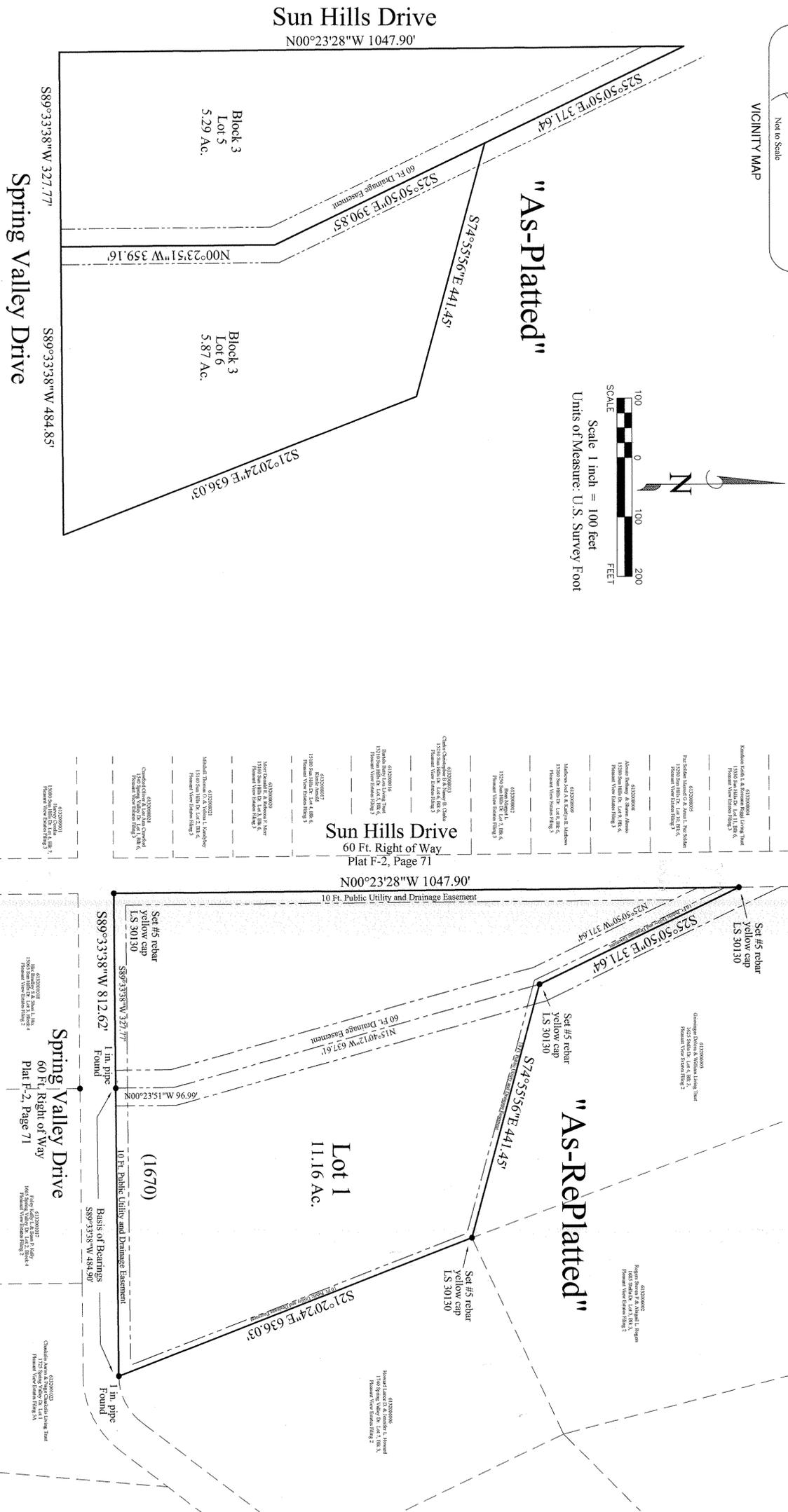
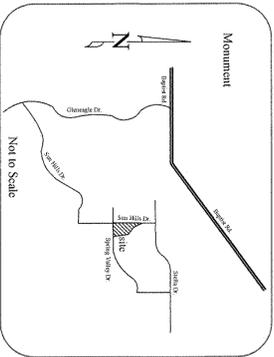


# Pleasant View Estates Filing No. 2A

14596

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



## Know All Men By These Presents:

That the undersigned, David Huska and Gina Huska, being the owners of the following described tract of land:  
 To W/it:  
 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 NW 1/4 of Section 33 and a portion of Section 32, Township 11 South, Range 65 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"W, a distance of 371.64 feet to the South line of said Lot 5, a distance of 327.77 feet to the POINT OF BEGINNING hereof; thence S74°55'56"E, a distance of 441.45 feet; thence N00°23'28"W, a distance of 1047.90 feet; thence S89°33'38"W, a distance of 484.85 feet to the POINT OF BEGINNING.

