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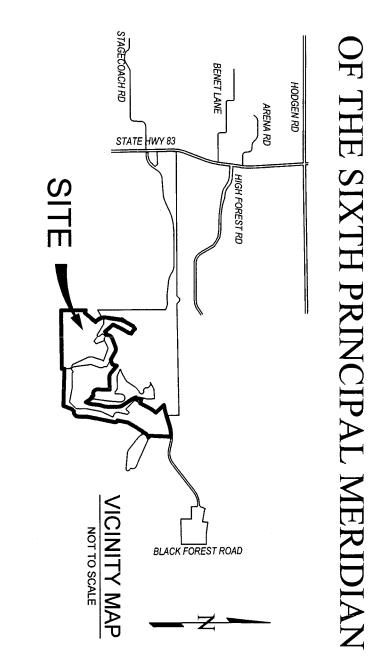
El Paso County, CO

SUBDI	VISION/CONDOMINIU	IM PLAT
Reception Number	Date	Time
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FLYING HORS	E NORTH FILING N	00.3
PR1 #2, LLC	Owner's Name	
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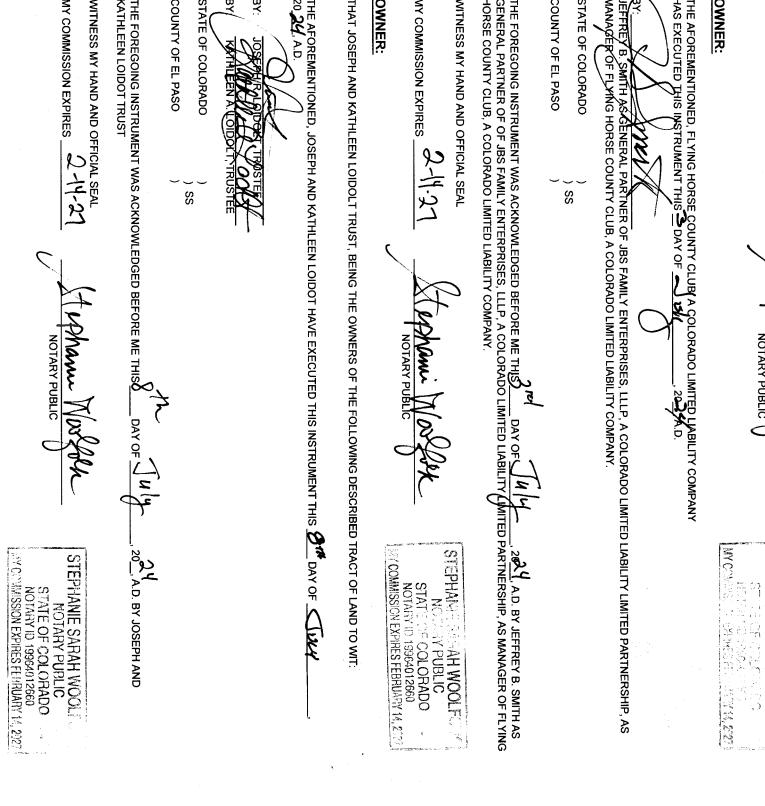
TOWNSHIP 11 SOUTH, RANGE 66 WEST, REPLAT OF TRACT L, TRACT J, AND A PORTION OF THE NORTHWEST QUARTER OF HORSE **NORTH FIL** NG FLYING HORSE SECTION 31, FILING NO. **TOWNSHIP** AND PORTION OF SOUTH, RANGE 65 WEST SECTION 36,

