

EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

BE IT KNOWN BY THESE PRESENTS:

THAT CASAS LIMITED PARTNERSHIP #4, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

BASIS OF BEARING:
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29. THE SOUTH 1/16TH CORNER OF SAID SECTION 29 IS A 2 1/2 INCH ALUMINUM CAP STAMPED "S 1/16 SEC. 29 1997 PLS 4842", AND THE CENTER 1/4 CORNER OF SAID SECTION 29 IS A 3 1/4 INCH ALUMINUM CAP, STAMPED "1997 T12S R65W C1/4 PLS 4842". SAID LINE IS ASSUMED TO BEAR N0014°32'E A DISTANCE OF 1323.75 FEET.

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW 1/4, NE 1/4) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W 1/2, SE 1/4) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 29 IS A 3 1/4 INCH ALUMINUM CAP, STAMPED "1997 T12S R65W C1/4 PLS 4842" ;
THENCE N0013°10"W ALONG THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29 A DISTANCE OF 1324.32 FEET, POINT BEING AT THE NORTH 1/16TH CORNER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTHERLY LINE OF PARK FOREST ESTATES FILING NO. 2, AS RECORDED IN PLAT BOOK B-2 AT PAGE 52 IN THE EL PASO COUNTY, COLORADO RECORDS;
THENCE N89°20'54"E ALONG SAID SOUTHERLY LINE, 435.69 FEET;
THENCE S00°39'06"E, A DISTANCE OF 31.11 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 73°29'25", (THE CHORD OF WHICH BEARS S36°05'37"W, 71.79 FEET), AN ARC DISTANCE OF 76.96 FEET;
THENCE S31°19'28"E, A DISTANCE OF 97.30 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 27°53'52", (THE CHORD OF WHICH BEARS S28°45'38"E, 106.06 FEET), AN ARC DISTANCE OF 107.12 FEET;
THENCE S42°42'34"E, A DISTANCE OF 332.38 FEET;
THENCE S45°59'41"W, A DISTANCE OF 313.98 FEET;
THENCE S51°53'32"E, A DISTANCE OF 69.22 FEET;
THENCE S59°14'32"E, A DISTANCE OF 458.52 FEET;
THENCE S33°45'28"W, A DISTANCE OF 431.27 FEET;
THENCE S50°41'14"W, A DISTANCE OF 349.75 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 04°32'13", (THE CHORD OF WHICH BEARS S18°39'31"E, 32.06 FEET), AN ARC DISTANCE OF 32.07 FEET;
THENCE N50°41'14"E, A DISTANCE OF 355.73 FEET;
THENCE S61°46'05"E, A DISTANCE OF 461.08 FEET;
THENCE S33°45'28"W, A DISTANCE OF 246.00 FEET;
THENCE N56°13'40"W, A DISTANCE OF 488.91 FEET;
THENCE S50°41'14"W, A DISTANCE OF 168.42 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 09°09'52", (THE CHORD OF WHICH BEARS S07°06'49"E, 64.71 FEET), AN ARC DISTANCE OF 64.78 FEET;
THENCE S56°12'44"E, A DISTANCE OF 495.61 FEET;
THENCE S09°05'33"W, A DISTANCE OF 242.15 FEET;
THENCE N56°12'44"W, A DISTANCE OF 518.58 FEET;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 35°03'03", (THE CHORD OF WHICH BEARS S48°30'02"W, 243.91 FEET), AN ARC DISTANCE OF 247.76 FEET;
THENCE S27°34'09"E, NON-RADIAL TO THE PREVIOUS COURSE 454.15 FEET;
THENCE S89°46'13"W, A DISTANCE OF 389.62 FEET TO A POINT THAT IS 30 FEET EAST OF THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29;
THENCE N0014°32'W, PARALLEL AND 30 FEET EAST OF AS MEASURED PERPENDICULAR THERETO OF SAID NORTH-SOUTH CENTERLINE OF SECTION 29, A DISTANCE OF 369.21 FEET;
THENCE S90°00'00"W, A DISTANCE OF 30.00 FEET
THENCE N0014°32'W ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 805.33 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF BOTH PARCELS OF 35.711 ACRES, MORE OR LESS.

