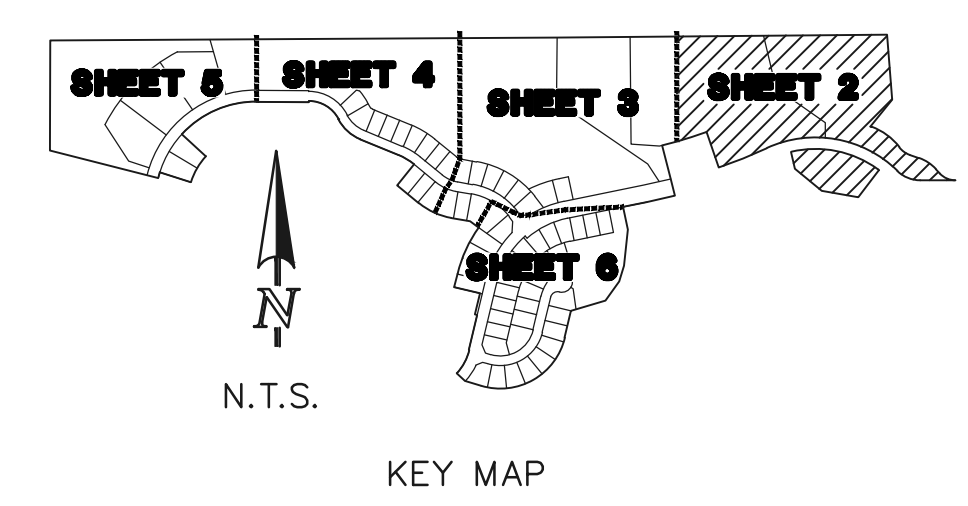
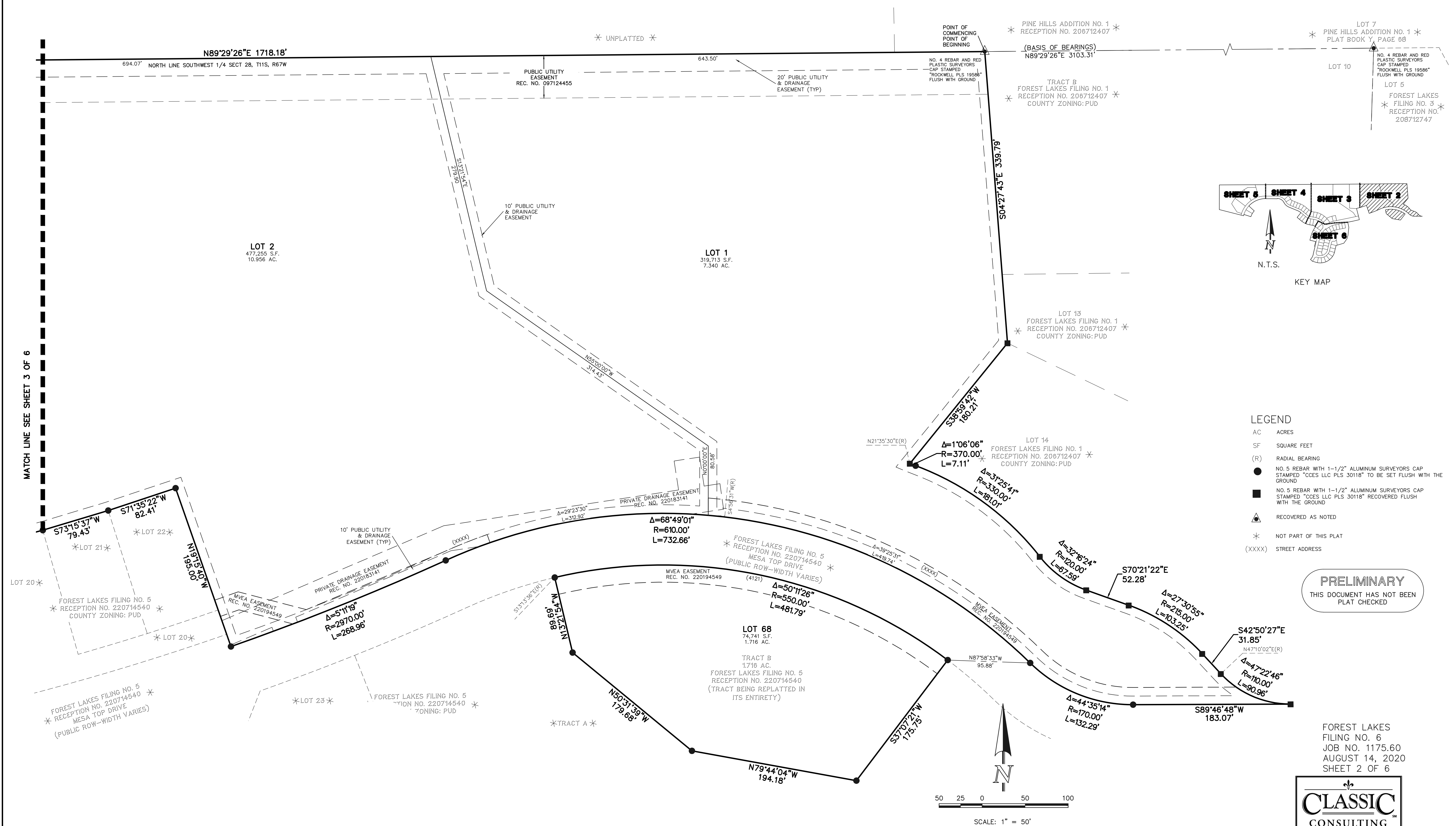




