

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, AND INDIVIDUAL 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 N89°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:

- S72°33'10"E A DISTANCE OF 134.21 FEET;
- N40°13'14"E A DISTANCE OF 569.03 FEET;
- 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 436.14 FEET TO A POINT ON CURVE;
- N89°53'25"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;

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

- S52°59'28"E A DISTANCE OF 282.69 FEET;
- N31°14'50"E A DISTANCE OF 8.64 FEET TO A POINT OF CURVE;
- 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;
- 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:

- 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;
- N64°49'27"E A DISTANCE OF 387.40 FEET;
- S69°37'09"E A DISTANCE OF 609.64 FEET TO A POINT ON CURVE;
- 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;
- S18°03'07"W A DISTANCE OF 513.19 FEET TO A POINT OF CURVE;
- 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;
- S24°50'58"E A DISTANCE OF 794.30 FEET TO A POINT ON CURVE;
- 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;
- S28°40'51"E A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;
- 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;
- N22°14'22"W A DISTANCE OF 83.48 FEET;
- N07°36'57"W A DISTANCE OF 778.36 FEET;
- N19°58'12"E A DISTANCE OF 445.86 FEET TO A POINT ON CURVE;
- 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;
- N05°55'12"E A DISTANCE OF 73.94 FEET TO A POINT OF CURVE;
- 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;
- N60°53'14"W A DISTANCE OF 270.58 FEET;
- N67°30'10"E A DISTANCE OF 203.94 FEET;
- N18°26'54"E A DISTANCE OF 216.03 FEET;
- S49°40'30"E A DISTANCE OF 407.47 FEET TO A POINT OF CURVE;
- 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;
- N87°34'56"E A DISTANCE OF 570.22 FEET;
- S01°27'54"W A DISTANCE OF 421.85 FEET;
- S04°30'48"W A DISTANCE OF 138.74 FEET TO A POINT OF CURVE;
- 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;
- S59°17'05"E A DISTANCE OF 59.71 FEET;
- S09°25'47"E A DISTANCE OF 25.35 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°14'6"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 N00°48'47"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 180.00 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 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 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:

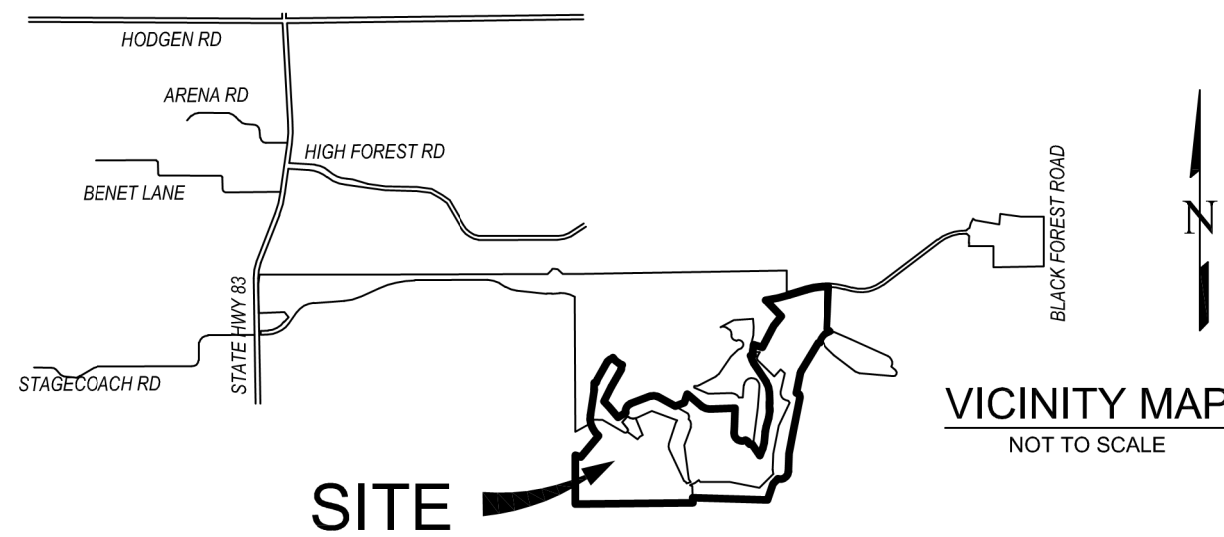
- N78°14'42"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°14'42"E, HAVING A DELTA OF 07°44'47", A RADIUS OF 470.00 FEET A DISTANCE OF 63.54 FEET TO A POINT ON CURVE;
- N88°03'35"E A DISTANCE OF 162.46 FEET;
- S27°57'38"W A DISTANCE OF 123.86 FEET TO A POINT ON CURVE;
- 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;
- S45°19'05"E A DISTANCE OF 529.41 FEET;
- N43°38'05"E A DISTANCE OF 217.42 FEET;
- S47°25'19"E A DISTANCE OF 125.23 FEET;
- S12°39'47"W A DISTANCE OF 431.89 FEET TO A POINT ON CURVE;
- 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;
- S36°07'10"E A DISTANCE OF 51.40 FEET;
- S25°28'43"W A DISTANCE OF 583.21 FEET;
- S11°05'37"W A DISTANCE OF 649.91 FEET;
- S01°45'50"W A DISTANCE OF 367.28 FEET TO A POINT ON CURVE;
- 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;
- S44°23'58"W A DISTANCE OF 448.26 FEET;
- N78°50'05"W A DISTANCE OF 682.24 FEET;
- S89°54'56"W A DISTANCE OF 681.31 FEET;
- N39°18'58"W A DISTANCE OF 58.41 FEET TO A POINT ON CURVE;
- 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;
- S83°45'49"E A DISTANCE OF 501.01 FEET;
- 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 170.554 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 293.683 ACRES.



