

CREEKRIDGE AT FLYING HORSE 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, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC DEVELOPMENT – FLYING HORSE, 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 OF SECTION 21, AND THE SOUTH HALF 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, BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN CORRECTION DEED RECORDED _____ IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER _____; 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 OF SAID RECORDS, MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118", 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 34977", 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 ON SAID WEST LINE, A DISTANCE OF 398.35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE AS DEDICATED TO THE PUBLIC ON SAID PLAT OF DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE SOUTH 89°55'03" EAST ON SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE, AS DEDICATED TO THE PUBLIC ON SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE NORTH 70°06'41" EAST A DISTANCE OF 1358.56 FEET TO THE NORTHEAST CORNER OF SKIPPING ROCK AVENUE AS DEDICATED TO THE PUBLIC ON THE PLAT OF CREEKRIDGE AT FLYING HORSE FILING NO. 1 RECORDED _____ UNDER RECEPTION NO. _____, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SKIPPING ROCK AVENUE THE FOLLOWING SEVEN COURSES:

1. THENCE NORTH 69°06'52" WEST A DISTANCE OF 177.10 FEET;
2. THENCE NORTH 21°52'31" WEST A DISTANCE OF 16.34 FEET;
3. THENCE NORTH 64°26'56" WEST A DISTANCE OF 30.00 FEET;
4. THENCE SOUTH 72°24'24" WEST A DISTANCE OF 16.40 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 30°31'39" EAST;
5. THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°28'21", HAVING A RADIUS OF 300.00 FEET FOR AN ARC DISTANCE OF 70.54 FEET;
6. THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;
7. THENCE NORTH 01°00'00" WEST A DISTANCE OF 28.28 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE AS DEDICATED TO THE PUBLIC IN SAID CREEKRIDGE AT FLYING HORSE FILING NO. 1;

THENCE ON THE SOUTHEASTERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SOMERSTONE DRIVE THE FOLLOWING SIX COURSES:

1. THENCE NORTH 44°00'00" EAST A DISTANCE OF 338.00 FEET;
2. THENCE NORTH 89°00'00" EAST A DISTANCE OF 16.97 FEET;
3. THENCE NORTH 44°00'00" EAST A DISTANCE OF 30.00 FEET;
4. THENCE NORTH 01°00'00" WEST A DISTANCE OF 16.97 FEET;
5. THENCE NORTH 44°00'00" EAST A DISTANCE OF 53.57 FEET TO A POINT OF CURVE;
6. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 76°07'45", HAVING A RADIUS OF 227.50 FEET FOR AN ARC DISTANCE OF 302.28 FEET TO THE SOUTH CORNER OF TRACT A OF SAID CREEKRIDGE AT FLYING HORSE FILING NO. 1;

THENCE ON THE SOUTHEASTERLY AND SOUTHERLY LINES OF SAID TRACT A THE FOLLOWING TWO COURSES:

1. THENCE NORTH 57°52'15" EAST, A DISTANCE OF 90.76 FEET;
2. THENCE SOUTH 80°23'46" EAST A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF TRACT B OF SAID CREEKRIDGE AT FLYING HORSE FILING NO. 1, ALSO BEING A POINT ON THE EASTERLY LINE OF SAID CORRECTION DEED;

THENCE ON THE EASTERLY AND SOUTHEASTERLY LINES OF SAID CORRECTION DEED THE FOLLOWING FIVE COURSES:

