

# 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

**LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS: THAT WILE DEER INVESTMENTS LLC., BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 2, WILE 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 P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING: AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN WILE DEER BUSINESS PARK FILING NO. 1, RECORDED AT 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 980.00 FEET, A DELTA ANGLE OF 0°45'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.66 FEET;
- 3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID WILE 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 0°35'26", 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;
- 6) 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;
- 7) 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;
- 8) 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;
- 9) THENCE S89°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.

**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 TRACT OF SAID SUBDIVISION, TO BE KNOWN AS "STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE UPON ACCEPTANCE OF SAID SUBDIVISION AND HEREIN SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

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

**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 (use which are applicable) as shown hereon under the name and subdivision of \_\_\_\_\_.

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 granted 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.

Owners/Mortgagee (Signature)  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST: (if corporation)  
Secretary/Treasurer  
STATE OF COLORADO  
) ss. COUNTY OF \_\_\_\_\_

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ by \_\_\_\_\_ as \_\_\_\_\_

My commission expires \_\_\_\_\_

Witness my hand and official seal  
Notary Public  
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

**NOTES:**

1. 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. 55065376-5, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED 7-26-2018.
2. A PERMITS 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.
3. 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.
4. 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. 206712353. THE APPLICANT'S ALTERNATIVE TO OTHER COLLECTIBLES PROVIDED WHICH QUALIFY FOR THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S 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 THIS AGREEMENT IS SUBJECT TO THE RULES AND REGULATIONS OF THE STATE ENGINEER. THE APPLICANT HAS AGREED TO PROVIDE WATER SERVICE CAPABILITIES FOR THE SUBDIVISION AND ASSURED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THE BOARD OF COUNTY COMMISSIONERS' BOARD OF EXPERTS PROVIDED BY CHEROKEE AT THE PUBLIC HEARING HEARD AT THE 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.
7. 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.
8. 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 IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
9. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. BURROWING OWLS INHAIBT 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.
13. THERE WILL BE NO DIRECT ACCESS TO AKERS DRIVE OR NORTH CAREFREE CIRCLE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ADJUTING ANY TRACT IS NOT PERMITTED, AND AS SUCH IS SUBJECT TO RELATED FEES.
14. THE AREA OF THIS PLAT IS INCLUDED IN THE CENTRAL MARKSHEFFEL SERVICE DISTRICT.
15. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.

019 BY \_\_\_\_\_

16. LOTS 1-71 ACREAGE: 7.314
- TRACTS A-G ACREAGE: 1.593
- STREETS ACREAGE: 2.658
- TOTAL ACREAGE: 11.563

Pursuant to Resolution \_\_\_\_\_, approved by the Board of Directors, El Paso County Public Improvement District \_\_\_\_\_ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number \_\_\_\_\_, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District \_\_\_\_\_ and as such is subject to applicable road impact fees and mill levy.

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

**Special District Notes:**  
Special District Disclosure (when the plat is located in a special district):  
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.  
Fountain Mutual Irrigation Company Note:  
NOTICE: This property will be included within a special taxing district, Fountain Mutual 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.

Per the Assessors, this property is not included in the Central Marksheffel District. Please remove this note.

Where the Property is Adjacent to an Industrial Area:  
NOTICE: 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. (Use when residential is adjacent to industrial)

**EASEMENTS:**

UNLESS OTHERWISE INDICATED, 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, WILE DEER BUSINESS PARK FILING NO. 1, RECORDED AT RECEPTION NO. 206712353 IN THE RECORDS OF EL PASO COUNTY IS HEREBY 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.

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.

\*NOTICE: 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.\*

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIATION EASEMENT) RECORDED AT RECEPTION NUMBER 206089456 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

**TRACTS:**

TRACTS A THRU G, ARE TO BE OWNED AND MAINTAINED BY TRAILS, PARKS AND UTILITIES 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 AND B LYING ADJACENT TO NORTH CAREFREE CIRCLE AND AKERS DRIVE IS SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT FOR INSTALLATION OF PEDESTRIAN SIDEWALKS.

