

## SUBDIVISION/CONDOMINIUM PLAT

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

09/01/2006 10:41:24 AM

Doc \$0.00 Page

Rec \$71.00 1 of 7



206712407

Reception Fee

Time

7

12407

Reception Fee

Number of Pages

File Number

Forest Lakes Filing No. 1

Name of Plat

Forest Lakes LLC

Owner's Name

Subdivision



Condominium





FOREST LAKES FILING NO. 1

12407

A SUBDIVISION OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 26, A PORTION OF THE SOUTH 1/2 OF SECTION 27, AND 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

NOTES:

- 1) There shall be no direct lot access to Mitchell Avenue or Baptist Road with the exception of Tract A.
- 2) Bearings are based on the Northeast boundary line described herein, assumed to bear S59°33'25"E.
- 3) A Professional Engineer, registered in the State of Colorado, must design and approve oil building foundations. In particular, steep slopes are concerns on lots 2, 3, 8, 9, 10, 11, 12, 19, 20, 21, 22, 24, 25, 26, 27, 28, and 34.
- 4) NOTICE: This property may be impacted by noise and other effects of flight by aircraft based in the United States Air Force Academy's Aerospace Program. In conjunction with this notice, the Grantee (Forest Lakes, LLC) agrees 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 efforts on the Air Force Academy shall cease to be actively used. This notice shall run with the land.
- 5) NOTICE: This property may be impacted by noise and other effects of combat field training conducted at the United States Air Force Academy's Cadet Basic Training, Jack's Valley Training Area. In conjunction with this notice, the Grantees (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 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.
- 6) A 25' Public Trail Easement will be granted to El Paso County across Tract E when the trail is constructed.
- 7) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- 8) 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 #97142147 of the records of El Paso County, Colorado. Payment of fees may be required prior to issuance of Building Permits.
- 9) All Property owners are responsible for maintaining proper storm water drainage in and through their property.
- 10) This plot is regulated by a PLUD Development Plan as recorded under Reception No. 203159101 of the records of El Paso County, Colorado.
- 11) The addresses on this plot are for informational purposes only. They are not the legal description and are subject to change.
- 12) 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.
- 13) All building foundation designs are to be approved by a Professional Engineer.
- 14) The following waivers were approved with the preliminary plan (SP-01-019) and are applicable to this plot:  
Non-standard street sections in hillside areas;  
Provide streets in patio home areas;  
One non-standard cul-de-sac built;  
Excess of 1,000 ADT (Average Daily Trips) on a local non-collector street;  
More than ten (10) lots on a non-through street.
- 15) 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 approved herein. The applicant shall be responsible for the construction of the improvements. The applicant shall obtain the approval of the Board of County Commissioners, El Paso County, Colorado or in the alternative, other collector is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- 16) This subdivision plot does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of-Way of record.

EASEMENTS:

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

- a. Front, Rear & Side: ten (10) feet.  
b. Tract perimeter: Twenty (20) feet.  
c. Arched Road R.O.W.'s: not adjacent to single family residential lots: Twenty (20) feet.  
d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.  
e. Subdivision perimeter: Twenty (20) feet unless already part of a dedicated Right-of-Way.

COUNTY APPROVAL:

Approval is granted this 29th day of August, 2006, A.D.  
*Robert C. Balink*  
PLANNING DIRECTOR

COUNTY APPROVAL:

Approval is granted this 9th day of September, 2006, A.D.  
*Robert C. Balink*  
CHIEF, BOARD OF COUNTY COMMISSIONERS

RECORDING:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
I hereby certify that this instrument was filed for record in my office at 10:41 o'clock A.M., this 1st day of September, 2006 A.D., and is duly recorded at Reception No. 206172407 of the Records of El Paso County, Colorado.

