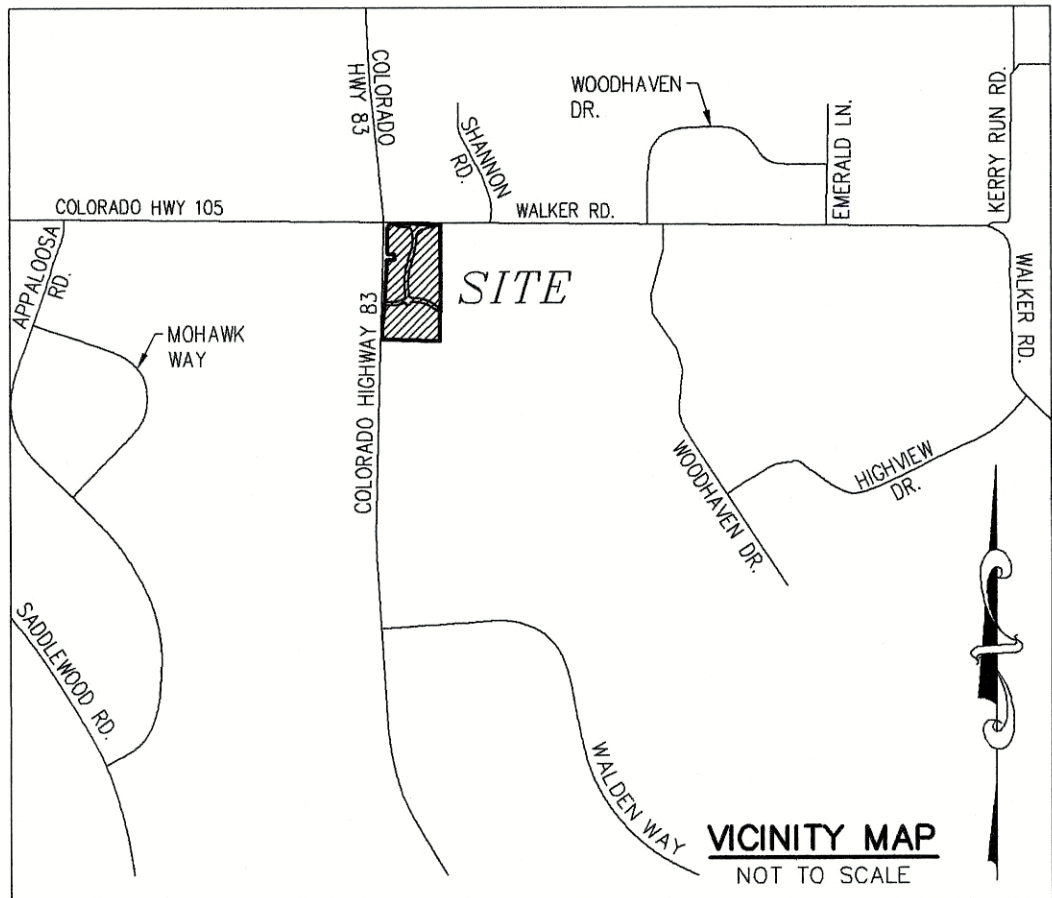


MA SUBDIVISION  
A PORTION OF THE E1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 11 SOUTH,  
RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT WALDEN CORPORATION, MATTHEW W. DUNSTON, PRESIDENT OF WALDEN CORPORATION, AND MONUMENT ACADEMY FOUNDATION, A COLORADO NONPROFIT CORPORATION, MARK McWILLIAMS, PRESIDENT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PLATTED TRACT:

TO WIT:

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 218134619 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER (E1/2 NW1/4) OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID E1/2 NW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 15, AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" FROM WHICH THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646" BEARS N88°08'01"W, A DISTANCE OF 2636.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°25'27"E ALONG THE EASTERLY LINE OF SAID E1/2 NW1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 201058229 OF SAID COUNTY RECORDS, A DISTANCE OF 200.06 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N88°08'01"W ALONG THAT LINE COMMON TO SAID RECEPTION NO. 218134619 AND SAID RECEPTION NO. 201058229, A DISTANCE OF 1208.66 FEET TO THE SOUTHEAST CORNER OF TRACT NO. 3 AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 220099418 OF SAID COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINE OF SAID TRACT NO. 3 THE FOLLOWING THREE (3) COURSES:

- 1) THENCE N03°05'24"E, A DISTANCE OF 327.06 FEET;
- 2) THENCE N07°38'52"E, A DISTANCE OF 222.47 FEET;
- 3) THENCE N03°16'20"E, A DISTANCE OF 128.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 3, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT NO. 2, AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 220099403 OF SAID COUNTY RECORDS;