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 PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED 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 GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP/AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, 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, JEFFERY B. SMITH, AN INDIVIDUAL HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20___, A.D.

BY: JEFFREY B. SMITH, AN INDIVIDUAL
STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___, A.D. BY JEFFREY B. SMITH, AN INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER:

THE AFOREMENTIONED, FLYING HORSE COUNTY CLUB, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ___ DAY OF _____, 20___, A.D.

BY: JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF FLYING HORSE COUNTY CLUB, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF FLYING HORSE COUNTY CLUB, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

OWNER:

THAT JOSEPH AND KATHLEEN LOIDOLT TRUST, 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 R. LOIDOLT, TRUSTEE

BY: KATHLEEN A. LOIDOLT, TRUSTEE

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20___, A.D. BY JOSEPH AND KATHLEEN LOIDOLT TRUST

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)
) SS
COUNTY OF EL PASO)

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

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	DETENTION POND, DRAINAGE	PRI #2	PRI #2	8.644 ACRES
B	DETENTION POND, DRAINAGE	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	3.882 ACRES
C	DRAINAGE, PUBLIC UTILITIES, CISTERN, MAIL KIOSK	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	0.350 ACRES
D	DETENTION POND, DRAINAGE	FLYING HORSE COUNTRY CLUB	FLYING HORSE COUNTRY CLUB	0.519 ACRES
E	GOLF COURSE/CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS SHELTERS	FLYING HORSE COUNTRY CLUB	FLYING HORSE COUNTRY CLUB	35.571 ACRES
F	GOLF COURSE/CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS SHELTERS	FLYING HORSE COUNTRY CLUB	FLYING HORSE COUNTRY 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%

GROSS DENSITY 0.174 D.U. PER ACRE
NET DENSITY 0.352 D.U. PER ACRE

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 MY 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)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ___ M., THIS ___ DAY OF _____, 20___, A.D., AND WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ STEVE SCHLEIKER, RECORDER
DEPUTY

OWNERS:
PRI #2 LLC
2138 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

FEES:

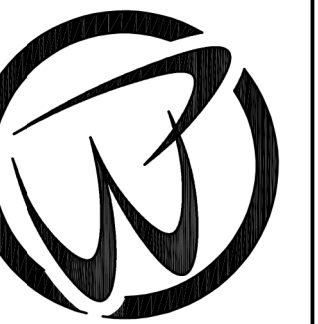
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____
FLYING HORSE COUNTY CLUB, LLC
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, 80921
JEFFERY B. SMITH
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, 80921

FILE NO. SF 2326

NO.	REVISIONS	DESCRIPTION	DATE
1.	ADDRESS COMMENTS		4-8-2024
2.	ADDRESS COMMENTS		5-30-2024

EDWARD-JAMES SURVEYING, INC.

