

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

A REPLAT OF TRACTS C, D AND L, DONALA SUBDIVISION FILING NO. 1

AND TRACT P, DONALA SUBDIVISION FILING NO. 2

PART OF THE SOUTH HALF OF SECTION 31, T11S, R66W, 6th P.M.

AND PART OF SECTION 6, T12S, R66W, 6th P.M.

EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT G&S DEVELOPMENT, INC., SCOTT GRATRICK, MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT: TRACTS C, D AND L, DONALA SUBDIVISION FILING NO. 1, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK V-2 AT PAGE 79 OF THE EL PASO COUNTY RECORDS AND AMENDED BY THE SURVEYOR'S STATEMENT RECORDED IN BOOK 2555 AT PAGE 869 OF SAID EL PASO COUNTY RECORDS.

TOGETHER WITH: TRACT P, DONALA SUBDIVISION FILING NO. 2, EL PASO COUNTY, COLORADO ACCORDING TO THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK W-2 AT PAGE 42 OF THE EL PASO COUNTY RECORDS AND AMENDED BY THE SURVEYOR'S STATEMENT RECORDED IN BOOK 2555 AT PAGE 869 OF SAID EL PASO COUNTY RECORDS, EXCEPTING THEREFROM THAT PART PLATTED AS GOLF LINKS SUBDIVISION AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK E-4 AT PAGE 4 OF SAID EL PASO COUNTY RECORDS.

CONTAINING 102.41 ACRES, MORE OR LESS

THE TOTAL AREA OF THE REPLAT CONTAINS 120.21 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 LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT. 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 TO 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.

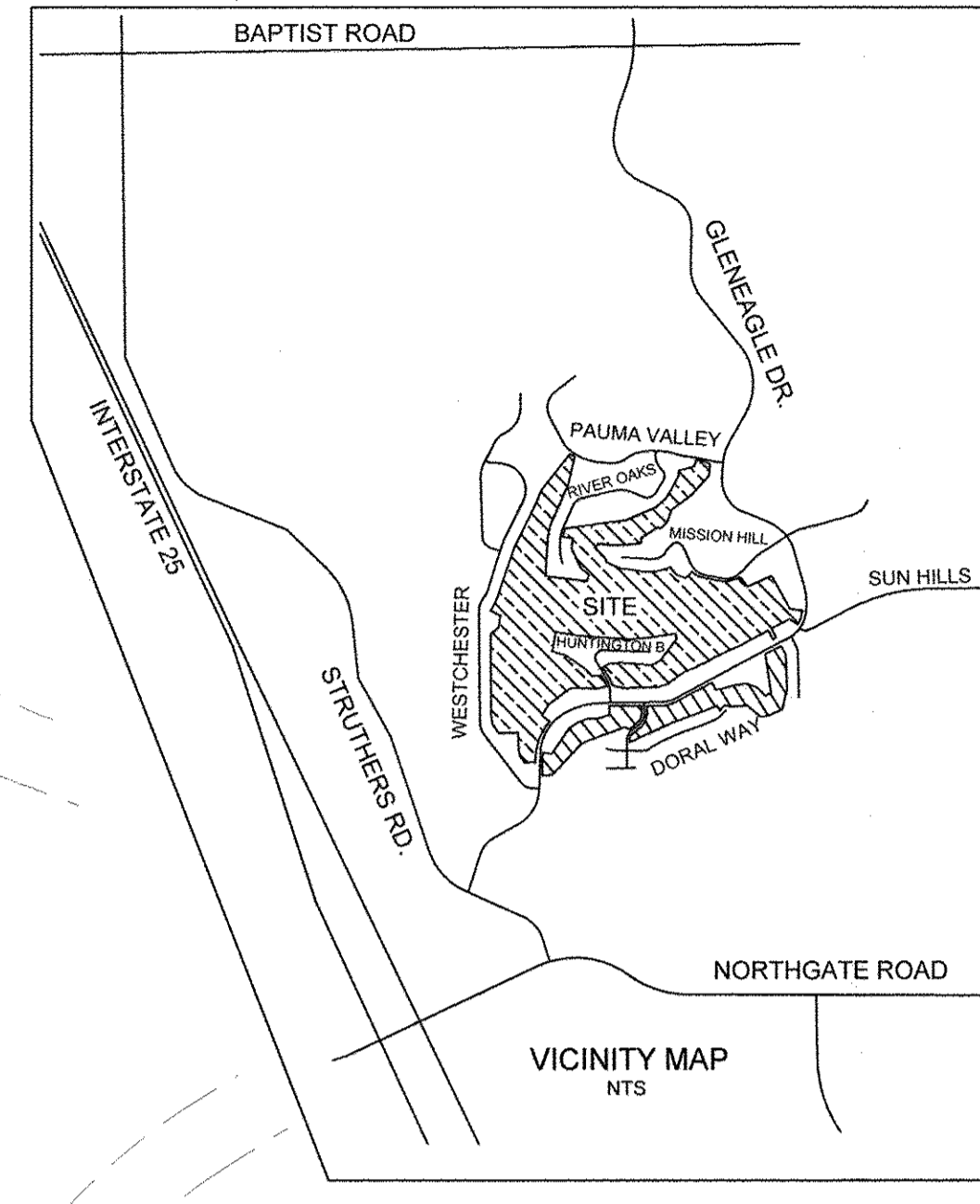
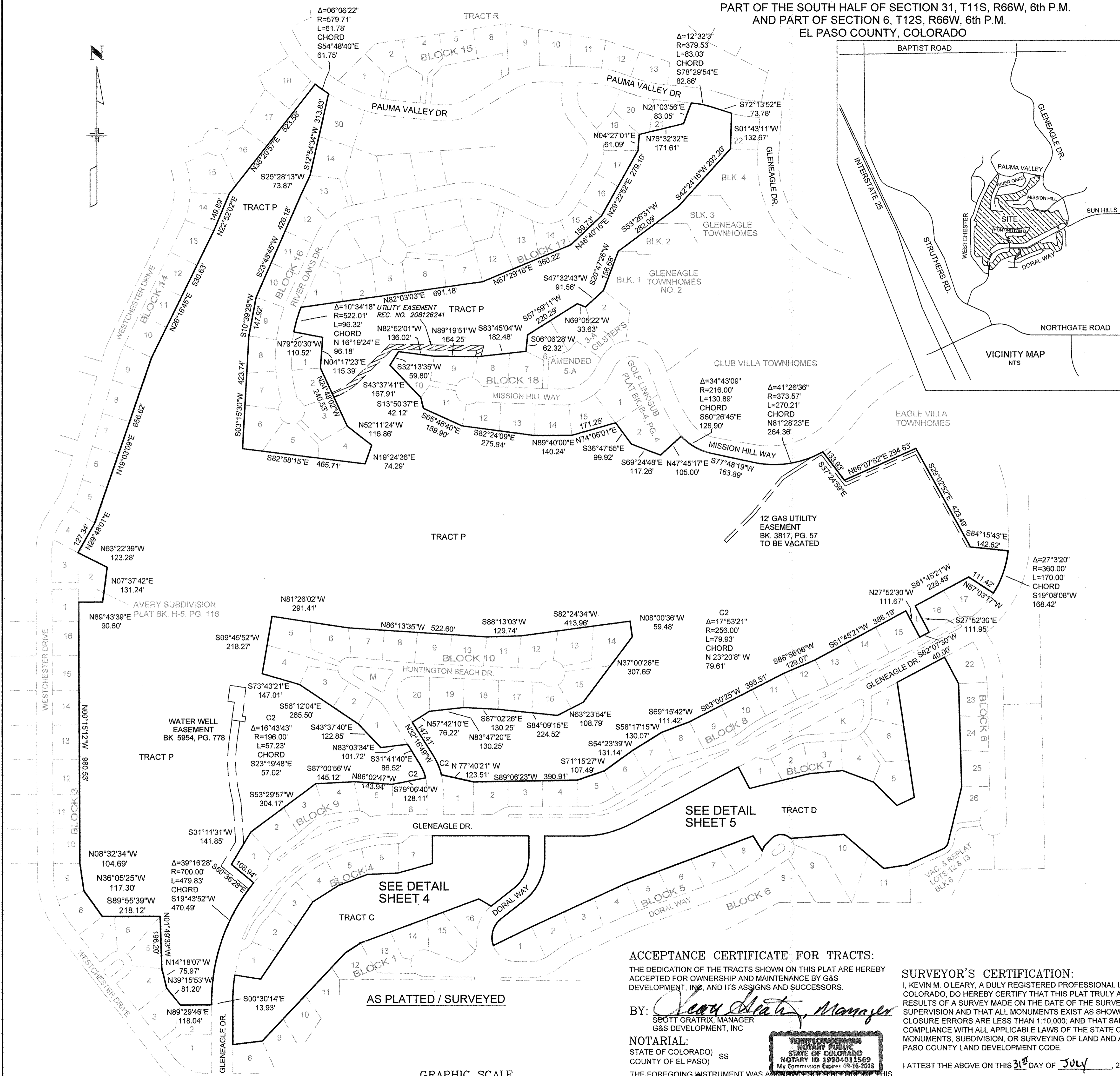
IN WITNESS WHEREOF: THE FOREMENTIONED G&S DEVELOPMENT, INC., HAS EXECUTED THIS INSTRUMENT THIS 3 DAY OF Aug 2017.