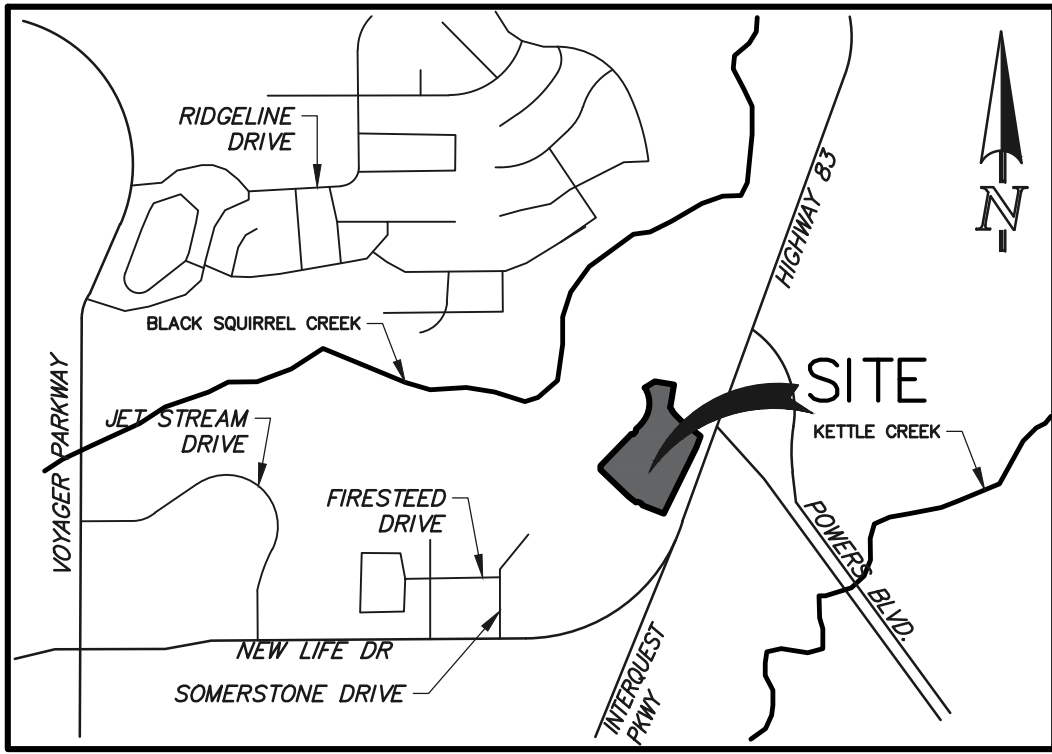
1. THENCE SOUTH 09°36'14" WEST A DISTANCE OF 179.22 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 58°31'45" EAST;
2. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°56'54", HAVING A RADIUS OF 522.40 FEET FOR AN ARC DISTANCE OF 26.88 FEET TO A POINT ON A CURVE, WHOSE CENTER BEARS NORTH 53°06'04" EAST;
3. THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°14'17", HAVING A RADIUS OF 536.00 FEET FOR AN ARC DISTANCE OF 142.55 FEET;
4. THENCE SOUTH 52°08'13" EAST A DISTANCE OF 151.84 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83;
5. THENCE SOUTH 20°43'08" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 91.57 FEET TO THE NORTH CORNER OF PARCEL NO. 503A DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057932 OF SAID RECORDS;

THENCE SOUTH 26°12'22" WEST ON THE COMMON LINE BETWEEN SAID CORRECTION DEED AND SAID PARCEL NO. 503A, A DISTANCE OF 565.82 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 388,262 SQUARE FEET (8.913 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 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 AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND SHALL BE KNOWN AS "CREEKRIDGE AT FLYING HORSE FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.



VICINITY MAP
N.T.S.

OWNER:

THE AFOREMENTIONED, CLASSIC DEVELOPMENT – FLYING HORSE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, AD.

BY: _____.

DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA INC. A COLORADO CORPORATION, MANAGER OF CLASSIC DEVELOPMENT – FLYING HORSE, 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 CLASSIC DEVELOPMENT – FLYING HORSE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS SEPTEMBER 11, 2026.
2. FLOODPLAIN STATEMENT: THIS SITE, CREEKRIDGE AT FLYING HORSE FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0506G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
3. NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND/OR SIMILAR SENSORY EFFECTS CAUSED BY, BUT NOT LIMITED TO, THE NORMAL DAILY ACTIVITIES FROM THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM, COMBAT TRAINING, AND SPECIAL EVENTS. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, FIXED AND ROTARY WING AIRCRAFT, LIVE WEAPONS FIRE TRAINING AT THE FIRING RANGE, SIMULATED EXPLOSIVES, CONTROLLED HUNTING DURING HUNTING SEASONS, AND OTHER ACTIVITIES THAT MAY PRODUCE NOISE, VIBRATIONS, DUST, SMOKE AND ALL OTHER EFFECTS THAT MAY BE PRODUCED BY SUCH ACTIVITIES AND EXPERIENCED BEYOND THE INSTALLATION'S BOUNDARIES. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT, AND MILITARY TRAINING PURPOSES AND SPECIAL EVENTS, OR UNTIL ALL AIRFIELDS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED AND SPECIAL EVENTS ARE PERMANENTLY DISCONTINUED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
4. 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.
5. THE ADDRESSES (_____) EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. 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. 226080443 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.
7. 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 9797COR ISSUED BY CORE TITLE GROUP LLC, COMMITMENT DATE APRIL 25, 2026 AT 7:30 A.M.
8. TRACTS A, B, C, AND D 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.
9. TRACT E IS FOR FUTURE PUBLIC RIGHT-OF-WAY TO THE CITY OF COLORADO SPRINGS. OWNERSHIP OF SAID TRACT WILL BE CONVEYED BY SEPARATE INSTRUMENT.
10. LOTS 1-8, INCLUSIVE, SHALL BE ADDRESSED FROM SKIPPING ROCK AVENUE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. LOTS 24-41, INCLUSIVE, SHALL BE ADDRESSED FROM SOMERSTONE DRIVE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. ALL OTHER BUILDINGS SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING.
11. PRIVATE USE EASEMENTS SHOWN HEREON SHALL BE CONVEYED BY SEPARATE INSTRUMENT.
12. 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.
13. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ANNEXATION ORDINANCE PER RECEPTION NO. 204011500.
14. 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.
15. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF FINDINGS AND RULING OF REFEREE AND DECREE OF THE WATER COURT DISTRICT, WATER DIVISION 2, STATE OF COLORADO, CASE NO. 99 CW 166 PER RECEPTION NO. 201068546.
16. 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.
17. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF ATTACHMENT AGREEMENT PER BOOK 6443, PAGE 851.
18. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS, RESERVATIONS AND CONDITIONS OF PATENTS PER BOOK 290, PAGE 398 AND BOOK 3138, PAGE 998.
19. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS, RESERVATIONS AND CONDITIONS OF PARTITION DEED FOR FLYING HORSE RANCH PER BOOK 3112, PAGE 810.
20. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF AMENDED AND RESTATED DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR FLYING HORSE COMMERCIAL PER RECEPTION NO. 218095441.
21. THIS PARCEL OF LAND IS SUBJECT TO THE TERMS AND CONDITIONS OF OIL AND GAS LEASE PER RECEPTION NO. 211017973 (PORTIONS WITHIN SECTION 16).
22. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO SOMERSTONE DRIVE, SKIPPING ROCK AVENUE, POWERS BOULEVARD, OR STATE HIGHWAY 83.