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 576-1216
Fax: (719) 545-6247
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206



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 4/18/24
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

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JUNE 9, 2023.
2. 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 "19239" 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.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. 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.
5. 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.
6. THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
8. 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.
9. 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.
10. 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).
11. 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.
12. 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).
13. THE NUMBER OF LOTS BEING PLATTED IS 50, THE NUMBER OF TRACTS BEING PLATTED IS 4, ONE LOT AND 2 TRACTS ARE BEING REPLATTED.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
16. 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.
17. 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.
18. 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. 16-471), 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.
19. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
20. 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.
21. 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.
22. UTILITY PROVIDERS:
WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: BLACK HILLS ENERGY
23. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

Should this say all structural foundations? This note is a little confusing as worded and appears incomplete.

GENERAL NOTES CONTINUED:

24. INDIVIDUAL WELL PERMITTING 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.
25. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
26. 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.
27. 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.
28. 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., MARCH 5, 2024 IN FILE PCD FILE NO. SF2326, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWING ON THIS FINAL PLAT:
-EXPANSIVE SOILS (SPORADIC AND WILL NEED TO BE IDENTIFIED ON A LOT SPECIFIC BASIS)
-DRAINAGE AREAS OF INTEREST (FLOODPLAIN AREAS, POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SEASONALLY WET AREAS, PONDED WATER AREAS) (LOTS 8, 9, 11-23, 28, 33-36, AND 40-43)
-SLOPE STABILITY AND LANDSLIDE HAZARDS (NONE IDENTIFIED)
-POTENTIALLY UNSTABLE SOILS (NONE IDENTIFIED)
-DOWNSLOPE CREEP (LOTS 4, 12, 13, 17-19, 22, 28-31, 34-36, AND 40-43)
DOWNSLOPE CREEP AREAS ARE SUITABLE FOR BUILDING SITES. HOWEVER, THE DESIGN OF FOUNDATIONS IN THESE AREAS SHOULD ACCOUNT FOR THE ADDITIONAL PRESSURE ON THE UPHILL SIDE OF THE STRUCTURE. REFER TO LATERAL PRESSURE DIAGRAM FIGURE 11 OF THE SOILS AND GEOLOGY STUDY.
MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE THESE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR. ON A PER LOT BASIS, MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADE TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCEPTOR DRAINS. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE. THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 10' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS.
29. 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.
30. 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.
31. 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.
32. THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1989 AND RECORDED IN ROAD BOOK A AT PAGE 78 AND ON JUNE 20, 1917 AND RECORDED IN BOOK 571 AT PAGE 55, OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON THE RECORDATION OF THIS PLAT.
33. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORM WATER QUALITY BMP MAINTENANCE AND EASEMENT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY. THE FLYING HORSE METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR MAINTAIN OF THE SUBJECT DRAINAGE FACILITIES.
34. 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 _____, THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION RESERVES THE RIGHT TO BUILD STRUCTURES IN THESE AREAS.
35. PER ECM SECTION I.7.1.B., 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 OF EACH LOT MUST INCLUDE THE PROPOSED DRIVEWAY.

This should be part of Note 30 - not a separate note. Previous submittal had it as part of the previous note.

