Steve Schleiker
05/08/2026 09:53:20 AM
Doc $0.00 3
Rec $43.00 Pages

El Paso County, CO

226715671

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time

Reception Fee	Number of Pages	File Number
	3	

Gleneagle Golf Course Residential Infill Development Filing No 1A
Name of Plat

Richard Hunt, Gleneagle Civic Association
Owner's Name

Subdivision ☒ Condominium ☐

C&R/016 Revised 6/06

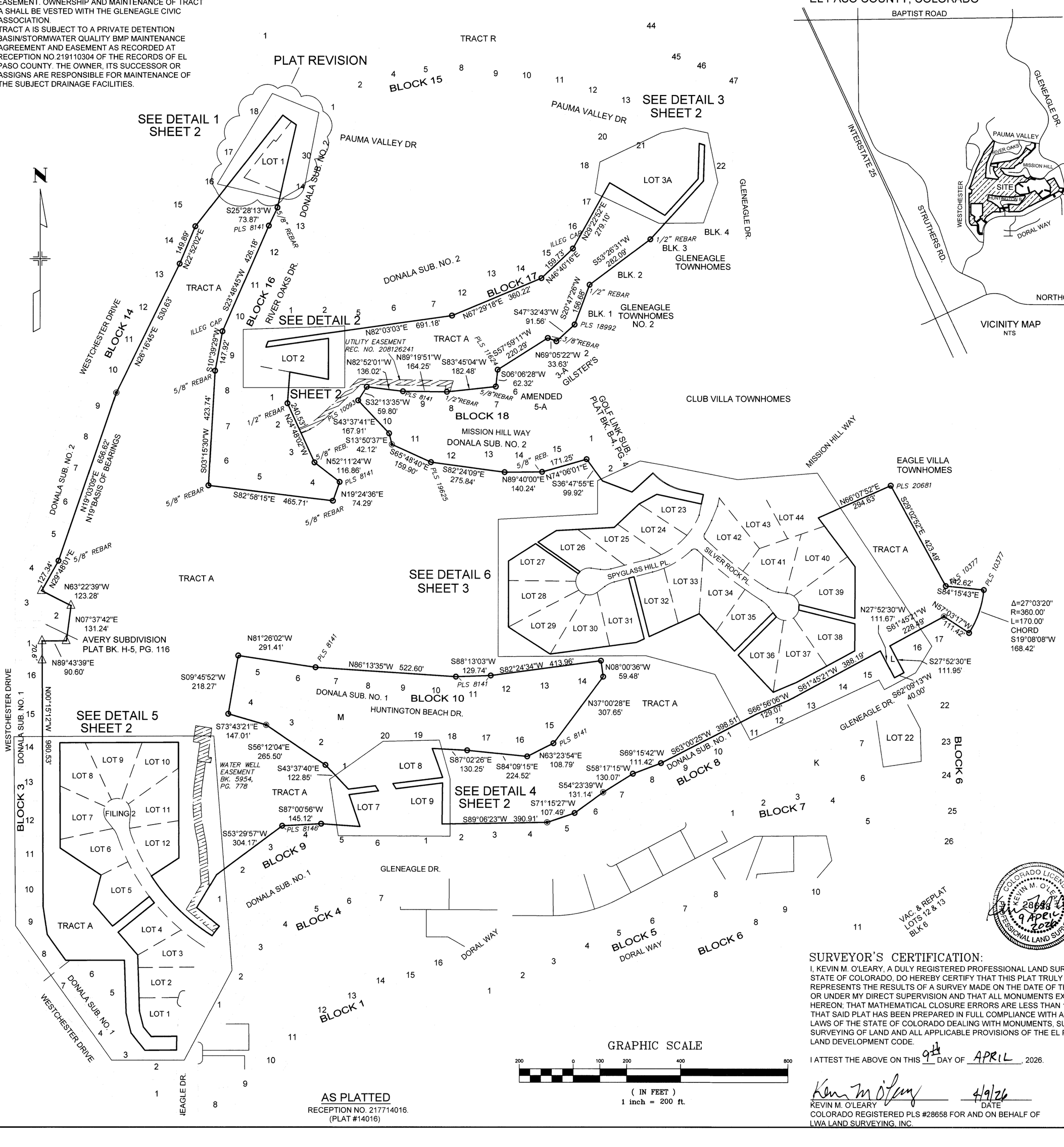
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 1A