NOTARIAL: STATE OF COLORADO) COUNTY OF EL PASO) SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF Aug 2017 BY SCOTT GRATRICK, MANAGER OF G&S DEVELOPMENT, INC.

MY COMMISSION EXPIRES: 9-16-18

TERRY LOWDERMAN, NOTARY PUBLIC, STATE OF COLORADO, NOTARY ID 19904011569, My Commission Expires 09-16-2018

14016



ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF THE TRACTS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY G&S DEVELOPMENT, INC. AND ITS ASSIGNS AND SUCCESSORS.

BY: Scott Gratrix, Manager, G&S DEVELOPMENT, INC.

NOTARIAL: STATE OF COLORADO) COUNTY OF EL PASO) SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF Aug 2017 BY SCOTT GRATRICK, MANAGER OF G&S DEVELOPMENT, INC.

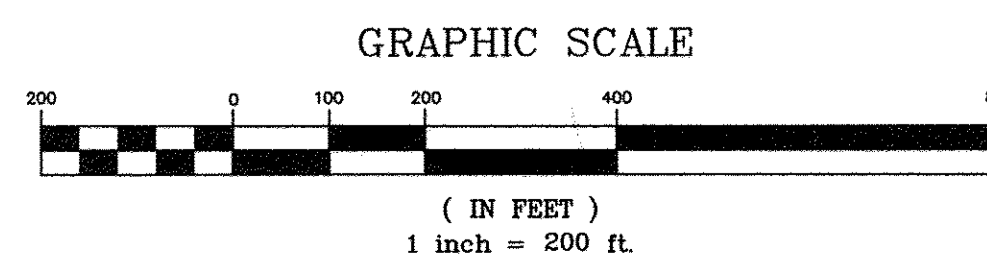
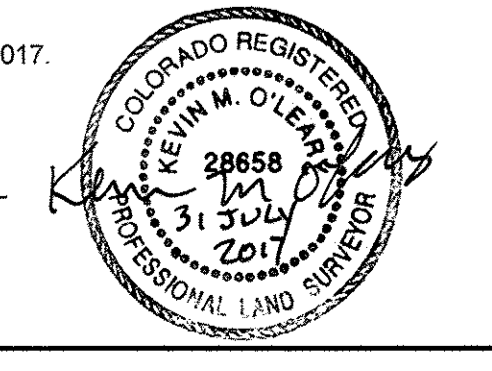
MY COMMISSION EXPIRES: 9-16-18

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 DIRECTOR 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 31st DAY OF JULY 2017.

Kevin M. O'Leary, Colorado Registered Pls #28558, For and on behalf of LWA Land Surveying, Inc.



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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS DAY OF 2017, 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 PERMITTED 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 8/7/17

DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT: DATE 8/17

COUNTY ASSESSOR: DATE 8/17

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 2:11 O'CLOCK P.M. THIS 14th DAY OF August 2017, AND IS DULY RECORDED AT RECEPTION NO 21770516 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, COUNTY CLERK AND RECORDER, FEE: \$50, SURCHARGE: \$3

