KNOW ALL MEN BY THESE PRESENTS: THAT FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:	FOREST LA
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 1.716 ACRES	A REPLAT OF TRACT B AS PLATTE UNDER RECEPTION NO. 220714540 TOGETHER WITH A PORTION OF 1
TOGETHER WITH A PARCEL 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	AND THE SOUTHEAST QUARTER OR RANGE 67 WEST OF THE SIXTH PRIN
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.	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.
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;	OF FOREST LAKES METROPOLITAN DISTRICT. STATE OF COLORADO))ss COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20_, A.D. BY
THENCE, ON THE WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 1, THE FOLLOWING (9) NINE COURSES:	AS OF FOREST LAKES METROPOLITAN DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL.
 S04*27'43"E, A DISTANCE OF 339.79 FEET; S38*59'42"W, A DISTANCE OF 180.21 FEET TO A POINT ON CURVE; 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; ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31*25'41", A RADIUS OF 330.00 	MY COMMISSION EXPIRES:
 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 	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 OWNER'S 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 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 INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.
UNDER RECEPTION NO. 220714540; THENCE ON THE NORTHERLY, EASTERLY AND WESTERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 5, THE FOLLOWING (10) TEN COURSES:	OWNER: FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE DAY OF, 20, A.D.
 S89*46'48"W, A DISTANCE OF 183.07 FEET TO A POINT OF CURVE; 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; 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; 	BY:AS:OF FLRD #2, LLC A COLORADO LIMITED LIABILITY COMPANY STATE OF COLORADO)
 ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05"1'19", A RADIUS OF 2970.00 FEET AND A DISTANCE OF 268.96 FEET TO A POINT ON CURVE; N19"15'40"W, A DISTANCE OF 195.00 FEET; S71"35'22"W, A DISTANCE OF 82.41 FEET; S73"15'37"W, A DISTANCE OF 79.43 FEET; S74"54'03"W, A DISTANCE OF 79.46 FEET;) ss COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D., BY AS DAY OF LLC, A COLORADO LIMITED LIABILITY COMPANY WITNESS MY HAND AND OFFICIAL SEAL
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	MY COMMISSION EXPIRES:
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;	ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO HAS EXECUTED THIS INSTRUME THE DAY OF, 20, A.D. BY:AS:AS:OF
THENCE S08 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;	ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO STATE OF COLORADO
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 562.19 FEET TO A POINT OF TANGENT; THENCE N73°14'40"W, A DISTANCE OF 87.48 FEET;) ss COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 A D BY
THENCE N4710'45"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 N4710'45"W HAVING A DELTA OF 2925'54", A RADIUS OF 270.00 FEET AND A DISTANCE OF 138.69 FEET TO A POINT OF TANGENT;	ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO WITNESS MY HAND AND OFFICIAL SEAL Unresolved.
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;	MY COMMISSION EXPIRES:
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;	 THE DATE OF PREPARATION AUGUST 14, 2020. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 28 AND THI SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
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;	3. FLOODPLAIN STATEMENT: A PORTION OF THIS SITE, FOREST LAKES FILING NO. 6, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN DETERMINED BY GRAPHIC REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0258G, 08041C0259G, 08041C0266G AND 08041C0267G, DATED DECEMBER 7, 2018. (ZONE X)
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	 THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY AR NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE. WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT. SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
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	 ELECTRIC SERVICES SHALL BE SUPPLIED BY (MVEA) MOUNTAIN VIEW ELECTRIC ASSOCIATION. GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
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;	 FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
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;	11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/O FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPOR SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
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 NOO°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;	 PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD,
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.	CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE, AGENT FOR STEWART TITLE GUARAN COMPANY, ORDER NO. 200554 WITH AN EFFECTIVE DATE OF AUGUST 13, 2020 AT 8:00 A.M. 14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT
CONTAINING A CALCULATED AREA OF 79.168 ACRES.	LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508. 15. TRACT A IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES AND EMERGENCY ACCESS ROAD A
CONTAINING A TOTAL CALCULATED AREA OF 80.884 ACRES.	SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED SEPARATE INSTRUMENT. 16. TRACT B OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND WATER TANK AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE
	INSTRUMENT.

KES FILING NO. 6

ED IN FOREST LAKES FILING NO. 5 RECORDED RECORDS OF EL PASO COUNTY, COLORADO THE SOUTHWEST QUARTER OF SECTION 28 OF SECTION 29, ALL IN TOWNSHIP 11 SOUTH, ICIPAL MERIDIAN, EL PASO COUNTY, COLORADO

