

**PRIVATE DETENTION BASIN /
STORMWATER QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT
(SF-20-27)**

This PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT (Agreement) is made by and between EL PASO COUNTY by and through THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO (Board or County), FLRD #2, LLC, a Colorado limited liability company (Developer), and **Forest Lakes Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado (Metro District). The above may occasionally be referred to herein singularly as "Party" and collectively as "Parties."

Recitals

A. WHEREAS, the Metro District provides various municipal services to certain real property in El Paso County, Colorado referred to as Forest Lakes; and

B. WHEREAS, Developer is the owner of certain real estate (the Property or Subdivision) in El Paso County, Colorado, which Property is legally described in Exhibit A attached hereto and incorporated herein by this reference; and

C. WHEREAS, Developer desires to plat and develop on the Property a subdivision to be known as Forest Lakes Filing No. 6; and

D. WHEREAS, the development of this Property will substantially increase the volume of water runoff and will decrease the quality of the stormwater runoff from the Property, and, therefore, it is in the best interest of public health, safety and welfare for the County to condition approval of this subdivision on Developer's promise to construct adequate drainage, water runoff control facilities, and stormwater quality structural Best Management Practices ("BMPs") for the subdivision; and

E. WHEREAS, Chapter 8, Section 8.4.5 of the El Paso County Land Development Code, as periodically amended, promulgated pursuant to Section 30-28-133(1), Colorado Revised Statutes (C.R.S.), requires the County to condition approval of all subdivisions on a developer's promise to so construct adequate drainage, water runoff control facilities, and BMPs in subdivisions; and

F. WHEREAS, the Drainage Criteria Manual, Volume 2, as amended by Appendix I of the El Paso County Engineering Criteria Manual (ECM), as each may be periodically amended, promulgated pursuant to the County's Colorado Discharge Permit System General Permit (MS4 Permit) as required by Phase II of the National Pollutant Discharge Elimination System (NPDES), which MS4 Permit requires that the County take measures to protect the quality of stormwater from sediment and other contaminants, requires subdividers, developers, landowners, and owners of facilities located in the County's rights-of-way or easements to provide adequate permanent stormwater quality BMPs with new development or significant redevelopment; and

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El Paso County, CO



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G. WHEREAS, Section 2.9 of the El Paso County Drainage Criteria Manual provides for a developer's promise to maintain a subdivision's drainage facilities in the event the County does not assume such responsibility; and

H. WHEREAS, developers in El Paso County have historically chosen water runoff detention basins as a means to provide adequate drainage and water runoff control in subdivisions, which basins, while effective, are less expensive for developers to construct than other methods of providing drainage and water runoff control; and

I. WHEREAS, Developer desires to construct for the subdivision one detention basin/stormwater quality BMP(s) ("detention basin/BMP(s)") as the means for providing adequate drainage and stormwater runoff control and to meet requirements of the County's MS4 Permit, and to provide for operating, cleaning, maintaining and repairing such detention basin/BMP(s); and

J. WHEREAS, Developer desires to construct the detention basin/BMP(s) on property that will be platted as Tract D, as indicated on the final plat of the subdivision, and as set forth on Exhibit B attached hereto; and

K. WHEREAS, Developer shall be charged with the duty of constructing the detention basin/BMP(s) and the Metro District shall be charged with the duties of operating, maintaining and repairing the detention basin/BMP(s) on the property described in Exhibit B; and

L. WHEREAS, it is the County's experience that subdivision developers and metro districts historically have not properly cleaned and otherwise not properly maintained and repaired these detention basins/BMPs, and that these detention basins/BMPs, when not so properly cleaned, maintained, and repaired, threaten the public health, safety and welfare; and

M. WHEREAS, the County, in order to protect the public health, safety and welfare, has historically expended valuable and limited public resources to so properly clean, maintain, and repair these detention basins/BMPs when developers and property owners have failed in their responsibilities, and therefore, the County desires the means to recover its costs incurred in the event the burden falls on the County to so clean, maintain and repair the detention basin/BMP(s) serving this Subdivision due to the Developer's or the Metro District's failure to meet its obligations to do the same; and

N. WHEREAS, the County conditions approval of this Subdivision on the Developer's promise to so construct the detention basin/BMP(s), and further conditions approval on the Metro District's promise to reimburse the County in the event the burden falls upon the County to so clean, maintain and/or repair the detention basin/BMP(s) serving this Subdivision; and

O. WHEREAS, the County could condition subdivision approval on the Developer's promise to construct a different and more expensive drainage, water runoff control system and BMPs than those proposed herein, which more expensive system would not create the possibility of the burden of cleaning, maintenance and repair expenses falling on the County; however, the County is willing to forego such right upon the performance of Developer's and the Metro District's promises contained herein; and

P. WHEREAS, the County, in order to secure performance of the promises contained herein, conditions approval of this Subdivision upon the Developer's grant herein of a perpetual

Easement over a portion of the Property for the purpose of allowing the County to periodically access, inspect, and, when so necessary, to clean, maintain and/or repair the detention basin/BMP(s); and

Q. WHEREAS, pursuant to the Colorado Constitution, Article XIV, Section 18(2) and Section 29-1-201, Colorado Revised Statutes, governmental entities may cooperate and contract with each other to provide any function, services or facilities lawfully authorized to each.

