

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water."

Presumptive Use Values: In the

Coordinated with PBH Metro, service letter and summary have been resubmitted and resolved

absence of data on water use to the contrary or other minimum values established as acceptable by the State Engineer, the following presumptive values will be used to calculate the annual water demand:
 • Residential inside use 0.26 acre feet per year for single family residences

1. NAME OF DEVELOPMENT AS PROPOSED PAINTBRUSH HILLS FIL. NO. 14			
2. LAND USE ACTION PRELIMINARY PLAN / FINAL PLAT			
3. NAME OF EXISTING PARCEL AS RECORDED TRACT E, OF PAINT BRUSH HILLS FIL. NO. 13E			
PROPOSED SUBDIVISION PAINT BRUSH HILLS	FILING NO. 14	BLOCK	LOT
4. TOTAL ACREAGE 88.63	5. NUMBER OF LOTS PROPOSED 224	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation.			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner.			
& NE 1/4 OF 1/4 SECTION 26 TOWNSHIP 12 <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE 65 <input type="checkbox"/> E <input checked="" type="checkbox"/> W PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided. Surveyors plat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # 224 of units 51,993 GPD 58.24 AF COMMERCIAL USE # _____ of S.F. _____ GPD _____ AF IRRIGATION # 13.30 of acres 29,291 GPD 32.81 AF STOCK WATERING # _____ of head _____ GPD _____ AF OTHER _____ GPD _____ AF TOTAL 81,284 GPD _____ AF		<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____ _____ <input type="checkbox"/> MUNICIPAL <input type="checkbox"/> ASSOCIATION <input type="checkbox"/> COMPANY <input checked="" type="checkbox"/> DISTRICT NAME Paint Brush Hills LETTER OF COMMITMENT FOR SERVICE <input type="checkbox"/> YES <input type="checkbox"/> NO	
		<input type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER _____	
		WATER COURT DECREE CASE NO.'S _____ _____ _____	
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM			
<input type="checkbox"/> SEPTIC TANK/LEACH FIELD <input checked="" type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME Paint Brush Hills <input type="checkbox"/> LAGOON <input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____ <input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design) <input type="checkbox"/> OTHER _____			

• Residential and commercial landscaping use 0.0566 acre feet per 1,000 square feet of landscaping;

KNOW ALL MEN BY THESE PRESENTS:

AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY
AND HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE
OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF
SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED
UNDER RECEPTION NO. 213713413, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 172.079 ACRES.

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,
STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND
SUBDIVISION OF PAINT BRUSH HILLS FILING NO. 13E. 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 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.

IN WITNESS WHEREOF:

THE FOREMENTIONED AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY
COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 13th DAY OF
September, 2019 A.D.

BY: [Signature], AS Authorized Signing Agent

OF AEROPLAZA FOUNTAIN, LLC A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY
OF September, 2019, A.D. BY Teffe Mark, AS
Authorized Signing Agent OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED
LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 1-3-21

Stanley Alan Vancil
NOTARY PUBLIC

STANLEY ALAN VANCIL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964020432
MY COMMISSION EXPIRES JANUARY 03, 2021

IN WITNESS WHEREOF:

THE FOREMENTIONED HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS
EXECUTED THIS INSTRUMENT THIS 13th DAY OF September, 2019 A.D.

BY: [Signature], AS Authorized Signing Agent

OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY
OF September, 2019, A.D. BY Teffe Mark, AS
Authorized Signing Agent OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 1-3-21

Stanley Alan Vancil
NOTARY PUBLIC

STANLEY ALAN VANCIL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964020432
MY COMMISSION EXPIRES JANUARY 03, 2021

CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, AND F, INCLUDING ANY IMPROVEMENTS
THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP
AND MAINTENANCE TO THE PAINT BRUSH HILLS METROPOLITAN DISTRICT BY SEPARATE
AGREEMENT.

