

Chuck Broerman

El Paso County, CO

12/29/2016 10:19:24 AM

Doc \$0.00

2

Rec \$21.00

Pages



216713884

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

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  
A PORTION 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 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

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 SOUTHEAST 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 102.29 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. N59°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°05'06"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°52'38"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 TO A POINT 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 N1°53'28"E, A DISTANCE OF 108.02 FEET TO A POINT ON CURVE;  
THENCE N1°53'28"E, A DISTANCE OF 108.02 FEET TO A POINT ON CURVE;  
THENCE S15°33'28"W, HAVING A DELTA OF 60°56'24", 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:

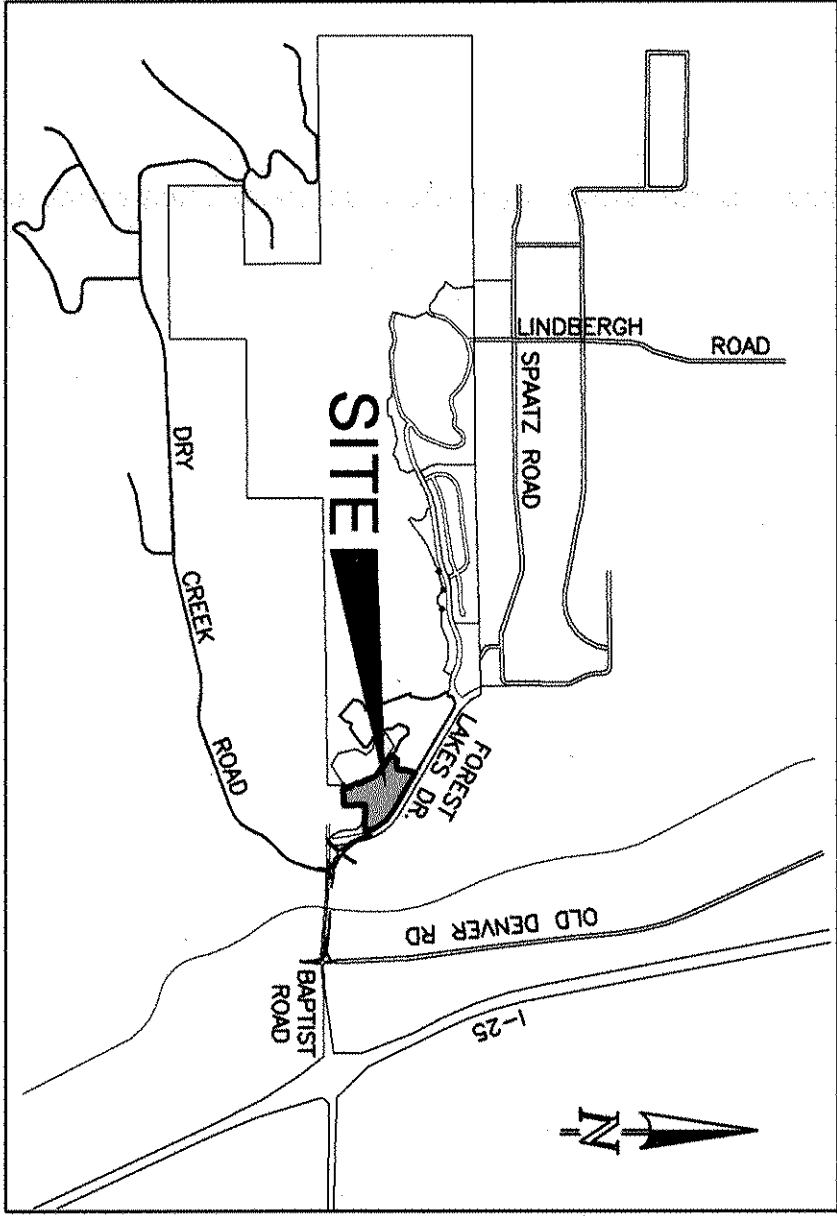
1. S59°33'25"E, A DISTANCE OF 754.49 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°06'27",  
A RADIUS OF 870.00 FEET AND A DISTANCE OF 624.19 FEET TO A POINT  
ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS  
N21°41'05"W, HAVING A DELTA OF 23°59'29", 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 SOUTHEAST QUARTER OF SAID SECTION 27;  
THENCE S01°53'03"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID  
SECTION 27, A DISTANCE OF 574.85 FEET TO THE POINT OF BEGINNING;  
CONTAINING A CALCULATED AREA OF 17.097 ACRES

