

SUBDIVISION/CONDOMINIUM PLAT

ROBERT C. "BOB" BALINK El Paso County, CO

02/05/2008 10:57:07 AM

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Rec \$31.00 1 of 3 208712747



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Time

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12747

Reception Fee

Number of Pages

File Number

Forest Lakes Filing No. 3

Name of Plat

Forest Lakes LLC

Owner's Name



Subdivision



Condominium

FOREST LAKES FILING NO. 3

12747

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 27 AND OF A PORTION OF THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Forest Lakes, LLC, a Colorado Limited Liability Company, being the Owner of the following described Tract of Land:

A portion of the South half of Section 27 and a portion of the South half of Section 28, all in Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 10, Forest Lakes Filing No. 1 as recorded at Reception No. 206712407 of the records of said El Paso County; thence N89°29'28"E on the North line of the South half of said Section 28, a distance of 521.31 feet to the Northeast corner of the South half of said Section 28; thence N88°31'10"E on the North line of the South half of said Section 27, a distance of 2222.32 feet to the Northwest corner of Lot 1 of said Forest Lakes Filing No. 1; thence S01°28'46"E on the West boundary line of said Lot 1, a distance of 415.47 feet to a point on a curve, on the Northerly right-of-way line of Forest Lakes Drive as dedicated to El Paso County in said Forest Lakes Filing No. 1, the following seven (7) courses are on said Northerly right-of-way line; thence: 1) on said curve to the right having a central angle of 22°33'47", a radius of 560.00 feet for an arc length of 220.53 feet, whose chord bears S76°28'28"W; 2) S87°45'22"W a distance of 442.13 feet to a point of curve; 3) on said curve to left having a central angle of 25°52'56", a radius of 340.00 feet for an arc distance of 153.59 feet, whose chord bears S74°48'54"W to a point of reverse curve; 4) on said curve to the right having a central angle of 19°57'39", a radius of 960.00 feet for an arc length of 334.45 feet; 5) S81°50'05"W a distance of 912.02 feet to a point of curve; 6) on said curve to the left having a central angle of 16°36'13", a radius of 840.00 feet for an arc length of 243.42 feet; 7) S65°13'52"W a distance of 443.08 feet to the Southeast corner of Lot 6 of said Forest Lakes Filing No. 1, the following five (5) courses are on the Easterly boundary line of Lots 6, 8, 9 and 10 of said Forest Lakes Filing No. 1; thence: 1) N24°46'08"W a distance of 95.00 feet; 2) N24°54'32"W a distance of 84.76 feet; 3) N17°06'16"W a distance of 110.73 feet; 4) N03°43'34"W a distance of 110.78 feet; 5) N01°44'55"E a distance of 570.03 feet to the POINT OF BEGINNING, containing 39.917 acres of land, more or less.

DEDICATION:

The above Owner has caused said parcel of land to be platted into lots, streets, tracts, and easements as shown on the plat. This plat is drawn to a fixed scale as indicated hereon and accurately sets forth the boundaries and dimensions of said parcel of land. The streets are hereby dedicated to El Paso County and will be constructed to El Paso County Standards, to the satisfaction of the Board of County Commissioners of El Paso County, and upon acceptance by resolution will become matters of maintenance by El Paso County, Colorado. All Drainage, Wall, Slope, Construction and Maintenance Easements within this platted area are hereby conveyed to, and shall be maintained by Forest Lakes Metropolitan District. This parcel of land herein platted shall be known as "FOREST LAKES FILING NO. 3" in El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned have executed these presents this 22nd day of January, 2008 A.D.

Forest Lakes LLC, a Colorado limited liability company
By: Schuck Forest Lakes LLLP, a Colorado limited liability limited partnership, a member and its authorized agent
By: Schuck Colorado Ltd., a Colorado corporation, its General Partner

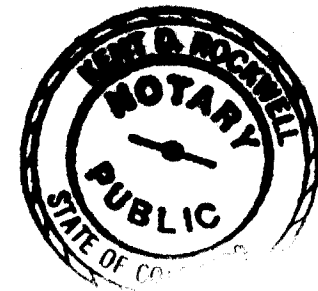
William D. Schuck
By: William D. Schuck, President

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The above and foregoing statement was acknowledged before me this 22nd day of January, 2008 A.D., by William D. Schuck as President of The Schuck Corporation, Manager.

