

CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT

RE: Notice to Adjoining Property Owners – The Reserve @ Corral Bluffs Filing 3, 4 and 5 Final Plat Application

I, David F. Jones, certify that on the 29<sup>th</sup> day of February, 2020, a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the attached list of individuals and business:

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David F. Jones

Feb 29, 2020

## ADJOINING OWNERS LIST

THE RESERVE @ CORRAL BLUFFS, FILINGS 3, 4 &amp; 5

FEB 24, 2020

| SCHEDULE NO. | OWNER(S) NAME                   | OWNER(S) MAILING ADDRESS                             |
|--------------|---------------------------------|--|
| 4332000020   | Waste Management of Colo Inc    | PO Box 1450, Chicago, IL, 60690-1450                 |
| 4400000015   | City of Colorado Springs        | PO Box 1575, Mail Code 455, Colo Spgs, CO 80901-1575 |
| 5400000260   | BLH No. 1, LLC                  | 111 S Tejon St, Ste 222, Colo Spgs, CO 80903-2246    |
| 4331000018   | David Lumb & Jacqueline Hilaire | 12697 Corral Bluffs Vw, Peyton, CO 80831-5714        |
| 4331000022   | Alan & Dianne Brass             | 2720 Meridian, Peyton, CO. 80831-7843                |
| 4331004015   |                                 |  |
| 4331004014   | James & Yolanda Drake           | 794 Progress Dr, Fountain, CO 80817-4176             |
| 4331004013   | Abdulla & Nazanin Malazada      | 1704 Vandiest Rd, Colo Spgs, CO. 80915-1407          |
| 4331003015   | Maria & Juan Carlos Armendariz  | 1095 Western Dr, Lot 152C, Colo Spgs, CO. 80915-3955 |
| 4331003016   | Mark & Denise Waskosky          | 3145 Navigation Dr, Colo Spgs, CO 80920-4448         |
| 4331003001   | Thomas & Joann Baker            | 3230 Corral Ranch Rd, Peyton, CO 80831-7755          |
| 4331001005   | Scott & Michelle Lang           | 3235 Corral Ranch Rd, Peyton, CO 80831-7755          |
| 4332002006   | Denise Livingston               | 3220 Tackhouse Rd, Peyton, CO 80831-7515             |
| 4332002007   | Robert & Margaret Holland       | 3170 Tackhouse Rd, Peyton, CO 80831-7545             |
| 4332002008   | Martin & Kristina Adamson       | 7415 Pfof Dr, Peyton, CO 80831-6062                  |
| 4332002009   | Kevin & Misuk Schmit            | 3070 Tackhouse Rd, Peyton, CO 80831-7544             |
| 4332001015   | David & Kimberly Parsons        | 3075 Tackhouse Rd, Peyton, CO 80831-7547             |

February 28, 2020

RE: NOTIFICATION TO ADJOINING LAND OWNER – THE RESERVE @ CORRAL BLUFFS  
FILINGS 3, 4 AND 5 FINAL PLAT APPLICATIONS

Dear Adjoining Land Owner:

Corral Ranches Development Company, the developer of the Reserve at Corral Bluffs subdivision, is currently making application to the El Paso County Planning & Community Development Department for the Reserve at Corral Bluffs Filings 3, 4 and 5 Final Plat approvals. Approval of this request by the El Paso County Board of County Commissioners would allow for the development of 6 single family residential lots in Filing 3 on 59.95 acres, 5 single family residential lots in Filing 4 on 26.00 acres and 8 single family residential lots in Filing 5 on 60.99 acres. Filing 5 also contains a 19.50 acre open space tract. Filing 5 is the last proposed Filing within the Reserve at Corral Bluffs subdivision. All lots are a minimum lot size of 5.0 acres.

The proposed subdivisions are located in portions of the NW ¼ of the SE1/4 of Sec 31, T13S, R64W of the 6<sup>th</sup> PM. More specifically, the property is located south and west of the existing Corral Ranches subdivision, north of the City of Colorado Spring's Corral Bluffs open space and west of the Waste Management land fill site. Vehicular access to the site will be provided from the north and west by Hoofprint Road, a 60' ROW gravel surfaced County owned and maintained Rural Residential roadway. I have enclosed copies of the Final Plat for each Filing illustrating the general layout of the subdivision and the location of the property to be platted.

Existing improvements within the parcel are related to past agricultural activities; vehicular access trails and fencing. Proposed improvements within the parcel include County owned and maintained gravel surfaced roadways, drainage improvements, electric service and telephone service. Grading and earth moving activities will be limited to roadway, drainage and utility installation areas.

Water will be provided via individual on site wells. Waste water will be treated via individual on site septic systems.