Agreement

NOW, THEREFORE, in consideration of the mutual Promises contained herein, the sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals: The Parties incorporate the Recitals above into this Agreement.

2. Covenants Running with the Land: Developer and the Metro District agree that this entire Agreement and the performance thereof shall become a covenant running with the land, which land is legally described in Exhibit A attached hereto, and that this entire Agreement and the performance thereof shall be binding upon themselves and their respective successors and assigns.

3. Construction: Developer shall construct on that portion of the Property described in Exhibit B attached hereto and incorporated herein by this reference, one detention basin/BMP(s). Developer shall not commence construction of the detention basin/BMP(s) until the El Paso County Planning and Community Development Department (PCD) has approved in writing the plans and specifications for the detention basin/BMP(s) and this Agreement has been signed by all Parties and returned to the PCD. Developer shall complete construction of the detention basin/BMP(s) in substantial compliance with the County-approved plans and specifications for the detention basin/BMP(s). Failure to meet these requirements shall be a material breach of this Agreement and shall entitle the County to pursue any remedies available to it at law or in equity to enforce the same. Construction of the detention basin/BMP(s) shall be substantially completed within one (1) year (defined as 365 days), which one year period will commence to run on the date the approved plat of this Subdivision is recorded in the records of the El Paso County Clerk and Recorder. Rough grading of the detention basin/BMP(s) must be completed and inspected by the El Paso County Planning and Community Development Department prior to commencing road construction.

In the event construction is not substantially completed within the one (1) year period, then the County may exercise its discretion to complete the project, and shall have the right to seek reimbursement from the Developer and its successors and assigns, for its actual costs and expenses incurred in the process of completing construction. The term actual costs and expenses shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tool and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

4. **Maintenance:** The Metro District agrees for itself and its successors and assigns, that it will regularly and routinely inspect, clean and maintain the detention basin/BMP(s), and otherwise keep the same in good repair, all at its own cost and expense. No trees or shrubs that will impair the structural integrity of the detention basin/BMP(s) shall be planted or allowed to grow on the detention basin/BMP(s).

5. **Creation of Easement:** Developer hereby grants the County and the Metro District a non-exclusive perpetual easement upon and across that portion of the Property described in Exhibits B. The purpose of the easement is to allow the County and the Metro District to access, inspect, clean, repair and maintain the detention basin/BMP(s); however, the creation of the easement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

6. **County's Rights and Obligations:** Any time the County determines, in the sole exercise of its discretion, that the detention basin/BMP(s) is not properly cleaned, maintained and/or otherwise kept in good repair, the County shall give reasonable notice to the Developer, the Metro District, and their respective successors and assigns that the detention basin/BMP(s) needs to be cleaned, maintained and/or otherwise repaired. The notice shall provide a reasonable time to correct the problem(s). Should the responsible parties fail to correct the specified problem(s), the County may enter upon the Property to so correct the specified problem(s). Notice shall be effective to the above by the County's deposit of the same into the regular United States mail, postage pre-paid. Notwithstanding the foregoing, this Agreement does not expressly or implicitly impose on the County a duty to so inspect, clean, repair or maintain the detention basin/BMP(s).

7. **Reimbursement of County's Costs:** The Developer and the Metro District agree and covenant, for themselves and their respective successors and assigns, that they will reimburse the County for its costs and expenses incurred in the process of completing construction of, cleaning, maintaining, and/or repairing the detention basin/BMP(s) pursuant to the provisions of this Agreement.

The term "actual costs and expenses" shall be liberally construed in favor of the County, and shall include, but shall not be limited to, labor costs, tools and equipment costs, supply costs, and engineering and design costs, regardless of whether the County uses its own personnel, tools, equipment and supplies, etc. to correct the matter. In the event the County initiates any litigation or engages the services of legal counsel in order to enforce the provisions arising herein, the County shall be entitled to its damages and costs, including reasonable attorney's fees, regardless of whether the County contracts with outside legal counsel or utilizes in-house legal counsel for the same.

8. **Contingencies of Subdivision Approval:** Developer's and the Metro District's execution of this Agreement is a condition of subdivision approval. Additional conditions of this Agreement include, but are not limited to, the following:

- a. Conveyance of Tract D, Forest Lakes Filing No. 6, as indicated on the final plat of the subdivision, from Developer to the Metro District, which conveyance shall include a reservation of easement in favor of the County for purposes of accessing inspecting, cleaning, maintaining, and repairing the detention basin/BMP(s), and recording of the Deed for the same; and

- b. A copy of the Covenants of the Subdivision, if applicable, establishing that the Metro District is obligated to inspect, clean, maintain, and repair the detention basin/BMP(s).