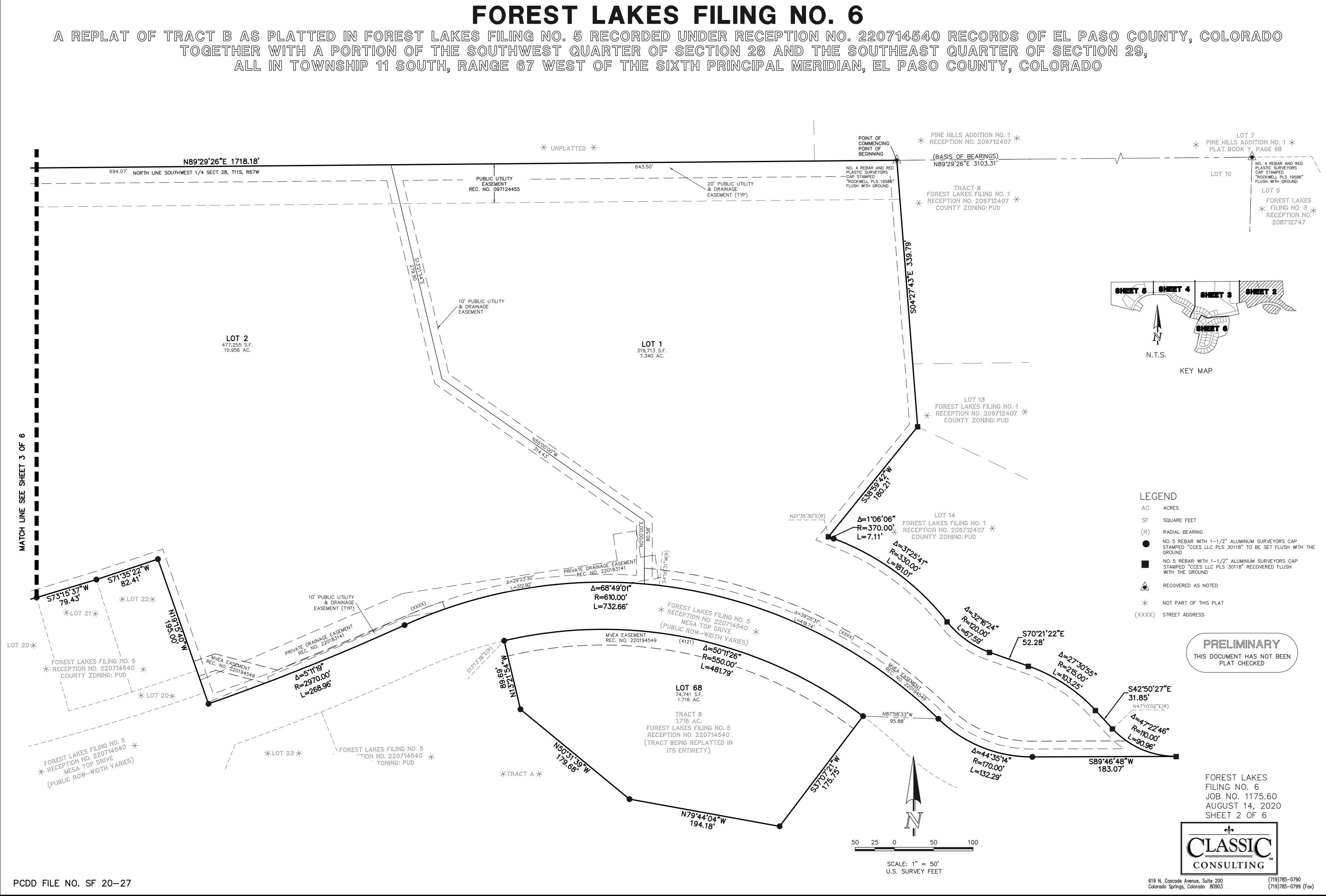
TRACT D 101,651 SF FOREST LAKES 3% (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE) LOTS (68 TOTAL) 1,891,929 SF 53% SPAATZ ROAD PUBLIC R.O.W. 294,999 SF COUNTY COUNTY 9% TOTAL 3,523,316 SF 100% SURVEYOR'S STATEMENT: BAPTIS ROAD I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE 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 MONUMENTS 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 DEALING WITH MONUMENTS. SUBDIVISION. OR SURVEYING OF VICINITY MAP LAND AND ALL APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. NOT TO SCALE I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20 ___, GENERAL NOTES: (CONTINUED) 17. TRACT C IS FOR OPEN SPACE, TRAILS, MAILBOXES AND PARKING AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT. DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 30118 18. TRACT D IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND SHALL BE OWNED AND MAINTAINED FOR AND ON BEHALF OF CLASSIC CONSULTING BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT. ENGINEERS AND SURVEYORS, LLC 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 NOTICE: OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS. 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 20. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE COUNTY APPROVAL CERTIFICATE: APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. __ IN THE OFFICE OF THE CLERK AND RECORDED OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER THIS PLAT FOR FOREST LAKES FILING NO. 6 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ____ DAY OF ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. __, 20__, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR. (NAME OF DOCUMENT TO BE DETERMINED). THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE DIRECTOR, AND MEET THE POLICY AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN FOR SALE. CONVEYANCE OR TRANSFER. ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT. 21. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326 AND AS AMENDED. 22. THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL ENT PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DATE AGREEMENT. DEVELOPMENT DEPARTMENT 23. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471). AS AMENDED, AT THE TIME est Lakes Filing Nor 6 is within PERMIT APPLICATION. lain. (Zone AE) N OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED: COUNTY ASSESSOR DATE ENCE: NO STRUCTURES OF FENCES OF WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH LOT. nated "Floodplain" areas. B. A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT. C. A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT. D. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREETS, WHEN FRONT EASEMENT IS NOT APPROPRIATE. E. A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION. 25. revise ...floodplain (Zone AE) as ... E SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE ESS OTHERWISE NOTED. 26. MAILBOXES 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 _ , APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. ___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 FEES AND MILL LEVY. 29. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT. 30. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN PINON PINES METROPOLITAN DISTRICT NO. 2 BY INSTRUMENTS RECORDED UNDER RECEPTION NOS. 204033348 & 208042748. ORT; 31. GEOLOGIC HAZARDS DISCLOSURE STATEMENT: AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS INCLUDING SHALLOW GROUNDWATER, EXPANSIVE SOILS AND BEDROCK, AND POTENTIAL FOR FLOOD, EROSION AND DEBRIS FLOW. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, REGRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL THOMSON INC., DATED JULY 18, 2018 AND IS HELD IN THE FOREST LAKES FILINGS 5, 6, & 7 PUD/PRELIMINARY PLAN AMENDMENT FILE (PUDSP-18-001) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. A DEBRIS FLOW/MUD FLOW ANALYSIS PREPARED BY CTL THOMPSON INC., DATED AUGUST 6, 2018 IS ALSO YTY HELD IN THIS FILE. THE PROPOSED LOT LAYOUT AND DRAINAGE DESIGN ADDRESSES THE RECOMMENDATIONS OF THAT ANALYSIS. OR 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. 215119474 AND AS AMENDED. ND BY 33. ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE FOREST LAKES PUD AS RECORDED UNDER CONSULTING RECEPTION NO. 219053733 AND AMENDED BY RECEPTION NO. 219159875.