15671

A REPLAT OF TRACT A AND LOT 1,
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, T11S, R66W,
6th P.M. AND THE NORTH HALF OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO

EASEMENT AND TRACT MAINTENANCE:

TRACT A SHALL BE UTILIZED AS OPEN SPACE, NON-MOTORIZED TRAIL USE AND NON-EQUESTRIAN TRAIL USE AND AS A UTILITY AND DRAINAGE EASEMENT. OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE VESTED WITH THE GLENEAGLE CIVIC ASSOCIATION.
TRACT A IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO.219110304 OF THE RECORDS OF EL PASO COUNTY. THE OWNER, ITS SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.



BE IT KNOWN BY THESE PRESENTS:

THAT RICHARD HUNT AND THE GLENEAGLE CIVIC ASSOCIATION, ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:
LOT 1 AND TRACT A, GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT, EL PASO COUNTY, COLORADO AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 217714016.

CONTAINING 77.37 ACRES, MORE OR LESS.

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 A LOT, A TRACT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO.1A. 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 THE 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 DEDICATED FOR PUBLIC UTILITIES, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED RICHARD HUNT HAS EXECUTED THIS INSTRUMENT THIS 21 DAY OF April 2026.

BY: RICHARD HUNT

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF April 2026 BY RICHARD HUNT.

MY COMMISSION EXPIRES: 01.29.2029

KENDRA TOMLINSON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20084043531
MY COMMISSION EXPIRES JAN 29, 2029

NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED GLENEAGLE CIVIC ASSOCIATION, MARK CONNELL PRESIDENT HAS EXECUTED THIS INSTRUMENT THIS 18 DAY OF APRIL 2026.

BY: MARK CONNELL PRESIDENT
GLENEAGLE CIVIC ASSOCIATION

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF APRIL 2026
BY MARK CONNELL PRESIDENT, GLENEAGLE CIVIC ASSOCIATION.

MY COMMISSION EXPIRES: 09/09/2029

JEFFREY PECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214035874
MY COMMISSION EXPIRES 09/09/2029

NOTARY PUBLIC

NOTES:

1. STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT AND DRAINAGE REPORT.
3. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
4. THE PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED UNDER RECEPTION NO. 219110305, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
5. ALL PROPERTY WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE RESTATED DECLARATION OF COVENANTS, RESTRICTIONS AND CHARGES FOR GLENEAGLE, RECORDED ON MAY 2, 1983 IN BOOK 3714 AT PAGE 599 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, AND AS AMENDED TO INCLUDE THE FOURTH AMENDMENT TO THE RESTATED COVENANTS, RESTRICTIONS AND CHARGES FOR GLENEAGLE CIVIC ASSOCIATION.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. TRACT A IS HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE VESTED WITH THE OWNER, ITS SUCCESSORS AND OR ASSIGNS FOR THE PURPOSE OF NON-MOTORIZED AND NON-EQUESTRIAN RECREATION.
8. THE PROPERTY LIES WITHIN ZONE X, AREAS OUTSIDE OF THE 500 YEAR FLOODPLAIN, PER THE FEMA FLOOD INSURANCE RATE MAP 08041CO287G, DATED DECEMBER 7, 2018.
9. THIS SUBDIVISION CONTAINS 1 LOT AND 1 TRACT.
10. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR AREA DESCRIBED BY THIS REPLAT.
11. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE EASEMENT IN IT'S ENTIRETY. THE OWNERS OF THESE TRACTS ARE RESPONSIBLE FOR MAINTAINING DRAINAGE PER THE DRAINAGE REPORT ON FILE WITH EL PASO COUNTY. THE THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
12. NOTICE; THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND. THE PROPOSED ZONING AND DEVELOPMENT CHANGES COULD HAVE CONSEQUENCES OF DOWNSTREAM HABITAT (INCLUDING PREBLE'S JUMPING MOUSE) AND STREAM STABILITY ON THE USAFA DUE TO THE INCREASE IN IMPERVIOUS SURFACE AND THE VOLUME OF STORM WATER RUNOFF.
13. 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
14. THE 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 CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
15. DIRECT ACCESS TO TRACT A IS FROM GLENEAGLE DRIVE, HUNTINGTON BEACH DRIVE, MISSION HILL WAY AND PAUMA VALLEY DRIVE. DIRECT ACCESS TO LOT 1A IS FROM PAUMA VALLEY DRIVE.
16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM GLENEAGLE DRIVE PER THE LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
17. TRACT A IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO.219110304 AND RECEPTION NO. 217097158 OF THE RECORDS OF EL PASO COUNTY. THE OWNER, ITS SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
18. GEOLOGIC CONDITIONS:
I. POTENTIAL SEASONALLY HIGH GROUNDWATER: SITE SPECIFIC SUBSURFACE INVESTIGATIONS SHALL BE CONDUCTED PRIOR TO PERMITTING FOR CONSTRUCTION ON LOT 1A TO DETERMINE BASEMENT FEASIBILITY.
II. EXPANSIVE SOILS/BEDROCK: EXPANSIVE SOILS AND/OR BEDROCK MAY BE ENCOUNTERED. SITE SPECIFIC SUBSURFACE SOIL INVESTIGATIONS PRIOR TO PERMITTING FOR CONSTRUCTION SHALL CONSIDER MITIGATION OF THESE EXPANSIVE MATERIALS.
III. OTHER CONDITIONS: THE COLORADO GEOLOGICAL SURVEY STATES THAT SLOPE STABILITY SHOULD BE CONSIDERED DURING FOUNDATION AND GRADING DESIGN FOR LOT 1A PRIOR TO BUILDING.
IV. AREAS WITHIN THE LOTS WITH SLOPES GREATER THAN 30% SHALL BE CONSIDERED "NO BUILD" AREAS.
19. PURSUANT TO RESOLUTION 12-416, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 217059772, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH IS SUBJECT TO APPLICABLE FEES AND MILL LEVY.
20. THE PROPERTY IS SUBJECT TO THE DEVELOPMENT AGREEMENT RECORDED AT RECEPTION NO. 217065139.
21. THE MINIMUM LOT SIZE FOR THIS DEVELOPMENT SHALL BE 10,000 SQUARE FEET.
22. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIMMERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS 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. 25-377**), 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.
23. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE DONALA WATER AND SANITATION DISTRICT. THE OWNER APPLIED FOR A WAIVER OF EL PASO COUNTY'S REQUIREMENT THAT A 300-YEAR SUPPLY OF WATER BE ESTABLISHED, AND SUCH WAIVER WAS GRANTED BY THE BOARD OF COUNTY COMMISSIONERS WITH RESPECT TO A PORTION OF THE WATER SUPPLY PROVIDED BY DONALA. ADDITIONAL INFORMATION CAN BE FOUND IN THE SUBDIVISION FILE IN THE RECORDS OF EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
24. WATER AND SANITARY SEWER PROVIDED BY DONALA WATER AND SANITATION. ELECTRIC SERVICE PROVIDED BY MVEA. NATURAL GAS PROVIDED BY PEOPLES.
25. LOT 1 SHALL COMPLY WITH THE RS-6000 (RESIDENTIAL SURBURBAN) ZONING DISTRICT, AS AMENDED.

COUNTY CERTIFICATE:

THIS PLAT FOR GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS 6 DAY OF MAY, OF 2026, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT — DATE 5/6/26

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 9TH DAY OF APRIL, 2026.

KEVIN M. O'LEARY — DATE 4/9/26
COLORADO REGISTERED PLS #28658 FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

COLORADO LICENSED
KEVIN M. O'LEARY
28658
PROFESSIONAL LAND SURVEYOR
9 APRIL 2026

ACCEPTANCE CERTIFICATE FOR TRACT:

THE DEDICATION OF THE TRACT A FOR OPEN SPACE AND NON-MOTORIZED TRAILS AS SHOWN ON THIS PLAT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY GLENEAGLE CIVIC ASSOCIATION

BY: MARK CONNELL, PRESIDENT
GLENEAGLE CIVIC ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF APRIL 2026 BY MARK CONNELL PRESIDENT
GLENEAGLE CIVIC ASSOCIATION

MY COMMISSION EXPIRES: 09/09/2029

JEFFREY PECK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214035874
MY COMMISSION EXPIRES 09/09/2029

NOTARY PUBLIC

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 9:53 O'CLOCK A M., THIS 8 DAY OF MAY, 2026, AND IS DULY RECORDED AT RECEPTION NO. 226715671 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
BY:
COUNTY CLERK AND RECORDER

