KNOW ALL MEN BY THESE PRESENTS:	
That Collin G. Brones and Paul A. Smith, being the land to wit:	owners of the following described tract of
The Northwest Quarter of the Southeast Quarter of West of the 6th Principal Meridian, except any portion	
Containing a calculated area of 1,710,761 square fe	eet (39.273668 acres), more or less.
The following metes and bounds legal description is the El Paso County Planning and Community Departion the record legal description shown above.	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,
2/ minutes 31 seconds East, 129/.61 feet to the sthence along said south line North 89 degrees 25 rethe east line of said. Northwest Quarter of the Southence along said east line South 0 degree 25 minus southeast corner of said Northwest Quarter of the Stown rethence of the Stown rethence of the Stown rethence of Said Northwest Quarter of the Stown rethence of Said Northwest Quarter of Said Northwest Quar	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.
of other interests in the land described herein, have lands into a lot and easements as shown hereon u	
VIEW ESTATES. The utility easements shown hereon communication systems and other purposes as shown	ai e e e e e e e e e e e e e e e e e e e
providing the services for which the easements are perpetual right of ingress and egress from and to	Title:
maintenance, and replacement of utility lines and re	
	Secretary/Treasurer
	STATE OF COLORADO) ) ss.
Collin G. Brones Date	COUNTY OF)
STATE OF COLORADO.	Acknowledged before me this day of, 200 by as
STATE OF COLORADO SS	My commission expires
COUNTY OF EL PASO	
Acknowledged before me this day of Brones and Paul A. Smith	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
My commission expires	
Witness my hand and official seal Notary Public	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)
LIEN HOLDER SUBORDINATION CERTIFICATE:	
The undersigned are all the mortgagees and lien h HIGH VIEW ESTATES in the County of El Paso, State subject lien to the terms, conditions and restriction	e of Colorado, and hereby subordinate the
COMPANY:	
Executed this day of , 20_	<del></del>
Mortgagee(s) and lien holder(s)	
NOTARIAL:	
STATE OF	
COUNTY OF } SS	
Acknowledged before me this day of as for	, 20 by 
My commission expires	Add:
Witness my hand and official seal Notary Public	
	Bridge Fee:  El Paso County School Fee:  Regional Park Fee:  Drainage Basin Fee:

COMPASS SURVEYING & MAPPING, LLC 3249 WEST CAREFREE CIRCLE COLORADO SPRINGS, CO 80917 719-354-4120

WWW.CSAMLLC.COM

ee preliminary plan for additional comments.

# 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 expressed of this project, this proje

A SUBDIVISION OF A PORTION OF THE 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 OF THE SOUTHEAST QUARTER C 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 Wildfire Plat Restriction:

(Applicable in the fire districts which have adopted the International Fire Code Appendix H, but subject to fire district approval.

t the time of approval of this project, this property is located within the \_\_\_\_\_ Fire Protection District, which has adopted

TOWNSHIP 11 SOUTH, RANGE 65 WES Colorado State Forest Service and illustrated through publications available through the State Forest Service. EL PASO COUNTY, COL (The following plat restriction shall be placed on the first sheet of the plat whenever thinnings of forest cover are necessary to

help reduce the hazards and risks of wildfire.) As a condition of approval of this plat by the Board of County Commissioners, no conveyance, sale or transfer of title of lots (insert lot numbers) or tracts (insert tract names) identified hereon, shall be made, nor any building permit or certificate of occupancy be issued by El Paso County, until such times as the following has been accomplished by (the developer,

VICINITY MAF homeowner, whomever is responsible):

VICINITY MAF homeowner, whomever is responsible):

A letter of compliance has been received from the Colorado State Forest Service, Fire Department, Fire Marshal, or other

Fire Note on PUD Development Plans and Final Plats:

qualified professional stating practices designed to reduce wildfire hazards have been completed in accordance with the Wildland Fire and Hazard Mitigation Plan. Such work may include, but is not necessarily limited to the following: ■Forest-wide thinnings ■Fuelbreak thinnings Prunings ■Debris disposal (alternative-surety and surety estimate sufficient to accomplish the work may be required in place of a plat restriction)

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

Expand per CGS "Individual investigations for new building sites and septic systems will be required before construction."

