

Chuck Broerman  
12/29/2016 10:19:24 AM  
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El Paso County, CO  
  
2  
Pages  
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### SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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	2	13884
Reception Fee	Number of Pages	File Number

FOREST LAKES FILING NO 2A  
Name of Plat

FOREST LAKES RESIDENTIAL DEVELOPMENT LLC  
Owner's Name

Subdivision

Condominium

FOREST LAKES FILING NO. 2A  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26 AND  
RANGE 67 WEST OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:  
THAT FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, AND THE SOUTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND AT THE WEST END BY SAID MARKED STONE AT THE SOUTHWEST CORNER OF SAID SECTION 27, BEING 2827.04 FEET S89°08'01"W, A DISTANCE OF 2827.04 FEET

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N01°53'03"W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 264.04 FEET TO THE POINT OF BEGINNING;

THENCE S89°08'01"W, A DISTANCE OF 346.55 FEET;

THENCE N01°53'03"W, A DISTANCE OF 1029 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204044409 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204044409 THE FOLLOWING NINE (9) COURSES:

- 1. N89°29'17"E, A DISTANCE OF 51.68 FEET;
- 2. N06°07'30"W, A DISTANCE OF 110.74 FEET;
- 3. N46°28'55"W, A DISTANCE OF 104.05 FEET;
- 4. N16°07'05"E, A DISTANCE OF 40.14 FEET;
- 5. N05°05'08"W, A DISTANCE OF 62.66 FEET;
- 6. N50°02'04"W, A DISTANCE OF 43.81 FEET;
- 7. N23°12'31"W, A DISTANCE OF 187.95 FEET;
- 8. N36°52'39"W, A DISTANCE OF 120.40 FEET;
- 9. N53°08'54"W, A DISTANCE OF 382.11 FEET;

THENCE N36°58'32"E, A DISTANCE OF 111.92 FEET;

THENCE S85°37'20"E, A DISTANCE OF 131.25 FEET ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S36°25'42"E, HAVING A DELTA OF 40°37'12", A RADIUS OF 55.00 FEET AND A DISTANCE OF 36.39 FEET TO A POINT ON CURVE;

THENCE N53°33'28"E, A DISTANCE OF 108.02 FEET TO A POINT ON CURVE;

THENCE N1°53'03"E, ON THE LEFT WHOSE CENTER BEARS S153°32'08"W, HAVING A DELTA OF 0°06'12", A RADIUS OF 725.00 FEET AND A DISTANCE OF 11.90 FEET TO A POINT ON CURVE;

THENCE N14°37'04"E, A DISTANCE OF 213.89 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FOREST LAKES DRIVE, AS PLATTED IN FOREST LAKES FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712407;

THENCE ON THE BOUNDARY OF SAID FOREST LAKES FILING NO. 1 THE FOLLOWING FIVE (5) COURSES:

- 1. S39°33'25"E, A DISTANCE OF 754.49 FEET TO A POINT OF CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°06'27", A RADIUS OF 870.00 FEET AND A DISTANCE OF 624.19 FEET TO A POINT ON CURVE;
- 3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N21°31'05"W, HAVING A DELTA OF 23°59'29", A RADIUS OF 346.00 FEET AND A DISTANCE OF 144.88 FEET TO A POINT OF REVERSE CURVE;
- 4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°36'09", A RADIUS OF 470.00 FEET AND A DISTANCE OF 15.88 FEET TO A POINT ON CURVE;
- 5. N89°39'46"W, A DISTANCE OF 69.06 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S17°21'22"W, HAVING A DELTA OF 17°12'55", A RADIUS OF 270.00 FEET AND A DISTANCE OF 81.13 FEET TO A POINT OF TANGENT;