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.

INDEX OF SHEETS:

1. GENERAL NOTES, LEGAL DESCRIPTION
2. GRAPHICAL EXHIBIT
3. EASEMENT DETAILS

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.



JOHN L. BAILEY, P.L.S. NO. 19586
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 "CREEKRIDGE AT FLYING HORSE 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: _____

SHEET 1 OF 3
SEPTEMBER 11, 2026
JOB NO. 1171.79
CREEKRIDGE AT FLYING HORSE
FILING NO. 2



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

CITY FILE NO. SUBD-26-0048

CREEKRIDGE AT FLYING HORSE FILING NO. 2

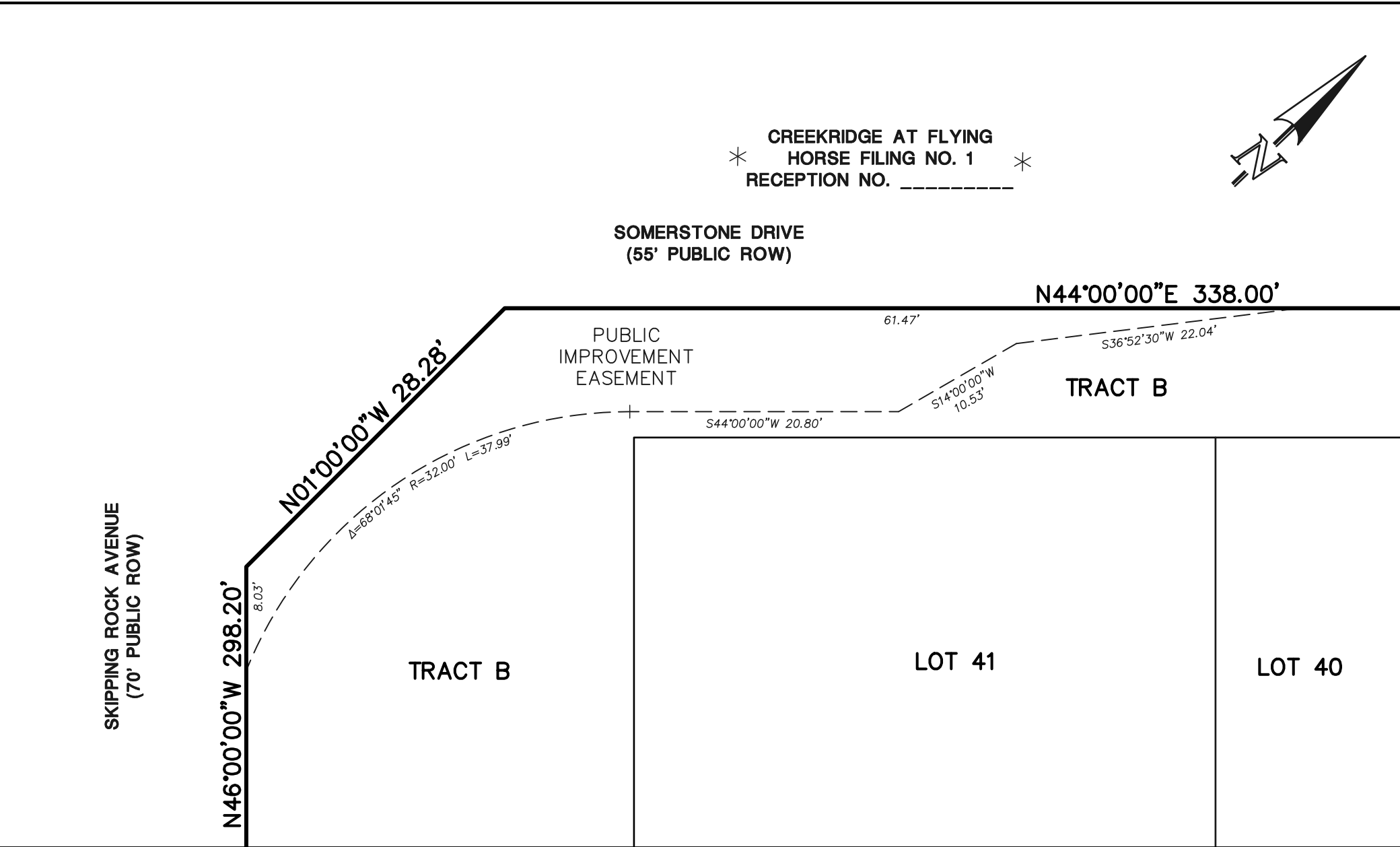
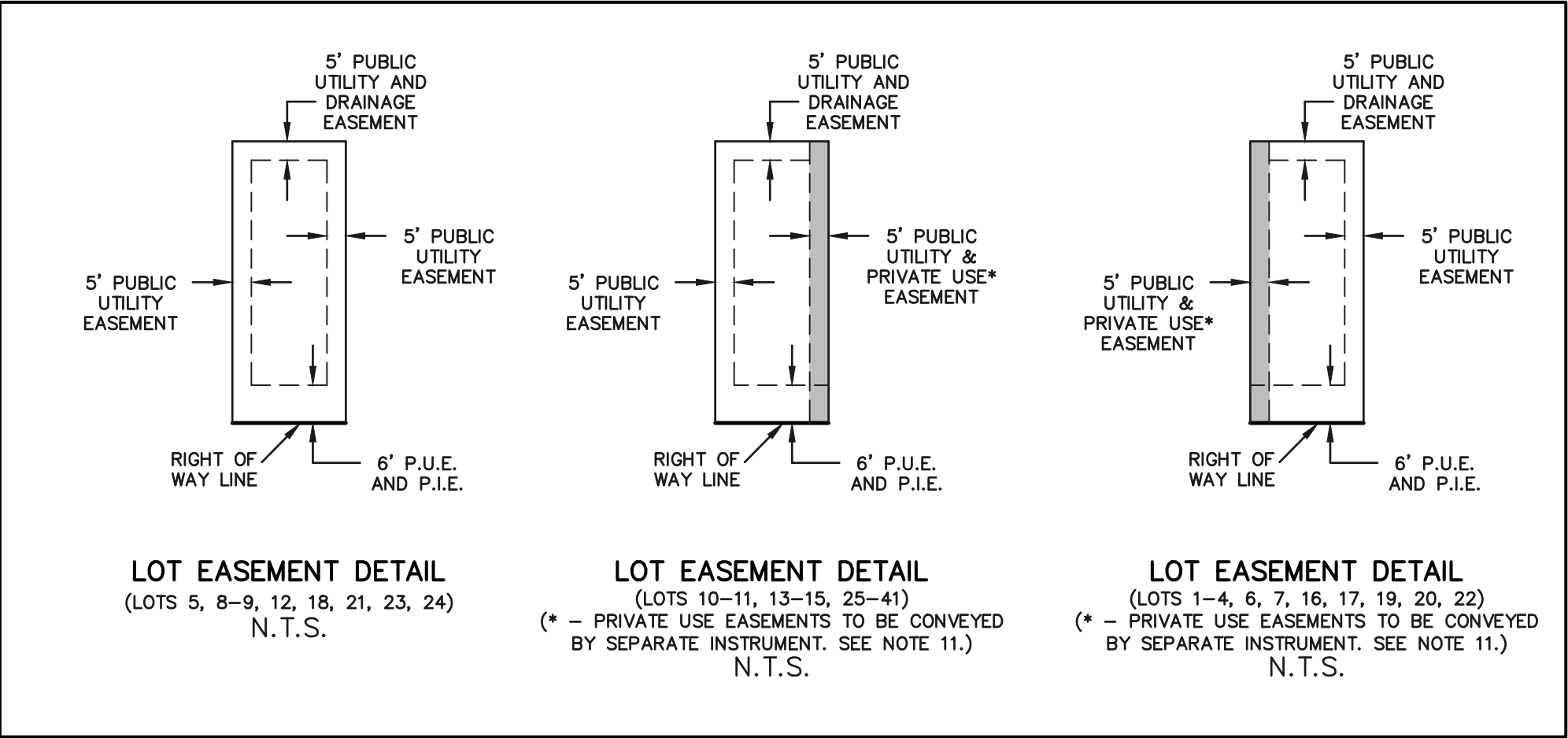
This preliminary plat map details the subdivision of land for "Creekridge at Flying Horse Filing No. 2". The map includes the following elements:

- Lots:** Individual lots are numbered 1 through 34. Lots 1-5 are located in Tract A, while lots 6-34 are distributed across Tracts B, C, D, and E. Each lot's area in square feet is provided.
- Tracts:** The land is divided into five main tracts labeled TRACT A through TRACT E.
- Easements:** Various easements are shown, including public utility easements (e.g., along Somerstone Drive, Arrogant Frog Drive), private use easements, and drainage easements. Specific easement details are provided for lots 10-11, 13-15, 25-41, and 1-4, 6-7, 16-17, 19, 20, 22.
- Boundaries & Dimensions:** Precise boundary measurements are given for all lots and tracts, including bearings (e.g., N44°00'00"E) and distances (e.g., 338.00').
- Infrastructure:** Key roads include Ring Water Drive, Firesteel Drive, Downtown Flying Horse, Somerstone Drive, Arrogant Frog Drive, Old Ghost Lane, and Time Out Lane. Highway 83 is also indicated.
- Points of Interest:** The "Point of Commencement" and "Point of Beginning" are clearly marked.
- Legend:** Symbols for rebar locations (blue plastic cap, aluminum cap), recovered flush with ground, and other survey features are defined.
- Scale & Orientation:** A graphic scale bar shows 1 inch equals 40 feet. A north arrow points towards the top right of the page.
- Professional Information:** The map is prepared by John L. Bailey, a Colorado Licensed Professional Land Surveyor (No. 19586). It is identified as Sheet 2 of 3, dated September 11, 2026, with job number 1171.79.

