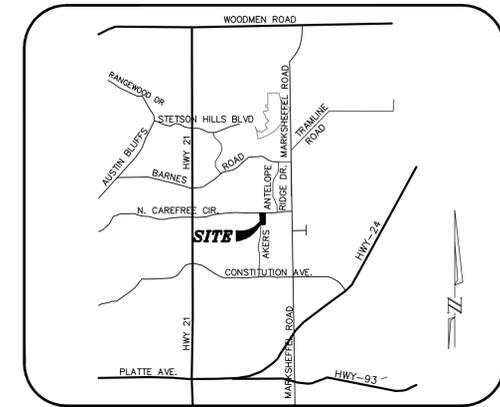


# THE GARDENS AT NORTH CAREFREE FILING NO.1

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 29,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO  
SHEET 1 OF 2



VICINITY MAP  
N.T.S.

## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MULE DEER INVESTMENTS LLC., BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 2, MULE DEER BUSINESS PARK FILING NO.1, RECORDED AT RECEPTION NO. 206712353 IN THE RECORDS OF EL PASO COUNTY, TOGETHER WITH A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO.1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO.1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS;

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE;

1) THENCE S00°41'40"E A DISTANCE OF 552.98 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.86 FEET;

3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO.1;

4) THENCE S05°16'59"E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;

5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVING A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 03°59'26", AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE N88°42'27"E ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 209.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

THENCE S89°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE LOT AND TRACT OF LAND CONTAINS 503,669 SQUARE FEET OR 11.563 ACRES, MORE OR LESS.

## DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "THE GARDENS AT NORTH CAREFREE FILING NO.1", A SUBDIVISION IN EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

## OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE GARDENS AT NORTH CAREFREE FILING NO.1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

MULE DEER INVESTMENTS LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, BY HEATH A. HERBER, PRESIDENT.

MULE DEER INVESTMENTS LLC.

By: \_\_\_\_\_  
HEATH A. HERBER, PRESIDENT

STATE OF COLORADO)  
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 BY HEATH A. HERBER, AS PRESIDENT OF MULE DEER INVESTMENTS LLC.

NOTARY PUBLIC

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

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 CERTIFICATION SHOWN HEREON.

## NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. SC55077552.1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 10-01-2019.
- A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. EACH LOT MAY ONLY ACCESS ONE STREET.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
- 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RECOURES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY OF EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 HUNDRED YEARS OR MORE.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, 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 THREATENED SPECIES.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFIED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS SPECIFIED OTHERWISE. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE \_\_\_\_\_ AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
- THERE WILL BE NO DIRECT ACCESS TO AKERS DRIVE OR NORTH CAREFREE CIRCLE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.

## EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL LOT LINES AND TRACT LINES ADJACENT TO PUBLIC RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENT EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL EASEMENTS PLATTED IN LOT 2, MULE DEER BUSINESS PARK FILING NO.1, RECORDED AT RECEPTION NO. 206712353 IN THE RECORDS OF EL PASO COUNTY IS HERE BY VACATED UPON THE RECORDING OF THIS PLAT, WITH THE EXCEPTION OF THE 17' WIDE UTILITY, ACCESS AND DRAINAGE EASEMENT LOCATED AT THE SOUTH LINE OF SAID LOT 2 SHOWN HEREON AND THE 25' SIGHT TRIANGLE LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 2 SHOWN HEREON.

## TRACTS:

TRACTS A THRU I, ARE TO BE OWNED AND MAINTAINED BY \_\_\_\_\_ FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY \_\_\_\_\_ WILL BE CONVEYED AFTER THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.

THE AREA INCLUDED IN TRACTS A, B, H AND I LYING ADJACENT TO NORTH CAREFREE CIRCLE AND AKERS DRIVE IS SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT.

TRACTS A, B, H AND I ARE SUBJECT TO A LICENSE AGREEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

TRACT D IS SUBJECT TO A DRAINAGE EASEMENT FOR MAINTENANCE OF STORM WATER FACILITIES.

LANDSCAPING WITHIN THE RIGHT OF WAY IS SUBJECT TO A LANDSCAPING WITHIN THE RIGHT OF WAY AGREEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

AN OPAQUE DOUBLE-SIDED FENCE (VYNAL OR OTHER APPROPRIATE MATERIALS AS TO BE DETERMINED BY THE APPLICANT AT THE TIME OF THE FINAL PLAT), WILL BE INSTALLED AND WILL ADD ADDITIONAL NOISE REDUCTION BENEFITS FOR HOMES THAT BACK NORTH CAREFREE CIRCLE AND AKERS DRIVE.

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

## NOTES: (CONTINUED)

- ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, GARDENS AT NORTH CAREFREE METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), 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.
- PURSUANT TO RESOLUTION 12-416, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID#2) AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212150204, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "GARDENS AT NORTH CAREFREE FILING NO.1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID#2) AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- LOTS 1-70 ACREAGE: 6.648  
TRACTS A-I ACREAGE: 2.259  
STREETS ACREAGE: 2.656  
TOTAL ACREAGE: 11.563

## COLORADO SPRINGS AIRPORT NOTES:

- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 206089436, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
- ALL EXTERIOR LIGHTING PLANS ARE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
- NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.
- THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

## BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, MULE DEER BUSINESS PARK FILING NO.1, RECORDED AT RECEPTION NO. 206712353 IN THE RECORDS OF EL PASO COUNTY. SAID LINE BEARS N00°02'55"E FROM THE SOUTHEAST CORNER OF SAID LOT 2 (NO.5 PIN AND CAP PLS 25955) TO THE NORTHEAST CORNER OF SAID LOT 2 (NO.4 PIN AND CAP PLS 24964).

## FLOOD PLAIN STATEMENT

PORTION OF PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0539C, DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

## SURVEYED

JANUARY 2018

## SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, AND MONUMENTS EXIST AS SHOWN HEREON.

JAMES F. LENZ  
PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF COLORADO, NO 34583  
FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT "THE GARDENS AT NORTH CAREFREE FILING NO.1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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

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

STEVE SCHLEIKER, COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

By: \_\_\_\_\_ DEPUTY \_\_\_\_\_ FEE: \_\_\_\_\_

## OWNER/DEVELOPER

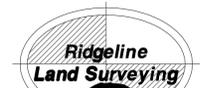
MULE DEER INVESTMENTS  
31 N TEJON STREET, SUITE 500  
COLORADO SPRINGS, CO 80903  
719-331-0083

## ENGINEER

STANTEC  
5725 MARK DUBLING WAY #190  
COLORADO SPRINGS, CO 80919

## DATE OF PREPARATION

JANUARY 2019  
OCTOBER 2019 REV-COUNTY COMMENTS  
NOVEMBER 2019 REV-COUNTY COMMENTS



31 E. PLATTE AVE, SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: 719.238.2917

DATE: 11/22/2019  
SHEET 1 OF 2

## FEES:

DRAINAGE \_\_\_\_\_  
BRIDGE \_\_\_\_\_  
SCHOOL \_\_\_\_\_  
PARK \_\_\_\_\_

PCD FILE NO. SF-195