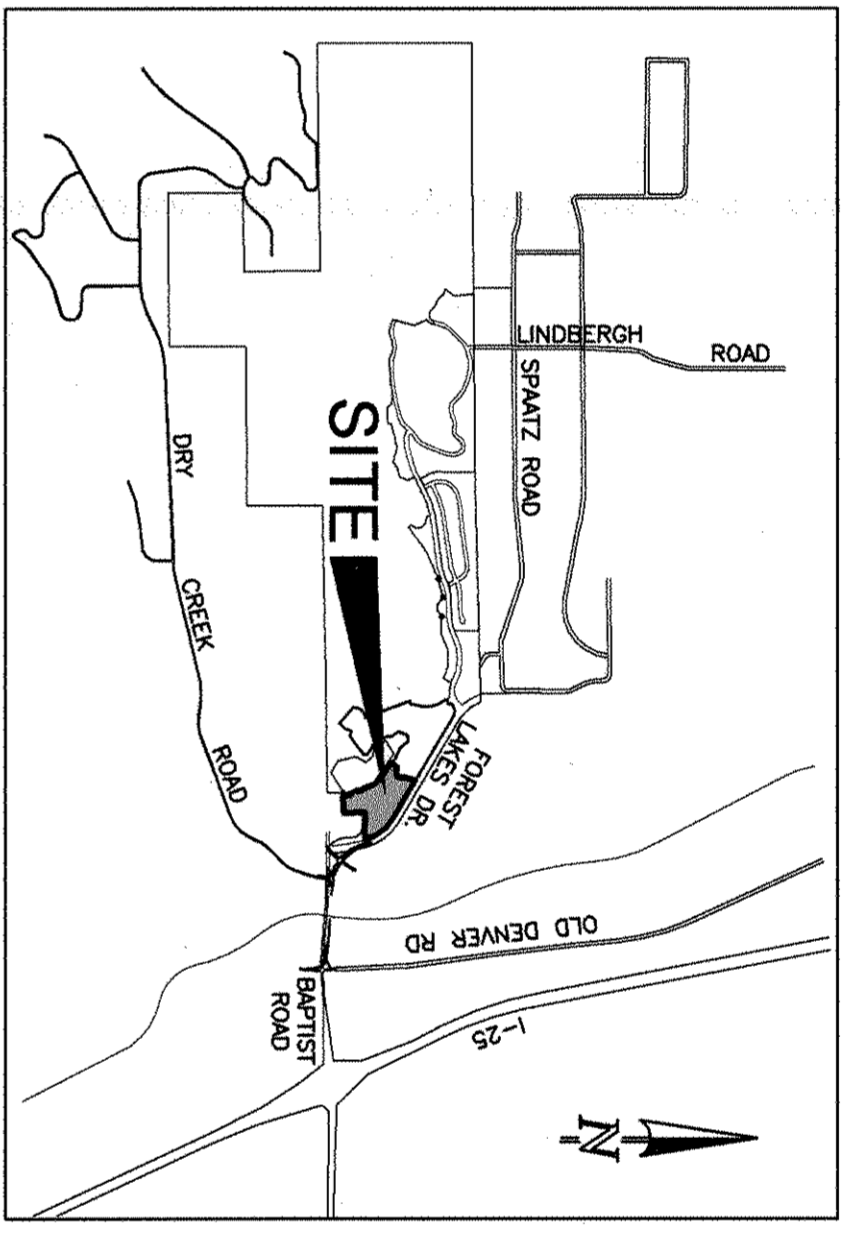
THENCE N89°51'33"W, A DISTANCE OF 176.82 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE S01°53'03"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 574.85 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 17.097 ACRES

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEE, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE READ AND UNDERSTAND THE FOREGOING INSTRUMENT, THE TERMS, CONDITIONS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME, SUBDIVISION OF FOREST LAKES FILING NO. 2A. 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 UNDERSIGNED HEREBY RELEASES FROM THE FOREGOING INSTRUMENT, THE TERMS AND CONDITIONS OF SAID INSTRUMENT, THE FOREGOING INSTRUMENT SHOW 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.