**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 joined said parties into a plat and easements as shown herein under our names and signatures and in the presence of witnesses and a Notary Public, and we do hereby covenant and agree that the public improvements and easements and public use and said owner does hereby consent 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. Said easements and other purposes as shown herein. The entire responsibility 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:**  
 David Huska  
 Gina Huska

**Notarial:**  
 State of Colorado )  
 County of El Paso ) SS  
 The foregoing instrument was acknowledged before me this 25th day of September, 2020 A.D., by David Huska and Gina Huska

Witness my hand and seal of my office this 25th day of September, 2020 A.D.  
 My Commission expires 04/13/2025

**Surveyor's Certification:**  
 I, Joseph Allessi, 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 provisions of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the State of Colorado Land Development Code.

I attest the above on this 7th day of July, 2020  
 Joseph Allessi  
 Colorado Professional Land Surveyor No. 30130

## 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 Department Director on the 25th day of September, 2020. The Board of County Commissioners of El Paso County, Colorado, has reviewed the plat and has approved the same for filing in the Office of the El Paso County Clerk and Recorder, in Plat Book F-2 at Page 71, dated June 5, 1964.

**Recordings:**  
 State of Colorado )  
 County of El Paso ) SS  
 I hereby certify that this instrument was filed for record in my office at 3:39 P.M. this 25th day of September, 2020 A.D., and is duly recorded under Recogition Number 2201155A

By: *Joseph Allessi*  
 Date: 9/25/2020

**ALESSI and ASSOCIATES, Inc.**  
 ENGINEERS • SURVEYORS  
 2989 Broadmoor Valley Road, Suite C  
 Colorado Springs, CO 80906  
 Tel: 719/540-8832  
 Fax: 719/540-2781

Job No. 201207 PLEASANT VIEW ESTATES 2A DATE May 8, 2020  
 REVISED July 7, 2020

**Total Acreage:**  
 Lot 1 = 11.16 Acres  
 Total = 11.16 Acres

**Flood Statement:**  
 This site PLEASANT VIEW ESTATES FILING NO. 2A is NOT within a designated FEMA Floodplain as shown on the Flood Insurance Rate Map, Community Flood Number 6591020255, 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:**  
 1. Approval of this Replat vacates all prior plat areas described by this Replat.  
 2. 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 Southeast corner of Lot 1, shall be a distance of 1047.90 feet.  
 3. 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 (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:**  
 1. The survey data and conditions a title search by Alesse and Associates, Inc. to determine ownership or easements of record. For information regarding easements, rights of way, Alesse and Associates, Inc. relied upon the Title Policy prepared by Stewart Title Guaranty Company, Commitment Number 46290, dated January 30, 2020.  
 2. The property owner, his successors and assigns, and all future lot owners in this development are hereby on notice that the plat is subject to all applicable laws, rules, regulations, ordinances, and rules of the Department of Public Health and Environment prior to permit approval. These systems may cost more to design, install, and maintain.  
 3. Water for this subdivision is provided by Academy Water and Sanitation subject to the District's (Provider's) rules, regulations and specifications.  
 4. Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County, the Home Owners Association, and all future owners in this 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.  
 5. No driveway shall be established unless an access permit has been granted by El Paso County.  
 6. All property owners are responsible for maintaining proper storm drainage in and through their property. Public drainage easements are 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. Manholes shall be installed in accordance with all El Paso County and United States Federal 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 Florida's Meadow Jumping Mouse as it listed threatened species.  
 11. 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/specifications shall be required.  
 12. 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.  
 13. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.  
 14. Property within this subdivision is subject to the terms and provisions of the El Paso County Flood Impact Fee Program (Resolution 19-47) 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.

**PLAT PREPARED BY: ALESSI AND ASSOCIATES, INC.**  
**FILED AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT REC'DITION NUMBER VR-20-003**