The County shall have the right, in the sole exercise of its discretion, to approve or disapprove any documentation submitted to it under the conditions of this Paragraph, including but not limited to, any separate agreement or amendment, if applicable, identifying any specific maintenance responsibilities not addressed herein. The County's rejection of any documentation submitted hereunder shall mean that the appropriate condition of this Agreement has not been fulfilled.

9. Agreement Monitored by El Paso County Planning and Community Development Department and/or El Paso County Department of Public Works: Any and all actions and decisions to be made hereunder by the County shall be made by the Director of the El Paso County Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works. Accordingly, any and all documents, submissions, plan approvals, inspections, etc. shall be submitted to and shall be made by the Director of the Planning and Community Development Department and/or the Director of the El Paso County Department of Public Works.

10. Indemnification and Hold Harmless: To the extent authorized by law, Developer and the Metro District agree, for themselves and their respective successors and assigns, that they will indemnify, defend, and hold the County harmless from any and all loss, costs, damage, injury, liability, claim, lien, demand, action and causes of action whatsoever, whether at law or in equity, arising from or related to their respective intentional or negligent acts, errors or omissions or that of their agents, officers, servants, employees, invitees and licensees in the construction, operation, inspection, cleaning (including analyzing and disposing of any solid or hazardous wastes as defined by State and/or Federal environmental laws and regulations), maintenance, and repair of the detention basin/BMP(s), and such obligation arising under this Paragraph shall be joint and several. Nothing in this Paragraph shall be deemed to waive or otherwise limit the defense available to the County pursuant to the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.* C.R.S., or as otherwise provided by law.

11. Severability: In the event any Court of competent jurisdiction declares any part of this Agreement to be unenforceable, such declaration shall not affect the enforceability of the remaining parts of this Agreement.

12. Third Parties: This Agreement does not and shall not be deemed to confer upon or grant to any third party any right to claim damages or to bring any lawsuit, action or other proceeding against either the County, the Developer, the Metro District, or their respective successors and assigns, because of any breach hereof or because of any terms, covenants, agreements or conditions contained herein.

13. Solid Waste or Hazardous Materials: Should any refuse from the detention basin/BMP(s) be suspected or identified as solid waste or petroleum products, hazardous substances or hazardous materials (collectively referred to herein as "hazardous materials"), the Developer and the Metro District shall take all necessary and proper steps to characterize the solid waste or hazardous materials and properly dispose of it in accordance with applicable State and/or Federal environmental laws and regulations, including, but not limited to, the following: Solid Wastes Disposal Sites and Facilities Acts, §§ 30-20-100.5 – 30-20-119, C.R.S., Colorado Regulations Pertaining to Solid Waste Disposal Sites and Facilities, 6 C.C.R. 1007-2, *et seq.*, Solid Waste Disposal Act, 42 U.S.C. §§ 6901-6992k, and Federal Solid Waste Regulations 40 CFR Ch. I. The County shall not be responsible or liable for identifying, characterizing, cleaning up, or disposing of such solid waste or hazardous materials. Notwithstanding

the previous sentence, should any refuse cleaned up and disposed of by the County be determined to be solid waste or hazardous materials, the Developer and the Metro District, but not the County, shall be responsible and liable as the owner, generator, and/or transporter of said solid waste or hazardous materials.

14. Applicable Law and Venue: The laws, rules, and regulations of the State of Colorado and El Paso County shall be applicable in the enforcement, interpretation, and execution of this Agreement, except that Federal law may be applicable regarding solid waste or hazardous materials. Venue shall be in the El Paso County District Court.

15. Limitation on Developer's Obligation and Liability: The obligation and liability of the Developer hereunder shall only continue until such time as the Final Plat described in Paragraph C of the Recitals set forth above is recorded and Developer completes the construction of the detention basin/BMP(s) and transfers all applicable maintenance and operation responsibilities to the Metro District. By execution of this agreement, the Metro District agrees to accept all responsibilities and to perform all duties assigned to it, including those of the Developer, as specified herein, upon transfer of Tract D, Forest Lakes Filing No. 6 from Developer to the Metro District.

IN WITNESS WHEREOF, the Parties affix their signatures below.

Executed this 30th day of March, 2021, by:

FLRD#2

By: *John Boulton*
Manager

The foregoing instrument was acknowledged before me this 30th day of March, 2021 by Manager, FLRD #2, LLC.


Witness my hand and official seal.

My commission expires: 12-02-2021

CHRISTINE L WISE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19974021715
MY COMMISSION EXPIRES DECEMBER 2, 2021

Christine R. Wise
Notary Public

Executed this 30TH day of MARCH, 2021, by:
FOREST LAKES METROPOLITAN DISTRICT, a quasi-municipal corporation.

By: 
Doug Stimple, Board Member

The foregoing instrument was acknowledged before me this 30th day of March,
2021, by Doug Stimple, Board Member, FOREST LAKES METROPOLITAN DISTRICT, a Colorado
nonprofit corporation.

Witness my hand and official seal.

