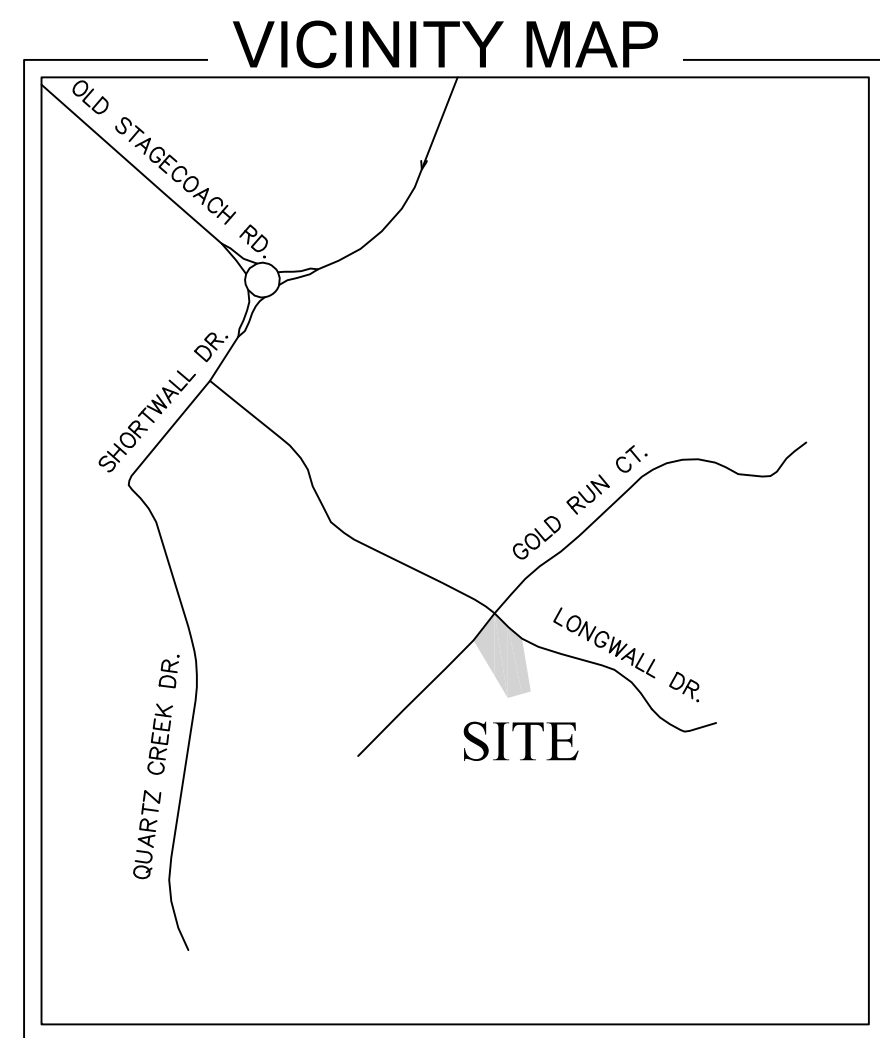


# FLYING HORSE NORTH FILING No. 1B

AN ADMINISTRATIVE REPLAT OF LOT 60, FLYING HORSE NORTH FILING No. 1  
 LOCATED IN THE WEST HALF OF SECTION 36,  
 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