NO.	DESCRIPTION	DATE
1.	ADDRESS COMMENTS	4-8-2024
2.	ADDRESS COMMENTS	5-30-2024

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**

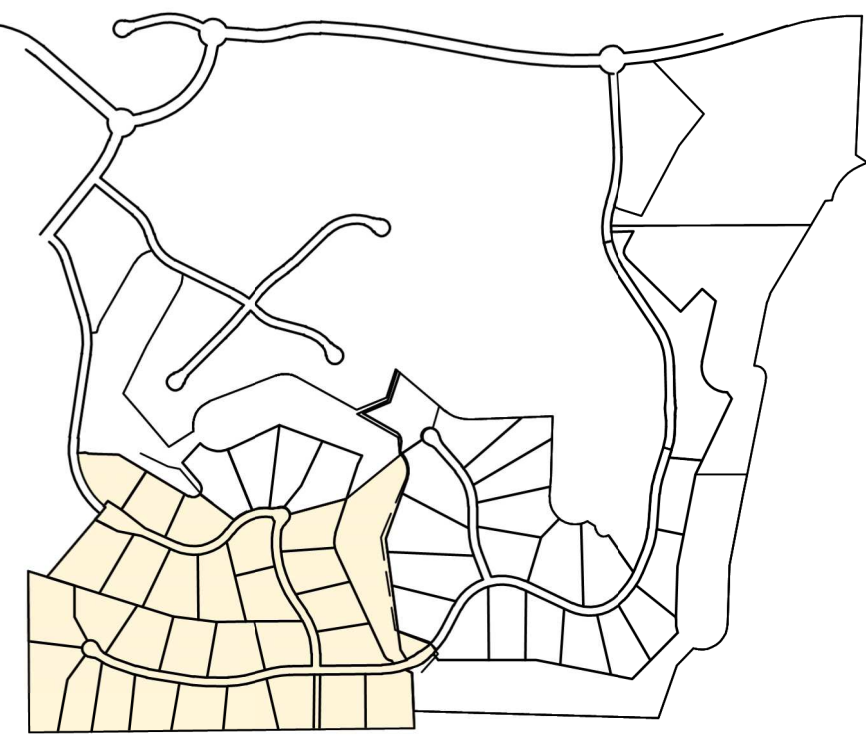
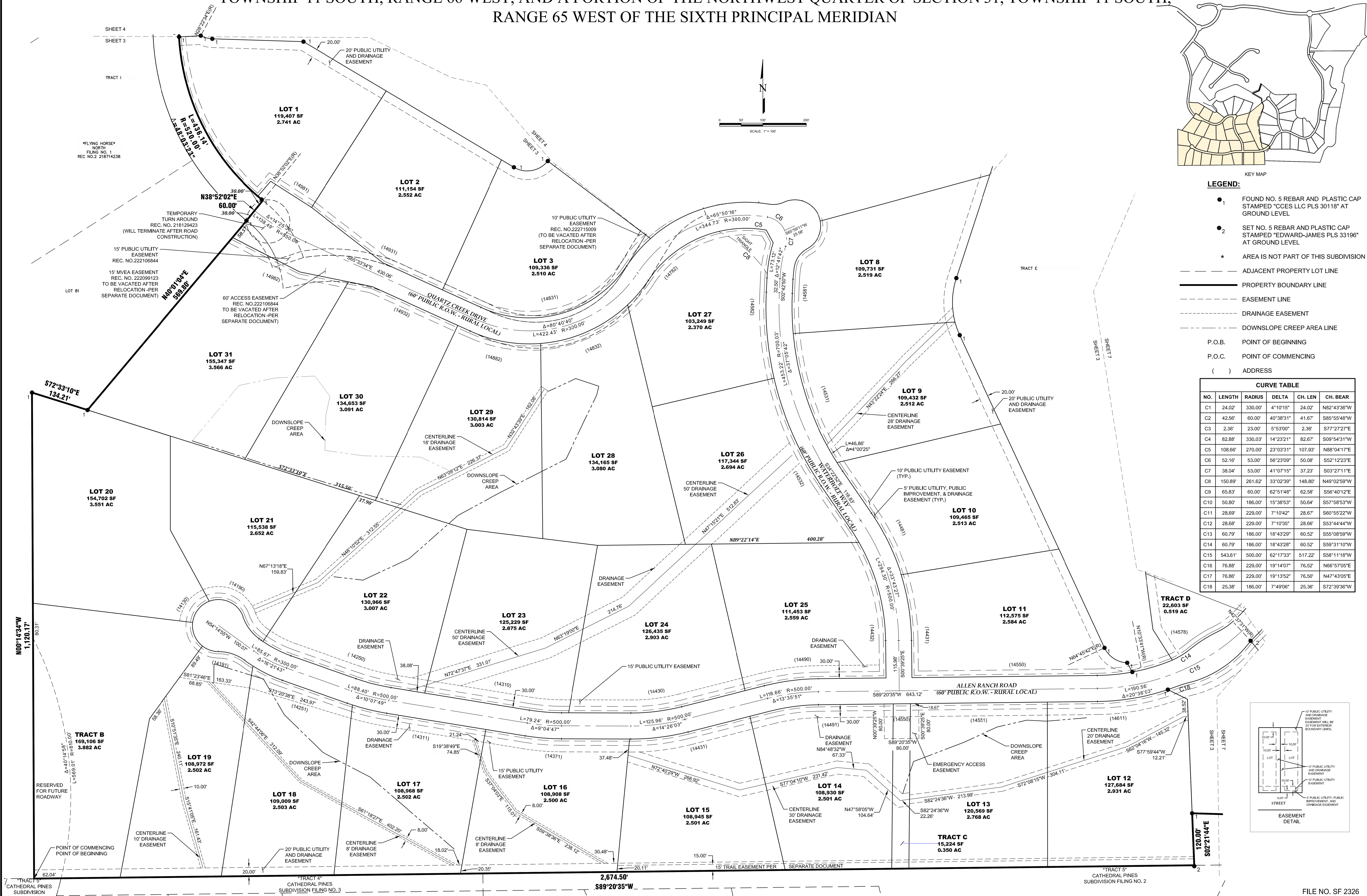
H-SCALE: **N/A**