ROBERT C. BALINK, RECORDER  
By: *Robert C. Balink*  
Deputy  
FEE: 70.00  
S.C. 1.00

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#19586



FEES:

DRAINAGE FEE: 0 *CF*  
BRIDGE FEE: 0 *CF*  
SCHOOL FEE: 0 *CF*  
PARK FEE: 0 *CF*



NOTE: ACCORDING TO COLORADO LAW YOU MUST SIGNAGE ANY EASEMENT AND SUBDIVISION EFFECT IN THIS SUBJECT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. THIS SIGNAGE MUST BE PLACED WITHIN THE EASEMENT FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FOREST LAKES FILING NO. 1  
DRAWN BY: CA CHECKED BY: LAB DATE: 09/29/04  
SHEET 2 OF 7

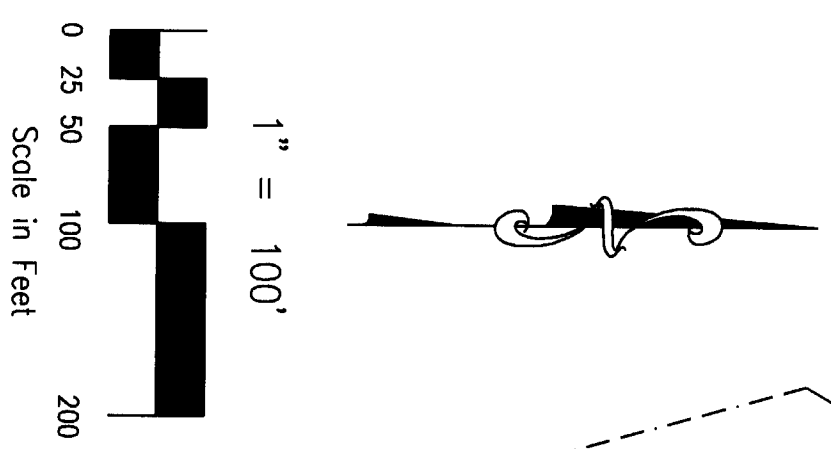
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SEE SHEET 3 OF 7

- LEGEND
- 1 SET #4 REBAR W/RED CAP STAMPED "ROCKWELL PLS 19586"
  - 2 FOUND #4 REBAR W/CAP LS #22377
  - 3 FOUND #4 REBAR W/YELLOW CAP LS #4842
  - 4 FOUND REBAR & CAP LS # 28669 - LDC, INC.
  - 5 FOUND 2" ALUM. CAP LS #13135 - "PUBLIC SERVICE CO ROW"
  - 6 FOUND 3/8" IRON PIPE
  - 7 FOUND 2" ALUM. CAP "1540"
  - FOUND AS SHOWN
  - (NR) NON-RADIAL



ROCKWELL MINCHOW CONSULTANTS, INC.  
1855 N. UNION BLVD., STE. 200  
COLORADO SPRINGS, CO 80909  
(719) 442-2255 • FAX (719) 475-5232

NOTES: ACCORDING TO COLORADO LAW YOU MUST CHANGE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. THIS SURVEY IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE DATE OF THE CERTIFICATION SHOWN HEREON.

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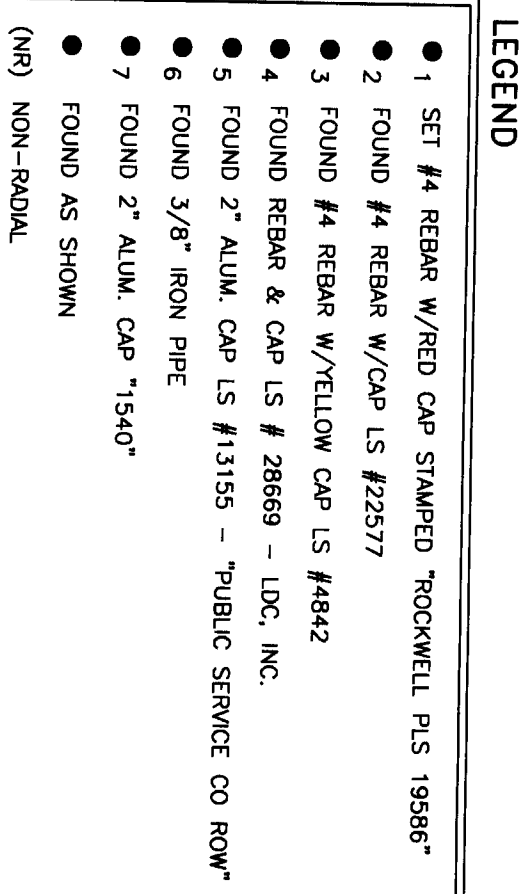
DRAWN BY: CA CHECKED BY: LAB DATE: 05/28/04  
LVL: 02-044 SHEET 3 OF 7

