#### SUBDIVISION/CONDOMINIUM PLAT El Paso County, CO ROBERT C. "BOB" BALINK 09/01/2006 10:41:24 AM Doc \$0.00 Page Rec \$71.00 1 of 7 Reception N Time Reception Fee Number of Pages File Number Condominium Subdivision C&R/016 Revised 6/06

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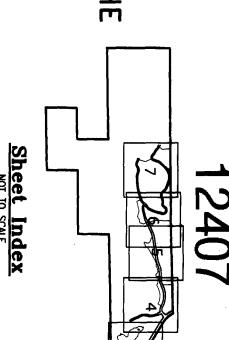
209 유 PORTION SECTION SECTION SOUTH 1 \_ 26, /2

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on 26, the South half (S1/2) of Section 27, and 11 South, Range 67 West of the 6th P.M., y described as follows:

e, a distance of 264.04 feet from the ot Page 23 of the records of said El Paso ne, a distance of 264.04 feet from the V on said West boundary line, a distance of roct of land described in Book 3451 at boulhwesterly right-of-way, a distance of d Southwesterly right-of-way, a distance of d Southwesterly right-of-way line, along the etc. a central angle of 16:24'40" for an archael angle of 16:44'88 feet, whose ence along the arc of a curve to the left, thoring a radius ength of 624.19 feet, whose chord bears feet to a point of curve; thence along it thence S65'212'W, a distance of et to a point of a curve; thence along dius of 340.00 feet, a central angle of 15:56.00 feet; thence S65'212'W, a distance of 150.00 feet; thence S65'29'4'W, a of 150.00 feet; thence S65'29'4'W, a of 270.24 feet; thence S70'4'0'W, a of 270.24 feet; thence S87'3'2'W, a of 270.24 feet; thence S70'4'0'W, a of 270.00 feet, a central angle of 104'11'17', distance of 138.72 feet; thence S70'4'0'W, a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11'17', a of 270.00 feet, a central angle of 104'11 oint of reverse curve; set, a central angle of of 180.21 feet; thence line of the S1/2 of said a distance of 3103.31 26"E a distance of 110.78 a distance of 84.76 feet; ince of 443.08 feet to a slius of 840.00 feet, a 0'05"E, a distance of left, having a radius of to a point of reverse 40.00 feet, a central angle ance of 442.13 feet to a us of 560.00 feet, a 8'46"W, a distance of hence N88"31"10"E, on cof a non-tangent curve of a nor length of 514.04 550.24 feet to a point of 10.00 feet; a central angle 4"E; thence S14"07"04"E, curve to the right, having 161.44 feet, whose a point of

curve; thence along the arc of a curve to the right, having a radius of 2397.24 feet, a central angle of 03'41'15" for an arc length of 154.28 feet; thence S06'44'46"E, a distance of 89.75 feet to a point of curve; thence along the arc of a curve to the right, having a radius of 910.00 feet, a central angle of 05'06'13" for an arc length of 81.06 feet, whose chord bears S04'11'39"E to a point 30.00 feet North of the South boundary line of the SW1/4 of said Section 26 as measured perpendicular thereto; thence N89'46'20"W parallel with said South boundary line, a distance of 125.63 feet to a point on the Southwesterly right-of-way line of said tract of land described in Book 3451 at Page 276 of the records of said El Paso County, the following three (3) courses are on said Southwesterly right-of-way line; thence: 1) along the arc of a non-tangent curve to the right, having a radius of 330.00 feet, a central angle of 52'22'20" for an arc length of 301.64 feet, whose chord bears N28'29'20"W; 2) N02'18'10"W, a distance of 94.79 feet to a point of curve; 3) along the arc of a curve to the left, having a radius of 270.00 feet, a central angle of 70'54'55" for an arc length of 334.18 feet, whose chord bears N37'45'38"W to the POINT OF BEGINNING, containing 134.01 acres of land, more or less.

SITE

## **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 EI Paso County and will be constructed to EI Paso County Standards, to the satisfaction of the Board of County Commissioners of EI Paso County, and upon acceptance by resolution will become matters of maintenance by EI Paso County, Colorado. Lot 1 is a future school site to be deeded to EI Paso County, Colorado. Tracts A, B, D, E & F shall be owned and maintained by the Forest Lakes Metropolitan District and used for open space, landscaping, trails, utilities, preservation areas and drainage. Tract C ownership and maintenance shall remain with Forest Lakes, LLC. 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. 1" in EI Paso County, Colorado.

## IN WITNESS WHEREOF:

August 2006 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 Caparado Ltd., a Colorado corporation, its General Partner William D. Schuck, President

#### NOTARIAL:

STATE OF COLORADO )
) SS
COUNTY OF EL PASO )

The above and foregoing statement was acknowledged before me this 23 day of 24 days. 2006 A.D., by William D. Schuck as President of The Schuck Colorado Ltd, General partnership of Schuforest Lakes, LLLP, a member of Forest Lakes LLC.