AN OPAQUE DOUBLE-SIDED FENCE (6' CEAR OR OTHER APPROPRIATE MATERIALS AS TO BE DETERMINED BY THE APPLICANT) SHALL BE INSTALLED AND MAINTAINED BY THE APPLICANT. THE CURB OF THE PLAT WILL BE INSTALLED AND MAINTAINED BY THE APPLICANT. REDUCTION BENEFITS FOR HOMES THAT BACK NORTH CAREFREE CIRCLE AND AKERS DRIVE.

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

10

Please update the FEMA FIRM number and date to the December 2018 date.

Please add a plat note for landscape license agreement.

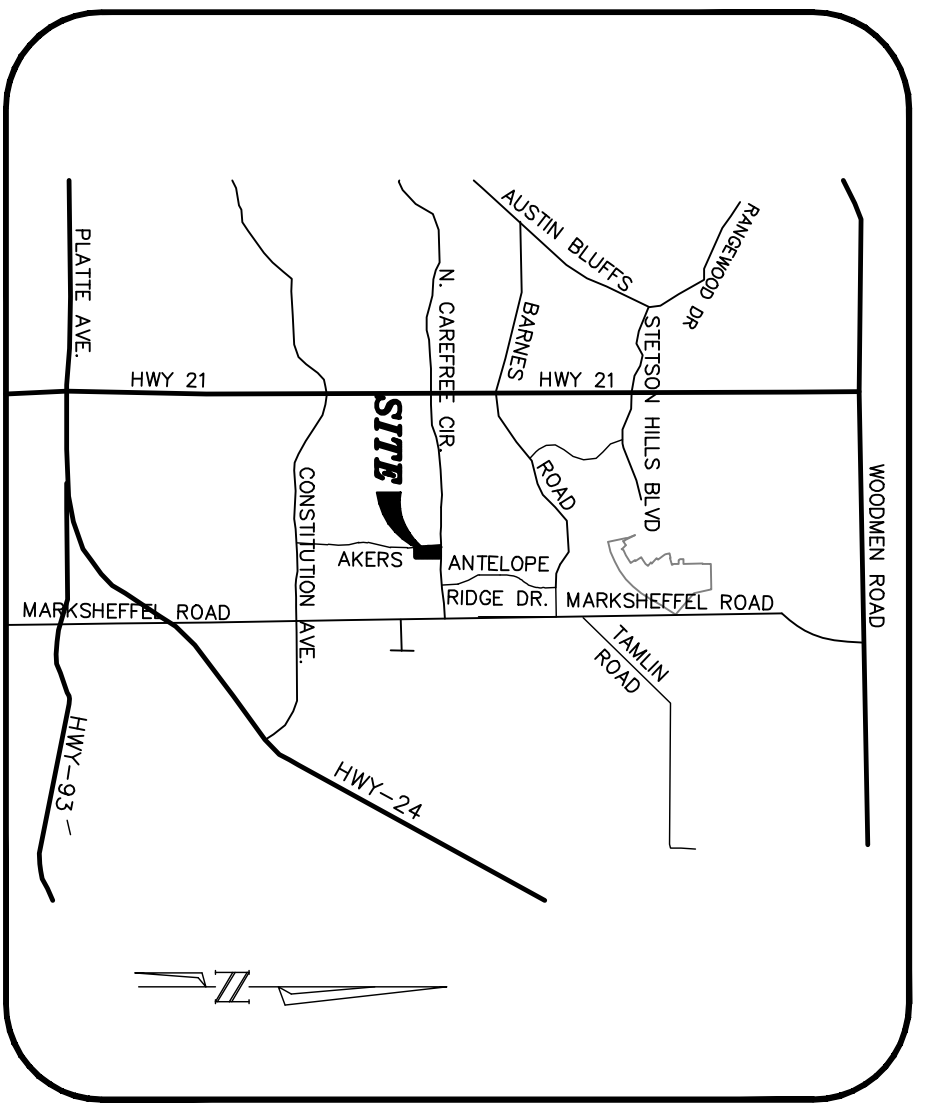
**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, WILE 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 (N0.5 PM AND CAP PLS 25995) TO THE NORTHEAST CORNER OF SAID LOT 2 (N0.4 PM AND CAP PLS 24964).