# FOREST LAKES FILING NO. 6

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



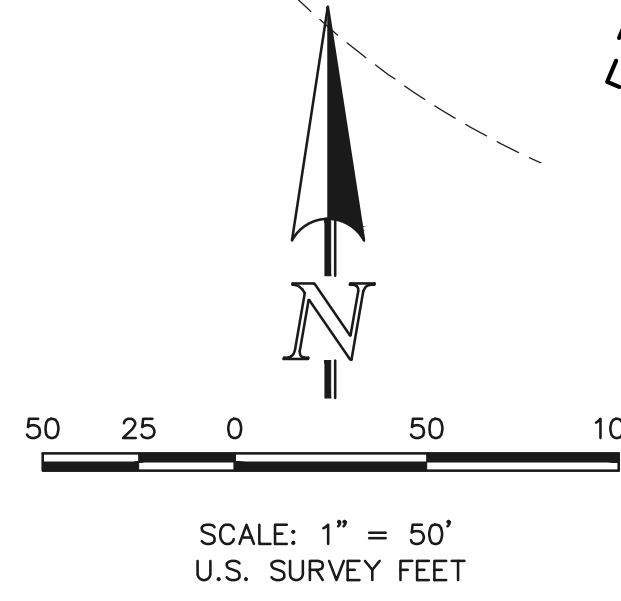
- LEGEND**
- AC ACRES
  - SF SQUARE FEET
  - (R) RADIAL BEARING
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH THE GROUND
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND
  - ▲ RECOVERED AS NOTED
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

FOREST LAKES FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 2 OF 6



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

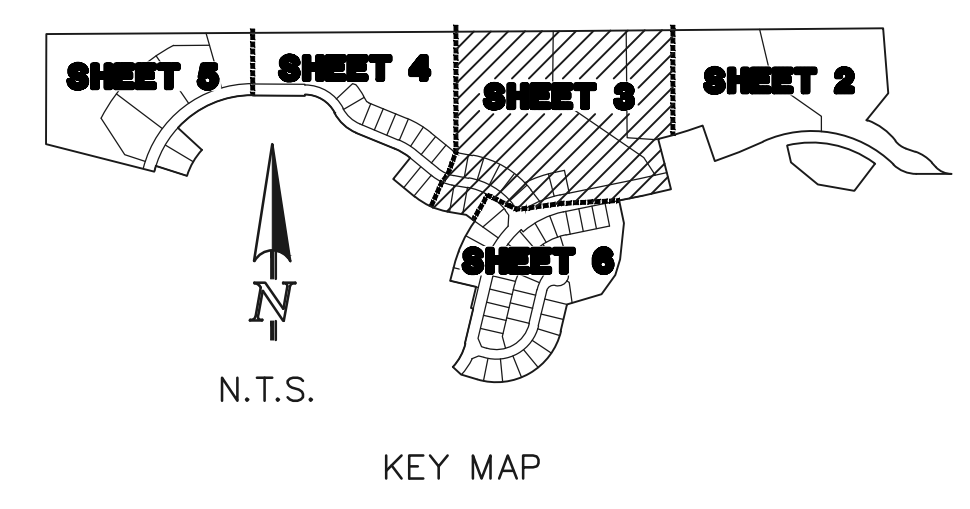
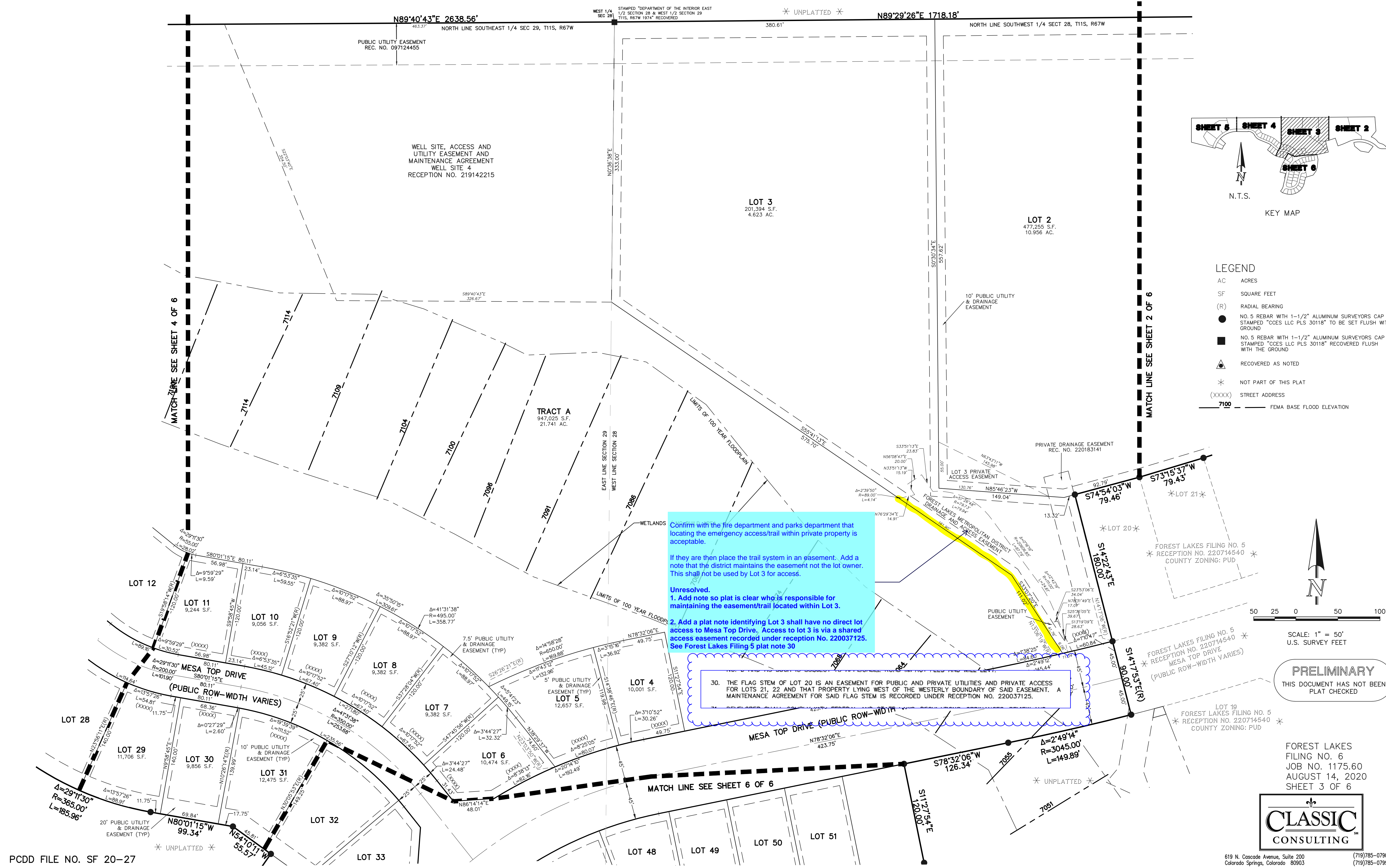