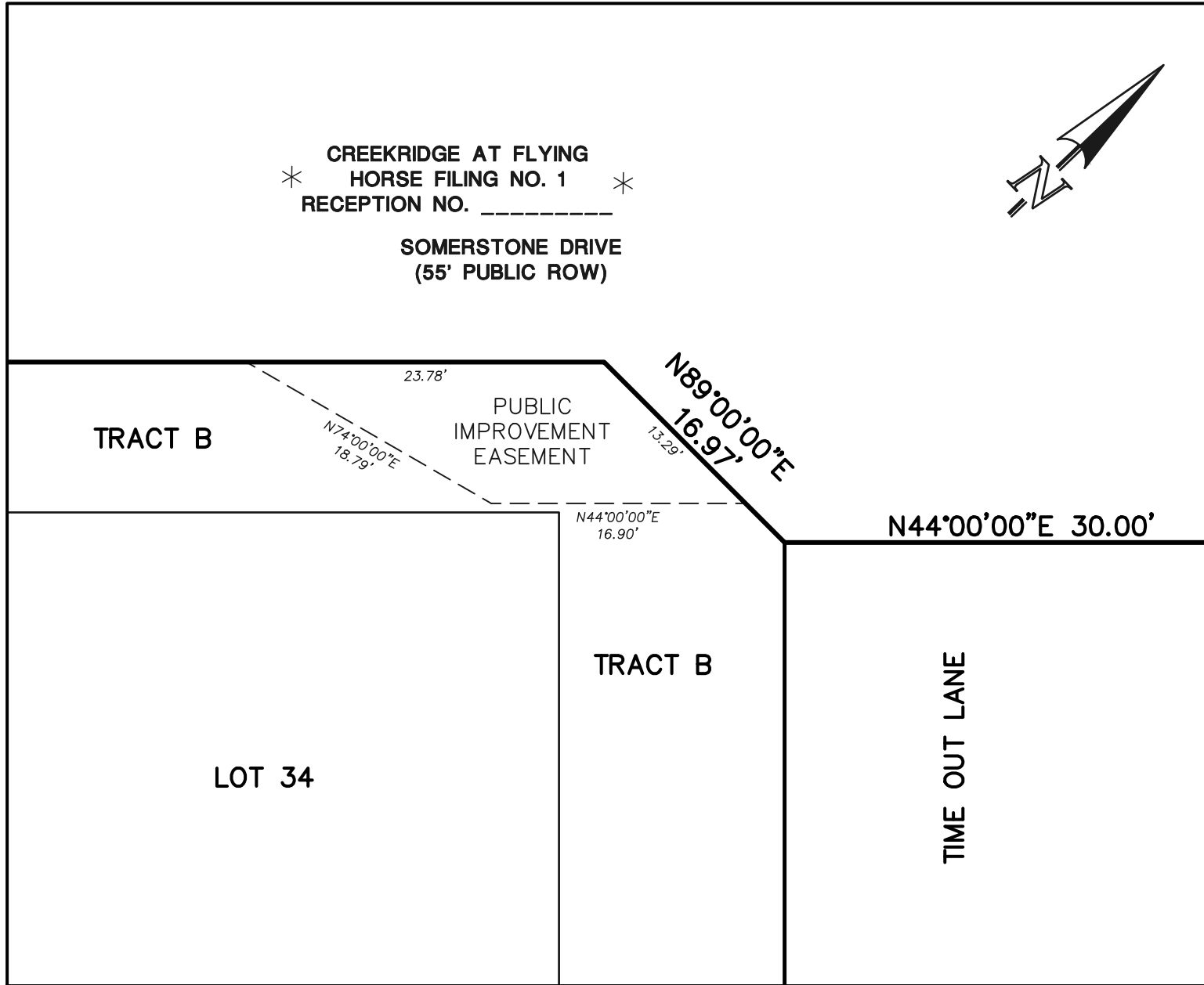
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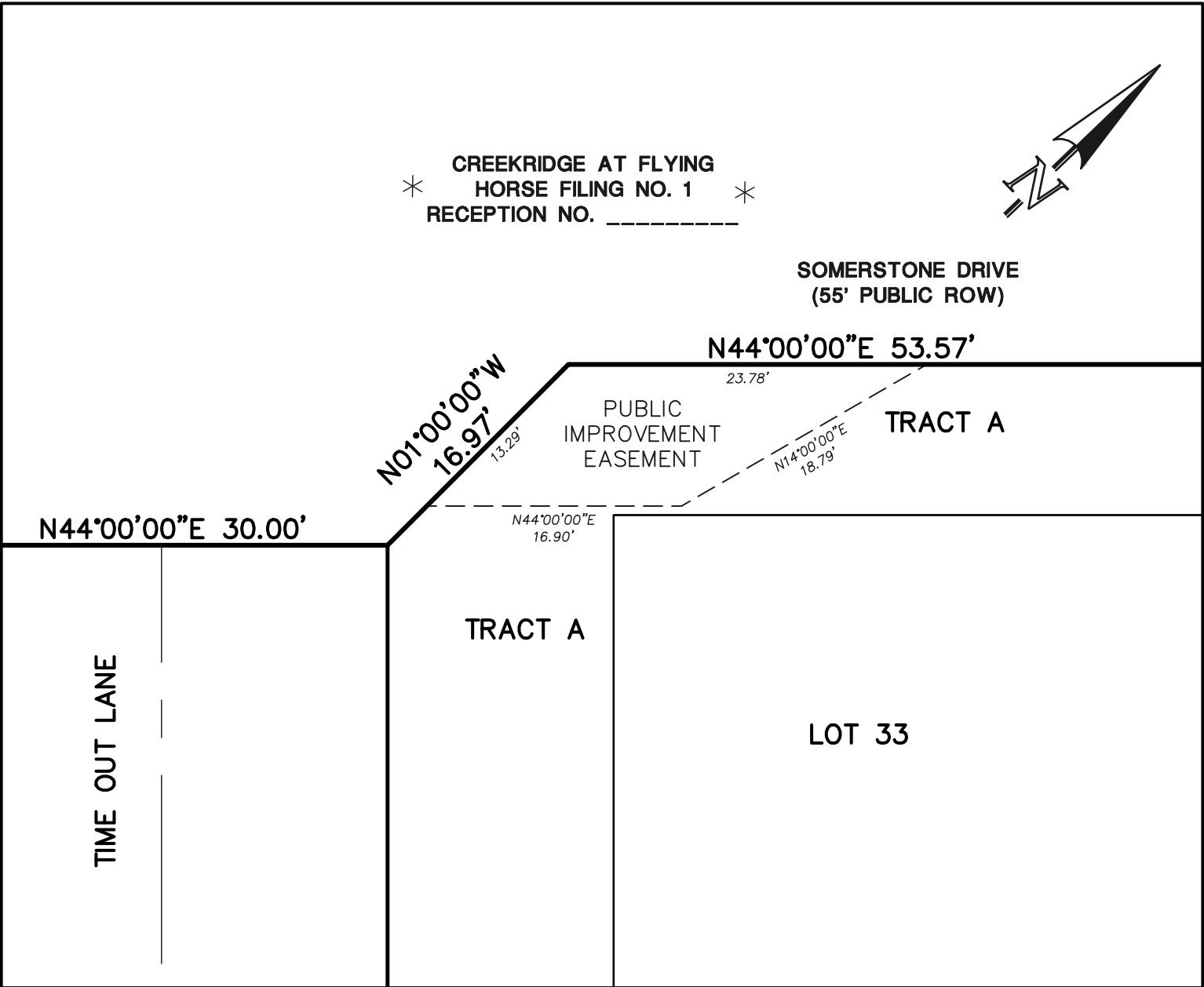
CREEKRIDGE AT FLYING HORSE FILING NO. 2