PREPARED BY: IWA LAND SURVEYING, INC., 953 E. FILLMORE STREET, GLENDALE, CO, PHONE (719) 636-5179

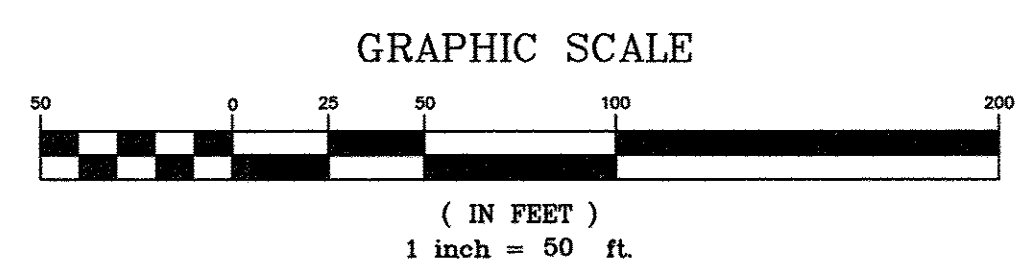
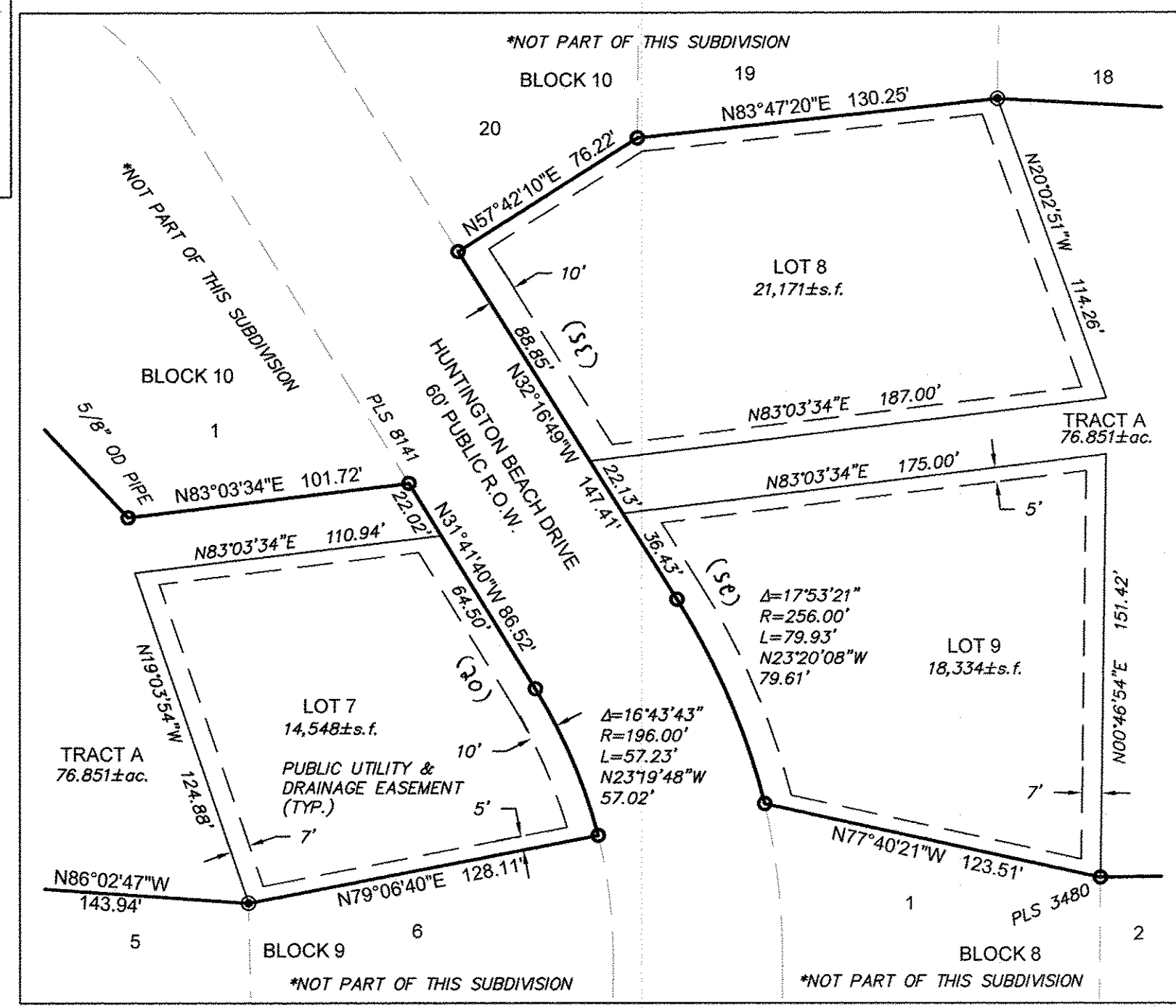
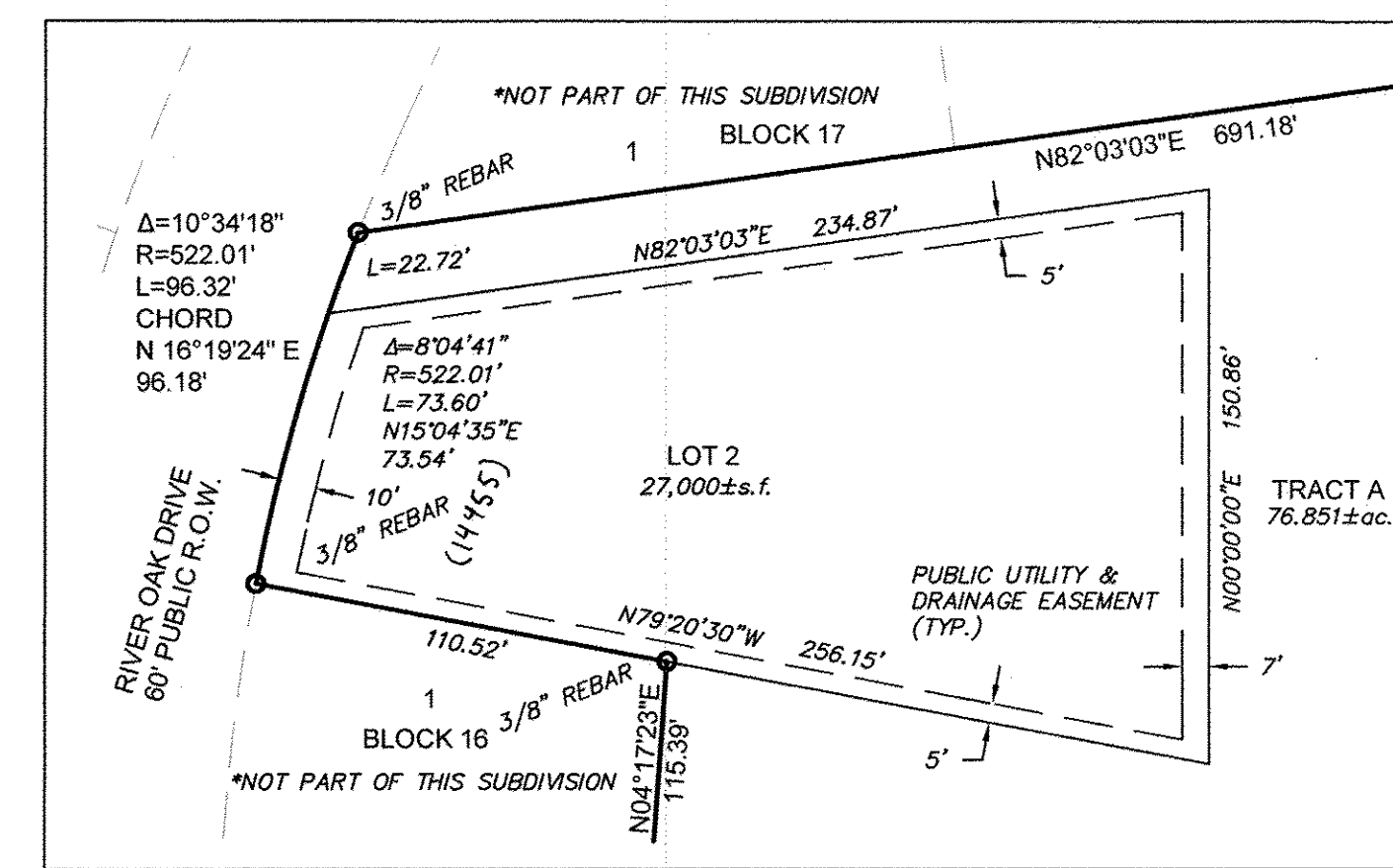
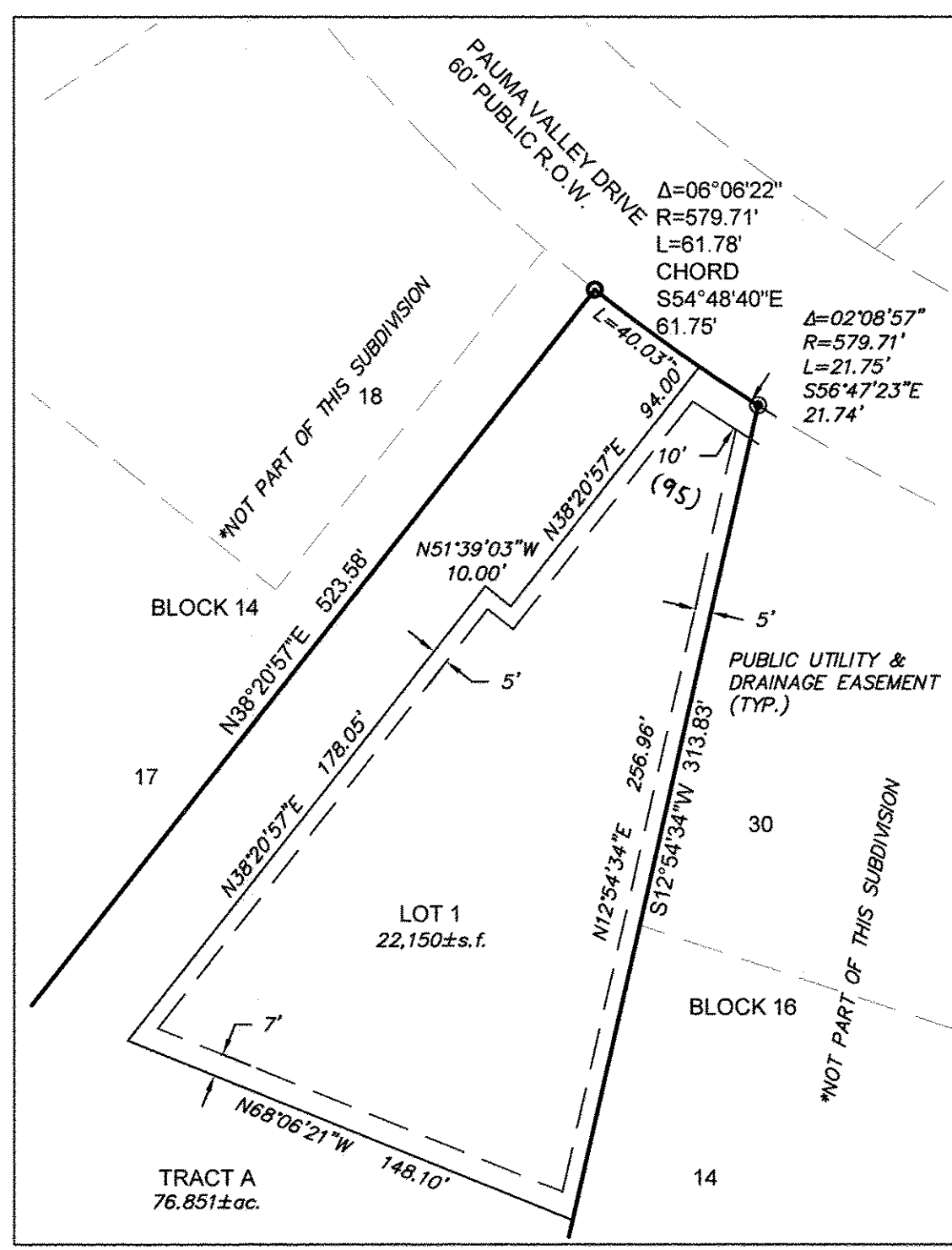
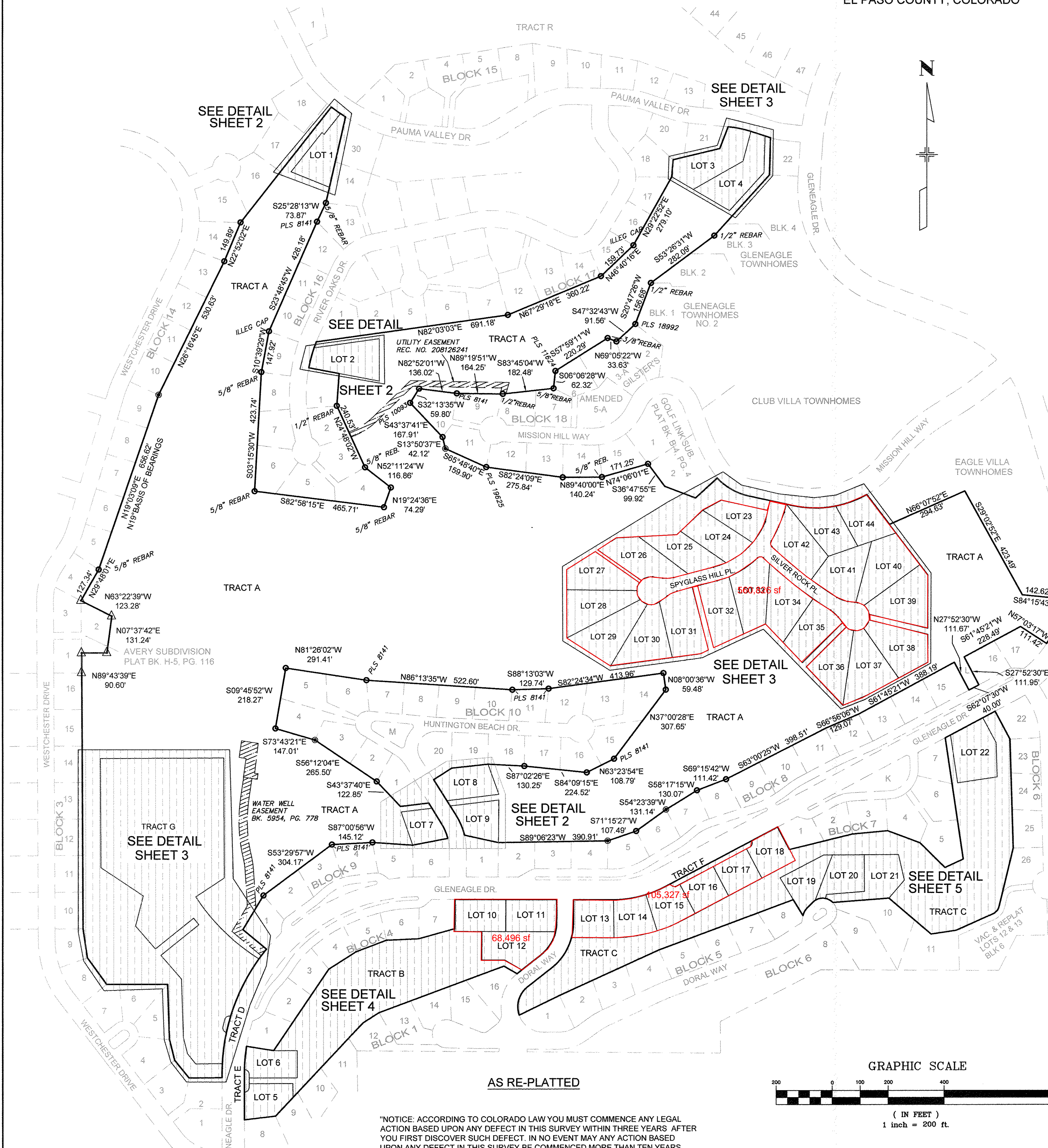
SF-16-010