MATCH LINE SEE SHEET 3 OF 6

N:\17560\DRAWINGS\BUREAU\PLAT\175602-PL-06.dwg 12/23/2020 11:50:50 AM 1:1

# 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



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  - SF SQUARE FEET
  - (R) RADIAL BEARING
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  - ▲ RECOVERED AS NOTED
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS
  - 7100 FEMA BASE FLOOD ELEVATION

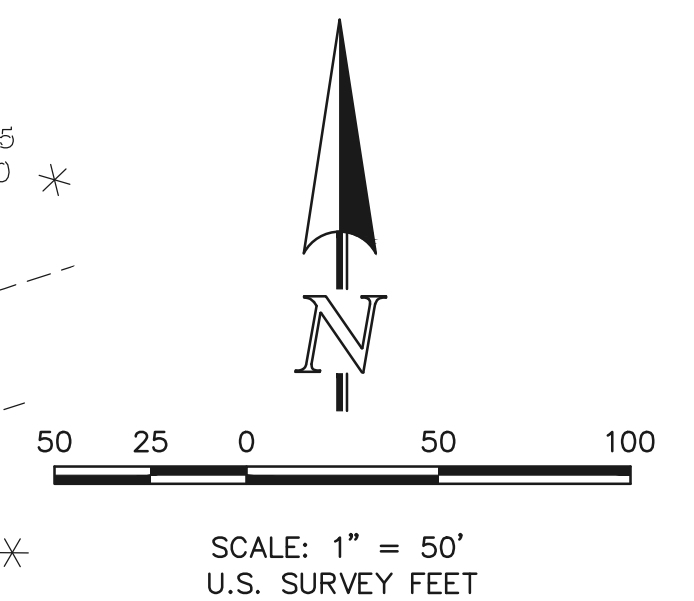
Confirm with the fire department and parks department that locating the emergency access/trail within private property is acceptable.

If they are then place the trail system in an easement. Add a note that the district maintains the easement not the lot owner. This shall not be used by Lot 3 for access.

Unresolved.

1. Add note so plat is clear who is responsible for maintaining the easement/trail located within Lot 3.
2. Add a plat note identifying Lot 3 shall have no direct lot access to Mesa Top Drive. Access to lot 3 is via a shared access easement recorded under reception No. 220037125. See Forest Lakes Filing 5 plat note 30

30. THE FLAG STEM OF LOT 20 IS AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES AND PRIVATE ACCESS FOR LOTS 21, 22 AND THAT PROPERTY LYING WEST OF THE WESTERLY BOUNDARY OF SAID EASEMENT. A MAINTENANCE AGREEMENT FOR SAID FLAG STEM IS RECORDED UNDER RECEPTION NO. 220037125.