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°27/45"W, HAVING A DELTA OF 04°42745", A RADIUS OF 180.00 FEET, A DISTANCE OF 148 I FEET TO A POINT OF TANGENT. 2. N84°4927"E A DISTANCE OF 387.40 FEET. 3. S89°3799"E A DISTANCE OF 387.40 FEET. 3. S89°3799"E A DISTANCE OF 387.40 FEET. 4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S25′5828"E. HAVING A DELTA OF 17°5825", A RADIUS OF 182.00 FEET, A DISTANCE OF 57.09 FEET. 5. S18°0390"EA DISTANCE OF 513.19 FEET TO A POINT OF CURVE. 6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N10°334"W, HAVING A DELTA OF 62°5149", A RADIUS OF 182.00 FEET, A DISTANCE OF 52.5140 FEET TO A POINT OF CURVE. 6. S18°1679"E A DISTANCE OF 24.55 FEET TO A POINT ON CURVE. 7. S28°4905"E A DISTANCE OF 24.55 FEET TO A POINT ON CURVE. 8. S18°1679"E A DISTANCE OF 24.55 FEET TO A POINT ON CURVE. 8. S18°1679"E A DISTANCE OF 78.39 FEET TO A POINT ON CURVE. 10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N10°334"W, HAVING A DELTA OF 62°51'49", A RADIUS OF 60.00 FEET, A DISTANCE OF 68.51 FEET TO A POINT ON CURVE. 11. N22"1422"W D DISTANCE OF 78.39 FEET TO A POINT ON CURVE. 12. NOT-525.7"W D DISTANCE OF 78.49 FEET TO A POINT ON CURVE. 13. N19°5875"E A DISTANCE OF 78.49 FEET TO A POINT OF CURVE. 14. N19°5875"E A DISTANCE OF 78.49 FEET TO A POINT OF CURVE. 15. N09°5875"E A DISTANCE OF 78.49 FEET TO A POINT OF CURVE. 16. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 62°4278", A RADIUS OF 60.00 FEET, A DISTANCE OF 204.78 FEET TO A POINT OF CURVE. 15. N09°5875"E A DISTANCE OF 78.49 FEET TO A POINT OF CURVE. 16. N19°5875"E A DISTANCE OF 78.49 FEET TO A POINT OF CURVE. 17. N80°5274"E DISTANCE OF 216.03 FEET. 18. N19°5875"E A DISTANCE OF 216.03 FEET. 19. N19°5875"E A DISTANCE OF 78.49 FEET TO A POINT OF CURVE. 25. S01175"E A DISTANCE OF 216.03 FEET. 26. S01175"E A DISTANCE OF 216.03 FEET. 27. S027575"E A DISTANCE OF 216.03 FEET. 28. S011757"E A D 1. N78*14/42"E A DISTANCE OF 60.00 FRET TO A POINT ON CURVE: 2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78*14/42"E, HAVING A DELTA OF 07*44/4", A RADIUS OF 470.00 FRET A DISTANCE OF 63.54 FRET TO A POINT ON CURVE: 3. N88*0373*E A DISTANCE OF 152.46 FRET; 4. 527*573*WA DISTANCE OF 152.46 FRET; 5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S55*48*13*E, HAVING A DELTA OF 79*31*17", A RADIUS OF 60.00 FRET, A DISTANCE OF 52.24 FRET; 6. 545*1320*E A DISTANCE OF 152.25 FRET; 7. N43*38*05*E A DISTANCE OF 152.25 FRET; 9. 547*230*E A DISTANCE OF 152.25 FRET; 9. 547*230*E A DISTANCE OF 152.25 FRET; 10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$78*44*16*E, HAVING DELTA OF 101*02*05*, A RADIUS OF 180.00 FRET, A DISTANCE OF 152.25 FRET; 11. 536*29*17*WA DISTANCE OF 532.21 FRET; 12. 535*29*27*WA DISTANCE OF 532.21 FRET; 13. 511*053*7WA DISTANCE OF 537.28 FRET TO A POINT ON CURVE. 14. 501*425*5*WA DISTANCE OF 537.28 FRET TO A POINT ON CURVE. 15. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS \$78*44*16*E, HAVING A DELTA OF 27*1025*, A RADIUS OF 206.15 FRET, A DISTANCE OF 537.28 FRET TO A POINT ON CURVE. 16. S44*235*WA DISTANCE OF 536.20 FRET; 17. N78*50*WA DISTANCE OF 536.41 FRET; 18. 181*25*WA DISTANCE OF 581.31 FRET; 19. N39*15*WA DISTANCE OF 581.41 FRET; 10. ADDITA ON CURVE. 19. N39*15*WA DISTANCE OF 581.41 FRET; 10. ADDITA ON CURVE. 21. 