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

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AND TRACT P, DONALA SUBDIVISION FILING NO. 2
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AND PART OF SECTION 6, T12S, R66W, 6th P.M.
EL PASO COUNTY, COLORADO

14016

117-126 2/6



TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	76.851 ac	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT, NON-MOTORIZED & NON-EQUESTRIAN RECREATION	G&S DEVELOPMENT, INC AND SUCCESSORS
B	3.976 ac	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT, NON-MOTORIZED & NON-EQUESTRIAN RECREATION	G&S DEVELOPMENT, INC AND SUCCESSORS
C	6.680 ac	OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT, NON-MOTORIZED & NON-EQUESTRIAN RECREATION	G&S DEVELOPMENT, INC AND SUCCESSORS
D	904 s.f.	PUBLIC RIGHT OF WAY LANDSCAPE BUFFER / ISLANDS	OWNERSHIP AND MAINTENANCE OF ISLANDS - G&S DEVELOPMENT, INC AND SUCCESSORS
E	1,235 s.f.	PUBLIC RIGHT OF WAY LANDSCAPE BUFFER / ISLANDS	OWNERSHIP AND MAINTENANCE OF ISLANDS - G&S DEVELOPMENT, INC AND SUCCESSORS
F	5,477 s.f.	PUBLIC RIGHT OF WAY LANDSCAPE BUFFER / ISLANDS	OWNERSHIP AND MAINTENANCE OF ISLANDS - G&S DEVELOPMENT, INC AND SUCCESSORS
G	7.621 ac	FUTURE DEVELOPMENT AND PUBLIC RIGHT OF WAY	OWNERSHIP AND MAINTENANCE - G&S DEVELOPMENT, INC AND SUCCESSORS

- FOUND REBAR AND CAP LS 2154 OR AS NOTED
 - △ FOUND A REBAR AND CAP LS 13830
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP PLS 28658"
- 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 - 686.62 FEET. THE LINE IS MONUMENTED AS SHOWN.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18753a, ISSUE DATE APRIL 5, 2016.
- 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.
- THE PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210028988. THE EXACT LOCATION IS NOT DEFINED.