BY: Rubeca E. Bonilla

AS PBHD Board President

OF PAINT BRUSH HILLS METROPOLITAN DISTRICT.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY
OF September, 2019 A.D. BY Rubeca Bonilla.

AS Board President OF PAINT BRUSH HILLS METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: August 1, 2022

[Signature]
NOTARY PUBLIC

GABRIELLE ECKHOFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184030851
MY COMMISSION EXPIRES AUGUST 1, 2022

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JULY 16, 2018.

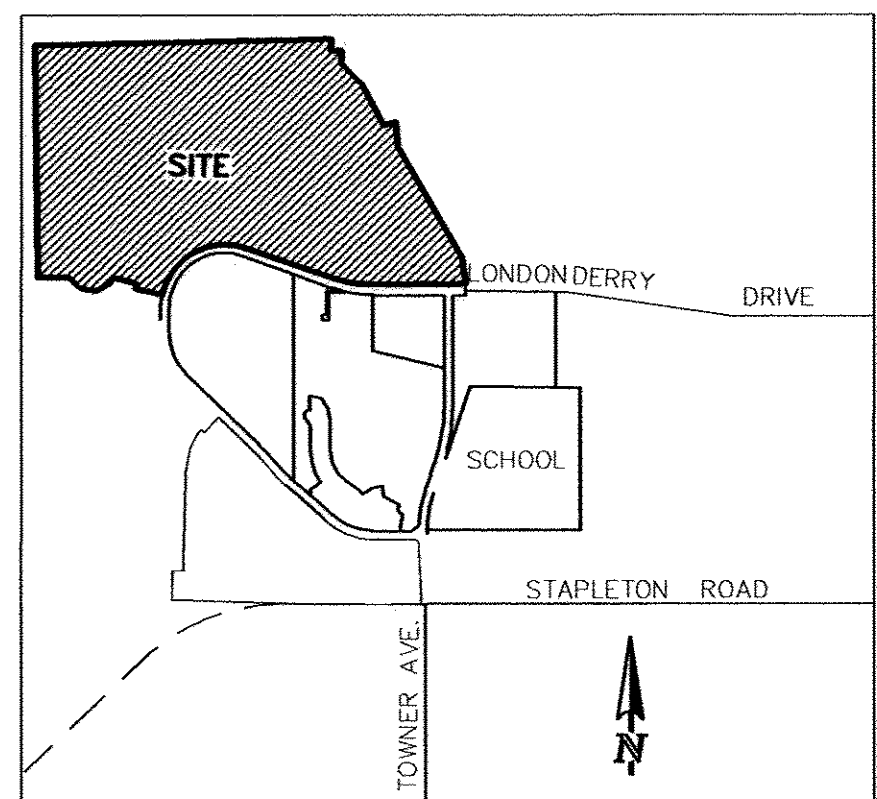
2. FLOOD PLAIN STATEMENT:

THIS SITE, PAINT BRUSH HILLS FILING NO. 13E IS NOT WITHIN A DESIGNATED
F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY
PANEL NUMBERS 08041C0535F AND 08041C0575F, EFFECTIVE MARCH 17, 1997.

3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 25 AND 26,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER
RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF
SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NTS

GENERAL NOTES (CONT.):

4. UNLESS SHOWN OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:

- A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.
- A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
- A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
- A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS ADJACENT TO LONDONDERRY DRIVE, AND SUBDIVISION BOUNDARY.
- THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER, UNLESS OTHERWISE NOTED.
- AN ADDITIONAL 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY ADJACENT TO THE 5.00 FOOT EASEMENT REFERRED TO IN GENERAL NOTE 4A ABOVE.

5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY;
WATER AVAILABILITY STUDY; DRAINAGE REPORTS; SUBDIVISION OR PROJECT PERCOLATION
TEST RESULTS; EROSION CONTROL REPORT.

6. FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.

7. THERE SHALL BE NO DIRECT ACCESS TO LONDONDERRY DRIVE FROM ANY
RESIDENTIAL LOT.

8. TRACT A, B, C AND D ARE FOR OPEN SPACE, PUBLIC DRAINAGE, PUBLIC UTILITIES
AND PUBLIC TRAILS TO BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS
METROPOLITAN DISTRICT. SAID TRACTS AND THE IMPROVEMENTS THEREON ARE TO BE
CONVEYED BY SEPARATE DOCUMENT.

9. TRACT E IS RESERVED FOR FUTURE DEVELOPMENT.

10. TRACT F IS FOR A WATER WELL, TRANSMISSION LINES AND PUBLIC UTILITIES TO BE OWNED
AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT. SAID TRACT AND
THE IMPROVEMENTS THEREON ARE TO BE CONVEYED BY SEPARATE DOCUMENT.

11. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE
COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER RECEPTION NO. 217153397
OF THE RECORDS EL PASO COUNTY, COLORADO

12. RECORDATION OF THIS PLAT HEREBY VACATES ALL EASEMENTS NOT SHOWN HEREON.

13. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO
COUNTY PRIOR TO THE ESTABLISHMENT
OF ANY DRIVEWAY.

14. TOTAL NUMBER OF LOTS/TOTAL AREA PLATTED WITH THIS SUBDIVISION: 158/50.583 AC
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 6
TOTAL AREA OF RIGHT OF WAY PLATTED WITH THIS SUBDIVISION: 11.218 AC.

15. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY
ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

16. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE
WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454),
AS AMENDED, AT THE TIME OF BUILDING PERMIT(S).

17. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PAINT BRUSH HILLS
METROPOLITAN DISTRICT BY INSTRUMENT RECORDED UNDER RECEPTION NO. 205008854, AND AS
AMENDED.

18. WATER AND WASTEWATER SERVICES TO BE SUPPLIED BY PAINT BRUSH HILLS METROPOLITAN
DISTRICT. ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND
COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE
DISTRICT.

19. 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.

20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY
DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE
REGULATIONS.

TRACT TABLE			
TRACT	AREA	USE	OWNER/MAINT.
A	860,929 SF	OPEN SPACE/PUBLIC DRAINAGE/PUBLIC UTILITIES/PUBLIC TRAILS	METRO DISTRICT
B	37,229 SF	OPEN SPACE/PUBLIC DRAINAGE/PUBLIC UTILITIES/PUBLIC TRAILS	METRO DISTRICT
C	12,039 SF	OPEN SPACE/PUBLIC DRAINAGE/PUBLIC UTILITIES/PUBLIC TRAILS	METRO DISTRICT
D	4,574 SF	OPEN SPACE/PUBLIC DRAINAGE/PUBLIC UTILITIES/PUBLIC TRAILS	METRO DISTRICT
E	88.632 AC	FUTURE DEVELOPMENT	OWNER OF RECORD
F	28,145 SF	WATER WELL/TRANSMISSION LINES/PUBLIC UTILITIES	METRO DISTRICT
OWNERSHIP OF TRACTS A - D AND F TO BE CONVEYED BY SEPARATE INSTRUMENT			
TOTAL AREA OF LOTS = 50.583 AC.			
TOTAL AREA OF RIGHT OF WAY = 11.218 AC.			

GENERAL NOTES (CONT.):

21. 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND
COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT
BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION
NO. 217153397, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO
COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH
IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE
PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL
PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING MANUAL. ANY SUCH
ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY
COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY
THE DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF
EL PASO COUNTY PRIOR TO THE RELEASES 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 DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF THE ALTERNATIVE FORM OF
COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO COUNTY
BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS TO BE CONSTRUCTED AND
COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE
PARTIAL RELEASE OF LOTS FOR SALE OR TRANSFER MAY ONLY BE GRANTED IN
ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE
SUBDIVISION IMPROVEMENTS AGREEMENT.

22. BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF A TRACT OF LAND
DEPICTED ON AN ALTA/ACSM LAND TITLE SURVEY
DEPOSITED UNDER RECEPTION NO. 214900172, RECORDS
OF EL PASO COUNTY, COLORADO BEING MONUMENTED
AT BOTH ENDS BY A RECOVERED 1-1/2" ALUMINUM
SURVEYORS CAP STAMPED "COES LLC PLS 30118" IS
ASSUMED TO BEAR N00°00'00"E, A DISTANCE OF
1922.08 FEET.

23. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A
PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

24. THIS SUBDIVISION IS LOCATED WITHIN THE WOODMEN ROAD METROPOLITAN
DISTRICT AND, AS SUCH, IS SUBJECT TO ALL OF THE RULES AND
REGULATIONS FOR SAID DISTRICT.

25. PURSUANT TO RESOLUTION 17-060, APPROVED BY THE BOARD OF DIRECTORS,
EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE
RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION
NUMBER 217013713, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF PAINT
BRUSH HILLS FILING 13E ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL
PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO
APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

26. ALL STORM SEWER FACILITIES LYING OUTSIDE THE PUBLIC RIGHT OF WAY
SHALL BE MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.

27. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC
LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY
COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.

28. THIS PLAT 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, CLASSIC CONSULTING ENGINEERS AND
SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE
COMMITMENT NUMBER 56898UTC ISSUED BY UNIFIED TITLE COMPANY, LLC, AS
AGENT FOR STEWART TITLE GUARANTY COMPANY, DATED JULY 9, 2018 AT
7:30 AM.

29. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS,
ORDINANCE, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY
REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT
LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO
DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP'S OF ENGINEERS AND THE
U.S. FISH AND WILDLIFE SERVICES REGARDING THE ENDANGERED SPECIES ACT,
PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S
MEADOW JUMPING MOUSE).

30. SIGHT VISIBILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO EL
PASO COUNTY. NO IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT THAT
EXCEED A HEIGHT OF 30 INCHES AS MEASURED ABOVE THE FLOWLINE OF
CURB AND GUTTER. ANY SUCH IMPROVEMENTS EXCEEDING 30 INCHES IN
HEIGHT SHALL BE CONSIDERED. SIGHT OBSTRUCTION AND WILL BE REMOVED
OR LOWERED. MAINTENANCE OF THE EASEMENT IS THE SOLE RESPONSIBILITY
OF THE INDIVIDUAL LOT OWNER.

31. THE DRAINAGE AND MAINTENANCE AGREEMENT IS RECORDED UNDER
RECEPTION NO. 217153396 and 219183641.

SURVEYOR'S STATEMENT:

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 LAND AND ALL
APPLICABLE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 15th DAY OF July, 2019.

[Signature]
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. #20118
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

July 15, 2019
DATE

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR PAINT BRUSH HILLS FILING NO. 13E WAS APPROVED FOR FILING BY THE
EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 15th DAY
OF July, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY
CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO
THE PUBLIC (STREETS AND 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.

Mark Wall
CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

[Signature]
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT

DATE

[Signature]
COUNTY ASSESSOR

DATE

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
1:30 O'CLOCK A. M. THIS 16th DAY OF October, 2019,
A.D., AND DULY RECORDED UNDER RECEPTION NUMBER 219714470.

RECORDER: CHUCK BROERMAN

BY: [Signature]
DEPUTY

FEE: 60

SURCHARGE: 3

SCHOOL FEE: FALCON SCHOOL DISTRICT 49 Credit 9022

BRIDGE FEE: \$85,319 Falcon

URBAN PARK FEE: \$67,940

REGIONAL PARK FEE: NA

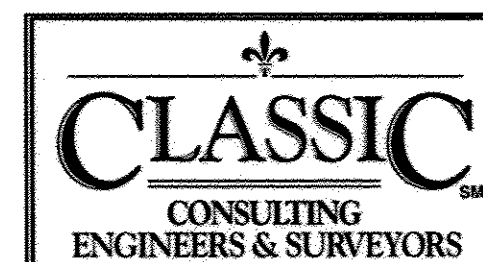
DRAINAGE FEE: FALCON BASIN \$621,035.94

OWNER:

AEROPLAZA FOUNTAIN LLC
HEIDI LLC
212 N. WAHSATCH AVENUE, SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

PAINT BRUSH HILLS FILING NO. 13E
2053.50
JULY 16, 2018
SHEET 1 OF 6

NO.	REVISION	DATE
1	COUNTY COMMENTS	9/27/18
2	ADD EASE TO TRACT F	12/13/18

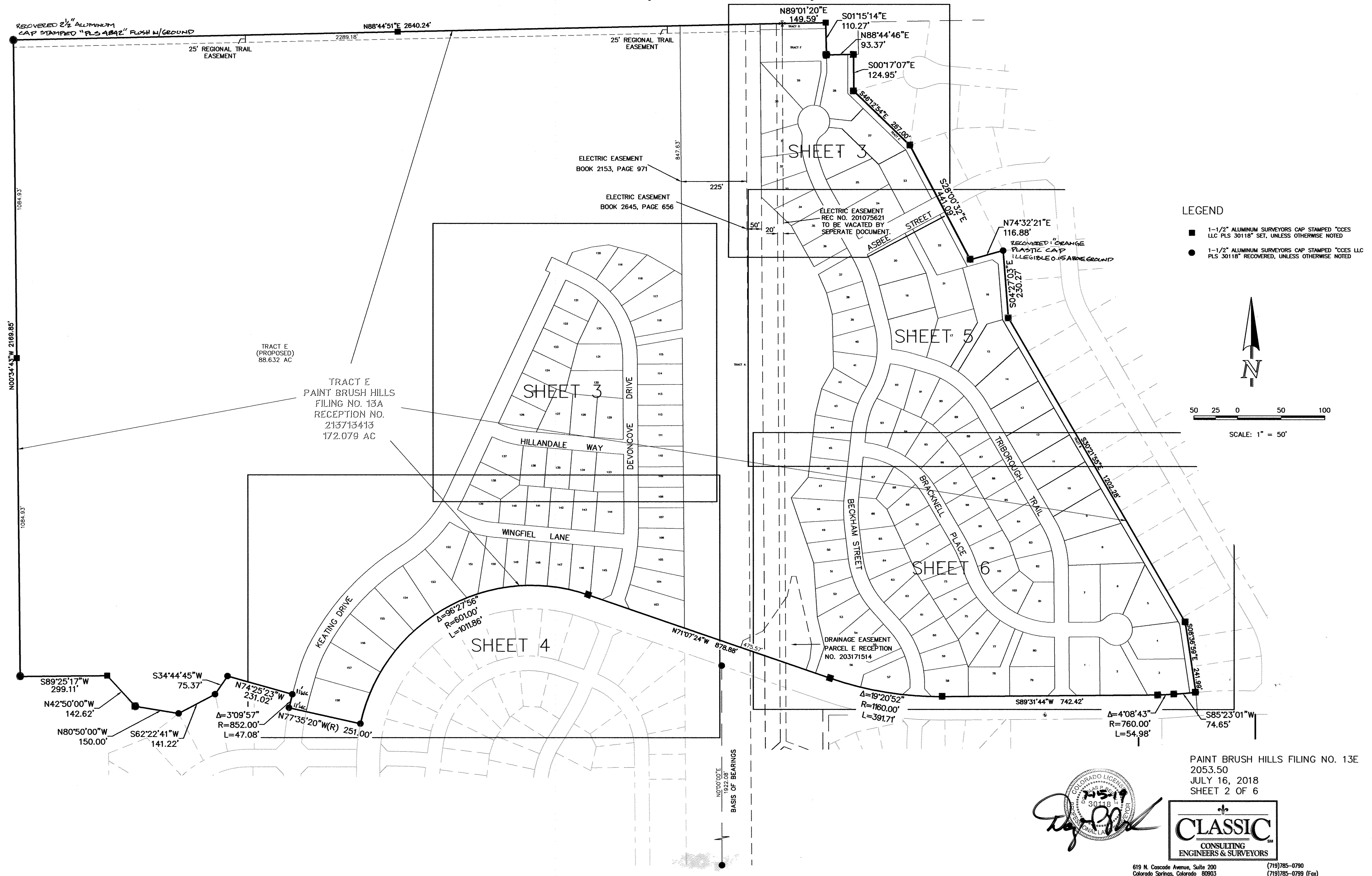


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

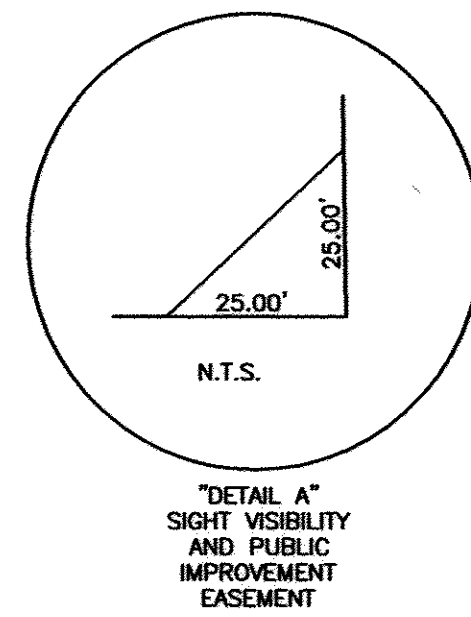
PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



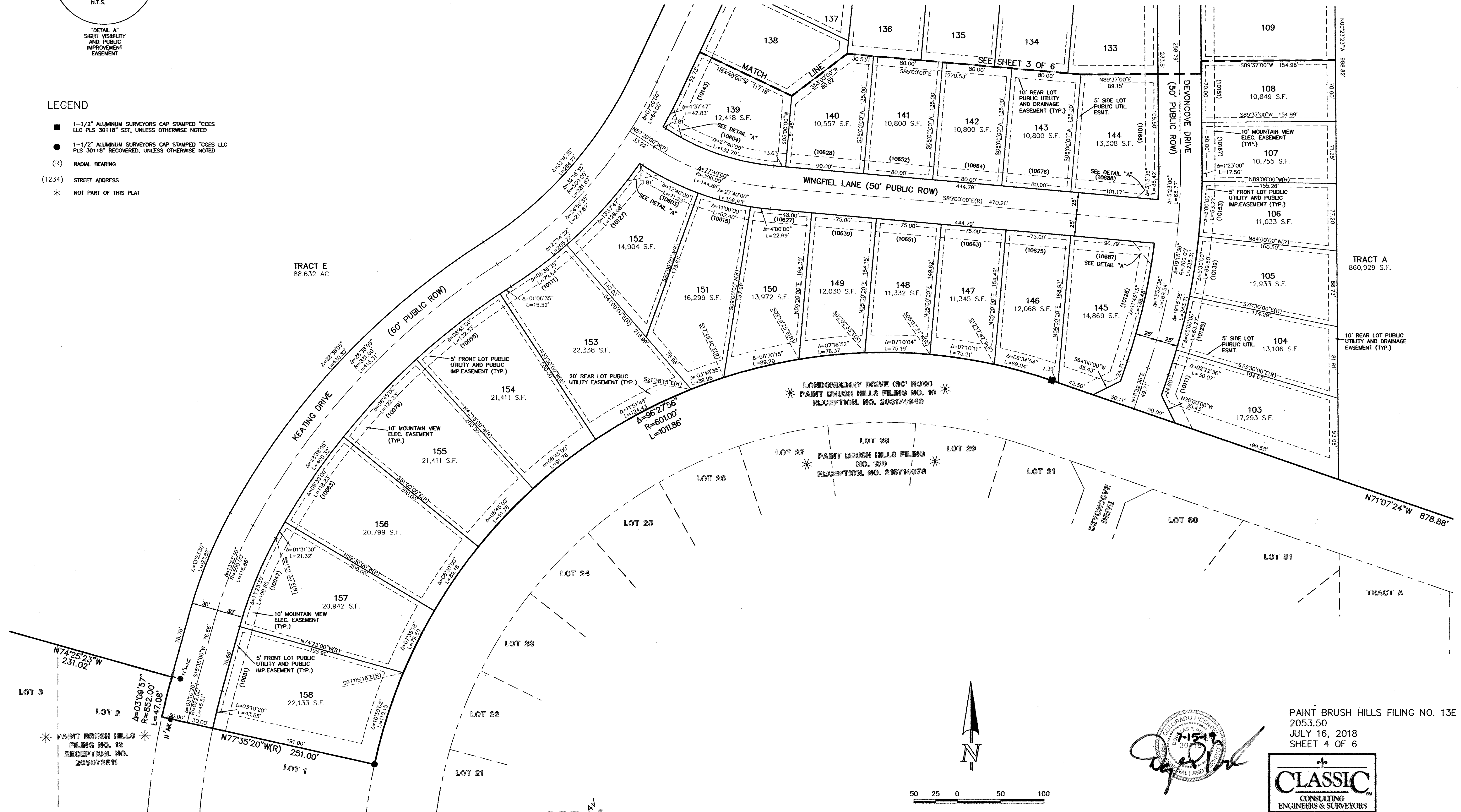
PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND

- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET, UNLESS OTHERWISE NOTED
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED, UNLESS OTHERWISE NOTED
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- * NOT PART OF THIS PLAT



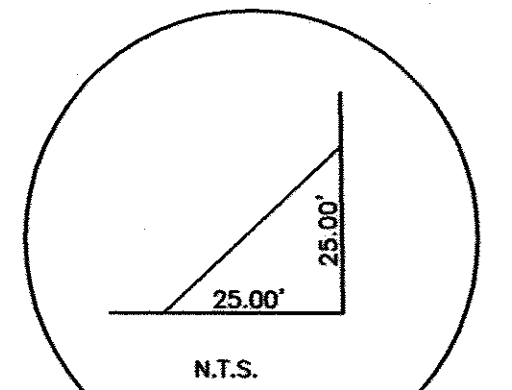
PAINT BRUSH HILLS FILING NO. 13E
2053.50
JULY 16, 2018
SHEET 4 OF 6



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

PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



N.T.S.

*DETAIL "A" SIGHT VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT

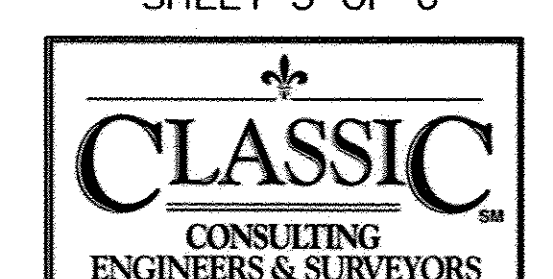
LEGEND

- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET, UNLESS OTHERWISE NOTED
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED, UNLESS OTHERWISE NOTED
- (R) RADIAL BEARING
- (1234) STREET ADDRESS
- * NOT PART OF THIS PLAT



SCALE: 1" = 50'

PAINT BRUSH HILLS FILING NO. 13E
2053.50
JULY 16, 2018
SHEET 5 OF 6



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

ELECTRIC EASEMENT
REC NO. 201075621
TO BE VACATED BY
SEPARATE DOCUMENT.

225'
ELECTRIC EASEMENT
BOOK 2153, PAGE 971

50'
ELECTRIC EASEMENT
BOOK 2645, PAGE 656

RBD

PAINT BRUSH HILLS FILING NO. 13E

A REPLAT OF TRACT E AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13A, RECORDED UNDER RECEPTION NO. 213713413, BEING A PORTION OF THE WEST HALF OF SECTION 25 AND THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