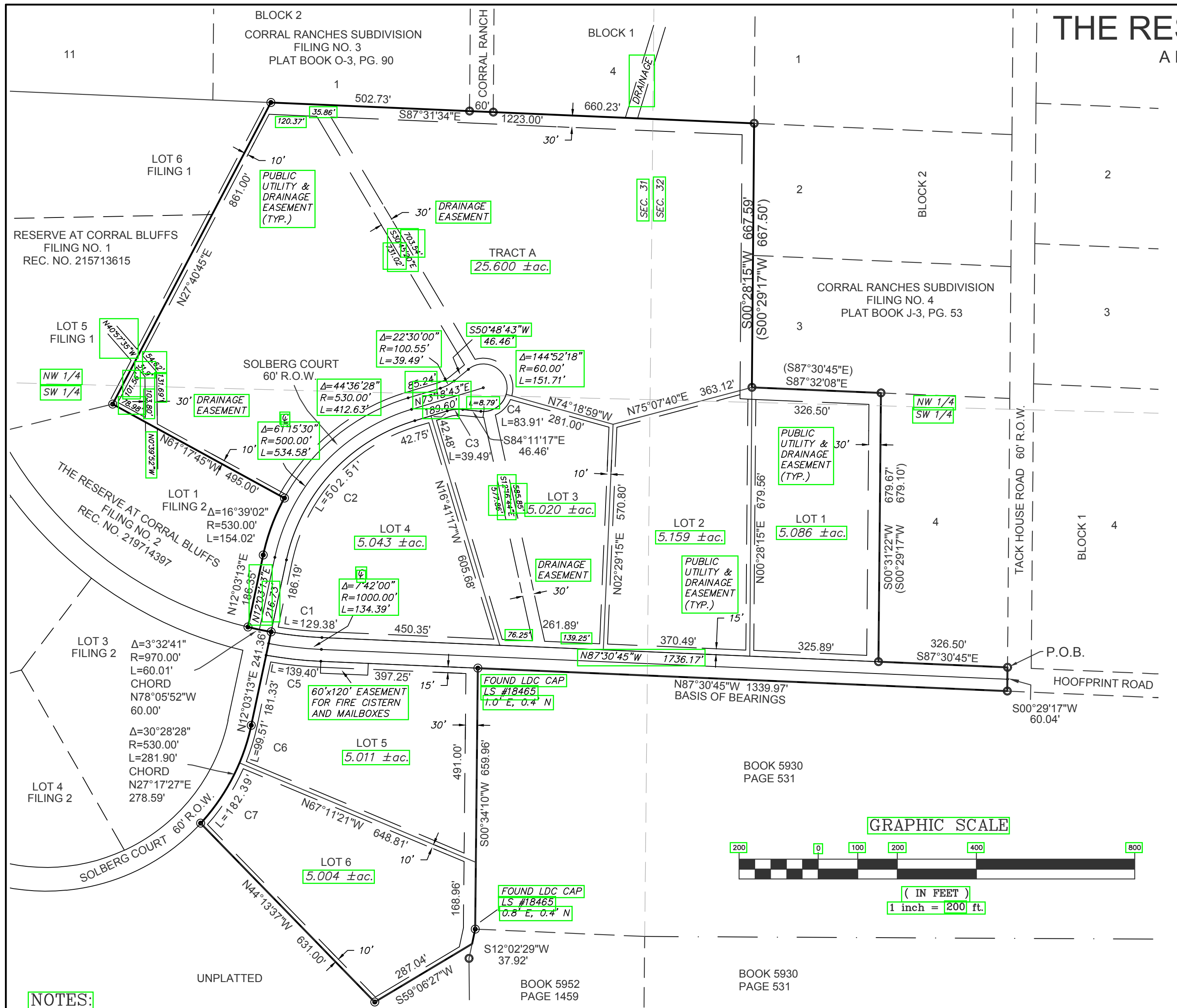
You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning & Community Development Dept., 2880 International Cir., Colorado Springs, CO 80910 attn: Gabe Sevigny. The date, time and location of the future public hearings regarding this application may be obtained by contacting the El Paso County Development Services Department at 719.520.6300.

Should you have any questions regarding the proposed subdivisions, you are more than welcome to contact my office as well.