582*45*WA DISTANCE OF 581.41 FRET; 22. S02*27*44*E A DISTANCE OF 58.10 FREE; 22. S02*27*44*E A DISTANCE OF 58.10 FREE; 23. S02*27*44*E A DISTANCE OF 58.10 FREE; 24. S02*27*44*E A DISTANCE OF 58.10 FREE; 25. S02*27*44*E A DISTANCE OF 58.10 FREE; 27. S02*27*44*E A DISTANCE OF 58.10 FREE; 28. S02*27*44*E A DISTANCE OF 58.10 FREE; 29. S02*27*44*E A DISTANCE OF 58.1 THAT PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, JEFFERY B. SMITH, AND INDIVIDUAL, FLYING HORSE COUNTY CLUB LLC, A COLORADC LIMITED LIABILITY COMPANY, MICHAEL C. TINLIN AND CHARLI C. TINLIN, JOSEPH AND KATHLEEN LOIDOLT TRUST, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: THENCE S35°4400"E A DISTANCE OF 310.03 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°0643"W, HAVING A DELTA OF 02°2221", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF TANGENT; THENCE N22°30'56"E A DISTANCE OF 152.89 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°59'00, A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT; THENCE N07°48'47" A DISTANCE OF 116.24 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°554"E A DISTANCE OF 16.15 FEET TO A POINT OF TANGENT; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°656", A RADIUS OF 470.00 FEET A DISTANCE OF 16.39 FEET TO A POINT OF TANGENT; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°656", A RADIUS OF 470.00 FEET A DISTANCE OF 16.39 FEET TO A POINT OF TANGENT; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 280.07 FEET A DISTANCE OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 280.07 FEET A DISTANCE OF A CURVE TO THE ARC OF A CURVE. THENCE ON THE ARC OF A CURVE TO THE ARC OF A CURVE TO THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 187.00 FEET A DISTAN COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'34"W, ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 1,120.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 218714238; LEGAL DESCRIPTION: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03′58"E A DISTANCE OF 1,332.09 FEET. BASIS OF BEARINGS: A TRACT OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AN A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF SIXTH PRINCIPAL MERIDIAN, THE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THENCE CONTINUING ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING TWENTY-EIGHT (28) COURSES HENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 2, THE FOLLOWING FOUR (4) COURSES: IENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING NINE (9) COURSES: S72°33'10"E A DISTANCE OF 134.21 FEET; N40°01'04"E A DISTANCE OF 569.80 FEET; N40°01'04"E A DISTANCE OF 569.80 FEET; N38°52'02"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; N38°52'02"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°52'02"E, HAVING A DELTA OF 48°03'23", A RADIUS OF 520.00 FEET, A DISTANCE OF 436.15 FEET TO A POINT ON CURVE; N86°55'25"E A DISTANCE OF 49.85 FEET TO A POINT ON CURVE; ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°22'34"E, HAVING A DELTA OF 26°35'09", A RADIUS OF 60.00 FEET, A DISTANCE OF 27.84 FEET TO A POINT OF TANGENT; S88°12'35"E A DISTANCE OF 210.24 FEET; S59°10'55"E A DISTANCE OF 565.00 FEET TO A POINT OF CURVE; ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 82°31'23", A RADIUS OF 60.00 FEET, A DISTANCE OF 86.42 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715009; mg ₹ ₹ IQ



