



KNOW ALL MEN BY THESE PRESENTS:

THAT FILE #2 L.L.C. A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:  
TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 1716 ACRES  
TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEGINNINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 200712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BE RISE 892972972, A DISTANCE OF 310.313 FEET.

COMMENCING AT THE NORTHEASTLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 200712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING.

THENCE, ON THE WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (9) NINE COURSES:

- 1. S04°27'43"E, A DISTANCE OF 338.79 FEET;
- 2. S38°59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE;
- 3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N21°35'30"E, HAVING A DELTA OF 01°04'06", A RADIUS OF 370.00 FEET AND A DISTANCE OF 7.11 FEET TO A POINT OF REVERSE CURVE;
- 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°25'41", A RADIUS OF 330.00 FEET AND A DISTANCE OF 181.01 FEET TO A POINT OF REVERSE CURVE;
- 5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°16'24", A RADIUS OF 120.00 FEET AND A DISTANCE OF 103.25 FEET TO A POINT OF TANGENT;
- 6. S70°21'22"E, A DISTANCE OF 52.28 FEET TO A POINT OF CURVE;
- 7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 27°30'55", A RADIUS OF 215.00 FEET AND A DISTANCE OF 103.25 FEET TO A POINT OF TANGENT;
- 8. S42°30'27"E, A DISTANCE OF 31.85 FEET TO A POINT ON CURVE;
- 9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N47°10'02"E, HAVING A DELTA OF 47°22'48", A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.86 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540;

THENCE, ON THE NORTHERLY, EASTERLY AND WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 5, THE FOLLOWING (10) TEN COURSES:

- 1. S89°45'48"W, A DISTANCE OF 183.07 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 44°35'14", A RADIUS OF 170.00 FEET AND A DISTANCE OF 132.29 FEET TO A POINT OF REVERSE CURVE;
- 3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 88°49'01", A RADIUS OF 610.00 FEET AND A DISTANCE OF 732.86 FEET TO A POINT OF REVERSE CURVE;
- 4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°11'19", A RADIUS OF 2970.00 FEET AND A DISTANCE OF 286.37 FEET TO A POINT ON CURVE;
- 5. N19°15'40"E, A DISTANCE OF 185.00 FEET;
- 6. S71°52'27"W, A DISTANCE OF 82.41 FEET;
- 7. N73°15'17"W, A DISTANCE OF 78.43 FEET;
- 8. S74°54'03"W, A DISTANCE OF 79.48 FEET;
- 9. S14°22'53"E, A DISTANCE OF 180.00 FEET;
- 10. S14°17'03"E, A DISTANCE OF 80.00 FEET TO A POINT ON CURVE;