Sincerely,

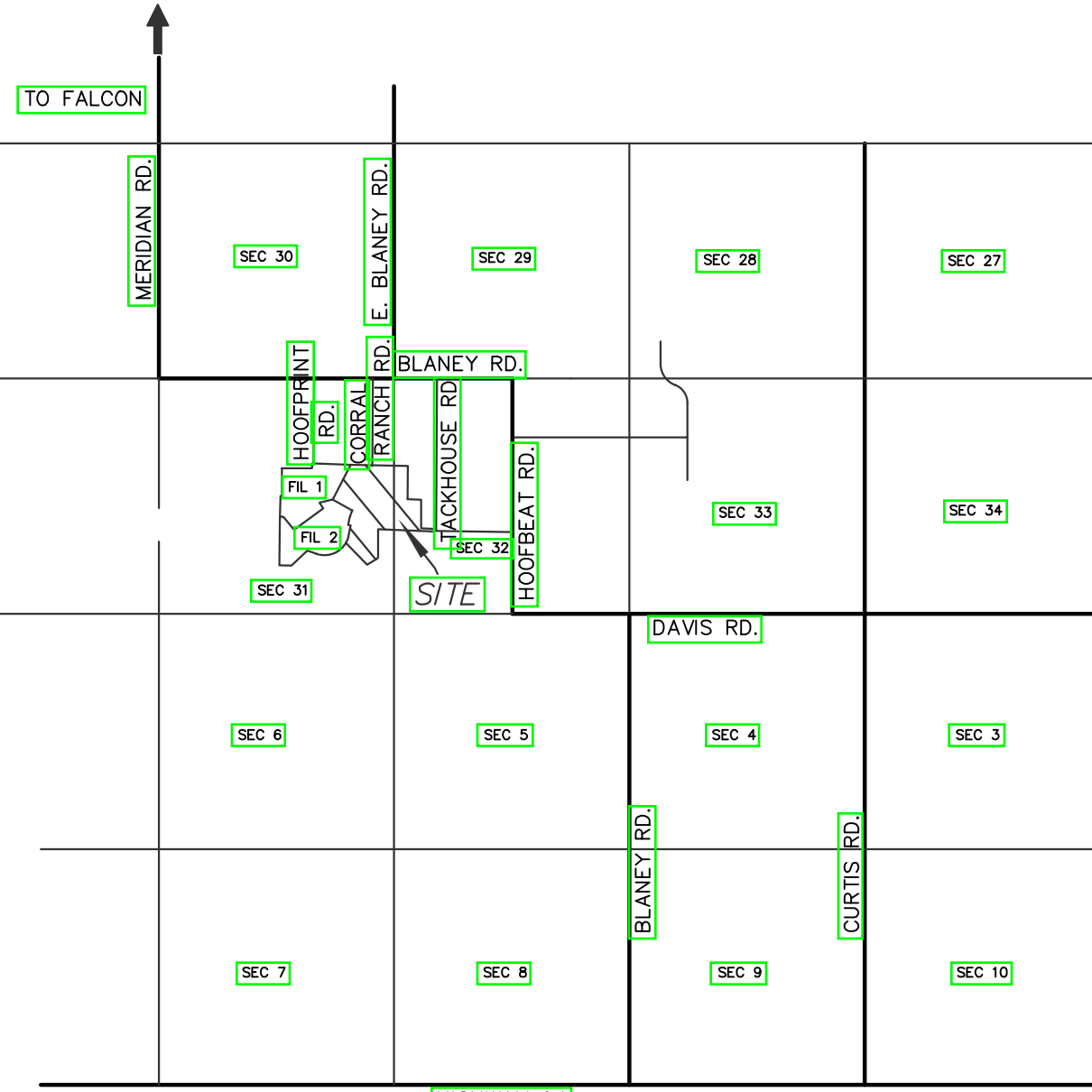
David F. Jones  
LAND RESOURCE ASSOCIATES  
719.660.1184  
[chipita1@comcast.net](mailto:chipita1@comcast.net)





## THE RESERVE AT CORRAL BLUFFS FILING NO. 3

A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



### EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

#### NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW PE & LS 2892" OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 5930 AT PAGE 531, N87°30'45"W - 1339.97', THE DIRECTION IS BASED ON THAT RECORDED DOCUMENT AND THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55034293\*1, DATED AUGUST 4, 2011.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

| CURVE | DELTA        | RADIUS   | LENGTH  | DIRECTION   | CHORD   |
|-------|--------------|----------|---------|-------------|---------|
| C1    | 4°=7°38'32"  | 970.00'  | 129.38' | N83°41'29"W | 129.29' |
| C2    | 4°=61°15'30" | 470.00'  | 502.31' | S42°40'58"W | 478.91' |
| C3    | 4°=22°30'00" | 100.55'  | 59.49'  | S84°33'43"W | 39.23'  |
| C4    | 4°=80°27'44" | 160.00'  | 183.91' | N55°44'52"E | 77.24'  |
| C5    | 4°=7°45'16"  | 1030.00' | 139.29' | S83°38'07"E | 139.29' |
| C6    | 4°=10°45'26" | 530.00'  | 199.51' | N17°25'56"E | 99.36'  |
| C7    | 4°=19°43'02" | 530.00'  | 182.39' | N32°40'10"E | 181.49' |

"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."

### SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 \_\_\_\_\_, 2020.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

DATE

### BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF:  
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32, T13S, R64W OF THE 6th P.M;  
THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6th P.M;

EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, CORRAL RANCHES FILING SUBDIVISION NO. 4 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK J-3 AT PAGE 53 OF THE EL PASO COUNTY RECORDS;

THENCE S00°29'17"W ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 4, SAID LINE BEING COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF TACK HOUSE ROAD AS PLATTED BY SAID SUBDIVISION, A DISTANCE OF 60.04 FEET TO THE POINT OF INTERSECTION

OF SAID WESTERLY RIGHT OF WAY LINE WITH THE SOUTHERLY RIGHT OF WAY LINE OF HOOFPRINT ROAD AS PLATTED BY SAID SUBDIVISION;

THENCE N87°30'45"W ON THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT OF WAY LINE, SAID LINE BEING COINCIDENT WITH THE NORTH LINE OF THE TRACT DESCRIBED IN BOOK 5930 AT PAGE 531 OF SAID EL PASO COUNTY RECORDS, A DISTANCE OF 1339.97 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE S00°34'10"W ON THE WEST LINE OF SAID TRACT A DISTANCE OF 659.96 FEET TO THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS;

THENCE S12°02'29"W ON THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 37.92 FEET;

