

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

# FLYING HORSE NORTH FILING NO. 3

## REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND 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

### BE IT KNOWN BY THESE PRESENTS:

THAT PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, JEFFERY B. SMITH, FLYING HORSE COUNTY CLUB LLC, A COLORADO 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:

### LEGAL DESCRIPTION:

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:

### BASIS OF BEARINGS:

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 N88°03'58"E A DISTANCE OF 1,332.09 FEET.

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;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING NINE (9) COURSES:

1. S72°33'10"E A DISTANCE OF 134.21 FEET;
2. N40°13'04"E A DISTANCE OF 569.00 FEET;
3. N38°52'02"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
4. 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 436.14 FEET TO A POINT ON CURVE;
5. N68°55'25"E A DISTANCE OF 49.85 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°22'34"E, HAVING A DELTA OF 28°35'09", A RADIUS OF 60.00 FEET, A DISTANCE OF 27.84 FEET TO A POINT OF TANGENT;
7. S88°12'35"E A DISTANCE OF 210.24 FEET;
8. S59°10'55"E A DISTANCE OF 569.00 FEET TO A POINT OF CURVE;
9. 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;

THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 2 THE FOLLOWING FOUR (4) COURSES:

1. S52°59'28"E A DISTANCE OF 282.69 FEET;
2. N31°14'50"E A DISTANCE OF 8.64 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 37°09'00", A RADIUS OF 231.00 FEET, A DISTANCE OF 149.78 FEET TO A POINT ON CURVE;
4. THENCE N21°50'10"W A DISTANCE OF 407.62 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1.

THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°27'45"W, HAVING A DELTA OF 04°42'48", A RADIUS OF 180.00 FEET, A DISTANCE OF 14.81 FEET TO A POINT OF TANGENT;
2. N64°49'27"E A DISTANCE OF 387.40 FEET;
3. S69°37'09"E A DISTANCE OF 609.64 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S53°58'28"E, HAVING A DELTA OF 17°58'26", A RADIUS OF 182.00 FEET, A DISTANCE OF 57.09 FEET TO A POINT OF TANGENT;
5. S18°03'07"W A DISTANCE OF 513.19 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°54'04", A RADIUS OF 180.00 FEET, A DISTANCE OF 134.78 FEET TO A POINT OF TANGENT;
7. S24°50'58"E A DISTANCE OF 794.30 FEET TO A POINT ON CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N64°45'42"E, HAVING A DELTA OF 62°51'48", A RADIUS OF 60.00 FEET, A DISTANCE OF 65.83 FEET TO A POINT ON CURVE;
9. S28°40'51"E A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N10°33'41"W, HAVING A DELTA OF 11°46'40", A RADIUS OF 470.00 FEET, A DISTANCE OF 96.81 FEET TO A POINT ON CURVE;
11. N22°14'22"W A DISTANCE OF 83.48 FEET;
12. N07°36'57"W A DISTANCE OF 778.36 FEET;
13. N19°58'12"E A DISTANCE OF 445.86 FEET TO A POINT ON CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N72°45'28"W, HAVING A DELTA OF 65°10'59", A RADIUS OF 180.00 FEET, A DISTANCE OF 204.78 FEET TO A POINT ON CURVE;
15. N05°55'12"E A DISTANCE OF 73.94 FEET TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 66°48'26", A RADIUS OF 60.00 FEET, A DISTANCE OF 69.96 FEET TO A POINT OF TANGENT;
17. N60°53'14"W A DISTANCE OF 270.58 FEET;
18. N67°30'10"E A DISTANCE OF 203.94 FEET;
19. N18°28'54"E A DISTANCE OF 216.03 FEET;
20. S49°40'30"E A DISTANCE OF 407.47 FEET TO A POINT OF CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
22. N87°34'56"E A DISTANCE OF 570.22 FEET;
23. S01°27'54"W A DISTANCE OF 421.85 FEET;
24. S04°30'48"W A DISTANCE OF 138.74 FEET TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET, A DISTANCE OF 385.81 FEET TO A POINT ON CURVE;
26. S59°17'05"E A DISTANCE OF 59.71 FEET;
27. S09°25'47"E A DISTANCE OF 25.35 FEET TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET, A DISTANCE OF 117.04 FEET TO A POINT ON CURVE;

THENCE S35°14'00"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°06'43"W, HAVING A DELTA OF 02°22'21", 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 N04°31'56"E A DISTANCE OF 244.95 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT; THENCE N17°05'54"E A DISTANCE OF 216.15 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT; THENCE N08°42'17"W A DISTANCE OF 40.27 FEET TO A POINT OF CURVE; 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 RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT; THENCE N00°48'47"W A DISTANCE OF 10.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET, A DISTANCE OF 44.84 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 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT; THENCE N00°48'47"W A DISTANCE OF 209.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT; THENCE N33°45'53"W A DISTANCE OF 486.37 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHWEST CORNER OF ALLEN RANCH DRIVE AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID FILING HORSE FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