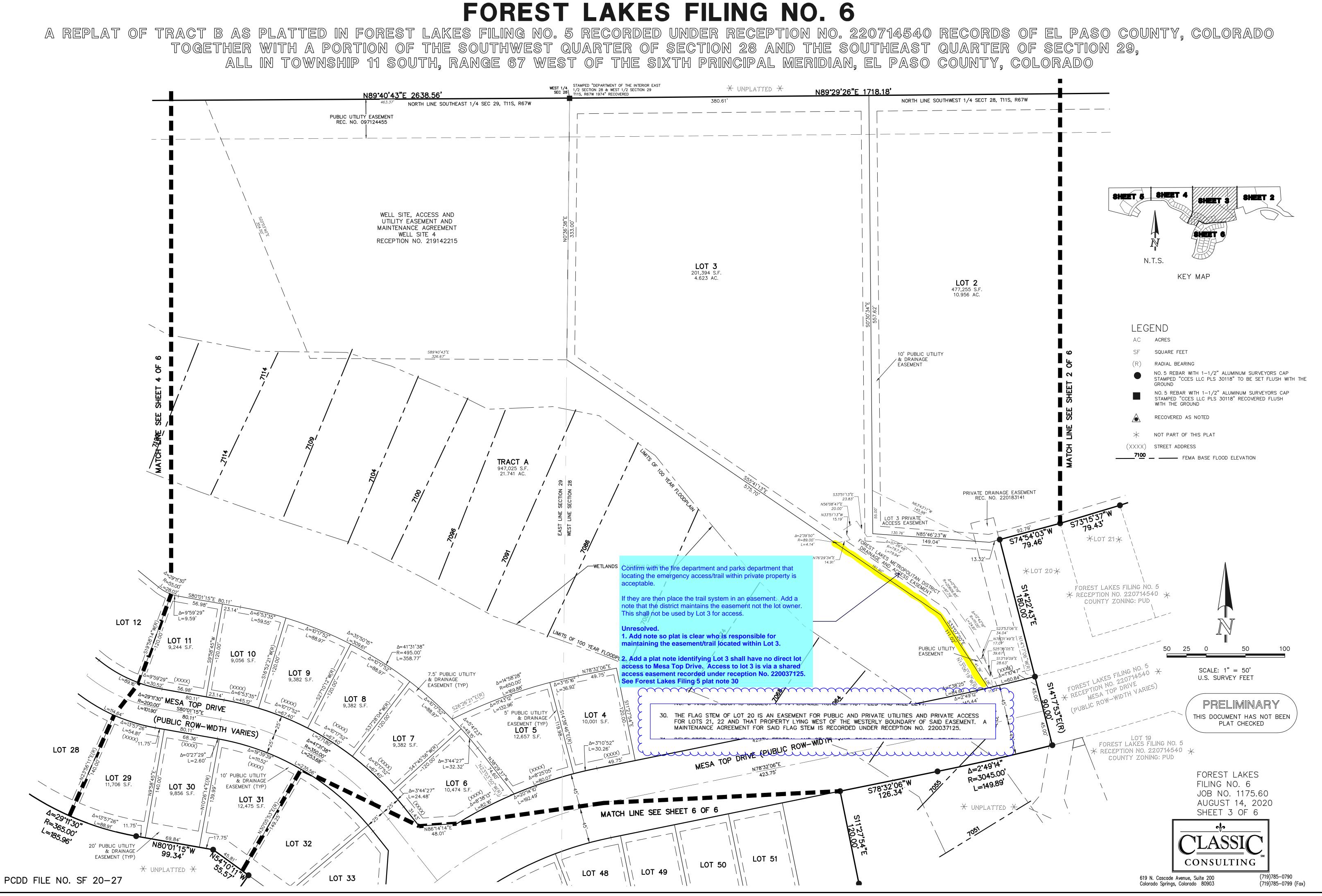
SUMMARY TABLE: LOTS/TRACTS AREA PERCENTAGE MAINTENANCE OWNER TRACT A 947.025 SF FOREST LAKES FOREST LAKES 27% (OPEN SPACE, TRAILS, METROPOLITAN DISTRICT METROPOLITAN DISTRICT DRAINAGE, PUBLIC UTILITIES, EMERGENCY ACCESS ROAD) TRACT B 286,368 SF FOREST LAKES FOREST LAKES 8% (OPEN SPACE, TRAILS, METROPOLITAN DISTRICT METROPOLITAN DISTRICT PUBLIC UTILITIES, DRAINAGE, WATER TANK) TRACT C 1,344 SF (<1%) FOREST LAKES FOREST LAKES (OPEN SPACE, TRAILS, METROPOLITAN DISTRICT METROPOLITAN DISTRICT MAILBOXES, PARKING) FOREST LAKES METROPOLITAN DISTRICT METROPOLITAN DISTRICT INDIVIDUAL LOT OWNERS INDIVIDUAL LOT OWNERS

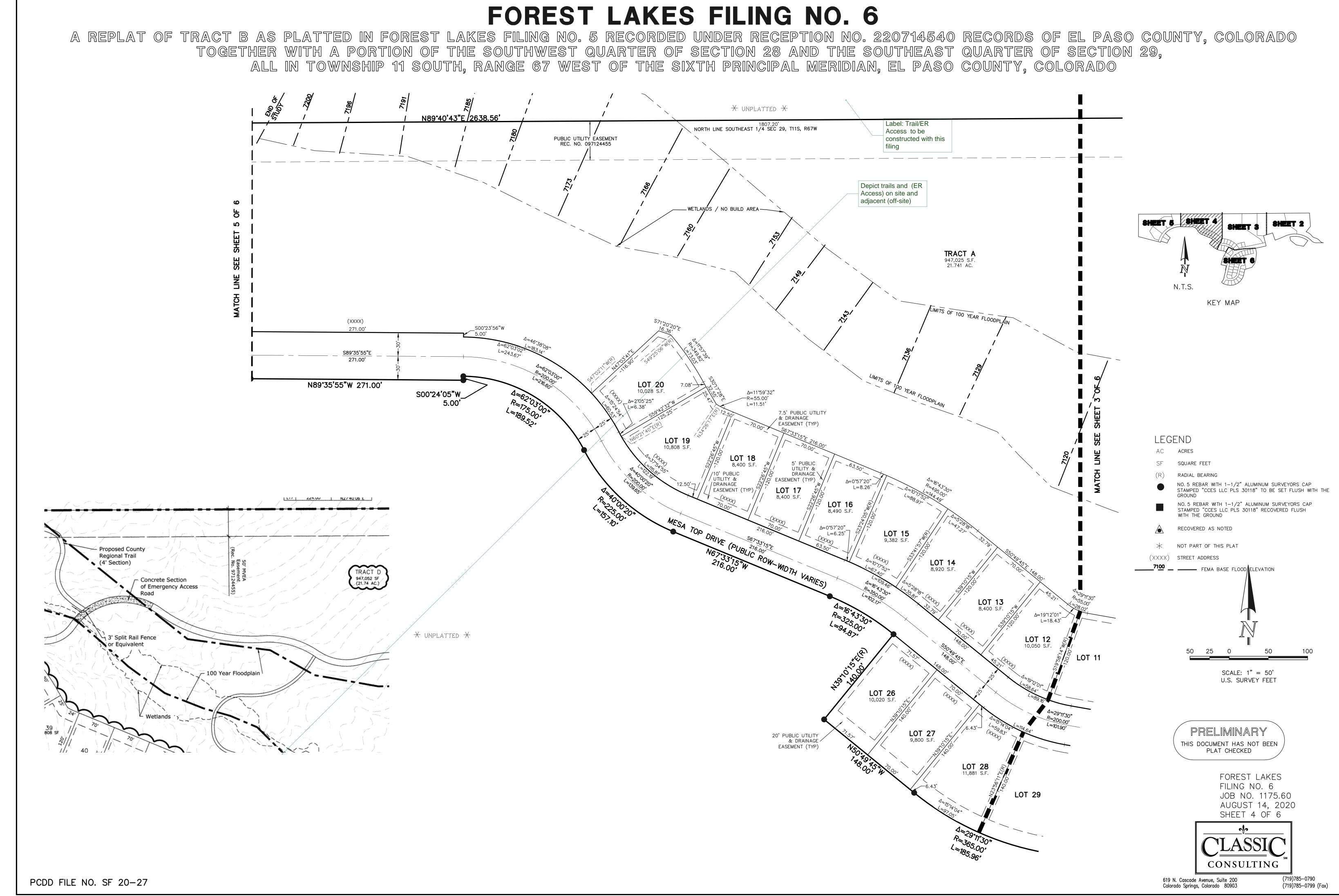
CLERK	AND RECORDER:		
STATE C	F COLORADO)		
COUNTY) ss OF EL PASO)		
AT AND IS	BY CERTIFY THAT THIS IN O'CLOCKM. THIS DULY RECORDED AT RECEP S OF EL PASO COUNTY, CC	DAY_OF TION_NO	ILED FOR RECORD IN MY OFFICE , 20, A.D., OF THE
CHUCK E	BROERMAN, RECORDER		
BY:			
DE	PUTY		
FEE:			
SURCHA	RGE:		
SCHOOL	FEE: DISTRICT 38		/ PRELIMINARY >
BRIDGE	FEE: NO BRIDGE FEES		THIS DOCUMENT HAS NOT BEEN
URBAN	PARK FEE: LAND IN LIEU ()F FEES	PLAT CHECKED
REGIONA	L PARK FEE: LAND IN LIEL	J OF FEES	
	E FEE: <u>BEAVER CREEK B</u>		CPEDITS
OWNER:		<u>RSIN_</u> #201,002.09	CREDITS
FLRD #2			
6385 CC	ORPORATE DRIVE, SUITE 200 DO SPRINGS, CO 80919	D	FOREST LAKES FILING NO. 6 JOB NO. 1175.60 AUGUST 14, 2020
			SHEET 1 OF 6
NO	REVISION	DATE	
1	COUNTY COMMENTS	12-23-20	T

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



A REPLAT OF TRACT B AS PLATTED IN FOREST LAKES FILING 5

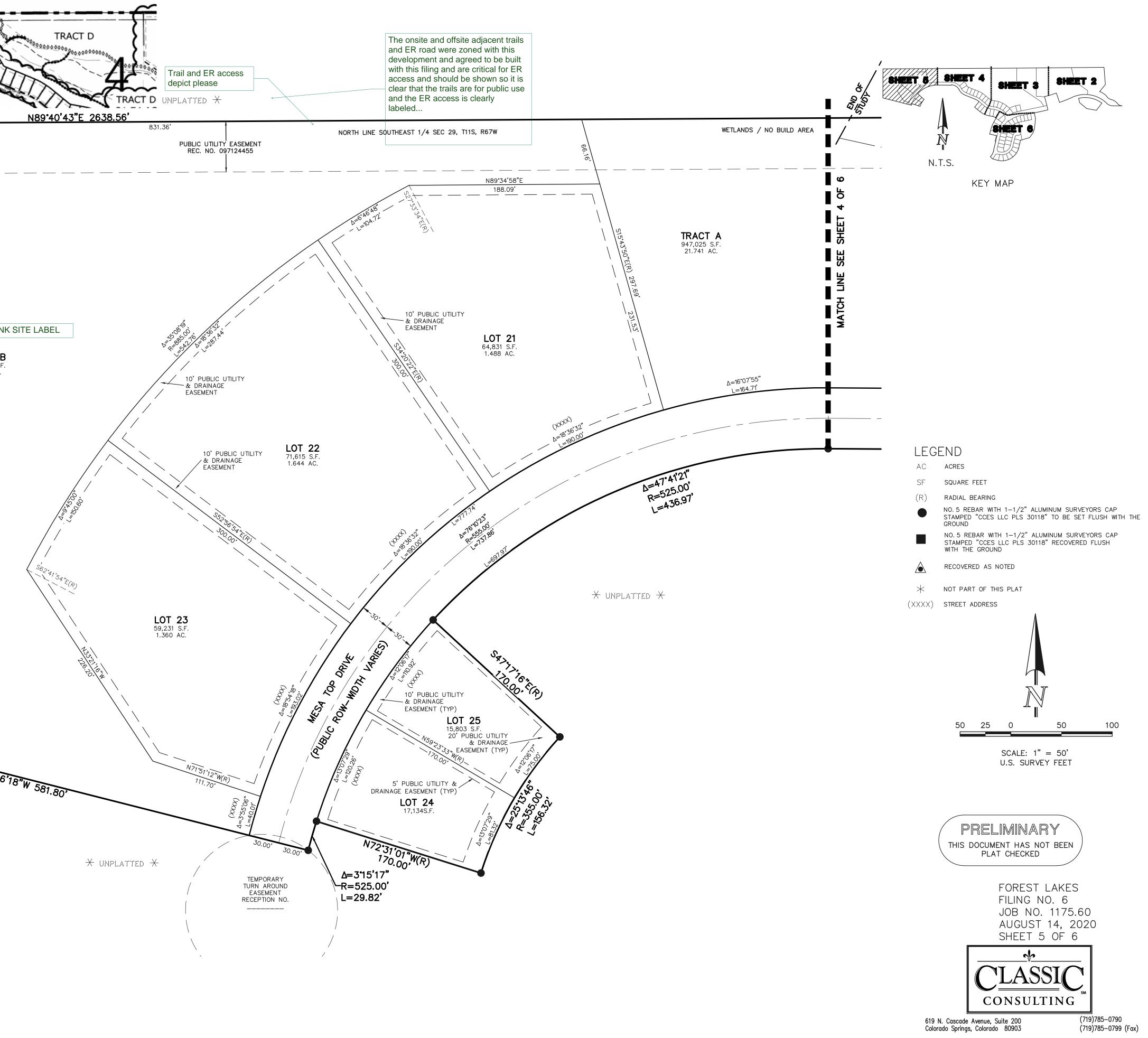




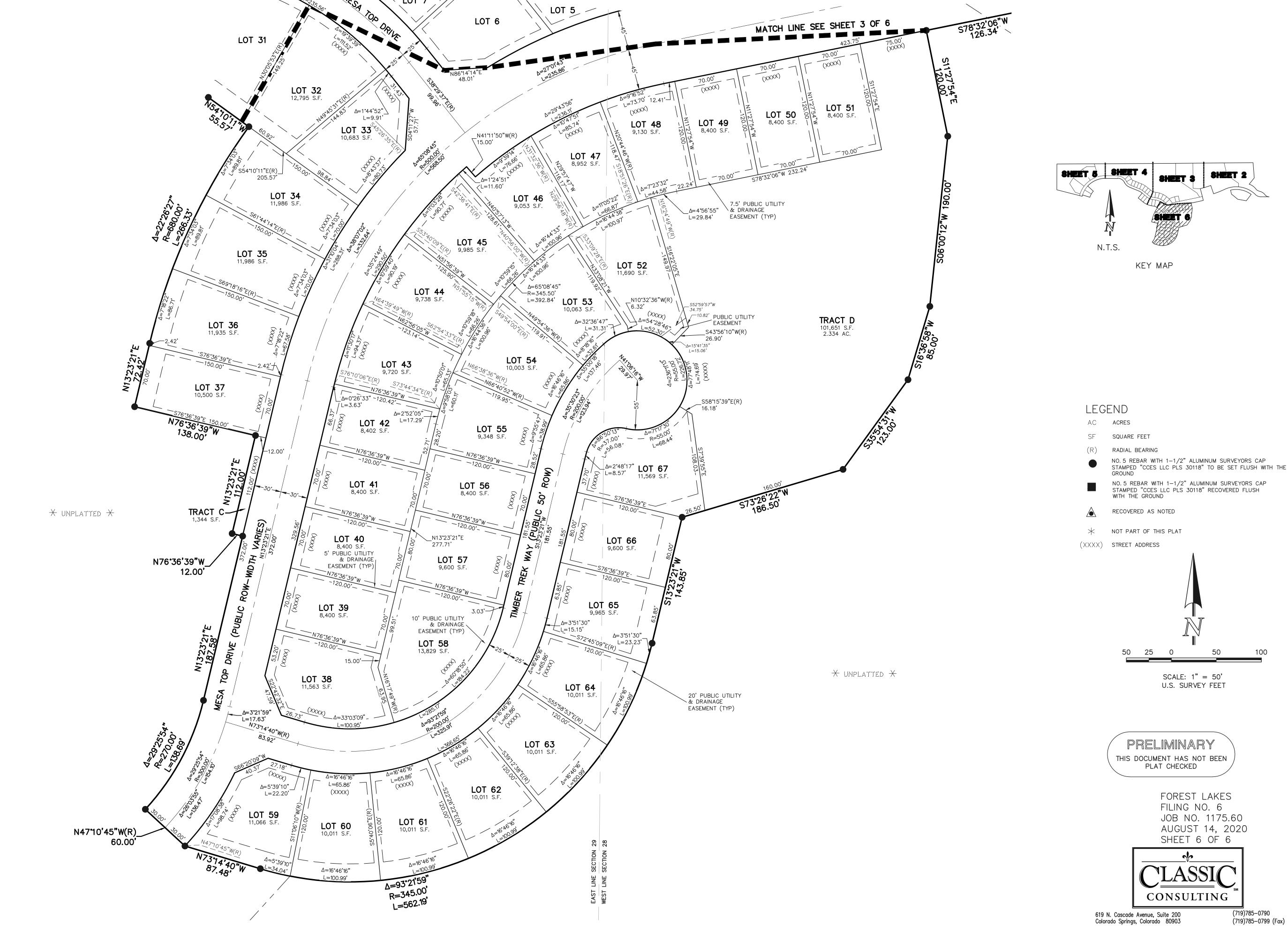
Treact Secure as	A REPLAT C		THER WITH Ali in to	FED IN FOREST I A PORTION OF WINICHIND 11 CONT NDEX & TRACTS
The coace location and width of all existing or recorded streets, rights- of-way, and casements action and width of all existing or recorded streets, rights- of-way, and casements action and width of all existing or recorded streets, rights- of-way, and casements action and width of all existing or recorded streets, rights- of-way, and casements actions are allowed by the street of the subdivided tract shall be identified by dashed lines. Adjacent autoHvistons shall be identified by official names. The created boundaries of the subdivided tract shall be identified by dashed lines. Adjacent autoHvistons shall be identified by official names. The created boundaries of the subdivided tract shall be identified by dashed lines. Adjacent autoHvistons shall be identified by official names. The create boundaries of the subdivided tract shall be identified by dashed lines. Adjacent autoHvistons shall be identified by official names. The create boundaries of the subdivided tract shall be identified by dashed lines. Adjacent autoHvistons shall be identified by official names. The create boundaries of the subdivided tract shall be identified by dashed lines. In cases where a subdivistons shall be identified by official names. The create boundaries are a created identified by a shall be given to the line described, need by data is used, ach individual lot runts be esparately described giving all bearings and/or autome shall be identified by of such a manner as to show a portion of the plat mark loces to within plats or minus 0 degrees, 01 minuts. The right-forway lines, widths, locations, and names of all proposed or existing public for hydrate streets, alloys, greatways, Bakways, paths, Trais, and other transportation lines auroves thal be indication on the plat uraves that be indication on the plat uraves that be indicated or the plate forway lose for all uraves thall be indication on the plat uraves that be indica		STAMPED "DEPARTMENT OF THE INTERIOR CENTER CADASTRAL SURVEY 1/4 SECTION 29 T11S, R67W 1974 BUR. LAND		
adjacent to the boundaries of the subdivided tract shall be identified by dashed lines. Adjacent subdivisions shall be identified by official names. <pre></pre>		ATTED	J/2.33 INE SE 1/4 SEC 29, T11S,	TAN TRACT I 286,368 S.I 6.574 AC
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	adjacent to the boundaries of t subdivisions shall be identified On curved boundaries and all of reestablishment of curves on th (1) Central angle - (2) Radius R (3) Arc length - L Bearings and/or angles and len lot line is a common line only of given if the lot descriptions are data is used, each individual lo angles and lengths making eac on the same page as the plat. If the data table then the drawing of the plat and its pertinent tabl on the plat must close to within The right-of-way lines, widths, if or private streets, alleys, green dimensioned by lengths, widths curves shall be indicated on the All easements (existing or prop labeled, identified, dimensioned by fine dashed lines. Existing e	ne subdivided tract shall be i by official names. surves on the plat sufficient of he ground. Curve data shall i official shall be given for all lot ne set of figures, adjacent to given to the same bearing, i t must be separately describ h lot close by data provided Should the plat drawing be of must be developed in such e on each sheet as required plus or minus 0 degrees, 01 ocations, and names of all p ways, bikeways, paths, trails bearings. Centerline data of plat.	identified by dashed lines. Adjac data shall be given to enable the include: t lines. In cases where a the line described, need be not a reverse bearing. If table ed giving all bearings and/or and a table must be included of such a size as to preclude a manner as to show a portion . All bearings and lengths I minute. proposed or existing public a, and other transportation links ar right-of-way data for all hy shall be clearly as and shall be shown n of dedication or	vent