FEE: 40.00
SURCHARGE: 3.00

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

AS PLATTED
RECEPTION NO. 217714016.
(PLAT #14016)

VR-2511

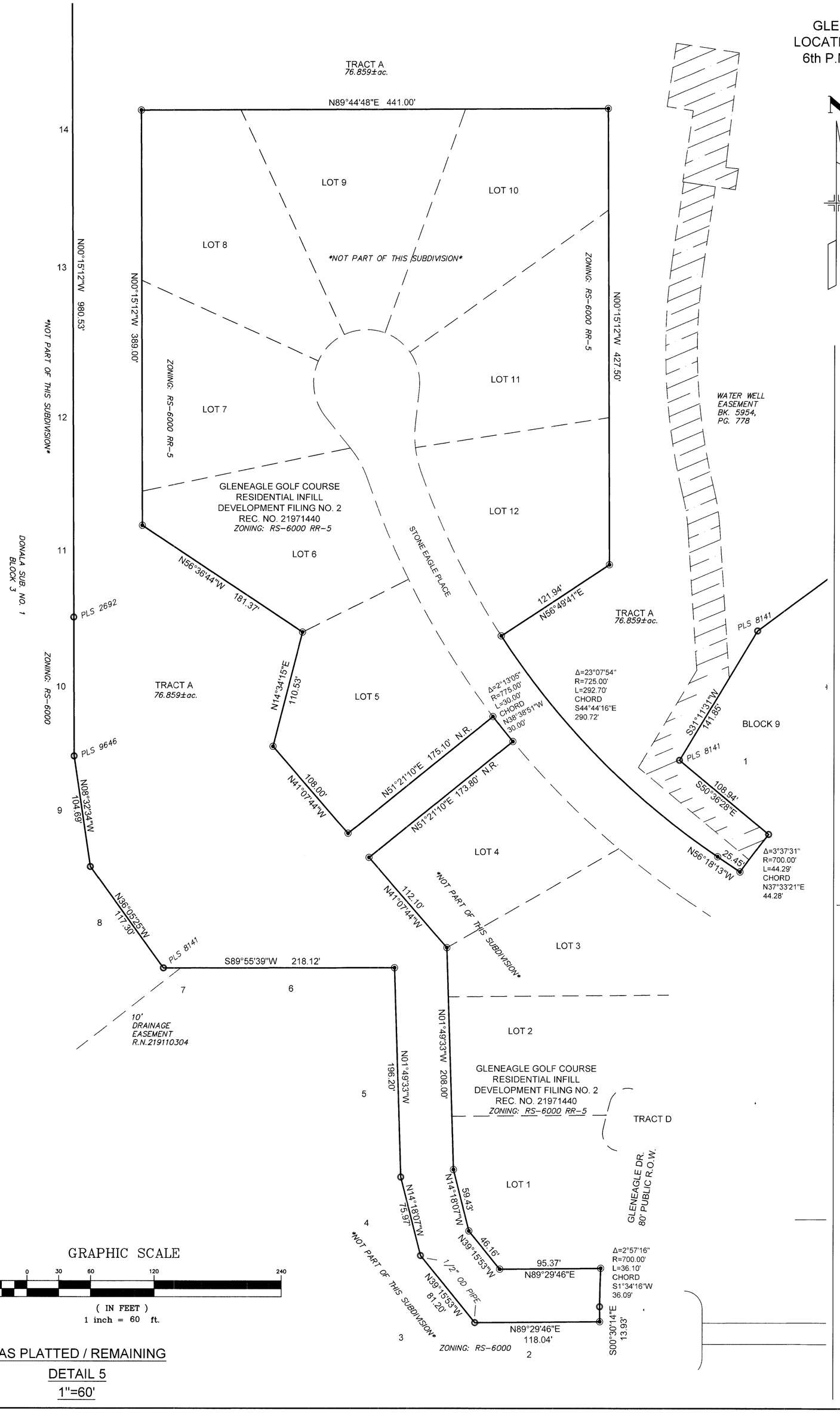
PREPARED BY
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

