

Chuck Broerman  
01/18/2017 11:21:37 AM  
Doc \$0.00  
Rec \$23.00

El Paso County, CO



2  
Pages 217713895

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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2

Reception Fee	Number of Pages	File Number
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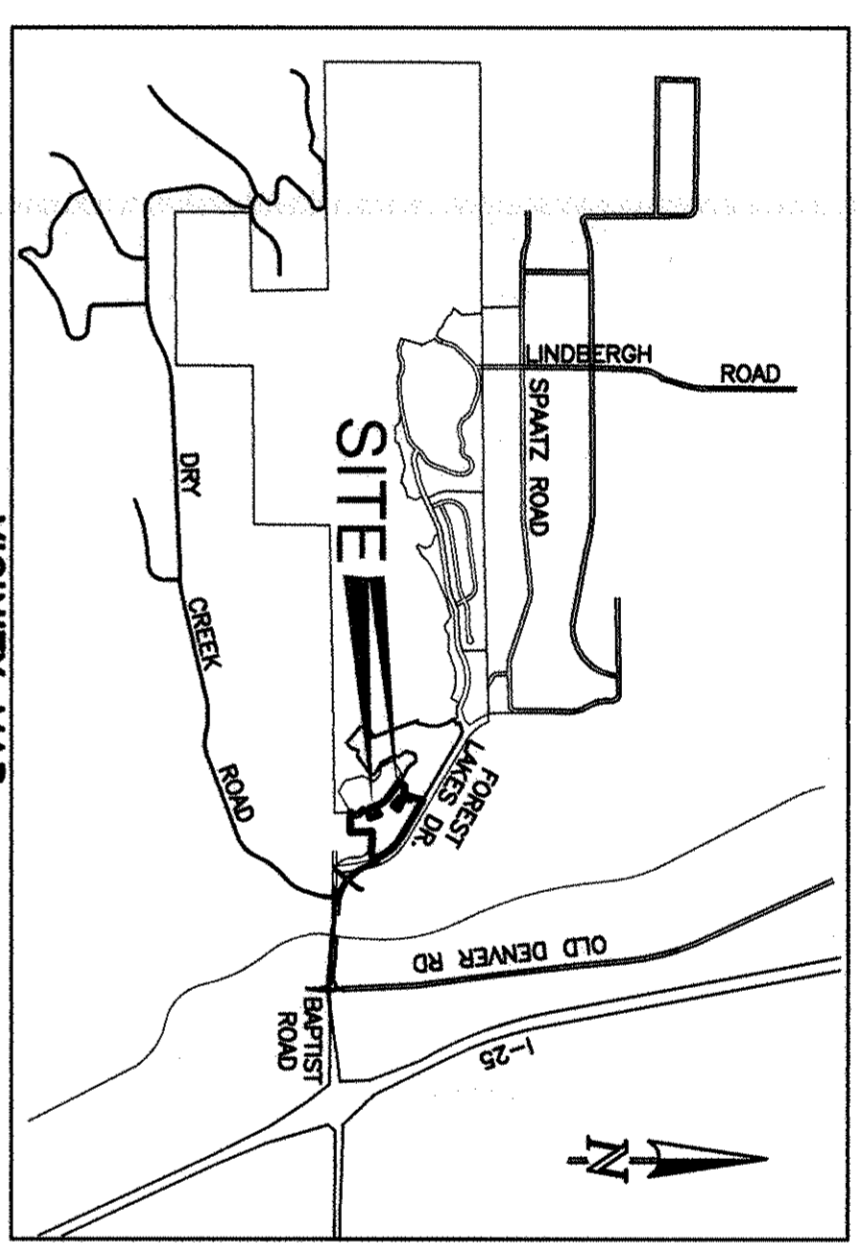
Forest Lakes Filing No. 2 AA  
Name of Plat

Forest Lakes Residential Development  
Owner's Name LLC

Subdivision

Condominium

FOREST LAKES FILING NO. 2AA  
A REPLAT OF LOTS 21, 22, 35 AND TRACTS C AND D  
AS PLATTED IN FOREST LAKES FILING NO. 2A,  
RECORDED UNDER RECEPTION NO. 216713884,  
RECORDS OF EL PASO COUNTY, COLORADO  
EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