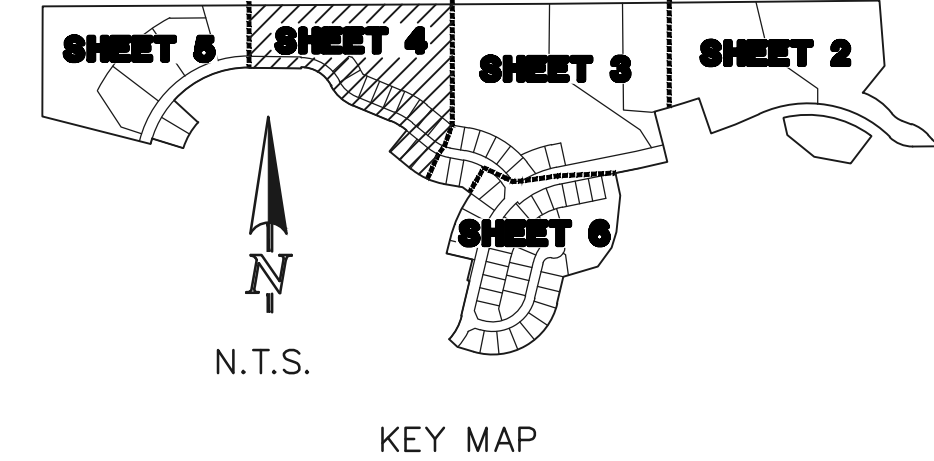
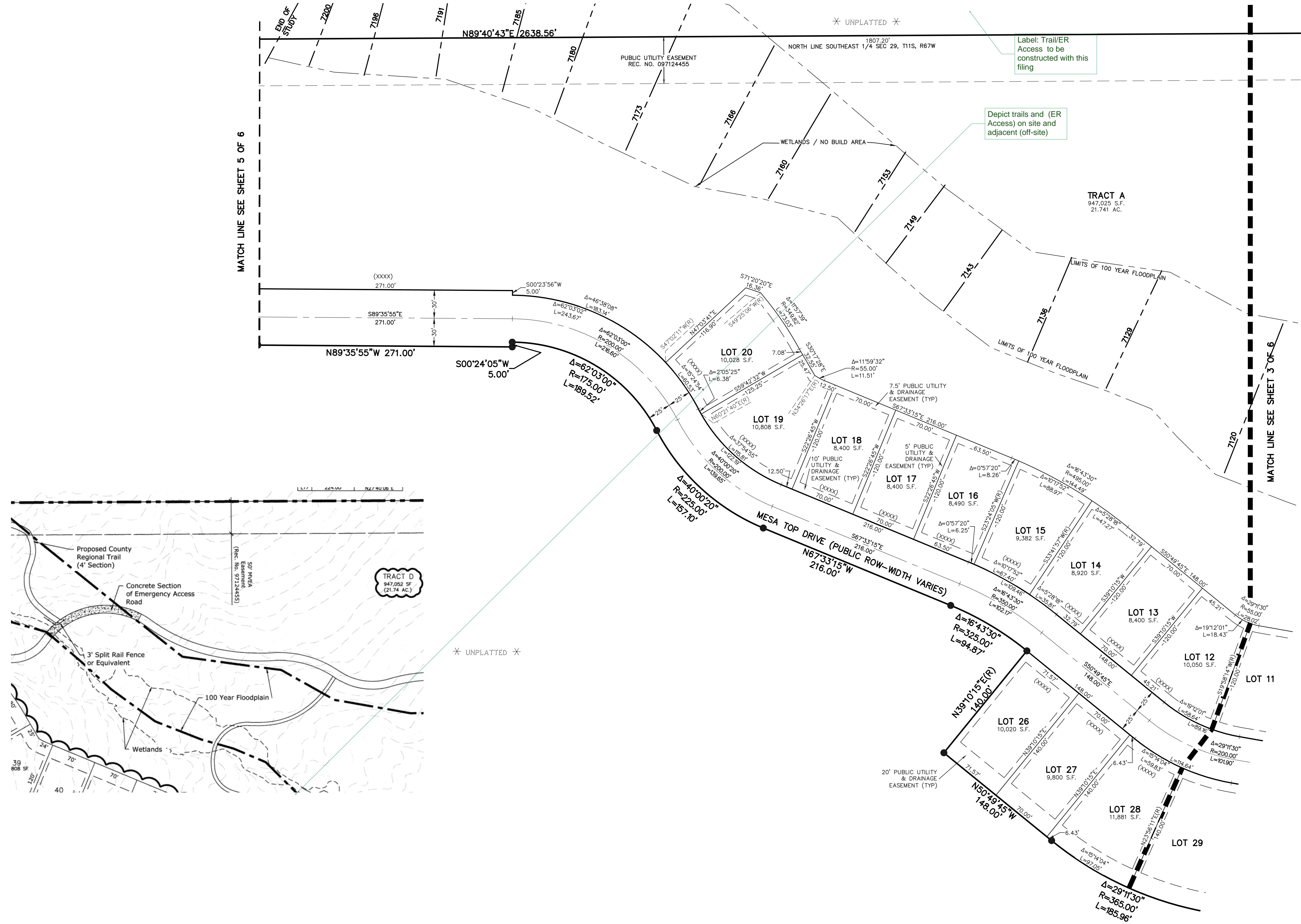
**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

FOREST LAKES FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 3 OF 6

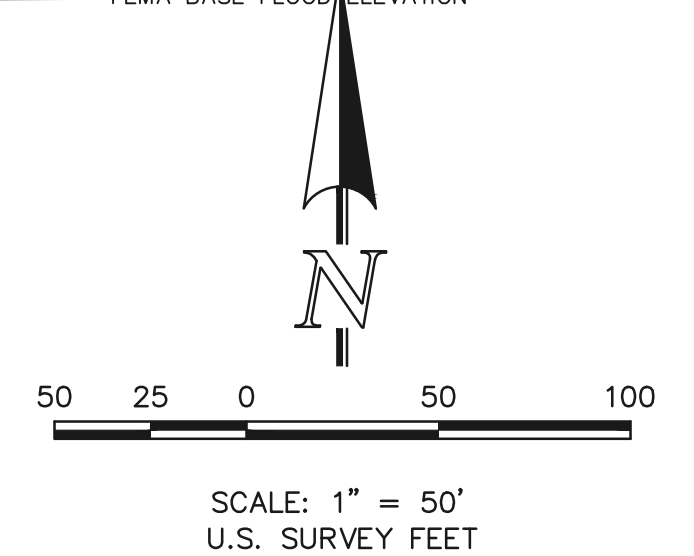


# FOREST LAKES FILING NO. 6

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  - ▲ RECOVERED AS NOTED
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS
  - 7100 FEMA BASE FLOOD ELEVATION



