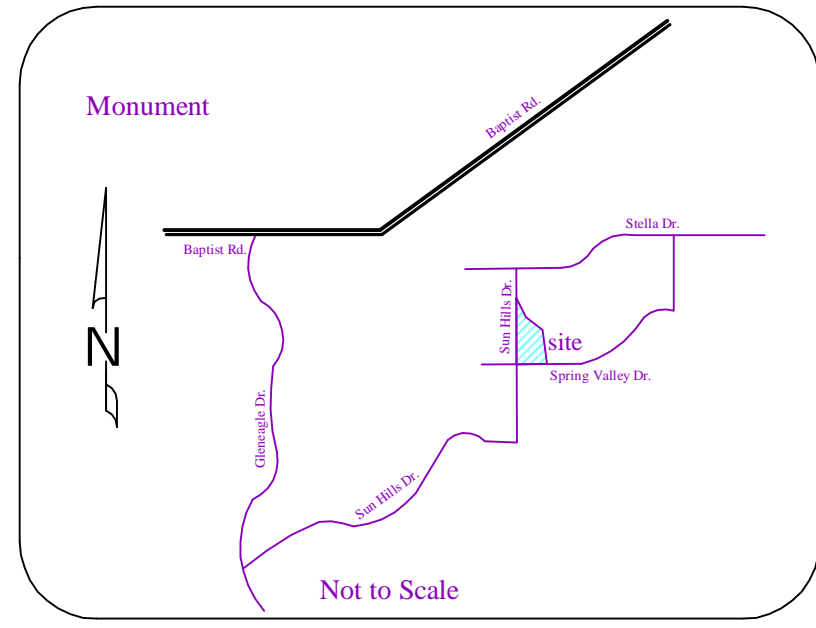
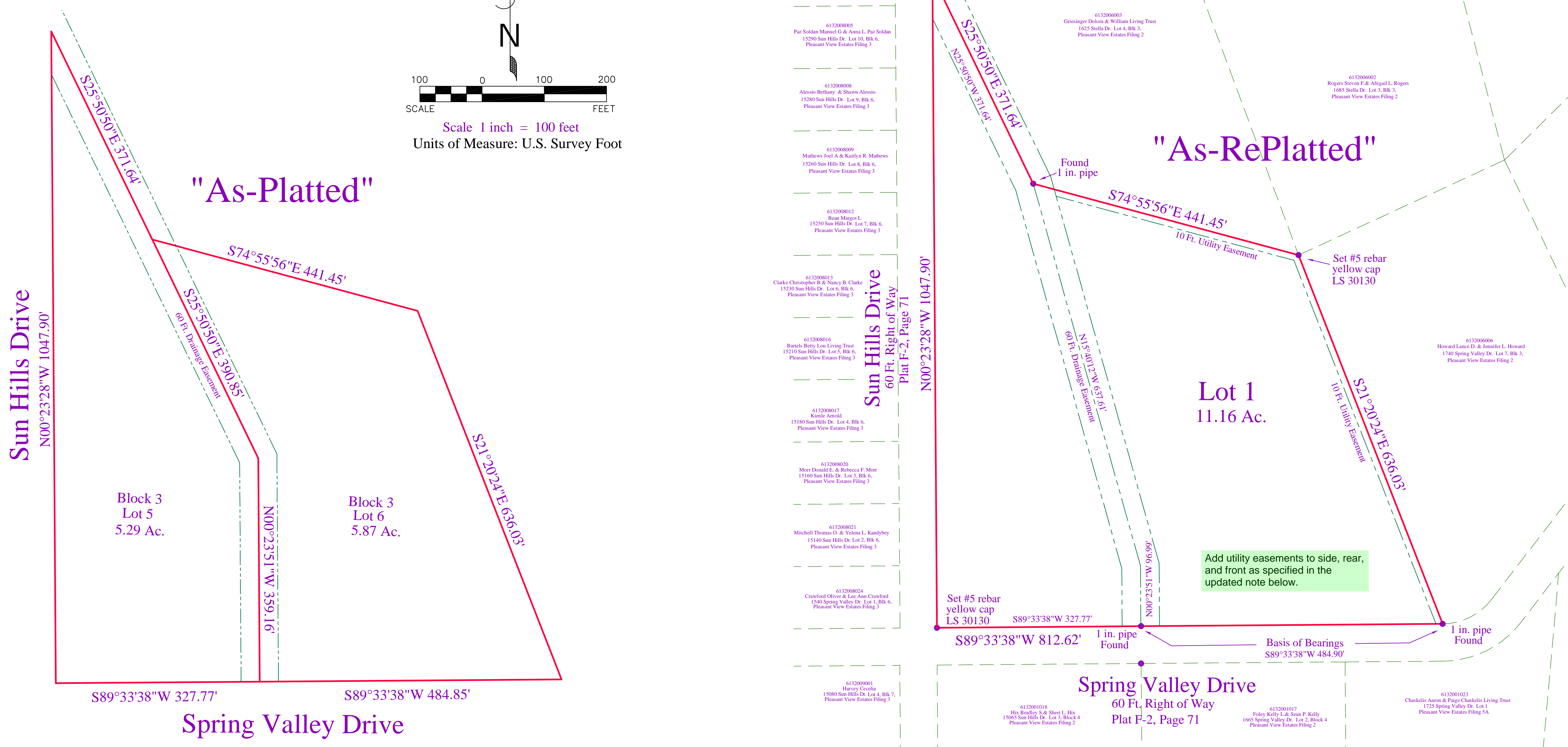
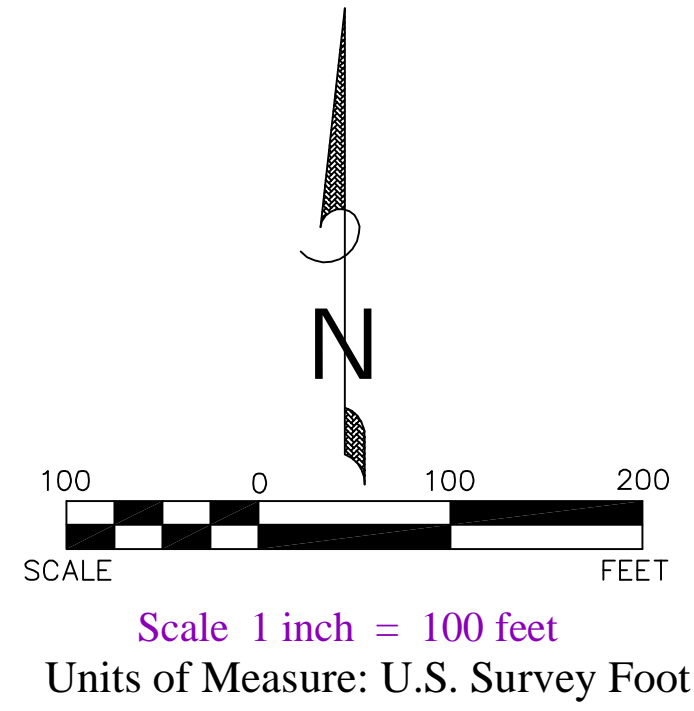


