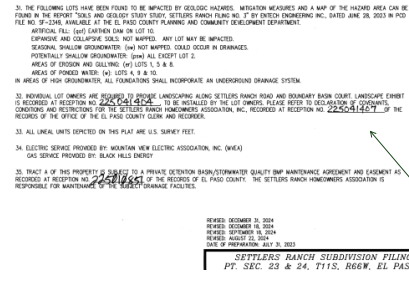


SKYE VISTA SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



sample standard note for
constraint and hazards which
is adjacent o the site.

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

use standard note

BE IT KNOWN BY THESE PRESENTS:

SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWN

TO WIT:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 23;

THENCE SOUTH 00°22'42" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,327.85 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 88°55'27" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,343.79 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00°42'32" WEST, COINCIDENT WITH THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 884.40 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SETTLERS RANCH ROAD RECORDED AT RECEPTION NO. 220714487;

THENCE, COINCIDENT WITH SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- NORTH 89°31'48" EAST, A DISTANCE OF 78.29 FEET TO A NON-TANGENT CURVE HAVING A RADIUS OF 530.00 FEET, WHOSE CENTER BEARS NORTH 00°27'51" WEST;
- NORTHEASTERLY AND COINCIDENT WITH SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 81°00'28", AN ARC DISTANCE OF 749.34 FEET AND HAVING A CHORD THAT BEARS NORTH 49°01'54" EAST, A DISTANCE OF 688.47 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°43'15" EAST, COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 747.78 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,576.332 SQUARE FEET OR 36.19 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SKYE VISTA SUBDIVISION FILING NO. 1". 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 PROPERTY 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 ANO TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____,

_____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY _____,

_____ OF SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS SUBDIVISION 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 (STREETS, TRACTS, EASEMENTS: LIST THOSE APPLICABLE) 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

DATE

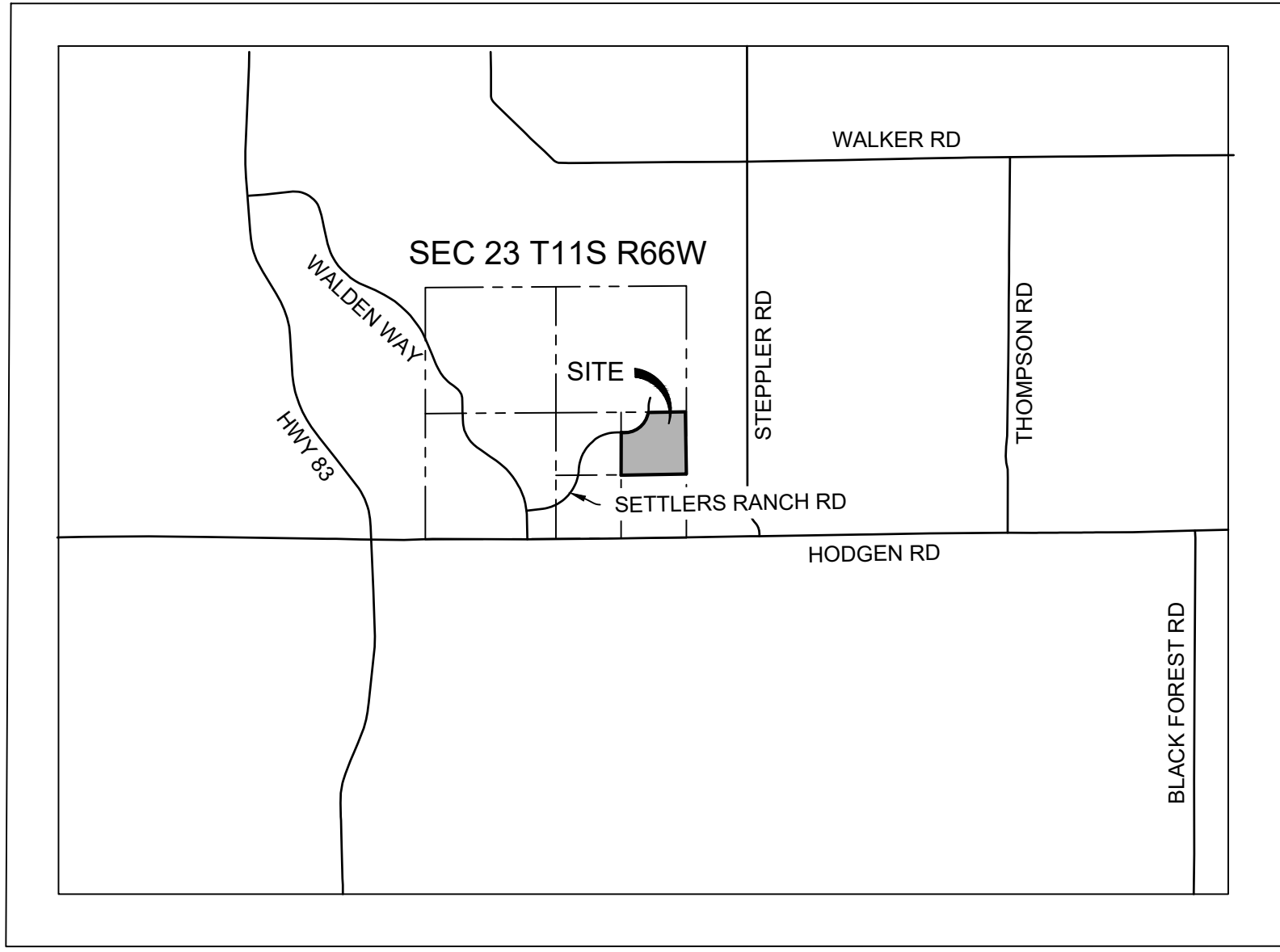
FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____



