

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH **BEARINGS REFERENCED** TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" FOUND FLUSH WITH GROUND AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006" FOUND FLUSH WITH GROUND; DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°08'28" EAST, A DISTANCE OF 1326.68 FEET.

**COMMENCING** AT THE CENTER-EAST 1/16 CORNER OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE SOUTH 83°37'56" WEST, A DISTANCE OF 62.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 28 SAID POINT BEING THE NORTHEASTERLY CORNER OF LAND SURVEY PLAT RECORDED UNDER RECEPTION NO. 211900027 SAID POINT BEING ALSO IN THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD;

THENCE ON SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES:

- THENCE SOUTH 09°36'29" WEST, A DISTANCE OF 114.58 FEET;
- THENCE SOUTH 11°14'07" WEST A DISTANCE OF 1,052.73 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 603.83 FEET, WHOSE CENTER BEARS NORTH 78°41'41" WEST;
- THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°06'29", AN ARC DISTANCE OF 285.69 FEET;
- THENCE SOUTH 38°19'09" WEST, A DISTANCE OF 1,168.71 FEET TO THE **POINT OF BEGINNING**;
- THENCE CONTINUE SOUTH 38°19'09" WEST, A DISTANCE OF 206.82 FEET;
- THENCE SOUTH 39°06'28" WEST, A DISTANCE OF 376.53 FEET;
- THENCE SOUTH 40°36'08" WEST, A DISTANCE OF 1,729.38 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 00°07'28" WEST, ON SAID WEST LINE, A DISTANCE OF 1,440.85 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 00°16'33" WEST, ON SAID WEST LINE, A DISTANCE OF 861.83 FEET;

THENCE NORTH 89°28'40" EAST, A DISTANCE OF 466.34 FEET;

THENCE NORTH 71°59'59" EAST, A DISTANCE OF 67.70 FEET;

THENCE NORTH 38°30'37" EAST, A DISTANCE OF 82.51 FEET;

THENCE NORTH 16°06'44" EAST, A DISTANCE OF 24.14 FEET;

THENCE SOUTH 72°43'31" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 06°41'04" EAST, A DISTANCE OF 85.77 FEET;

THENCE SOUTH 33°40'16" EAST, A DISTANCE OF 83.58 FEET;

THENCE SOUTH 75°49'05" EAST, A DISTANCE OF 133.78 FEET TO A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, WHOSE CENTER BEARS SOUTH 14°10'55" WEST;

THENCE SOUTHEASTERLY, ON SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 25°22'53", AND AN ARC DISTANCE OF 243.64 FEET;

THENCE SOUTH 50°26'12" EAST, A DISTANCE OF 510.67 FEET;

THENCE SOUTH 81°43'37" EAST, A DISTANCE OF 57.76 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,936.619 SQUARE FEET (44.45829 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

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 STERLING RANCH EAST FILING NO. 5. 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.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY. THE SUBDIVIDER(S) AGREE 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. 19-471) 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.