OWNERS CERTIFICATE:
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES. BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN
SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 3. 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 DETHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE
NSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
OWNER:
THE AFOREMENTIONED, PRI #3, LLC, A COLORADO LIMITED LIABILITY COMPANY 1AS EXECUTED THE INSTRUMENT THIS SOAY OF 100 LIMITED LIABILITY COMPANY
Mark - 0

TATE OF COLORADO)	
OUNTY OF EL PASO)	
HE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS $\frac{2rol}{2}$ DAY OF $\frac{2}{3}$ A.D. BY JEFFREY B. SMITH AS ENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A OLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A OLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A OLORADO LIMITED LIABILITY COMPANY.	_, 20_, A.D. BY JEFFREY B. SMITH AS RTNERSHIP,AS MANAGER OF PRI #2 LLC, A
AITNESS MY HAND AND OFFICIAL SEAL A COMMISSION EXPIRES 3 11-27	
WNER:	27 On A50 10 10 10 10 10 10 10 10 10 10 10 10 10
HE AFOREMENTIONED, JEFFERY B. SMITH, AN INDIVIDUAL	



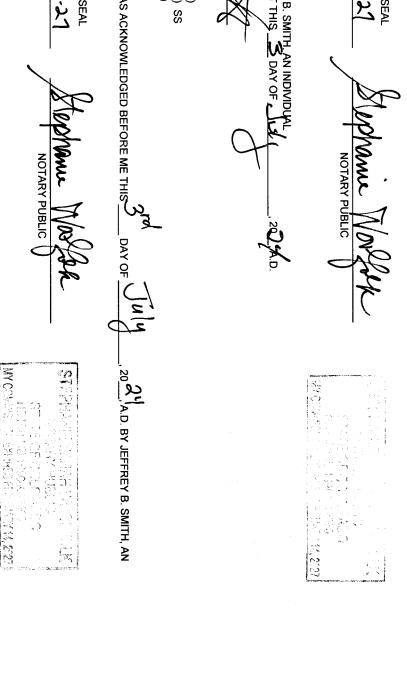
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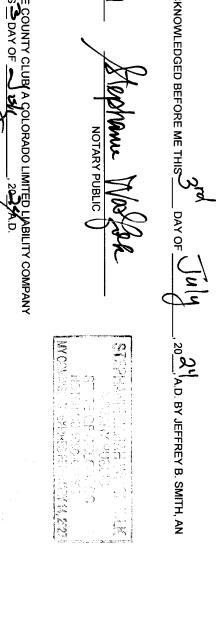
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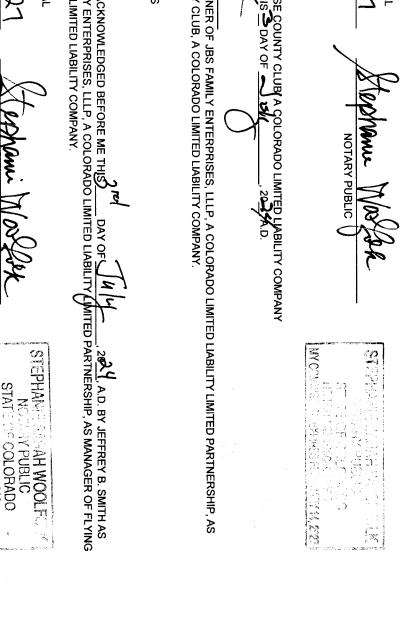
) SS (

DISS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP,AS	OF COMPANY 2004 A.D.		MENT OF UTILITY LINES AND RELATED FACILITIES.	HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE TO AD ACCURATE TO THE PROPERTY OF	PROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY,		IVISION OF FLYING HORSE NORTH FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE	MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN	
П	m	o	0	В	>	TRAC			

REPROMIE WORLD	ED BEFORE ME THIS DAY OF JULY, 202, A.D. BY JEFFREY B. SMITH AS LLC, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A	BILITY COMPANY.
	.D. BY JEFFREY B. SMITH AS IIP,AS MANAGER OF PRI #2 LLC, A	