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

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



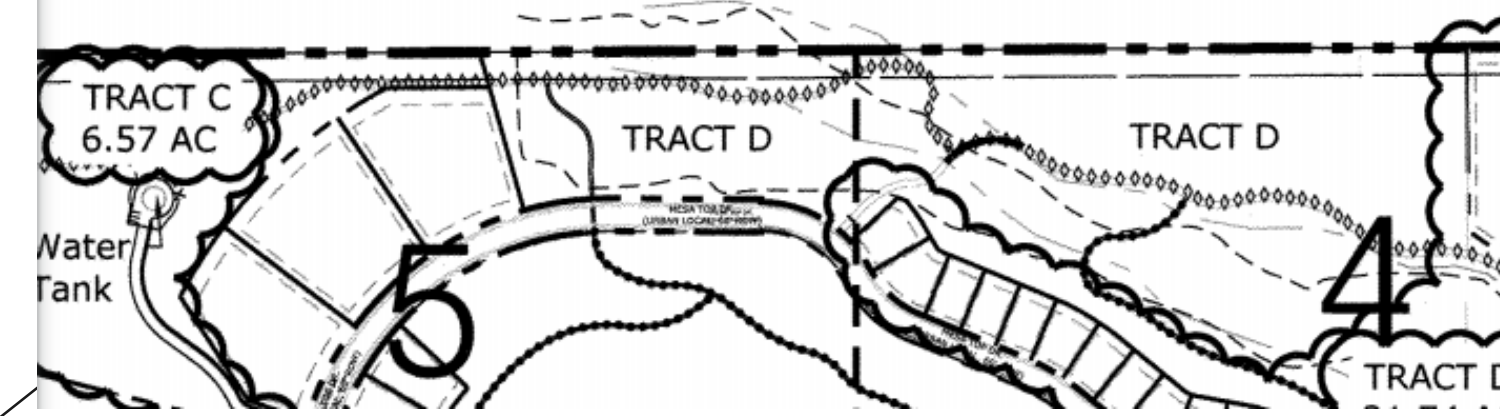
619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799 (Fax)

N:\117560\DRAWINGS\GEN\PLAT\117560P2-PL6.dwg, 12/23/2020 11:51:32 AM, 1/1

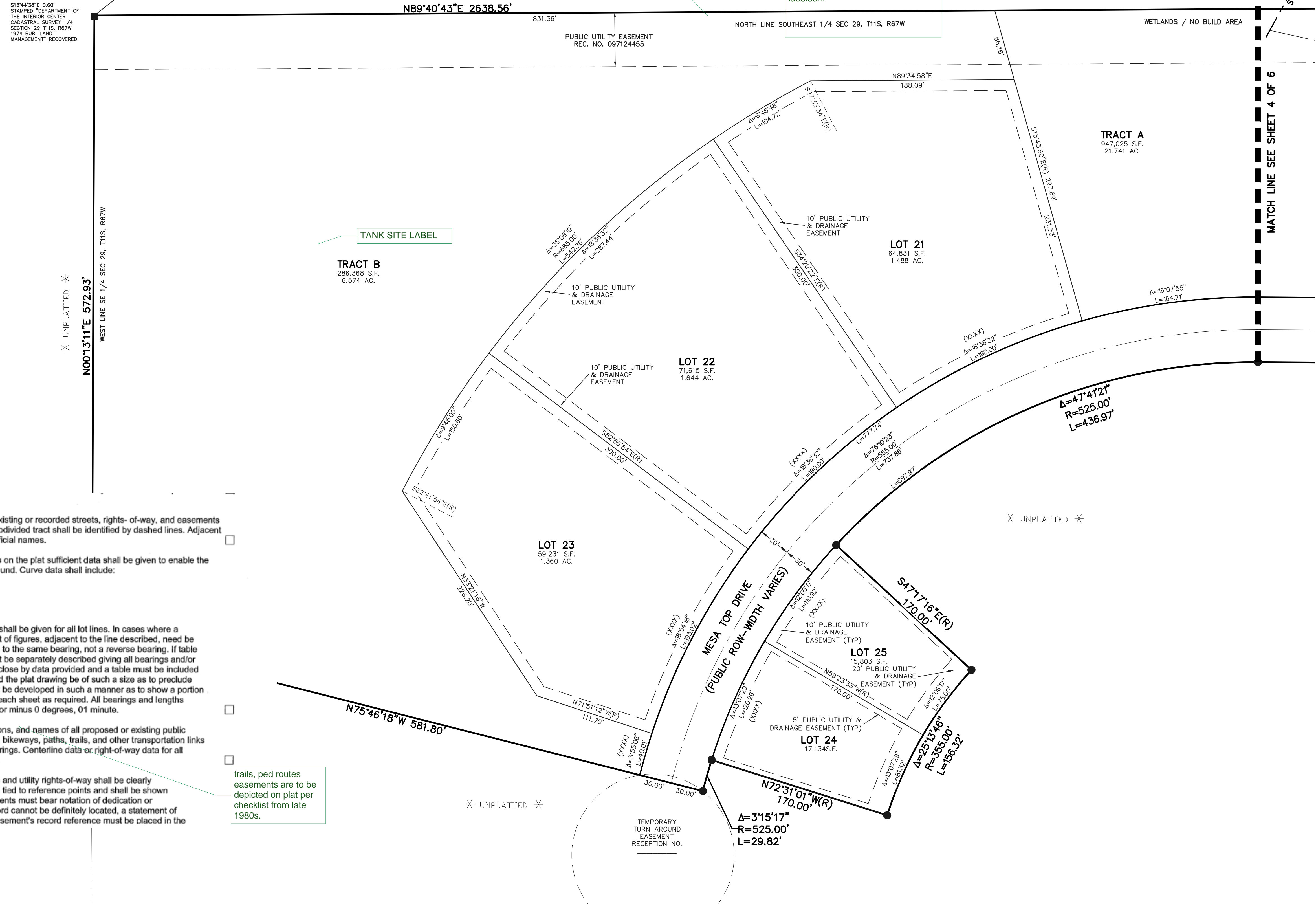
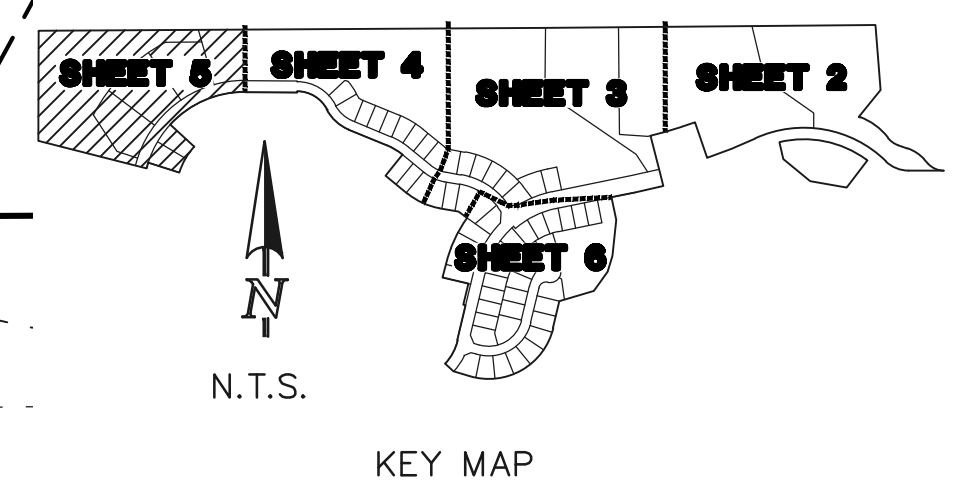
# FOREST LAKES FILING NO. 6

