KNOW ALL MEN BY THESE PRESENTS:

That Collin G. Brones and Paul A. Smith, being the owners of the following described tract of land to wit:

The Northwest Quarter of the Southeast Quarter of Section 18, Township 11 South, Range 65 West of the 6th Principal Meridian, except any portion lying within Walker Road.

Containing a calculated area of 1,710,761 square feet (39.273668 acres), more or less.

The following metes and bounds legal description is provided pursuant to the requirements of the El Paso County Planning and Community Department only and is not intended to replace mortgagees, beneficiaries of deeds of trust and

the record legal description shown above. holders of other interests in the land described herein, have laid out, subdivided, and platted said lands Beginning at the southwest corner of said Northwest (subdivision of

degrees 25 minutes 37 seconds West, 1318.95 feet treplacement of utility lines and related facilities.

of other interests in the land described herein, have

into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and . 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 thence along the west line of said Northwest Quarter constructed to El Paso County standards and that proper drainage and erosion control for same will be 27 minutes 31 seconds East, 1297.61 feet to the soprovided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso thence along said south line North 89 degrees 25 mi County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become the east line of said Northwest Quarter of the Southmatters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby thence along said east line South 0 degree 25 minut dedicated for public utilities and communication systems and other purposes as shown hereon. The southeast corner of said Northwest Quarter of the Solentities responsible for providing the services for which the easements are established are hereby granted to whe resone Fit + Free Attricine of soid Northwest Quarter the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and Owners/ Mortgagee (Signature)By: Title: ATTEST: (if corporation)Secretary/TreasurerSTATE OF COLORADO)) The undersigned, being all the owners, mortgages, bescountry OF ______)Acknowledged before me this _____ day of _____ ____, 200___ .My commission expires

lands into a lot and easements as shown hereon und Witness my hand and official seal Notary VIEW ESTATES. The utility easements shown hereon ar PublicSignatures of officers signing for a corporation shall be acknowledged as follows: (print name) as communication systems and other purposes as shown President/Vice President and print name as Secretary/Treasurer, name of corporation, a state providing the services for which the easements are ecorporation. Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as perpetual right of ingress and egress from and to acManager/Member of company, a state limited liability company. (Note: Required when separate ratification maintenance, and replacement of utility lines and relostatements for deed of trust holders, mortgagees are not utilized)

It appears that the

as

Collin G. Brones Date	certificate as shown (other than placement) does not need revision.
STATE OF COLORADO SS	
Acknowledged before me this day of Brones and Paul A. Smith	
My commission expires	
Witness my hand and official sealNotary Public	

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as HIGH VIEW ESTATES in the County of El Paso, State of Colorado, and hereby subordinate the subject lien to the terms, conditions and restrictions of this document. COMPANY:

Executed this ____ day of _____ , 20____ Mortgagee(s) and lien holder(s)

NOTARIAL:

STATE OF _____ COUNTY OF _____ SS

Acknowledged before me this _____ day of _____, 20___ by _____ as ______ for _____.

My commission expires _____

Witness my hand and official seal _____ Notary Public

Add: Added

Fees:

Bridge Fee: El Paso County School Fee: Regional Park Fee: Drainage Basin Fee:

e C	

COMPASS SURVEYING & MAPPING, LLC 3249 West Carefree Circle COLORADO SPRINGS, CO 80917 719-354-4120 WWW.CSAMLLC.COM

ee preliminary plan for additional comments.