Pleasant View Estates Filing No. 2A

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



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 NW 1/4 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 name and subdivision of _____ 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. Please add: 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.

Declarations:
By: _____
Title: _____
ATTEST: (if corporation)
Secretary/Treasurer
STATE OF COLORADO
) ss.
COUNTY OF _____
Acknowledged before me this ____ day of _____, 20__ by _____ as _____
My commission expires _____
Witness my hand and official seal
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgages are not utilized)

Surveyors Certificate
I, the undersigned, 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 _____ day of _____, 20__ at _____, Colorado, 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 _____, 20__.
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

Boards:
This Plat "PLEASANT VIEW ESTATES FILING NO. 2A" was approved for filing by the El Paso County Planning and Community Development Department Director on _____ day of _____, 20__, subject to any notes or conditions specified hereon.
Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____
Planning and Community Development Director _____

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, 2016.
Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) 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 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:
1... 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.
2... The property owner, its successors and assigns, and all future lot owners in this development are hereby notified that this property is not in upper black squirrel and is on Academy for Water and OWTS for ion and sanitation.
3... Basis of Bearings as shown, North determined by Leica GPS System. Monumentation, as shown.
4... 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 a Wastewater Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health 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 the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)
7... No driveway shall be established unless an access permit has been granted by El Paso County.
8... 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.

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
9... State of Colorado 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... These were not submitted or required with the vacate and replat.
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 (19-471) subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of permit issuance. The road impact fee is based on the established rate at the time of permit issuance.
16... Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Teleo Point Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to the length, some of the driveways will need to be specifically approved by the Falcon Fire Protection District.

does not apply to this project. please remove.

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C Tele. 719/540-8832
Colorado Springs, CO 80906 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

Final Plat_v1_redlines.pdf Markup Summary

Admin Replat (1)



Subject: Admin Replat
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:14:30 PM
Status:
Color: ■
Layer:
Space:

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director

Cloud+ (1)



Subject: Cloud+
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:16:07 PM
Status:
Color: ■
Layer:
Space:

does not apply to this project. please remove.

Covenants (1)



Subject: Covenants
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:46:17 PM
Status:
Color: ■
Layer:
Space:

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

Easements (1)



Subject: Easements
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:17:12 PM
Status:
Color: ■
Layer:
Space:

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Mailboxes (1)



Subject: Mailboxes
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:24:40 PM
Status:
Color: ■
Layer:
Space:

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

Owner Certification (1)



Subject: Owner Certification
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:11:13 PM
Status:
Color: ■
Layer:
Space:

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 name and subdivision of _____. 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. Please add: 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/Mortgagee (Signature)

By:
Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged before me this _____ day of _____, 200__ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

Surveyor Certification (1)



Subject: Surveyor Certification
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:14:27 PM
Status:
Color: ■
Layer:
Space:

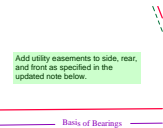
Surveyors Certificate

I surveyor's name, 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 date of survey, by me or under my direct 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 _____, 20__.

Surveyor's Name, (Signature)
Date
Colorado registered PLS # _____

Text Box (4)



Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:18:20 PM
Status:
Color: ■
Layer:
Space:

Add utility easements to side, rear, and front as specified in the updated note below.



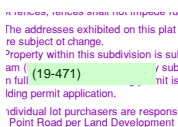
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Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:20:42 PM
Status:
Color: ■
Layer:
Space:

This property is not in upper black squirrel and is on Academy for Water and OWTS for sanitation



Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:25:11 PM
Status:
Color: ■
Layer:
Space:

these were not submitted or required with the vacate and replat



Subject: Text Box
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:39:25 PM
Status:
Color: ■
Layer:
Space:

(19-471)

Wastewater (1)



Subject: Wastewater
Page Label: 1
Author: Lindsay Darden
Date: 6/2/2020 11:28:58 PM
Status:
Color: ■
Layer:
Space:

Wastewater:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health 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 the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)