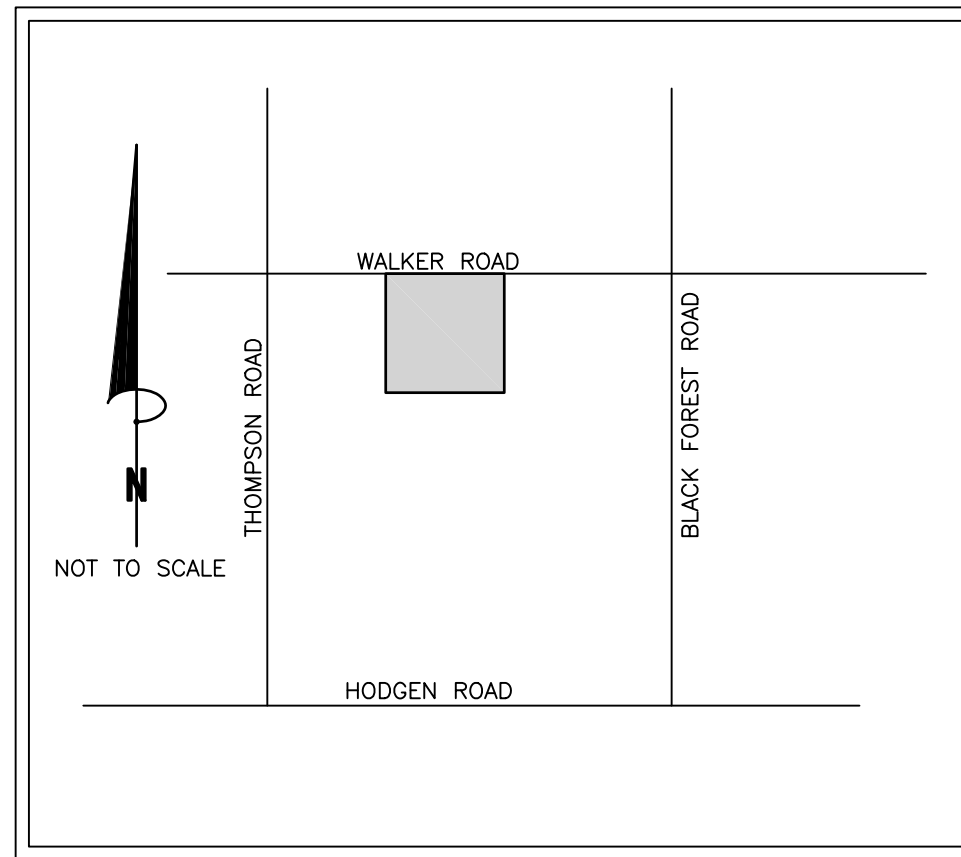


HIGH VIEW ESTATES

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

VICINITY MAP



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 the record legal description shown above.

Beginning at the southwest corner of said Northwest Quarter of the Southeast Quarter;

thence along the west line of said Northwest Quarter of the Southeast Quarter North 0 degree 27 minutes 31 seconds East, 1297.61 feet to the south line of Walker Road;
thence along said south line North 89 degrees 25 minute 55 seconds East, 1318.38 feet to the east line of said Northwest Quarter of the Southeast Quarter;
thence along said east line South 0 degree 25 minutes 59 seconds West, 1297.48 feet to the southeast corner of said Northwest Quarter of the Southeast Quarter;
thence along the south line of said Northwest Quarter of the Southeast Quarter South 89 degrees 25 minutes 37 seconds West, 1318.95 feet to the point of beginning.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of **HIGH VIEW ESTATES**. 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.

Collin G. Brones Date Paul A. Smith Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this ____ day of _____, 20____ by Colling 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

FEES:

Bridge Fee: _____

El Paso County School Fee: _____

Regional Park Fee: _____

Drainage Basin Fee: _____

NOTES:

- 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.
- 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.
- 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.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Individual investigations for new building sites and septic systems will be required before construction.
- 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.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development.
- Easements are shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 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.
- 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.
- 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).
- 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.
- 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.
- 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.

NOTES (continued):

- 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.
- 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.
- 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 may need to be specifically approved by the Black Forest Fire Protection District.
- There shall be no direct lot access to Walker Road except by the private access easement.
- 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. SP-22-006, 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.
- The private road (Brick Heights) as shown on this plat will not be maintained by El Paso County until and unless the street is constructed in conformance with 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.
- () Denotes the address of each lot as provided by the Pikes Peak Regional Building Department.
- If land disturbance for constructing the common driveway results in 1 acre or more of disturbance, owner shall obtain an Erosion Stormwater Quality Control Permit from Planning and Community Development Department.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

This plat for **HIGH VIEW ESTATES** 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 CERTIFICATION:

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 shown hereon, 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 compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

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 }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 20____, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

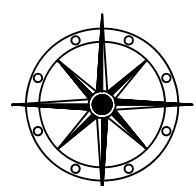
BY: _____
Deputy

SURCHARGE: _____

SEE: _____

Owner: Collin Brones & Paul Smith
6665 Walker Road
Colorado Springs, CO 80908
cebrones@comcast.net
(719) 229-9376