JOB NO. **2417-00**
DATE CREATED **6/9/23**
DATE ISSUED **4/18/24**
SHEET NO. **2** OF **7**

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.

FLYING HORSE NORTH FILING NO. 3

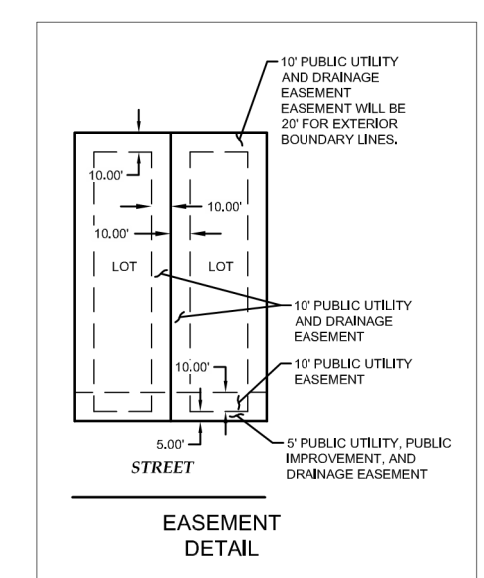
REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN



- 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 33196" AT GROUND LEVEL
 - * AREA IS NOT PART OF THIS SUBDIVISION
 - ADJACENT PROPERTY LOT LINE
 - PROPERTY BOUNDARY LINE
 - - - EASEMENT LINE
 - - - DRAINAGE EASEMENT
 - - - DOWNSLOPE CREEP AREA LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - () ADDRESS

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CH. LEN.	CH. BEAR.
C1	24.02'	330.00'	4°10'15"	24.02'	N82°43'36"W
C2	42.56'	60.00'	40°38'31"	41.67'	S85°55'48"E
C3	2.36'	23.00'	5°53'00"	2.36'	S77°27'27"E
C4	82.88'	330.00'	14°23'21"	82.67'	S09°54'31"W
C5	108.66'	270.00'	23°03'31"	107.93'	N88°04'17"E
C6	52.16'	53.00'	56°23'09"	50.08'	S52°12'23"E
C7	38.04'	53.00'	41°07'15"	37.23'	S03°27'11"E
C8	150.89'	261.62'	33°02'39"	148.80'	N49°02'59"W
C9	65.83'	60.00'	62°51'48"	62.58'	S56°40'12"E
C10	50.80'	186.00'	15°38'53"	50.64'	S57°58'53"W
C11	28.69'	229.00'	7°10'42"	28.67'	S60°56'22"W
C12	28.68'	229.00'	7°10'35"	28.66'	S53°44'44"W
C13	60.79'	186.00'	18°43'29"	60.52'	S55°08'59"W
C14	60.79'	186.00'	18°43'28"	60.52'	S59°31'10"W
C15	543.61'	500.00'	62°17'33"	517.22'	S58°11'18"W
C16	76.88'	229.00'	19°14'07"	76.52'	N66°57'05"E
C17	76.88'	229.00'	19°13'52"	76.50'	N47°43'05"E
C18	25.38'	186.00'	7°49'06"	25.38'	S72°39'36"W



REVISIONS

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2.	ADDRESS COMMENTS	5-30-2024