THENCE N03°16'20"E ALONG THE EASTERLY LINE OF SAID TRACT NO. 2, A DISTANCE OF 973.82 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 2086 AT PAGE 528 OF SAID COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID TRACT THE FOLLOWING THREE (3) COURSES:

- 1) THENCE S86°46'08"E, A DISTANCE OF 146.40 FEET;
- 2) THENCE N03°04'22"E, A DISTANCE OF 120.13 FEET;
- 3) THENCE N86°50'03"W, A DISTANCE OF 146.07 FEET TO THE SOUTHEAST CORNER OF TRACT NO. 1 AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 220099403;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID TRACT NO. 1 THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N04°02'11"E, A DISTANCE OF 16.74 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF A 5,830.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°20'18", AN ARC LENGTH OF 543.19 FEET (THE LONG CHORD OF WHICH BEARS N00°33'35"E, A LONG CHORD DISTANCE OF 543.00 FEET) TO THE NORTHEAST CORNER OF SAID TRACT NO. 1, SAID POINT ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLORADO HIGHWAY NO. 83 AS DESCRIBED IN BOOK 2052 AT PAGE 686 - 689 OF SAID COUNTY RECORDS;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N46°03'44"E, A DISTANCE OF 93.16 FEET;
- 2) THENCE N01°47'44"E, A DISTANCE OF 15.61 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WALKER ROAD AS DESCRIBED IN DEED RECORDED IN BOOK 571 AT PAGE 55 OF SAID COUNTY RECORDS;

THENCE S89°12'03"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1035.42 FEET TO THE NORTHEAST CORNER OF THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 218134619, SAID POINT ALSO BEING A POINT ON THE EASTERLY LINE OF SAID E1/2 NW1/4, AS MONUMENTED BY A 3/4" REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "RAMPART 30" W.C. PLS 38560;

THENCE S00°25'27"W ALONG THE EASTERLY OF SAID TRACT, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID E1/2 NW1/4, A DISTANCE OF 2414.41 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 62.60 ACRES OF LAND, MORE OR LESS.

DEDICATION:

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, MA SUBDIVISION. 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 OWNERS 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 AND 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: MARK McWILLIAMS

TITLE: PRESIDENT, MONUMENT ACADEMY FOUNDATION

STATE OF COLORADO }  
COUNTY OF EL PASO }

ACKNOWLEDGE BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ BY

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

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR MA SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, 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:

PCD DIRECTOR CERTIFICATE:

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SUMMARY:

1 LOT	19.19 ACRES	30.65%
4 TRACTS	36.45 ACRES	58.23%
1 RIGHT-OF-WAY	6.96 ACRES	11.12%
TOTAL	62.60 ACRES	100.00%

OWNERS:

WALDEN CORPORATION  
MATTHEW DUNSTON, MANAGER  
1230 SCHASSBROOK COURT  
MONUMENT, CO 80132  
719-339-2410

MONUMENT ACADEMY FOUNDATION  
MARK McWILLIAMS, PRESIDENT  
1150 VILLAGE RIDGE POINT  
MONUMENT, CO 80132

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C02850 (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEDICATION:

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, MA SUBDIVISION. 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 OWNERS 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 AND 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: MATTHEW W. DUNSTON

TITLE: PRESIDENT, WALDEN CORPORATION

STATE OF COLORADO }  
COUNTY OF EL PASO }

ACKNOWLEDGE BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ BY

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

WITNESS MY HAND AND OFFICIAL SEAL  
NOTARY PUBLIC

NOTES:

1) ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N88°08'01"W, A DISTANCE OF 2636.22 FEET BETWEEN THE CENTER ONE-QUARTER CORNER OF SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., AS MONUMENTED BY A 3/4" REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560" AND THE WEST ONE-QUARTER CORNER OF SAID SECTION 15, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "BERGE-BREWER LS 9646".

2) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ISSUING OFFICE FILE NUMBER F0729909-370-CSP (COMMITMENT DATE: NOVEMBER 1, 2021 AT 8:00 A.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH SCHEDULE B - EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. 1, 18 THRU 20. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

2. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC BY REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS SET FORTH BELOW, WHICH PROVIDES THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN IN EL PASO COUNTY ARE DECLARED PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, AND RANGE LINES, PROVIDED HOWEVER THAT THE BOARD MAY, FROM TIME TO TIME AS THE OCCASION ARISES, BY RESOLUTION DECLARE IT NECESSARY TO DEVELOP AND IMPROVE SAID HIGHWAYS WHEN IN THEIR JUDGMENT IT SHALL BE NECESSARY AND EXPEDIENT. DATED: JUNE 20, 1917 RECORDING DATE: JUNE 20, 1917 RECORDING NO.: BOOK 571, PAGE 55. (AS SHOWN HEREON)

3. THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA TO: MICHAEL McMAHAN RECORDING DATE: NOVEMBER 7, 1872 RECORDING NO.: PATENT NO. 178. WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW.

4. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AS SET FORTH BELOW: RECORDING DATE: JUNE 5, 1966 RECORDING NO.: BOOK 2138 AT PAGE 449. (AS SHOWN HEREON - DOES NOT AFFECT SUBJECT PROPERTY)

5. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED OCTOBER 10, 1960 AT RECEPTION NO. 169543.

6. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. PURPOSE: ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM RECORDING DATE: MARCH 7, 1983 RECORDING NO.: BOOK 3684 AT PAGE 514. (NOT PLOTTABLE)

7. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE ATTACHMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MAY 9, 1994 RECORDING NO.: BOOK 6443 AT PAGE 722. (NOT PLOTTABLE)

8. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED MARCH 25, 2004 AT RECEPTION NO. 204047392.

9. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: AMERICAN TELEPHONE AND TELEGRAPH COMPANY PURPOSE: COMMUNICATION SYSTEMS RECORDING DATE: JULY 30, 1964 RECORDING NO.: BOOK 2026 AT PAGE 626. (AS SHOWN HEREON - DOES NOT AFFECT SUBJECT PROPERTY)

10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. U-19-002 AS SET FORTH BELOW: RECORDING DATE: MAY 23, 2019 RECORDING NO.: RECEPTION NO. 219055765

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, OBLIGATIONS AND EASEMENTS CONTAINED IN THE DRAINAGE EASEMENT GRANT AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219078420

12. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE DRAINAGE EASEMENT GRANT AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219078421

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS CONTAINED IN THE LEASE AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219078426

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS SET FORTH BELOW: RECORDING DATE: OCTOBER 8, 2019 RECORDING NO.: 219124919

15. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-176 BY THE BOARD OF COUNTY COMMISSIONERS FOR APPROVAL OF MONUMENT ACADEMY DEVELOPMENT AGREEMENT AS SET FORTH BELOW: RECORDING DATE: MAY 14, 2020 RECORDING NO.: 220066530

16. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS CONTAINED IN THE PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT AS SET FORTH BELOW: RECORDING DATE: JUNE 3, 2020 RECORDING NO.: 220076542

17. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LOAN AND SECURITY AGREEMENT AS SET FORTH BELOW: RECORDING DATE: JULY 11, 2019 RECORDING NO.: 219076424

3) ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET.

4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5) WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY WALDEN CORPORATION, A PRIVATE UTILITY COMPANY, AND IS SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.

6) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND TRAFFIC IMPACT STUDY.

7) THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

8) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

9) ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS.

10) NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY, ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

11) MA SUBDIVISION IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AND LEWIS PALMER SCHOOL DISTRICT NO. 38 AND WILL BE SERVED BY BOTH.

Per previous comment, no PUD associated. Please remove

NOTES (CONT'D):

12) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

13) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_, A PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST-MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_, AND IS REGULATED BY AN AMENDED P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_, ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

14) TRACTS A, B, C, AND D ARE TO BE OWNED BY WALDEN CORPORATION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, INCLUDING THE WALDEN METROPOLITAN DISTRICT NO. 1 AND NO. 2. ALL MAINTENANCE RESPONSIBILITY FOR THESE TRACTS, INCLUDING OPEN SPACE LAND, RECREATIONAL FACILITIES (OTHER THAN COUNTY TRAILS) AND DRAINAGE FACILITIES, IS VESTED IN THE PROPERTY OWNERS' ASSOCIATION.

15) THE RESERVATIONS ARE RESERVED FOR UTILITIES, DRAINAGE, OPEN SPACE AND RECREATION.

16) RIGHT-OF-WAY IS RESERVED FOR UTILITIES, DRAINAGE AND INGRESS/EGRESS.

17) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

18) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE 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.

19) THERE ARE 1 LOT, 1 RIGHT-OF-WAY AND 4 TRACTS PLATTED IN THIS SUBDIVISION.

20) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

21) PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

22) 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

23) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC AND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-61-508

RECORDING:

STATE OF COLORADO }  
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_ M., THIS \_\_\_\_

DAY OF \_\_\_\_\_, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEES:

BY: \_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

SURVEYOR CERTIFICATION:

ERIC SIMONSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ERIC SIMONSON

DATE:

COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560  
FOR AND ON BEHALF OF RAMPART SURVEYS, 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.