FOREST LAKES FILING NO. 6

LAKES FILING NO. 5 RECORDED UNDER RECEPTION NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHEAST QUARTER OF SECTION 29, THE RANGE &7 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

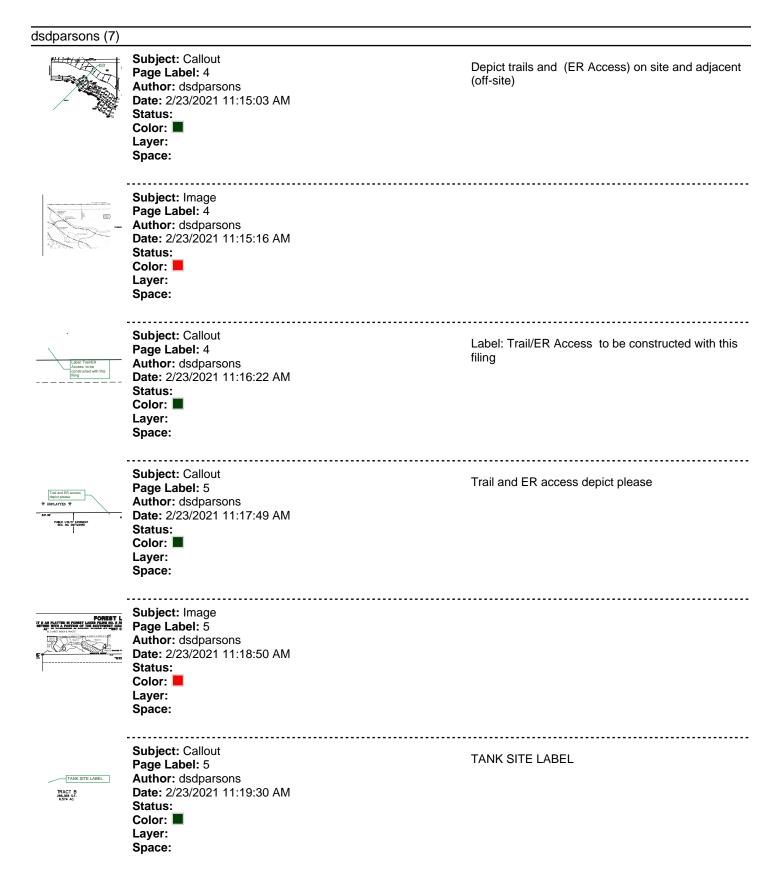


N NO. 220714540 RECORDS OF EL PASO COUNTY, COLORADO THE SOUTHEAST QUARTER OF SECTION 29, A REPLAT OF TRACT B AS PLATTED FORES TOGETHER W0' TH A 28 OF THE AND SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO ALL IN TOWNSHIP 11 SOUTH, RANGE OF 'HE LOT 7