- THENCE, ON THE ARC OF CURVE TO THE RIGHT WHOSE CENTER BEARS N41°70'17"W HAVING A DELTA OF 02°49'14", A RADIUS OF 3045.00 FEET AND A DISTANCE OF 146.89 FEET TO A POINT OF TANGENT;
- THENCE S78°32'08"W, A DISTANCE OF 126.34 FEET;
- THENCE S112°17'54"E, A DISTANCE OF 120.00 FEET;
- THENCE S89°01'07"W, A DISTANCE OF 150.00 FEET;
- THENCE S16°34'58"W, A DISTANCE OF 85.00 FEET;
- THENCE S35°54'31"W, A DISTANCE OF 123.00 FEET;
- THENCE S33°28'32"W, A DISTANCE OF 188.50 FEET;
- THENCE S13°23'21"W, A DISTANCE OF 143.85 FEET TO A POINT OF CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 93°21'59", A RADIUS OF 345.00 FEET AND A DISTANCE OF 582.19 FEET TO A POINT OF TANGENT;
- THENCE N73°14'40"W, A DISTANCE OF 87.48 FEET;
- THENCE N47°10'45"W, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N47°10'45"W HAVING A DELTA OF 29°25'54", A RADIUS OF 270.00 FEET AND A DISTANCE OF 138.69 FEET TO A POINT OF TANGENT;
- THENCE N13°23'21"E, A DISTANCE OF 187.50 FEET;
- THENCE N78°58'30"W, A DISTANCE OF 12.00 FEET;
- THENCE N13°23'21"E, A DISTANCE OF 112.00 FEET;
- THENCE N78°58'30"W, A DISTANCE OF 138.00 FEET;
- THENCE N13°23'21"E, A DISTANCE OF 72.43 FEET TO A POINT OF CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°28'27", A RADIUS OF 680.00 FEET AND A DISTANCE OF 656.33 FEET TO A POINT ON CURVE;
- THENCE N54°10'17"W, A DISTANCE OF 33.57 FEET;
- THENCE N80°10'15"W, A DISTANCE OF 89.34 FEET TO A POINT OF CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°11'30", A RADIUS OF 365.00 FEET AND A DISTANCE OF 185.96 FEET TO A POINT OF TANGENT;
- THENCE N50°48'45"W, A DISTANCE OF 148.00 FEET;
- THENCE N80°10'15"E, A DISTANCE OF 140.00 FEET TO A POINT ON CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S3°10'15"W HAVING A DELTA OF 18°33'00", A RADIUS OF 325.00 FEET AND A DISTANCE OF 94.87 FEET TO A POINT OF TANGENT;
- THENCE N67°35'15"W, A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 40°02'00", A RADIUS OF 225.00 FEET AND A DISTANCE OF 157.0 FEET TO A POINT OF REVERSE CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 82°03'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 188.52 FEET TO A POINT ON CURVE;
- THENCE S00°24'05"W, A DISTANCE OF 5.00 FEET;
- THENCE N89°55'58"W, A DISTANCE OF 21.00 FEET TO A POINT OF CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 47°41'21", A RADIUS OF 525.00 FEET AND A DISTANCE OF 436.97 FEET TO A POINT ON CURVE;
- THENCE S47°17'16"E, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S47°17'16"E HAVING A DELTA OF 25°13'48", A RADIUS OF 350.00 FEET AND A DISTANCE OF 156.32 FEET TO A POINT ON CURVE;
- THENCE N72°21'18"W, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;
- THENCE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72°31'01"E HAVING A DELTA OF 03°15'17", A RADIUS OF 525.00 FEET AND A DISTANCE OF 28.82 FEET TO A POINT ON CURVE;
- THENCE N70°41'18"W, A DISTANCE OF 17.16 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 79.168 ACRES.  
CONTAINING A TOTAL CALCULATED AREA OF 80.884 ACRES.

FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE FOREST LAKES METROPOLITAN DISTRICT.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF FOREST LAKES METROPOLITAN DISTRICT.  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ OF FOREST LAKES METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.  
NOTARY PUBLIC

OWNER'S CERTIFICATE:

I, 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 RELATED SAID LANDS INTO LOTS, TRAILS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SURVEY OF FOREST LAKES FILING NO. 6. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE UNDER 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 THE CITY OF EL PASO, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS 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 ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER: \_\_\_\_\_  
D.B. LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF D.B. LLC, A COLORADO LIMITED LIABILITY COMPANY  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ OF D.B. LLC, A COLORADO LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

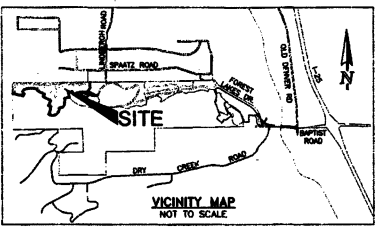
LIEN HOLDER:

ZIONS BANK CORPORATION, N.A. DBA VECTRA BANK COLORADO HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF ZIONS BANK CORPORATION, N.A. DBA VECTRA BANK COLORADO  
STATE OF COLORADO }  
COUNTY OF EL PASO }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. BY \_\_\_\_\_ OF ZIONS BANK CORPORATION, N.A. DBA VECTRA BANK COLORADO.  
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

GENERAL NOTES:

- 1. THE DATE OF PREPARATION AUSTRI 14, 2020.
- 2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 3. FLOODPLAIN STATEMENT: A PORTION OF THIS SITE, FOREST LAKES FILING NO. 6, IS WITHIN A DESIGNATED FEDERAL FLOODPLAIN (ZONE A) AS DETERMINED BY GRAPING REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, MAP NUMBER 080102000A, 080102000B, 080102000C AND 080102000D, DATED FEBRUARY 7, 2018. NO STRUCTURES OR DECKES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 4. THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 5. WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- 6. SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- 7. ELECTRIC SERVICES SHALL BE SUPPLIED BY (MESA) MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 8. GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- 9. FIRE PROTECTION BY THE TRAIL-THAMES MONUMENT FIRE PROTECTION DISTRICT.
- 10. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 11. THE FOLLOWING RECORDS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS, PRELIMINARY FINAL DRAINAGE REPORT, SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY, WATER AVAILABILITY STUDY, NATURAL FEATURES REPORT, SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS, EROSION CONTROL REPORT.
- 12. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY.
- 13. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION CONCERNING RECORDS, RIGHTS OF WAY AND TITLE OF RECORD, CONTACT THE CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMENTS FOR THE SURVIVANCE RECORDS IN CAPTIONED TITLE. ASHA FOR CHECKING TITLE QUANTITY COMPANY, ORDER NO. 200554 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2020 AT 8:00 A.M.
- 14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OF ACCESSORY, COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-6-506.
- 15. TRACT A IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND EMERGENCY ACCESS ROAD AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 16. TRACT B OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND WATER TANK SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.



- GENERAL NOTES: (CONTINUED)
- 17. TRACT C IS FOR OPEN SPACE, TRAILS, MALBONES AND PARKING AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 18. TRACT D IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 19. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- 20. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BALDING PERMIT TO BE OBTAINED 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 UNDER RECEPTION NO. 220714540 AND THE CITY OF EL PASO, 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 OF EL PASO COUNTY. THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE DECISIVE 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.
- 21. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 3085 AT PAGE 1278 AND BOOK 3168 AT PAGE 308 AND AS HEREBY.
- 22. THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 23. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-47), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
- 24. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
  - A. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH LOT.
  - B. A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
  - C. A 8.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LINES OF EACH LOT.
  - D. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREET, WHEN FRONT EASEMENT IS NOT APPROPRIATE.
  - E. A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION.
  - F. EXCEPTING LOTS 1, 3, 21, 23 AND LOT 88 HAVING A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDES OF SAID LOTS.
- 25. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- 26. MALBONES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 27. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 68 LOTS. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4 TRACTS.
- 28. PURSUANT TO RESOLUTION 21-168, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 2210289, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 6 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEE.
- 29. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, RULES AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF AN APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. AIR FORCE AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- 30. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN ZONE PMS METROPOLITAN DISTRICT NO. 2 BY INSTRUMENTS RECORDED UNDER RECEPTION NUMBERS 200535448 & 2008474.
- 31. GEOLOGIC HAZARD DISCLOSURE STATEMENT: PARTS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDICTIONS INCLUDING SHALLOW GROUNDWATER, EXPANSIVE SOILS AND BEDROCK, AND POTENTIAL FOR FLOOD, EROSION AND COLLAPSE. THESE CONDITIONS CAN BE MITIGATED BY PROVIDING REASONABLE, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARD EVALUATION AND PRELIMINARY ZONING MAP AND INSTRUMENTATION PREPARED BY CIL THOMPSON INC., DATED JULY 15, 2018 AND IS HELD IN THE FOREST LAKES FILING NO. 6, & 7-PUD/PRELIMINARY PLANNING AMENDMENT FILE (PUPSP-18-001) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. A DESIRED FLOODPLAIN FLOW ANALYSIS PREPARED BY CIL THOMPSON INC., DATED AUGUST 8, 2018 IS ALSO HELD IN THIS FILE. THE PROPOSED LOT LAYOUT AND DRAINAGE DESIGN ADDRESSES THE RECOMMENDATIONS OF THAT ANALYSIS.
- 32. ALL PROPERTY WITHIN THIS SUBDIVISION IS TO BE INCLUDED IN THE FOREST LAKES HOMEOWNERS ASSOCIATION. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOREST LAKES RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 22119474 AND AS AMENDED.
- 33. ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE FOREST LAKES REGIONAL AS RECORDED UNDER RECEPTION NO. 22100340 AND AMENDED BY RECEPTION NO. 22100341.
- 34. THE IMPROVEMENTS UNTO WHICH THE 25 FOOT EL PASO COUNTY REGIONAL TRAIL AND EMERGENCY ACCESS EASEMENT SHALL BE CONSTRUCTED WITH THIS FILING. EL PASO COUNTY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND CONSTRUCTION OF SAID REGIONAL TRAIL. FOREST LAKES METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE EMERGENCY ACCESS ROAD.
- 35. LOT 3 AS PLATTED HEREIN SHALL HAVE NO DIRECT VEHICULAR ACCESS TO MESA TOP DRIVE, ACCESS TO LOT 3 SHALL BE OVER AND ACROSS A SHARED ACCESS DRIVE ON LOT 30 FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 AS GRANTED BY A DOCUMENT RECORDED UNDER RECEPTION NO. 22110402.