Address: 1016 Samuel Pt. Colorad. Springs, CO 80906
Ce id Connactor
Newtory Rublic My Commission Expires: June 05, 2010



#### IN WITNESS WHEREOF:

of August Kenneth Ash, An Individual

### **NOTARIAL:**

COUNTY OF EL PASO ) STATE OF COLORADO

The above and a day of ove and foregoing st day of August A.D.,

Address: 1016 Samuel Pt. Cabrudo Springs. Co 80006
Notory (Bublic Color) My Commission Expires: Ture 05, 3010



#### Ī WHEREOF:

Vicinity Map

have executed these presents this  $22^{\text{Ad}}$ \_, 2006 A.D.

day

By: Steven L. Everson, A An Individual

### NOTARIAL:

STATE OF COLORADO ) ;
COUNTY OF EL PASO ) SS

The above ove and foregoing statement and of August ....... t was acknowledged before me this , 2006 A.D., by Steven L. Everson, an

Address: 1016 Samuel Pt. Colorado Springs, Co. 80906
Notory Public Jampoter



## IN WITNESS WHEREOF:

executed these 2006 A.D.

237

day



## NOTARIAL:

STATE OF COLORADO )
COUNTY OF EL PASO ) SS

The above and foregoing statement was acknowledged before me this as a cknowledged before me this are also as a cknowledged before me this as a cknowledged before me this as a cknowledged before me this

Address: 1016 Samuel Pt. Colorado Springs. Co Boros
Notory Public Amacher My Commission Expires: Dune 05, 2010



## IN WITNESS WHEREOF:

The aforementioned have executed these presents this  $\mathbf{Z} \boldsymbol{\mu}$  day 2006 A.D.

By: John R. Crist, An Individual

## NOTARIAL:

SS

COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this day of fugural, 2006 A.D., by John R. Crist, an Individual.



Motory Public

My Commission

FOREST LAKES FILING NO. 1

POCK WELL 1955 N. UNION BAYD., SUPERING COLORADO SPRAIS, CO 80909 COLORADO SPRAIS, CO 80909 A75-2575 • FAX (719) 475-2575

DRAWN BY: GA J.N. 02-044 CHECKED BY: LJB SHEET DATE: 05/28/04 1 OF 7

FOREST

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			
THE SOUTHWEST 1/4 OF SECTION 26, A PORTION OF AND A PORTION OF THE SOUTH 1/2 OF SECTION 28 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORAL	TOWNSHIP 1	_	A SUBDIVISION
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ENCAMEDING - SJIPKEYNG 1955 N. UNION BLVD., SJIPE 200 COUNSULTING, Proc. (719) 475-2575 - FAX (719) 475-9223	determine ownership, easements, or Rights-of-Way of record.	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. <b>206130364</b> , 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.  16) This subdivision plat does not constitute a title search by Rockwell Consulting, Inc.	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 plat:  Non-standard street sections in hillside areas; Private streets in patio home areas; One non-standard cul-de-sac bulb;  Excess of 1,000 ADT (Average Daily Trips) on a local non-collector street;  More than ten (10) lots on a non-through street.	<ul> <li>10) This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. 203159101 of the records of El Paso County, Colorado.</li> <li>11) The addresses on this plat are for informational purposes only. They are not the legal description and are subject to change.</li> <li>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.</li> </ul>	<ul> <li>6) A 25' Public Trail Easement will be granted to El Paso County across Tract E when the trail is constructed.</li> <li>7) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.</li> <li>8) This subdivision is located within the boundaries of the Baptist Road Rural Transportation Authority, organized in accordance with the Rural Transportation Authority Colorado. Payment of fees may be required prior to issuance of Building Permits.</li> <li>9) All Property owners are responsible for maintaining proper storm water drainage in and through their property.</li> </ul>	may be impacted by noise d States Air Force Academ ce, the Grantors (Forest Lation which they now have a s Air Force Academy), its ration of such aircraft. Threase to be used for train cease to be actively used. The computed States Air Force Academy be impacted by noise United States Air Force Academy shall cease the land.	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 \$59°33°25°E.  3) A Professional Engineer, registered in the State of Colorado, must design and approve all 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.
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.	RECORDING:  STATE OF COLORADO )  COUNTY OF EL PASO )  I hereby certify that this instrument was filed for record in my office at 10:41 o'clock A.M., this 15T day of September 2006 A.D., and is duly recorded at Reception No. 2017/12407 of the Records of El Paso County, Colorado.  ROBERT C. BALINK, RECORDER ROBERT C. BALINK, RECORDER BY: K.ba. (0.77/kmarchite)  SE. 1.00		Approval is granted this  Approval is grante				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. Arterial 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.
FOREST LAKES FILING NO. 1  DRAWN BY: GA CHECKED BY: LJB DATE: 05/28/04  J.N. 02-044 SHEET 2 0F 7	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.  FEES:  DRAINAGE FEE:  DRAINAGE FEE:  DRAINAGE FEE:  CH  SCHOOL FEE:  CH  PARK FEE:  CH  FILE: 02044FP1.DWG 08/21/	YOR'S					