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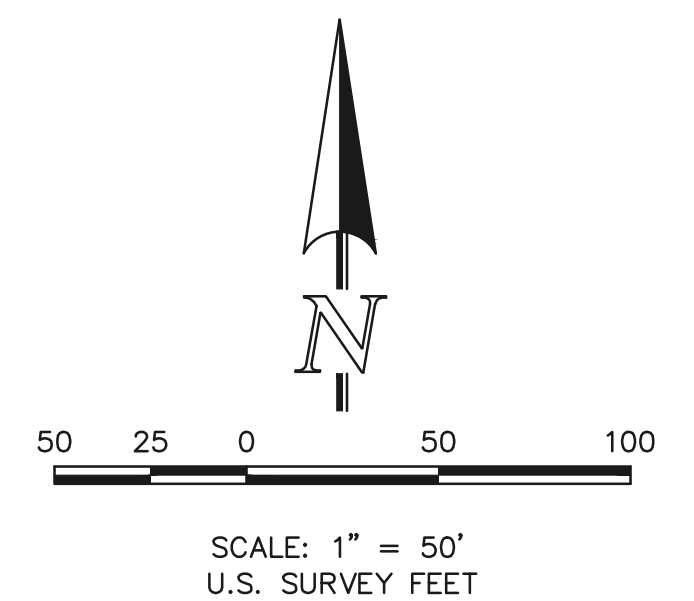
## SECTION 2 SHEET INDEX & TRACTS



The onsite and offsite adjacent trails and ER road were zoned with this development and agreed to be built with this filing and are critical for ER access and should be shown so it is clear that the trails are for public use and the ER access is clearly labeled...



- LEGEND**
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  - ▲ RECOVERED AS NOTED
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**PRELIMINARY**  
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FOREST LAKES FILING NO. 6  
JOB NO. 1175.60  
AUGUST 14, 2020  
SHEET 5 OF 6



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

The exact location and width of all existing or recorded streets, rights-of-way, and easements adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names.

On curved boundaries and all curves on the plat sufficient data shall be given to enable the reestablishment of curves on the ground. Curve data shall include:

- (1) Central angle -
- (2) Radius - R
- (3) Arc length - L

Bearings and/or angles and lengths shall be given for all lot lines. In cases where a lot line is a common line only one set of figures, adjacent to the line described, need be given if the lot descriptions are given to the same bearing, not a reverse bearing. If table data is used, each individual lot must be separately described giving all bearings and/or angles and lengths making each lot close by data provided and a table must be included on the same page as the plat. Should the plat drawing be of such a size as to preclude the data table then the drawing must be developed in such a manner as to show a portion of the plat and its pertinent table on each sheet as required. All bearings and lengths on the plat must close to within plus or minus 0 degrees, 01 minute.

The right-of-way lines, widths, locations, and names of all proposed or existing public or private streets, alleys, greenways, bikeways, paths, trails, and other transportation links dimensioned by lengths, widths, bearings. Centerline data or right-of-way data for all curves shall be indicated on the plat.