COUNTY APPROVAL CERTIFICATE:	JONATHÂN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE COLORADO P.L.S. NO. 33196 FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.	Jan Dustan Julian Julia	I ATTEST THE ABOVE ON THIS 1 ST. DAY OF JOH		ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROIDEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGIOR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.
	E	TAMAMAKA TAMAMAKA TAMAMAKA		JLY 1, 2024, BY ME OR IN LOSURE ERRORS ARE L HE STATE OF COLORAD IF THE EL PASO COUNT	OM ANY ALLEGED NEGL IGING THE ACTION EITHI THE NEGLIGENCE OR DE BE BROUGHT MORE TH

	8/11, 757.25	DRAINAGE FEE:
JEFFERY B. SMITH 2138 FLYING HORSE CLUB DRIVE, COL	\$ 25,250.00	PARK FEE:
- FLYING HORSE COUNTY CLUB, LLC 2138 FLYING HORSE CLUB DRIVE, COL	\$10,500.90	BRIDGE FEE:
MICHAEL C. TINLIN AND CHARLI C. TIN 12770 CLOUDY BAY DR. COLORADO SF	4/5.200.00	FEES:
JOSEPH AND KATHLEEN LOIDOLT 14781 QUARTZ CREEK DRIVE, COLORA		
OWNERS: PRI #2 LLC 2138 FLYING HORSE CLUB DRIVE, COL		
STEVE SCHLEIKER, RECORDER	DEPUTY STEVE S	BY

TOGETHER WITH LOT 1 AS PLATTED FLYING HORSE NORTH FILING NO. 2, RECORDED UNDER CONTAINING A CALCULATED AREA OF 2.898 ACRES.

FLYING HORSE NORTH FILING 3, CONTAINS A TOTAL CALCULATED AREA OF

TOGETHER WITH TRACT J AND TRACT L AS PLATTED FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER CONTAINING A CALCULATED AREA OF 120.231 ACRES.

N/A	H-SCALE	
ERF	CHECKED BY	∞
JWT	DRAWN BY	80921

<u>N</u>O.

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,



EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive Colorado Springs, CO 80907 Office: (719) 576-1216 Fax: (719) 576-1206

SE COUNTRY CLUB

UNTRY CLUB

4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240

TO NOTARY F

North

REVISIONS DESCRIPTION DATE ADDRESS COMMENTS 4-8-2024 5-30-2024 ADDRESS COMMENTS

FLYING HORSE NORTH FILING NO. 3 **REPLAT**

0.350 ACRES

Fax: (719) 545-6247

NG HORSE NORTH FILNG NO. FILING NO.

TOWNSHIP 11 SOUTH, RANGE 66 WEST, REPLAT OF TRACT L, TRACT J, FLYIN AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, OF THE SIXTH PRINCIPAL MERIDIAN **FLYING HORSE TOWNSHIP** PORTION OF SECTION 36, 11 SOUTH, RANGE 65 WEST

GENERAL NOTES:

- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 23905, PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2024 AT 8:00 A.M. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 217032585 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUD162).
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. SP17-012 OR FINAL PLAT FILE NO. SF-2326 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
- 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE).
- THE NUMBER OF LOTS BEING PLATTED IS 50, THE NUMBER OF TRACTS BEING PLATTED IS 4 . ONE LOT AND 2 TRACTS ARE BEING REPLATTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- THE FLYING HORSE NORTH METROPOLITAN DISTRICTS NO. 1-5 WERE ESTABLISHED IN RESOLUTION NO. 23-346, RECORDED UNDER RECEPTION NO. 223082756, RECORDS OF EL PASO COUNTY, COLORADO. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNES 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. 19-471), OR ANY AMMENDMENTS 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.