**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:**  
LOTS 21, 22, 35 AND TRACTS C AND D AS PLATTED IN FOREST LAKES FILING NO. 2A, RECORDED UNDER RECEPTION NO. 216713884, RECORDS OF EL PASO COUNTY, COLORADO.  
CONTAINING A CALCULATED AREA OF 43,454 SQUARE FEET

**OWNER'S CERTIFICATE:**  
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE HEREBY AGREED TO REDEVELOP THE LAND DESCRIBED HEREIN, AND 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 BE CONSTRUCTED AND MAINTAINED BY EL PASO COUNTY, COLORADO. THE UNDERSIGNED HEREBY AGREE TO WAIVE ALL RIGHTS OF INDEMNIFICATION AND TO HOLD THE ENTITIES RESPONSIBLE FOR PROVIDING THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**OWNER:**  
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 12th DAY OF JANUARY, 2017, A.D.  
BY: *[Signature]* AS *Deputy Director*  
OF FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY  
STATE OF COLORADO }  
COUNTY OF EL PASO } ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF JANUARY, 2017, A.D., BY *[Signature]* AS *Deputy Director* OF FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 12-02-2017  
**NOTARY PUBLIC**  
*[Signature]*  
**LIEN HOLDER:**  
ZB, N.A. DBA VECTRA BANK COLORADO, HAS EXECUTED THIS INSTRUMENT THIS 11th DAY OF JANUARY, 2017, A.D.  
BY: *[Signature]* AS *VP*  
OF ZB, N.A. DBA VECTRA BANK COLORADO  
STATE OF COLORADO }  
COUNTY OF EL PASO } ss  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2017, A.D., BY *[Signature]* AS *VP* OF ZB, N.A. DBA VECTRA BANK COLORADO  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES: \_\_\_\_\_  
**NOTARY PUBLIC**  
*[Signature]*

**GENERAL NOTES:**

1. THE DATE OF PREPARATION JANUARY 4, 2017.
2. BASIS OF BEARING: 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. 9490132, 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 ASSUMED TO BEAR S89°06'01" W. A DISTANCE OF 2827.04 FEET.
3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER 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. 2AA, IS WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0286F, 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 FOR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY ENGINEERING DEPARTMENT: SOIL GEOTECHNICAL AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; EROSION CONTROL 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF RECORDS OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD REPLIED UPON COMMITMENTS AND TITLE INSURANCE ISSUED BY CARPSTONE TITLE, FILE NO. 152228, WITH AN EFFECTIVE DATE OF DECEMBER 08, 2015 AT 8:00 A.M.
13. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-6-508.
14. TRACT DA IS FOR OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
15. 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 IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
16. 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 DENYMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT ACCEPTED IN APPLICATION/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 216151098 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 COMMENCEMENT OF CONSTRUCTION SHALL BE SUBJECT TO THE IMPROVEMENTS AGREEMENT, THE DEVELOPMENT SERVICES 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.
17. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 328.
18. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12--382), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PINON PINES METROPOLITAN DISTRICT NO. 1 BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 204033347 AND 208042748.
20. UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:  
A. A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.  
B. A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINE OF LOT 35A.  
C. A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.  
D. A 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES ALONG THE FRONT LINES OF EACH LOT.  
E. A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF LOTS 21A AND 22A.
21. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED. MAJORBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. TOTAL NUMBER OF LOTS BEING REPLATTED IS 3 LOTS.
23. UNTIL SUCH TIME AS THE ADJACENT PROPERTY TO THE NORTHWEST OF FOREST LAKES FILING NO. 2A IS PLATTED, ACCESS FROM LAKE MIST DRIVE TO FOREST LAKES DRIVE SHALL BE PROVIDED THROUGH A PAVED ROAD MEETING PUBLIC STANDARDS AND SHALL BE MAINTAINED THROUGH THE FOREST LAKES METROPOLITAN DISTRICT. FILE NO. 216151099 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
24. APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
25. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOREST LAKES RESIDENTIAL, RECORDED UNDER RECEPTION NO. 21519474.