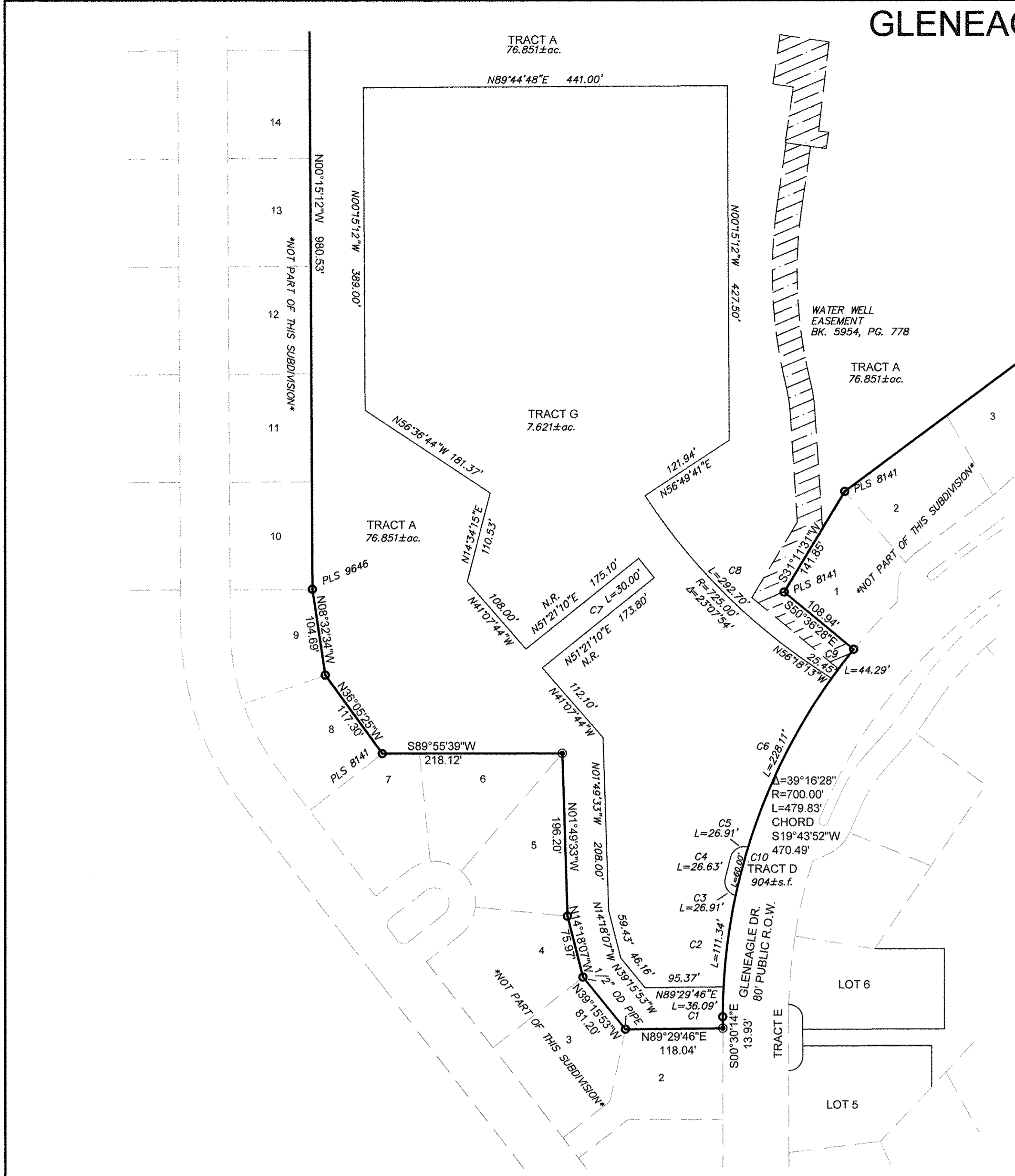
"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

PREPARED BY
LWA LAND SURVEYING, INC.
GLENEAGLE.DWG
JULY 29, 2017
PROJECT 15083
SHEET 2 OF 5

GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

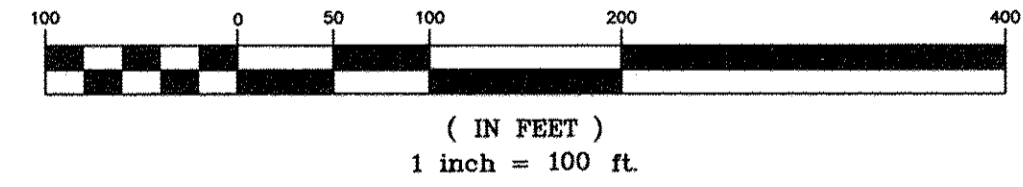
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EL PASO COUNTY, COLORADO

14016



TRACT G DETAIL

GRAPHIC SCALE



CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	LENGTH
C1	257°16'	700.00	36.09	S01°34'16"W	36.09
C2	90°46'	700.00	111.43	S07°36'17"W	111.22
C3	90°41'45"	17.00	26.91	S31°47'43"E	24.19
C4	272°42'	717.00	26.63	S14°37'01"W	26.63
C5	90°41'45"	17.00	26.91	S61°01'44"E	24.19
C6	18°40'16"	700.00	228.11	S26°24'28"W	227.10
C7	273°03'	775.00	30.00	S38°38'50"E	29.99
C8	230°54'	725.00	292.70	S44°44'16"E	290.72
C9	33°37'31"	700.00	44.29	S37°33'21"W	44.28
C10	45°44'0"	700.00	60.00	S14°37'01"W	59.98

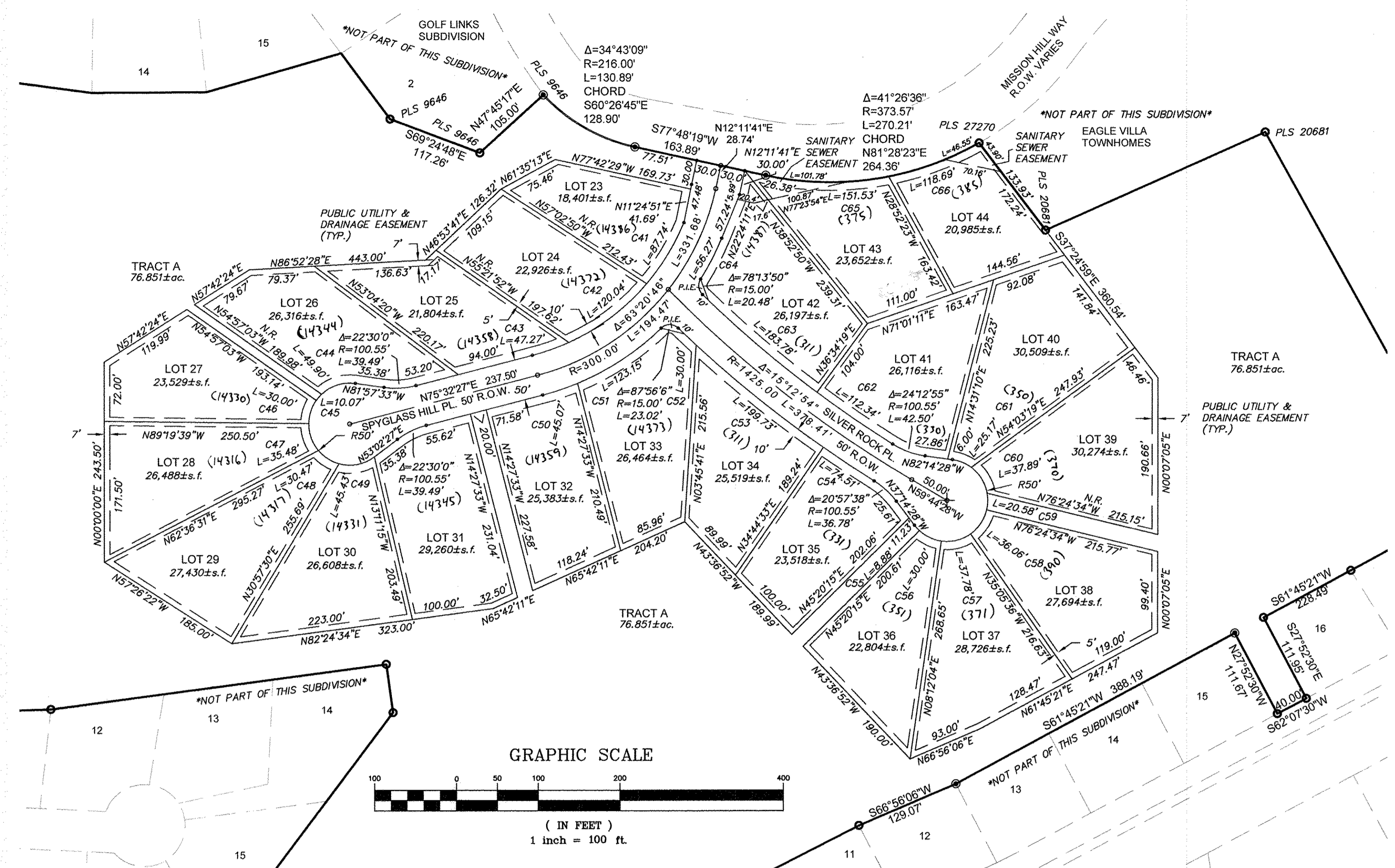
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UNITS OF MEASURE ARE U.S. SURVEY FEET
BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE WESTERLY LINE OF TRACT A BEARING N19°03'09"E - 656.62 FEET. THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18753a, ISSUE DATE APRIL 5, 2016.