My Commission Expires: 1/28/08
Address: 1955 N. Union, Colo. Spgs, CO
K.P. Rhoad
Notary Public

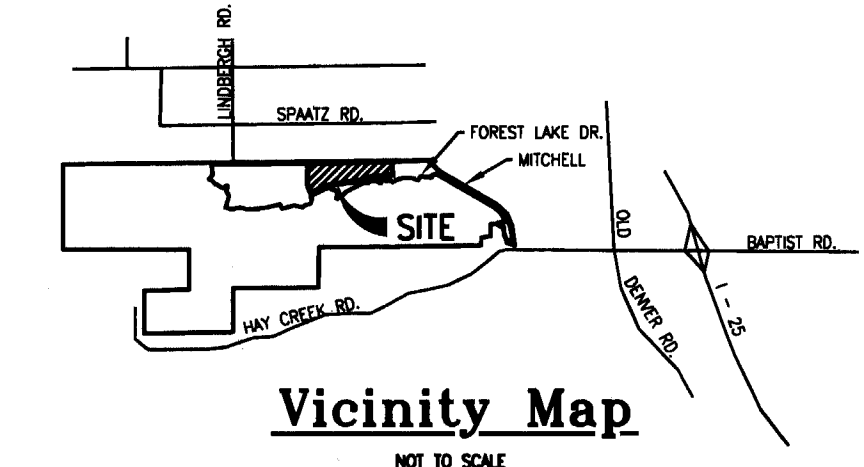


FEES:

DRAINAGE FEE: 0
BRIDGE FEE: 0
SCHOOL FEE: 0
PARK FEE: 0

NOTES:

- There shall be no direct lot access to Forest Lakes Drive from any lot.
- Bearings are based on the North line of the South half of Section 27, T.11S., R.67W. of the 6th P.M. assuming said line bears N88°31'10"E between two monuments shown;
- A Professional Engineer, registered in the State of Colorado, must design and approve all building foundations.
- NOTICE:** This property may be impacted by noise and other effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. In conjunction with this notice, the Grantors (Forest Lakes, LLC) agree to waive and release any right or cause of action which they now have or may have in the future against Grantee (the United States Air Force Academy), its successors and assigns, due to noise and other effects by operation of such aircraft. This notice shall be in effect until the Air Force Academy shall cease to be used for training purposes, or all airports on the Air Force Academy shall cease to be actively used. This notice shall run with the land.
- NOTICE:** This property may be impacted by noise and other affects of combat field training conducted at the United States Air Force Academy's Cadet Basic Training, lock's Valley Training Area. In conjunction with this notice, the Grantors (Forest Lakes, LLC) agree to waive and release any right or cause of action which they now have or may have in the future against Grantee (the United States Air Force Academy), its successors and assigns, due to noise and other affects by field training operation. This notice shall be in effect until the Air Force Academy shall cease to be used for training purposes. This notice shall run with the land.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- This subdivision is located within the boundaries of the Baptist Road Rural Transportation Authority, organized in accordance with the Rural Transportation Authority Law, and as recorded under Reception No. 97142147 of the records of El Paso County, Colorado. Payment of fees may be required prior to issuance of Building Permits.
- All Property owners are responsible for maintaining proper storm water drainage in and through their property.
- This plot is regulated by a P.U.D. Development Plan as recorded under Reception No. 203159101 of the records of El Paso County, Colorado.
- This plot shall abide by the Development Agreement Covenants as recorded at Reception No. 206130367 of the records of El Paso County, Colorado.
- The addresses on this plat are for informational purposes only. They are not the legal description and are subject to change.
- The applicant and all future owners of lots within this filing shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the Forest Lakes Metropolitan District, and the entity that will operate the central water system.
- The following waivers were approved with the preliminary plan (SP-01-019) and are applicable to this plat:
 - More than ten (10) lots on a non-through street.
- This plot consists of 79 lots and 39.917 acres.
- This subdivision plot does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of-Way record.
- The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study; Water Availability Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Percolation Test Results; Erosion Control Report.
- This property is not located within a designated FEMA floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0260F and 08041C0270 F, effective date March 17, 1997 and as amended by the FEMA approved Letter of Map Revision (LOMR) case number 03-08-0449P dated June 23, 2004.
- Water and wastewater service for this subdivision is provided by the Forest Lakes Metropolitan District subject to the District's rules, regulations and specifications.
- 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 Improvement Agreement between the applicant and El Paso County as recorded at Reception No. ~~206130367~~ 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 judgement of the Board of County Commissioners, to make provisions for the completion of said improvements.
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. 206129814, of the records of the El Paso County Clerk and Recorder.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, or applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corp of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
- Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Development Services Department.
- A twenty-five foot (25') by twenty-five (25') sight triangle no-build area exists for all corner lots. No obstructions greater than eighteen inches (18") in height is allowed in this area.
- This Subdivision plot vacates that portion of the sixty (60) foot wide section line easement as recorded in Book 571 at Page 55 of the records of El Paso County, which lies within the boundaries of this subdivision.



