

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. SUBD-26-0048**

Report Date: 06/18/2026

Description : Single family residential with optional ADU. 41 lots

Address : 0 tbd

Record Type : Subdivision (Major and Minor)

Document Filename : FP Creekridge at Flying Horse Filing No. 2 26 0519.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Barbara Reinardy	barbara.reinardy@coloradosprings.gov	719-385-5601
Allison Stocker	allison.stocker@coloradosprings.gov	-
Amy Vanderbeek	amy@pprbd.org	-
Matthew Alcuran	malcuran@csu.org	-
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Hao Vo	hao.vo@coloradosprings.gov	-
Erica Schmitz	erica.schmitz@coloradosprings.gov	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-
Michelle Lavelle	michelle.lavelle@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
1	Teresa Guagliardo : CDOT	Please refer to the planning referral letter emailed to Allison on 5-22-26 for CDOT's comments regarding this development.
22	Amy Vanderbeek : Regional Building-Enumerations	1. I believe the street name at the round-a-bout is Spring Rock Ave not Skipping Rock, these are not consistent for Filing N0.1 to Filing No. 2. Although Skipping Rock is on the approved list of street names. Please clarify. 2. I see that the project statement reads "rear loaded vehicular access", but do all the front doors front the street that is named? Rear Loaded homes will have unique address assignment and placement. A plat note will be required showing address placement. Please clarify. 3. Contact Enumerations when you are ready to have addresses assigned. For assignment of addressing for lots and

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		tracts, place addressing marker (xxx) where they are intended to be utilized. Addressing marker for lots should be front door, and should be placed as close to the edge of the lot as possible, running parallel to the street it is being addressed from. 4. If underground service is needed prior to plat, submit a Utilities Addressing Plan (UAP), to Colorado Springs Utilities via the related link at Link For more information contact: Jade Swan jswan@csu.org Amy Vanderbeek Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2930 E: Amy@pprbd.org

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
33	11	Erica Schmitz : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Erica Schmitz (erica.schmitz@coloradosprings.gov) with any questions related to SWENT comments. Please reference the Planning review number in all communications.
34	11	Erica Schmitz : City Engineering - SWENT	Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals. For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project. For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required. A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded. An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval. FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.). Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed. Please see SWENT's website for updated checklists: Link
35	11	Erica Schmitz : City Engineering - SWENT	An approved PDR, Final Drainage Letter, or Drainage Memo is required for a Final Plat to be recorded.
36	11	Erica Schmitz : City Engineering - SWENT	SWENT cannot mark this Plat as approved until all major comments on the PDR (STM-REV26-0502) are resolved. This comment will remain open until the major comments are resolved.
32	12	Hao Vo : City Engineering Dev Review	Please call out PIE (public improvement easement) along Interquest Pkwy.

Comment ID	Page Reference	Reviewer : Department	Review Comments
20	11	Matthew Alcuran : Col Springs Utilities	Informational Item, please acknowledge: Information Items: Final Plat Contact Customer Contract Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility-related costs that may apply to this development. In instances where metered water and/or wastewater connections exist on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities. Colorado Springs Utilities require wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org .
21	12	Matthew Alcuran : Col Springs Utilities	Show and label existing 75' public utility easement under Book 1623 Page 610 to ensure no conflict.
37	11	Caroline Miller : Planning	Informational - As detailed by District 20 on DEPN-26-0068, the School Fee box will be notated as 'Due at Building Permit' by staff on plat mylar.
38	11	Caroline Miller : Planning	Staff requests second review before confirming Park Fee box, after applicant meeting as detailed with DEPN-26-0068.
39	11	Caroline Miller : Planning	Citywide Development Impact (Police & Fire) Fees will be due as detailed with DEPN-26-0068, with fees due for both SFH and ADU option at time of building permit as selected.
19	12	Michelle Lavelle : Planning	Street names - Lunar View Lane needs to be corrected. Lunar Vine Lane was reserved. All other Street names are spelled correctly and appropriate use of suffixes for public streets.
40	12	Allison Stocker : Planning	Comments from El Paso County and USAFA will be passed along if/when received
41	12	Allison Stocker : Planning	Similar to Filing No 1, please make sure adequate sidewalk connectivity is provided along roads and provide easements as appropriate
24	11	Barbara Reinardy : Real Estate Services	Please specify which lettered tract is being dedicated to the City. If there are none, please remove "tracts".
26	11	Barbara Reinardy : Real Estate Services	On both sheets: SUBD-26-0048
27	11	Barbara Reinardy : Real Estate Services	Please expand the name of the document: "Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Flying Horse Commercial per Rec....."
28	12	Barbara Reinardy : Real Estate Services	In a numbered plat note, please explain what a private use easement is, which cannot be dedicated by this plat, and can only be granted by a separately recorded easement document.