THENCE S89°08'27"W A DISTANCE OF 287.04 FEET;

THENCE N44°13'37"W A DISTANCE OF 631.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SOLBERG COURT AS PLATTED BY THE RESERVE AT CORRAL BLUFFS FILING NO. 2 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 219714397 OF SAID EL PASO COUNTY RECORDS;

THE FOLLOWING SIX (6) COURSES ARE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID FILING NO. 2:

1. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 30°28'28", AN ARC DISTANCE OF 281.90 FEET;

2. THENCE N12°03'13"E A DISTANCE OF 241.36 FEET;

3. THENCE NORTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 3°32'41", AN ARC DISTANCE OF 60.01 FEET, THE LONG CHORD OF WHICH BEARS N78°05'52"W A DISTANCE OF 60.00 FEET;

4. THENCE N12°03'13"E A DISTANCE OF 186.35 FEET;

5. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 16°39'02", AN ARC DISTANCE OF 154.02 FEET;

6. THENCE N61°17'45"W A DISTANCE OF 495.00 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF THE RESERVE AT CORRAL BLUFFS FILING NO. 1 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 215713615 OF SAID EL PASO COUNTY RECORDS;

THENCE N27°40'45"E ON THE EASTERLY BOUNDARY OF SAID FILING NO. 1 A DISTANCE OF 861.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 2, CORRAL RANCHES SUBDIVISION FILING NO. 3 AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK O-3 AT PAGE 90 OF SAID EL PASO COUNTY RECORDS TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 2 OF THE AFORESAID CORRAL RANCHES SUBDIVISION FILING NO. 4;

THENCE S00°28'15"W ON THE WEST LINE OF SAID BLOCK 4 A DISTANCE OF 667.59 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 2;

THENCE S87°32'08"E ON THE SOUTH LINE OF SAID LOT 3, BLOCK 2, A DISTANCE OF 326.50 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID BLOCK 2;

THENCE S00°31'22"W ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 679.67 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE S87°30'45"E ON THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 326.50 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 59.952 ACRES, MORE OR LESS.