**GENERAL NOTES: (CONTINUED)**

**SURVEYOR'S STATEMENT:**  
I, DOUGLAS P. RENEIT, 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 EDITIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.  
I ATTEST THE ABOVE ON THIS 6th DAY OF JANUARY, 2017.  
*[Signature]*  
DOUGLAS P. RENEIT, PROFESSIONAL LAND SURVEYOR  
COLORADO, U.S. NO. 20118  
FOR AND IN 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.

**DSD DIRECTOR CERTIFICATE:**  
THIS PLAT FOR FOREST LAKES FILING NO. 2AA WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 12th DAY OF JANUARY, 2017, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.  
*[Signature]*  
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
DATE 1/12/17

**CLERK AND RECORDER:**  
STATE OF COLORADO }  
COUNTY OF EL PASO } ss  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AND IS DULY RECORDED IN SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
CHUCK BROGEMAN, RECORDER  
BY: *[Signature]* DEPUTY  
SCHOOL FEE: *NA*  
BRIDGE FEE: *NA*  
PARK FEE: *NA*  
DRAINAGE FEE: *NA*  
**OWNER:**  
FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
719-592-9333

NO.	REVISION	DATE

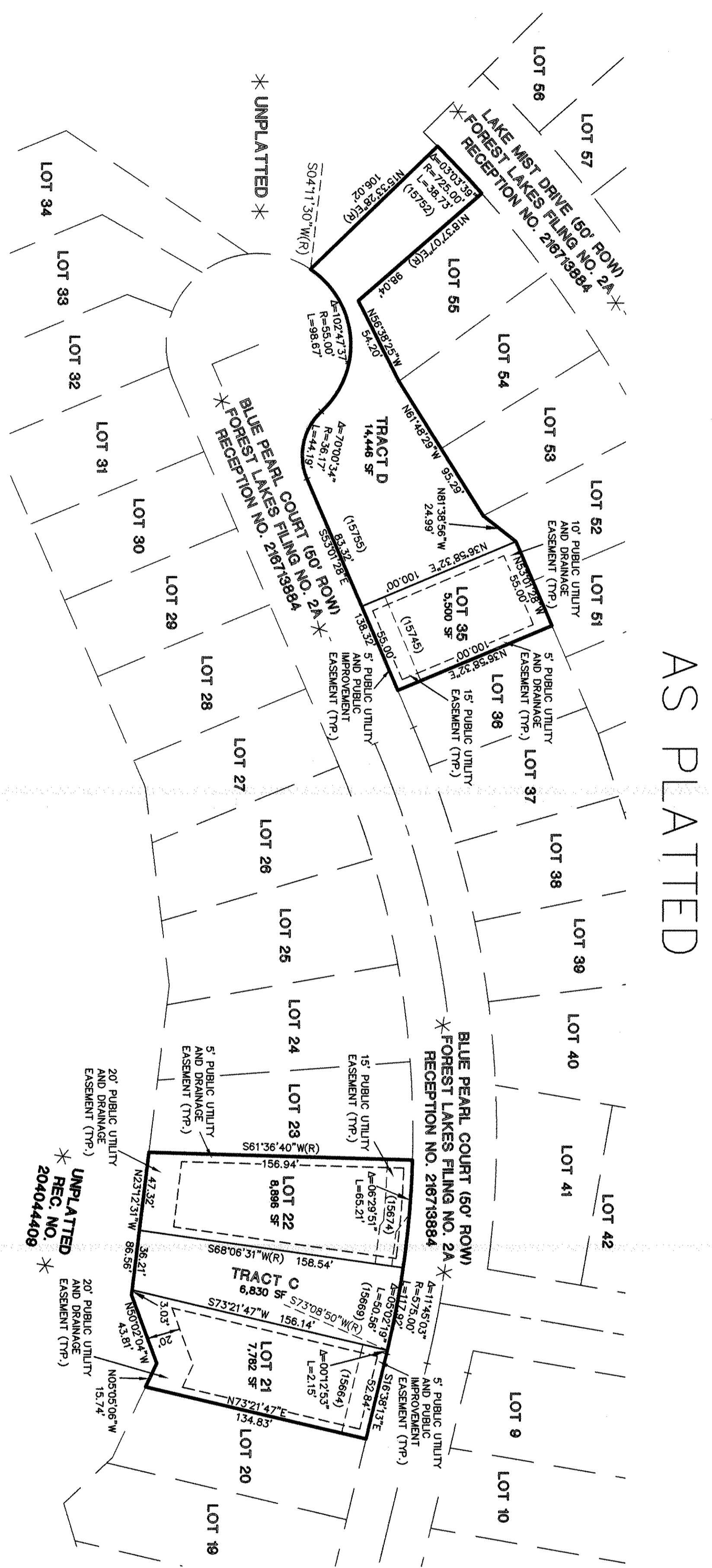
FOREST LAKES  
FILING NO. 2AA  
JOB NO. 1175.02  
JANUARY 4, 2017  
SHEET 1 OF 2