SUMMARY TABLE:

LOTS/TRACTS	AREA	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES, EMERGENCY ACCESS ROAD)	947,025 SF	57%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT B (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE, WATER TANK)	286,368 SF	6%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT C (OPEN SPACE, TRAILS, MALBONES, PARKING)	1,344 SF	<1%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT D (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	101,851 SF	3%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
LOTS (68 TOTAL)	1,891,929 SF	54%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	294,998 SF	8%	COUNTY	COUNTY
TOTAL	3,923,316 SF	100%		

SURVEYOR'S STATEMENT:  
I, DOUGLAS P. REMLEY, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MEASUREMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.  
I ATTEST: \_\_\_\_\_ 47th DAY OF \_\_\_\_\_, 20\_\_\_\_.  
DOUGLAS P. REMLEY, PROFESSIONAL LAND SURVEYOR  
COLORADO  
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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

COUNTY APPROVAL CERTIFICATE:  
THIS PLAT FOR FOREST LAKES FILING NO. 6 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 (NAME OF DOCUMENT) BEING REFERENCED BY THIS INSTRUMENT. THE DEDICATION OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) IS 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 \_\_\_\_\_

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:  
STATE OF COLORADO }  
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 IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

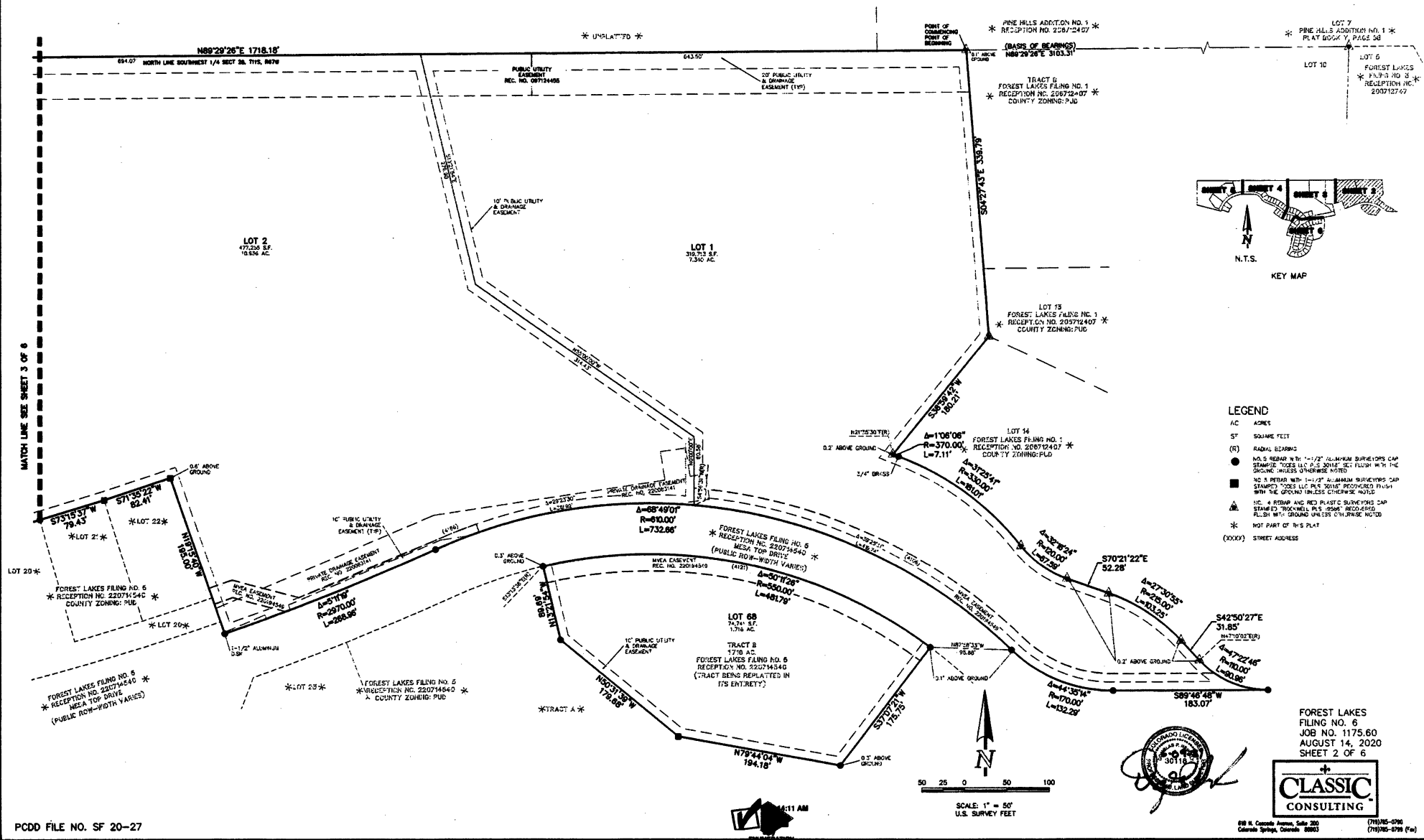
CHUCK BROERMAN, RECORDER  
BY: \_\_\_\_\_ DEPUTY  
FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_ DISTRICT 38  
BRIDGE FEE: \_\_\_\_\_ NO BRIDGE FEES  
URBAN PARK FEE: \_\_\_\_\_ LAND IN LIEU OF FEES  
REGIONAL PARK FEE: \_\_\_\_\_ LAND IN LIEU OF FEES  
DRAINAGE FEE: \_\_\_\_\_ BEAVER CREEK BASIN \$201,802.39 CREDITS  
OWNER:  
D.B. LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921  
719-592-8333