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 926 Elkton Drive
 Pueblo, CO 81008
 Office: (719) 576-1216
 Fax: (719) 545-6247

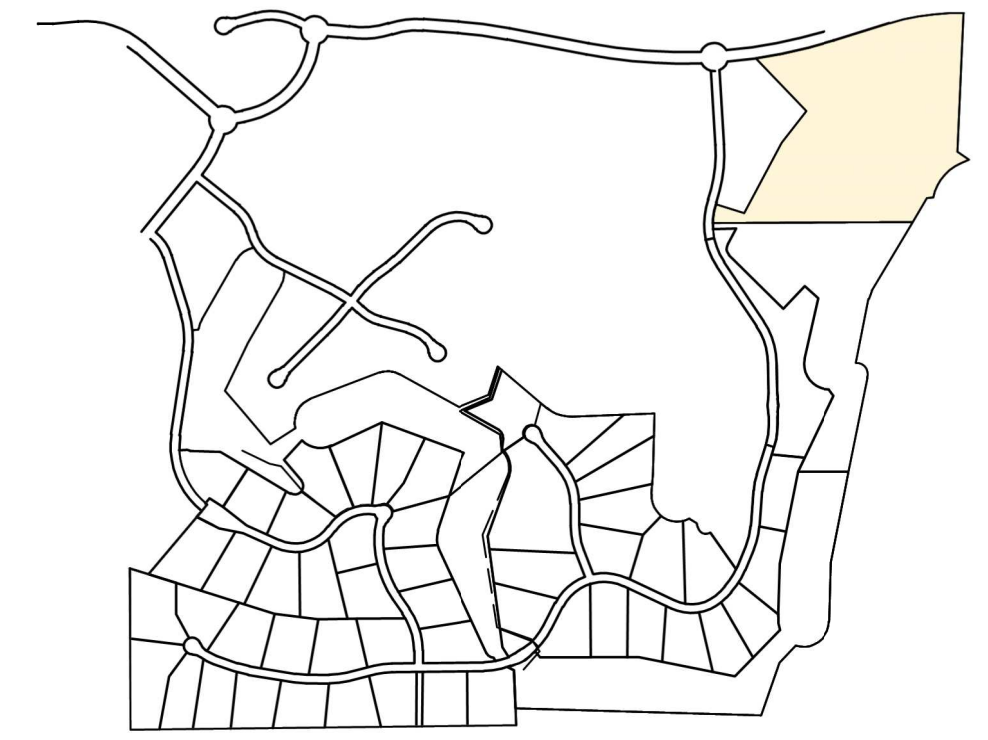


FLYING HORSE NORTH FILING NO. 3
 REPLAT
 A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST,
 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31,
 TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