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 592-0799  
(719) 592-0799 (fax)

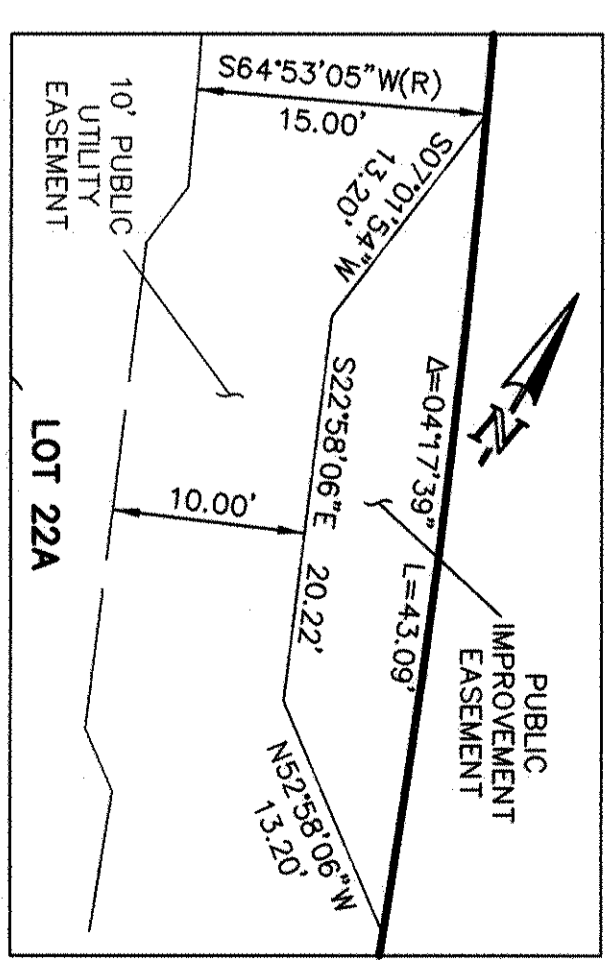
# FOREST LAKES FILING NO. 2AA

A REPLAT OF LOTS 21, 22, 35 AND TRACTS C AND D  
 AS PLATTED IN FOREST LAKES FILING NO. 2A,  
 RECORDED UNDER RECEPTION NO. 216713884,  
 RECORDS OF EL PASO COUNTY, COLORADO  
 EL PASO COUNTY, COLORADO