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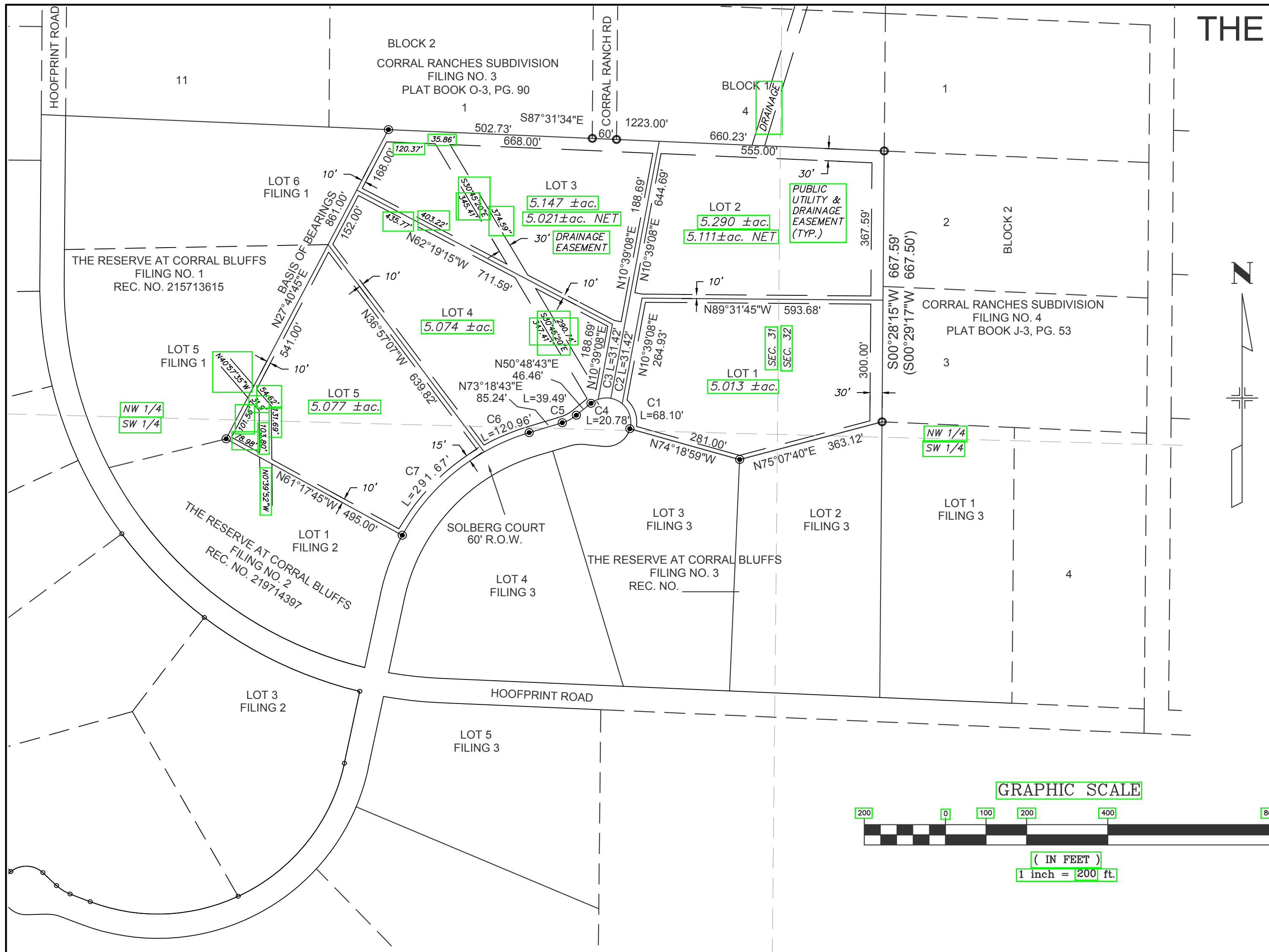
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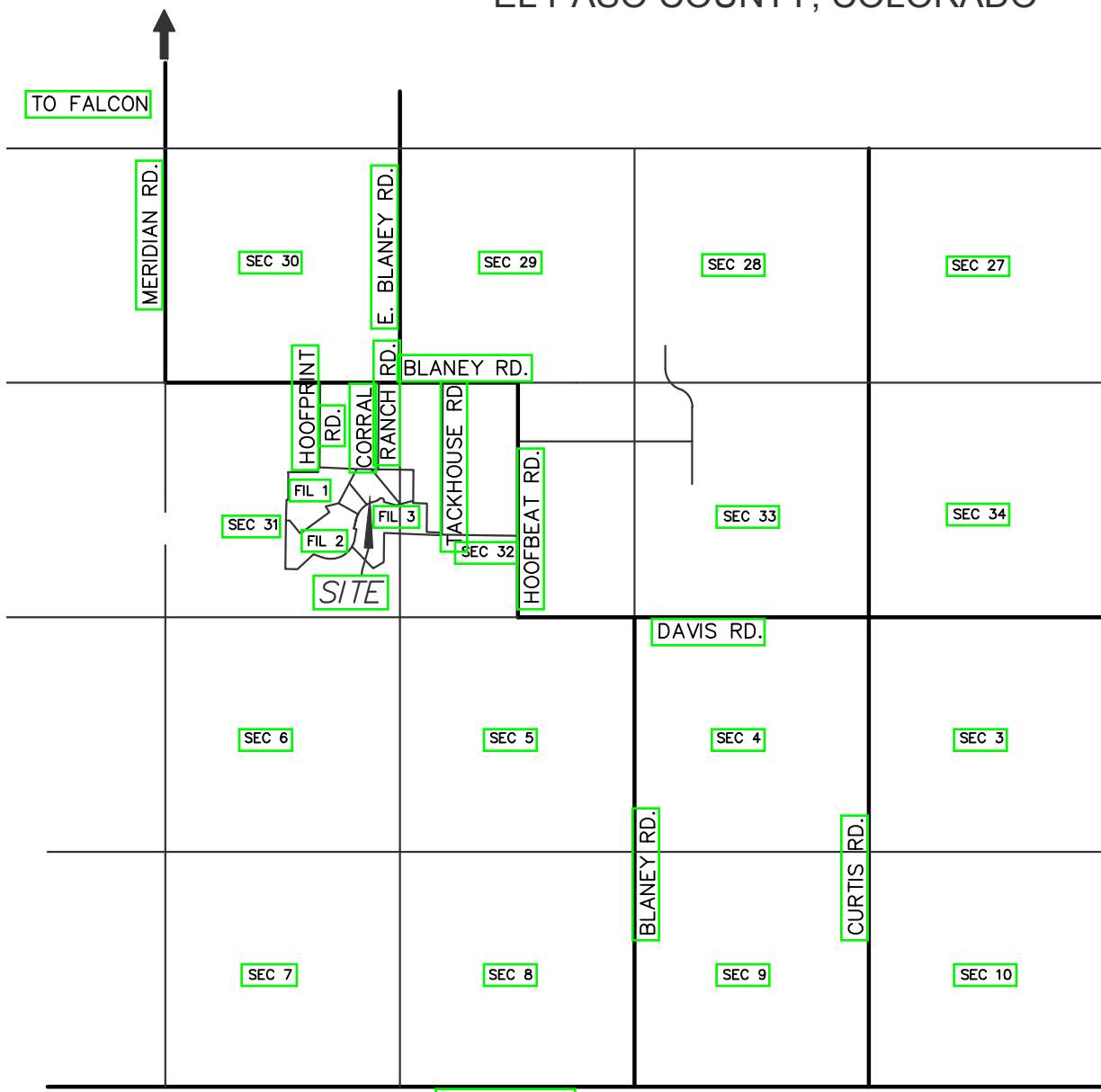
THE DESCRIBED TRACT CONTAINS 59.952 ACRES, MORE OR LESS.





