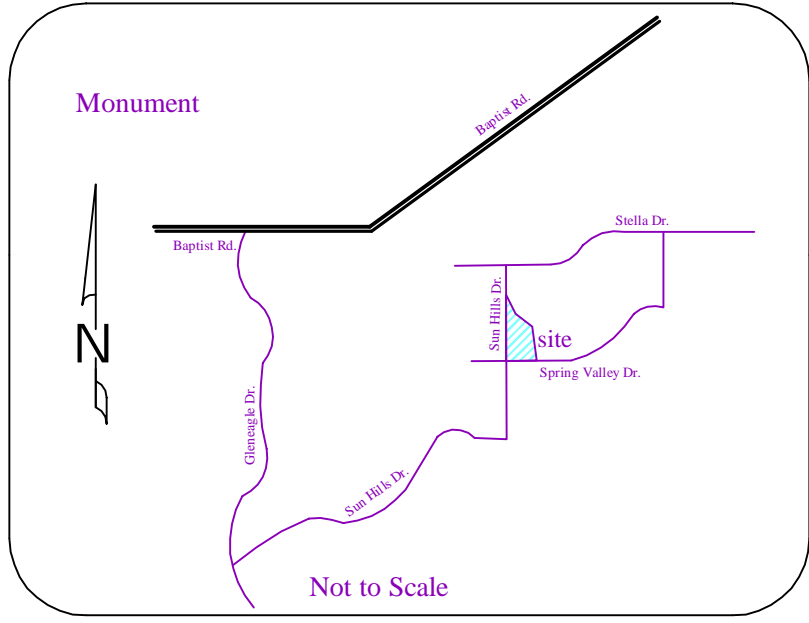


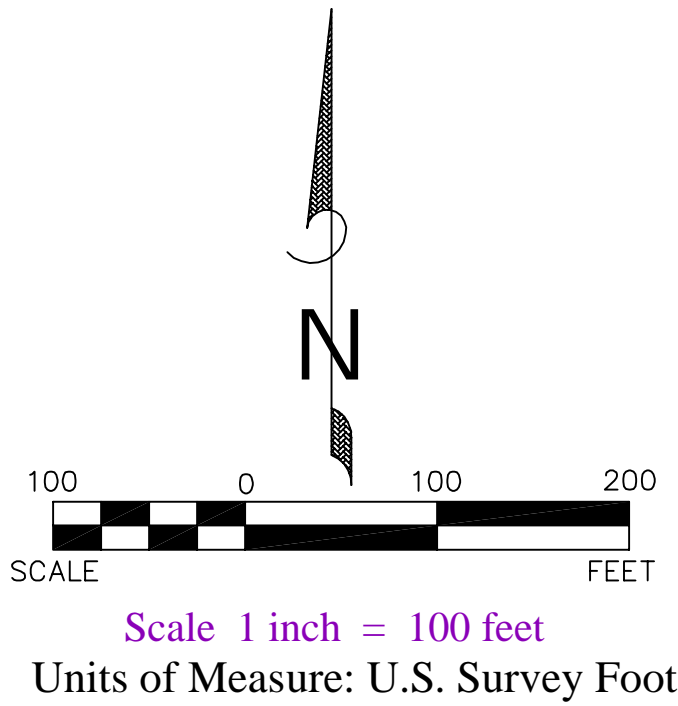


Pleasant View Estates Filing No. 2A

A vacation and replat of Lots 5 and 6, Block 3, Pleasant View Estates Filing No. 2, County of El Paso, State of Colorado



VICINITY MAP



Sun Hills Drive

N00°23'28"W 1047.90'

Block 3
Lot 5
5.29 Ac.

Block 3
Lot 6
5.87 Ac.

S89°33'38"W 327.77'

S89°33'38"W 484.85'

Spring Valley Drive

"As-Platted"

"As-RePlatted"

Stella Drive
60 Ft. Right of Way
Plat F-2, Page 71

Set #5 rebar
yellow cap
LS 30130

Found
1 in. pipe

Set #5 rebar
yellow cap
LS 30130

Lot 1
11.16 Ac.

Set #5 rebar
yellow cap
LS 30130

Spring Valley Drive
60 Ft. Right of Way
Plat F-2, Page 71

Total Acreage:

Lot 1 = 11.16 Acres

Total = 11.16 Acres

Legend:

- Found Monument as Shown
- Set #5 Rebar with Yellow Plastic Cap PLS #30130

Flood Statement:

This site, "PLEASANT VIEW ESTATES FILING NO. 2A" is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0295G, effective December 7, 2018.