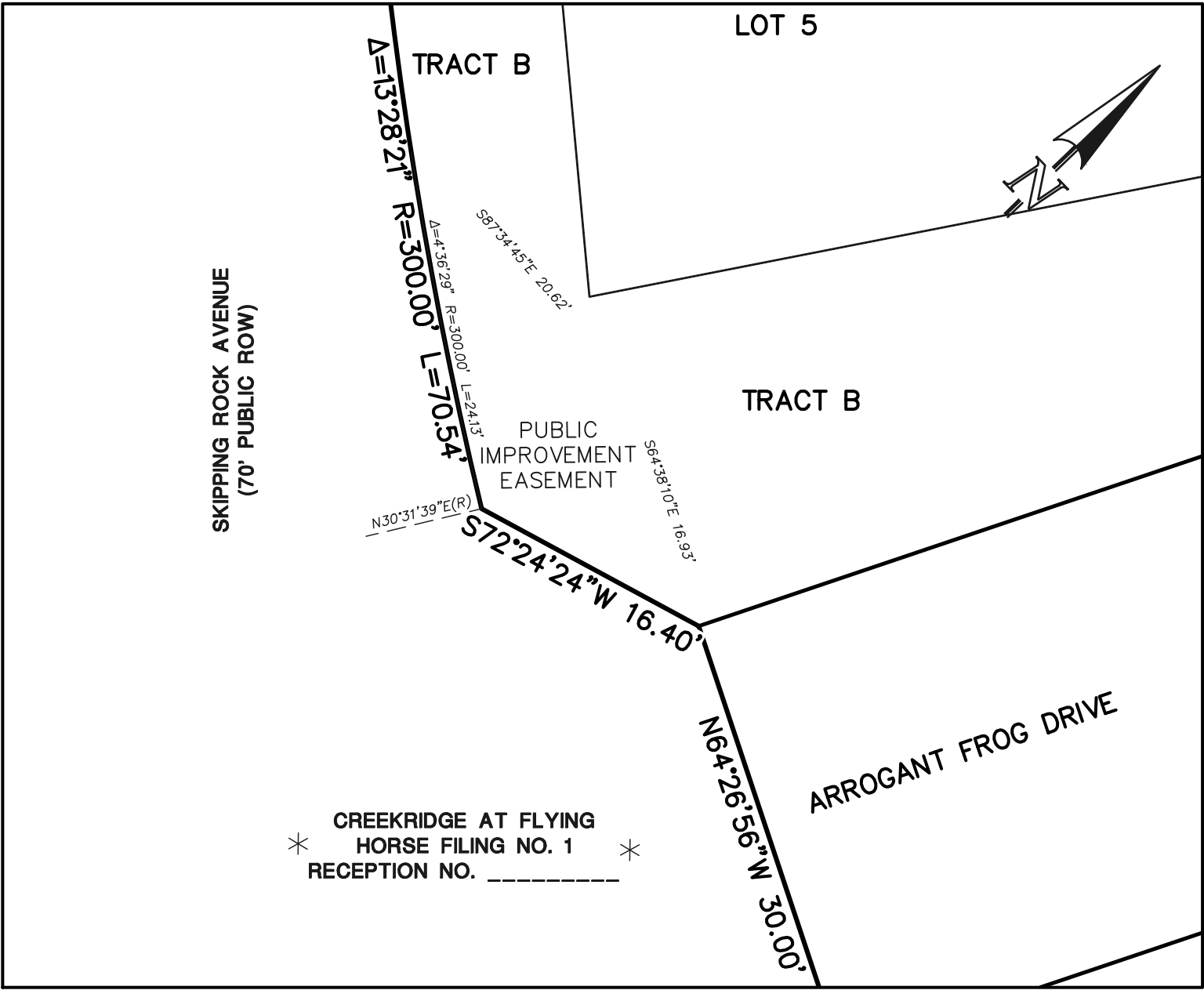
DETAIL "A"
PUBLIC IMPROVEMENT EASEMENT
SCALE= 1" = 10'