EASEMENTS:

All lots shall have Public Utility/Drainage easements as follows:

- Front: none; Rear: ten (10) feet; Side: five (5) feet.
- Subdivision Perimeter: Twenty (20) feet unless already part of a dedicated Right-of-Way.

SURVEYOR'S CERTIFICATION:

The undersigned Registered Professional Land Surveyor in the State of Colorado, hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described Tract of Land, and Subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as Amended, have been met to the best of his knowledge and belief.

FOR AND ON BEHALF OF ROCKWELL CONSULTING, INC.

John L. Bailey
JOHN L. BAILEY, PLS

John L. Bailey
1/21/08

COUNTY APPROVAL:

Approval is granted this 25th day of January, 2008, A.D.

Jim Hines CHAIR, BOARD OF COUNTY COMMISSIONERS
Mark S. ... DEVELOPMENT SERVICES DIRECTOR

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I hereby certify that this instrument was filed for record in my office at 10:57 o'clock A.M., this 6th day of February, 2008 A.D., and is duly recorded at Reception No. 208712797 of the Records of El Paso County, Colorado.

SC # 1.00
Fee \$30.00

ROBERT C. BALINK, RECORDER
By: *Kiberly D. Musselwhite*
Deputy

FILE: 05073FP1.DWG 01/21/08



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. IF NO DEFECT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FOREST LAKES FILING NO. 3
DRAWN BY: JRH CHECKED BY: JLB DATE: 07/06/06
J.N. 05-073 SHEET 1 OF 3

