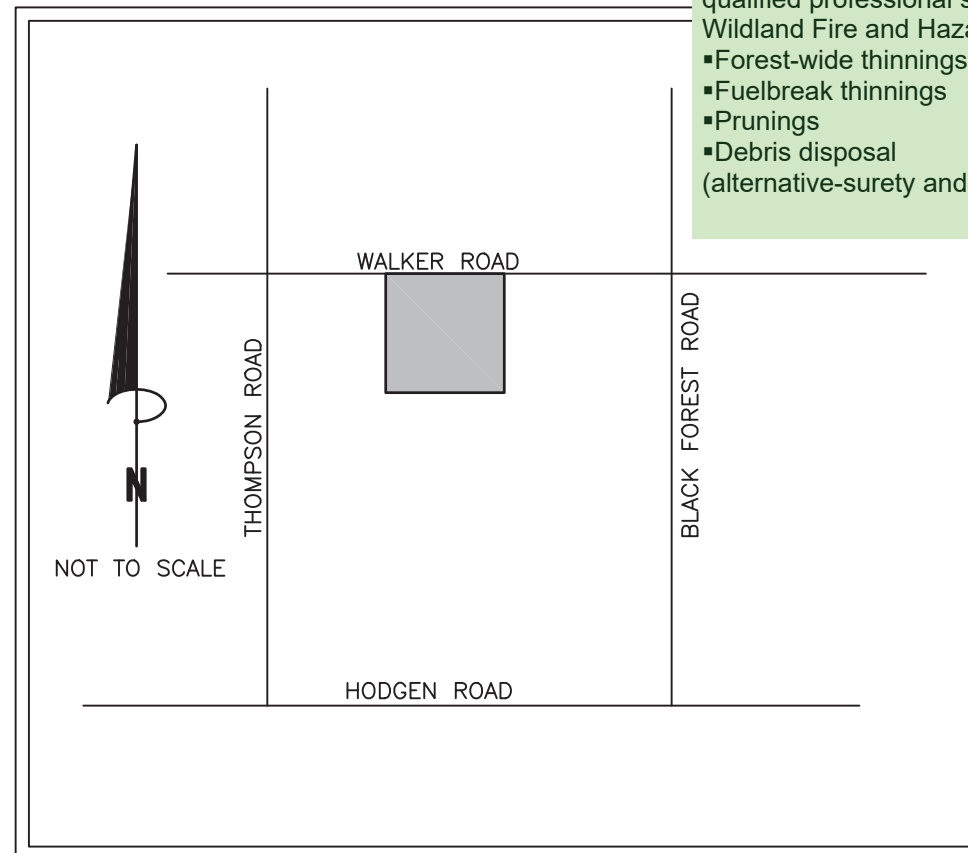


# HIGH VIEW ES

UBDIVISION OF A PORTION OF THE OF THE SOUTHEAST QUARTER C TOWNSHIP 11 SOUTH, RANGE 65 WE EL PASO COUNTY, COL

## VICINITY MAP



Wildfire Notes: Fire Note on PUD Development Plans and Final Plans. (Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval. As of 4/1/2008 this includes: Black Forest Fire Protection District, Cimarron Hills Fire Protection District, Donald Wescott Fire District, Falcon Fire Protection District, and Tri-Lakes Fire Protection District.) At the time of approval of this project, this property is located within the \_\_\_\_\_ 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. 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.

### 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 and is not intended to replace the record legal description shown above.

Beginning at the southwest corner of said Northwest

thence along the west line of said Northwest Quarter 27 minutes 31 seconds East, 1297.61 feet to the southeast corner of said Northwest Quarter of the Southeast Quarter of the South 1/4 of Section 18, Township 11 South, Range 65 West of the 6th Principal Meridian, except any portion lying within Walker Road. The southeast corner of said Northwest Quarter of the Southeast Quarter of the South 1/4 of Section 18, Township 11 South, Range 65 West of the 6th Principal Meridian, except any portion lying within Walker Road.

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) 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. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The utilities 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 Certificate: The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) 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. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The utilities 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.