Comment ID	Page Reference	Reviewer : Department	Review Comments
29	12	Barbara Reinardy : Real Estate Services	Please correct the typeovers
30	12	Barbara Reinardy : Real Estate Services	Is it necessary to have a public utility easement across a public ROWs?



An approved PDR, Final Drainage Letter, or Drainage Memo is required for a Final Plat to be recorded.

SWENT cannot mark this Plat as approved until all major comments on the PDR (STM-REV26-0502) are resolved. This comment will remain open until the major comments are resolved.

BE IT KNOWN BY THESE PRESENTS:

THAT PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF (N1/2) OF SECTION 21, AND THE SOUTH HALF (S1/2) OF SECTION 16, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITHIN A PORTION OF WARRANTY DEED RECORDED NOVEMBER 10, 1999 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 099173481; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF DOWNTOWN FLYING HORSE FILING NO. 1, RECORDED AUGUST 29, 2025 UNDER RECEPTION NO. 225715578, MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 34977", FOUND 0.2 FEET ABOVE GROUND, AND AT THE NORTH END WITH A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", FOUND 0.2 FEET ABOVE GROUND, AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°04'57" EAST, A DISTANCE OF 725.95 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE NORTH 00°04'57" EAST ALONG SAID WEST LINE A DISTANCE OF 398.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE, AS DEDICATED TO THE PUBLIC ON SAID DOWNTOWN FLYING HORSE FILING NO. 1;
THENCE SOUTH 89°55'03" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.44 FEET TO THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE AS DEDICATED TO THE PUBLIC ON THE PLAT OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;
THENCE NORTH 70°06'34" EAST A DISTANCE OF 1,358.51 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057932, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 69°06'52" WEST A DISTANCE OF 180.62 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'39", AN ARC DISTANCE OF 19.87 FEET;
THENCE NORTH 17°11'58" WEST, A DISTANCE OF 16.40 FEET;
THENCE NORTH 60°09'24" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 76°53'10" WEST A DISTANCE OF 16.40 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTH 35°00'25" EAST;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'35", AN ARC DISTANCE OF 47.09 FEET;
THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 28.28 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 592.73 FEET;
THENCE NORTH 89°00'00" EAST A DISTANCE OF 16.97 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 26.86 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, WHOSE CENTER BEARS NORTH 56°49'38" WEST;
THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°23'16", AN ARC DISTANCE OF 106.02 FEET;
THENCE NORTH 79°47'05" EAST, A DISTANCE OF 6.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 522.40 FEET, WHOSE CENTER BEARS NORTH 74°19'35" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 170.92 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS NORTH 53°06'04" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°14'17", AN ARC DISTANCE OF 142.55 FEET;
THENCE SOUTH 52°08'13" EAST A DISTANCE OF 151.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 83;
THENCE SOUTH 20°43'11" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.17 FEET TO THE NORTH CORNER OF STATE HIGHWAY 83, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED;
THENCE SOUTH 26°11'32" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 566.26 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 355,668 SQUARE FEET (8.16502 ACRES), MORE OR LESS

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS, AS SHOWN ON THE PLAT.
THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS, TRACTS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC STREETS, TRACTS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS OR ADDITIONAL PUBLIC RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND SHALL BE KNOWN AS "CREEKCRIDGE FILING NO. 2", LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Please specify which lettered tract is being dedicated to the City. If there are none, please remove "tracts".

NOTICE IS HEREBY GIVEN:

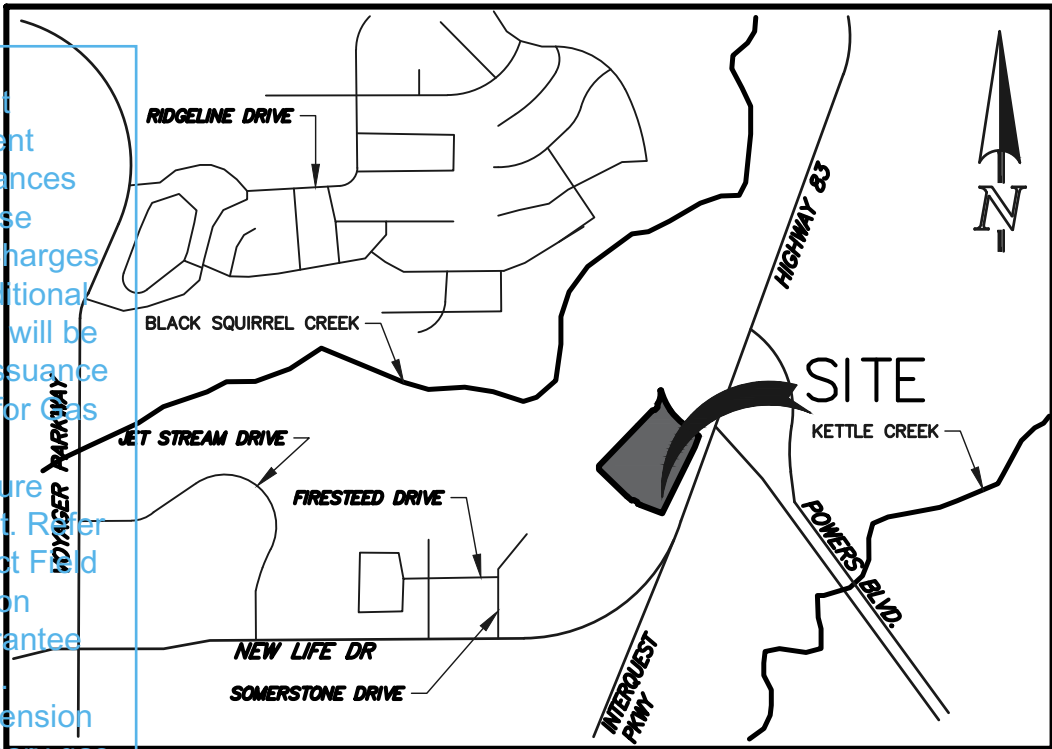
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

Please expand the name of the document: "Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Flying Horse Commercial per Rec....."

CREEKCRIDGE FILING NO. 2

A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 16 AND THE NORTH HALF (N1/2) OF SECTION 21, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

OWNER:

THE AFOREMENTIONED, PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20____, AD.

BY _____, AS _____, OF DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA INC. A COLORADO CORPORATION, MANAGER OF PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA INC. A COLORADO CORPORATION MANAGER OF PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS MAY 11, 2026.
- FLOODPLAIN STATEMENT: THIS SITE, CREEKCRIDGE FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C05066, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
- NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 9797C0R ISSUED BY CORE TITLE GROUP LLC, COMMITMENT DATE APRIL 25, 2026 AT 7:30 A.M.
- THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE GOLF-PLAY EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 206053073. FUTURE LOT OWNERS SHOULD BECOME FAMILIAR WITH THIS DOCUMENT.
- TRACTS A, B AND C ARE FOR OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS TO BE OWNED BY THE FLYING HORSE METROPOLITAN DISTRICT NO. 1 AND MAINTAINED BY THE FLYING HORSE HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ANNEXATION ORDINACE PER RECEPTION NO. 204011500.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ANNEXATION PLAT PER RECEPTION NO. 204011499 AND AFFIDAVIT OF CORRECTION PER RECEPTION NO. 206053074.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF FINDINGS AND RULING OF REFEREE AND DEGREE OF THE WATER COURT DISTRICT, WATER DIVISION 2, STATE OF COLORADO, CASE NO. 99 CW 166 PER RECEPTION NO. 201068546.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF BARGAIN AND SALE DEED PER RECEPTION NO. 099133765 AS AMENDED BY BARGAIN AND SALE DEED PER RECEPTION NO. 099133765.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ATTACHMENT AGREEMENT PER BOOK 6443, PAGE 851.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS, RESERVATIONS AND CONDITIONS OF PATENTS PER BOOK 290, PAGE 398 AND BOOK 3138, PAGE 998.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS, RESERVATIONS AND CONDITIONS OF PARTITION DEED FOR FLYING HORSE RANCH PER BOOK 3112, PAGE 810.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF AMENDED AND RESTATED DECLARATIONS PER RECEPTION NO. 218095441.
- THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF OIL AND GAS LEASE PER RECEPTION NO. 211017973 (PORTIONS WITHIN SECTION 16).
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO SOMERSTONE DRIVE, SKIPPING ROCK AVENUE OR INTERQUEST PARKWAY.