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,  
HEREBY CERTIFY THAT THE FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC, A  
COLORADO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED  
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  
EASMENTS AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE  
PUBLIC AND THE UNDERSIGNED HEREBY COVENANT AND AGREE THAT THE  
UNDERSIGNED AND THEIR SUCCESSORS SHALL BE RESPONSIBLE FOR 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.

DSD FILE NO. SF-15-027



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  
CONVEYED BY SEPARATE INSTRUMENT. THIS TRACT IS SUBJECT TO A PRIVATE  
DETENTION BASIN AGREEMENT RECORDED UNDER RECEPTION NO. 216151022  
OF THE RECORDS OF EL PASO COUNTY.
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 CONVEYED 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, CONVEYED, OR TRANSFERRED WHETHER  
BY DEED OR BY COURT ORDER, OR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND  
UNLESS THE TRACT, OR PORTION THEREOF, HAS BEEN CONVEYED TO THE DISTRICT AND  
THE DISTRICT HAS ACCEPTED THE TRACT AND THE DISTRICT HAS AGREED TO MAINTAIN AND  
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. 216151022. IN THE OFFICE OF THE CLERK AND RECORDED 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  
SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY  
COMMISSIONERS OR SET FORTH BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.  
THE DISTRICT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE  
PUBLIC UTILITIES AND EASEMENTS OF THE LAND AND DEVELOPMENT CODE. THE  
PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE  
COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
19. 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 326.
20. THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE  
OF THE LAND AND IMPROVEMENTS OF THE LAND AND DEVELOPMENT CODE. THE  
ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. 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.
22. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PRON PHASE  
METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO.  
264033347 AND 260642746.
23. 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  
LINES OF EACH LOT.  
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  
SUBDIVISION PERIMETER AS SHOWN, UNLESS ALREADY PART OF A DEDICATED  
RIGHT-OF-WAY.
24. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS  
HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
25. MULDOVES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND  
UNITED STATES POSTAL SERVICE REGULATIONS.
26. TOTAL NUMBER OF LOTS BEING PLATTED IS 73 LOTS.  
UNTIL SUCH TIME AS THE ADJACENT PROPERTY TO THE NORTHWEST IS PLATTED,  
ACCESS FROM LAKES MIST DRIVE TO FOREST LAKES DRIVE SHALL BE PROVIDED  
THROUGH A PAVED ROAD MEETING PUBLIC STANDARDS WITHIN THE PUBLIC  
IMPROVEMENTS AND ACCESS EASEMENT RECORDED AT RECEPTION NO.  
216151009 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, 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 ERROR 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 ALL APPLICABLE ORDINANCES, SUBDIVISION, OR SURVEYING OF THE STATE OR  
APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE FOREGOING ON this 6<sup>th</sup> DAY OF December, 2016.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO PLAT NO. 13884  
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. 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  
REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL,  
AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE 10/20/16

DIRECTOR OF DEVELOPMENT SERVICES

DATE 12/28/16

COUNTY CLERK

DATE 12/28/16

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE  
AT 10:18 O'CLOCK A.M. THIS 29<sup>th</sup> DAY OF DECEMBER, 2016, A.D., OF THE  
RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK PROBYN, RECORDER

By Chuck Probyn

SCHOOL FEE: N/A

BRIDGE FEE: N/A

PARK FEE: N/A

DRAINAGE FEE: \$3,244.38

FEE: 20.00

ST: 1.00

OWNER:

FOREST LAKES RESIDENTIAL DEVELOPMENT, LLC  
6000 S. SPRING CREEK, SUITE 200  
COLORADO SPRINGS, CO 80918  
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