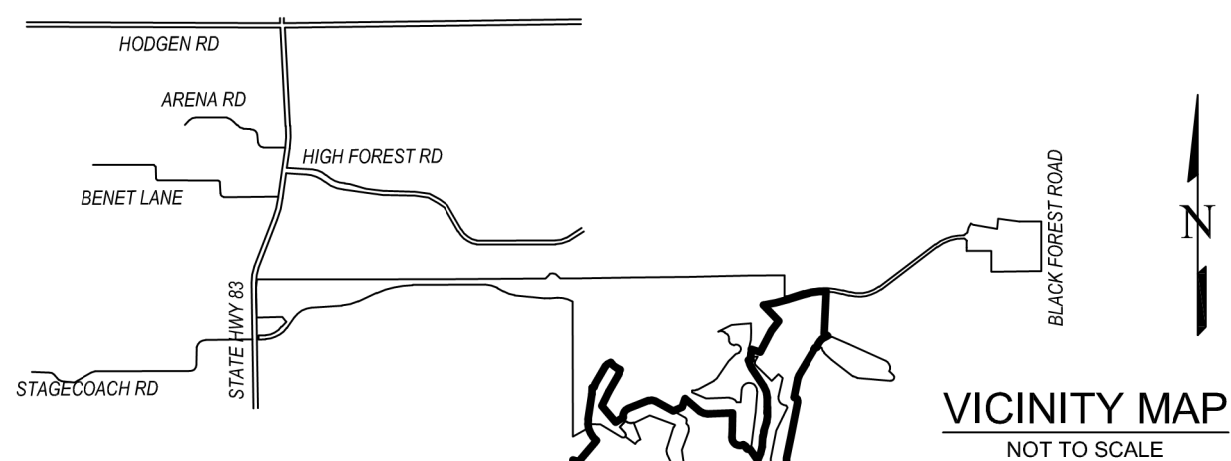
1. N78°14'42"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°14'42"E, HAVING A DELTA OF 07°44'47", A RADIUS OF 470.00 FEET A DISTANCE OF 63.54 FEET TO A POINT ON CURVE;
3. N88°03'35"E A DISTANCE OF 162.46 FEET;
4. S27°57'38"W A DISTANCE OF 123.86 FEET TO A POINT ON CURVE;
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 FEET, A DISTANCE OF 83.27 FEET TO A POINT OF TANGENT;
6. S45°19'05"E A DISTANCE OF 529.41 FEET;
7. N43°38'05"E A DISTANCE OF 217.42 FEET;
8. S47°25'19"E A DISTANCE OF 125.23 FEET;
9. S12°39'47"W A DISTANCE OF 431.89 FEET TO A POINT ON CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S78°44'16"E, HAVING DELTA OF 101°02'05", A RADIUS OF 180.00 FEET, A DISTANCE OF 317.41 FEET TO A POINT ON CURVE;
11. S36°07'10"E A DISTANCE OF 51.40 FEET;
12. S25°28'43"W A DISTANCE OF 583.21 FEET;
13. S11°05'37"W A DISTANCE OF 649.91 FEET;
14. S01°45'50"W A DISTANCE OF 387.28 FEET TO A POINT ON CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S82°45'19"E, HAVING A DELTA OF 27°10'25", A RADIUS OF 206.15 FEET, A DISTANCE OF 97.77 FEET TO A POINT ON CURVE;
16. S44°23'58"W A DISTANCE OF 448.26 FEET;
17. N78°50'05"W A DISTANCE OF 682.24 FEET;
18. S89°54'56"W A DISTANCE OF 681.31 FEET;
19. N39°18'58"W A DISTANCE OF 58.41 FEET TO A POINT ON CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N42°37'31"W, HAVING A DELTA OF 24°06'18", A RADIUS OF 530.00 FEET, A DISTANCE OF 222.98 FEET TO A POINT ON CURVE;
21. S83°45'19"E A DISTANCE OF 501.01 FEET;
22. THENCE S02°21'44"E A DISTANCE OF 263.10 FEET;

THENCE CONTINUING S02°21'44"E A DISTANCE OF 120.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE S89°20'35"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,674.50 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 176,554 ACRES.

TOGETHER WITH TRACT J AND TRACT L AS PLATTED FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 218714238, CONTAINING A CALCULATED AREA OF 120,231 ACRES.

TOGETHER WITH LOT 1 AS PLATTED FLYING HORSE NORTH FILING NO. 2, RECORDED UNDER RECEPTION NUMBER 222715009, CONTAINING A CALCULATED AREA OF 2,898 ACRES.

FLYING HORSE NORTH FILING 3, CONTAINS A TOTAL CALCULATED AREA OF 283,683 ACRES.



SITE

### 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 LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 3. ALL 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 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.

### OWNER:

THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

BY: JEFFREY B. SMITH AS PRESIDENT OF JBS FAMILY MANAGEMENT, INC., A COLORADO CORPORATION, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2, 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 JEFFREY B. SMITH AS PRESIDENT OF JBS FAMILY MANAGEMENT, INC., A COLORADO CORPORATION, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### OWNER:

THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

BY: JEFFREY B. SMITH AS PRESIDENT OF JBS FAMILY MANAGEMENT, INC., A COLORADO CORPORATION, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2, 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 JEFFREY B. SMITH AS PRESIDENT OF JBS FAMILY MANAGEMENT, INC., A COLORADO CORPORATION, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### 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.

### OWNER

THAT JOSEPH AND KATHLEEN LOIDOLT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

THE AFOREMENTIONED, JOSEPH AND KATHLEEN LOIDOLT HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

BY: JOSEPH LOIDOLT

BY: KATHLEEN LOIDOLT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D. BY JOSEPH LOIDOLT, KATHLEEN LOIDOLT

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### OWNER

THAT MICHAEL C. TINLIN AND CHARLI C. TINLIN, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

THE AFOREMENTIONED, MICHAEL C. TINLIN AND CHARLI C. TINLIN HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

BY: MICHAEL C. TINLIN

BY: CHARLI C. TINLIN

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D. BY MICHAEL C. TINLIN AND CHARLI C. TINLIN.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### OWNER

THAT FLYING HORSE COUNTRY CLUB, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

THE AFOREMENTIONED, JBS FAMILY ENTERPRISES, L.L.P., AS MANAGER OF FLYING HORSE COUNTRY CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D.

BY: JEFFREY B. SMITH MANAGER

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_, 20\_\_ A.D. BY JEFFREY B. SMITH, MANAGER OF FLYING HORSE GOLF CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### FEES:

SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_

OWNERS:  
PRI #2 LLC  
2139 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921  
JOSEPH AND KATHLEEN LOIDOLT  
14781 QUARTZ CREEK DRIVE, COLORADO SPRINGS, CO 80908  
MICHAEL C. TINLIN AND CHARLI C. TINLIN  
12770 CLOUDY BAY DR, COLORADO SPRINGS, CO  
FLYING HORSE COUNTY CLUB, LLC  
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, 80921

Fill out this section

This should say "all public improvements"

Missing signature lines

This is a duplicate of the same owner signature block. Was this intentional?

Include PCD  
File no.  
SF2326

NO.	REVISIONS	DESCRIPTION	DATE

**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

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

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.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	1 OF 7

# FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND 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

For organizational purposes, staff offers this recommendation: please move all the information on this page to the cover sheet. If there is not enough room, the general notes and/or the legal description can be included on page 2.