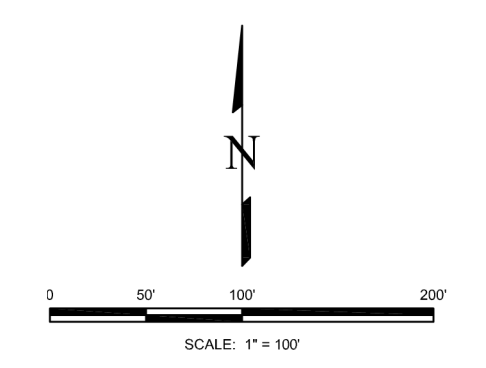
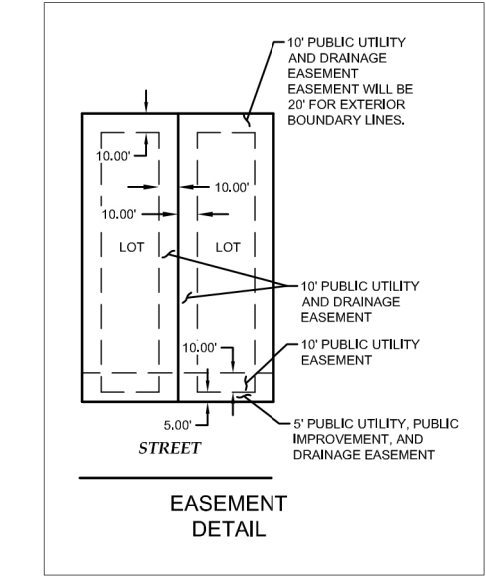
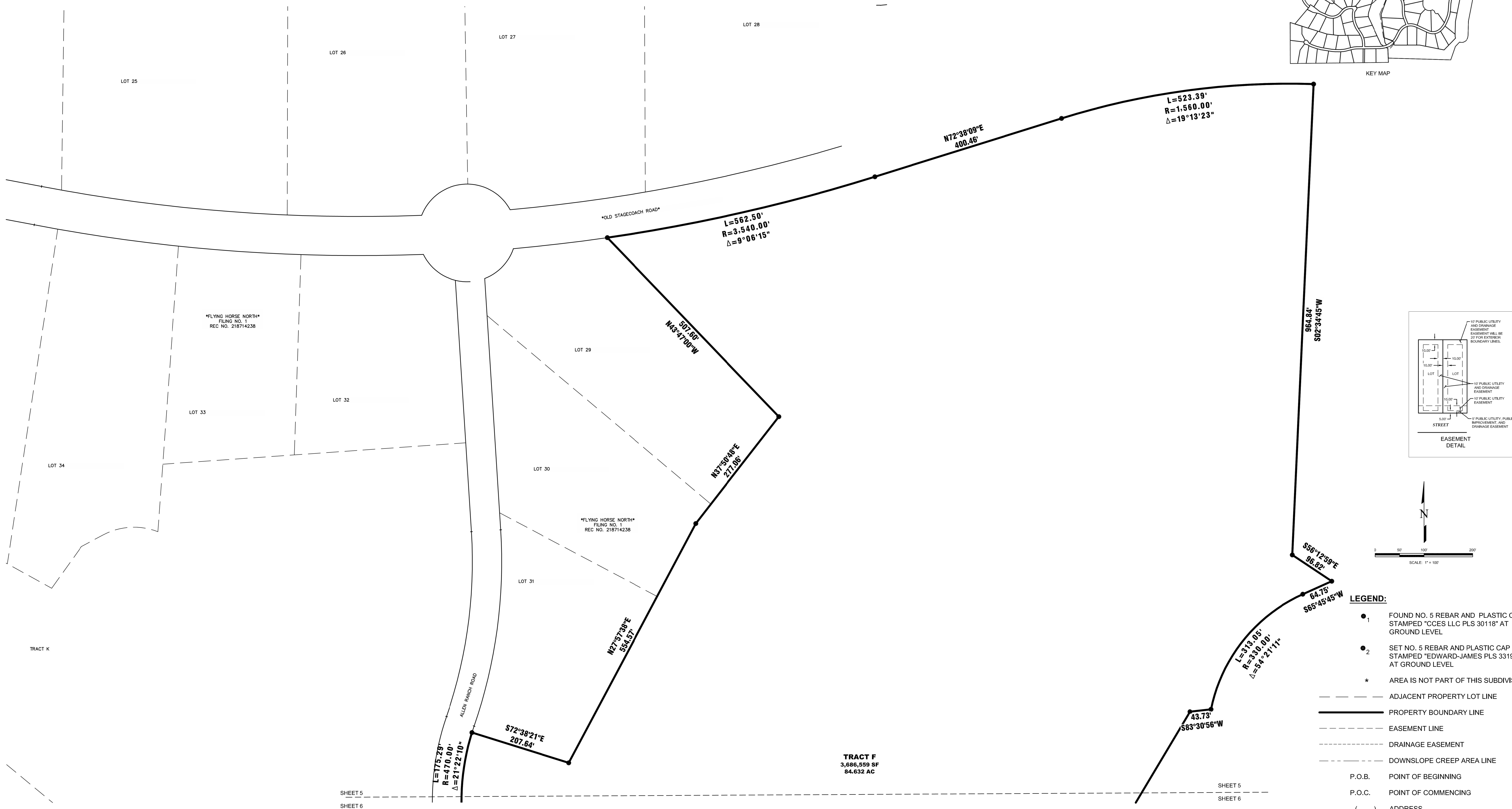
DRAWN BY JWT
CHECKED BY ERF
H-SCALE 1" = 100'
JOB NO. 2417-00
DATE CREATED 6/9/23
DATE ISSUED 4/18/24
SHEET NO 3 OF 7