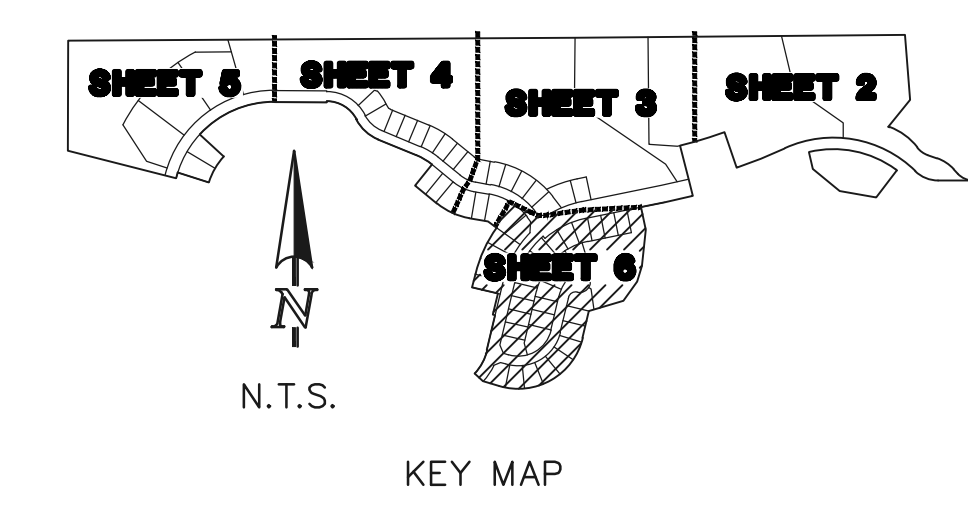
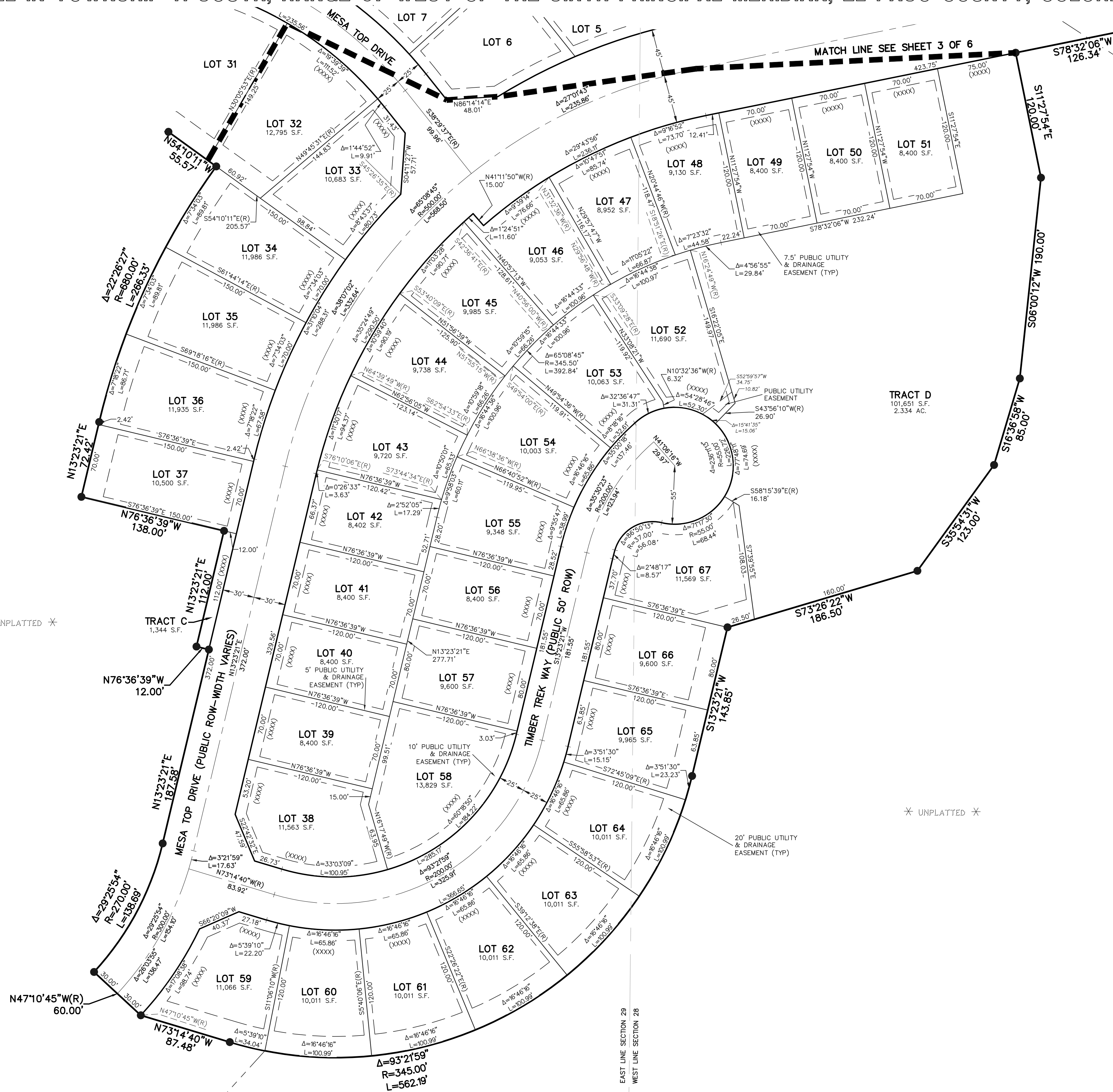
All easements (existing or proposed) and utility rights-of-way shall be clearly labeled, identified, dimensioned, and tied to reference points and shall be shown by fine dashed lines. Existing easements must bear notation of dedication or conveyance. If any easement of record cannot be definitely located, a statement of the existence, the nature, and the easement's record reference must be placed in the

trails, ped routes easements are to be depicted on plat per checklist from late 1980s.