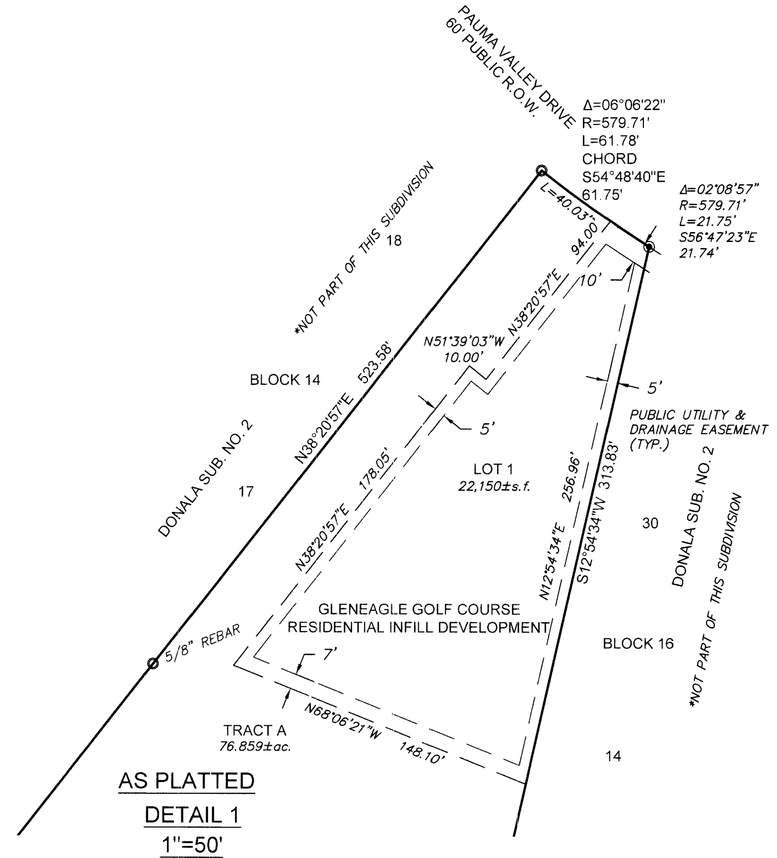
REVISED 3-6-26
GLENEAGLE.DWG
JANUARY 29, 2025
PROJECT 24047
SHEET 1 OF 3

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 1A

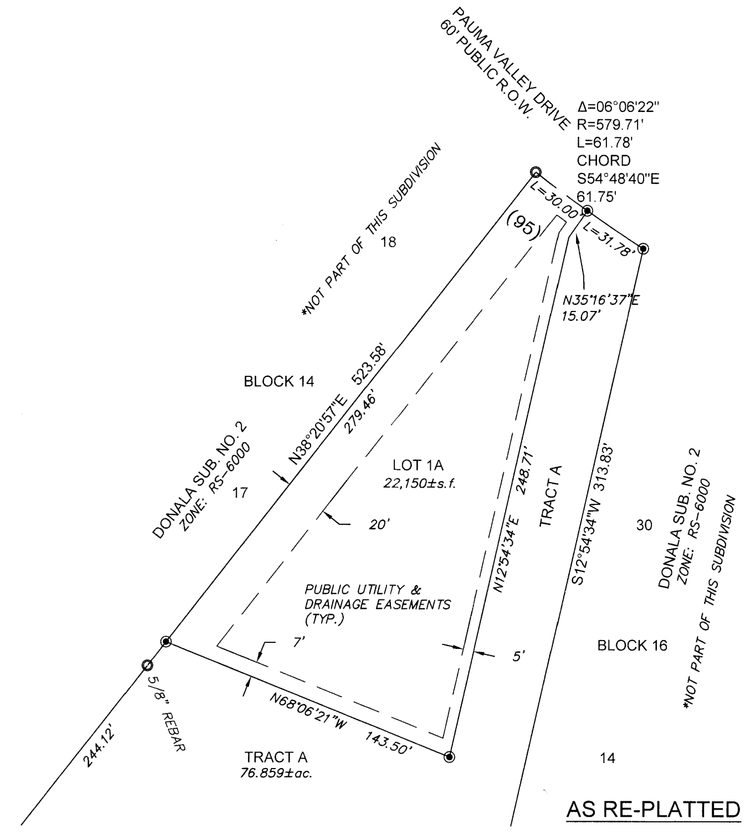
15671

A REPLAT OF TRACT A AND LOT 1,
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, T11S, R66W,
6th P.M. AND THE NORTH HALF OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO





AS PLATTED
DETAIL 1
1"=50'



AS RE-PLATTED
DETAIL 1
1"=50'

- FOUND A REBAR AND CAP LS 2154 OR AS NOTED
- SET/FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "PLS 28658"

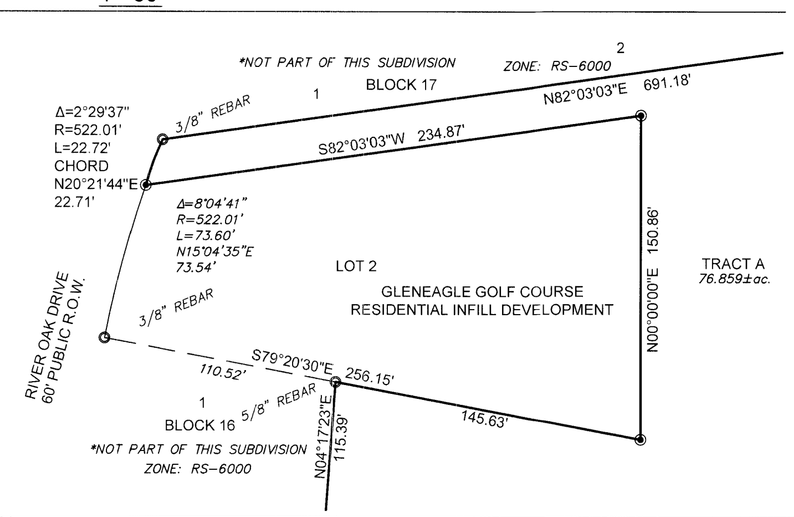
MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE (bg = BELOW GRADE)

UNITS OF MEASURE ARE U.S. SURVEY FEET

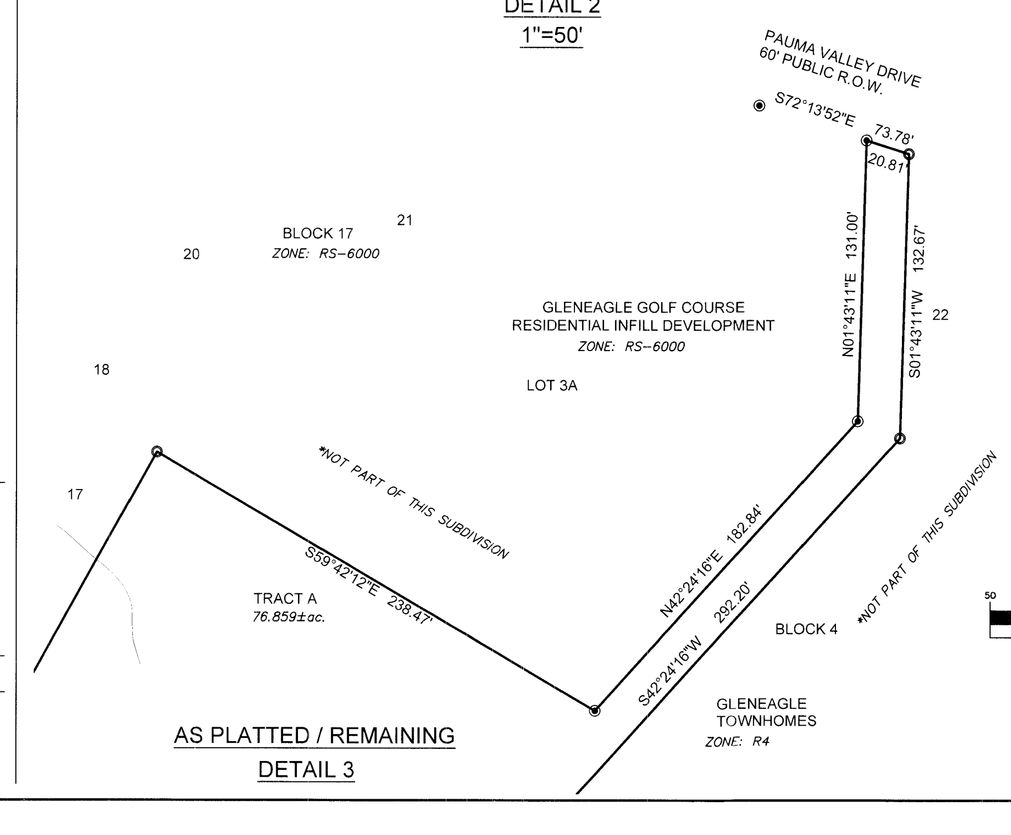
BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE WESTERLY LINE OF TRACT A, BEARING N19°03'09"E - 656.62 FEET. THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE, POLICY NO. 370-F13702-24, EFFECTIVE DATE OCTOBER 24, 2024.