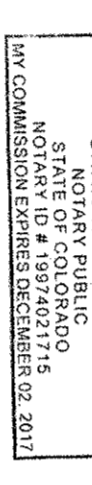


VICINITY MAP  
NOT TO SCALE

GENERAL NOTES: (CONTINUED)

- 14. THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO FOREST LAKES DRIVE.
- 15. TRACT A IS FOR DRAINAGE PARK AND PUBLIC UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVERTED BY SEPARATE INSTRUMENT. THIS TRACT IS SUBJECT TO A PRIVATE DETENTION BASIN AGREEMENT RECORDED UNDER RECEPTION NO. 216151092.
- 16. TRACTS B, C, D AND E ARE FOR OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVERTED BY SEPARATE INSTRUMENT.
- 17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- 18. NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVERTED, OR TRANSFERRED WHETHER BY DEED OR BY MORTGAGE, OR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE METROPOLITAN DISTRICT HAS REVIEWED THE PLANS AND HAD THE PLANS 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 NO. 216151092. IN THE OFFICE OF THE CLERK AND RECORDED OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERALS 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 OF EL PASO COUNTY AND THE SUBDIVISION IMPROVEMENTS AGREEMENT. THE APPLICANT/OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, PROCEDURAL REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

MY COMMISSION EXPIRES: 12/31/2017 Christina A. White  
NOTARY PUBLIC



GENERAL NOTES:

- 1. THE DATE OF PREPARATION NOVEMBER 23, 2015.
- 2. BASIS OF BEARINGS:  
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS DEPICTED ON A LAND SURVEY PLAT PREPARED BY W.K. CLARK & ASSOCIATES, INC. DEPOSITED UNDER RECEPTION NO. 94901132, OF THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE EAST END BY A 1-1/4 INCH OUTSIDE DIAMETER IRON PIPE AT THE SOUTHWEST CORNER OF SAID SECTION 27 AND AT THE WEST END BY A MARKED STONE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27, BEING ASSUMED TO BEAR S89°08'01"W, A DISTANCE OF 2827.04 FEET.
- 3. THE TRACT OF LAND HEREIN PLATTED LETS WITHIN THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 4. FLOODPLAIN STATEMENT:  
NO PORTION OF THIS SITE, FOREST LAKES FILING NO. 2A, IS WITHIN A DESIGNATED F.E.M.A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041002867, DATED MARCH 17, 1997. (ZONE X)
- 5. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 6. WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- 7. SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- 8. FIRE PROTECTION BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- 9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT, SOIL, GEOLOGY AND GEOLOGICAL ANALYSIS, PRELIMINARY/FINAL DRAINAGE REPORT, SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY, WATER AVAILABILITY STUDY, NATURAL FEATURES REPORT, SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS, EROSION CONTROL REPORT.
- 11. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
- 12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELEAD UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CARSTONE TITLE, FILE NO. 1952228, WITH AN EFFECTIVE DATE OF DECEMBER 08, 2015 AT 8:00 A.M.
- 13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND CLASS TWO (2) MISDEMEANOR PUNISHABLE TO CRS 18-6-4-306.

SURVEYOR'S STATEMENT:  
I, DOUGLAS P. BENNETT, 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 CLOSE 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 AND THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY, COLORADO, AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.  
I ATTEST THE FOREGOING TO BE TRUE AND CORRECT.  
DATE: 12/23/16 6<sup>th</sup> DAY OF December 2016

DOUGLAS P. BENNETT, PROFESSIONAL LAND SURVEYOR  
COLORADO PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

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 FOREST LAKES FILING NO. 2A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 20<sup>th</sup> DAY OF September 2016 AT 10:15 A.M. THE DEDICATIONS OF LAND AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND 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 EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS  
DIRECTOR OF DEVELOPMENT SERVICES  
COUNTY CLERK  
DATE: 12/23/16  
DATE: 12/23/16  
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 10:15 O'CLOCK A.M. THIS 20<sup>th</sup> DAY OF DECEMBER 2016, OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CHUCK ROEBRAN, RECORDER  
By: Christina A. White  
DEPUTY

SCHOOL FEE: N/A  
BRIDGE FEE: N/A  
PARK FEE: N/A  
DRAINAGE FEE: \$3,274.58 BENNETT  
FEE: 20.00  
ST: 1.00

OWNER:  
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC  
6000 W. WINDY HILLS BLVD, SUITE 200  
COLORADO SPRINGS, CO 80919  
719-592-9333

FOREST LAKES  
FILING NO. 2A  
JOB NO. 1175.02  
NOVEMBER 23, 2015  
SHEET 1 OF 2

NO.	REVISION	DATE
1	COUNTY COMMENTS	03/10/16