Unresolved from Submittal 1 - On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusion is presented in the ECM section 1.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	DETENTION POND, DRAINAGE	PRI #2	PRI #2	8.644 ACRES
B	DETENTION POND, DRAINAGE	FLYING HORSE METROPOLITAN DISTRICT NO. 1	FLYING HORSE METROPOLITAN DISTRICT NO. 4	3.882 ACRES
C	DRINKING WATER UTILITIES, CISTERN, MAIL BOX	FLYING HORSE METROPOLITAN DISTRICT NO. 1	FLYING HORSE METROPOLITAN DISTRICT NO. 4	0.350 ACRES
D	DETENTION POND, DRAINAGE	FLYING HORSE METROPOLITAN DISTRICT NO. 1	FLYING HORSE METROPOLITAN DISTRICT NO. 4	0.519 ACRES
E	GOLF COURSE/CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS SHELTERS	OWNER OF RECORD	FLYING HORSE GOLF CLUB	35.571 ACRES
F	GOLF COURSE/CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS SHELTERS	OWNER OF RECORD	FLYING HORSE GOLF CLUB	84.632 ACRES

SUMMARY:		
51 LOTS	144.791 ACRES	49.302%
6 TRACTS	133.598 ACRES	45.491%
PUBLIC RIGHT-OF-WAY	15.294 ACRES	5.208%
TOTAL	293.683 ACRES	100.00%

DENSITY EXCLUDING GOLF COURSE TRACTS AND LOT 4  
3.41 D.U. PER ACRE

Include gross density and net density.

### GENERAL NOTES:

- THE DATE OF PREPARATION IS JUNE 9, 2023.
- BASIS OF BEARINGS: 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.
- 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 ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 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, WITH 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. 217032258 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 COLORADO PARKS AND WILDLIFE 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 TOTAL NUMBER OF LOTS BEING PLATTED IS 51, THE TOTAL NUMBER OF TRACTS IS 6.
- 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.
- 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 FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1 IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO.
- THE FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 2 IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES 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 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.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE PROPERTY OWNER IS 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 OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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.
- UTILITY PROVIDERS:  
WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM  
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION  
GAS: BLACK HILLS ENERGY

easement missing see notes SH3

Fill these in

Flying Horse Country Club?

### GENERAL NOTES CONTINUED:

- INDIVIDUAL WELL IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
- WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
- 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 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.
- THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 3 BY ENTECH ENGINEERING, INC. FEBRUARY 28, 2024 IN FILE PCD FILE NO. SF2326, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:  
-EXPANSIVE SOILS  
-DRAINAGE AREAS  
-SLOPE STABILITY AND LANDSLIDE HAZARD  
-POTENTIALLY UNSTABLE SOILS
- 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 AT 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 PLANNING AND COMMUNITY DEVELOPMENT 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 PLANNING AND COMMUNITY DEVELOPMENT 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 RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
- APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT 55, AS THEY BY AFFECT THIS PLAT.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORM WATER QUALITY BMP MAINTENANCE AND EASEMENT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ IF THE RECORDS OF EL PASO COUNTY, THE HOA IS RESPONSIBLE FOR MAINTAIN OF THE SUBJECT DRAINAGE FACILITIES.
- THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLAND AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY PER THE LANDSCAPE LICENSE AGREEMENT RECORDED UNDER RECEPTION NUMBER 218129428.

The following note shall be placed on the plat: "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 C.R.S. § 18-4-508"

Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by \_\_\_\_\_ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Unresolved from review 1. Please correct the typos in this note.

Complete / update this part of the note.

Easements: Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

### LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

### SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 BY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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\_\_\_\_.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

### COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FLYING HORSE NORTH FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION, THE DEDICATION OF LAND TO THE PUBLIC EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 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 \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_ DEPUTY STEVE SCHLEIKER, RECORDER

Certification / approval signature blocks shall be on the front page of the plat.

Unresolved comment from review 1. Fix the numbering. The number 23 is duplicated (the notes are not duplicated, but there are two notes labeled no. 23).

NO.	REVISIONS	DESCRIPTION	DATE

**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



FLYING HORSE NORTH FILING NO. 3  
REPLAT  
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.