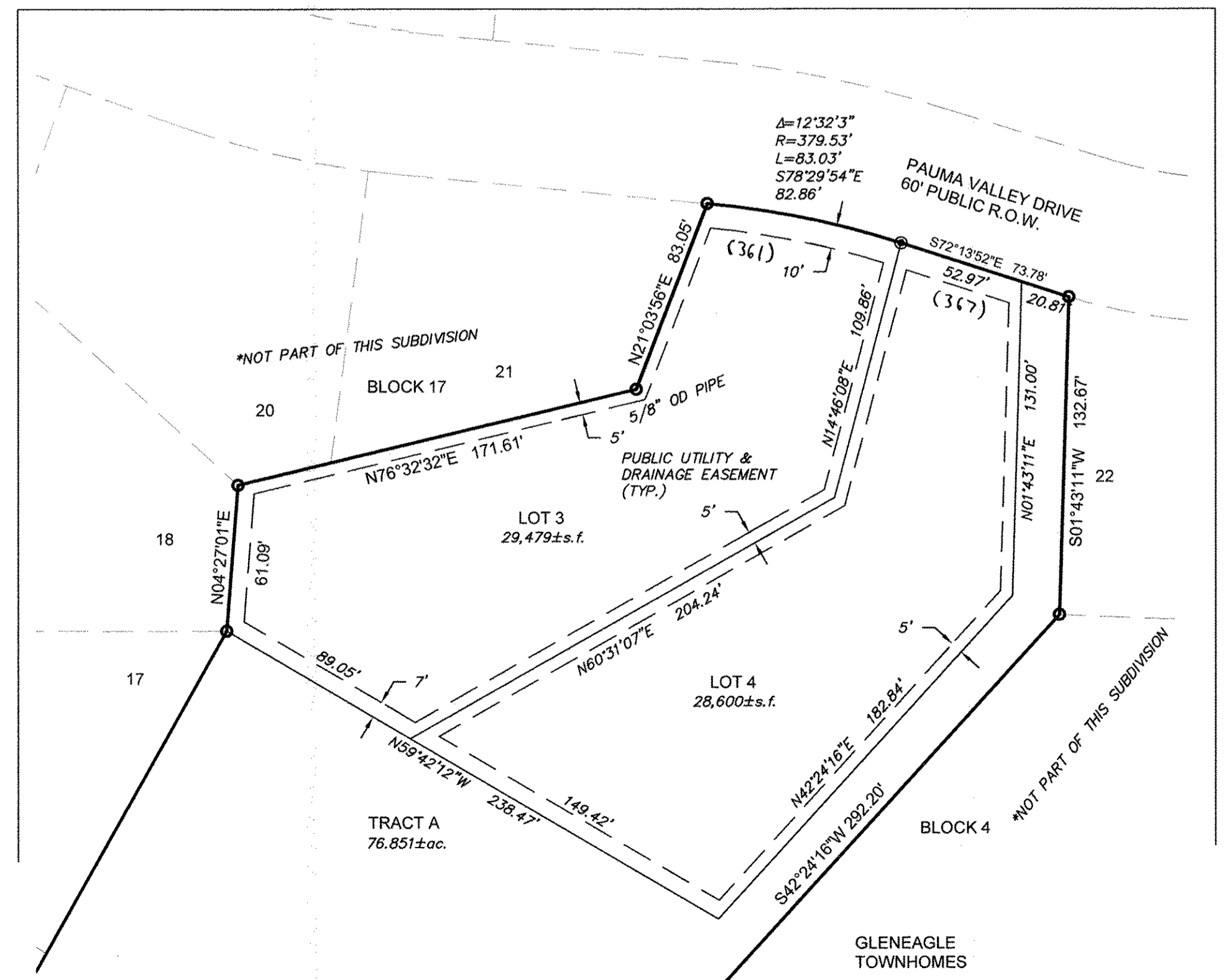
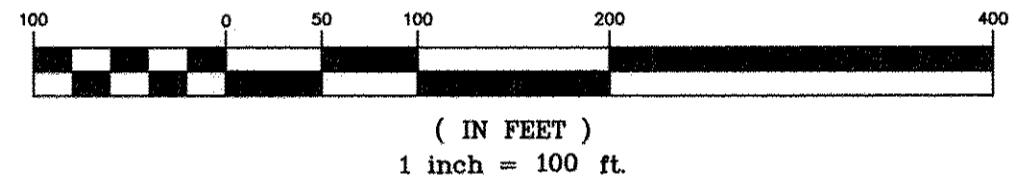
THE ABOVE REFERENCED COMMITMENT WAS RELIED UPON FOR OWNERSHIP AND ENCUMBRANCE RESEARCH. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY LWA LAND SURVEYING, INC.

THE PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210028998. THE EXACT LOCATION IS NOT DEFINED



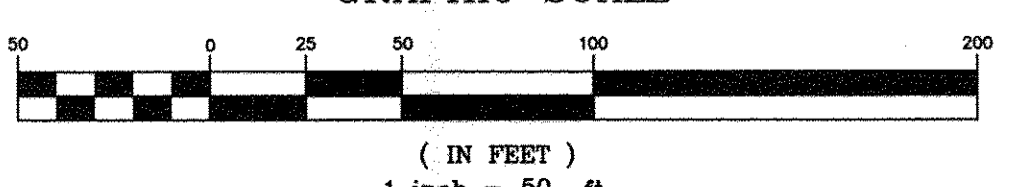
LOTS 23 THROUGH 44 DETAIL

GRAPHIC SCALE



LOTS 3 AND 4 DETAIL

GRAPHIC SCALE



CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	LENGTH
C41	187°6'47"	275.00	67.74	N31°32'34"E	67.36
C42	280°03'4"	275.00	120.04	N53°11'15"E	119.09
C43	69°50'56"	275.00	47.27	N70°37'00"E	47.21
C44	51°27'17"	50.00	44.90	S72°18'49"W	43.41
C45	113°21'3"	50.00	10.07	S40°49'04"W	10.05
C46	34°22'36"	50.00	30.00	S17°51'39"W	29.55
C47	40°39'15"	50.00	35.48	S19°39'17"E	34.74
C48	34°54'55"	50.00	30.47	S37°28'22"E	30.00
C49	62°03'44"	50.00	45.43	N79°24'19"E	43.89
C50	75°54'42"	325.00	45.07	N71°34'06"E	45.03
C51	21°42'38"	325.00	123.15	N56°44'26"E	122.41
C52	171°8'	1450.00	30.00	S46°46'21"E	30.00
C53	75°33'	1450.00	199.73	S51°18'41"E	199.58
C54	2°36'39"	1450.00	74.51	S56°43'47"E	74.50
C55	101°03'36"	50.00	8.88	S42°19'46"E	8.87
C56	34°22'52"	50.00	30.00	S6°36'30"E	29.56
C57	43°17'40"	50.00	37.78	N76°33'14"E	36.89
C58	41°18'58"	50.00	36.06	N34°14'55"E	35.28
C59	23°34'41"	50.00	20.58	N01°48'08"E	20.43
C60	43°24'54"	50.00	37.89	N31°41'42"W	36.99
C61	28°50'19"	50.00	28.17	N67°49'18"W	24.90
C62	43°55'52"	1400.00	112.34	S55°43'37"E	112.31
C63	73°11'7"	1400.00	183.78	S49°40'03"E	183.65
C64	9°55'15"	325.00	56.27	N27°21'48"E	56.20
C65	23°14'24"	373.57	151.53	S89°25'31"E	150.49
C66	18°12'12"	373.57	118.69	N62°51'11"E	118.19

"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."