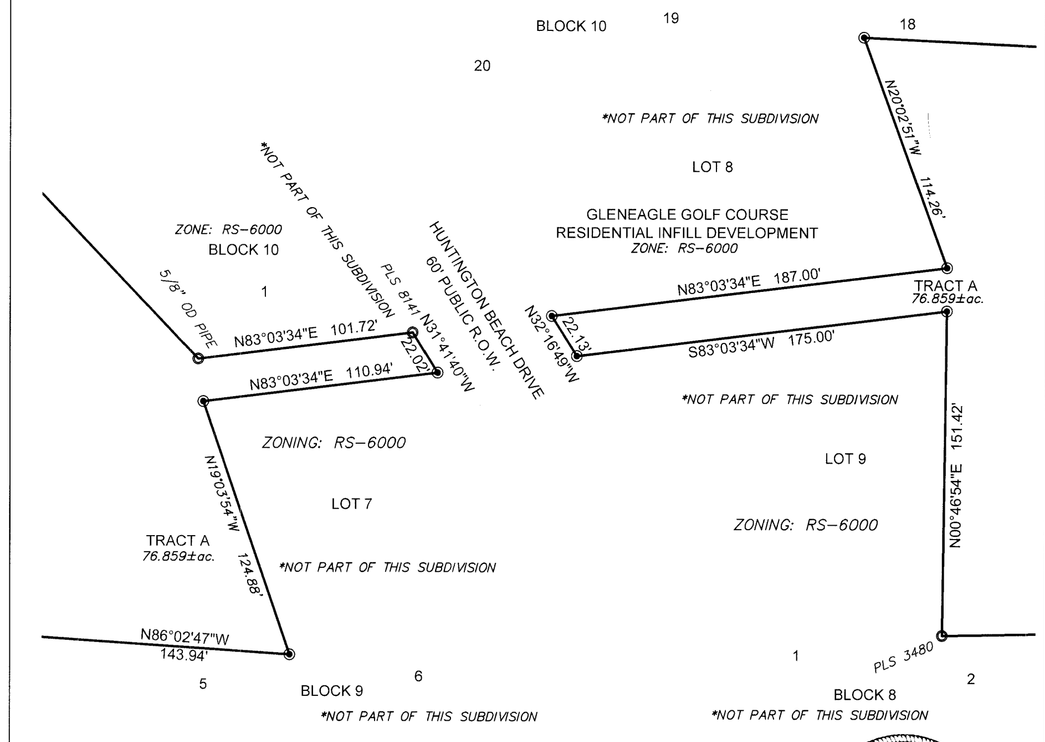
THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.



AS PLATTED / REMAINING
DETAIL 2
1"=50'



AS PLATTED / REMAINING
DETAIL 3



GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

AS PLATTED / REMAINING
DETAIL 5
1"=60'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

AS PLATTED / REMAINING
DETAIL 4
1"=50'