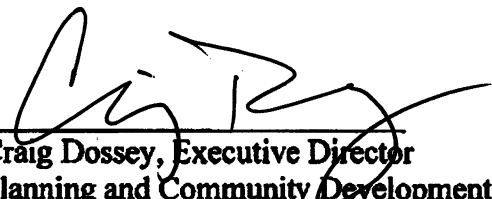
My commission expires: 12-02-2021

CHRISTINE L WISE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 19974021715
MY COMMISSION EXPIRES DECEMBER 2, 2021

Christine R. Wise
Notary Public

Executed this 16 day of June, 2021, by:

**BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO**

By: 
Craig Dossey, Executive Director
Planning and Community Development Department
Authorized signatory pursuant to LDC

²⁰²¹ The foregoing instrument was acknowledged before me this 16 day of June,
~~2020~~, by Craig Dossey, Executive Director of El Paso County Planning and Community
Development Department.

Witness my hand and official seal.

My commission expires: October 11, 2022


Notary Public

Approved as to Content and Form:


Assistant County Attorney

Tara Joy Younger
Notary Public
State of Colorado
Notary ID 20184040076
My Commission Expires October 11, 2022

EXHIBIT "A"

1175.60-02



JOB NO. 1175.60-02
AUGUST 14, 2020
PAGE 1 OF 3

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

LEGAL DESCRIPTION: FOREST LAKES FILING NO. 6

(2) TWO PARCELS OF LAND BEING 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 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 BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

PARCEL 1

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 1.716 ACRES.

PARCEL 2

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, 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 339.79 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°06'06", 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 67.59 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°50'27"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°22'46", A RADIUS OF 110.00 FEET AND A DISTANCE OF 90.96 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°46'48"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 68°49'01", A RADIUS OF 610.00 FEET AND A DISTANCE OF 732.66 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 268.96 FEET TO A POINT ON CURVE;

5. N19°15'40"W, A DISTANCE OF 195.00 FEET;
6. S71°35'22"W, A DISTANCE OF 82.41 FEET;
7. S73°15'37"W, A DISTANCE OF 79.43 FEET;
8. S74°54'03"W, A DISTANCE OF 79.46 FEET;
9. S14°22'43"E, A DISTANCE OF 180.00 FEET;
10. S14°17'53"E, A DISTANCE OF 90.00 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF CURVE TO THE RIGHT WHOSE CENTER BEARS N14°17'53"W HAVING A DELTA OF 02°49'14", A RADIUS OF 3045.00 FEET AND A DISTANCE OF 149.89 FEET TO A POINT OF TANGENT;

THENCE S78°32'06"W, A DISTANCE OF 126.34 FEET;

THENCE S11°27'54"E, A DISTANCE OF 120.00 FEET;

THENCE S06°00'12"W, A DISTANCE OF 190.00 FEET;

THENCE S16°36'58"W, A DISTANCE OF 85.00 FEET;

THENCE S35°54'31"W, A DISTANCE OF 123.00 FEET;

THENCE S73°26'22"W, A DISTANCE OF 186.50 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 83°21'59", A RADIUS OF 345.00 FEET AND A DISTANCE OF 562.19 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 187.58 FEET;

THENCE N76°36'39"W, A DISTANCE OF 12.00 FEET;

THENCE N13°23'21"E, A DISTANCE OF 112.00 FEET;

THENCE N76°36'39"W, A DISTANCE OF 138.00 FEET;

THENCE N13°23'21"E, A DISTANCE OF 72.42 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°26'27", A RADIUS OF 680.00 FEET AND A DISTANCE OF 266.33 FEET TO A POINT ON CURVE;

THENCE N54°10'11"W, A DISTANCE OF 55.57 FEET;

THENCE N80°01'15"W, A DISTANCE OF 99.34 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°49'45"W, A DISTANCE OF 148.00 FEET;

THENCE N39°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 S39°10'15"W HAVING A DELTA OF 16°43'30", A RADIUS OF 325.00 FEET AND A DISTANCE OF 94.87 FEET TO A POINT OF TANGENT;

THENCE N67°33'15"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°00'20", A RADIUS OF 225.00 FEET AND A DISTANCE OF 157.10 FEET TO A POINT OF REVERSE CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 62°03'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 189.52 FEET TO A POINT ON CURVE;

THENCE S00°24'05"W, A DISTANCE OF 5.00 FEET

THENCE N89°35'55"W, A DISTANCE OF 271.00 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°13'46", A RADIUS OF 355.00 FEET AND A DISTANCE OF 156.32 FEET TO A POINT ON CURVE;

THENCE N72°31'01"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 29.82 FEET TO A POINT ON CURVE;

THENCE N75°46'18"W, A DISTANCE OF 581.80 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°13'11"E, ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 572.93 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 29;

THENCE N89°40'43"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 2638.56 FEET TO THE WEST QUARTER CORNER OF SECTION 28;

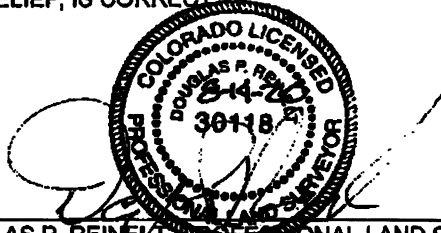
THENCE N89°29'26"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1718.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 79.168 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 80.884 ACRES.

LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

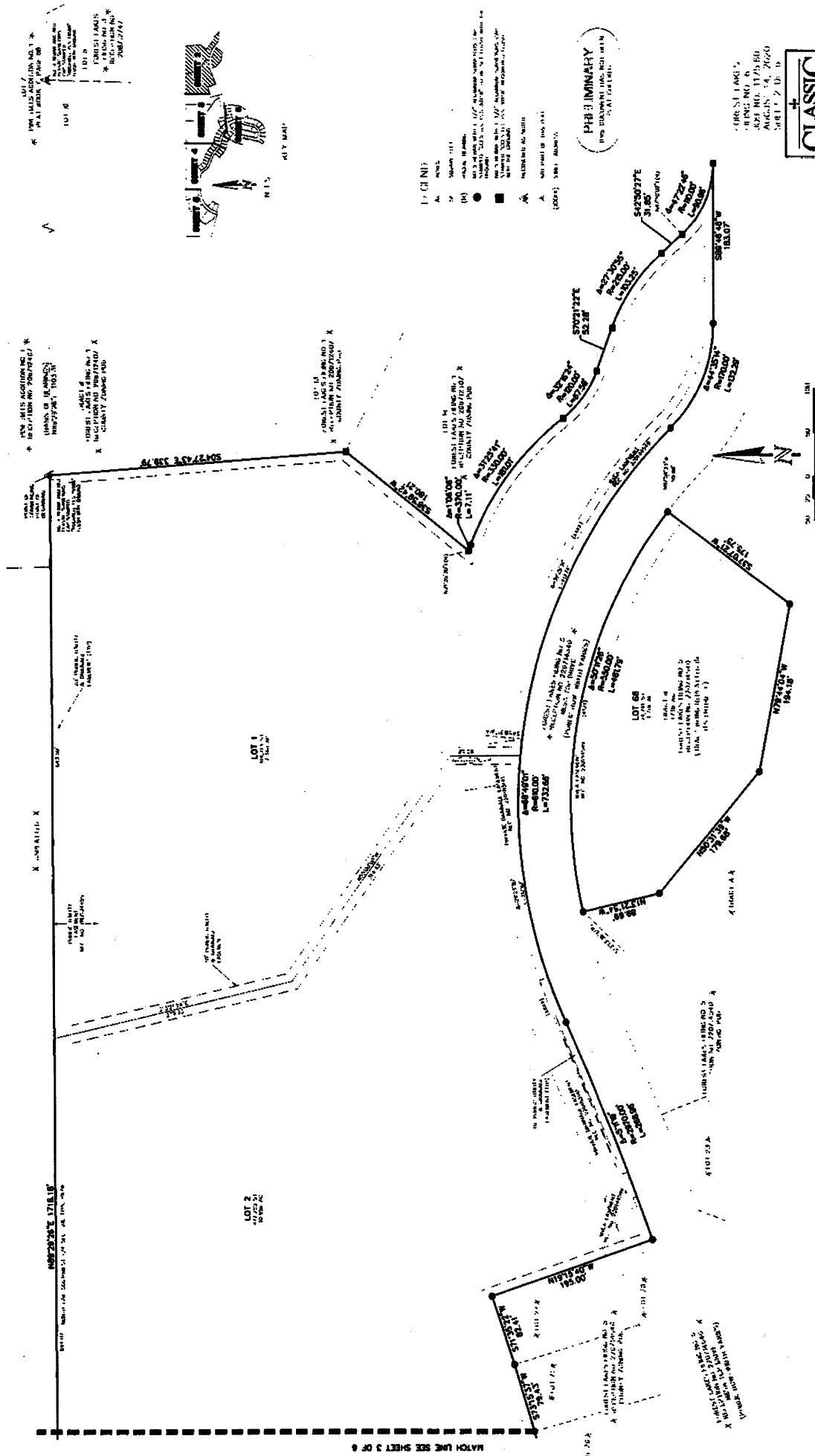
August 14, 2020
DATE

EXHIBIT "B"

