

SKYE VISTA SUBDIVISION FILING NO. 1

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

Please add this note and include the soils and geo report from file number SF2434 specific to pages 6-9.

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 Development Services Department:

- Hazards:
- corrosive soils
 - expansive soil
 - erosive soils
 - seismicity
 - radon

Prior to construction of proposed residences, lot specific subsurface soil investigations will be preformed 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

The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.

BE IT KNOWN BY THESE PRESENTS:

SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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:

1. 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;
2. 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.

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 AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFORESAID, SKYE VISTA LLC, A COLORADO LIMITED LIABILITY COMPANY, BY _____, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024 A.D.

NAME, TITLE

STATE OF COLORADO)
) SS
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

TH This plat for (name of subdivision or plat) 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 PL 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 _____

TH El Paso County Planning & Community Development Director _____ Date _____ RD OF COUNTY

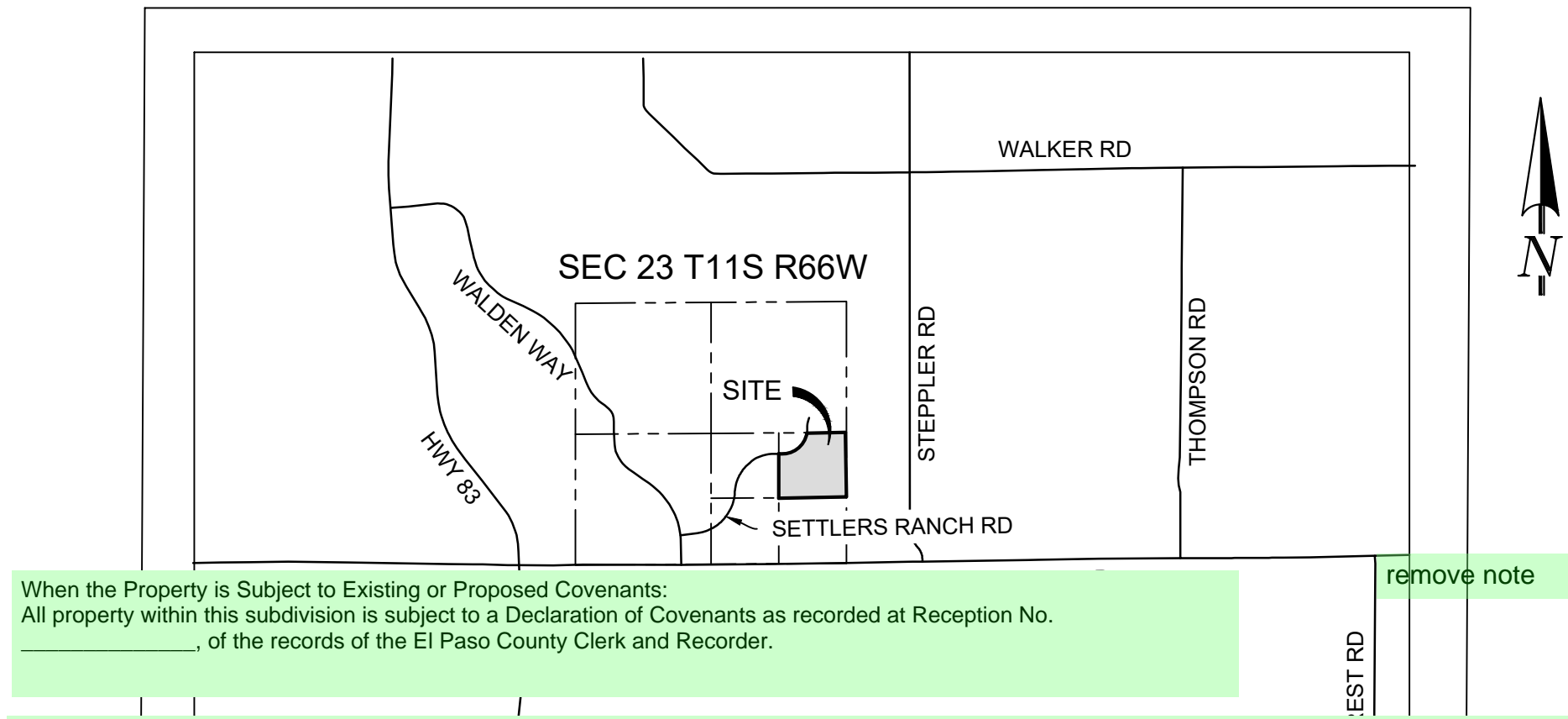
RE DO THIS _____

CHAIRMAN

FEES:

SCHOOL FEE: _____ BRIDGE FEE: _____

PARK FEE: _____ DRAINAGE FEE: _____



When the Property is Subject to Existing or Proposed Covenants: All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

Agricultural Impact Plat Note Text
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. (Used when subdivision is adjacent to an existing agricultural operation such as feedlot, farmed field, or when determined necessary by the Project Manager)

VICINITY MAP NOT TO SCALE

PLAT NOTES:

1. 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 NORTHEAST CORNER OF THE SOUTHEAST 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.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
3. 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.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.
5. 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 STEWART TITLE GUARANTY COMPANY, POLICY NO. 0-9010-235814, WITH A POLICY DATE OF SEPTEMBER 9, 2024 AT 12:16 P.M.
6. 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; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT.
7. 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 OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
8. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 6 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) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. 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.
10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS.
11. 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.
12. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

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).

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.

Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Private Roads: The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

PLAT NOTES (CONT.):

14. 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.

15. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

16. THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION AND INSTALLATION OF BMP(S) SERVING EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR OBTAINING AN AGREEMENT AND ESTIMATE OF COSTS FOR THE CONSTRUCTION OF QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID LOTS FOR SALE, CONVEYANCE OR TRANSFER.

17. 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.

18. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. **no floodplain**

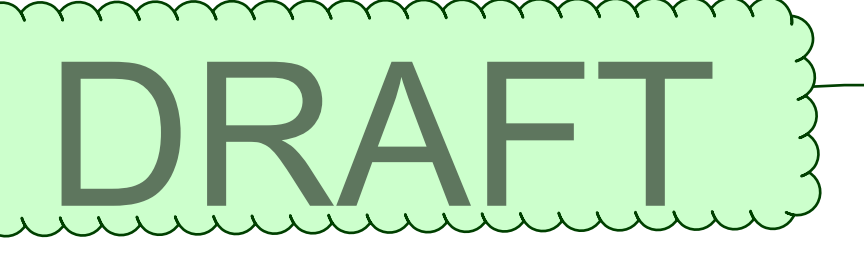
19. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN IN FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08041C0305G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.

20. 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.

When the Property is Subject to Existing or Proposed Covenants: All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

SURVEYOR'S CERTIFICATION:

I, JERRY RAY BESSIE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



JERRY R. BESSIE, PLS 38576 FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

remove
Surveyors Certificate
I, Surveyor's name, 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 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.
I attest the above on this _____ day of _____, 20____.
Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

CLERK AND RECORDER'S CERTIFICATE:

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

add note
STEVE SCHLIEKER, CLERK & RECORDER

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 drainages, floodplains, or ponded areas and 25 feet from dry gulches.

Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Update this note to detail Tract A and B and specify use, ownership and maintenance

Can remove note if all public roads

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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

- All RPAs and SPAs for Runoff Reduction will need to be within no build drainage easement(s) or tract(s)

MAP LEGEND

- * NOT PART OF THIS SUBDIVISION
- XXX PROPERTY ADDRESS PLACEHOLDER
- (±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

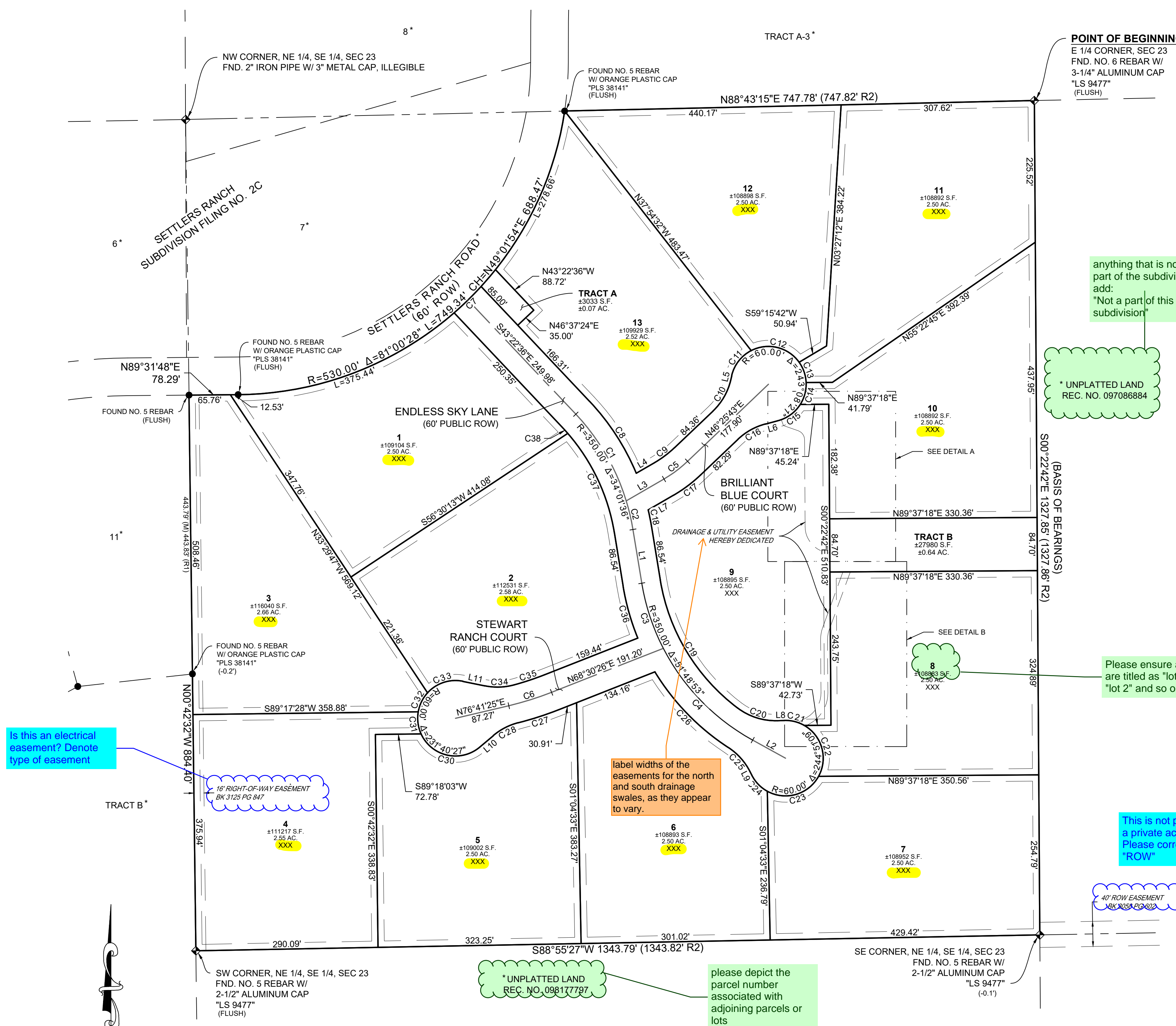
- PROPERTY BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - ROAD CENTERLINE
- - - ADJOINER PROPERTY BOUNDARY

MAP REFERENCE LEGEND:

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

LINE #	BEARING	DISTANCE
L1	S09°21'00"E	86.54
L2	S61°09'53"E	59.66
L3	N59°53'02"E	69.50
L4	N59°53'02"E	33.61
L5	N13°13'03"E	7.06
L6	S75°15'28"W	19.92
L7	S59°53'02"W	46.46
L8	N88°24'42"E	11.36
L9	N26°44'09"W	5.83
L10	S49°47'40"W	28.24
L11	S78°31'55"E	35.94

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	161.03	350.00	26°21'40"	S30°11'46"E	159.61
C2	46.83	350.00	7°39'56"	S13°10'58"E	46.79
C3	109.62	350.00	17°56'40"	S18°19'20"E	109.17
C4	206.90	350.00	33°52'13"	S44°13'46"E	203.90
C5	46.97	200.00	13°27'19"	N53°09'23"E	46.86
C6	71.41	500.00	8°10'59"	N72°35'56"E	71.35
C7	60.04	530.00	6°29'26"	N45°42'11"E	60.01
C8	137.42	380.00	20°43'11"	S33°01'00"E	136.67
C9	39.92	169.99	13°27'23"	N53°09'23"E	39.83
C10	57.96	100.00	33°12'40"	N29°49'23"E	57.16
C11	51.94	60.00	49°35'47"	N38°00'56"E	50.33
C12	85.23	60.00	81°23'32"	S76°29'24"E	78.25
C13	34.69	60.00	33°07'36"	S19°13'50"E	34.21
C14	36.60	60.00	34°57'09"	S14°48'32"W	36.04
C15	46.15	60.00	44°04'17"	S54°19'15"W	45.02
C16	50.32	100.00	28°49'45"	S60°50'35"W	49.79
C17	54.01	230.00	13°27'19"	S53°09'23"E	53.89
C18	26.83	380.00	4°02'42"	S11°22'21"E	26.82
C19	243.91	320.00	43°40'21"	S31°11'10"E	238.05
C20	67.31	100.00	38°33'57"	S72°18'20"E	66.05
C21	32.59	60.00	31°07'20"	S76°01'38"E	32.19
C22	93.34	60.00	89°08'12"	S15°53'53"E	84.21
C23	94.40	60.00	90°08'45"	S73°44'36"W	84.96
C24	36.07	60.00	34°26'53"	N43°57'35"W	35.53
C25	52.66	100.00	30°10'27"	N41°49'22"W	52.06
C26	169.19	380.00	25°30'36"	N44°09'17"W	167.80
C27	67.03	530.00	7°14'47"	S72°07'50"W	66.99
C28	45.31	100.00	25°57'33"	S62°46'27"W	44.92
C30	110.85	60.00	105°51'06"	N77°16'50"W	95.74
C31	36.02	60.00	34°23'56"	N07°09'18"W	35.48
C32	33.78	60.00	32°15'16"	N26°10'18"E	33.33
C33	61.96	60.00	59°10'09"	N71°53'00"E	59.24
C34	46.60	100.00	26°42'03"	N88°07'03"E	46.18
C35	51.35	470.00	6°15'36"	N71°38'14"E	51.33
C36	85.91	380.00	12°57'14"	N15°49'37"W	85.73
C37	176.66	320.00	31°37'51"	N25°09'55"W	174.42
C38	13.38	320.00	2°23'45"	N42°10'43"W	13.38



anything that is not a part of the subdivision add:
*Not a part of this subdivision

* UNPLATTED LAND
REC. NO. 097086884

Please ensure all lots are titled as "lot 1", "lot 2" and so on

This is not public ROW. This is a private access easement. Please correct all out to remove "ROW"

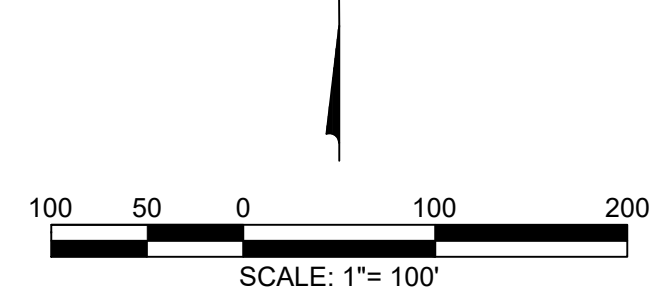
40' ROW EASEMENT
BK 1058A-20-02A

Is this an electrical easement? Denote type of easement

label widths of the easements for the north and south drainage swales, as they appear to vary.

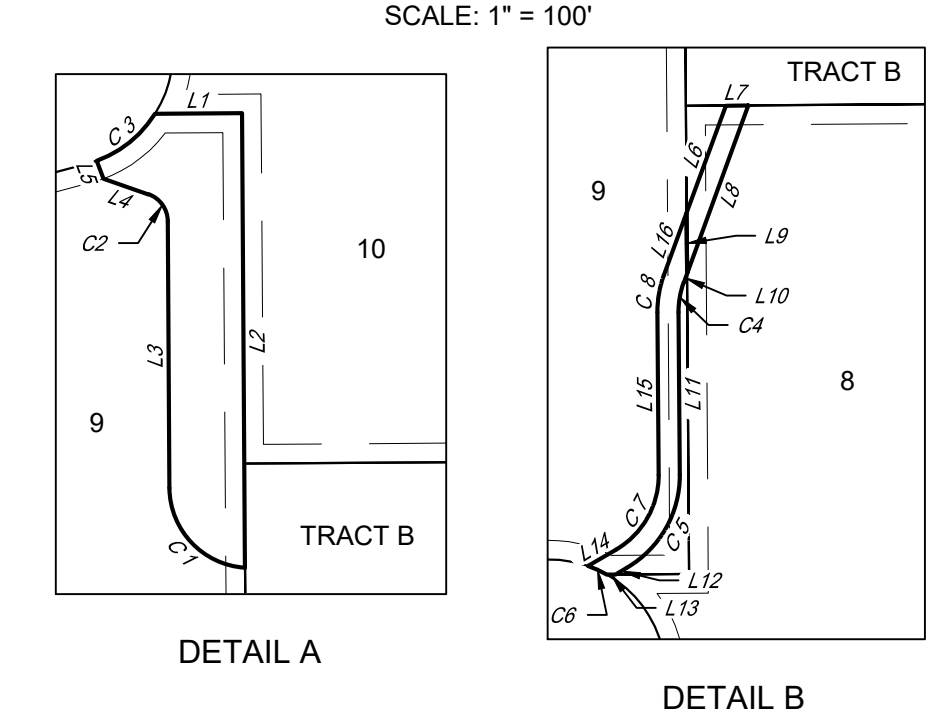
* UNPLATTED LAND
REC. NO. 098177797

please depict the parcel number associated with adjoining parcels or lots



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"

EASEMENT DETAIL



CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.91	42.09	85°38'26"	N43°21'05"W	57.21
C2	18.45	15.00	70°27'58"	N35°36'42"W	17.31
C3	39.63	60.00	37°50'43"	N51°12'28"E	38.92
C4	15.84	44.50	20°23'34"	N09°49'05"E	15.76
C5	58.28	55.50	60°09'45"	N29°42'11"E	55.64
C6	10.82	60.00	10°20'01"	S65°37'59"E	10.81
C7	46.73	44.50	60°09'45"	S29°42'11"W	44.61
C8	19.75	55.50	20°23'34"	S09°49'05"W	19.65

LINE #	BEARING	DISTANCE
L1	N89°37'18"E	45.24
L2	S00°22'42"E	236.59
L4	N70°50'41"W	24.84
L6	N20°00'52"E	59.50
L7	N89°37'18"E	11.74
L8	S20°00'52"W	93.18
L9	N00°22'42"W	31.57
L10	N20°00'52"E	4.91
L11	N00°22'42"W	84.76
L12	N59°47'03"E	6.84
L13	N89°37'18"E	4.41
L14	S59°47'03"W	16.93
L15	S00°22'42"E	84.76
L16	S20°00'52"W	34.50