					Wildfire Notes: Fire Note on PUD Develo	nment Plans and Final	Plats:	
	HI	GH \	/IEW	ES	(Applicable in the fire distr As of 4/1/2008 this includ District; Falcon Fire Prote	ricts which have adopte les: Black Forest Fire ction District; and Tri-L	ed the International Fire Co Protection District; Cimarro akes Fire Protection Distric	n Hills Fire Protect t".)
Already on the as Note 16.	plat UBDIVISIC	ON OF A	PORTION (DF THE	a Fire Code requiring resi mitigation requirements de	dential fire sprinkler rec epending upon the leve	rty is located within the quirements for covered stru el of fire risk associated with xact development requirem	n the property and
		11 SOUTH	•	65 WES	Due to wildfire concerns,	homeowners are encou	uraged to incorporate wildfin ough publications available	re fuel break provi
	Already on the pla		SO COUNT	Y, COL	(The following plat restrict help reduce the hazards a As a condition of approva	and risks of wildfire.) I of this plat by the Boa	the first sheet of the plat wh	rs, no conveyance
	as Note 17.				occupancy be issued by E	El Paso County, until si	identified hereon, shall be uch times as the following h ne Colorado State Forest Se	as been accompli
			VICINII		qualified professional stat Wildland Fire and Hazard	ing practices designed Mitigation Plan. Such	e Colorado State Forest Se to reduce wildfire hazards work may include, but is no	have been comple
					-i ucipicar uninings	Not added. There s no forest.		
			WALKER ROAD			rety estimate sufficient	to accomplish the work ma	y be required in pl
			WAEKEN KOAD					Mailboxes: Mailboxes sh accordance v
		L L		EODECT			Revised	and United S regulations.
		· · · · · · · · · · · · · · · · · · ·						Expand per (
		IOT TO SCALE					Revised	investigation and septic sy before const
			HODGEN ROAD					
Remove, plat is administrative							on Sheet 2	The easemer so this statem
\sim		\sim	~~~~~~	\sim	$\sim\sim\sim\sim\sim$	$\sim\sim\sim\sim\sim$	rear lot line foot (use 5	s:Unless otherwise es are hereby plat i feet for lots small drainage easemer
Ę	BOARD OF COU	JNTY COMMIS	SSIONERS CER	TIFICATE:	Removed		All exterior a 20 foot (subdivision boun use 7 feet for lots drainage easemer
Ę	Board of County	Commissioners	on the	day	by the El Paso Coun ⁻ of, 200 resolution of approv	_, subject to any) maintenan	ce of these easen ual property owne
ξ	dedications of lan will not become t	nd to the publi the maintenanc	ic (easements) c ce responsibility c	are accepte of El Paso	ed, but public improv County until prelimine ements of the Land	ements thereon nary acceptance	Add	d: Private Roads:
Ę					Improvements Agree) ma are	e private roads as intained by El Pas constructed in co
	President, Board o			····	······	uuu		ndards in effect at lication and mainte
	PLANNING AND	COMMUNITY	DEVELOPMEN	Planning and	name of subdivision or plat Community Development t to any notes or conditions	Department Director of specified hereon		
	Planning and Corr	nmunity Develo			Community Development	Ľ	Revised	
	· · · · · · · · · · · · · · · · · · ·							
	SURVEYOR'S	CERTIFI (Not	t revised. The		rs Certificate			
	l, Mark S. Johanr hereby certify tha	nes, a duly <mark>wor</mark> at this plation	matted in such a	onal do herek	by certify that this plat truly survey, by me or under my	and correctly represen direct supervision and	rveyor in the State of Color ts the results of a survey m that all monuments exist as 0,000 ; and that said plat h	ade on shown
	monuments exist and that said pla	ey snown n as shown at has beer <mark>wit</mark> t	y as to conform الا n the الم	nder been pre mat with mor lian Paso Co	epared in full compliance w	ith all applicable laws o irveying of land and all	of the State of Colorado dea applicable provisions of the	aling
	Colorado dealing provisions of the information and b	with monulreq El Paso C <mark>Sta</mark>	uirements of the	or s	he above on this		, 20	
				Colorado	r's Name, (Signature) o registered PLS #		Date	
	I attest the above	e on this	aay of		-	Add the following r	ote:	
						the second se	/ay, as shown on this p and unless the access	
						dedication and mai	/ Standards in effect at intenance." pes not complete the c	
	Mark S. Johannes Colorado Professio		veyor No. 32439			be in conformance individual lot purch	with LDC chapter 6.3. asers will be responsib	3.C.3 "Non-Roa le for construct
	For and on behal	lf of Compass	Surveying and N	Mapping, Ll	_C	be approved by the	ecessary to obtain acc Fire District. Any culv lots shall also be the re	erts needed to
	RECORDING:							
	STATE OF COLORA	<pre>{ ss</pre>			L			
	needs to	ee what be with this.	Clerk and Recorder			_ o'clock		
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	and the r CHUCK Eoffice has	recorders s never ER	El Paso County Cle	rk and Record	der			Road bes private ac easemen
	had an is it. BY:	sue with				Please add th	ne following:	
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					here on the sheet.	preparing the	ess, and telephone nu plat (e.g., licensed su cated in the lower right	rveyor, licensed
							Ŭ	1

t subject to fire district approval. tion District; Donald Wescott Fire

ction District, which has adopted square feet in size, and other fire structures. The owner of any lot adopted Fire Code. isions as recommended by the Forest Service.