FOREST LAKES FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 1 OF 6



# FOREST LAKES FILING NO. 6

A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

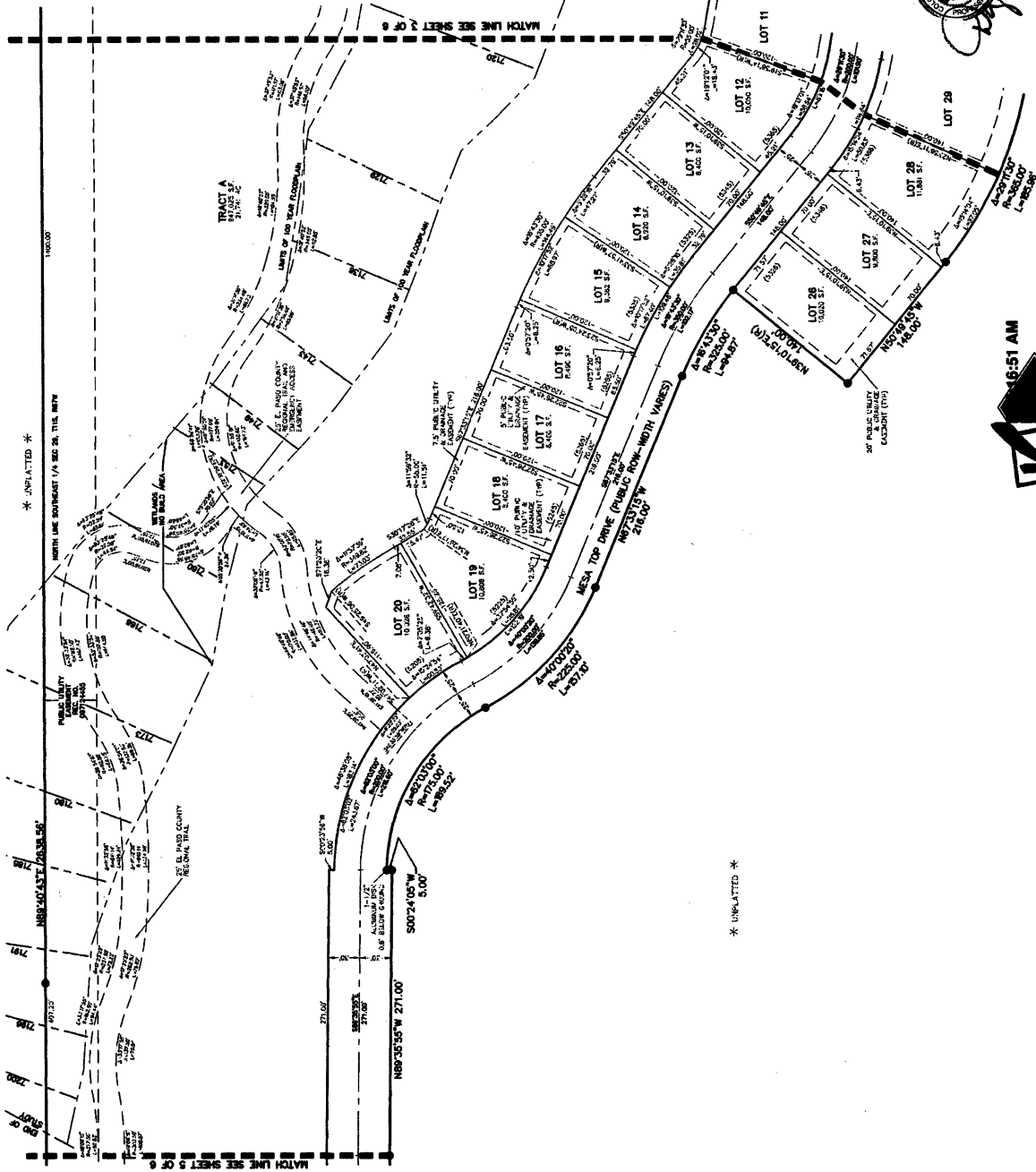


PCDD FILE NO. SF 20-27

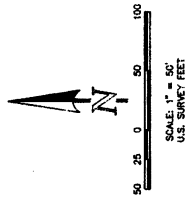


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- LEGEND**
- AC ACRES
  - SF SQUARE FEET
  - (R) ROUND BARRING
  - (S) STRIPED BARRING
  - (D) DOTTED BARRING
  - (H) HATCHED BARRING
  - (\*) NOT PART OF THIS PLAT
  - (DASH) STREET ADDRESS
  - FIRM SHIP FLOOD ELEVATION