STATE OF COLORADO )  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

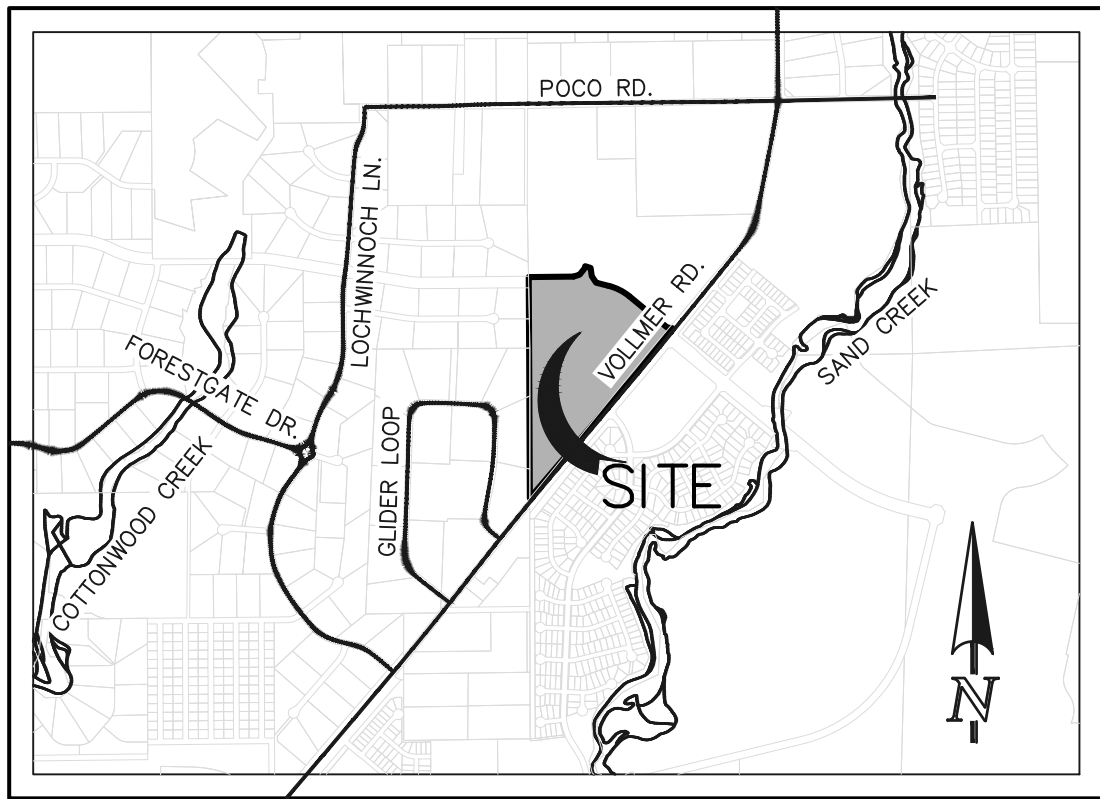
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

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 ANY EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

# RETREAT AT PRAIRIERIDGE FILING NO. 1

## A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP  
1" = 2000'

EASEMENTS: :

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

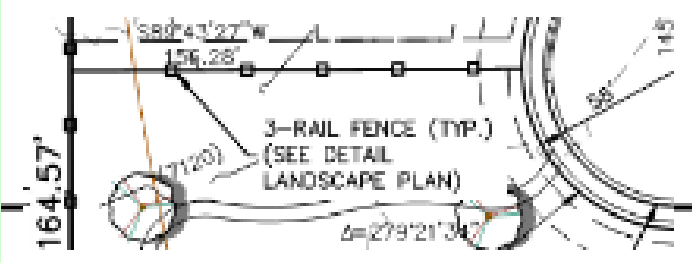
GENERAL NOTES:

- THE DATE OF PREPARATION IS JUNE 27, 2024.
- 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"
- THIS PROPERTY IS SUBJECT TO PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. \_\_\_\_\_ AND AS AMENDED. SPECIAL DISTRICT NOTE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT PRAIRIERIDGE FILING NO. 1 RECORDED \_\_\_\_\_, UNDER RECEPTION NO. \_\_\_\_\_ RECORDS OF EL PASO COUNTY, COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, AND NATURAL FEATURES REPORT IN FILE SP-239.
- 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.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 UNDER RECEPTION NUMBER \_\_\_\_\_ 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 CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

- THE SUBDIVIDER(S) AGREE 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. 19-471) OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF RECORDING SHAI THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

Identify who is installing the fencing separating lots from tracts as depicted on preliminary pln and who is maintaining it in a plat note.



GENERAL NOTES (CONT.):