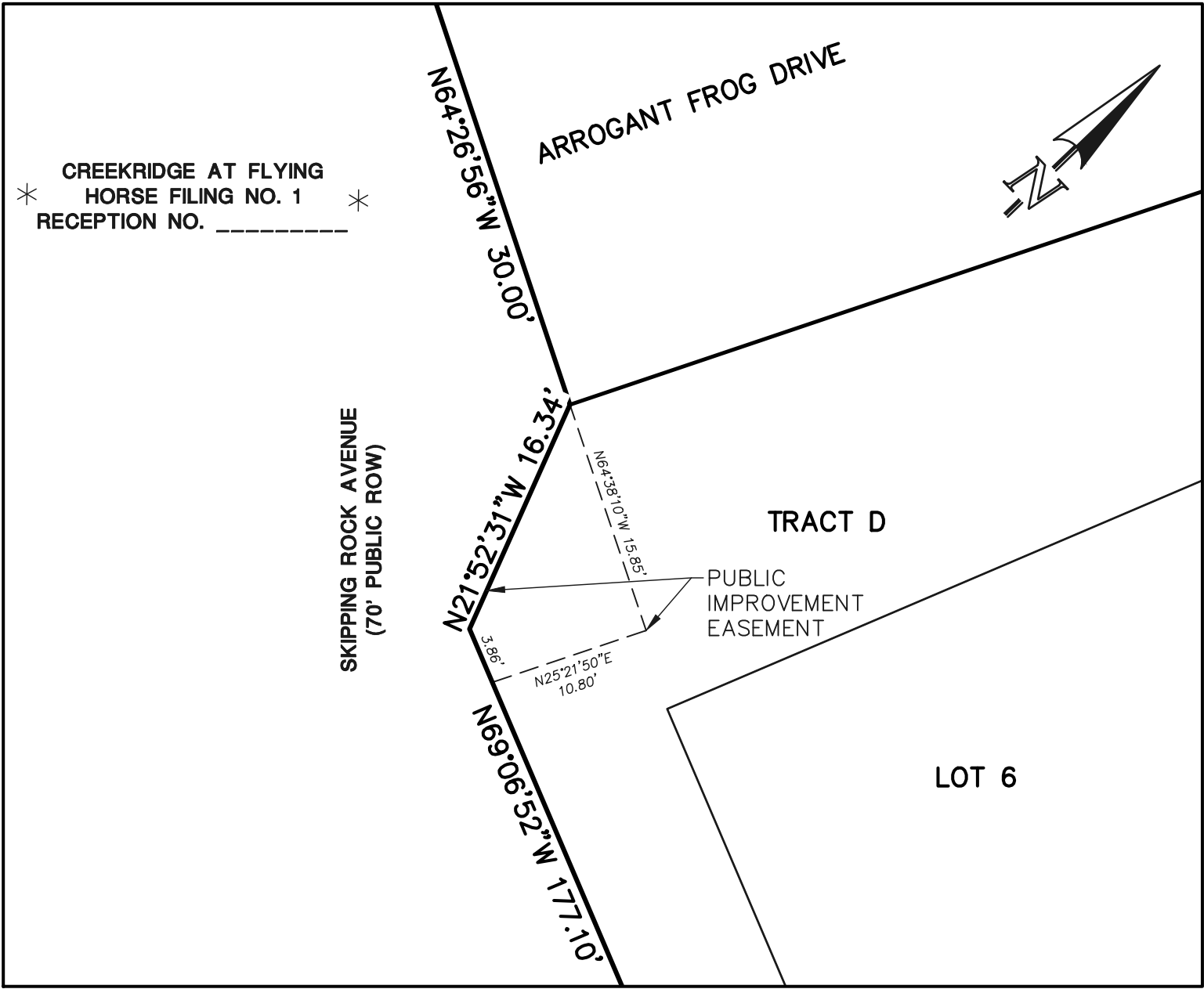
DETAIL "B"
PUBLIC IMPROVEMENT EASEMENT
SCALE= 1" = 10'



DETAIL "C"
PUBLIC IMPROVEMENT EASEMENT
SCALE= 1" = 10'



DETAIL "D"
PUBLIC IMPROVEMENT EASEMENT
SCALE= 1" = 10'



DETAIL "E"
PUBLIC IMPROVEMENT EASEMENT
SCALE= 1" = 10'

LEGEND

- NO. 5 REBAR AND 1-1/4" BLUE PLASTIC CAP "CCES LLC PLS 19586" SET FLUSH WITH GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP "CCES LLC PLS 34977" RECOVERED FLUSH WITH GROUND UNLESS NOTED OTHERWISE
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP "CCES LLC PLS 30118" RECOVERED AS NOTED
- 3-1/4" ALUMINUM CAP STAMPED AS SHOWN RECOVERED FLUSH WITH GROUND
- * NOT A PART OF THIS SUBDIVISION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TYP TYPICAL



PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 3RD SUBMITTAL

SHEET 3 OF 3
SEPTEMBER 11, 2026
JOB NO. 1171.79
CREEKRIDGE AT FLYING HORSE
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