FEES:

DRAINAGE FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

MA SUBDIVISION - PT. E1/2 NW1/4 SEC. 15, T11S,  
R66W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART  
SURVEYS, LLC

P.O. Box 5101

Woodland Park, CO. 80866

(719) 687-0920

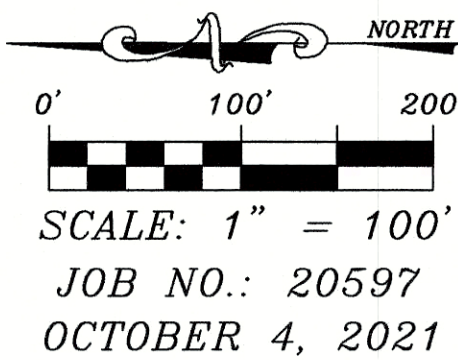
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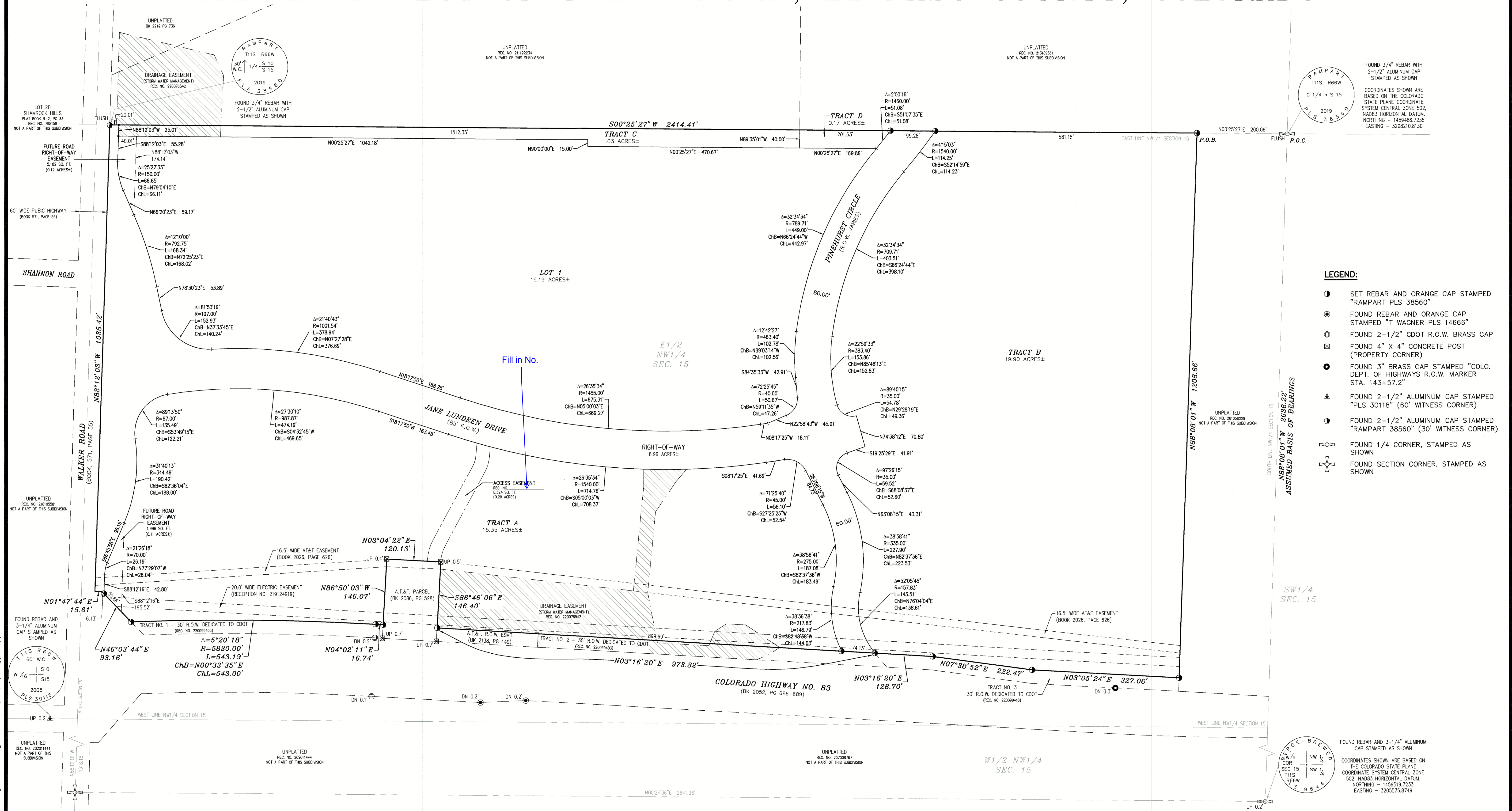
NOTE: ONLY DEEDED BEARINGS AND DISTANCES SHOWN

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# MA SUBDIVISION

A PORTION OF THE E1/2 OF THE NW1/4 OF SECTION 15, TOWNSHIP 11 SOUTH,  
RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



AS PLATTED  
NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN