FLYING HORSE NORTH FILING NO. 9

A REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A, FLYING HORSE NORTH NO. 3, AND A PORTION OF THE EAST HALF OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TWO PARCELS OF LAND BEING TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238 AND TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 TOGETHER WITH A PORTION OF THE EAST HALF OF SECTION 36, ALL WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE COURSE ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 WHICH BEARS S33°45'53"E A DISTANCE OF 496.37 FEET, BEING MONUMENTED ON EACH END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE.

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF ALLEN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 3 THE FOLLOWING EIGHTEEN (18) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°14'42"E HAVING A DELTA OF 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT OF TANGENT:
2. S33°45'53"E A DISTANCE OF 496.37 FEET TO A POINT OF CURVE:
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT;
4. S00°48'47"E A DISTANCE OF 209.02 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET, DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT;
7. S00°48'47"E A DISTANCE OF 10.02 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEE A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT;
10. S00°48'47"E A DISTANCE OF 40.27 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT;
12. S17°05'54"W A DISTANCE OF 216.15 FEET TO A POINT OF CURVE:
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT;
14. S04°31'56"W A DISTANCE OF 244.95 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT;
16. S22°30'56"W A DISTANCE OF 152.89 FEET TO A POINT OF CURVE,
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF CURVE:
18. N35°14'00"W A DISTANCE OF 310.03 FEET TO A POINT ON CURVE SAID POINT BEING ON THE BOUNDARY LINE OF TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238;

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 AND THE BOUNDARY LINE OF SAID FLYING HORSE NO. 3 THE FOLLOWING NINE (9) COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N31°11'57"W HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET A DISTANCE OF 117.04 FEET TO A POINT OF TANGENT;
2. N09°25'47"W A DISTANCE OF 25.35 FEET;
3. N59°17'05"W A DISTANCE OF 59.71 FEET TO A POINT ON CURVE:
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°17'40"W HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET A DISTANCE OF 385.81 FEET TO A POINT OF TANGENT;
5. N04°30'48"E A DISTANCE OF 138.74 FEET;
6. N01°27'54"E A DISTANCE OF 421.65 FEET;
7. S87°34'56"W A DISTANCE OF 570.22 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
9. N49°40'30"W A DISTANCE OF 445.19 FEET;

THENCE CONTINUING ON THE BOUNDARY LINE OF SAID TRACT K, FLYING HORSE FILING NO. 1 THE FOLLOWING THIRTY-THREE (33) COURSES:

1. N49°40'30"W A DISTANCE OF 288.08 FEET TO A POINT OF CURVE:
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 163°19'20", A RADIUS OF 58.50 FEET A DISTANCE OF 166.75 FEET TO A POINT OF TANGENT;
3. S66°21'10"E A DISTANCE OF 25.24 FEET;
4. N53°16'55"E A DISTANCE OF 188.28 FEET TO A POINT ON CURVE:
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°50'28"E, HAVING A DELTA OF 49°29'14", A RADIUS OF 180.00 FEET A DISTANCE OF 155.47 FEET TO A POINT ON CURVE:
6. N61°46'07"E A DISTANCE OF 419.88 FEET;
7. N51°49'23"E A DISTANCE OF 296.85 FEET;
8. N11°06'02"W A DISTANCE OF 58.98 FEET;
9. N50°19'12"W A DISTANCE OF 241.52 FEET;
10. N62°20'16"W A DISTANCE OF 573.68 FEET;
11. N70°09'50"W A DISTANCE OF 655.62 FEET;
12. S58°50'57"W A DISTANCE OF 47.20 FEET TO A POINT ON CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°12'15", HAVING A DELTA OF 23°01'06", A RADIUS OF 180.00 FEET A DISTANCE OF 7.31 FEET TO A POINT OF TANGENT;
14. S18°13'21"W A DISTANCE OF 365.66 FEET;
15. S63°56'38"W A DISTANCE OF 785.12 FEET;
16. S18°15'16"W A DISTANCE OF 66.33 FEET;
17. N63°43'53"W A DISTANCE OF 29.74 FEET TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°27'45", A RADIUS OF 270.00 FEET A DISTANCE OF 152.98 FEET TO A POINT ON CURVE;
19. N18°04'32"E A DISTANCE OF 58.27 FEET;
20. N48°05'15"E A DISTANCE OF 741.69 FEET;
21. N18°13'21"E A DISTANCE OF 211.23 FEET TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 101°15'34", A RADIUS OF 182.00 FEET A DISTANCE OF 321.65 FEET TO A POINT ON CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°45'53"E, HAVING A DELTA OF 68°05'03" A RADIUS OF 60.00 FEET A DISTANCE OF 71.30 FEET TO A POINT OF TANGENT;
24. S86°40'50"E A DISTANCE OF 845.25 FEET;
25. S61°03'19"E A DISTANCE OF 569.56 FEET;
26. N35°29'34"E A DISTANCE OF 104.81 FEET;
27. N61°52'34"E A DISTANCE OF 50.72 FEET TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE RIGHT HAVING A 49°38'04", A RADIUS OF 133.52 FEET A DISTANCE OF 115.66 FEET TO A POINT ON CURVE;
29. N04°10'00"E A DISTANCE OF 138.64 FEET;
30. N85°57'45"E A DISTANCE OF 621.90 FEET;
31. S03°38'37"E A DISTANCE OF 182.33 FEET TO A POINT O CURVE:
32. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°42'11", A RADIUS OF 970.00 FEET A DISTANCE OF 384.35 FEET TO A POINT OF REVERSE CURVE;
33. ON THE ARC OF CURVE TO THE LEFT HAVING A DELTA OF 30°48'52", A RADIUS OF 530.00 FEET A DISTANCE OF 285.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,968,511 SQUARE FEET OR 91,104 ACRES.

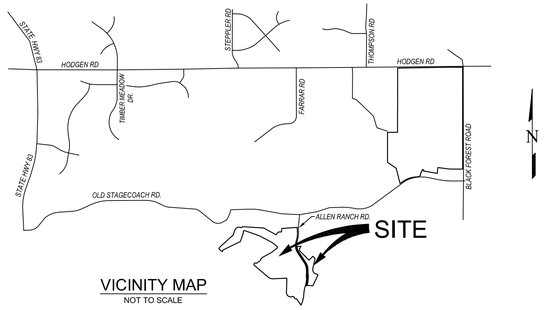
TOGETHER WITH

PARCEL 2

TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365.

CONTAINING A CALCULATED AREA OF 376,526 SQUARE FEET OR 8.644 ACRES.

TOTAL CALCULATED AREA OF 4,345,037 SQUARE FEET OR 99.748 ACRES.



VICINITY MAP
NOT TO SCALE

TRACT TABLE				
TRACT	USE	MAINTENANCE	OWNER	AREA
A	EXISTING GOLF COURSE	FLYING HORSE COUNTY CLUB	FLYING HORSE COUNTY CLUB	63.680 ACRES
B	POND	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	FLYING HORSE NORTH HOME OWNERS ASSOCIATION	5.112 ACRES

SUMMARY:		
11 LOTS	29.753 ACRES	29.83%
2 TRACTS	68.792 ACRES	68.96%
PUBLIC RIGHT-OF-WAY-TOTAL	1.203 ACRES	1.21%
TOTAL	99.748 ACRES	100.00%

DENSITY 0.110 D.U. PER ACRE

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS ,TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FLYING HORSE NORTH FILING NO. 9. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, FLYING HORSE DEVELOPMENT-NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__, A.D.

BY:
JEFFREY B. SMITH, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP,AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

OWNER:

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

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

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

OWNER:

THE AFOREMENTIONED, PRI #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__, A.D.

BY:_____
JEFFREY B. SMITH, AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, A.D. BY JEFFREY B. SMITH AS GENERAL PARTNER OF JBS FAMILY ENTERPRISES, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AS MANAGER OF PRI #2 LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ _____

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS_____DAY OF _____, 20_____.

DRAFT

_____
JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FLYING HORSE NORTH FILING NO. 9 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION. THE DEDICATION OF LAND TO THE PUBLIC EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

_____ _____
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

_____ O'CLOCK ___M., THIS _____ DAY OF_____, 202__A.D., AND

WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ STEVE SCHLEIKER, RECORDER
DEPUTY

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

OWNERS:
FLYING HORSE DEVELOPMENT-NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921

FLYING HORSE COUNTY CLUB, LLC, A COLORADO LIMITED LIABILITY COMPANY
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, 80921

PRI #2 LLC
2138 FLYING HORSE CLUB DRIVE, COLORADO SPRINGS, CO 80921

FILE NO. SF2625

REVISIONS		
NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. EL PASO STREET
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

FLYING HORSE NORTH FILING NO. 9
PLAT

REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A FLYING HORSE NORTH FILING NO. 3, AND A PORTION OF THE EAST HALF OF SEC. 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	N/A
JOB NO.	2417-10
DATE CREATED	4/12/24
DATE ISSUED	DRAFT
SHEET NO	1 OF 5

FLYING HORSE NORTH FILING NO. 9

A REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A, FLYING HORSE NORTH NO. 3, AND A PORTION OF THE EAST HALF OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL NOTES:

1. THE DATE OF PREPARATION IS APRIL 13, 2026.
2. BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHERLY END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" AT GRADE AND THE NORTHERLY END BY A 2.5" ALUMINUM CAP STAMPED "CCES T11S R65W SW 1/16" 0.1' BELOW GRADE. ASSUMED TO BEAR N00°08'36"E A DISTANCE OF 1,325.48 FEET.
3. THE TRACTS OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
4. THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 9692COR, AMENDMENT NO. 9692COR-C PREPARED BY CORE TITLE GROUP LLC, WITH AN EFFECTIVE DATE OF APRIL 22, 2026 AT 7:30 A.M.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
8. FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
9. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
10. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN MAJOR AMENDMENT AS RECORDED UNDER RECEPTION NO. 226032357 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUDSP263).
11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FILE NO. PUDSP263 OR FINAL PLAT FILE NO. SF2625 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE).
13. THE NUMBER OF LOTS BEING PLATTED IS 11, THE NUMBER OF TRACTS BEING PLATTED IS 2.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.

    DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THOUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
16. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
17. THE FLYING HORSE NORTH METROPOLITAN DISTRICTS NO. 1-5 WERE ESTABLISHED IN RESOLUTION NO. 23-346, RECORDED UNDER RECEPTION NO. 223082756, RECORDS OF EL PASO COUNTY, COLORADO.
18. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
19. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
20. INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
21. UTILITY PROVIDERS:

WATER AND SANITARY SEWER:	INDIVIDUAL WELL AND SEPTIC SYSTEM
ELECTRIC:	MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS:	BLACK HILLS ENERGY

GENERAL NOTES CONTINUED:

22. THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
23. INDIVIDUAL WELL PERMITTING IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
24. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
25. WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
26. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
27. THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 9 BY ENTECH ENGINEERING, INC. IN FILE PCD FILE NO. SF2625, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS ARE LISTED AND MAPPED IN THE REPORT AND ARE SHOWN ON THIS FINAL PLAT:

    -EXPANSIVE SOILS (SPORADIC AND WILL NEED TO BE IDENTIFIED ON A LOT SPECIFIC BASIS)
    -DRAINAGE AREAS OF INTEREST (POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREAS, SEASONALLY WET AREAS, PONDED WATER ARES)
    -POTENTIALLY SEASONAL SHALLOW WATER (PSW) LOTS 2, 3, 4, 5 AND 6
    -COLLUVIUM OF QUATERNARY AGE OVERLYING THE DAWSON FORMATION OF TERTIARY TO CETACEOUS AGE: SHEETWASH AND RESIDUAL SOIL DEPOSITS OVERLYING ARKOSIC SANDSTONE WITH INTERBEDDED CLAYSTONE AND SILTSTONE (QC/TKD) LOTS: 2, 3, 4, 5 AND 6.
    -POTENTIAL FOR EXPANSIVE SOILS ALL LOTS
    -POTENTIAL FOR ELEVATED RADON LEVELS ALL LOTS

    MITIGATION MEASURES ARE TO BE TAKEN TO REMOVE THESE GEOLOGIC HAZARDS TO ALLOW DEVELOPMENT OF LOTS IN WHICH THEY OCCUR, ON A PER LOT BASIS. MITIGATION MEASURES INCLUDE OVERLOT GRADING SUCH AS LOT EARTHWORK FILL TO RAISE PROPOSED BUILDING ELEVATIONS AND REGRADING TO REMOVE PONDING LOCATIONS, INSTALLATION OF FOUNDATION PERIMETER DRAINS, AND INSTALLATION OF UNDERSLAB DRAINS OR INTERCEPTOR DRAINS. THE DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE THE ESTABLISHED NO-BUILD AREAS THAT CANNOT BE MITIGATED AND COINCIDE WITH THE GEOLOGIC HAZARDS OF THE SITE. THE EXTENTS OF THE GEOLOGIC HAZARDS ARE NOT NO-BUILD AREAS AS MITIGATION MEASURES ARE TO BE TAKEN TO ALLOW DEVELOPMENT WITHIN THESE AREAS. THERE IS A 10' NO-BUILD SETBACK FROM THE DRAINAGE EASEMENTS. ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 7 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.
28. GROUNDWATER MONITORING IS TO BE CONDUCTED FOR ONE YEAR FOR LOTS WITHIN SHALLOW GROUNDWATER AREAS WHICH ARE IN AREAS IN WHICH PROPOSED FLOOR LEVELS ARE AT LEAST THREE FEET ABOVE MAXIMUM ANTICIPATED GROUNDWATER LEVELS.
29. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

    THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
30. PER ECM SECTION I.7.1.B., THE RESIDENTIAL LOTS IMPERVIOUS AREA MAY NOT EXCEED 10 PERCENT UNLESS A STUDY IS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS LAID OUT IN THE ABOVE ECM SECTION AND THE IMPERVIOUS AREA MAY NOT EXCEED 20 PERCENT. THIS IMPERVIOUS AREA OF EACH LOT MUST INCLUDED THE PROPOSED DRIVEWAY.
31. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

FILE NO. SF2625

REVISIONS NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. EL PASO STREET
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

FLYING HORSE NORTH FILING NO. 9
PLAT

REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A FLYING HORSE NORTH FILING NO. 3, AND A PORTION OF THE EAST HALF OF SEC. 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	N/A
JOB NO.	2417-10
DATE CREATED	4/12/24
DATE ISSUED	DRAFT
SHEET NO	2 OF 5

FLYING HORSE NORTH FILING NO. 9

A REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A, FLYING HORSE NORTH NO. 3, AND A PORTION OF THE EAST HALF OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LOT 41 KURT TEUSCHER
LOT 40 MICHAEL S. KIM
LOT 39 BRANDON K. PATTERSON KATHERINE A. PATTERSON
LOT 38 KELLY J. PHELAN TRUST
LOT 37 RAMPART ENTERPRISES INC.
LOT 1 FLYING HORSE NORTH FILING NO. 1A NORMAN H. PLAISTOWE KRISTIN E. BROWN
LOT 2 FLYING HORSE NORTH FILING NO. 1A MIKAELIAN LIVING TRUST
LOT 34 SCOTT E. ALEXANDER NADINE M. ALEXANDER
"FLYING HORSE NORTH" FILING NO. 1 REC NO. 218714238
LOT 33 LIAV LLC.
LOT 32 TIMOTHY J. JR. HOWARD VICKI A. HOWARD
LOT 42 BRADLEY J. DOWNS THERESA M. DOWNS
"FLYING HORSE NORTH" FILING NO. 1 REC NO. 218714238
LOT 43 THERESA M. DOWNS (REVOCABLE TRUST)
LOT 44 RANDALL L. PIEPER DEBRA L. PIEPER
LOT 45 SHECTOR TRUST PHILIP H. SHECTOR (TRUSTEE) KATHLEEN A. SHECTOR (TRUSTEE)
LOT 50 C & C LIVING TRUST
LOT 49 JAMES HENDRICKS
LOT 51 MARK P. ALBRIGHT COURTNEY A. COLLINGS
LOT 52 VILIESIS TRUST PETER M. VILIESIS (TRUSTEE) ADRIANA A. VILIESIS (TRUSTEE)
LOT 48 KEV PARTNERS LTD
LOT 47 JACOB J. BECKER
LOT 46 MICHAEL M. MARSHALL (REVOCABLE TRUST) CHRISTOPHER M. MARSHALL (TRUSTEE)
LOT 55 S&J TRUST
LOT 53 GLENN M. SHOPTAUGH
LOT 54 MARK D. BARTON THERESA D. KEEFER
LOT 56 CHAVEZ FAMILY TRUST
LOT 57 DALY FAMILY TRUST
LOT 60
LOT 59
LOT 58 DOUGLAS M. STIMPLE GWENDOLYN STIMPLE

TRACT A
2,773,900 SF
63,680 AC

GOLD RUN CT.
LONGWALL DR.
ACE WAY (50' R.O.W. - URBAN LOCAL)

S86°40'50"E 845.25'
S61°03'19"E 569.56'
N85°57'45"E 621.99'
N04°10'00"E 138.64'
N61°52'34"E 50.72'
N35°29'34"E 104.81'
L=115.66' R=133.52' Δ=49°38'04"
L=321.65' R=182.00' Δ=101°15'34"
N18°13'21"E 211.23'
L=71.30' R=60.00' Δ=68°05'03"
S64°45'53"E (R)
S85°12'15"W (R)
L=72.31' R=180.00' Δ=23°01'06"
S58°50'57"W 47.20'
N70°09'50"W 655.62'
S16°13'21"W 365.66'
741.69'
N48°05'15"E
785.12'
N18°04'32"E 56.27'
S63°56'38"W
L=152.98' R=270.00' Δ=32°27'45"
S18°15'16"W 66.33'
N63°43'53"W 29.74'
N62°20'16"W 573.68'
N50°19'12"W 241.52'
N11°06'02"W 58.98'
N51°49'23"E 296.85'
N61°46'07"E 419.88'
L=155.47' R=180.00' Δ=49°29'14"
S80°50'28"E (R)
N53°16'55"E 188.28'
S66°21'10"E 25.24'
L=166.75' R=58.50' Δ=163°19'20"
S49°40'30"E
S50°25'40"W 36.95'
N66°21'10"W 348.91'
N13°17'50"W 292.95'
N61°56'28"E 397.15'
S50°02'20"E 281.13'
S34°45'15"W 324.39'
S34°45'19"E 431.79'
S39°13'13"E 371.58'
S87°35'56"W 33.06'
N4°22'45"E 127.22'
S87°59'49"W 477.00'
S2°00'11"E 96.65'
S89°20'23"W 87.77'
S00°14'45"W 284.24'
S66°09'08"W 106.12'
N00°50'52"W 30.00'
N89°50'08"E 106.12'
S89°07'07"W (R)
N89°45'03"E (R)
N89°50'08"E (R)
S66°09'08"W (R)

L=71.54' Δ=14°54'19"
Δ=27°31'13" R=180.00' L=86.46'
Δ=37°48'36" R=180.00' L=118.78'
Δ=72°42'07" R=30.00' L=38.07'
Δ=10°45'48" R=2,000.00' L=375.71'
Δ=4°12'59" R=2,000.00' L=147.10'
Δ=25°44'46" R=300.00' L=135.93'
Δ=249°06'54" R=55.00' L=239.13'
L=149.01' L=231.40' L=6.11' L=37.02' L=233.03' L=242°45'15"
Δ=6°32'50" Δ=6°21'39"
Δ=68°09'39" R=180.00' L=214.13'

LOT 1 109,243 SF 2.508 AC
LOT 2 110,982 SF 2.548 AC
LOT 3 115,282 SF 2.647 AC
LOT 4 110,014 SF 2.526 AC
LOT 5 150,648 SF 3.458 AC
LOT 3 Area : 3968511.01
LOT 6 109,070 SF 2.504 AC
TRACT A 2,773,900 SF 63.680 AC

NO-BUILD AREA

MATCHLINE SHEET 5
MATCHLINE SHEET 4
MATCHLINE SHEET 4

P.O.C.
P.O.B.

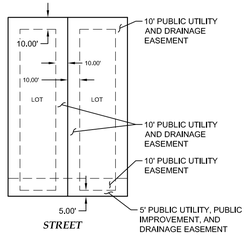
LEGEND:

●1	FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
●2	FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS33196" AT GROUND LEVEL
*	ARE IS NOT PART OF THIS SUBDIVISION
———	PROPERTY BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
- - - - -	EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
( )	ADDRESS

N

100' 0 100' 200'

SCALE: 1" = 100'



TYPICAL LOT EASEMENTS DETAIL
NOT TO SCALE

FILE NO. SF2625

NO.	REVISIONS DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. EL PASO STREET
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

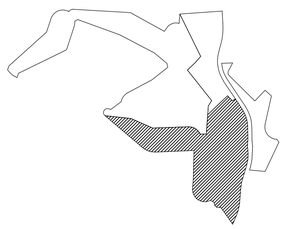
FLYING HORSE NORTH FILING NO. 9 PLAT

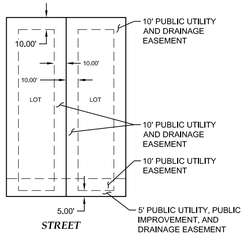
REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A FLYING HORSE NORTH FILING NO. 3, AND A PORTION OF THE EAST HALF OF THE 6TH P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-10
DATE CREATED	4/12/24
DATE ISSUED	DRAFT
SHEET NO	3 OF 5

FLYING HORSE NORTH FILING NO. 9

A REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A, REPLAT OF TRACT A FLYING HORSE NORTH NO. 3, AND A PORTION OF THE EAST HALF OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 EAST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

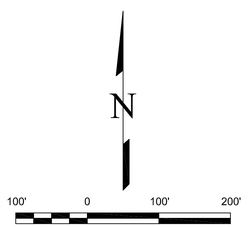




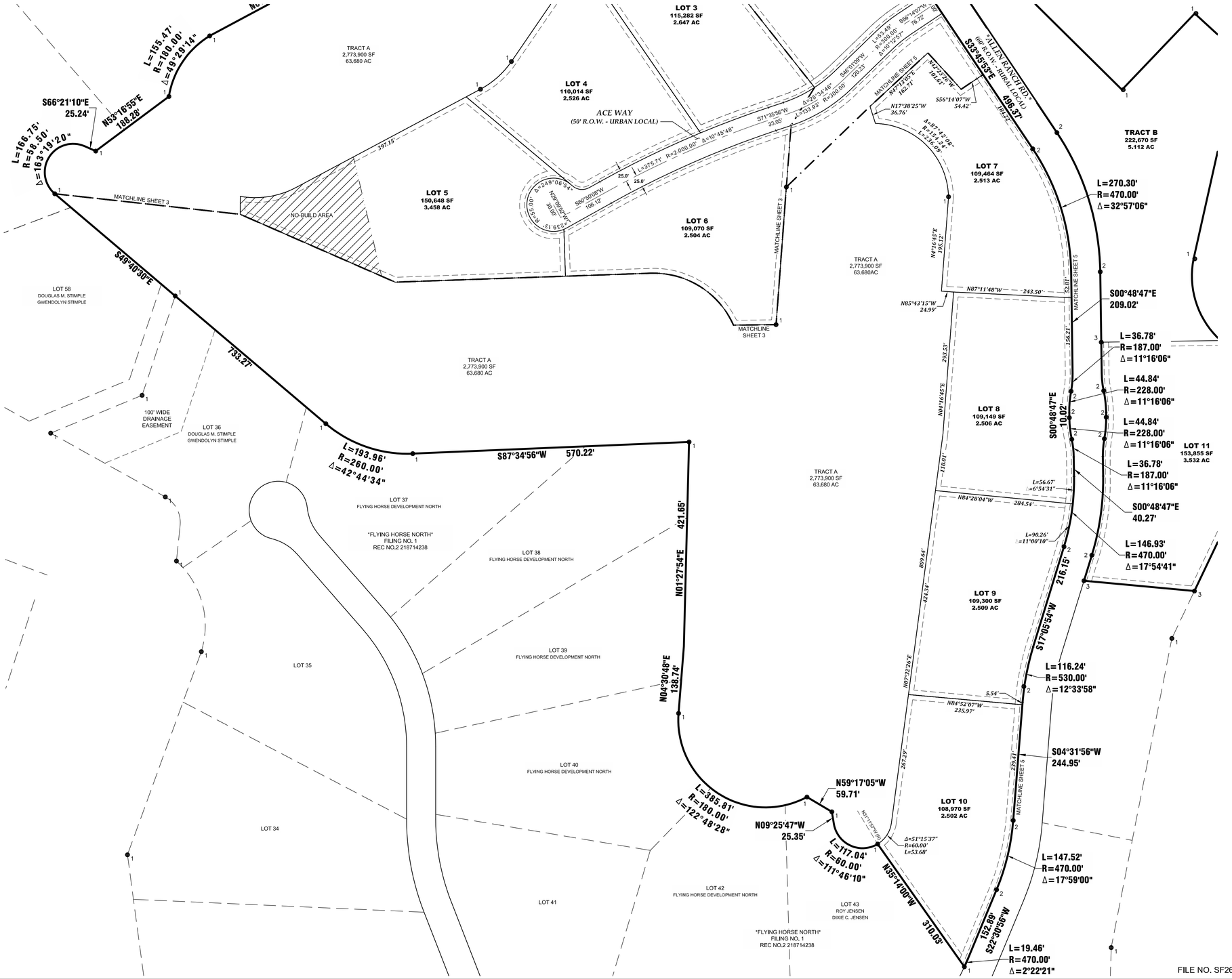
TYPICAL LOT EASEMENTS DETAIL
NOT TO SCALE

LEGEND:

●1	FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
●2	FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS33196" AT GROUND LEVEL
*	ARE IS NOT PART OF THIS SUBDIVISION
———	PROPERTY BOUNDARY LINE
— — —	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
( )	ADDRESS



SCALE: 1" = 100'



FILE NO. SF2625

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
1122 N. EL PASO STREET
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

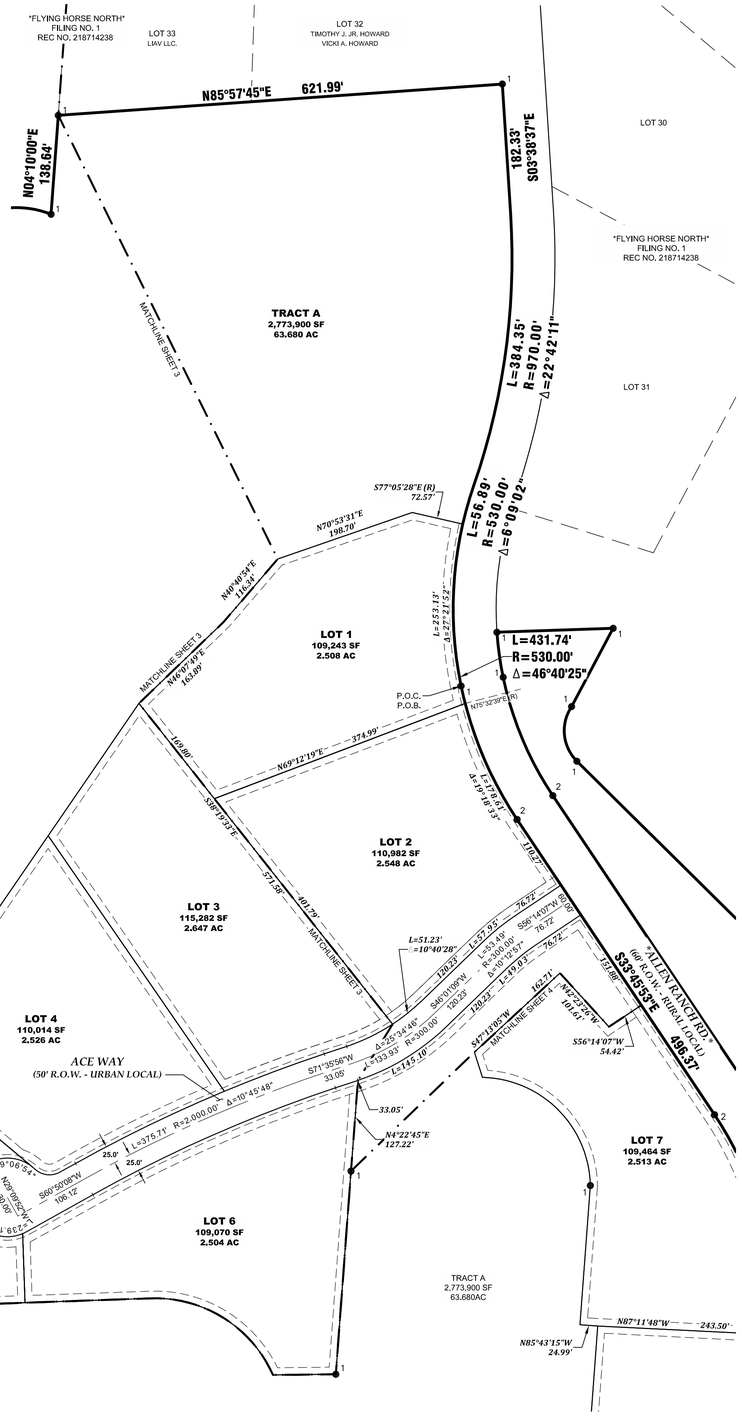
FLYING HORSE NORTH FILING NO. 9
PLAT

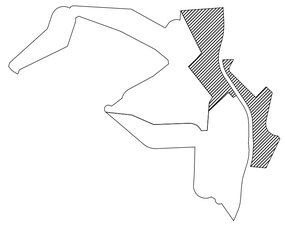
REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A FLYING HORSE NORTH FILING NO. 3, AND A PORTION OF THE EAST HALF OF SEC. 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

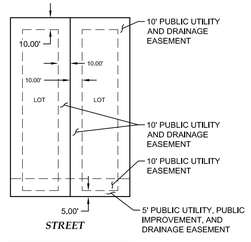
DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-10
DATE CREATED	4/12/24
DATE ISSUED	DRAFT
SHEET NO	4 OF 5

FLYING HORSE NORTH FILING NO. 9

A REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A, FLYING HORSE NORTH NO. 3, AND A PORTION OF THE EAST HALF OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