FOREST LAKES FILING NO. 6

PLAT V_2 redlines.pdf Markup Summary 2-23-2021



7 THE OXTH PRINCIPAL MERIDIAN, E	Subject: Callout Page Label: 5 Author: dsdparsons Date: 2/23/2021 11:22:07 AM Status: Color: Layer: 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)	Subject: Callout	
RECO Section 2 is a conserved to the section of the secti	Page Label: 1 Author: dsdlaforce	Revise the statement. Forest Lakes Filing No. 6 is within a designated FEMA Floodplain. (Zone AE)
	Date: 2/22/2021 1:42:34 PM Status: Color:	Also add the following sentence: No structures or fences are permitted within designated "Floodplain" areas.
	Space:	Unresolved.
 C. Marine and Arine and Marine and Marine and Marine and Marine and Marine	Subject: Callout Page Label: 1 Author: dsdlaforce Date: 2/22/2021 1:43:43 PM Status: Color: Layer: Space:	revisefloodplain (Zone AE) as
	Subject: Highlight Page Label: 3 Author: dsdlaforce Date: 2/22/2021 4:22:11 PM Status: Color: Layer: Space:	
	Subject: Cloud Page Label: 3 Author: dsdlaforce Date: 2/23/2021 10:06:15 AM Status: Color: Layer: Space:	
	Subject: Image Page Label: 3 Author: dsdlaforce Date: 2/23/2021 10:07:23 AM Status: Color: Layer: Space:	



Subject: Callout Page Label: 3 Author: dsdlaforce Date: 2/23/2021 10:14:35 AM Status: Color: Layer: Space:

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

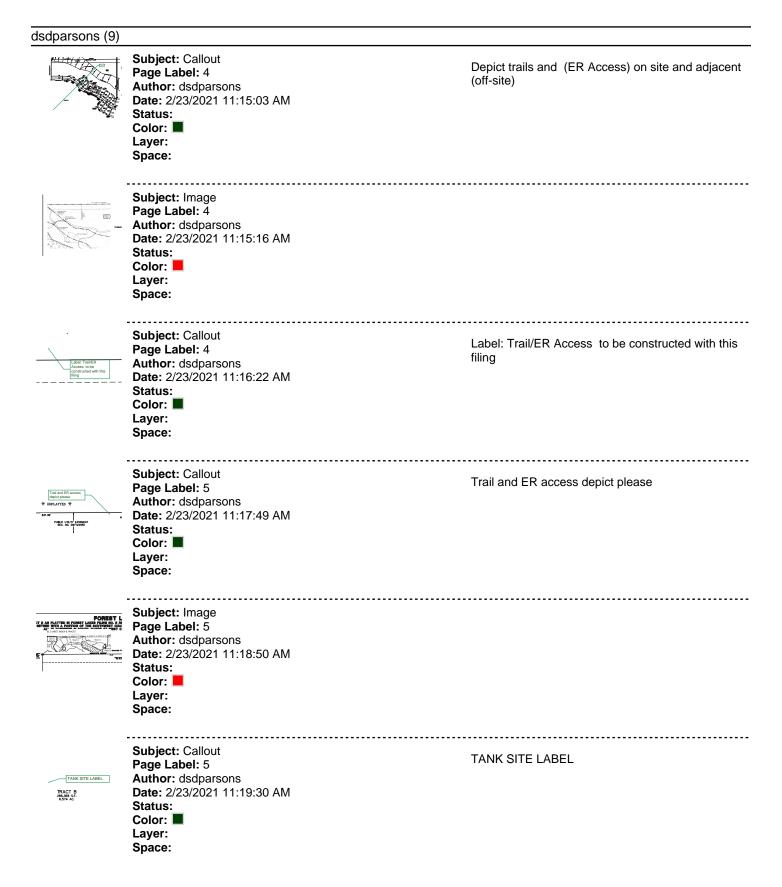
If they are then place the trail system in an easement. Add a note that the district maintains the easement not the lot owner. This shall not be used by Lot 3 for access.

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



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	Subject: Image Page Label: 5 Author: dsdparsons Date: 2/23/2021 11:24:38 AM Status: Color: Layer: Space:	
	Subject: Callout Page Label: 5 Author: dsdparsons Date: 2/23/2021 11:25:25 AM Status: Color: Layer: Space:	trails, ped routes easements are to be depicted on plat per checklist from late 1980s.
dsdlaforce (6)		
	Subject: Callout Page Label: 1 Author: dsdlaforce Date: 2/22/2021 1:42:34 PM Status: Color: 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.
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