FILE: 02044FP1.DWG 08/21/06



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NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURETY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURETY BE COMMENCED MORE THAN TEN YEARS FROM THE

FOREST LAKES FILING NO. 1

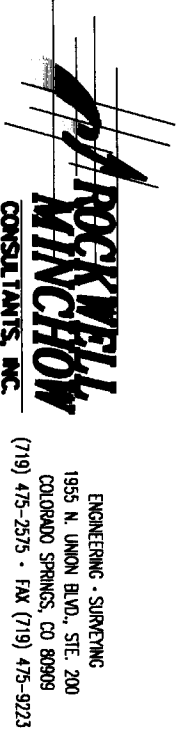
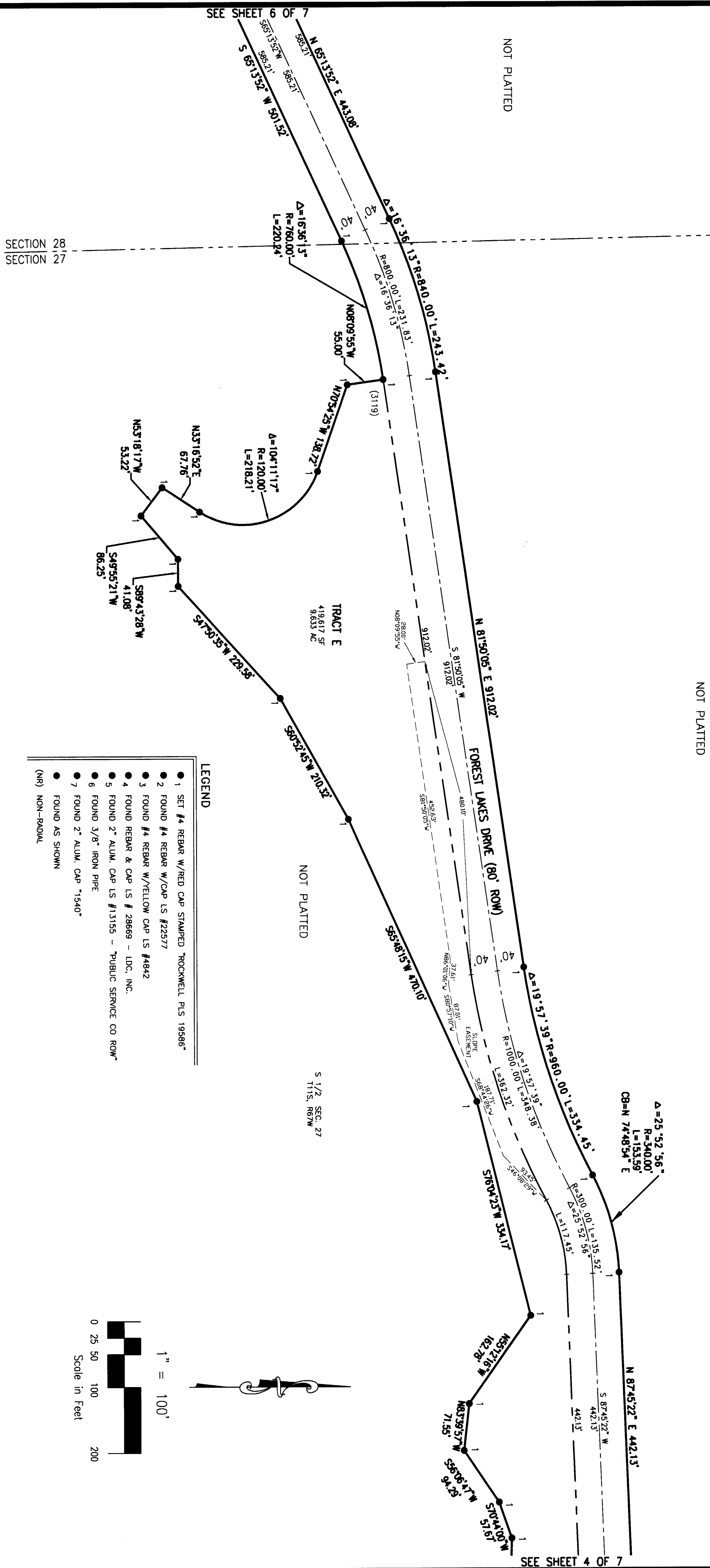
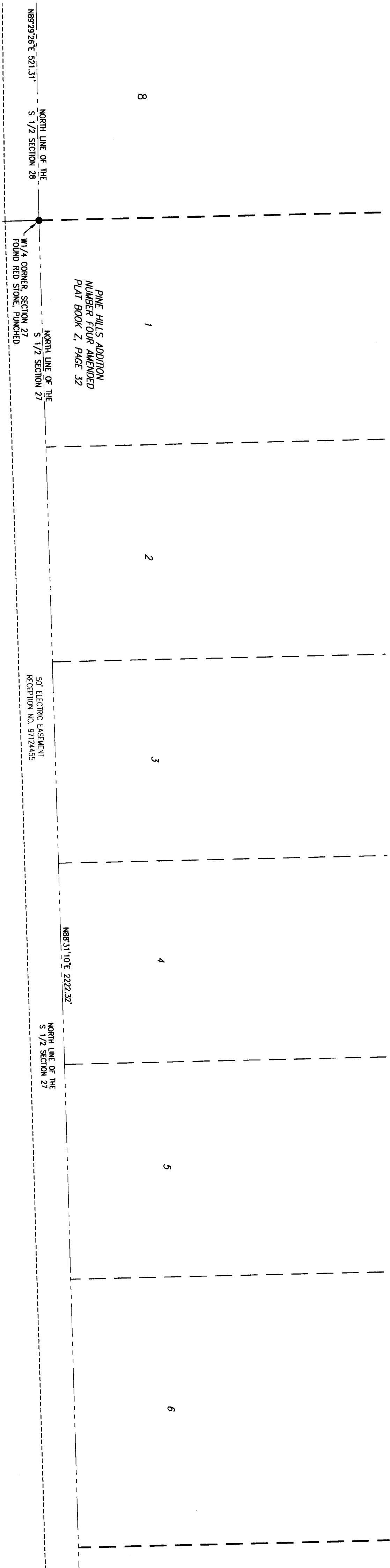
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JN. 02-044	SUPP. 4	OP 2