## THE RESERVE AT CORRAL BLUFFS FILING NO. 4

A REPLAT OF TRACT A, THE RESERVE OF CORRAL BLUFFS FILING NO. 3  
A PORTION OF THE EAST HALF OF SECTION 31 AND WEST HALF OF SECTION 32  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



### BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, T13S, R64W OF THE 6th P.M., THE EAST HALF OF SECTION 31, T13S, R64W OF THE 6th P.M.; EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, THE RESERVE AT CORRAL BLUFFS FILING 3, EL PASO COUNTY, COLORADO.  
CONTAINING 26.00 ACRES, MORE OR LESS.

### EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

#### NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW PE & LS 2692" OR AS NOTED
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE EAST LINE OF THE FILING NO. 1, N27°40'45"E - 861.00' THE DIRECTION IS BASED ON THE RECORDED PLAT OF FILING NO. 1 AND THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55042831, DATED AUGUST 4, 2011.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS. DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

| CURVE TABLE |                            |         |         |             |         |
|-------------|----------------------------|---------|---------|-------------|---------|
| CURVE       | DELTA                      | RADIUS  | LENGTH  | DIRECTION   | CHORD   |
| C1          | $\Delta=65^{\circ}11'53''$ | 60.00'  | 68.10'  | N16°49'55"W | 64.50'  |
| C2          | $\Delta=30^{\circ}00'00''$ | 60.00'  | 31.42'  | N64°20'52"W | 31.06'  |
| C3          | $\Delta=30^{\circ}00'00''$ | 60.00'  | 31.42'  | N85°39'08"E | 31.06'  |
| C4          | $\Delta=19^{\circ}50'25''$ | 60.00'  | 20.72'  | N60°43'55"E | 20.67'  |
| C5          | $\Delta=22^{\circ}30'00''$ | 100.55' | 39.49'  | N62°03'43"E | 39.23'  |
| C6          | $\Delta=13^{\circ}04'35''$ | 530.00' | 120.96' | N66°46'25"E | 120.70' |
| C7          | $\Delta=31^{\circ}31'53''$ | 530.00' | 291.67' | N44°28'11"E | 288.01' |

"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."

### SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 \_\_\_\_\_, 2020.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

DATE

### 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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 4. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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.

### IN WITNESS WHEREOF:

THE AFOREMENTIONED CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CORRAL RANCHES DEVELOPMENT CO INC.  
HOWARD J. KUNSTLE, PRESIDENT

### NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY HOWARD J. KUNSTLE, PRESIDENT CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

### BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ OF 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, 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.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

### RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

### FEES:

DRAINAGE FEES: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

PREPARED BY

**LWA LAND SURVEYING, INC.**

953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179

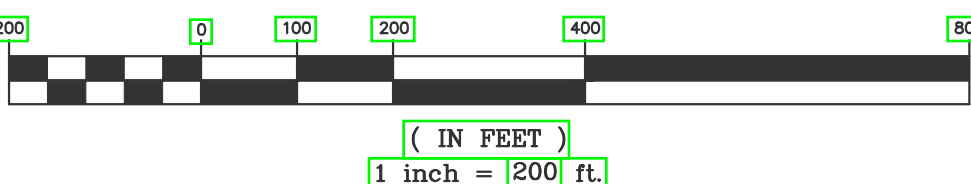
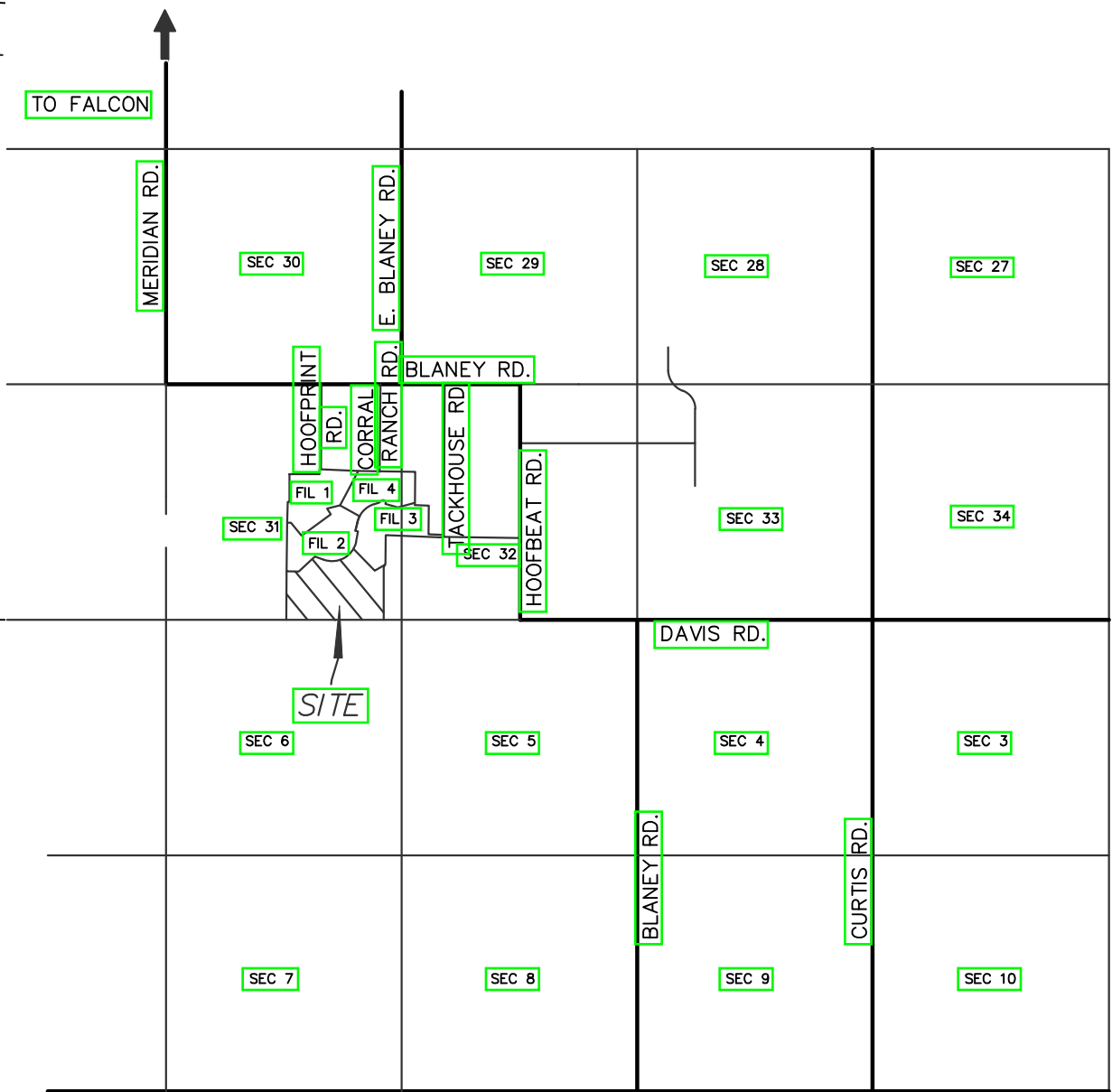
RESERVE AT CB FIL 3.DWG  
OCTOBER 26, 2019  
PROJECT 11022  
SHEET 11 OF 11

### NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP12-001.
- 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 UNDER RECEPTION NO. 219104584 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. THE 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 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.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-BD AND 517 BD.
- 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 HOMEOWNERS 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 NON-RENEWABLE AQUIFERS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 4 IS RECORDED AT RECEPTION NO. 219104585 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRINT ROAD 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 FALCON FIRE DISTRICT.
- 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0780G AND 08041C0564G, DATED DECEMBER 7, 2018.
- GEOLOGIC HAZARD NOTE. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. LOT 5 - AREAS OF PONDED WATER. LOT 3 - AREAS OF POTENTIALLY SHALLOW GROUNDWATER. LOT 1 - AREAS POTENTIALLY REQUIRING DESIGNED SEPTIC SYSTEMS DUE TO PERCOLATION TEST DATA SLOWER THAN 60 MIN/IN; MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTECH ENGINEERING DATED JANUARY 30, 2012 IN FILE SP-12-1. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.



A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO



UNLESS SHOWN GREATER IN WIDTH; SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE PLAT BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

NOTES:

- FOUND A 5/8" DIAMETER REBAR AND A 1-1/2" DIAMETER ALUMINUM CAP "LW FE & LS 2692" OR AS NOTED
- △ FOUND A 1/2" DIAMETER REBAR AND PLASTIC CAP "CLSI LS 32439"
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND ALIQUOT CORNER AS SHOWN

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, N17°33'4"E - 1065.08', THE DIRECTION IS BASED ON THE RESERVE AT CORRAL BLUFFS FILING NO. 2 PLAT THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS  
WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER  
NO. SC55034293\*1, DATED AUGUST 4, 2011.

| CURVE TABLE |                              |         |         |             |         |
|-------------|------------------------------|---------|---------|-------------|---------|
| CURVE       | DELTA                        | RADIUS  | LENGTH  | DIRECTION   | CHORD   |
| C1          | $\Delta = 30^{\circ}00'00''$ | 60.00'  | 31.42'  | S28°18'07"E | 31.06'  |
| C2          | $\Delta = 30^{\circ}00'00''$ | 60.00'  | 31.42'  | S58°18'07"E | 31.06'  |
| C3          | $\Delta = 18^{\circ}26'12''$ | 60.00'  | 19.31'  | S82°31'13"E | 19.22'  |
| C4          | $\Delta = 26^{\circ}15'00''$ | 530.00' | 242.82' | S82°21'49"E | 240.70' |
| C5          | $\Delta = 30^{\circ}04'44''$ | 530.00' | 285.33' | N6°09'51"E  | 281.90' |
| C6          | $\Delta = 43^{\circ}38'53''$ | 530.00' | 430.00' | N51°20'31"E | 422.98' |
| C7          | $\Delta = 3^{\circ}14'41''$  | 530.00' | 30.01'  | N47°23'44"E | 30.01'  |
| C8          | $\Delta = 3^{\circ}14'42''$  | 530.00' | 30.02'  | N44°09'02"E | 30.01'  |

"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."