VICINITY MAP

NOT TO SCALE

PLAT NOTES:

- BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON AND BASED ON GPS OBSERVATIONS AND REFERENCED THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED AT THE EAST QUARTER CORNER OF SAID SECTION BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "LS 9477" AND MONUMENTED AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION BY A NO. 5 REBAR WITH 2-1/2" ALUMINUM CAP STAMPED "LS 9477", AS BEARING OF SOUTH 00°22'42" EAST, A DISTANCE OF 1,327.85 FEET.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
- THE PROPERTY CONTAINS A CALCULATED AREA OF 1,576.332 SQUARE FEET OR 36.19 ACRES, MORE OR LESS, DIVIDED INTO 13 LOTS AND 2 TRACTS.
- THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING OWNERSHIP, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, MATRIX DESIGN GROUP, INC. RELIED UPON COMMITMENT FOR TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO. 370-F15132-24, WITH AN EFFECTIVE DATE OF NOVEMBER 25, 2024 AT 8:00 A.M.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL LANDFORMS, VEGETATION, AND RIPARIAN ANALYSIS REPORT;
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PRIVATE DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY SKYE VISTA HOA UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 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.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM PUBLIC ROADS 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 MONUMENT FIRE PROTECTION DISTRICT.
- MAILBOX BANKS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
- 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).
- 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. 24-377), 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 SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS.

PLAT NOTES (CONT.):

- THE SUBDIVIDER/DEVELOPER IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS.
- ABSORPTION FIELD MUST BE LOCATED A MINIMUM OF 100 FEET FROM ANY WELL, INCLUDING THOSE ON ADJACENT PROPERTIES. ABSORPTION FIELDS MUST ALSO BE LOCATED A MINIMUM OF 50 FEET FROM ANY DRAINAGE, FLOODPLAINS, OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
- 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 REPORT: GEOLOGY AND SOILS EVALUATION REPORT (PAGES 6-9) BY VIVID ENGINEERING GROUP DATED 11/6/2024 IN FILE SF2434 AVAILABLE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT:
 - HAZARDS: CORROSIVE SOILS, EXPANSIVE SOIL, EROSION SOIL, SEISMICITY, RADON
- PRIOR TO CONSTRUCTION OF PROPOSED RESIDENCES, LOT SPECIFIC SUBSURFACE SOIL INVESTIGATIONS WILL BE PERFORMED TO DETERMINE WHETHER OR NOT SHALLOW GROUNDWATER, HYDRO-COMPACTED SOILS, AND OR EXPANSIVE SOILS ARE PRESENT ON THE LOT, AND TO DETERMINE AN APPROPRIATE FOUNDATION DESIGN, BASEMENT OR CRAWL SPACE SUITABILITY, AND OR LOT SPECIFIC RECOMMENDATION ARE NECESSARY TO MITIGATE THESE CONDITIONS:
 - ENGINEERED FOUNDATIONS
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- TRACT B OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE SKYE VISTA HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE RESERVOIR OR IN THE SPILLWAY OR SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH, THIS DEVELOPMENT, DEVELOPER, THE HOMEOWNERS' ASSOCIATION, AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0305G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SKYE VISTA SUBDIVISION RECORDED IN RECEPTION NO. _____, THE BYLAWS FOR SKYE VISTA HOMEOWNERS ASSOCIATION, INC. RECORDED IN RECEPTION NO. _____, AND THE OTHER ASSOCIATION DOCUMENTS, INCLUDING THE ARTICLES OF INCORPORATION AND RULES.
- TRACT A SHALL BE UTILIZED AS A FIRE CISTERN. TRACT B SHALL BE UTILIZED FOR DETENTION AND DRAINAGE. OWNERSHIP AND MAINTENANCE OF BOTH TRACTS SHALL BE VESTED TO SKYE VISTA HOMEOWNERS ASSOCIATION.
- 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. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THE ACCESS EASEMENT ON LOT 11 IS GRANTED TO THE SKYE VISTA HOA FOR CONSTRUCTION, MAINTENANCE AND ACCESS.

modify to be specific to be used for: access to lot 10 and tract b for Pond Ownership and maintenance by the HOA

AREA TABLE	
TOTAL GROSS ACREAGE	36.19
TOTAL # OF LOTS	13
GROSS DENSITY	0.36 DU/AC
NET ACREAGE	33.14
NET DENSITY	0.39 DU/AC

SURVEYOR'S CERTIFICATION:

I JERRY R. BESSIE, 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 NOVEMBER 11, 2024, 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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

DRAFT

JERRY R. BESSIE,

COLORADO REGISTERED PLS 38576

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2024, A.D., AND DULY RECORDED IN PLAT BOOK _____ AT PAGE _____ UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____

STEVE SCHLIEKER, CLERK & RECORDER

SURCHARGE: _____

BY: _____

DEPUTY

SHEET INDEX

SHEET 1 - COVER
SHEET 2 - GRAPHIC

FILE NO. SF2434

SKYE VISTA SUBDIVISION FILING NO. 1

DATE PREPARED: 6/19/2025

JOB NUMBER: 24.1676.001

SHEET 1 OF 2

PREPARED BY:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
PHONE 719-575-0100

SKYE VISTA SUBDIVISION FILING NO. 1

N THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

8.4.1(G)Preservation of Natural Landscape. The primary importance of the preservation and enhancement of the natural landscape and vegetation shall be considered. The layout and design of lots, blocks, and rights-of-way shall provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

please place drainages in "no build" to preserve- exception to drive crossings

(G) Drainage Easements.

- (1) Drainage Easements Required for Watercourses and Ditches. A drainage easement shall be provided if a division of land is traversed by a watercourse, drainage way, channel, stream, water supply ditch, or canal. The easement shall exclude the right to make improvements of the type which would interfere with runoff. Dedication shall include a right to access if necessary.
- (2) Drainage Easements Required Outside Subdivision Boundaries. When a proposed drainage system will carry water across land outside the division of land, appropriate drainage rights and easements shall be secured.
- (3) Drainage Easements Required for Runoff Leaving Roadside Ditch. Drainage easements shall be established for runoff which enters private property from a roadside ditch.
- (4) Width of Drainage Easements.
- (a) General Requirements. A drainage easement or right-of-way shall conform to the lines of watercourse and the requirements of this Code, the ECM, and related technical documents, and be of a width adequate for the intended purpose and maintenance. The minimum requirements for easements shall be based on the base flood, but shall not be less than 15 feet in width unless otherwise approved by the ECM Administrator.

MAP LEGEND

*	NOT PART OF THIS SUBDIVISION
(+X.X')	INDICATES POSITION OF MONUMENT (+) ABOVE OR (-) BELOW GROUND
(S86°12'23"W 240.00')	INDICATES RECORD DIMENSIONS WHERE DIFFERENT FROM MEASURED DIMENSIONS

LINE LEGEND

—	PROPERTY BOUNDARY
---	SECTION LINE
- - -	EASEMENT
—+—	ROAD CENTERLINE
---	ADJOINER PROPERTY BOUNDARY

MAP REFERENCE LEGEND:

- R1 - INDICATES REFERENCE TO SETTLERS RANCH SUBDIVISION FILING NO. 2C RECORDED AT RECEPTION NO. 220714487
- R2 - INDICATES REFERENCE TO AN ALTAINSPS LAND TITLE SURVEY RECORDED IN BOOK DPST, PAGE 6123SE4, DEPOSIT NO. 223900012

LINE TABLE

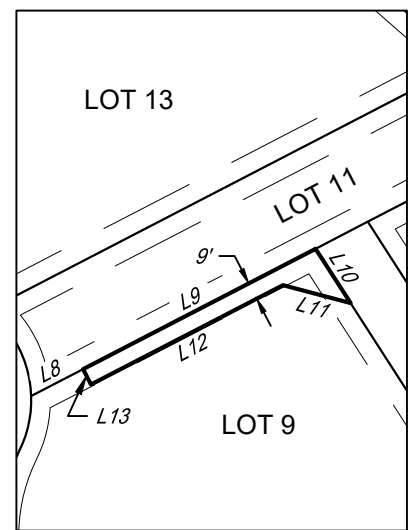
LINE #	BEARING	DISTANCE
L1	N09°21'00"W	86.54
L2	N61°09'53"W	59.66
L3	N76°41'25"E	87.27
L4	S64°38'32"W	14.01
L5	S88°24'42"W	11.36
L6	N49°47'40"E	28.24
L7	N78°31'55"W	35.94

CURVE TABLE

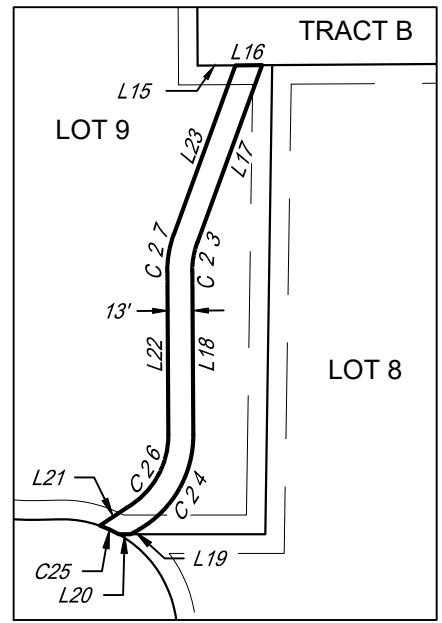
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	110.07	350.00	18°01'08"	N34°22'02"W	109.62
C2	97.79	350.00	16°00'28"	N17°21'14"W	97.47
C3	109.62	350.00	17°56'40"	N18°19'20"W	109.17
C4	206.90	350.00	33°52'13"	N44°13'46"W	203.90
C5	71.41	500.00	8°10'59"	N72°35'56"E	71.35
C6	19.02	380.00	2°52'05"	N41°56'33"W	19.02
C7	63.68	100.00	36°29'05"	N58°45'03"W	62.61
C8	27.07	60.00	25°50'58"	N64°04'06"W	26.84
C9	51.58	60.00	49°15'16"	N26°30'59"W	50.01
C10	29.50	60.00	28°10'01"	N12°11'39"E	29.20
C11	63.68	100.00	36°29'05"	N08°02'07"E	62.61
C12	5.68	380.00	0°51'26"	N09°46'43"W	5.68
C13	67.31	100.00	38°33'57"	N72°18'20"W	66.05
C14	129.78	60.00	123°55'40"	N01°29'52"E	105.92
C15	94.06	60.00	89°49'19"	S71°37'39"E	84.72
C16	58.52	100.00	33°31'40"	N40°19'15"W	57.69
C17	45.31	100.00	25°57'33"	N62°46'27"E	44.92
C18	110.85	60.00	105°51'04"	S77°16'48"E	95.74
C19	36.02	60.00	34°23'56"	S07°09'18"E	35.48
C20	34.13	60.00	32°35'28"	S26°20'24"W	33.67
C21	61.61	60.00	58°49'57"	S72°03'06"W	58.94
C22	46.60	100.00	26°42'03"	S88°07'03"W	46.18

DRAINAGE EASEMENT DETAIL

SCALE: 1" = 100'



DETAIL A



DETAIL B

LINE TABLE

LINE #	BEARING	DISTANCE
L8	N62°37'50"E	30.42
L9	S62°37'50"W	136.30
L10	N32°48'14"W	33.69
L11	S75°05'12"E	36.47
L12	N62°37'50"E	112.51
L13	S27°22'10"E	9.00
L14	S26°13'56"E	49.99
L15	N89°37'18"E	19.67
L16	S89°37'18"W	13.87
L17	N20°00'52"E	98.46
L18	N00°22'42"W	84.76
L19	N60°21'51"E	5.22
L20	N89°44'06"E	6.29
L21	S56°24'12"W	16.96
L22	S00°22'42"E	84.76
L23	S20°00'52"W	93.63

BEARING	CHORD LENGTH
5°E	15.40
1°E	56.64
9°E	10.81
1°W	43.61
5°W	20.00

MONUMENT LEGEND

- ◆ FOUND SECTION CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 5/8"x18" REBAR WITH 1-1/2" ALUMINUM CAP "MATRIX PLS 38576"

100 50 0 100 200
SCALE: 1"= 100'

PREPARED BY:



2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO. 80920
PHONE 719-575-0100

SHEET INDEX

SHEET 1	-	COVER
SHEET 2	-	GRAPHIC

FILE NO. SF2434
SKYE VISTA SUBDIVISION FILING NO. 1
DATE PREPARED: 6/19/2025
JOB NUMBER: 24.1676.001
SHEET 2 OF 2

V3_Final Plat Drawings comments.pdf Markup Summary

dsdparsons (11)

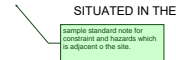


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Page Label: [1] 1676-SKYE VISTA-PLAT-1 COVER
Author: dsdparsons
Date: 7/16/2025 4:39:33 PM
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Layer:
Space:

modify to be specific to be used for: access to lot 10 and tract b for Pond Ownership and maintenance by the HOA



Subject: Image
Page Label: [1] 1676-SKYE VISTA-PLAT-1 COVER
Author: dsdparsons
Date: 7/16/2025 5:05:30 PM
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Subject: Planner
Page Label: [1] 1676-SKYE VISTA-PLAT-1 COVER
Author: dsdparsons
Date: 7/16/2025 5:06:36 PM
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sample standard note for constraint and hazards which is adjacent o the site.



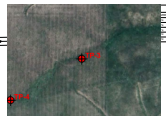
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Page Label: [1] 1676-SKYE VISTA-PLAT-1 COVER
Author: dsdparsons
Date: 7/16/2025 5:06:31 PM
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Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

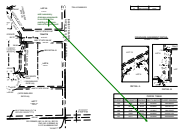
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use standard note



Subject: Image
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Subject: Callout
Page Label: [2] 1676-SKYE VISTA-PLAT-2 GRAPHIC
Author: dsdparsons
Date: 7/16/2025 4:27:52 PM
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add necessary drainage easements to encumber the existing drainages- look at the geo report



Subject: Planner
Page Label: [2] 1676-SKYE VISTA-PLAT-2 GRAPHIC
Author: dsdparsons
Date: 7/16/2025 4:36:49 PM
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why would lot 11 provide access to lots 12 and 13. They have direct lot access to Settlers Ranch Road. The access easement for lot 11 is to Tract B and Lot 10; 3 parcels can be served of of one driveway per definition of the Code



Subject: Planner
Page Label: [2] 1676-SKYE VISTA-PLAT-2 GRAPHIC
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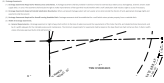
dedicated to who? just refer to note 33 on face of plat



Subject: Planner
Page Label: [2] 1676-SKYE VISTA-PLAT-2 GRAPHIC
Author: dsdparsons
Date: 7/16/2025 4:52:30 PM
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8.4.1(G)Preservation of Natural Landscape. The primary importance of the preservation and enhancement of the natural landscape and vegetation shall be considered. The layout and design of lots, blocks, and rights-of-way shall provide desirable settings for structures by making use of natural features, unique or distinctive topographic features including buttes and rock outcroppings; existing vegetation; drainage; riparian and wetland areas; significant wildlife habitats; identified aquifer recharge areas; and aesthetic features. Alteration of features shall be kept to a minimum and shall be based on practical engineering considerations.

please place drainages in "no build" to preserve- exception to drive crossings



Subject: Image
Page Label: [2] 1676-SKYE VISTA-PLAT-2 GRAPHIC
Author: dsdparsons
Date: 7/16/2025 4:53:43 PM
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