**NOTES:**

- 1) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Heritage Title Company, Inc, File No. 455-H0644833-071-APL with an effective date of May 11, 2021.
- 2) Basis of bearings is the east line of the property, monumented as shown and assumed to bear South 6 degrees 45 minutes 00 seconds East, 321.84 feet.
- 3) Individual wells are the responsibility of each property owner. Permits for the 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.
- 4) Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and in some cases the Department may require an engineer designed system prior to permit approval.
- 5) Easements are as shown hereon, with the sole responsibility for the surface maintenance of easements being vested with the individual property owner.
- 6) All structural foundations shall be designed by a professional engineer, currently licensed in the State of Colorado. Soils report by Entech dated February 22, 2016.
- 7) The following reports have been submitted and are on file at the County Planning and Community Development Department: Soils and Geological Study; Water Availability Study; Drainage Reports: Erosion Control Report; Traffic Study Impact.
- 8) Water in the Denver Basin aquifers is allocated 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.
- 9) Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel breaks provisions as recommended by the Colorado State Forest Service. A wildfire mitigation report was prepared for this site and is on file with the Planning and Community Development Department.
- 10) This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. 217032585.
- 11) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 12) Fire protection is provided by Donald Wescott Fire Protection District and Black Forest Fire Protection District.
- 13) All property owners are 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 owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 14) Easements are as shown. The sole responsibility for surface maintenance of these easements is hereby vested with the property owner.
- 15) Notice: 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 no event may any action be commenced more than ten years from the date of the certification shown hereon.
- 16) FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0315 G effective date December 7, 2018, indicates that this parcel of land is located in Zone X (areas determined to be outside the 0.2% chance annual floodplain).
- 17) (14982) – Denotes property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and is subject to change.
- 18) The tax parcel numbers exhibited on this plat are for informational purposes only. They are not the legal description and is subject to change.
- 19) All original plat notes, requirements, and restrictions remain in effect with this replat.
- 20) Extended drainage easement into Lot 61 conveyed by recorded Drainage Easement Agreement Reception Number 224078536.
- 21) 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 C.R.S. §18-4-508.

**PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:**

This plat for FLYING HORSE NORTH FILING No. 1B was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

Planning and Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, Mark S. Johannes, 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 the date of survey shown hereon, 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 compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark S. Johannes  
 Colorado Professional Land Surveyor No. 32439  
 For and on behalf of Compass Surveying and Mapping, LLC

**CLERK AND RECORDER:**

STATE OF COLORADO }  
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS:**

That Jason and Megan Cain, being the sole owners of the following described tract of land to wit:

Lot 60, Flying Horse North Filing No. 1, El Paso County, Colorado.

**OWNERS CERTIFICATION:**

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of FLYING HORSE NORTH FILING No. 1B. 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 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 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.

\_\_\_\_\_  
 Jason Cain Date \_\_\_\_\_ Megan Cain Date \_\_\_\_\_

STATE OF COLORADO }  
 COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

Jason Cain and Megan Cain

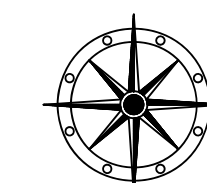
My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
 Notary Public

**FEES:**

Bridge Fee: \_\_\_\_\_  
 El Paso County School Fee: \_\_\_\_\_  
 Regional Park Fee: \_\_\_\_\_  
 Drainage Basin Fee: \_\_\_\_\_