Easements:

Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easements unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Notes Additional:

- Approval of this Replat vacates all prior plat areas described by this Replat.
- Basis of Bearings. A line beginning at the Southeast corner (monumented by a 1 inch dia. pipe) of Lot 6, Block 3, Pleasant View Estates Filing No. 2 and terminating at the Southwest corner of said Lot 6, Block 3, Pleasant View Estates Filing No. 2 (monumented by a 1 inch dia. pipe), said line is assumed to bear S89°33'38"W, a distance of 484.90 feet.

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 certification shown hereon.

Notes:

- This survey does not constitute a title search by Alessi and Associates, Inc., to determine ownership or easements of record. For information regarding easements, rights of way, Alessi and Associates, Inc. relied upon the Title Policy prepared by Stewart Title Guaranty Company, Commitment Number 646290, dated January 30, 2020.
- "The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Academy for Water and OWTs for Sanitation, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability."
- Basis of Bearings as shown, North determined by Leica GPS System. Monumentation, as shown.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- Water for this subdivision is provided by Academy Water and Sanitation subject to the District's (Providers) rules, regulations and specifications.
- Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is elevated based on a 300-year aquifer life. Applicants, the Home Owners Association, and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years of 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All Property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

9... Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

10... Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

11...

12... All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.

13... No Structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.

14... The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject of change.

15... Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 19-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance. The road impact fee is based on the established rate at the time of building permit application.

Know All Men By These Presents:

That the undersigned, David Hluska and Gina Hluska, being the owners of the following described tract of land:

To Wit:

Lots 5 and 6, Block 3, Pleasant View Estates Filing No. 2, as recorded in Plat Book F-2 at Page 71, dated June 5, 1964, located in a portion of the NW1/4 of Section 33 and a portion of Section 32, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado.

Drainage Easement:

A 60 foot in width legal description for a Drainage Easement being 30 feet each side of the following centerline:

Commencing at the most Southwest corner of Lot 5, Block 3, Pleasant View Estates Filing No. 2, as recorded in the Office of the El Paso County Clerk and Recorder in Plat Book F-2 at Page 71, dated June 5, 1964; thence N89°33'38"E coincident with the South line of said Lot 5, a distance of 327.77 feet to the POINT OF BEGINNING herein of the following drainage easement centerline; thence N00°23'51"W, a distance of 96.99 feet; thence N15°40'12"W, a distance of 637.61 feet; thence N25°50'50"W, a distance of 371.64 feet to the POINT OF TERMINUS.

Owners Certificate:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have platted said lands into a lot and easements as shown hereon under the names and subdivision of "PLEASANT VIEW ESTATES 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 utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. 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.

Owners:

____ Day of _____, 2020 A.D.

David Hluska

Gina Hluska

Notarial:

State of Colorado)

SS

County of El Paso)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020 A.D., by David Hluska and Gina Hluska

Witness my hand and seal _____

Address _____

My Commission expires _____

Surveyor's Certification:

I, Joseph Alessi, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on May 8, 2020, by me or under my 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 provisions of the El Paso County Land Development Code.

I attest the above on this ____ day of _____, 2020

Joseph Alessi
Colorado Professional Land Surveyor No. 30130

Date



Board of County Commissioners Certificate:

This Plat "PLEASANT VIEW ESTATES FILING NO. 2A" was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the ____ day of _____, 2020, subject to any notes specified hereon. Previous Plat Pleasant View Estates Filing No. 2 in entirety is amended for the areas described by this Plat Amendment Lot Line Adjustment subject to all covenant, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, in Plat Book F-2 at Page 71, dated June 5, 1964.

Planning and Community Development Director

Date

Recordings:

State of Colorado)

SS

County of El Paso)

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____ M. this ____ day of _____, 2020 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Chuck Broerman, Recorder

By: _____ Date



ALESSI and ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906

Tele. 719/540-8832
Fax 719/540-2781

A portion of Sec. 32 and the NW 1/4 of Section 33, Township 11 South, Range 66 West
6th Principle Meridian, El Paso County, Colorado

Job No. 201207 PLEASANT VIEW ESTATES 2A DATE May 8, 2020

REVISED July 7, 2020