FOREST LAKES  
 FILING NO. 6  
 JOB NO. 1175.60  
 AUGUST 14, 2020  
 SHEET 4 OF 6



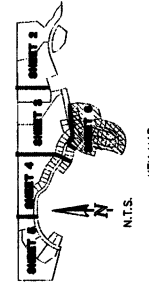
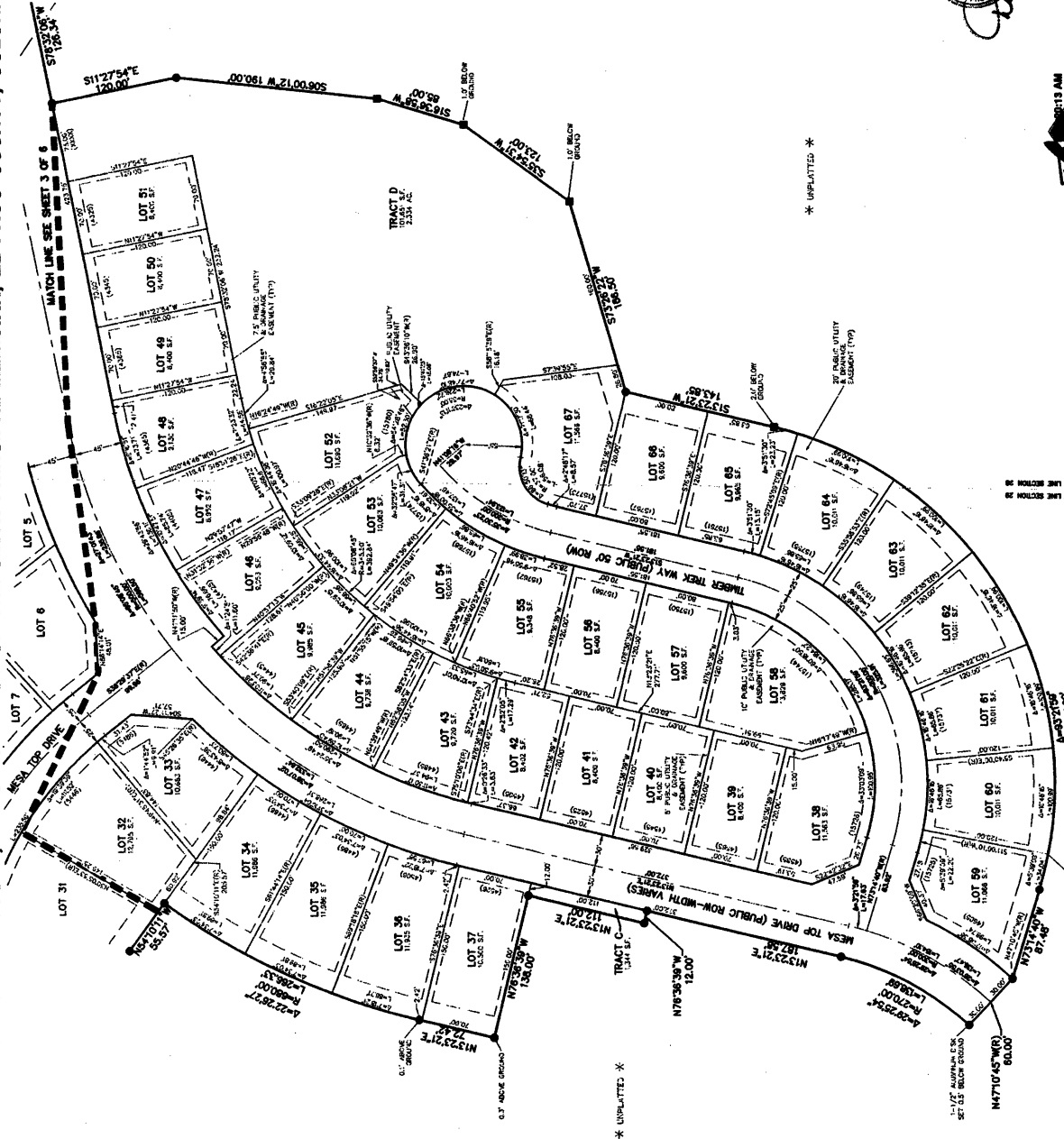
88 N. Colorado Street, Suite 300  
 Colorado Springs, Colorado 80905  
 (719) 595-0000  
 (719) 595-0000 (F)



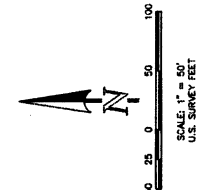


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LEGEND  
AC ACRES  
SF SQUARE FEET  
(S) SMALL NUMBER  
NO. 5 REBAR 3/4" x 12" ALUMINUM BRACKETE CAP  
DRUMMED OVER THE TOP OF THE PUMP WITH THE  
DRAINAGE TO THE STREET  
NO. 5 REBAR 3/4" x 12" ALUMINUM BRACKETE CAP  
DRUMMED OVER THE TOP OF THE PUMP WITH THE  
DRAINAGE TO THE STREET  
\* NOT PART OF THIS PLAT  
(DASH) STREET ADDRESS



FOREST LAKES  
FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 6 OF 6

**CLASSIC CONSULTING**

68 S. Grand, Suite 200  
Colorado Springs, Colorado 80903  
(719) 591-1970  
(719) 591-1971 (fax)