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE ABOVE OWNERS HAVE HEREBY CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "EAGLE RISING FILING NO. 1" IN THE COUNTY OF EL PASO COUNTY, COLORADO.

THE CASAS LIMITED PARTNERSHIP #4 HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018, A.D.

BY: _____

PRINTED NAME: STEPHEN J. JACOBS, JR

AS: GENERAL PARTNER OF CASAS LIMITED PARTNERSHIP #4.

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D. BY STEPHEN J. JACOBS, JR

AS GENERAL PARTNER OF CASAS LIMITED PARTNERSHIP #4.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A, B, C, AND D ARE FOR THE PURPOSES INDICATED IN THE TRACT TABLE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY EAGLE RISING HOA.

BY: _____

BY: STEPHEN J. JACOBS

AS: PRESIDENT THE EAGLE RISING HOA.

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D.

BY: STEPHEN J. JACOBS

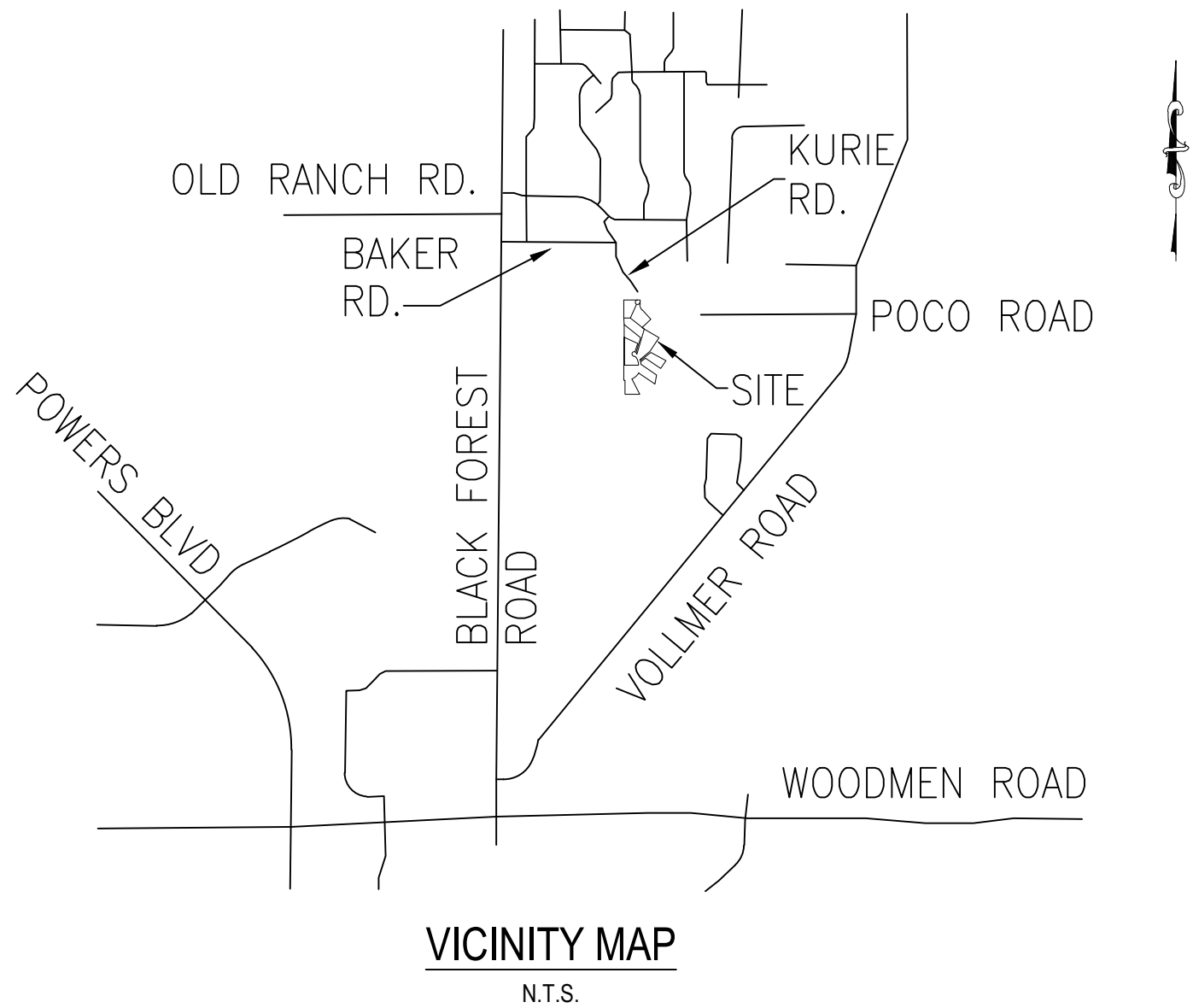
AS: PRESIDENT THE EAGLE RISING HOA.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