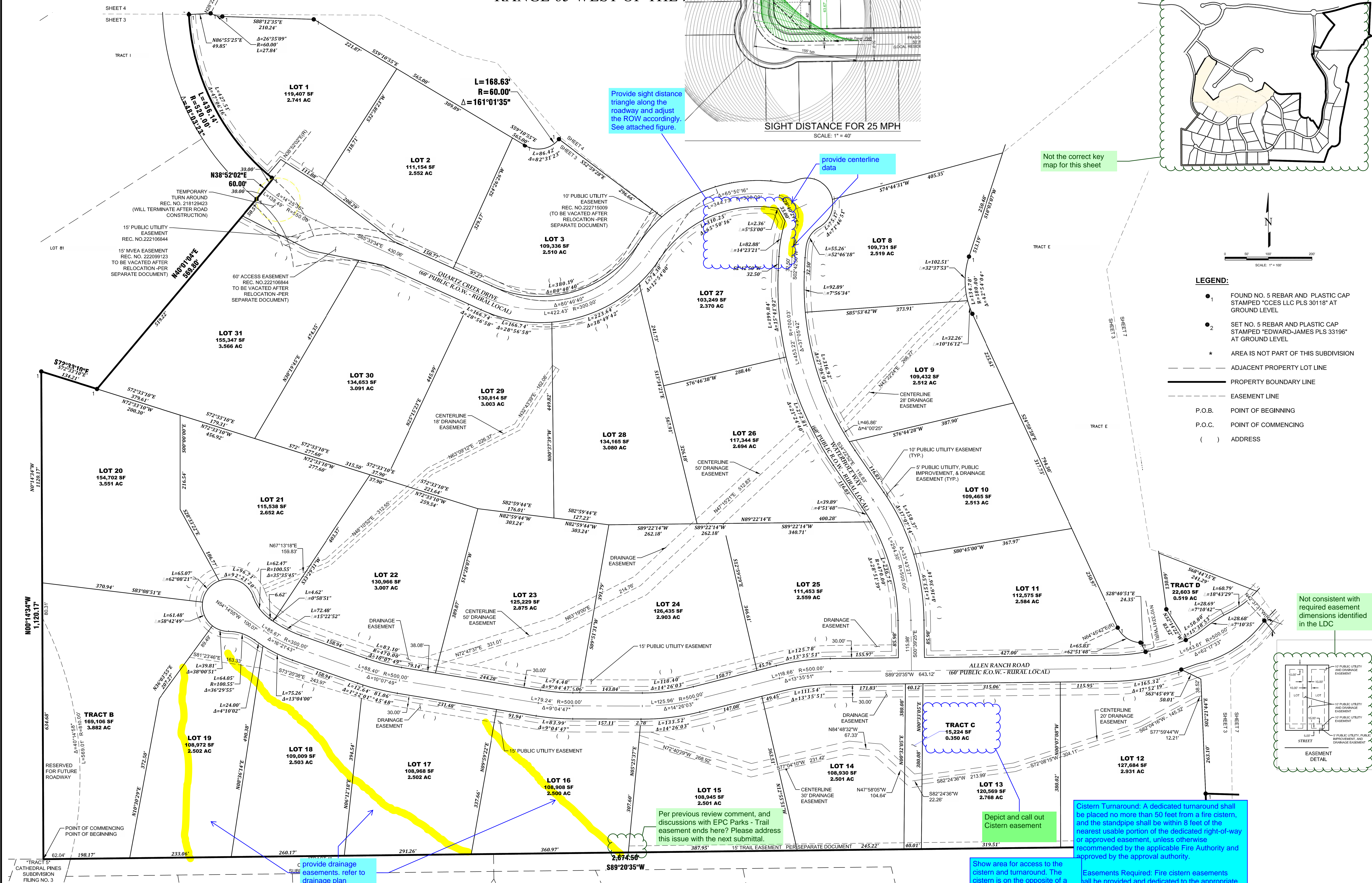
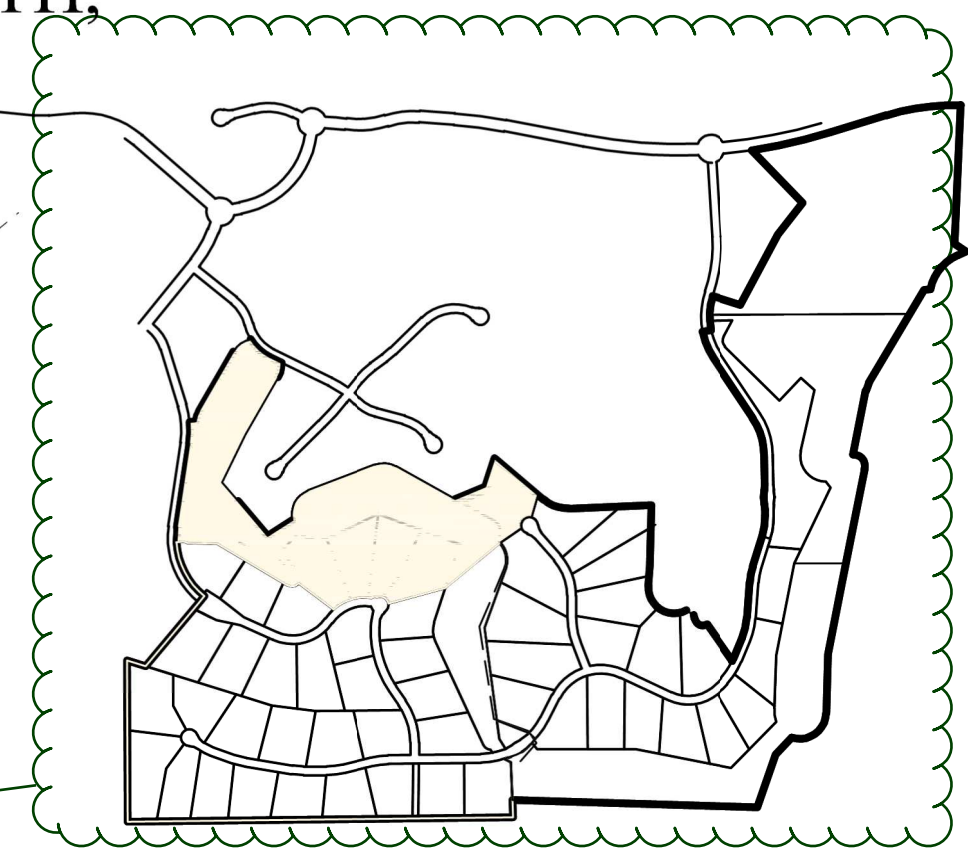
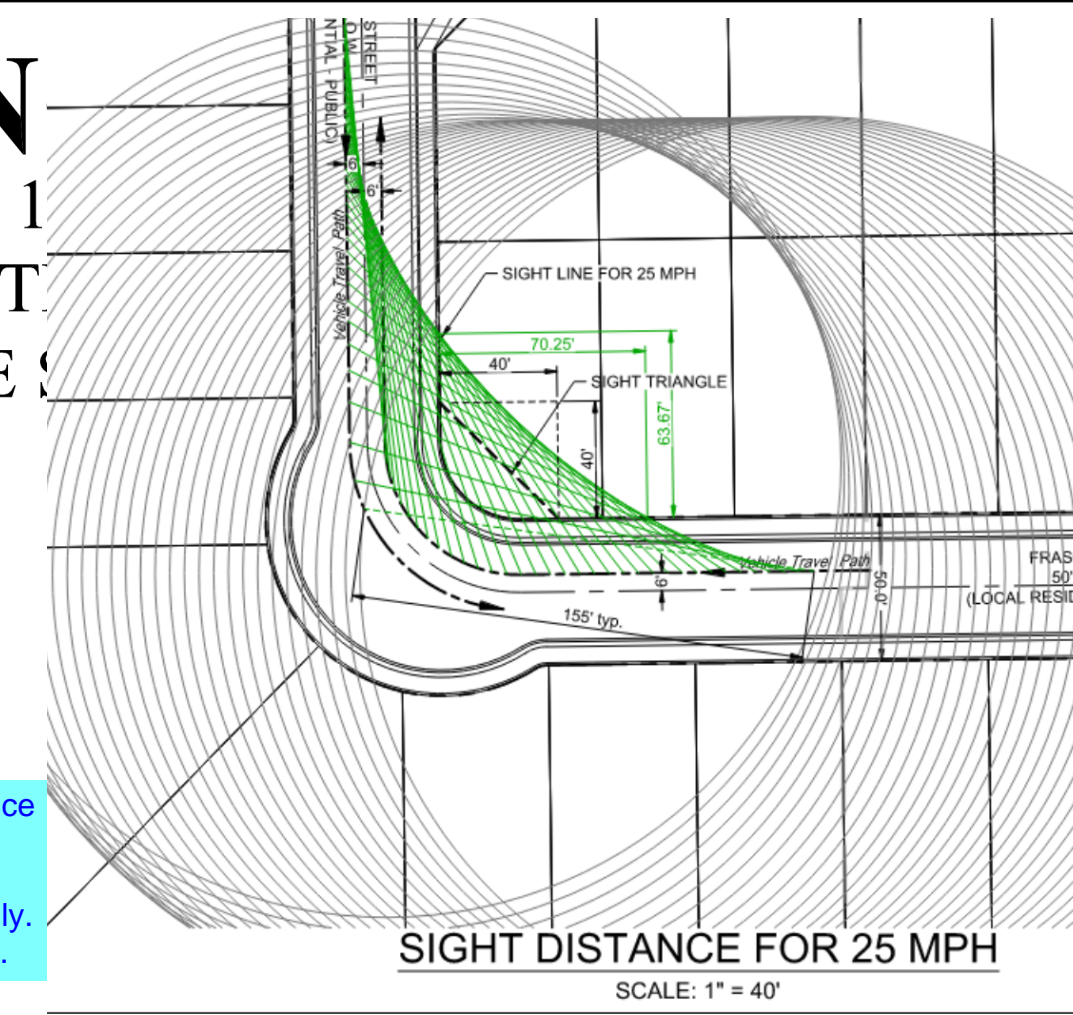
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	2 OF 7

# FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1  
TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF TOWNSHIP 11 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN

NO. 3

NO. 2, AND A PORTION OF SECTION 36,  
SECTION 31, TOWNSHIP 11 SOUTH,



Provide sight distance triangle along the roadway and adjust the ROW accordingly. See attached figure.

provide centerline data

Not the correct key map for this sheet

- LEGEND:**
- FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
  - SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
  - \* AREA IS NOT PART OF THIS SUBDIVISION
  - ADJACENT PROPERTY LOT LINE
  - PROPERTY BOUNDARY LINE
  - EASEMENT LINE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ( ) ADDRESS

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**

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

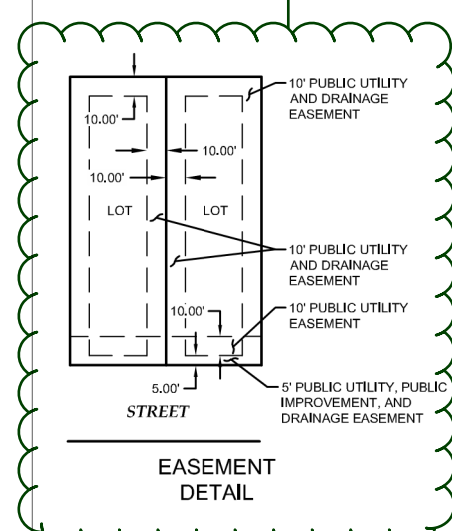
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

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

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.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	3 OF 7

Not consistent with required easement dimensions identified in the LDC



Per previous review comment, and discussions with EPC Parks - Trail easement ends here? Please address this issue with the next submittal.

Depict and call out Cistern easement

**Cistern Turnaround:** A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.

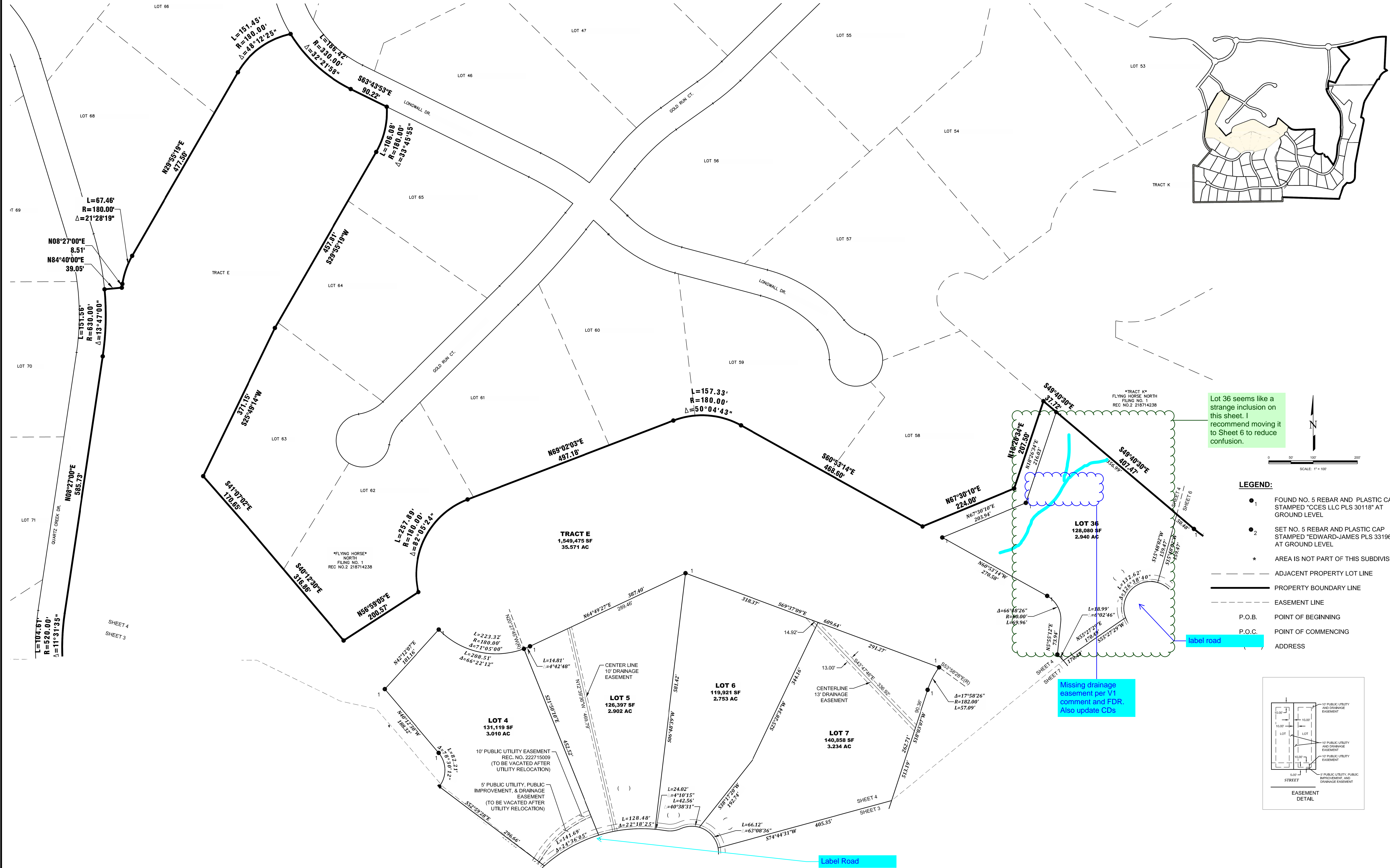
Show area for access to the cistern and turnaround. The cistern is on the opposite of a ditch. Update CDs as needed to match plat.