PCD FILE No. VR247



**COMPASS SURVEYING & MAPPING, LLC**  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-354-4120  
 WWW.CSAMLIC.COM

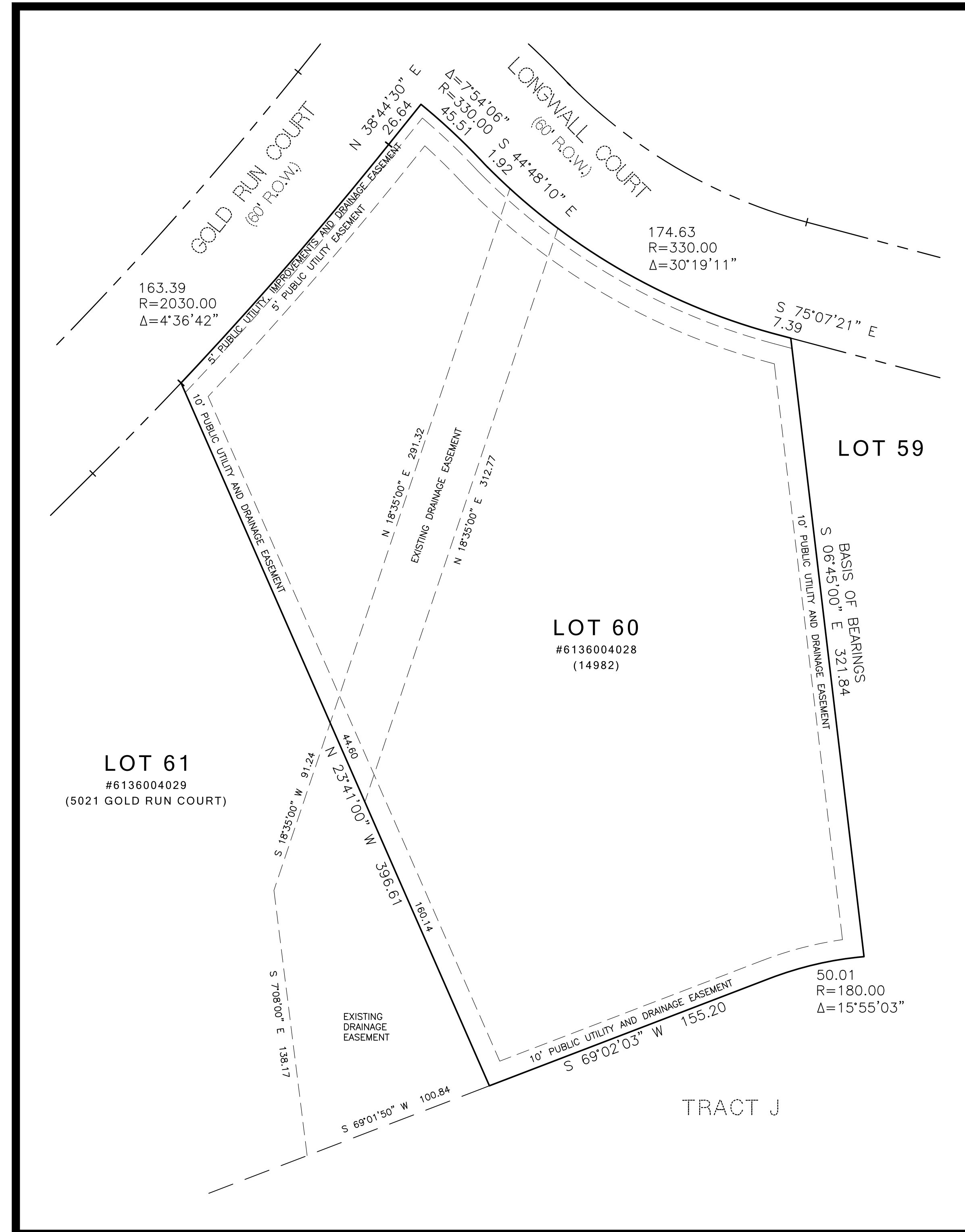
REVISIONS:	
1	10/21/24 County comments.