PCD FILE No. SF 22-027



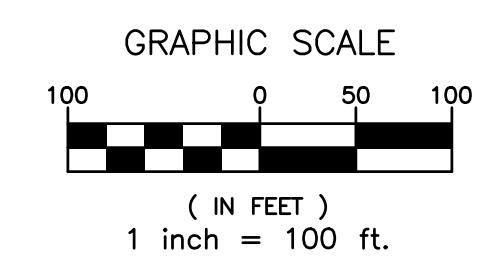
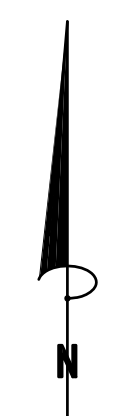
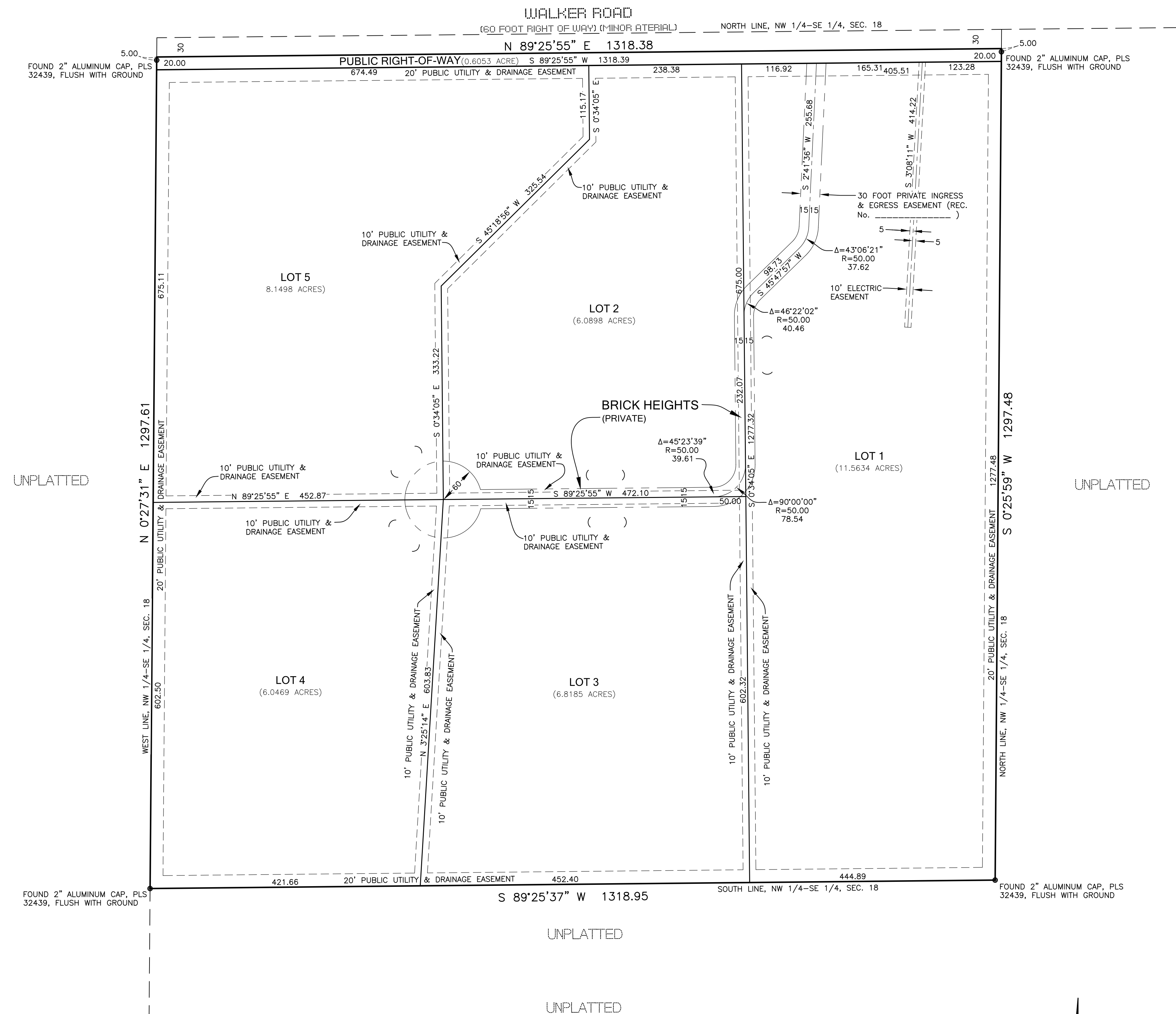
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:		
1	5/20/22	County comments.
2	7/20/22	County comments.
3	9/22/22	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



REVISIONS:		
1	5/20/22	County comments.
2	7/20/22	County comments.
3	9/22/22	County comments.

PCD FILE No. SF 22-027

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