PREPARED BY
LWA LAND SURVEYING, INC.
853 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179
GLENEAGLE.DWG
JULY 6, 2017
PROJECT 15083
SHEET 3 OF 5

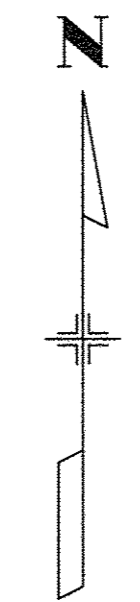
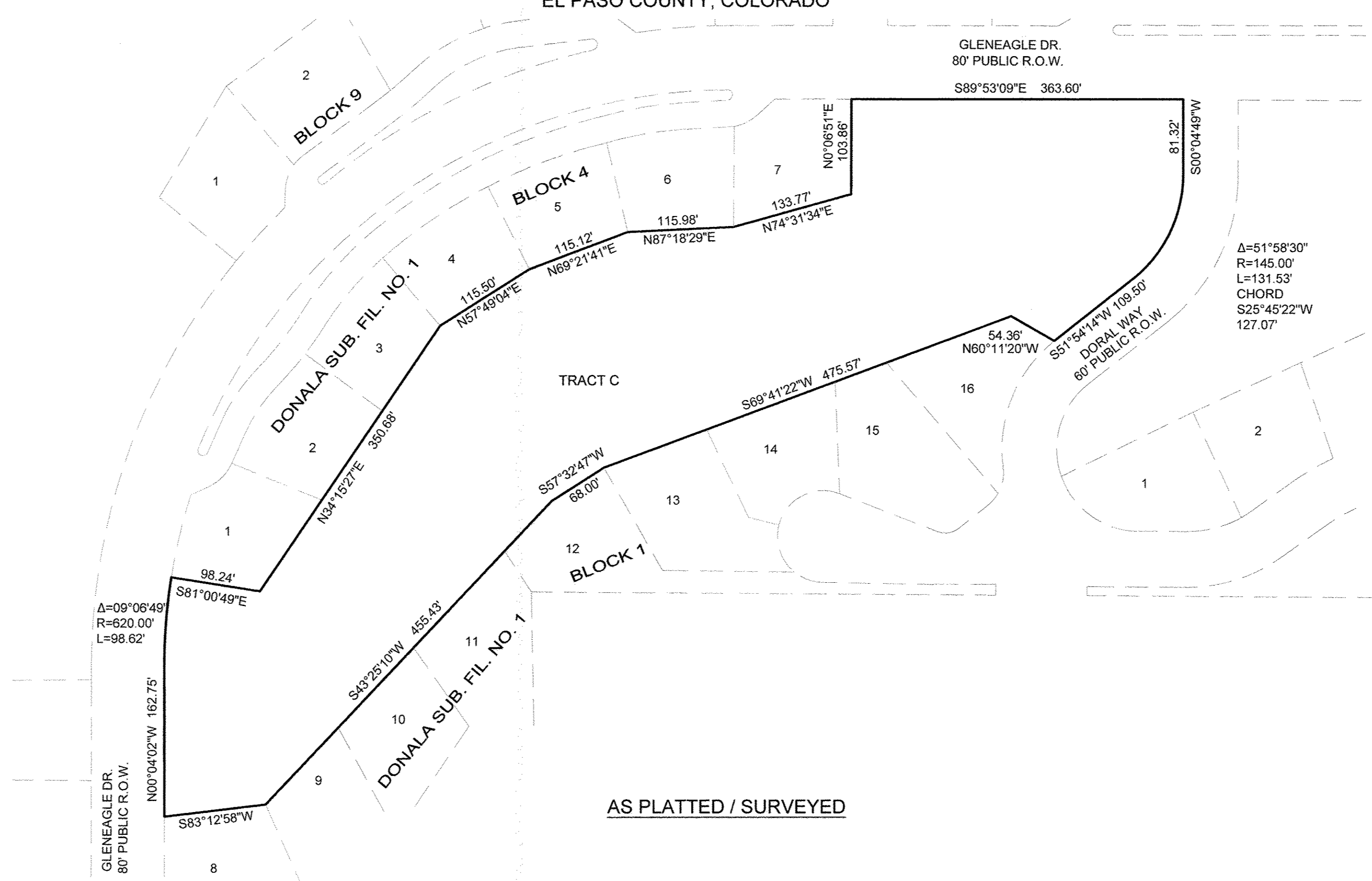
SF-16-010

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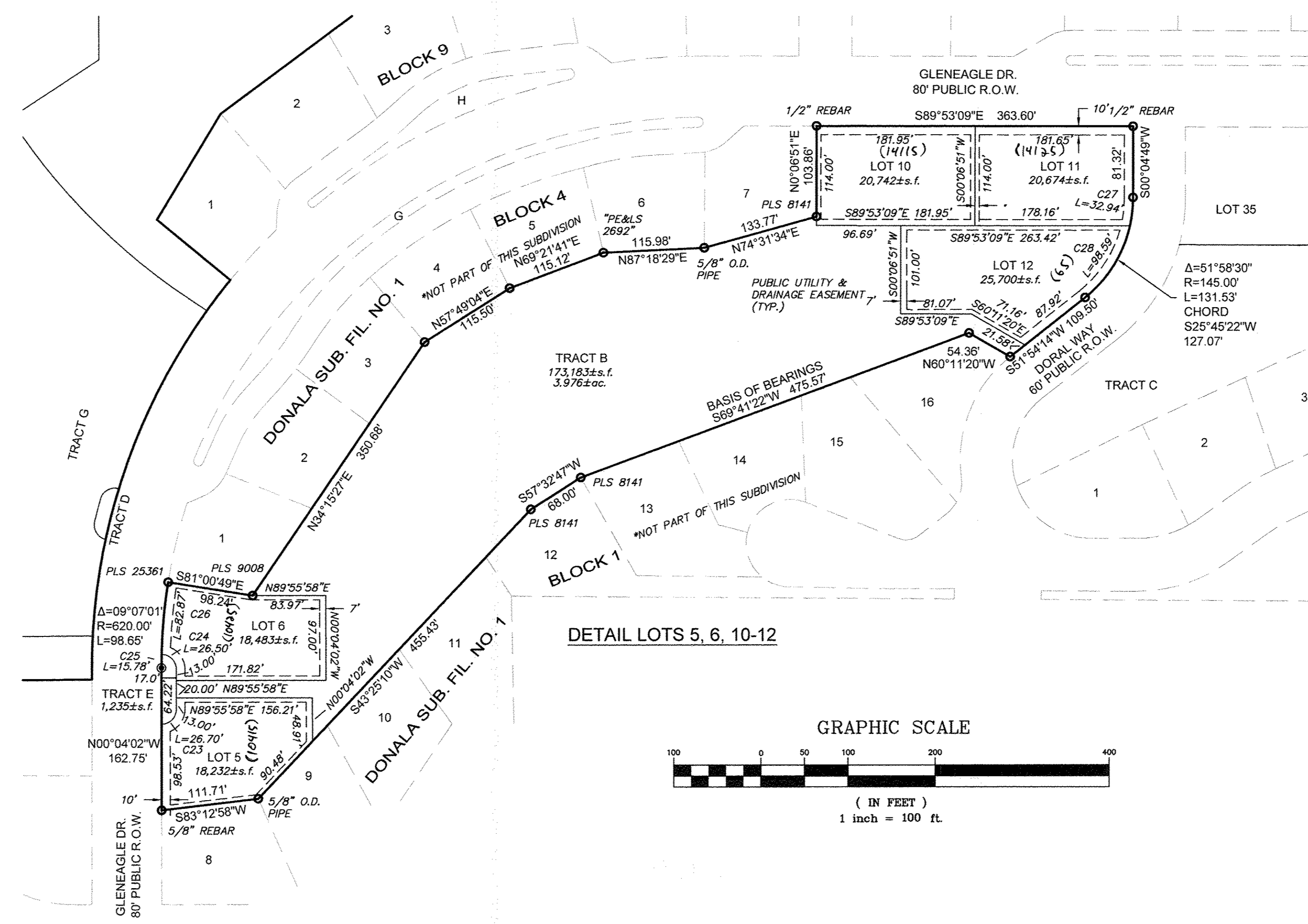
14016

117-126 4/6



AS PLATTED / SURVEYED

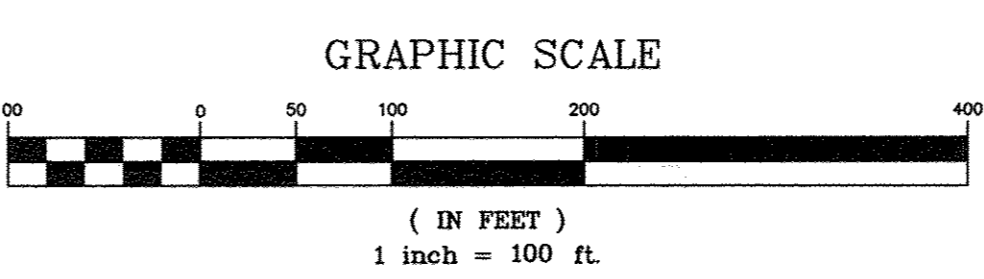
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- UNITS OF MEASURE ARE U.S. SURVEY FEET
- BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE SOUTHEASTERLY LINE OF TRACT B, BEARING S89°41'22"W - 475.57 FEET. THE LINE IS MONUMENTED AS SHOWN.
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18753a, ISSUE DATE APRIL 5, 2016.
- 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.
- THE PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210054481.