**FLOOD PLAIN STATEMENT**  
PORTION OF PROPERTY LIES IN ZONE X. PER FLOOD INSURANCE RATE MAP NO. 0804100445E DATED MARCH 17, 1997, FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

**SURVEYED**  
JANUARY 2018

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENT 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.



**SURVEYOR'S CERTIFICATION:**

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAN WAS SURVEYED AND DRAWN IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION AND THAT 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.

**COUNTY CERTIFICATION:**

THIS PLAT REQUEST HAS BEEN REVIEWED AND FOUND TO BE COMPLETE ACCORDANCE WITH THE BOARD RESOLUTION NO. APPROVING THE PLAT, AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

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

DATE \_\_\_\_\_  
DIRECTOR, DEVELOPMENT SERVICES

DATE \_\_\_\_\_  
MARK LOWDERMAN, COUNTY ASSESSOR

**CLERK AND RECORDER CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

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

DATE \_\_\_\_\_

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, subject to any conditions 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.

President, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

Where the Property is Located in the Airport Overlay Zone  
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)

All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)

All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

**OWNER/DEVELOPER**  
WILE DEER INVESTMENTS  
31 N TOLON STREET, SUITE 500  
COLORADO SPRINGS, CO 80903  
719-331-0083

**ENGINEER**  
STANTEC  
5725 MARK DARBING WAY #190  
COLORADO SPRINGS, CO 80919

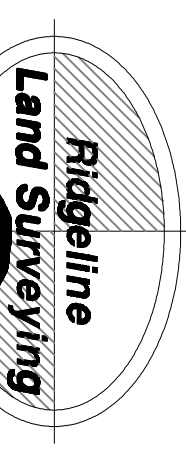
**DATE OF PREPARATION**  
JANUARY 2019

**FEES:**  
DRAINAGE \_\_\_\_\_  
BRIDGE \_\_\_\_\_  
PARK \_\_\_\_\_  
SCHOOL \_\_\_\_\_

Add PCD File No. SFT195

Engineering Documents  
Reviewed By: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
31 E. PLATTE AVE. SUITE 206  
COLORADO SPRINGS, CO 80903  
TEL: 719.288.2917

DATE: 1/22/2018  
SHEET 1 OF 2





# 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 2 OF 2

All easements should be shown on the lot lines - even typical.

what is this line? It appears to be the property line but this action will replace so the line is removed.

Please provide a specific plat note for a public drainage easement for the maintenance of the storm pipe located in this tract.

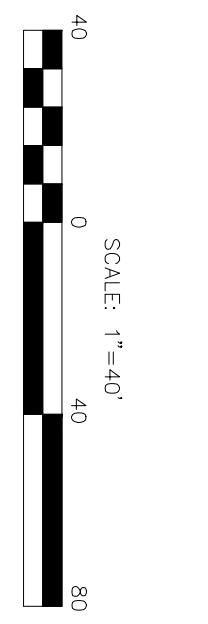
what is this?  
too busy, consider relocating some of the dimensions to the other side



AS public improvements easement granted to El Paso County is required along the ROW. Please show or add a plat note identifying this easement.

5329400005  
CITY OF COLORADO SPRINGS  
(NOT A PART)

- LEGEND**
- FOUND MONUMENT AS SHOWN
  - SET NO. 4 REBAR AND CAP  
PLUS 34583 AT GRADE (UNLESS SHOWN OTHERWISE)
  - (1145) ADDRESS FROM ENUMERATIONS
  - (100.00') EASEMENT DIMENSION
  - (NR) NON-RADIAL BEARING
- EXISTING EASEMENT  
--- PROPOSED EASEMENT  
--- EXISTING ROW



**Ridgeline Land Surveying**  
31 E. PLATTEN AVE., SUITE 206  
COLORADO SPRINGS, CO 80903  
DATE: 1/22/2018  
SHEET 2 OF 2