- 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 RECORDED AT RECEPTION NO. \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARY OF RETREAT AT PRAIRIERIDGE FILING NO. 1 IS INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THERE SHALL BE NO DIRECT LOT ACCESS TO BRIARGATE PARKWAY, DINES BOULEVARD, OR VOLLMER ROAD FOR ANY RESIDENTIAL LOTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE BLACK FOREST FIRE DISTRICT.
- GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY COLORADO SPRINGS UTILITIES SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_. THE OVERALL SITE NO. 1 IS RESPC ADD lot numbers to these constraints; and mitigation method: an FOUl additional report dated Feb. 2025 was also submitted- are basements 3 AND A MAP OF THE HAZARD A feasible in areas where groundwater was elevated in the monitoring FOR RETREAT AT PRAIRIERIDGE F study? REPEAT COMMENT "R ROAD" BY ENTECH ENGINEERING, INC. DATED JUNE 4, 2025 IN FILE OF 2025 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- POTENTIAL SEASONALLY SHALLOW GROUNDWATER (PSW) SEASONALLY WET AREA (SW) AREAS OF PONDED/FLOWING WATER (W)
- IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN AREAS, ALL FOUNDATIONS SHALL INCORPORATE AND UNDERGROUND DRAINAGE SYSTEM. UNDER DRAIN SYSTEM TO BE MAINTAINED BY THE PRAIRIERIDGE METRO DISTRICT.
- 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 RENEWABLEAQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FALCON AREA WATER AND WASTEWATER AUTHORITY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.
- FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT PRAIRIERIDGE FILING NO. 1, IS NOT PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0533G AND 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X)
- DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 211759 ISSUED BY CAPSTONE TITLE AN AGENT FOR STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JULY 16, 2022 AT 8:00 A.M.
- THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES FOR MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 08, 1983 IN BOOK 3718 AT PAGE 812 AFFECTS THE ENTIRE SURVEYED PROPERTY.
- TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FINDINGS OF FACT, CONCLUSIONS OF LAW, AND JUDGMENT AND DECREE CASE NO. 07CW56 WATER DIVISION 2 RECORDED FEBRUARY 27, 2008 AT RECEPTION NO. 208022531 AFFECTS THE ENTIRE SURVEYED PROPERTY.

This is not optional in the code and what level of hardening and defensible space is required for the fire intensity level?

When will a utility service plan showing the locations of fire hydrants and water mains be submitted for this site?

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (DETENTION POND, TRAILS, UTILITIES AND BUFFER)	271,397	14.01%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT B (PARK, LANDSCAPE, AND UTILITIES)	115,247	5.95%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT C (OPEN SPACE, LANDSCAPE, AND UTILITIES)	19,875	1.03%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT D (FUTURE DEVELOPMENT TRACT)	577,481	29.82%	CLASSIC SRJ LAND, LLC	CLASSIC SRJ LAND, LLC
LOTS (46 TOTAL)	504,747	26.06%	INDIVIDUAL LOT OWNERS	
R.O.W.	447,873	23.13%	COUNTY	COUNTY

TOTAL **1,936,620** ACRES  
L consistent with legal description  
TOTAL NUMBER OF LOTS IN SUBDIVISION: 46  
GROSS DENSITY: 1.47 LOTS PER ACRE  
NET DENSITY: 3.97 LOTS PER ACRE  
(DENSITIES DO NOT INCLUDE FUTURE DEVELOPMENT TRACT AREA)

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, AND C WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

BY: \_\_\_\_\_

AS: \_\_\_\_\_

OF PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

STATE OF COLORADO )

COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY \_\_\_\_\_, AS \_\_\_\_\_ OF

PRAIRIERIDGE METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STERLING RANCH EAST FILING NO. 5 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 DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC 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.

Soil and Geology Conditions:  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Dropslope Creep: (name lots or location of area)  
•Rockfall Source:(name lots or location of area)  
•Rockfall Runout Zone:(name lots or location of area)  
•Potentially Seasonally High Groundwater:(name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

0.000; AND THAT SAID, SHALL BE DEPOSITED IN THE PUBLIC RECORDS OF THE STATE OF COLORADO AND ALL APPLICABLE DEVELOPMENT CODED.

LATEST THE ABOVE

Your missing the first half of the GEO note note: no basements for specific lots; update not for this plat -which lots cant have basements?