of forest cover are necessary to

, sale or transfer of title of lots ilding permit or certificate of ished by (the developer,

tment. Fire Marshal. or other eted in accordance with the ed to the following:

lace of a plat restriction)

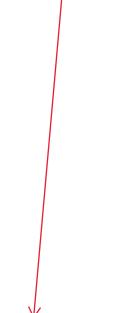
all be installed in with all El Paso County States Postal Service

CGS "Individual ns for new building sites ystems will be required ruction."

ents are plainly marked nent is redundant. e indicated, all side, front, and tted on either side with a 10 ller than 2.5 acres) public nt unless otherwise indicated. daries are hereby platted with smaller than 2.5 acres) public nt. The sole responsibility for nents is hereby vested with

shown on this plat will not be so County until and unless the streets nformance with El Paso County the date of the request for enance.

Not added. Duplicated below



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aintained by El conformance with equest for

improvements, to d Access", on said common in driveway need t iccess the commo ne lot purchasers."

There o direct lot Walker ides by the ess

er of record located in

north arrow, written orner of each sheet, (s) responsible for d engineer or designer f applicable),

NOTES:

- 1) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Insurance Corporation, Order No. SR55104044 with an effective date of 3/02/2022 at 5:00 P.M.
- 2) Basis of bearings is the south line of the property, monumented as shown and assumed to bear Sourth 89 degrees 25 minutes 37 seconds West.
- 3) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0305 G, effective date, December 7, 2018.
- 4) 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.
- 5) The linear units used in this drawing are U.S. Survey feet.
- → 6) Mailboxes shall be installed in accordance with all El Paso County Planning and Community Development and United States Postal Service regulations.
 - 7) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
 - 8) All property owners are responsible for maintaining proper storm water 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 or runoff shall not be placed in drainage ways.
 - 9) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 - 10) No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development.
- 11) Easements are shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 12) Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- 13) 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.

14) Environmental:

- 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- 15) 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 evaluated based on a 300 year aquifer life, which is based on an allocation approach. Applicants, the Home Owners Association, and all future owners in the subdivision should be aware that the economic life of a water supply is based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers, and applicants and their successors and assigns, including individual lot owners in the subdivision and the HOA, may be required to acquire, develop, and incorporate alternative renewable water sources in a permanent water supply plan that provides future generation with water supply.
- 16) At the time of approval of this project, this property is located within the Black Forest Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
- 17) Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- 18) The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (resolution no.19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- 19) The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the El Paso County Planning and Community Development Department: Water Resources Report; Geology and Soils Report; Fire Protection Report; Final Drainage Report.
- 20) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Walker Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.

21) Except for Lot 1, there shall be no direct lot access to Walker Road.