Collin G. Brones Date

STATE OF COLORADO } SS COUNTY OF EL PASO }

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Collin G. Brones and Paul A. Smith

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_ Notary 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)

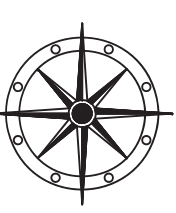
### NOTARIAL:

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



### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for HIGH VIEW ESTATES was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted, but public improvements thereon will not become the 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.

President, Board of County Commissioners

### PLANNING AND COMMUNITY DEVELOPMENT

Planning and Community Development Director

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.

Planning and Community Development Director

### SURVEYOR'S CERTIFICATE:

I, Mark S. Johannes, 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 the 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.

This certification is neither a warranty nor guarantee. I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Mark S. Johannes Colorado Professional Land Surveyor No. 32439 For and on behalf of Compass Surveying and Mapping, LLC

### RECORDING:

STATE OF COLORADO } SS COUNTY OF EL PASO }

I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

BY: \_\_\_\_\_ Deputy

SURCHARGE: \_\_\_\_\_

SEE: \_\_\_\_\_

Owner information has been added. The rest of the information is shown on the plat in various places, since this is our standard plat sheet, used in multiple jurisdictions. Reformatting it just to satisfy an arbitrary requirement is superfluous. If I need to get in contact with the person preparing the plat I would simply look at who signed it and obtain the phone number of the firm elsewhere on the sheet.

Surveyors Certificate: I, Mark S. Johannes, 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 the 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.

This certification is neither a warranty nor guarantee. I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Add the following note: "The private driveway, as shown on this plat will not be maintained by El Paso County until and unless the access is constructed in conformance with the El Paso County Standards in effect at the date of the request for dedication and maintenance." "If the developer does not complete the common driveway improvements, to be in conformance with LDC chapter 6.3.3.C.3 "Non-Road Access", individual lot purchasers will be responsible for construction said common improvements as necessary to obtain access to their lots in driveway need to be approved by the Fire District. Any culverts needed to access the common driveway from the lots shall also be the responsibility of the lot purchasers."

Added: Revise to: There shall be no direct lot access to Walker Road besides by the private access easement.

### Please add the following:

Name, address and telephone number of the owner of record located in the lower right hand corner. Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet. Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if 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 South 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 the 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 assigns 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.
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.

SF-22-027

Revised

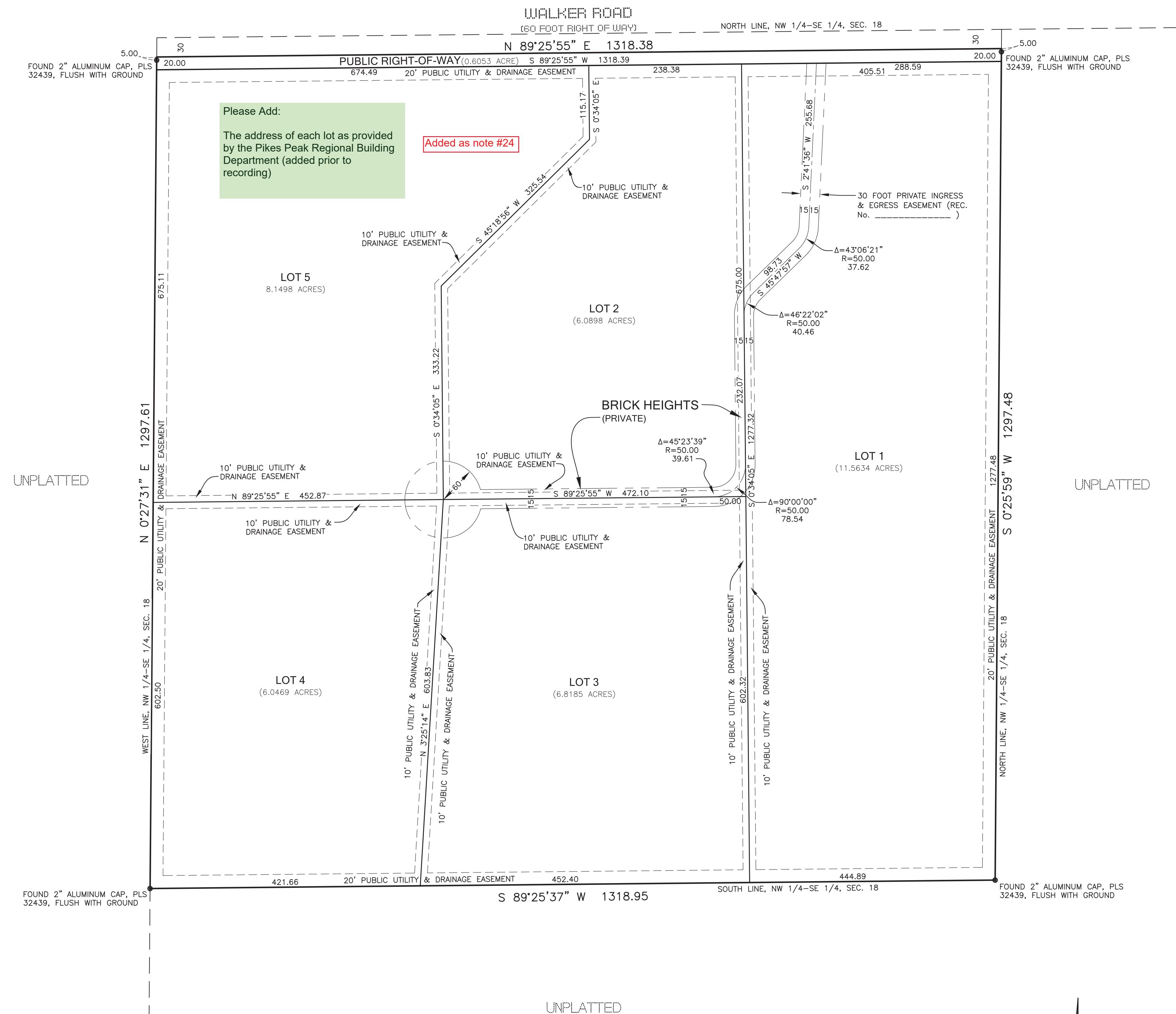
PCD FILE No. MS222

Table with 2 columns: Date, Description. Row 1: 5/20/22, County comments. Row 2: 7/20/22, County comments.



# HIGH VIEW ESTATES

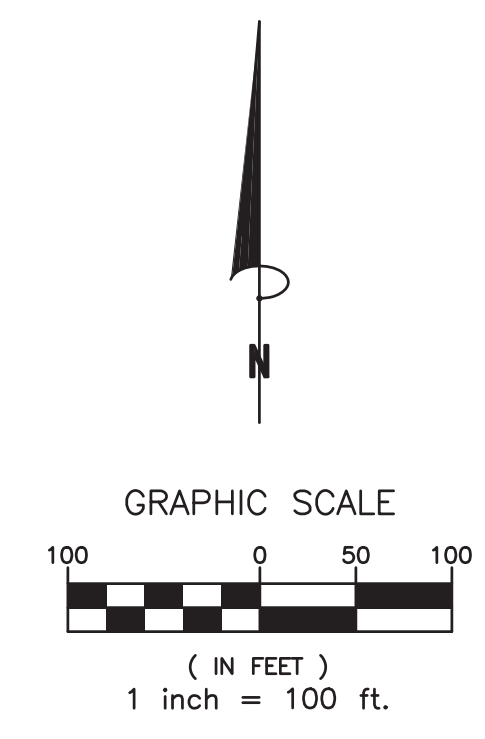
A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER  
OF THE SOUTHEAST QUARTER OF SECTION 18,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



SF-22-027

Revised

PCD FILE No. MS222



REVISIONS:		
1	5/20/22	County comments.
2	7/20/22	County comments.

PROJECT No. 21118  
FEBRUARY 28, 2022  
SHEET 2 OF 2