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE  
COLORADO P.L.S. NO. 34977 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK \_\_\_\_ .M. THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: \_\_\_\_\_ DEPUTY

FEES:

DRAINAGE: \_\_\_\_\_

BRIDGE FEES: \_\_\_\_\_

URBAN PARK: \_\_\_\_\_

REGIONAL PARK: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

SHEET 1 OF 4  
JUNE 25, 2024  
JOB NO. 1305.11  
RETREAT AT PRAIRIERIDGE  
FILING NO. 1

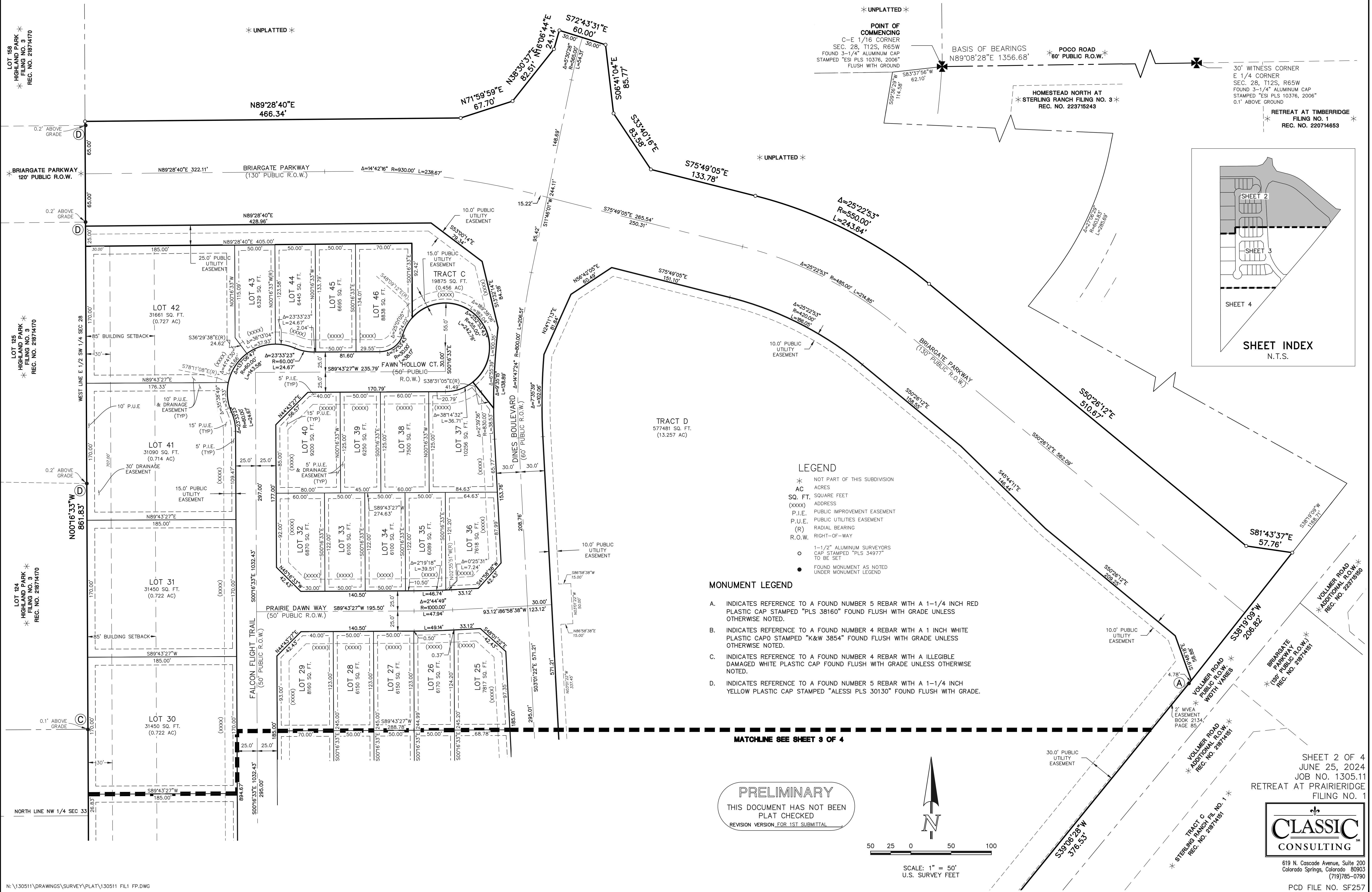


