVISION.

THREATENED SPECIES.

20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

21 The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that AD Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the 🛛 Ŋ I Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), 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.

### NOTES: (CONTINUED)

22. 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 IN THE OFFICE OF THE CLERK AND COUNTY AS RECORDED UNDER RECEPTION NO. \_ 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 **DEVELOPMENT SERVICES DEPARTMEN**T 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 DEVELOPMENT SERVICES 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.

3. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM PINEHURST SIRCLE PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.

23. FENCING SHALL NOT IMPEDE FLOW IN DRAINAGE WAYS.

24. A MINIMUM 25' X 25' SIGHT TRIANGLE AREA EXISTS FOR ALL CORNER LOTS. NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") IN HEIGHT ARE ALLOWED IN THIS AREA WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE AND OWNERSHIP BEING VESTED WITH INDIVIDUAL PROPERTY OWNERS.

25. ALL ROADWAYS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND

26. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE PARK LANDS AGREEMENT. AS RECORDED UNDER RECEPTION NO. 214073311 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

27. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE REGIONAL TRAIL EASEMENT, AS RECORDED UNDER RECEPTION NO. 215068485 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. 28. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE"

29. NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF RESERVOIRS OR IN THE SPILLWAY OR SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM. SPILLWAY. SPILLWAY CHANNEL. OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH, THIS DEVELOPMENT, DEVELOPER, [THE HOMEOWNERS' ASSOCIATION, AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER. EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COST

THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL. 30. ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

add the following note. Modify as needed: ract (\_\_\_\_) of this property is subject to a Private Detention asin/Stormwater Quality BMP Maintenance Agreement and asement as recorded at Reception No.\_\_\_\_\_ of the ecords of El Paso County. The HOA (or Owner o istrict) is responsible for maintenance of the subject

plat. There are no areas currently labeled in this manner on the plat.

IN THE STATE OF

Word this the same

way it appears in the

LY REPRESENTS JNDER 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 \_\_\_\_\_, 20\_\_\_.

FRIC SIMONSON COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560

FOR AND ON BEHALF OF RAMPART SURVEYS, LLC

Downslope Creep

rainage facilities.

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

Soils and geology note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development

Rockfall Source: Rockfall Runout Zone: Potentially Seasonally High Groundwater: (name lots or location of area) Other Hazard:

Please also depict any geologic hazards or geologic constraints on the plat as identified in the soils and geology report.

Add this note: Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some 17. MAXIMUM BUILDING HEIGHT: 30 FEET, AS MEASURED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.

> The following note shall be placed on the plat: "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 C.R.S. § 18-4-508"

DATE OF PLAT PREPARATION: FEBRUARY 14, 2022

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

## RAMPART

SURVEYS, LLC Add SF2211

P.U. Box 5101

Woodland Park, CO. 80866

DRAWING: 21029FP.DWG

PAGE 1 OF 4

(719) 687-0920

Add PCD File #