DETAIL LOTS 5, 6, 10-12

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	LENGTH
C23	90°00'00"	17.00	26.70	S44°35'58"W	24.04
C24	89°19'35"	17.00	26.50	S44°43'50"E	23.90
C25	1°27'30"	620.00	15.78	S00°39'43"W	15.78
C26	7°39'31"	620.00	82.87	S05°13'13"W	82.81

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	LENGTH
C27	13°01'01"	145.00	32.94	S06°16'38"W	32.87
C28	38°57'28"	145.00	98.59	S32°15'52"W	96.70



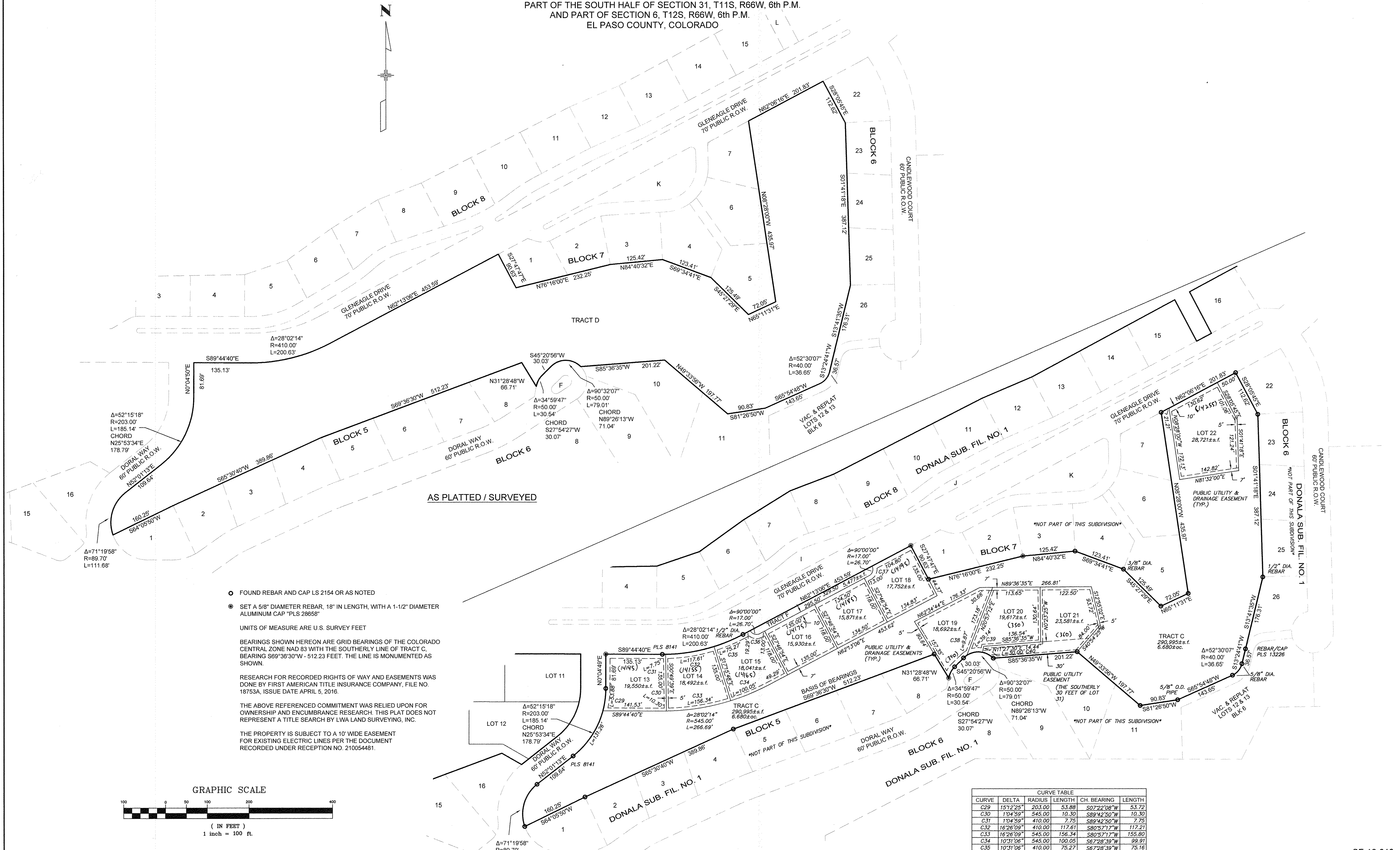
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EL PASO COUNTY, COLORADO

14016

117-126 5/16



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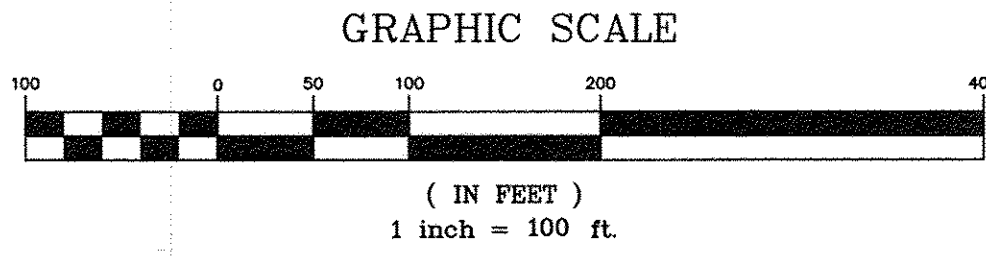
UNITS OF MEASURE ARE U.S. SURVEY FEET

BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE COLORADO CENTRAL ZONE NAD 83 WITH THE SOUTHERLY LINE OF TRACT C. BEARING $S69^{\circ}36'30''W$ - 512.23 FEET. THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 18753A, ISSUE DATE APRIL 5, 2016.

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.

THE PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT FOR EXISTING ELECTRIC LINES PER THE DOCUMENT RECORDED UNDER RECEPTION NO. 210054481.



CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	LENGTH
C29	1512'25"	203.00	53.88	S07'22'08"W	53.72
C30	1704'59"	545.00	10.30	S89'42'50"W	10.30
C31	1704'59"	410.00	7.75	S89'42'50"W	7.75
C32	1626'09"	410.00	117.61	S80'57'17"W	117.21
C33	1626'09"	545.00	156.34	S80'57'17"W	155.80
C34	1031'06"	545.00	100.05	S67'28'39"W	99.91
C35	1031'06"	410.00	75.27	S67'28'39"W	75.16
C36	9000'00"	17.00	26.70	S72'46'54"E	24.04
C37	9000'00"	17.00	26.70	S71'33'06"W	24.04
C38	11'18'24"	50.00	9.87	S80'55'56"W	9.85
C39	44'51'22"	50.00	39.14	S79'01'49"W	38.15
C40	34'22'21"	50.00	30.00	S61'21'20"E	29.55

"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."

RBD

LOTS 13-22 DETAIL

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

GLENEAGLE.DWG
JULY 6, 2017
PROJECT 15083
SHEET 5 OF 5

SF-16-010

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

5


Reception Fee Number of Pages File Number

Gleneagle Golf Course Residential
Name of Plat Infill Development

GPS Development Inc.
Owner's Name

Subdivision Condominium

C&R/016 Revised 6/06

Chuck Broerman El Paso County, CO
08/14/2017 03:17:08 PM 
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