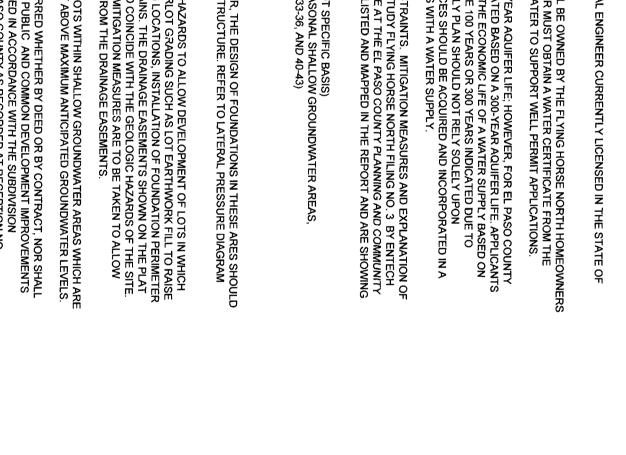
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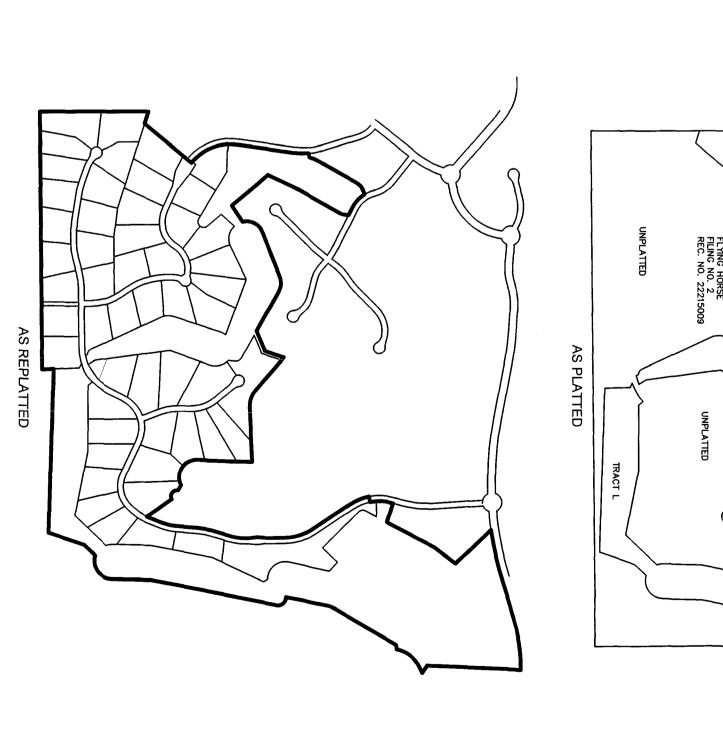
- NORTH HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLAND AND IS WITHIN THE PLATTED RIGHT OF WAY PER THE LANDSCAPE LICENSE AGREEMENT RECORDED UNDER 2.2.4059. THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION RESERVES THE RIGHT RES IN THESE AREAS.

- WATER IN THE DENVI PLANNING PURPOSES AND ALL FUTURE OW WELLS IN A GIVEN DE ANTICIPATED WATER NON-RENEWABLE AQ PERMANENT WATER
- THE SUBDIVISION HAS B CONSTRAINTS IN THE AF ENGINEERING, INC. MAR DEVELOPMENT DEPARTION THIS FINAL PLAT:

DOWNSLOPE CREEP ACCOUNT FOR THE A FIGURE 11 OF THE SC AREAS ARE SUITABLE FOR BUILDING SITES, HOWEVER, THE DESIGN OF FOUNDATIONS IN THESE ARES SHOULD ADDITIONAL PRESSURE ON THE UPHILL SIDE OF THE STRUCTURE. REFER TO LATERAL PRESSURE DIAGRAM DIES AND GEOLOGY STUDY.