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 \_\_\_\_\_, 2020.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

DATE \_\_\_\_\_

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, T13S, R64W OF THE 6th P.M., EL PASO COUNTY COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 219714397 OF THE EL PASO COUNTY RECORDS;

THENCE S88°46'26"E ON THE SOUTH LINE OF LOT 6 A DISTANCE OF 278.38 FEET;  
THENCE N46°41'53"E ON THE EAST LINE OF LOT 6 A DISTANCE OF 492.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF  
SOLBERG COURT AS PLATTED BY SAID SUBDIVISION;

THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID SOLBERG COURT:

1. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 78°26'12", AN ARC DISTANCE OF 82.14 FEET, THE LONG CHORD OF WHICH BEARS S52°31'13"E A DISTANCE OF 75.87 FEET;
2. THENCE N88°15'41"E A DISTANCE OF 46.46 FEET;
3. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.55 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00", AN ARC DISTANCE OF 39.49 FEET;
4. THENCE S69°14'19"E A DISTANCE OF 53.10 FEET;
5. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 68°14'00", AN ARC DISTANCE OF 631.18 FEET TO THE MOST WESTERLY CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS

THENCE S44°13'37"E ON THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 631.00 FEET;  
THENCE N09°06'27"E ON THE SOUTHEASTERLY LINE OF SAID LOT 6 A DISTANCE OF 287.04 FEET TO A POINT ON THE NORTHWESTERLY  
LINE OF THE TRACT DESCRIBED IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS;  
THENCE S12°02'29"W ON THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 37.92 FEET TO AN ANGLE POINT THEREON;  
THENCE S00°28'40"E CONTINUING ON SAID WESTERLY LINE A DISTANCE OF 1184.78 FEET TO INTERSECT THE SOUTH LINE OF THE  
SOUTHEAST QUARTER OF SECTION 31 AS SHOWN ON THE LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING IN JUNE OF 2002  
AND BEING IDENTIFIED BY A 2 1/2" DIAMETER ALUMINUM CAP L5 #232439; THENCE S69°00'00"E ALONG THE EAST LINE UNDER RECEPTION NO. 202900119;  
THENCE N88°18'46"W ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2122.51 FEET TO THE SOUTHWEST CORNER  
THEREOF AS MONUMENTED BY A 2 1/2" DIAMETER ALUMINUM CAP L5 #232439;  
THENCE N01°13'34"E ON THE WEST LINE OF SAID SOUTHEAST QUARTER AS SHOWN ON SAID LAND SURVEY PLAT A DISTANCE OF  
1065.08 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 60.986 ACRES, MORE OR LESS.

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, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE RESERVE AT CORRAL BLUFFS FILING NO. 5, ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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 THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THE PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE FOR EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, 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 CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

CORRAL RANCHES DEVELOPMENT CO INC.  
HOWARD J. KUNSTLE, PRESIDENT

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY HOWARD J. KUNSTLE, PRESIDENT  
CORRAL RANCHES DEVELOPMENT CO. INC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THIS PLAN FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 5 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF, OF 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, 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.

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

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

DRAINAGE FEES: \_\_\_\_\_ FILE NO. SF-19-\_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

SCHOOL FEES: \_\_\_\_\_

PARK FEES: \_\_\_\_\_

*LWA LAND SURVEYING, INC.*

953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179

DECEMBER 27, 2019  
PROJECT 11032  
SHEET 1 OF 1

1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.

1. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
4. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP12-001.
5. 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. 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 UNDER RECEPTION NO. 219104584 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. THE 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 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.
8. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-BD AND 517 BD.
9. 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 HOMEOWNERS 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 NON-RENEWABLE AQUIFERS.
10. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 5 IS RECORDED AT RECEPTION NO. 219104585 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
11. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRINT ROAD 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 FALCON FIRE DISTRICT.
12. 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 WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
13. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
14. INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
15. EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
17. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0780G AND 08041C0564G, DATED DECEMBER 7, 2018.
18. GEOLOGIC HAZARD NOTE, THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. LOTS 1 THROUGH 8 - POTENTIALLY UNSTABLE SLOPES; MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTECH ENGINEERING DATED JANUARY 30, 2012 IN FILE SP-12-1. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
19. TRACT A IS DEDICATED AS OPEN SPACE WITH OWNERSHIP AND MAINTENANCE BEING RETAINED BY THE OWNER.



7003 2260 0004 7519 9209

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JACQUELINE HILAIRE  
12697 CORRAL BLUFFS VW  
PEYTON, CO 80831-5714

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794 PROGRESS DR  
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Sent To  
 MARIA ARMENDARIZ  
 JUAN CARLOS ARMENDARIZ  
 1095 WESTERN DR. LOT 152C  
 COLORADO SPRINGS, CO 80915-3955

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 ABDULLA & NAZANIN MALAZADA  
 1704 VANDIEST RD  
 COLORADO SPRINGS, CO 80915-1407

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 THOMAS & JOANNE BAKER  
 3230 CORRAL RANCH RD  
 PEYTON, CO 80831-7755

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 MARK & DENISE WASKOSKY  
 3145 NAVIGATION DR.  
 COLORADO SPRINGS, CO 80920-4448

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 SCOTT & MICHELLE LANG  
 3235 CORRAL RANCH RD  
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 3220 TACKHOUSE RD  
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ROBERT & MARGARET HOLLAND  
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DAVID & KIMBERLY PARSONS  
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