PROJECT NO. 24157  
 AUGUST 5, 2024  
 SHEET 1 OF 2

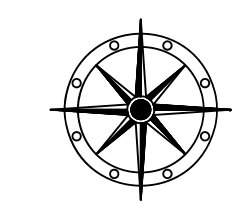
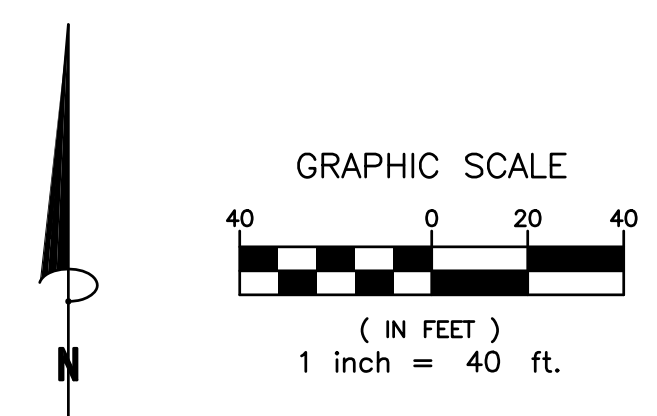
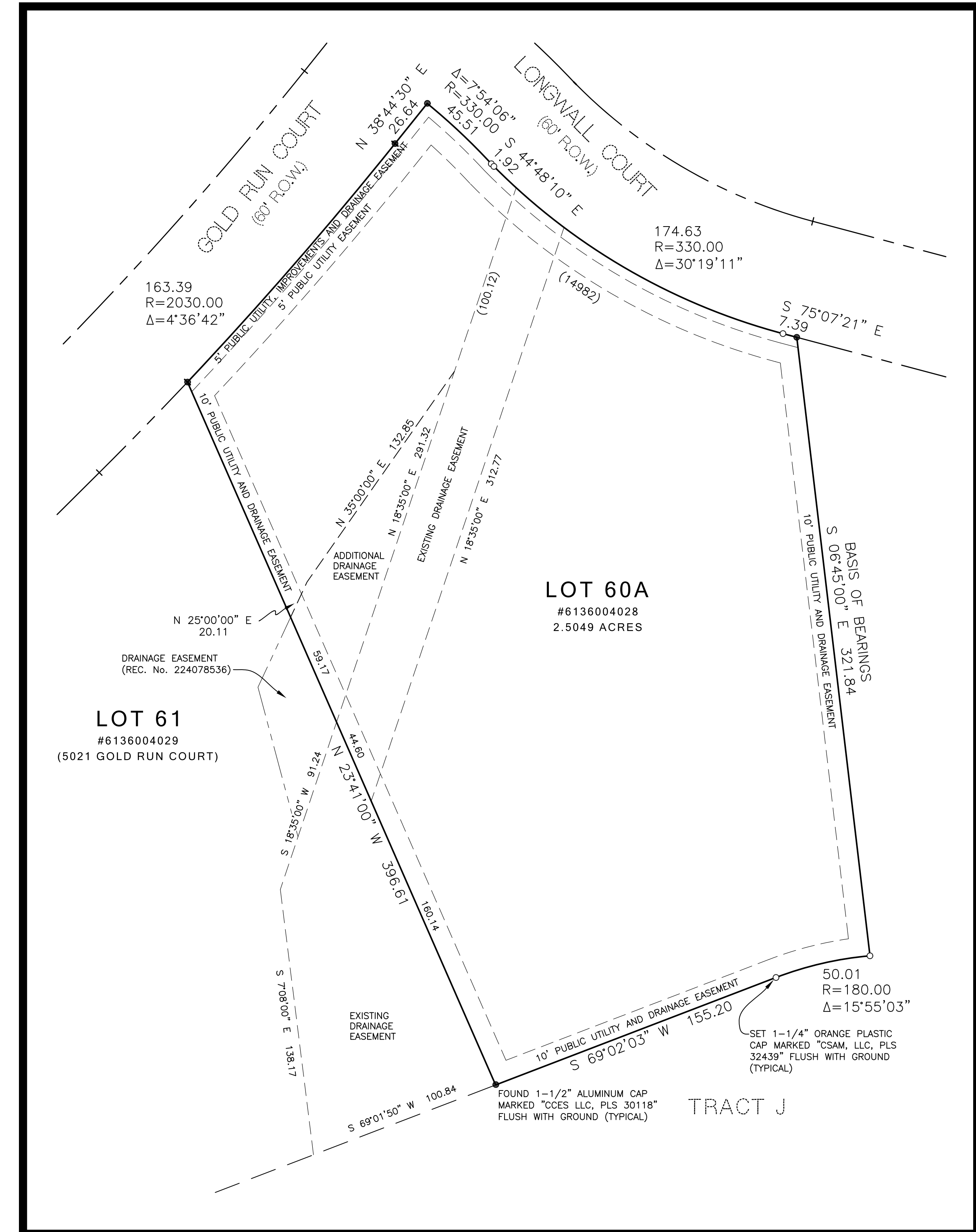
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 LOCATED IN THE WEST HALF OF SECTION 36,  
 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

AS PLATTED: #14238



AS REPLATTED



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 COMPASS SURVEYING & MAPPING, LLC  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
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REVISIONS:	
1	10/21/24 County comments.

PROJECT No. 24157  
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 SHEET 2 OF 2