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)

The private roads as shown on this plat will not be

standards in effect at the date of the request for

are constructed in conformance with El Paso County

maintained by El Paso County until and unless the streets

public utility and drainage easement. The sole

dedication and maintenance.

Add: Private Roads:

responsibility for maintenance of these easements is

hereby vested with the individual property owners.

Remove, plat is administrative

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

NOT TO SCALE

This plat for HIGH VIEW ESTATES was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_, 200\_\_, 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.

 $\sim$ 

HODGEN ROAD

President, Board of County Commissioners 

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado PLANNING AND COMMUNITY DEVELOPMEN Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_

Planning and Community Development Director Planning and Community Development Director

20 , subject to any notes or conditions specified hereon.

SURVEYOR'S CERTIFICATION:

Surveyors Certificate I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, I, Mark S. Johannes, a duly registered Professional 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

hereby certify that this plat truly and correctly rep hereon; that mathematical closure errors are less than 1:10,000; and that said plat has the date of survey shown hereon, by me or under been prepared in full compliance with all applicable laws of the State of Colorado dealing monuments exist as shown hereon; that mathemat with monuments, subdivision, or surveying of land and all applicable provisions of the El and that said plat has been prepared in compliant Paso County Land Development Code. Colorado dealing with monuments, subdivision, or s provisions of the El Paso County Land Developmen Lattest the above on this \_\_\_\_\_ day of \_\_\_

information and belief.

This certification is neither a warranty nor guarant Surveyor's Name, (Signature) Colorado registered PLS # I attest the above on this \_\_\_\_ day of \_\_\_\_\_

### add the following note:

o'clock

duly recorded

The private driveway, as shown on this plat will not be maintained by El aso County until and unless the access is constructed in conformance with he El Paso County Standards in effect at the date of the request for edication 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", dividual lot purchasers will be responsible for construction said common provements as necessary to obtain access to their lots in driveway need e approved by the Fire District. Any culverts needed to access the comm iveway from the lots shall also be the responsibility of the lot purchasers."

**RECORDING:** 

Mark S. Johannes

STATE OF COLORADO COUNTY OF EL PASO )

\_\_\_\_.M., this\_\_\_\_ day of \_\_\_. STATE OF COLORADO COUNTY OF EL PASO under Reception No. \_\_\_\_\_ I hereby certify that this instrument was filed in my office on Paso County. this \_\_\_\_ day of \_\_\_\_, 20\_\_, and was recorded at of the records of Reception Number \_\_ Colorado. El Paso County

CHUCK BROERMAN, RECORDER

Colorado Professional Land Surveyor No. 32439

I hereby certify that this instrui Clerk and Recorder

For and on behalf of Compass Surveying and Mapping, LLC

El Paso County Clerk and Recorder BY: \_\_\_\_\_

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

Please add the following:

Name, address and telephone number of the owner of record located in the lower right hand corner,

evise to: " There

hall be no direct lo

load besides by th

ccess to Walker

rivate access

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),

- 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.
- $\longrightarrow$  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.

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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

	•	PCD FILE No. MS222
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$\exists$	EVISIONS:		
1	5/20/22	County comments.	
2	7/20/22	County comments.	PROJECT No. 21118
			FEBRUARY 28, 2022
			SHEET 1 OF 2

## 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



PCD FILE No. MS222

SF-22-027

 REVISIONS:

 1
 5/20/22
 County comments.

 2
 7/20/22
 County comments.

 4
 FEBRUARY 28, 2022

 5
 SHEET 2 OF 2