**Easements Required:** Fire cistern easements shall be provided and dedicated to the appropriate department to afford accessibility of the cistern on a public road. Easements shall be of sufficient size to facilitate maintenance.

provide drainage easements. refer to drainage plan

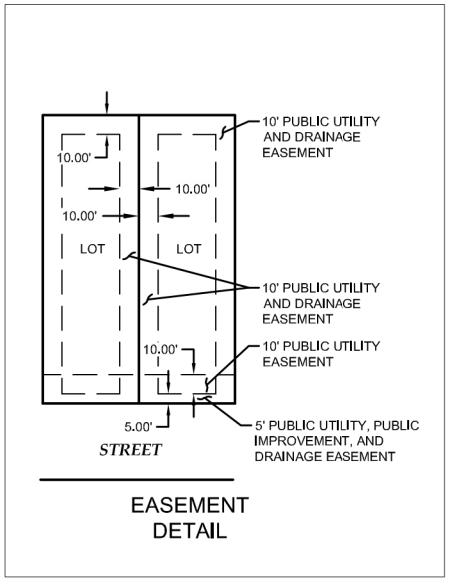
# FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND 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



Lot 36 seems like a strange inclusion on this sheet. I recommend moving it to Sheet 6 to reduce confusion.

- LEGEND:**
- 1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
  - 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
  - \* AREA IS NOT PART OF THIS SUBDIVISION
  - ADJACENT PROPERTY LOT LINE
  - PROPERTY BOUNDARY LINE
  - - - EASEMENT LINE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ADDRESS



NO.	REVISIONS	DESCRIPTION	DATE

**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



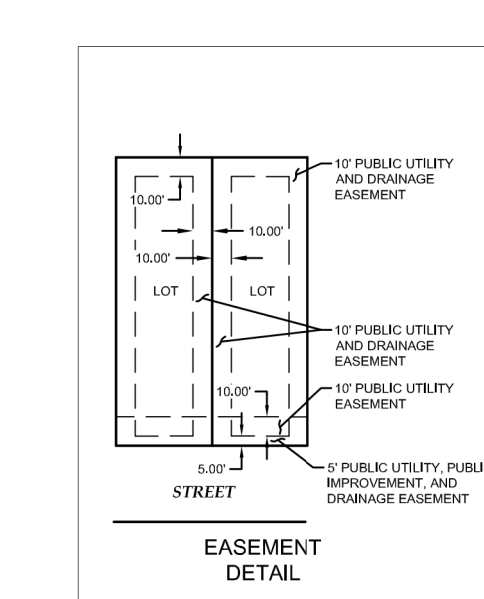
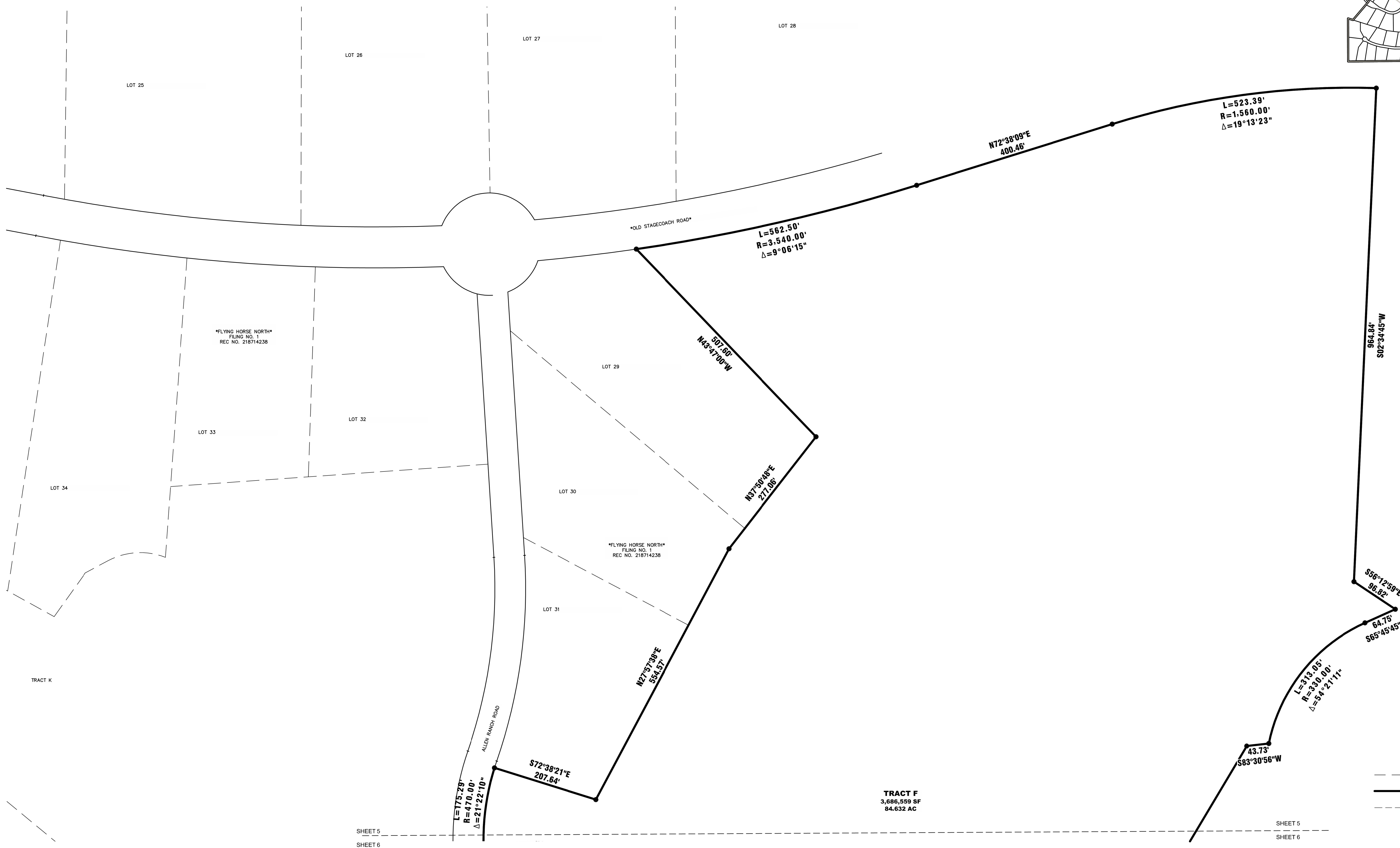
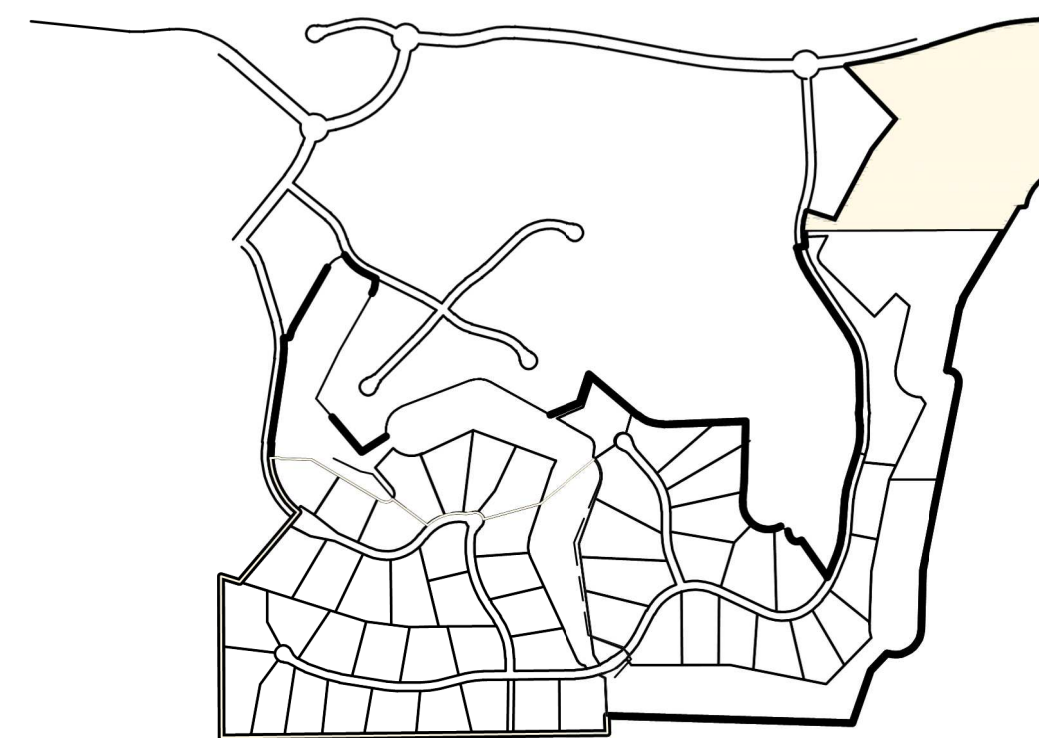
**FLYING HORSE NORTH FILING NO. 3**  
**REPLAT**