GENERAL NOTES:

- UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES WITH A FIVE (15) FOOT WIDE PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL LOTS WHICH ARE ADJACENT TO THE PERIMETER ARE HEREBY PLATTED WITH A (30') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (ONLY WHERE SHOWN ON SHEET 2). THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS SHOWN AND NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS FOR ROUTINE MAINTENANCE. NON-ROUTINE MAINTENANCE AND CONSTRUCTION SHALL BE BY THE EAGLE RISING OWNERS ASSOCIATION.
- THE ARTICLES OF INCORPORATION FOR THE EAGLE RISING OWNERS ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO. 20181706832 OF THE OFFICE OF SECRETARY OF STATE.
- THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER 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 AGREEMENTS 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 PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD FOR THE EASEMENTS OF RECORD SHOWN HEREON M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE.



GENERAL NOTES CONT.:

- THE NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS HEREBY PLATTED: 8
- TRACT A (EAGLE WING VIEW PRIVATE) SHALL BE MAINTAINED BY THE EAGLE RISING OWNERS ASSOCIATION, THEREFORE EL PASO COUNTY SHALL NOT BEAR ANY RESPONSIBILITY OF THE MAINTENANCE OF THIS PRIVATE TRACT.
- TRACT D (KURIE ROAD - PUBLIC RIGHT OF WAY) SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
- TRACT B AND C SHALL BE USED FOR TWO PRIVATE WELLS, AND SHALL BE MAINTAINED BY THE EAGLE RISING OWNERS ASSOCIATION.
- TRACT E AND F SHALL BE USED FOR FUTURE LOT DEVELOPMENT, AND SHALL BE OWNED AND MAINTAINED BY CASAS LIMITED PARTNERSHIP #4.
- NO LOTS ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS (FIRM) 08041C0530F & 08041C0535F, BOTH EFFECTIVE MARCH 17, 1997, AND REVISED TO REFLECT LOMR DATED MAY 24, 2001.
- PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. _____ OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. _____ OF THE EL PASO COUNTY RECORDS.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, MONUMENTED AT THE NORTH WITH A 2 1/2 INCH ALUMINUM CAP, N 1/16 SEC. 29 2005 PLS 26965, AND THE AT THE SOUTH WITH A 3 1/4 INCH ALUMINUM CAP, STAMPED 1997 T12S R65W C1/4 PLS 4842. ASSUMED BEARING N 00°13'10" W ".
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: PRELIMINARY GEOTECHNICAL INVESTIGATION, TRAFFIC IMPACT ANALYSIS REPORT; WATER RESOURCE REPORT; DRAINAGE REPORT; WILDFIRE HAZARD & MITIGATION REPORT; NATURAL FEATURES REPORT; PRELIMINARY HABITAT ASSESSMENT, STORM WATER MANAGEMENT PLAN (FILE:).
- WASTEWATER SERVICES WILL BE PROVIDED BY THE BUILDER/OWNER ON EACH LOT IN ACCORDANCE WITH EL PASO COUNTY HEALTH DEPARTMENT AND COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT RULES, REGULATION AND SPECIFICATION.
- WATER SERVICES FOR ALL LOTS IS PROVIDED BY THE PARK FOREST WATER DISTRICT.
- PROPERTY IS SUBJECT TO THE DRAINAGE EASEMENT RECORDER UNDER REC. NO. _____.
- PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED IN BOOK 2148, PAGE 340 (SHOWN ON SHEET2).
- PROPERTY IS SUBJECT TO THE INCLUSION IN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT AS RECORDED IN BOOK 2772, PAGE 121.
- PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED UNDER REC. NO. 203271820 & 203271821 (SHOWN ON SHEET 2).
- PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED UNDER REC. NO. 211005930 (SHOWN ON SHEET 2).
- PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AND PROVISIONS OF RES. 13-408 AS RECORDED UNDER REC. NO. 213121408.