FILE: 02044FP1.DWG 08/21/06

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NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMANDE AN IDEAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY. IN NO EVENT, LAW ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY SHALL BE A BASIS FOR A CLAIM AGAINST THE ONE OF THE CERTIFICATION SHOWN HEREON.

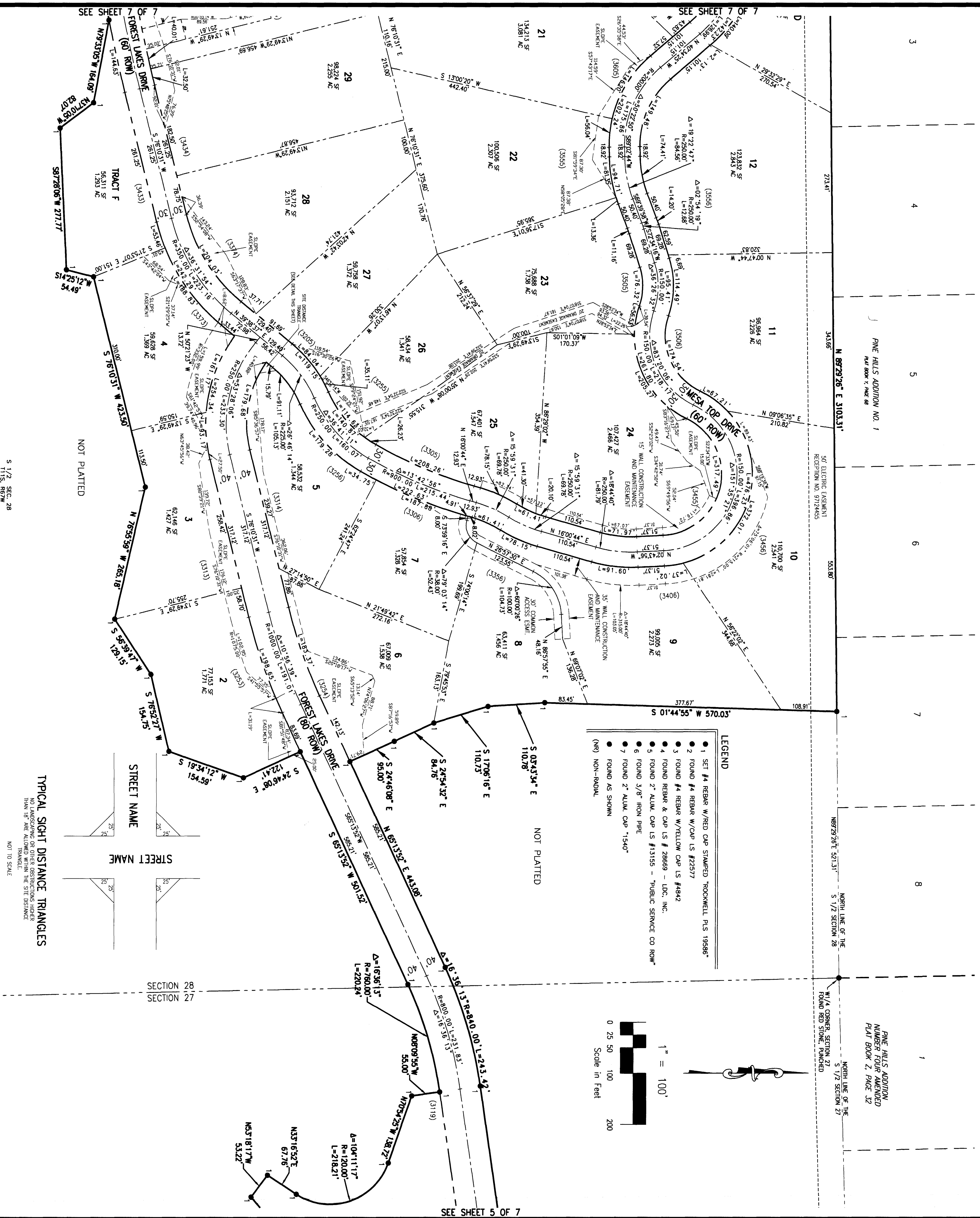
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DRAWN BY: CA CHECKED BY: LAB DATE: 05/28/04  
IN: 02-044 SHEET 5 OF 7

FILE: 02044P1.DWG 08/21/06

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ROCKWELL  
CONCRETE  
CORPORATION  
1801 N. MAIN STREET, SUITE 200  
DENVER, COLORADO 80202  
(719) 475-2251 FAX (719) 475-2252

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TWO YEARS OF THE DATE OF THE SURVEY. THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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DRAWN BY: CA CHECKED BY: LB DATE: 05/28/04  
SHEET 6 OF 7

FILE: 02044FP.DWG 08/21/06

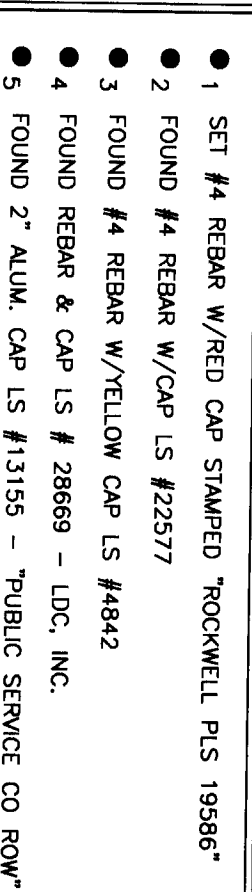


## 12407

PINE HILLS ADDITION NUMBER THREE

PINE HILLS ADDITION NO. 1

3



## DETAIL "B"

### TEMPORARY TURNAROUND

EASEMENT

**ROCKWELL  
MINCHOW**  
CONSULTANTS, INC.

ENGINEERING • SCIENTIFIC  
1955 N. UNION BLVD., STE. 200  
COLUMBUS SPRINGS, CO 80599  
(719) 475-2575 • FAX (719) 475-9223

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.

**FOREST LAKES FILING NO. 1**

DRAWN BY: GA  
J.N. 02-044

CHECKED BY: LJB

DATE: 05/28/04

SHEET 7 OF 7