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.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO.	4 OF 7

# FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND 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



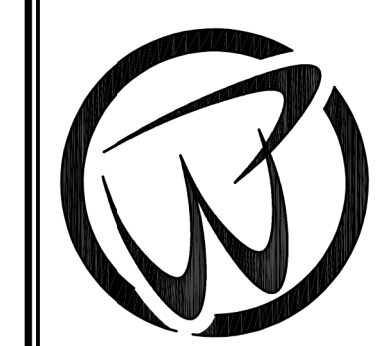
- LEGEND:**
- 1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
  - 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33198" AT GROUND LEVEL
  - \* AREA IS NOT PART OF THIS SUBDIVISION
  - ADJACENT PROPERTY LOT LINE
  - PROPERTY BOUNDARY LINE
  - - - EASEMENT LINE
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - ( ) ADDRESS

**TRACT F**  
3,686,859 SF  
84.632 AC

NO.	REVISIONS	DESCRIPTION	DATE

**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



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

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.

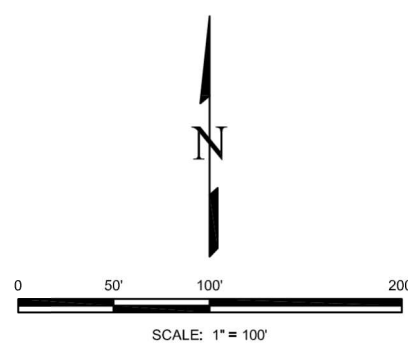
DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	5 OF 7

# FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND 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

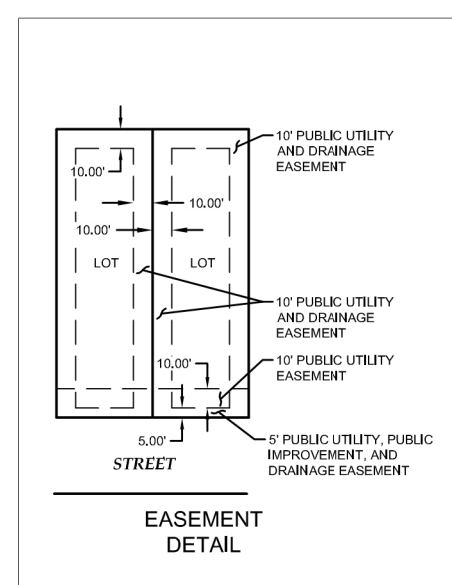


This green should be included in the key map since it's depicted on this page

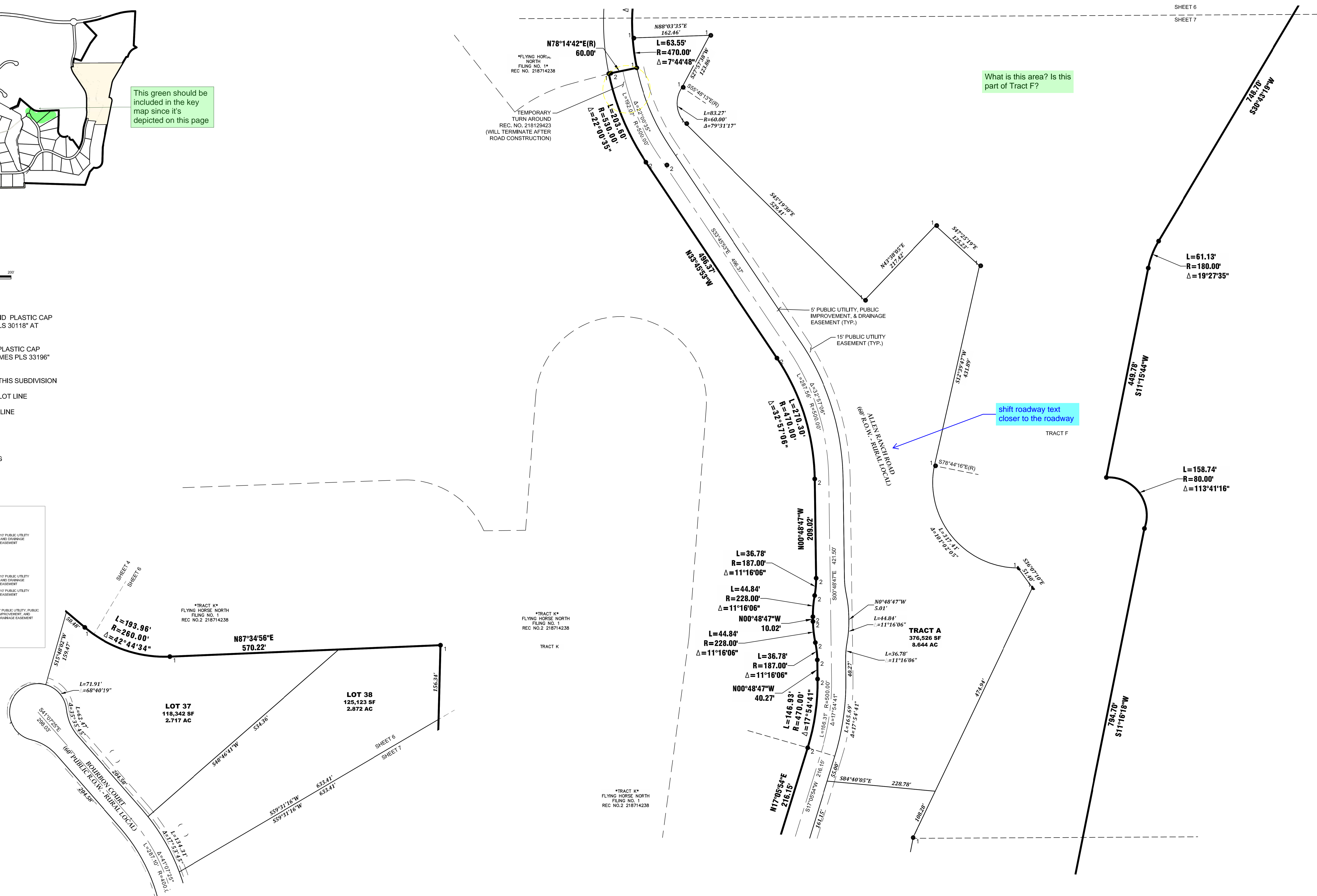


**LEGEND:**

- 1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
- 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
- \* AREA IS NOT PART OF THIS SUBDIVISION
- ADJACENT PROPERTY LOT LINE
- PROPERTY BOUNDARY LINE
- - - EASEMENT LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- ( ) ADDRESS



SHEET 6  
SHEET 7



What is this area? Is this part of Tract F?

shift roadway text closer to the roadway

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

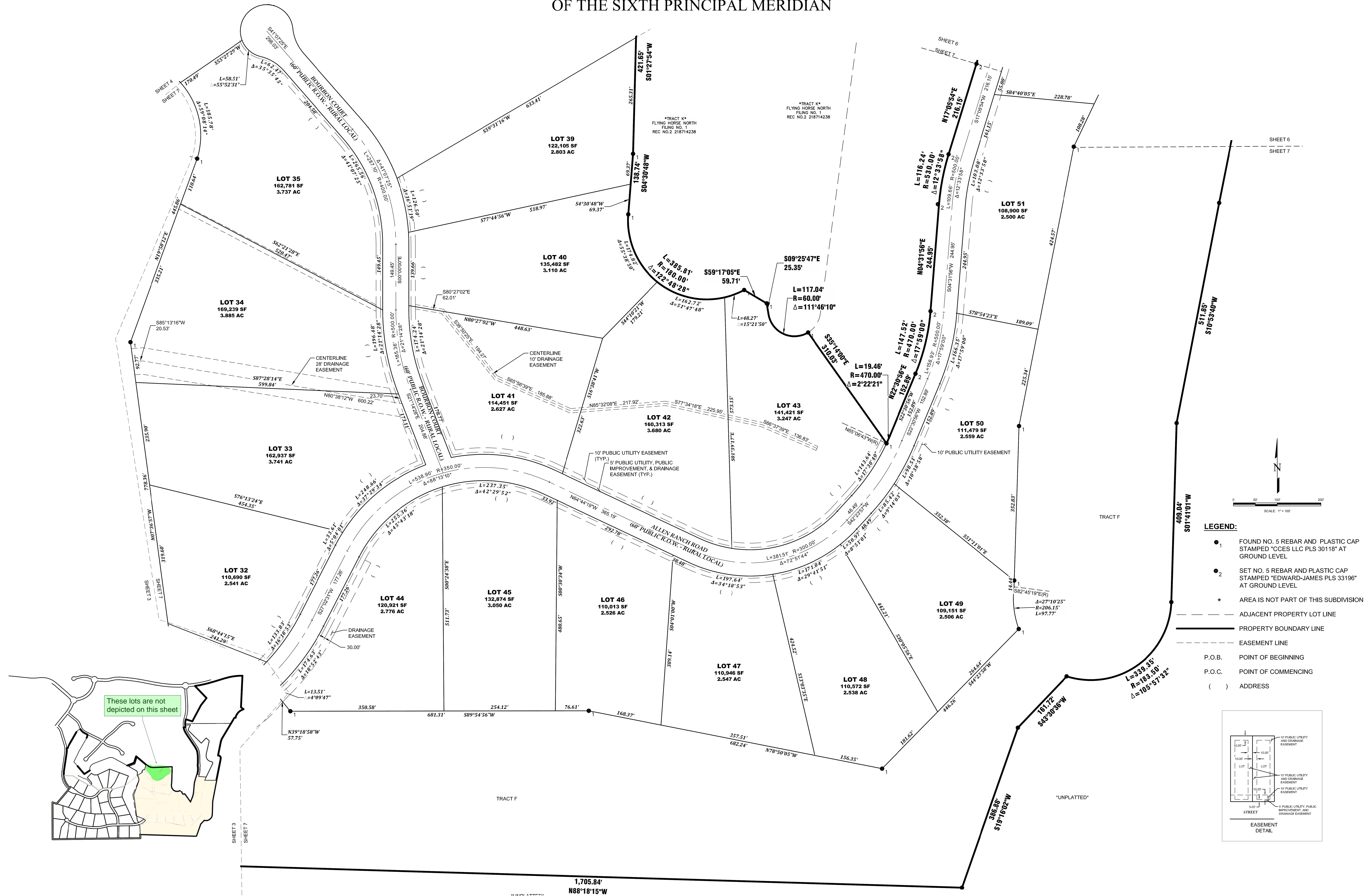
4732 Eagleledge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

FLYING HORSE NORTH FILING NO. 3  
 REPLAT  
 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.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	6 OF 7

# FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND 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



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 545-6247

4732 Eagleledge Circle  
 Pueblo, CO 81008  
 Office: (719) 576-1216  
 Fax: (719) 545-6247

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

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	7 OF 7