Tract D Forest Lakes Filing No. 6

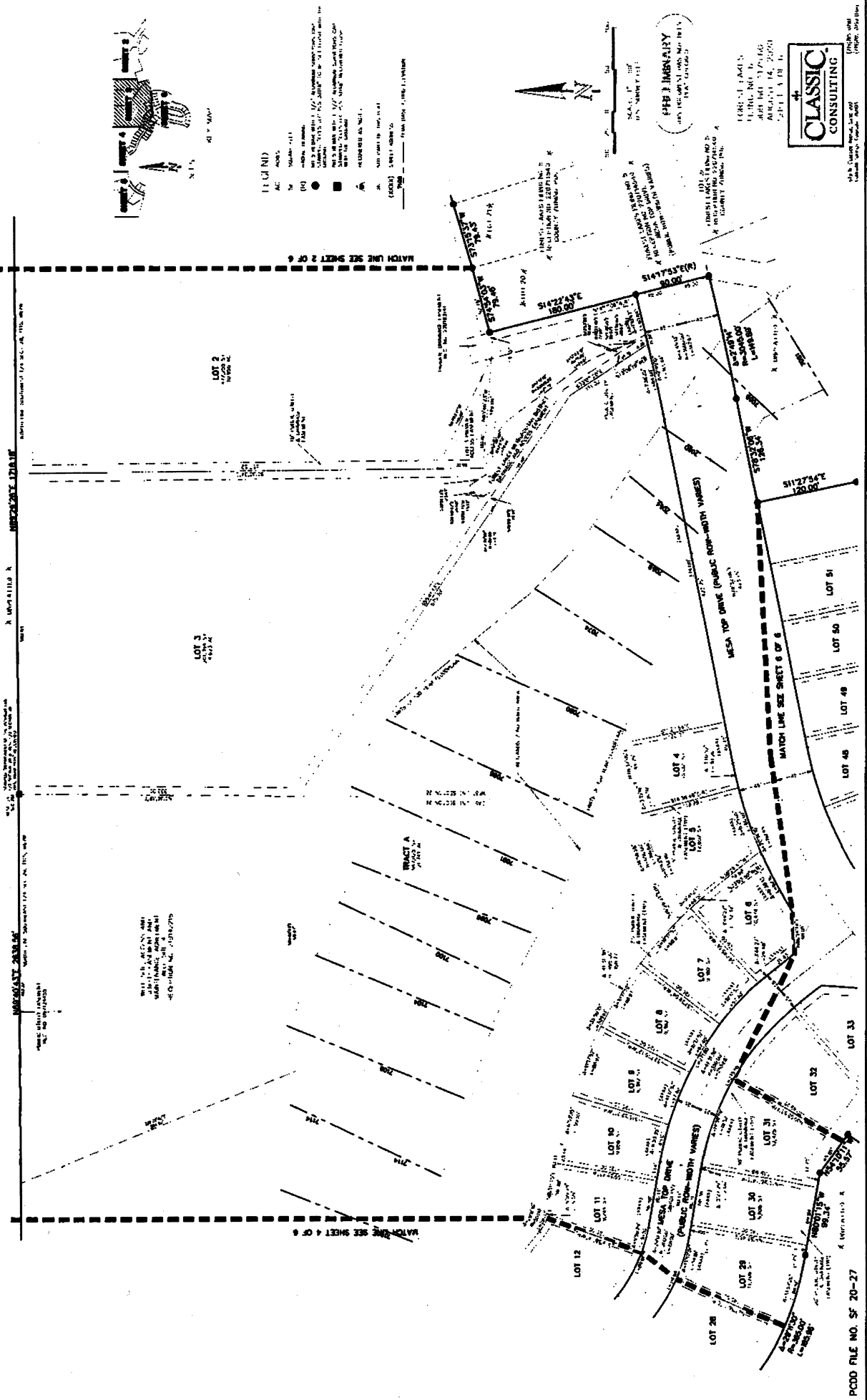
FOREST LAKES FILING NO. 6

A REFERENCE TO THE RECORDS OF THE FOREST LAKES FILING NO. 5 RECORDED UNDER REGISTRATION NO. 220714540 RECORDS OF EL PASO COUNTY, COLOUNDO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, AND IN TOWNSHIP 10 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLOUNDO



FOREST LAKES FILING NO. 6

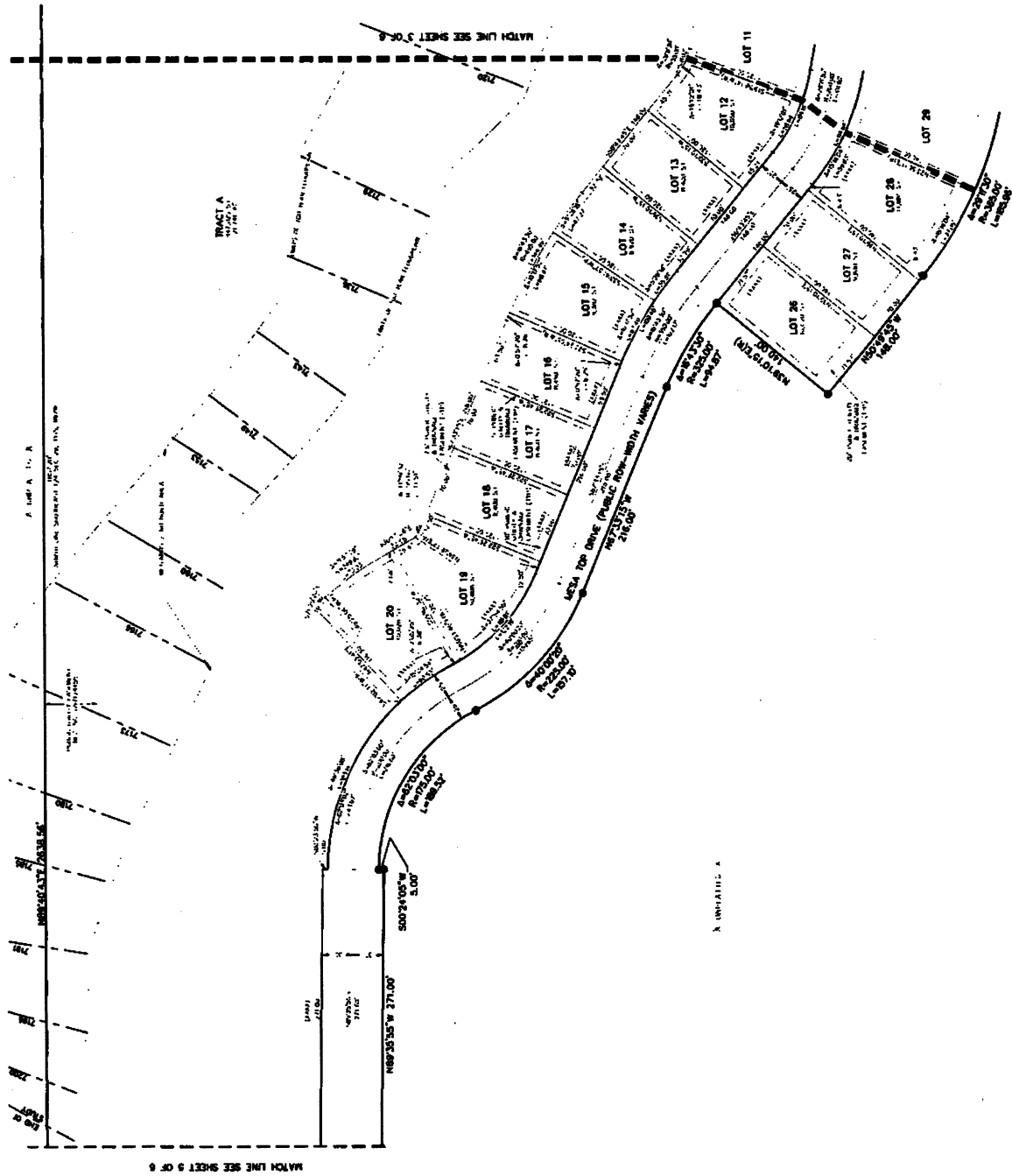
A REPEAT OF TRACT B AS PLATTED IN FOREST LAKES FILING NO. 5 IS RECORDED UNDER REC'DITION NO. 22074540 IN RECORDS OF EL PASO COUNTY, COLORADO TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, T.11. N. R. 10 W. 10 E. SECTION 28 AND 29, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



CLASSIC CONSULTING
 1400 N. GARDNER STREET, SUITE 200
 DENVER, COLORADO 80202
 (303) 733-1100
 WWW.CLASSICCONSULTING.COM

FOREST LAKES FILING NO. 6

A REPLAT OF TRACT 18 AS PLATTED IN FOREST LAKES FILING NO. 5 IS RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO FROM TRACT 18 WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, T11N, R11E, IN TOWNSHIP 11 SOUTH, RANGE 07 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND
- AC: Acreage
 - ST: Section
 - TR: Township
 - BL: Block
 - LOT: Lot
 - TRAIL: Trail
 - ROAD: Road
 - DRIVE: Drive
 - ALLEY: Alley
 - WALKWAY: Walkway
 - BIKEWAY: Bikeway
 - UTILITY: Utility
 - WATER: Water
 - SEWER: Sewer
 - IRRIGATION: Irrigation
 - ENCLOSURE: Enclosure
 - CONCRETE: Concrete
 - ASPHALT: Asphalt
 - GRAVEL: Gravel
 - PAVEMENT: Pavement
 - GRAVE: Grave
 - WELL: Well
 - WATER TOWER: Water Tower
 - WATER TANK: Water Tank
 - WATER PUMP: Water Pump
 - WATER METER: Water Meter
 - WATER VALVE: Water Valve
 - WATER MAIN: Water Main
 - WATER SERVICE: Water Service
 - WATER CONNECTION: Water Connection
 - WATER LINE: Water Line
 - WATER PIPE: Water Pipe
 - WATER FITTING: Water Fitting
 - WATER JOINT: Water Joint
 - WATER TEE: Water Tee
 - WATER CROSS: Water Cross
 - WATER ELBOW: Water Elbow
 - WATER END CAP: Water End Cap
 - WATER STOP VALVE: Water Stop Valve
 - WATER BACKFLOW PREVENTER: Water Backflow Preventer
 - WATER AIR VALVE: Water Air Valve
 - WATER PRESSURE REDUCING VALVE: Water Pressure Reducing Valve
 - WATER CHECK VALVE: Water Check Valve
 - WATER FLOW METER: Water Flow Meter
 - WATER METER BOX: Water Meter Box
 - WATER METER HOUSE: Water Meter House
 - WATER METER PIT: Water Meter Pit
 - WATER METER VALVE: Water Meter Valve
 - WATER METER CONNECTION: Water Meter Connection
 - WATER METER LINE: Water Meter Line
 - WATER METER PIPE: Water Meter Pipe
 - WATER METER FITTING: Water Meter Fitting
 - WATER METER JOINT: Water Meter Joint
 - WATER METER TEE: Water Meter Tee
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PRELIMINARY
THIS INSTRUMENT HAS NOT BEEN
FILED FOR RECORD