EASEMENTS:

AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ANY PUBLIC IMPROVEMENT EASEMENT LYING WITHIN ANY LOT, AS SHOWN ON THIS PLAT, HAVE THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

ROBERT L. MEADOWS JR., P.L.S. NO. 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "CREEKCRIDGE FILING NO. 2".

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ 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 _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

FEE:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

On both sheets:
SUBD-26-0048

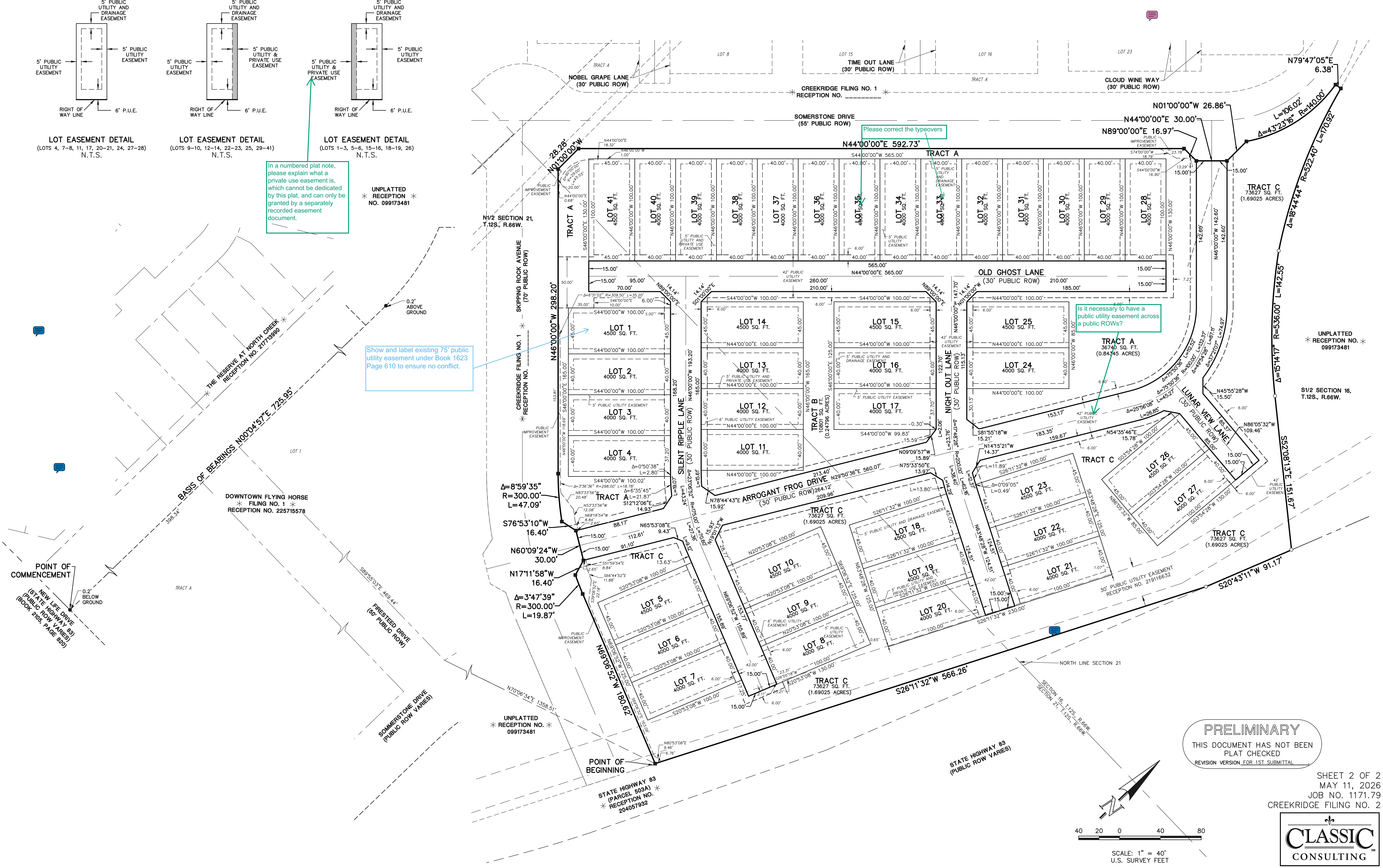
SHEET 1 OF 2
MAY 11, 2026
JOB NO. 1171.79
CREEKCRIDGE FILING NO. 2

CLASSIC
CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CITY FILE NO. _____

CREEKRIDGE FILING NO. 2



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL