Reception Number Date Time Reception Fee Number of Pages File Number | Villo Height's Subdivision | Name of Plat | V225 Ve Ssey LLC | Owner's Name | Subdivision | Condominium | C&R/016 Revised 6/06

Steve Schleiker 01/28/2025 03:54:46 PM Doc \$0.00 1

Rec \$13.00

Page

El Paso County, CO

225715470

A tract of land in the Northwe Principal Meridian, El Paso C west Quarter of Section 6, Township 12 County, Colorado described as follows

Beginning at a point that is N 00°07'30" E 3979.50 feet and S 88°52'30" E 1981.48 feet from the Southwest Corner of said Section 6; thence N 88°55'06" E 466.84 feet; thence S 00°27'57" E 160.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 88°55'06" E 165.00 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 00°01'52" W 315.08 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 86°26'11" W 292.91 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 84°24'14" W 245.64 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence S 77°52'51" W 99.26 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°01'06" E 175.09 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°14'10" E 145.17 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 00°07'33" E 159.48 feet to the point of beginning, containing 6.2 acres.

DEDICATION

SUBDIVISION". All public improvements so platted are hereby dedicated to public use and said Owner does hereby covenant and gree 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.

IN WITNESS WHEREOF

ent this 6

Pawel Posorski, Manager

NOTARIAL:

STATE OF COLORADO) SS COUNTY OF EL PASO)

The foregoing instrument was 2024 A.D. by Pawel Posorski, LLC, σ

Witness my hand unitu and seal Mence

1/29/2028

ion Expir

Public.

SURVEYOR'S CERTIFICATE

I. Tim Sloan, a duly registered Professional L

I, Tim Sloan, 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 December 6, 2023, 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, surveying of land and all applicable provisions of the El Paso County Land Development Code.

attest on this Sloan, Prof 22 nd llan





Colorado Registered PLS # 38374 S Plat IVILO HEIGHTS SUBDIVISION was approved for filing by the EI Paso County, Colorado and of County Commissioners on the 2512 day of U 2024, ject to any notes specified hereon and any conditions included in the resolution of approval. The lications of land to the public easements are accepted, but public improvements thereon will not ome the maintenance responsibility of EI Paso County until preliminary acceptance of the public ome the maintenance responsibility of EI Paso County until preliminary acceptance of the public of the public public improvements. proved for filing by the El Paso Councillated in the resolution of approval. The accepted, but public improvements thereon will not county until preliminary acceptance of the public management.

r, Board of County Co 22 85 Date 1/28/25 Date

RECORDINGS: STATE OF COLORADO) COUNTY OF EL PASO)

28# filed for rec cord in my office at 3:54 O'clock D.M. 2024 A.D., and is duly recorded under Reception cords of El Paso County, State of Colorado.

Steve Schleiker
El Paso County Clerk & Recorder of the rec 1 28 2025

RBown, Deputy

orado.

ertify that this ins

225715476

ACCESS TO LOTS 1 & 2 SHALL BE THROUGH THE SHOWN RESPONSIBILITY AND MAINTENANCE OF SAID EASEMENT

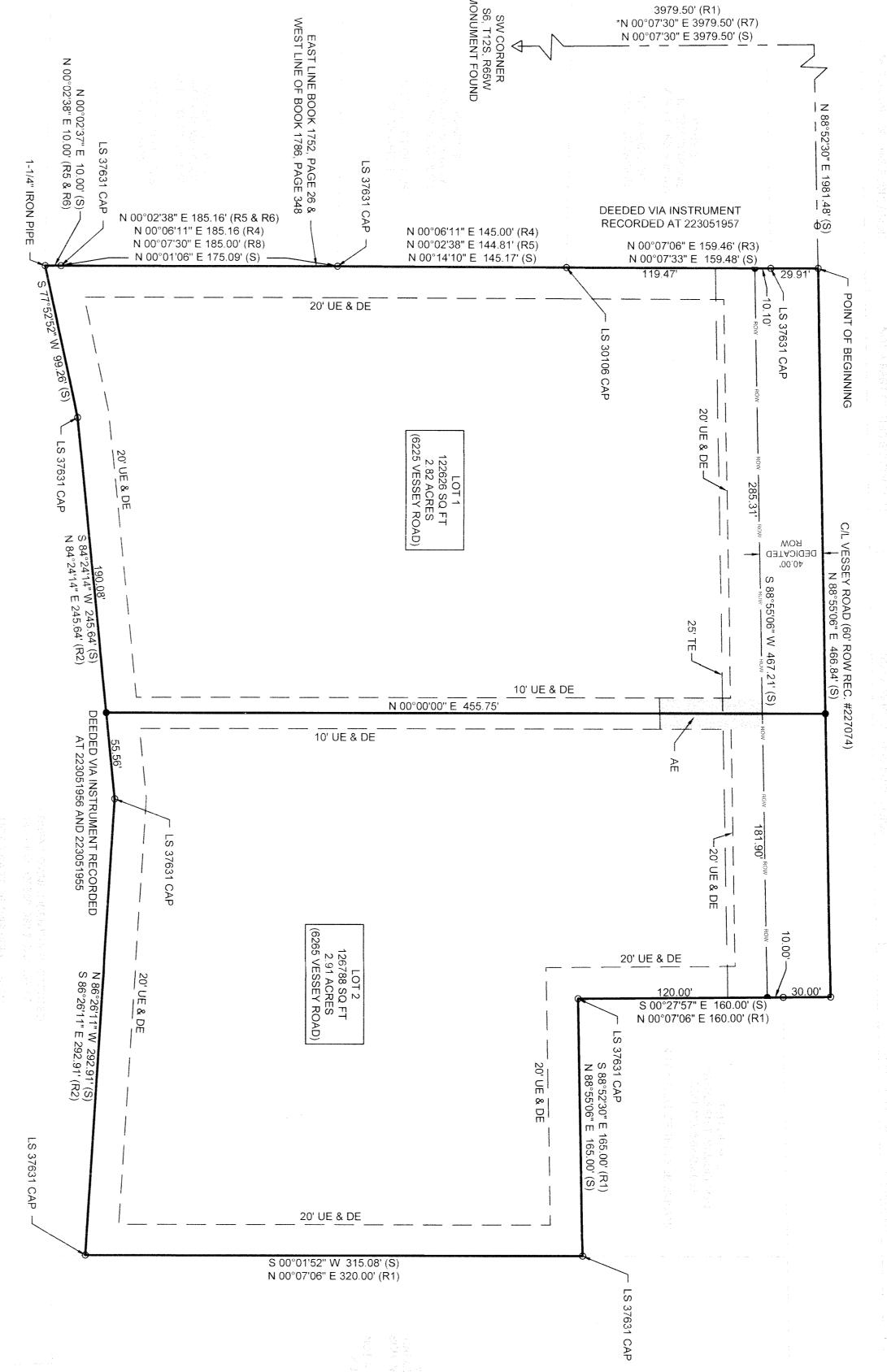
SUBJECT TO THE

THE NORTHWES **PRINCIPAL** MERIDIAN, COUNTY TION 6, TOWNSHIP QF PASO, STATE 9 F COLORADO QF

NEVA LN

PINE CREST DF

PINE CREST DR



- POSSESSION THAT
- ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETE DISTRICT, UNLESS OTHERWISE NOTED. PARENT TRACT IS RECORDED AS INSTRUMENT OFFICE, EL PASO COUNTY, COLORADO.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FC REGARDING EASEMENTS, AND RIGHT OF WAY, SMH CONSTHE TITLE POLICY PREPARED BY FIDELITY NATIONAL TITL
- BASIS OF BEARINGS IS THE WEST LINE OF SECTION 6, TO 65 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BE FEET.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PR FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE ST LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE IT PERMITS. WAGE TREATMENT IS THE RESPONS VNER. THE EL PASO COUNTY PUBLIC STEM AND, IN SOME CASES, THE DEF RPONSIBILITY OF EACH IND UBLIC HEALTH DEPARTME HE DEPARTMENT MAY REC
- WATER IN THE DENVER WATER BASIN AQUIFERS IS ALLOCAT 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY P WATER IN THE DENVER BASIN AQUIFERS IS ELEVATED BASEI AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPRELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNAT WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORN WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATION SUPPLY.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVIOR THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF TWATER RIGHT 2022CW3087 RECORDED AT RECEPTION NO

- REEMENT AND ALL COVENANTS AND RESTRICTIONS CONTAINED ORDED AT RECEPTION NO. 225 COLSTAD OF THE RECORDS NTY CLERK AND RECORDER.

- WITH THE FINA PLANNING AND

RATION OF COVENANTS AND WA

ATER COVENANTS

- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLAR COVENANTS AS RECORDED AT RECEPTION NO. 22 5006371
 THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- WN AND IS NOT RESPONSIBLE FOR THE TER DISCHARGE SYSTEMS INSTALLED AND ASSULTS ADMINISTRATION. MAINTENANCE AND WATER ITY OF THE INDIVIDUAL LOT OWNERS.

- 1 AND 2 SHALL SUBMIT AN ENGINEERED SITE PLAN AT ENGINEERED SITE PLAN SHALL DEPICT LOCATION OF WAY, AND ANY CULVERTS NECESSARY BASED ON HOU

LEGEND

nument Found (1/2" Rebar),

prigin unknown unless otherw vise noted

RMG:
*DOWNSLOPE CREEP: N/A
*DOWNSLOPE CREEP: N/A
*ROCKFALL SOURCE: N/A
*ROCKFALL RUNOUT ZONE: N/A
*POTENTIALLY SEASONALLY HIGH GROUNDWATER: N/A
*OTHER HAZARD: ARTIFICIAL FILL AREA: LOT 1

IN AREAS OF HIGH GROUNDWATER:
DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS
SYSTEM.

GEOLOGIC NOTES:

PAGES 10-19 OF THE SOILS & GEOLOGY REPORT BY ROCKY MOUNTAIN GROUP (RMG), DATED DECEMBER 5, 2022 IN FILE SF245 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHOULD BE TAKEN INTO ACCOUNT AND READ. "GEOLOGIC CONDITIONS....FOUND TO BE PRESENT AT THIS SITE INCLUDE EXPANSIVE SOILS, SEASONAL SURFACE WATER AND POTENTIALLY UNCONTROLLED FILL." CGS AGREES WITH RMG'S RECOMMENDATION THAT "LOT- SPECIFIC SUBSURFACE SOIL INVESTIGATION BE PERFORMED FOR THE PROPOSED FUTURE STRUCTURES."

ICE: DRDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY IIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY ICT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

ONCE BUILDING LOCATIONS HAVE BEEN IDENTIFIED AND PRIOR TO BUILDING PERMIT APPLICATION, LOT-SPECIFIC GEOTECHNICAL INVESTIGATION CONSISTING OF DRILLING, SAMPLING, LAB TESTING, AND ANALYSIS WILL BE NEEDED TO CHARACTERIZE SOIL AND BEDROCK ENGINEERING PROPERTIES SUCH AS DENSITY, STRENGTH, WATER CONTENT, AND SWELL/CONSOLIDATION POTENTIAL: DETERMINE DEPTH AND EXPECTED SEASONAL FLUCTUATIONS OF GROUNDWATER, DEPTH TO BEDROCK AND, VERIFY THE FEASIBILITY OF BELOW-GRADE (BASEMENT) CONSTRUCTION, IF PLANNED; AND PROVIDE EARTHWORK, FOUNDATION, FLOOR SYSTEM, SURFACE AND SUBSURFACE DRAINAGE, AND PAVEMENT PROVIDE EARTHWORK, FOUNDATION, FLOOR SYSTEM, SURFACE AND SUBSURFACE DRAINAGE, AND PAVEMENT

N ADDITION, THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE ABOVE REFERENCED SOILS & GEOLOGY REPORT BY

ANY UTILITY NOTES:

ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ENADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREE LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANIES JUDGMENT, SUCH MAY INTERFERE WITH OR ENDANGER THE CONSTRUCTION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, INSPECTING, REBUILDING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

EASEMENTS:
UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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 & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

VICINITY MAP
(NOT TO SCALE)

COOLWELL

PR

FLOODPLAIN NOTE:
FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0315G EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THAT THE
AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR

•

1/2"x24" Rebar w/PLS38374 Cap Set Section Corner, NOTE: All section cornorigins are unknown unless otherwise

- (R1)
- (R2) Recorded Dimension - Quit Claim Deed dated June 20, 2023 under Rec. #223051956 scorded Dimension - Special Warranty Deed dated June 22, 2022 under Rec. #222090101

SURVEYOR:
TIM SLOAN, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
620 NORTH TEJON STREET, SUITE 201
COLORADO SPRINGS, CO 80903
719-465-2145

OWNER & PETITIONER: 6225 VESSEY LLC PAWEL POSORSKI 3515 N. CHESTNUT ST., STE. 100 COLORADO SPRINGS, CO 80907 630-302-7308

- (R4) (R5) (R3) tecorded Dimension - Land Survey Plat by Marr Land Surveying dated December 2, 2021 under Reception #222900009 scorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051957
- (R8) DE UE AE (R6) ecorded Dimension - Warranty Deed dated June 3. 1968 under Book 2238, Page 49 ecorded Dimension - Quit Claim Deed dated June 20, 2023 under Reception #223051955 ecorded Dimension - Land Survey Plat by Crossed Paths Surveying Services, Inc dated June 28, 2022 under Reception #222900156

IHROZ

age Easemer c Utility Easer

Trail Easement
Private Access Easement
Private Access Easement Hatch

INETYPE LEGEND

ADJACENT PROPERTY LINE
PROPERTY LINE
SECTION LINE
TRAIL EASEMENT LINE
PUBLIC UTILITY & DRAINAGE E

SERVICE PROVIDERS:
BLACK FOREST FIRE PROTECTION DISTRICT
MOUNTAIN VIEW ELECTRIC ASSOC.
BLACK HILLS ENERGY
DOMESTIC WELLS
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS PARK FEE: \$1.010.00

SCHOOL FEE: \$306.00

DRAINAGE FEE: \$6,859.22 TOTAL ACREAGE:

LOT 1 = 2.82 ACRES

LOT 2 = 2.91 ACRES

TOTAL ROW = 0.42 ACRES

TOTAL = 6.16 ACRES FEES

ENGINEER:
BRETT LOUK, P.E.
SMH CONSULTANTS, P.A.
620 NORTH TEJON STREET, SUITE 20
COLORADO SPRINGS, CO 80903
719-465-2145



C

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Manhattan, KS - HQ P: (785) 776-0541 • Dodge City, KS P: (620) 255-1952

Overland Park, KS P: (913) 444-9615 • Colorado Springs, CO P: (719) 465-2145

Survey Prepared December 6, 2023

Drawn By.JAM Project #2209-0355 TDS # PCD FILE #SF245

AUGUST 2024