SURVEYOR'S CERTIFICATION:

I, VERNON P. TAYLOR, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THE _____ DAY OF _____, 2018.

VERNON P. TAYLOR
PLS NO. 25666
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

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.

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "EAGLE RISING FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "EAGLE RISING FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY:

8 LOTS	25.374 ACRES	71.05%
6 TRACTS	10.337 ACRES	28.95%
TOTAL	35.711 ACRES	100.00%

FINAL PLAT
EAGLE RISING FILING NO. 1
JOB NO. 43-043A
DATE PREPARED: 09/05/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

FILE NO. ____-____-____

SHEET 1 OF 2

LINE #	LENGTH	BEARING
(R)2	15.00	S48°47'44"W
L5	22.20	S20°53'58"E
L11	20.87	N20°53'58"W
L12	149.14	S00°42'35"E

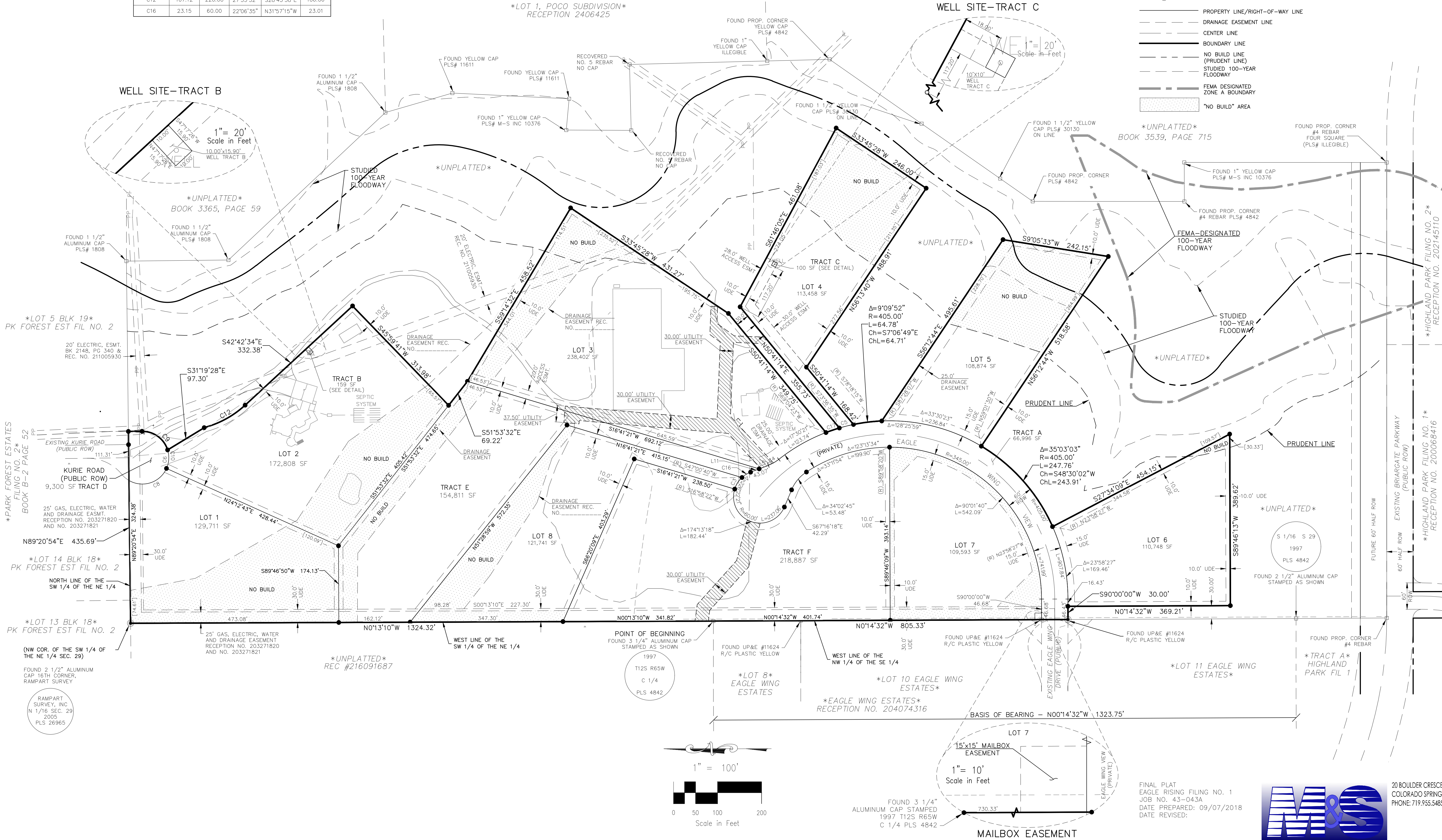
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C3	31.46	60.00	30°02'27"	N58°01'47"W	31.10
C4	27.54	90.00	17°32'01"	S29°39'58"E	27.43
C5	33.18	405.00	4°41'40"	N14°02'35"W	33.17
C6	221.20	60.00	211°13'41"	N75°02'15"W	115.57
C8	101.17	60.00	96°36'37"	S17°43'43"E	89.60
C9	76.96	60.00	73°29'25"	S36°05'37"W	71.79
C10	43.07	60.00	41°07'39"	S86°35'51"E	42.15
C12	107.12	220.00	27°53'52"	S28°45'38"E	106.06
C16	23.15	60.00	22°06'35"	N31°57'15"W	23.01

EAGLE RISING FILING NO. 1

A PORTION OF THE SW 1/4 OF THE NE 1/4 AND THE WEST 1/2 SE 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO.

LEGEND

- sq. ft.
ROW
UDE
(R)
(NR)
●
□
⊙
- SQUARE FEET
RIGHT OF WAY
UTILITY AND DRAINAGE EASEMENT
RADIAL
NON-RADIAL
SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED PLS 25966
FOUND AS NOTED
POINT OF BEGINNING
- —
—
—
—
—
—
—
- PROPERTY LINE/RIGHT-OF-WAY LINE
DRAINAGE EASEMENT LINE
CENTER LINE
BOUNDARY LINE
NO BUILD LINE (PRUDENT LINE)
STUDIED 100-YEAR FLOODWAY
FEMA DESIGNATED ZONE A BOUNDARY
"NO BUILD" AREA



FINAL PLAT
EAGLE RISING FILING NO. 1
JOB NO. 43-043A
DATE PREPARED: 09/07/2018
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

FILE NO. ---

SHEET 2 OF 2