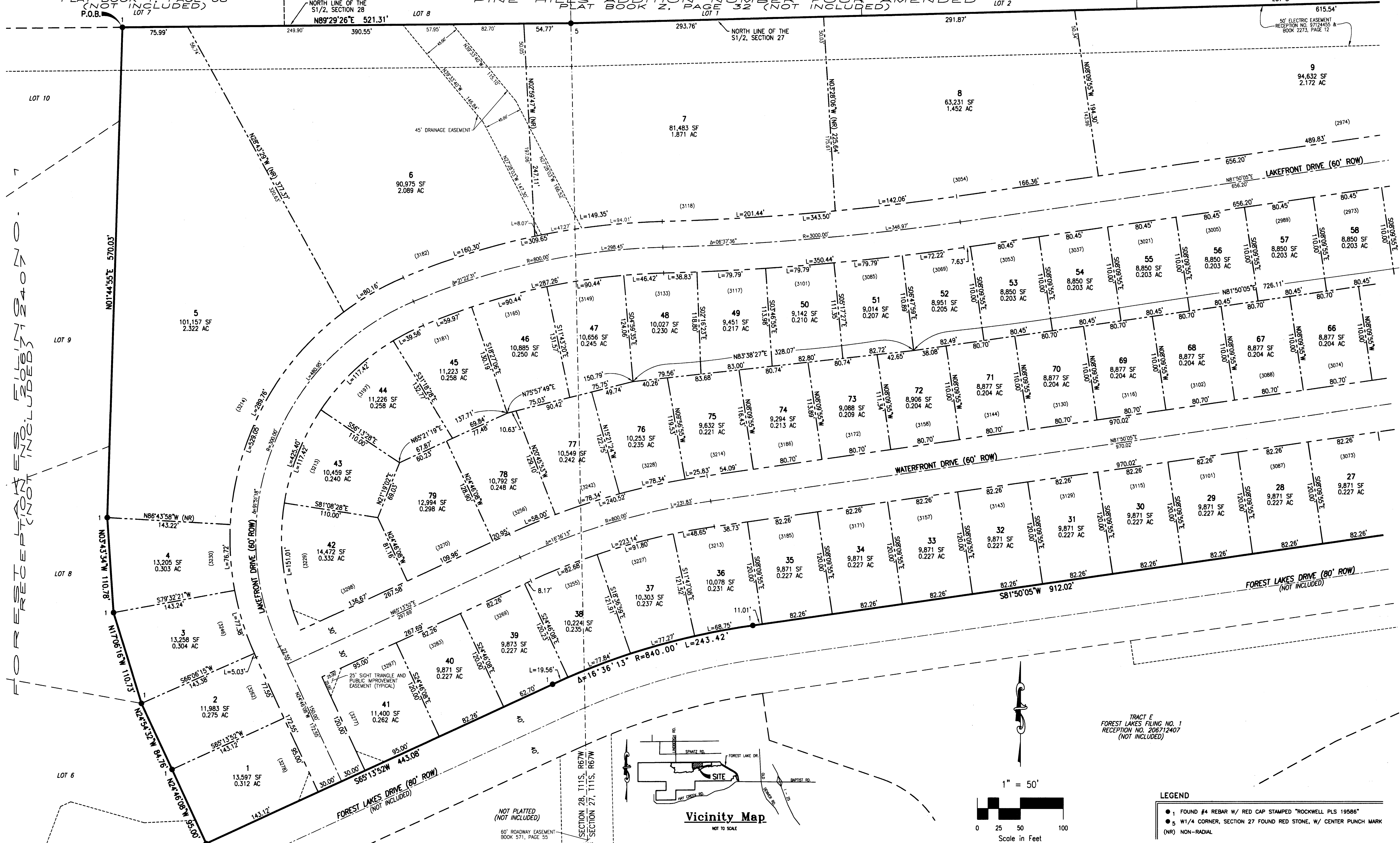
FOREST LAKES FILING NO. 3

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A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 27 AND OF A PORTION OF THE SOUTH 1/2 OF SECTION 28,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

PINE HILLS ADDITION NO. 1
PLAT BOOK Y, PAGE 68
(NOT INCLUDED)
P.O.B.

PINE HILLS ADDITION NUMBER FOUR AMENDED
PLAT BOOK Z, PAGE 32 (NOT INCLUDED)

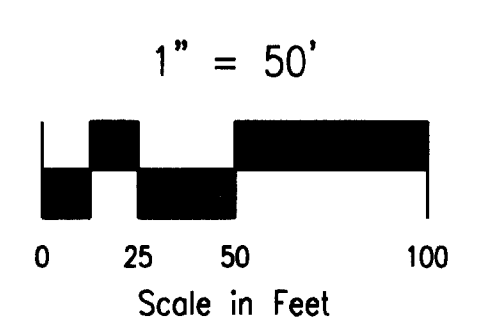


FOR RECEPTION (NOT INCLUDED)



TRACT E
FOREST LAKES FILING NO. 1
RECEPTION NO. 206712407
(NOT INCLUDED)

- LEGEND**
- 1 FOUND #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
 - 5 W1/4 CORNER, SECTION 27 FOUND RED STONE, W/ CENTER PUNCH MARK (NR) NON-RADIAL



NOT PLATTED
(NOT INCLUDED)

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.

ROCKWELL CONSULTING, Inc.
ENGINEERING - SURVEYING
165 N. WAGON WHEEL, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2975 • FAX (719) 475-9223

FOREST LAKES FILING NO. 3
DRAWN BY: JRH CHECKED BY: JLB DATE: 07/06/06
J.N. 05-073 SHEET 2 OF 3

FILE: 05073FP1.DWG 01/21/08

FOREST LAKES FILING NO. 3

12747

A SUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF SECTION 27 AND OF A PORTION OF THE SOUTH 1/2 OF SECTION 28,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