619 N. Coscove Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790

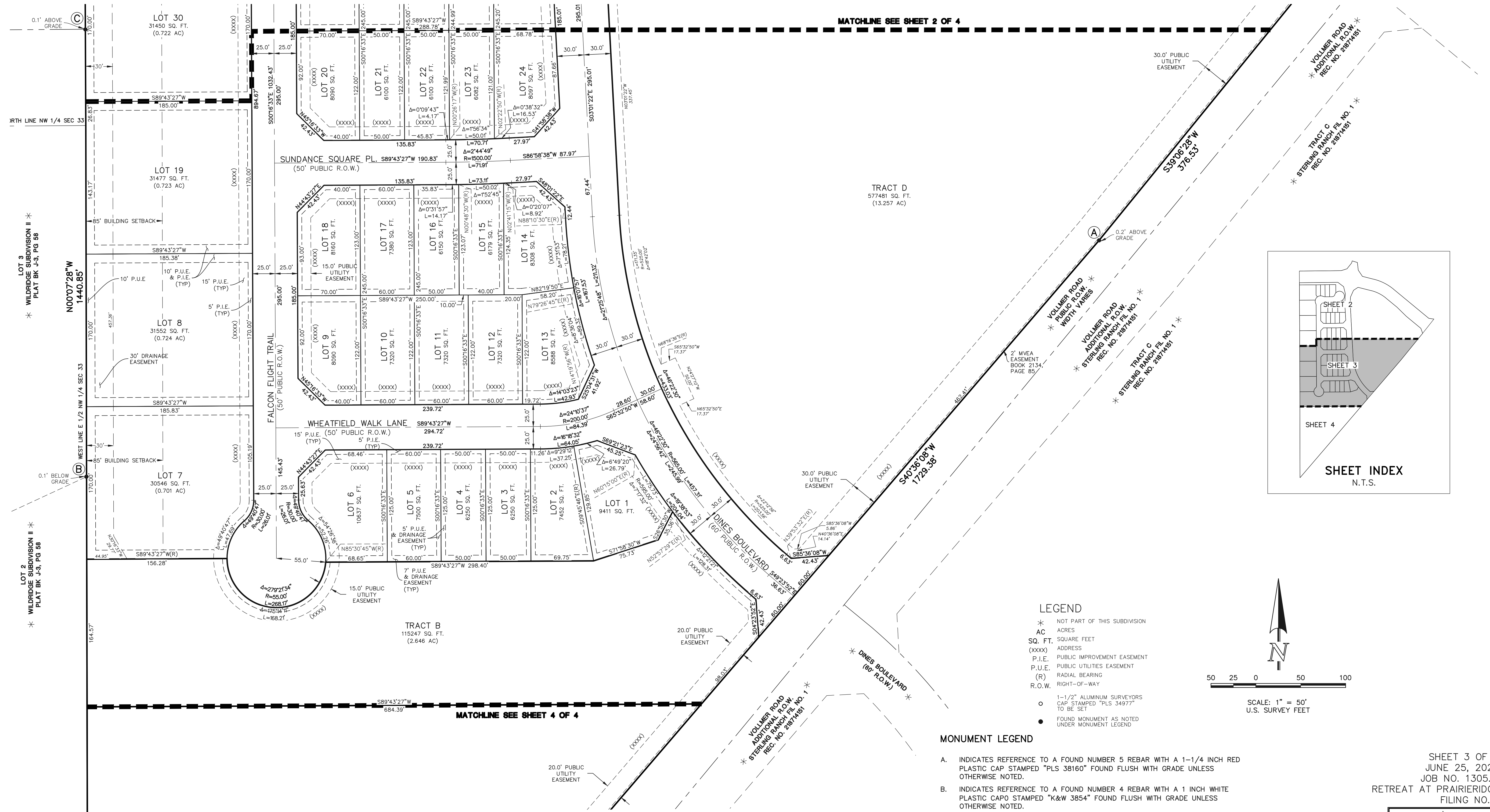
PCD FILE NO. SF257



# RETREAT AT PRAIRIERIDGE FILING NO. 1



# RETREAT AT PRAIRIERIDGE FILING NO. 1

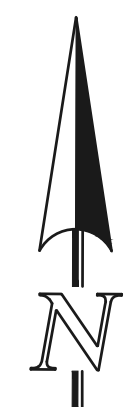


## LEGEND

- \* NOT PART OF THIS SUBDIVISION
- AC ACRES
- SQ. FT. SQUARE FEET
- (XXXX) ADDRESS
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
- FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND

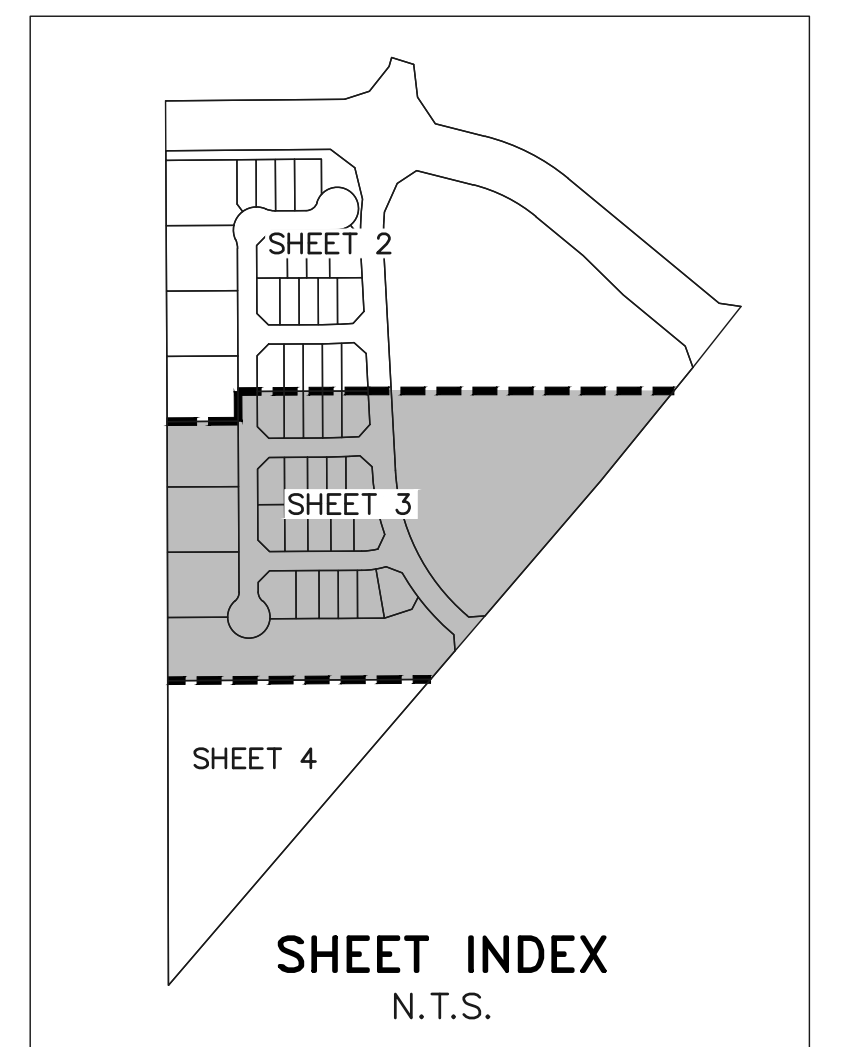
## MONUMENT LEGEND

- INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH RED PLASTIC CAP STAMPED "PLS 38160" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH WHITE PLASTIC CAP STAMPED "K&W 3854" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A ILLEGIBLE DAMAGED WHITE PLASTIC CAP FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" FOUND FLUSH WITH GRADE.