- GROUNDWATER MONITORING IS TO BE CONDUCTED FOR ONE YEAR FOR LOTS WITHIN SHALLOW GROUNDWATER AREAS WHICH ARE IN AREAS IN WHICH PROPOSED FLOOR LEVELS ARE AT LEAST THREE FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS.
- IMPROVEMENTS AGREEMENT 224059939, IN THE OTHER COLLATERAL IS PROV
- THE 60 FOOT WIDE PIEL PASO COUNTY ON BOOK 571 AT PAGE 5





	LINE TABLE	\BLE
NO.	LENGTH	BEARING
L1	33.00'	S28°40'29"E
L2	25.58'	S65°59'11"W
L3	6.62'	N54°14'55"W

S S	LENGTH	CU	CURVE TABLE	CH LEN	CH REAR	5	I ENGTH	CUF	CURVE TABLE	E I	CH REAR
Ω <u>ξ</u>	183.85	60.00'	175°33'57"	119.91	N26°36'28'W	C21		330.00	4°10'02"	24.00'	S55°27'37"E
ន	24.02'	330.00'	4°10'15"	24.02'	N82°43'36"W	C22	2 75.26'	330.00'	13°04'00"	75.10'	S64°04'38"E
СЗ	35.34'	60.00'	33°44'58"	34.83'	S82°29'02"W	C23	81.25'	470.00'	9°54'16"	81.14	S84°23'27"W
Ω	42.56'	60.00'	40°38'31"	41.67'	S85°55'48"W	C24	1 86.60'	470.00'	10°33'25"	86.48'	S74°09'37"W
C5	66.12'	60.00'	63°08'36"	62.83'	N42°10'38"W	C25	50.80'	186.00'	15°38'53"	50.64'	S57°58'53"W
60	75.17'	60.00'	71°46'51"	70.35'	N25°17'05"E	C26	28.68'	229.00'	7°10'35"	28.66'	S53°44'44"W
C7	55.26'	60.00'	52°46'18"	53.33'	N34°47'21"E	C27	28.69'	229.00'	7°10'42"	28.67'	S60°55'22"W
83	26.81'	270.03	5°41'22"	26.80'	N05°33'31"E	C28	60.79	186.00'	18°43'29"	60.52'	M.65,80,55S
ය	90.20'	53.00'	97°30'23"	79.70'	S31°38'46"E	C29	25.24'	530.00'	2°43'44"	25.24'	M.95,90°02S
C10	52.16'	53.00'	56°23'09"	50.08'	S52°12'23"E	C30	25.38'	186.00'	7°49'06"	25.36'	39:36°27N
C11	38.04'	53.00'	41°07'15"	37.23'	S03°27'11"E	C31	76.88	229.00'	19°14'07"	76.52'	3.50,25°99N
C12	2.36'	23.00'	5°53'00"	2.36'	S77°27'27"E	C32	25.38'	186.00'	7°49'05"	25.36'	3"24'00°24N
C13	82.88'	330.03'	14°23'21"	82.67'	S09°54'31"W	С33	11.87	186.00'	3°39'18"	11.86'	N39°55'49"E
C14	108.66'	270.00'	23°03'31"	107.93'	N88°04'17"E	C34	13.51'	186.00'	4 °09'47"	13.51'	N43°50'21"E
C15	150.89'	261.62'	33°02'39"	148.80'	N49°02'59"W	C35	75.37'	300.03'	14°23'36"	75.17'	S09°54'38"W
C16	4.62'	270.00'	0°58'51"	4 62'	N54°44'21"W						



JWT

FILE NO.

REPLAT A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST,



EDWARD-JAMES SURVEYING, INC. 926 Elkton Drive

Colorado Springs, CO 80907

Office: (719) 576-1216

Fax: (719) 576-1206

4732 Eagleridge Circle Pueblo, CO 81008 Office: (719) 545-6240 Fax: (719) 545-6247

) <u>.</u>	REVISIONS DESCRIPTION	DATE
	ADDRESS COMMENTS	4-8-2024
	ADDRESS COMMENTS	5-30-2024
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-		

FLYING HORSE NORTH FILING NO. 3

AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