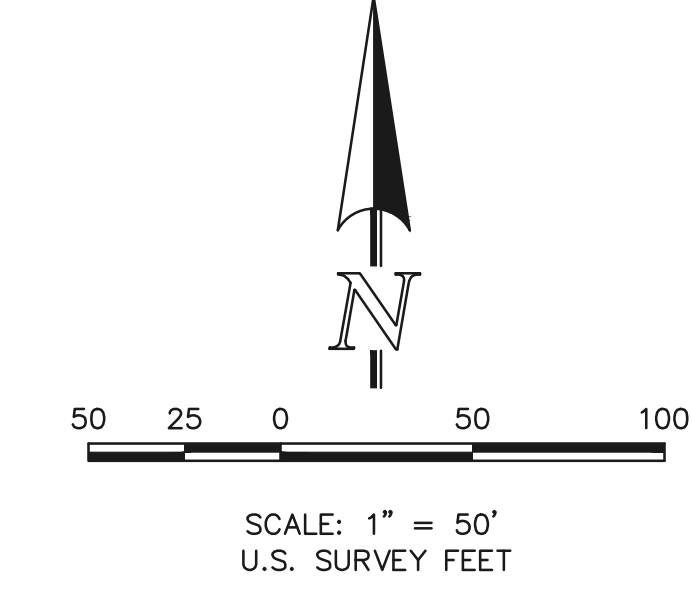
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# FOREST LAKES FILING NO. 6

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



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



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

N:\117560\DRAWINGS\GEN\PLAT\117560P2-PL6.dwg 12/23/2020 11:52:21 AM 1/1

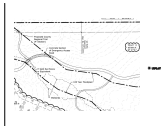
# PLAT V\_2 redlines.pdf Markup Summary 2-23-2021

dsdparsons (7)



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**Page Label:** 4  
**Author:** dsdparsons  
**Date:** 2/23/2021 11:15:03 AM  
**Status:**  
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Depict trails and (ER Access) on site and adjacent (off-site)

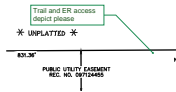


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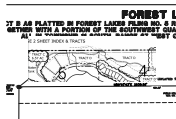
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Label: Trail/ER Access to be constructed with this filing



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**Date:** 2/23/2021 11:17:49 AM  
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Trail and ER access depict please

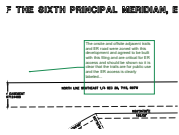


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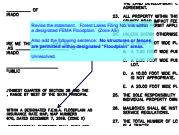
TANK SITE LABEL



**Subject:** Callout  
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**Space:**

The onsite and offsite adjacent trails and ER road were zoned with this development and agreed to be built with this filing and are critical for ER access and should be shown so it is clear that the trails are for public use and the ER access is clearly labeled...

dsdlaforce (6)

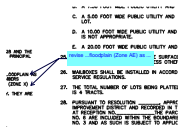


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**Layer:**  
**Space:**

Revise the statement. Forest Lakes Filing No. 6 is within a designated FEMA Floodplain. (Zone AE)

Also add the following sentence: No structures or fences are permitted within designated "Floodplain" areas.

Unresolved.



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdlaforce  
**Date:** 2/22/2021 1:43:43 PM  
**Status:**  
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revise ...floodplain (Zone AE) as ...



**Subject:** Highlight  
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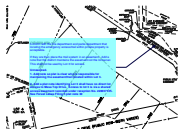


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**Subject:** Callout  
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**Space:**

Confirm with the fire department and parks department that locating the emergency access/trail within private property is acceptable.

If they are then place the trail system in an easement. Add a note that the district maintains the easement not the lot owner. This shall not be used by Lot 3 for access.

Unresolved.

1. Add note so plat is clear who is responsible for maintaining the easement/trail located within Lot 3.

2. Add a plat note identifying Lot 3 shall have no direct lot access to Mesa Top Drive. Access to lot 3 is via a shared access easement recorded under reception No. 220037125. See Forest Lakes Filing 5 plat note 30

# PLAT V\_2 redlines.pdf Markup Summary 2-23-2021

dsdparsons (9)

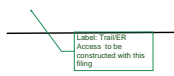


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**Space:**

Depict trails and (ER Access) on site and adjacent (off-site)

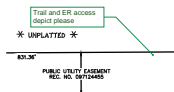


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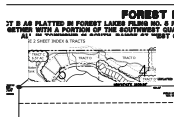
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Label: Trail/ER Access to be constructed with this filing



**Subject:** Callout  
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Trail and ER access depict please

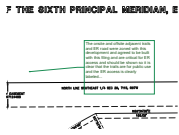


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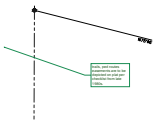


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trails, ped routes easements are to be depicted on plat per checklist from late 1980s.

**dsdlaforce (6)**

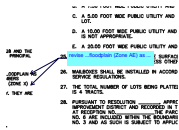


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**Space:**

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Unresolved.



**Subject:** Callout  
**Page Label:** 1  
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revise ...floodplain (Zone AE) as ...



**Subject:** Highlight  
**Page Label:** 3  
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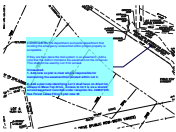
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**Subject:** Cloud  
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