50 25 0 50 100

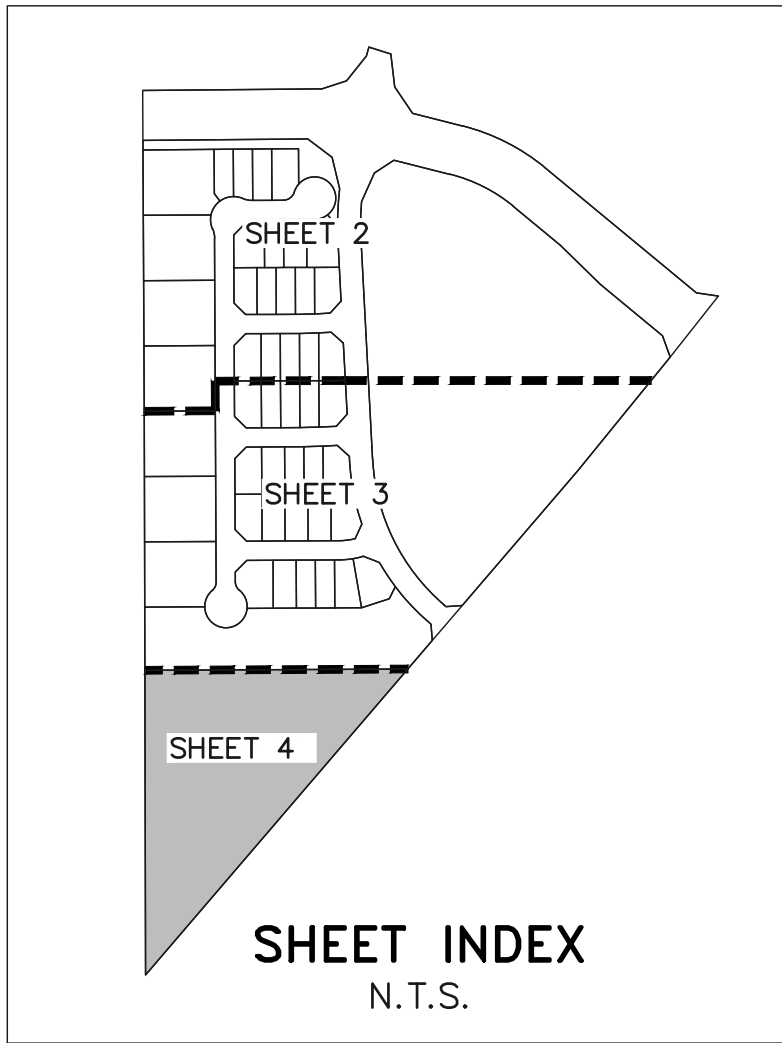
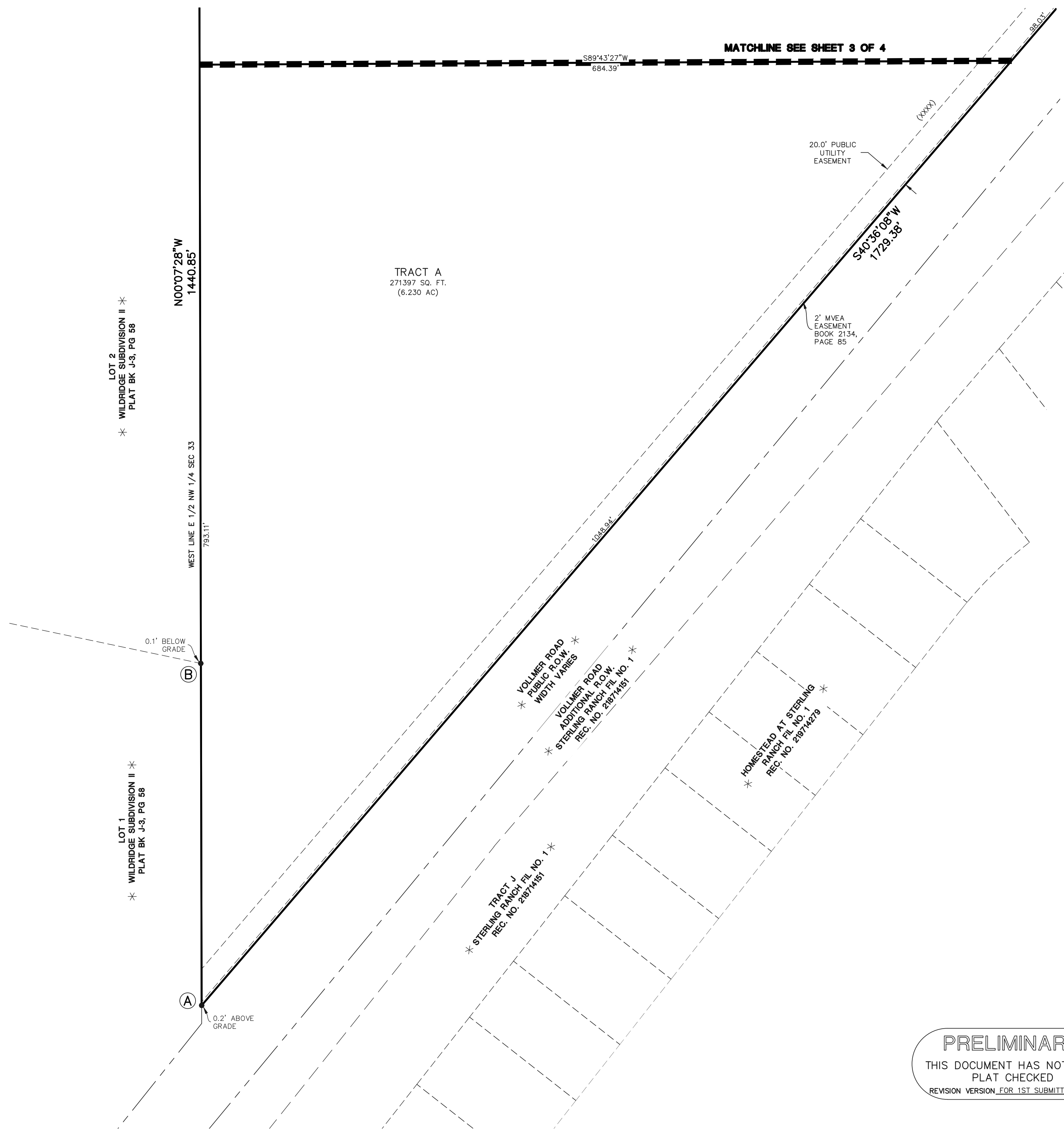
SCALE: 1" = 50'  
U.S. SURVEY FEET