13895

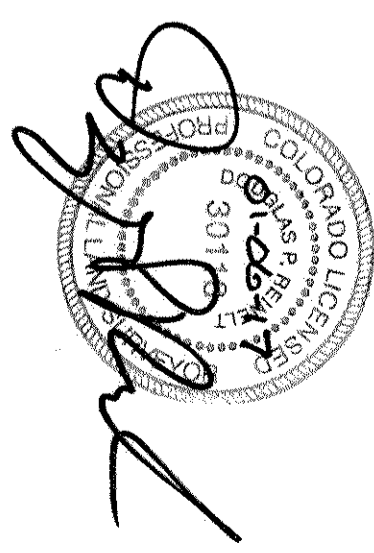
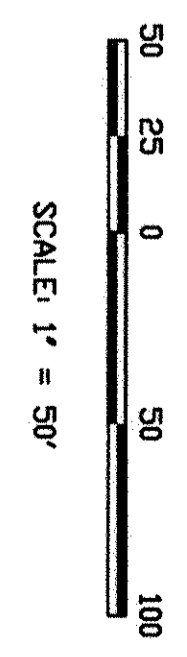
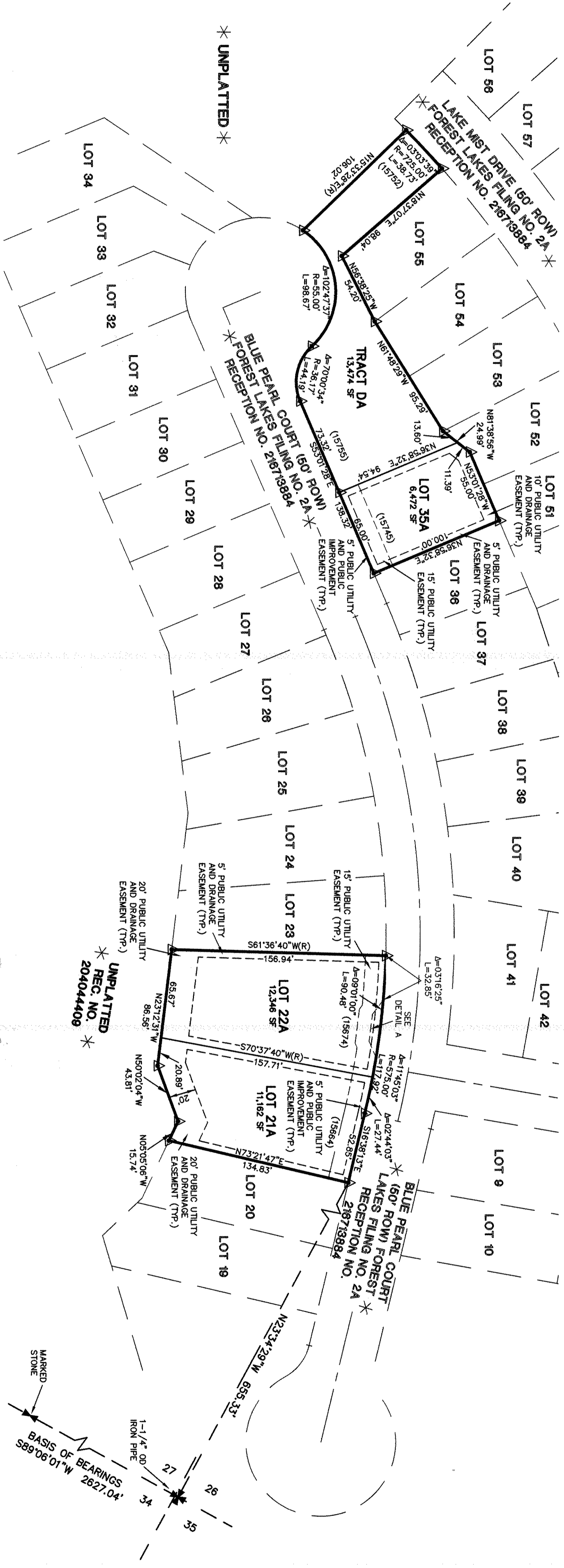


AS PLATTED

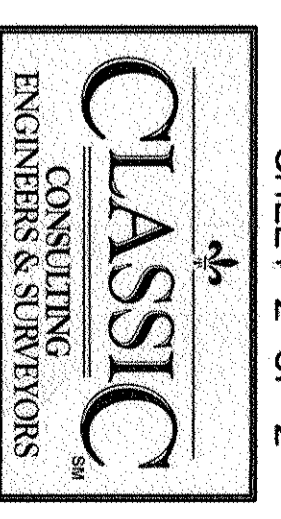


- LEGEND**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP
  - \* STAMPED COES LLC PLS 3018" SET
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS

AS RE-PLATTED



FOREST LAKES  
 FILING NO. 2AA  
 JOB NO. 1175.02  
 JANUARY 4, 2017  
 SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719) 525-0799  
 (719) 525-0798 (fax)