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



KEY MAP



- LEGEND:**
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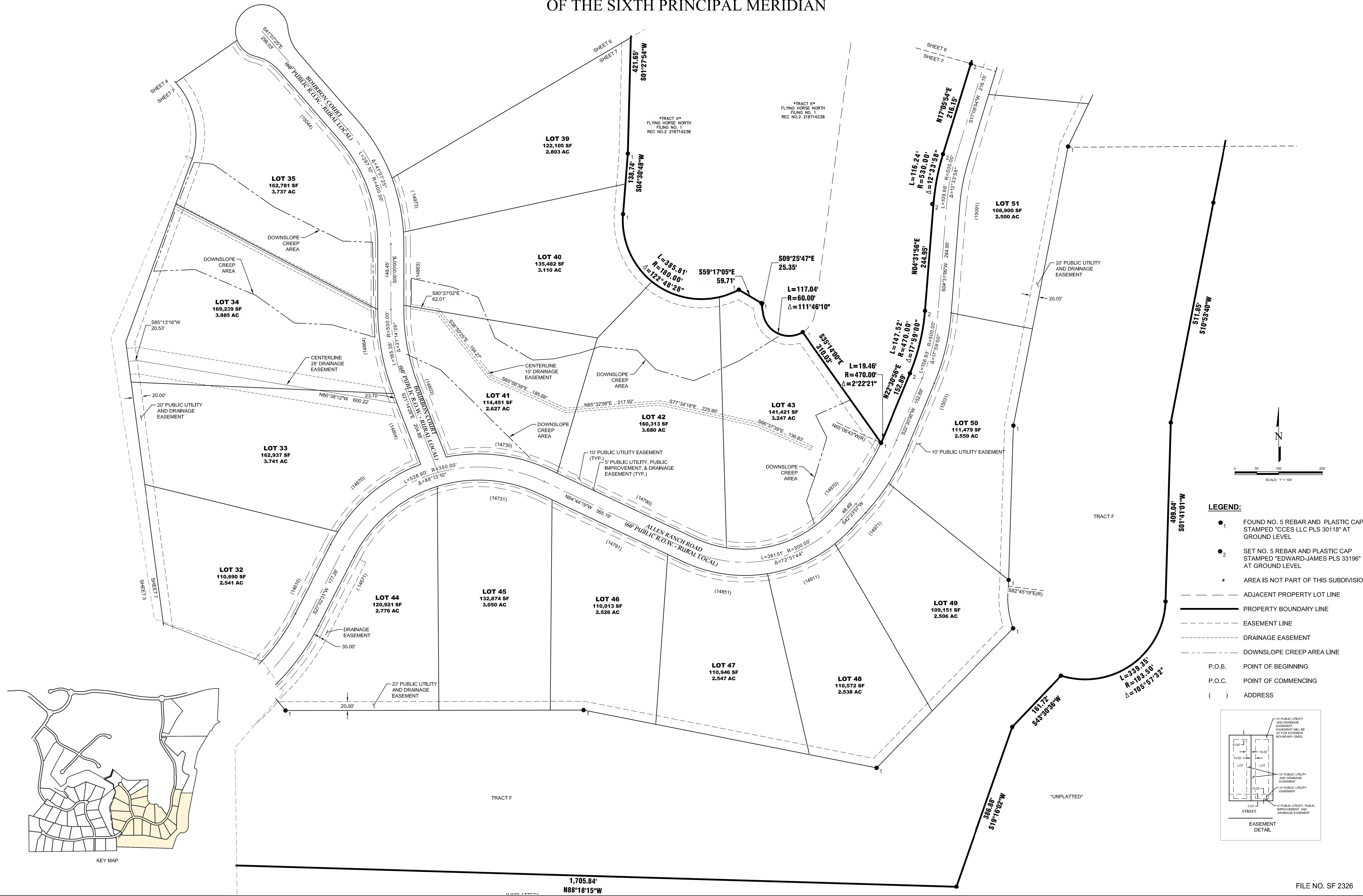
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 REPLAT

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DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	4/18/24
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



NO.	REVISIONS	DESCRIPTION	DATE
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2.	ADDRESS COMMENTS		5-9-2024

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FLYING HORSE NORTH FILING NO. 3
REPLAT
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CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	4/18/24
SHEET NO	7 OF 7