PRELIMINARY

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED  
REVISION VERSION FOR 1ST SUBMITTAL

RETREAT AT PRAIRIERIDGE FILING NO. 1



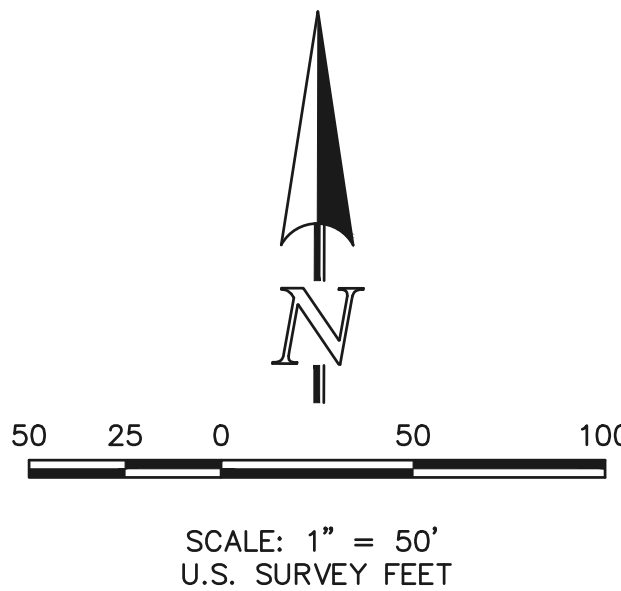
LEGEND

- \* NOT PART OF THIS SUBDIVISION
- AC ACRES
- SQ. FT. SQUARE FEET
- (xxxx) ADDRESS
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- P.U.E. PUBLIC UTILITIES EASEMENT
- (R) RADIAL BEARING
- R.O.W. RIGHT-OF-WAY
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977" TO BE SET
- FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND

MONUMENT LEGEND

- A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH RED PLASTIC CAP STAMPED "PLS 38160" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- B. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A 1 INCH WHITE PLASTIC CAPO STAMPED "K&W 3854" FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- C. INDICATES REFERENCE TO A FOUND NUMBER 4 REBAR WITH A ILLEGIBLE DAMAGED WHITE PLASTIC CAP FOUND FLUSH WITH GRADE UNLESS OTHERWISE NOTED.
- D. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH YELLOW PLASTIC CAP STAMPED "ALESSI PLS 30130" FOUND FLUSH WITH GRADE.

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED  
REVISION VERSION FOR 1ST SUBMITTAL



SHEET 4 OF 4  
JUNE 25, 2024  
JOB NO. 1305.11  
RETREAT AT PRAIRIERIDGE  
FILING NO. 1



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