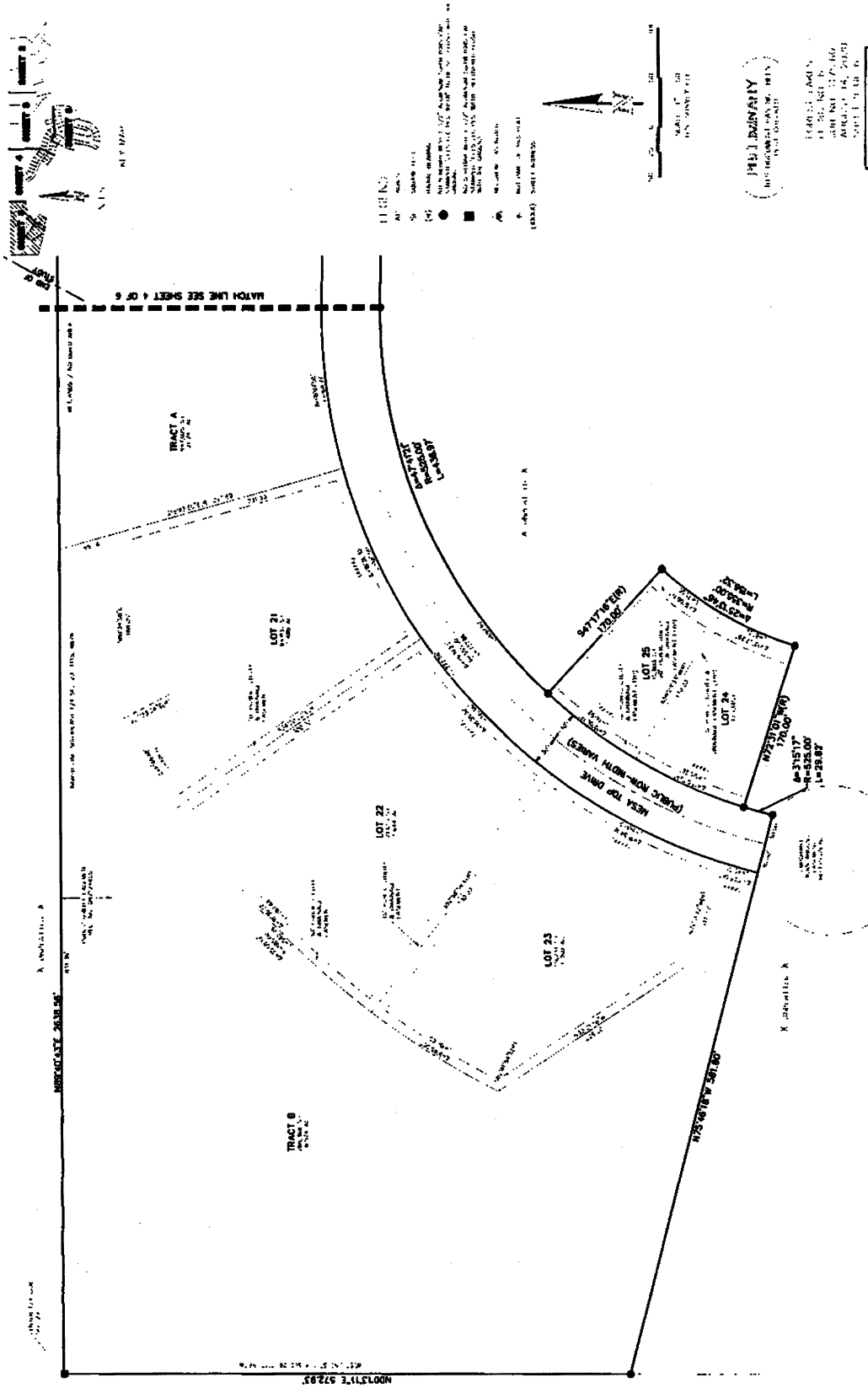
CLASSIC CONSULTING
1000 1/2 11th Street
Aurora, CO 80014
303.425.1111



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Aurora, CO 80014
303.425.1111

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THIS PLAN IS A PART OF THE RECORDS OF THE COUNTY OF PASADENA, CALIFORNIA, AND IS SUBJECT TO THE RECORDS OF THE COUNTY OF PASADENA, CALIFORNIA, AND IS SUBJECT TO THE RECORDS OF THE COUNTY OF PASADENA, CALIFORNIA.



CLASSIC CONSULTING
 1100 S. GARDEN ST., SUITE 100
 PASADENA, CA 92365
 (909) 799-1100
 WWW.CLASSICCONSULTING.COM