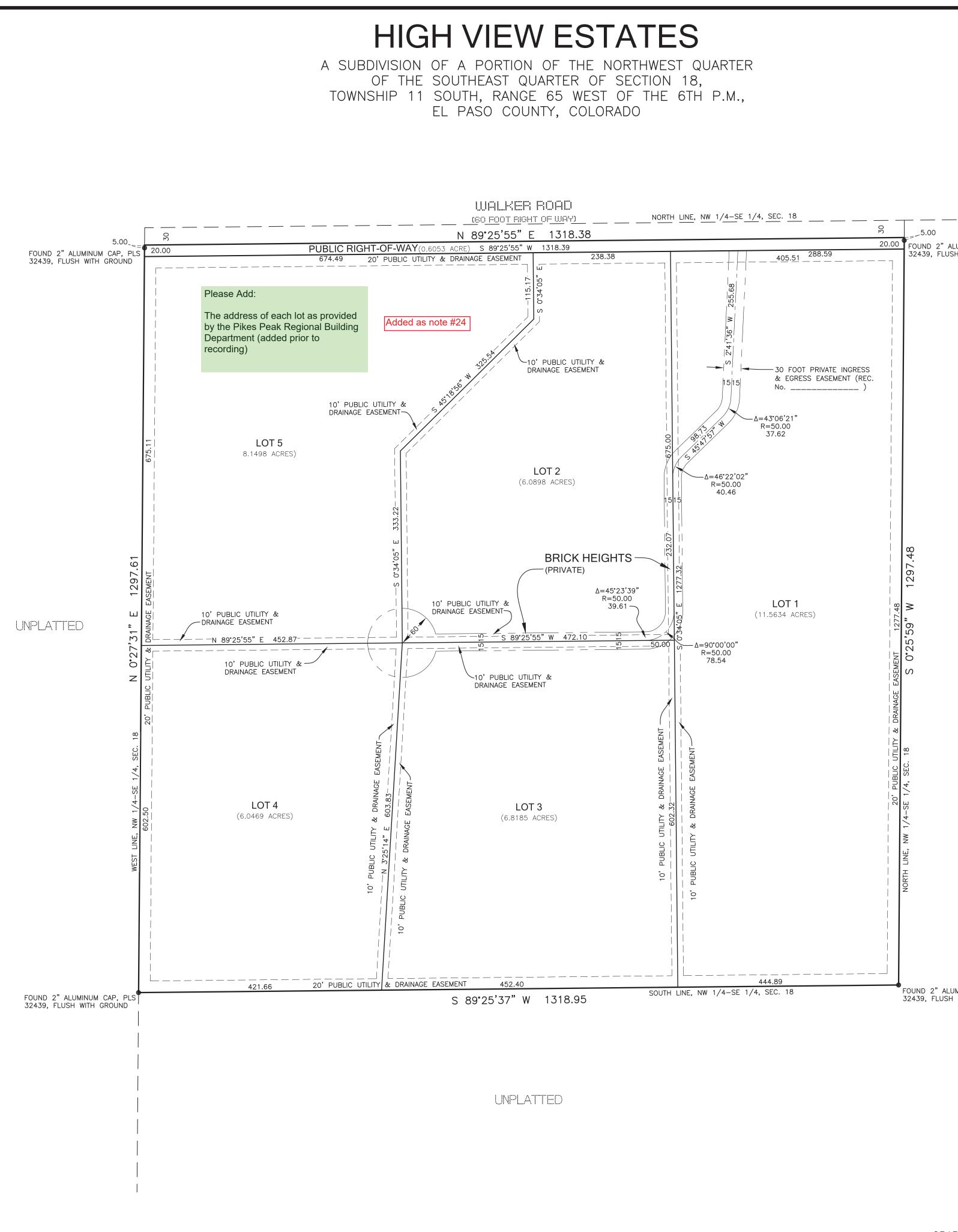
SF-22-027

22) The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Geologic Hazard Study by Entech Engineering, Inc. December 28, 2021 in file PCD File No. MS222, available at the El Paso County Planning and Community Development Department Artificial Fill, Expansive Soils, Potential Seasonal Shallow Groundwater Area, Drainage Areas and Seasonally Wet Area.

- SP-22-006 Revised

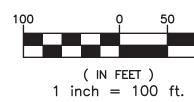
Revised

			PCD FILE No. MS222
R	EVISIONS:		
1	5/20/22	County comments.	
2	7/20/22	County comments.	Project No. 21118
			February 28, 2022
			Sheet 1 of 2





COMPASS SURVEYING & MAPPING, LLC 3249 West Carefree Circle COLORADO SPRINGS, CO 80917 719-354-4120 WWW.CSAMLLC.COM



_ _ _ _ _ _ _ 20.00 FOUND 2" ALUMINUM CAP, PLS 32439, FLUSH WITH GROUND

UNPLATTED

FOUND 2" ALUMINUM CAP, PLS 32439, FLUSH WITH GROUND



GRAPHIC SCALE 0 50 100

REVISIONS: 1 5/20/22 County comments. PROJECT NO. 21118 2 7/20/22 County comments. February 28, 2022 SHEET 2 OF 2

SF-22-027

Revised

PCD FILE No. MS222