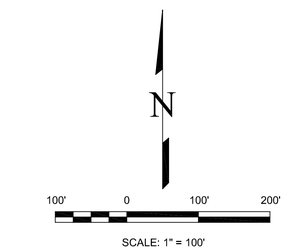




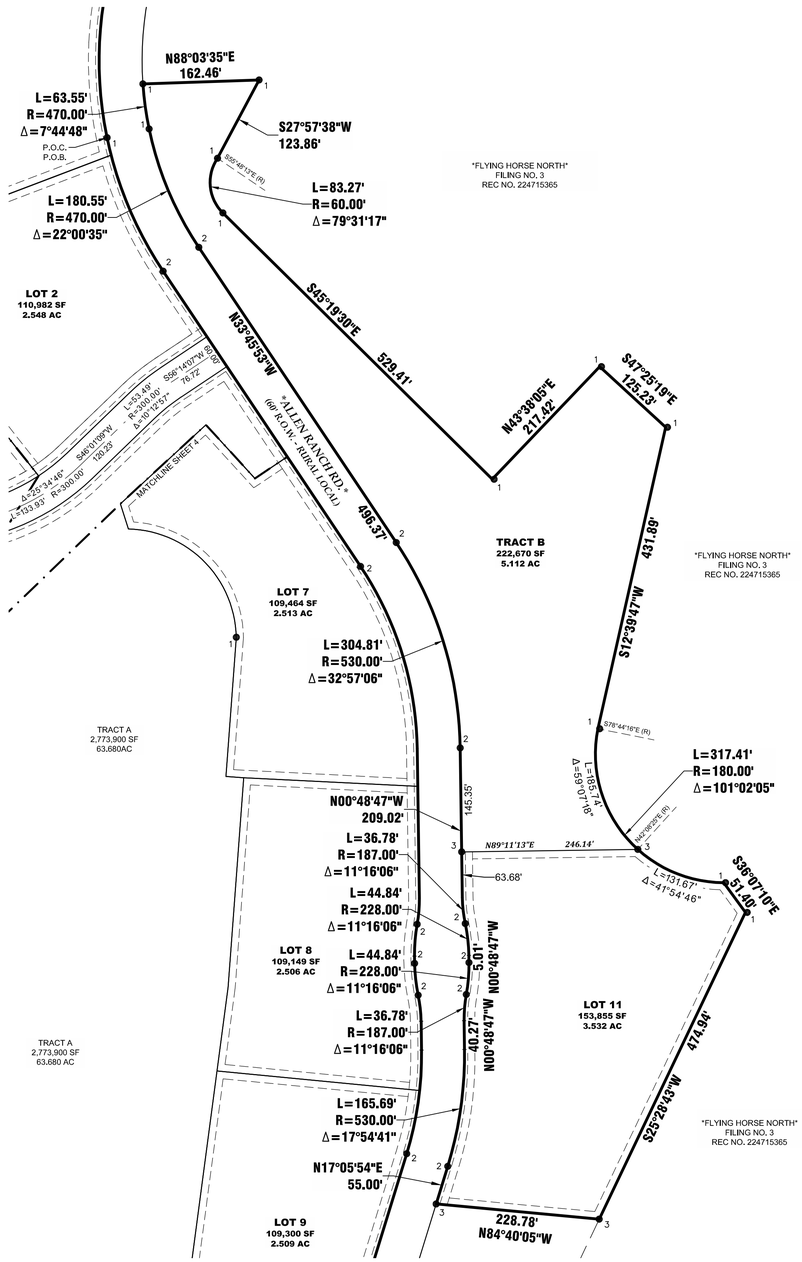
TYPICAL LOT EASEMENTS DETAIL
NOT TO SCALE

LEGEND:

●1	FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
●2	FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS33196" AT GROUND LEVEL
*	ARE IS NOT PART OF THIS SUBDIVISION
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— — —	ADJACENT PROPERTY LINE
- - - -	EASEMENT LINE
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
( )	ADDRESS



SCALE: 1" = 100'



TRACT A 2,773,900 SF 63,680 AC

FILE NO. SF2625

EDWARD-JAMES SURVEYING, INC.
1122 N. EL PASO STREET
Colorado Springs, CO 80903
Office: (719) 576-1216
Fax: (719) 576-1206

NO.	REVISIONS DESCRIPTION	DATE

FLYING HORSE NORTH FILING NO. 9
PLAT

REPLAT OF TRACT K, FLYING HORSE NORTH FILING NO. 1, AND A REPLAT OF TRACT A FLYING HORSE NORTH FILING NO. 3, AND A PORTION OF THE EAST HALF OF SEC. 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

DRAWN BY	TRN
CHECKED BY	JWT
H-SCALE	1" = 100'
JOB NO.	2417-10
DATE CREATED	4/12/24
DATE ISSUED	DRAFT
SHEET NO	5 OF 5