COLORADO LICENSED
KEVIN M. LWA
PLS 28658
PROFESSIONAL LAND SURVEYOR
Dec 9 2025
APRIL 2026

VR-2511

PREPARED BY
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

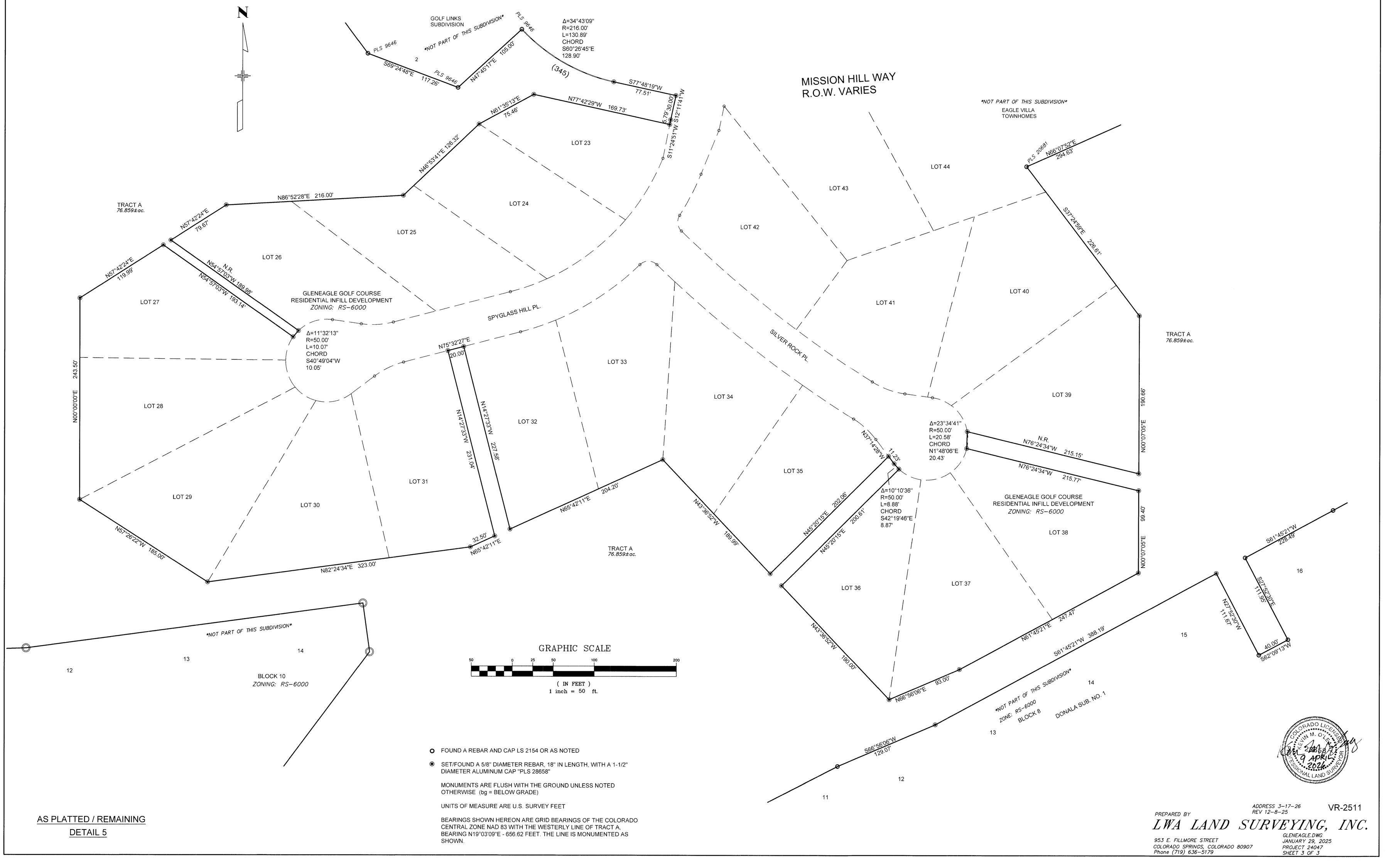
ADDRESS 3-17-26
REV 3-6-26

GLENEAGLE.DWG
JANUARY 29, 2025
PROJECT 24047
SHEET 2 OF 3

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 1A

15671

A REPLAT OF TRACT A AND LOT 1,
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, T11S, R66W,
6th P.M. AND THE NORTH HALF OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

- FOUND A REBAR AND CAP LS 2154 OR AS NOTED
- SET/FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "PLS 28658"

MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE (bg = BELOW GRADE)

UNITS OF MEASURE ARE U.S. SURVEY FEET

BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE WESTERLY LINE OF TRACT A, BEARING N19°03'09"E - 656.62 FEET. THE LINE IS MONUMENTED AS SHOWN.

AS PLATTED / REMAINING
DETAIL 5

COLORADO LICENSED
KEVIN M. OLSON
28658
PROFESSIONAL LAND SURVEYOR
9 APRIL 2026

ADDRESS 3-17-26
REV 12-8-25

VR-2511

PREPARED BY
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

GLENEAGLE.DWG
JANUARY 29, 2025
PROJECT 24047
SHEET 3 OF 3