

Steve Schleiker  
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Doc \$0.00  
Rec \$43.00

El Paso County, CO



3  
Pages

226715677

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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SETTLERS GRANDVIEW

**Name of Plat**

BERNARD AND NANCY H HYLAND, GARY L AND  
BRENDA L BRINKMAN AND CMDH LIVING TRUST

**Owner's Name**

Subdivision



Condominium



# FINAL PLAT SETTLERS GRANDVIEW

A REPLAT OF LOTS 1 AND 2, SETTLERS VIEW SUBDIVISION AND LOT 12, GRANDVIEW SUBDIVISION  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

15677

**KNOW ALL MEN BY THESE PRESENTS:**  
That Bernard and Nancy H. Hyland, Gary L. and Brenda L. Brinkman and CMDH Living Trust, being the owners of the following described tracts of land to wit:  
Lot 12, Grandview Subdivision, El Paso County, Colorado.  
Together with  
Lots 1 and 2, Settlers View Subdivision, El Paso County, Colorado.  
Containing a calculated area of 381,036 square feet (8,747 acres), more or less.

**OWNERS CERTIFICATION:**  
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 and easements as shown hereon under the name and subdivision of **SETTLERS GRANDVIEW**. 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.

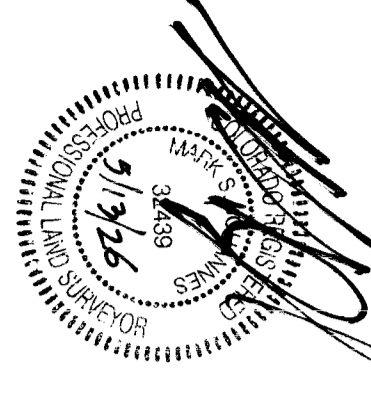
*Bernard Hyland* 3/20/2016 Date  
*Nancy H. Hyland* 3-20-2016 Date  
STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
Acknowledged before me this 20th day of March 2024 by Bernard and Nancy H. Hyland.

*My commission expires 23 Feb 2029*  
*Notary Public*  
Witness my hand and official seal *2-2-24*  
*Alison S. Schless* 3/10/2016 Date  
*Monika N. Schless* 3/10/2016 Date  
Co-trustees of the CMDH Living Trust, a Trust.

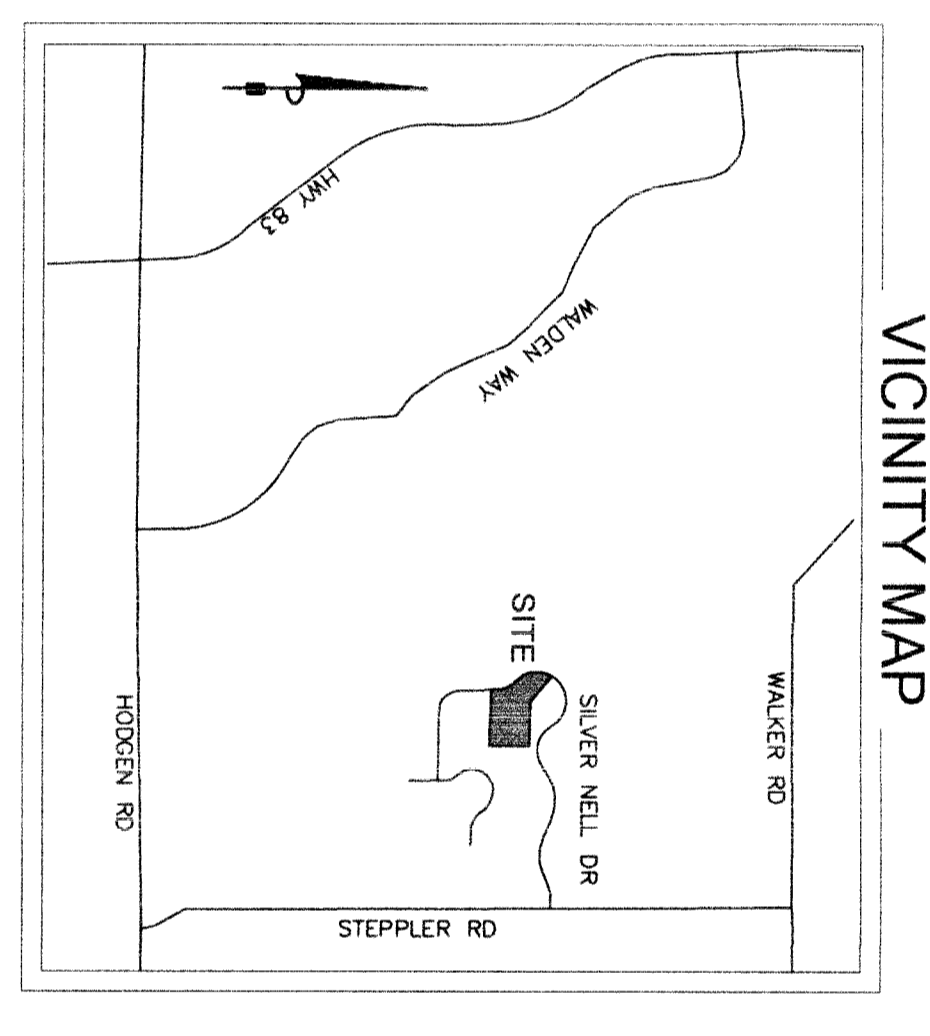
STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
Acknowledged before me this 20th day of March 2024 by Chapman JD Schless and Monika N. Schless as co-trustees of the CMDH Living Trust, a Trust.  
*My commission expires 23 Feb 2029*  
*Notary Public*  
Witness my hand and official seal *2-2-24*  
*Kristina Gordon* 3/10/2016 Date  
*Brenda L. Brinkman* 3/10/2016 Date

STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
Acknowledged before me this 28th day of March 2024 by  
*My commission expires 23 Feb 2029*  
*Notary Public*  
Witness my hand and official seal *2-2-24*  
*Kristina Gordon* 3/10/2016 Date  
*Brenda L. Brinkman* 3/10/2016 Date

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



Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying and Mapping, LLC  
**COMPASS SURVEYING & MAPPING, LLC**  
3253 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719-354-120  
WWW.CSAMLLC.COM  
INFO@SURVEYINGCOLORADO.COM



**PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:**

This plat for **SETTLERS GRANDVIEW** was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 14th day of March, 2024, subject to any notes or conditions specified hereon.  
Settlers View Subdivision and Grandview Subdivision in entirety are zoned for the gross residential use of single detached dwellings (R-1) under the provisions of the El Paso County Code and Recorder, Reception #20771289 for the land described as Lot 12 in Grandview Subdivision, and Reception #218714379 for the land described as Lots 1 and 2 in Settlers View Subdivision.

*Meggsuey Huntington* 5/14/26 Date  
Planning and Community Development Director

**RECORDING:**

STATE OF COLORADO } SS  
COUNTY OF EL PASO }  
I hereby certify that this instrument was filed for record in my office at 10:15 o'clock A.M., this 15 day of MAY, 2024, A.D., and is duly recorded under Reception No. 1724715477 of the records of El Paso County, Colorado.  
*STEVE SCHLEKER, RECORDER*

*BY: [Signature]*  
DEPUTY  
SURCHARGE: \$ 3.00  
FEE: \$ 40.00

**NOTES:**

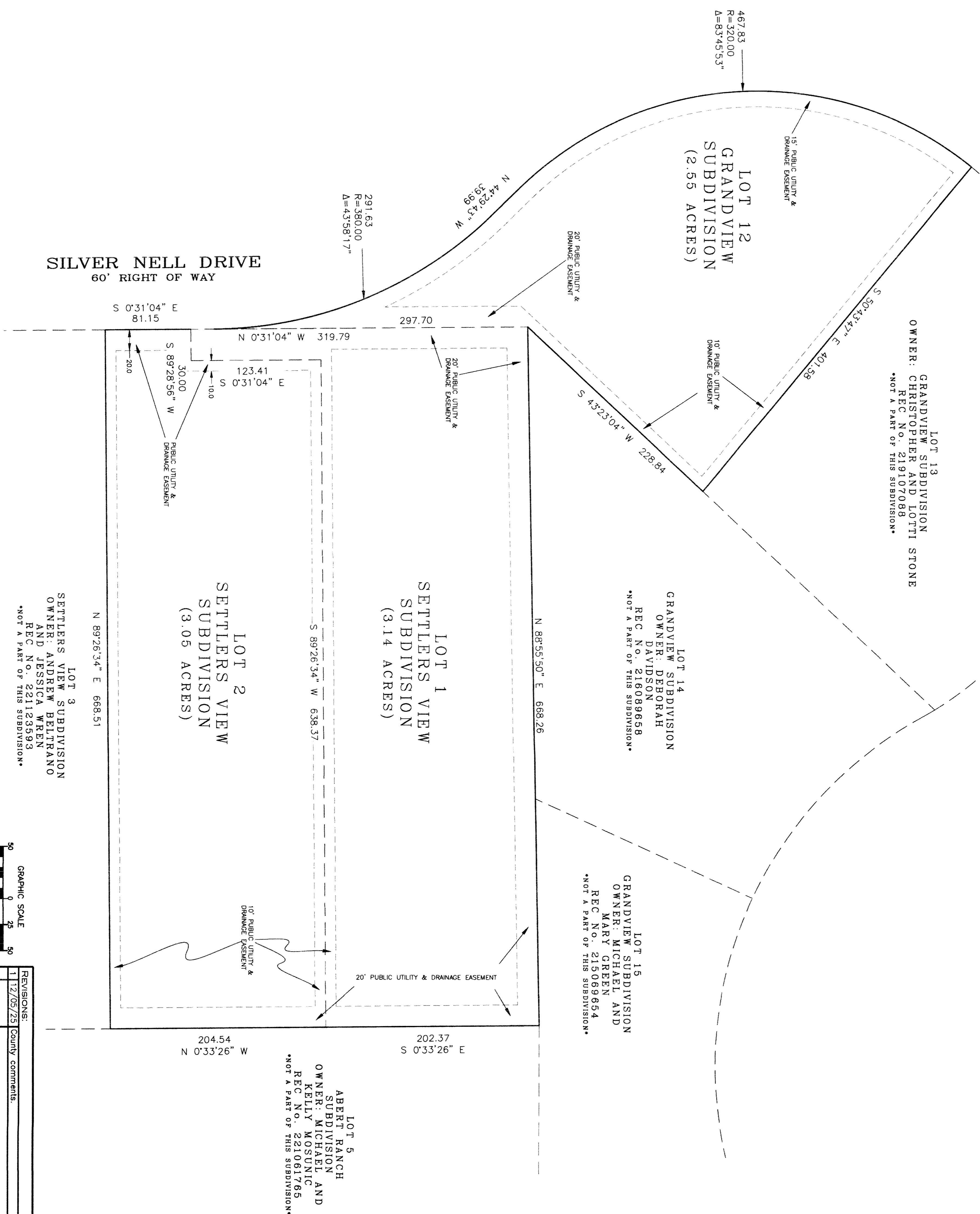
- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all transactions, the buyer should obtain a title insurance policy from a title insurance company. Commitment for Title Insurance prepared by Core Title Group LLC, File No. 651400R with an effective date of July 22, 2025 at 8:00.
- Basis of bearings is the south line of the Lot 2, monumented as shown and assumed to bear North 89 degrees 26 minutes 34 seconds East.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FEMA panel 0804103005 C, effective date: December 7, 2018.
- All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado.
- Individual wells over 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.
- 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. Septic systems are prohibited from being located within drainage easements or no-build easements.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
- All property owners are responsible for maintaining proper storm water drainage in and through their property.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- Lot 3 is regulated by a P.U.D. Development Plan as recorded under Reception No. 205170399 of the records of the Office of the Clerk and Recorder, El Paso County, Colorado.
- The declaration of covenants, conditions and restrictions for the Grandview Homeowners Association, Inc. is recorded at Reception No. 207135762 of the records of the Office of the El Paso County Clerk and Recorder.
- Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Development Services Department.
- Geologic Hazards:  
Lot 2 (Lot 2) Settlers View Subdivision) has been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Report "Soil, Geologic Hazard and Wastewater Study, Settlers View Subdivision, Steppler Road and Hodgen Road, El Paso County, Colorado" by Ertch Engineering, Inc. dated February 02, 2017 in PCD File No. 17-006, available at the El Paso County Planning and Community Development Department.  
Erosion and Collapse Soils: Not Mapped, may be impacted.  
Potentially Seasonal Shallow Groundwater:  
Lot 3 (Lot 12, Grandview Sub) has been found to be impacted by the following geologic hazards. Mitigation measures and a map of the hazard area can be found in the report, "Soil, Geologic Hazard and Wastewater Study, Steppler Road Parcel by Ertch Engineering, Inc. August 11, 2004 in file SP-04-021 at the El Paso County Development Services Department.  
Downslope Creep
- Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, El Paso County planning purposes, water in the Denver Basin Aquifers is allocated based on a 50 year aquifer life. The economic life of the aquifer is based on all future owners in the subdivision should be aware that the economic life of a 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.
- Lots 1 and 2 within this subdivision are subject to a Declaration of Covenants as recorded at Reception Number 219089090 of the records of the El Paso County Clerk and Recorder.
- Geologic Hazards Note: Lot 3 has been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Report "Soil, Geologic Hazard and Wastewater Study, Settlers View Subdivision, Steppler Road and Hodgen Road, El Paso County, Colorado" by Ertch Engineering, Inc. dated February 02, 2017 in PCD File No. 17-006, available at the El Paso County Planning and Community Development Department.  
Erosion and Collapse Soils: Not Mapped, may be impacted.  
Potentially Seasonal Shallow Groundwater: (FSW) Lot 3.  
Areas of Erosion and Gullying: (ER) Lot 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.
- 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 subdivided(s) agree on behalf of him/herself and any developer of builder successors to represent and subdivide only for said successors and assigns shall be required to pay transfer taxes and recording fees on this instrument and to file this instrument with the County Clerk and Recorder, El Paso County, Colorado, prior to the time of building permit submissions. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

PCDD FILE NO.: VR2513

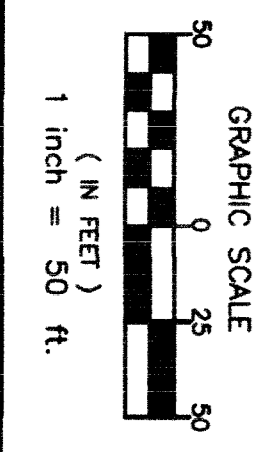
REVISIONS:	PROJECT NO.	DATE	DRAWN BY:	CHECKED BY:	SHEET:
11/2/05/25 County comments	251148	SEPTEMBER 4, 2025	JMU	MSJ	1 OF 3

**FINAL PLAT**  
**SETTLERS GRANDVIEW**

A REPLAT OF LOTS 1 AND 2, SETTLERS VIEW SUBDIVISION AND LOT 12, GRANDVIEW SUBDIVISION  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO  
**AS CURRENTLY PLATTED**  
PLAT #12697 - GRANDVIEW SUBDIVISION  
PLAT #14379 - SETTLERS VIEW SUBDIVISION



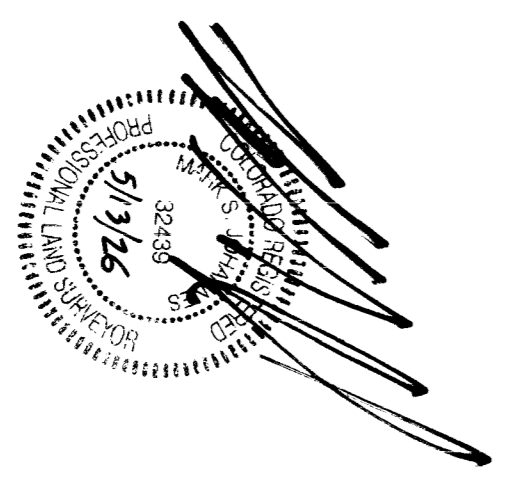
COMPASS SURVEYING & MAPPING, LLC  
3253 WEST CAREFREE CIRCLE  
COLORADO SPRINGS, CO 80917  
719-354-4120  
WWW.CSAMLLC.COM  
INFO@SURVEYINGCOLORADO.COM



REVISIONS:	DATE:	COUNTY COMMENTS:
1	11/27/05/29	County comments.

PROJECT NO.	25148
DATE:	SEPTEMBER 4, 2025
DRAWN BY:	JMJ
CHECKED BY:	MSJ
SHEET:	2 OF 3

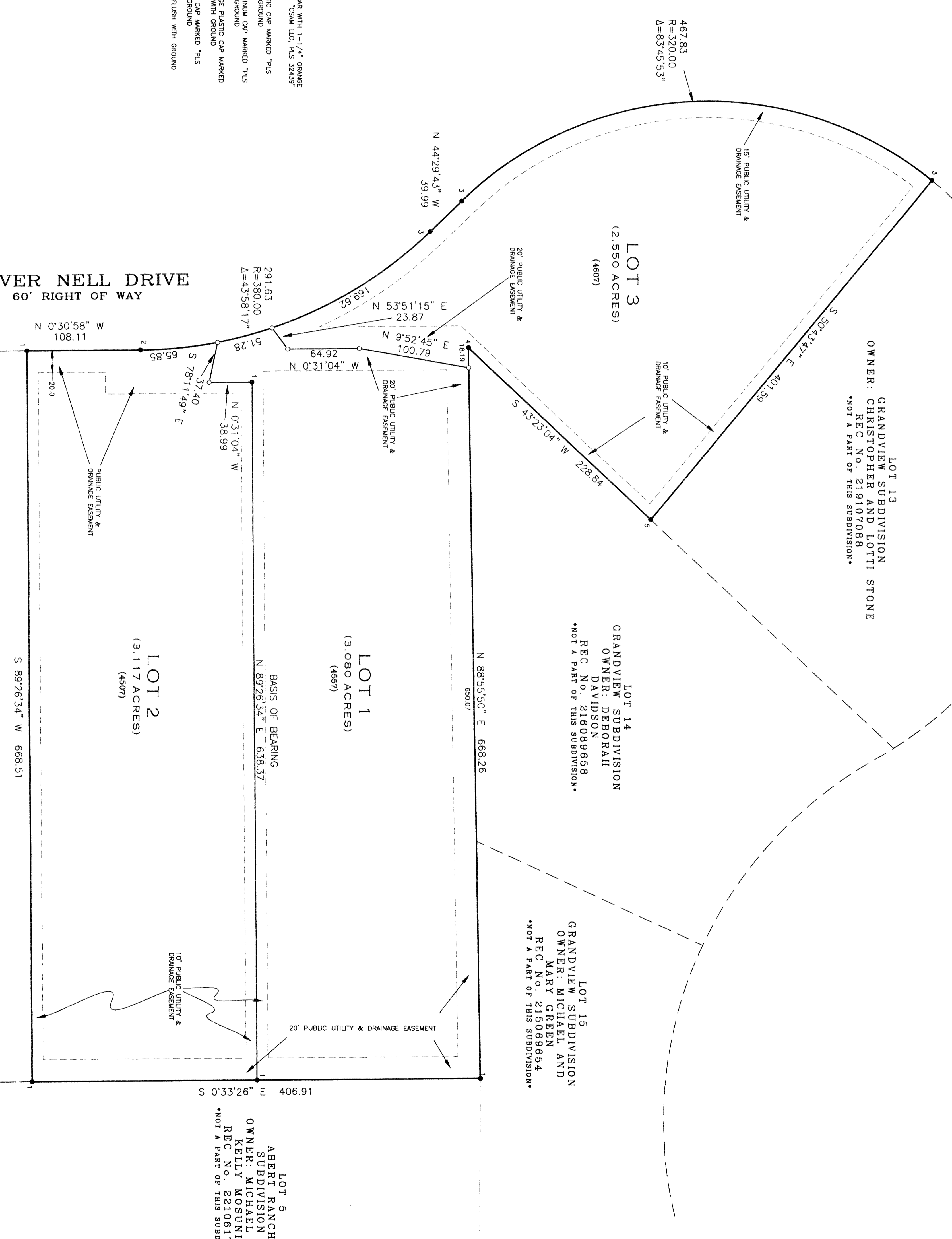


PCD FILE NO: VR2513

**FINAL PLAT**  
**SETTLERS GRANDVIEW**

A REPLAT OF LOTS 1 AND 2, SETTLERS VIEW SUBDIVISION AND LOT 12, GRANDVIEW SUBDIVISION  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 24,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

**AS REPLATTED**



- MONUMENT LEGEND**
- SET 1/8" X 5/8" REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "CSAM LLC, PLS 32439" FLUSH WITH GROUND
  - 1 ● FOUND 1" RED PLASTIC CAP MARKED "PLS 22629" FLUSH WITH GROUND
  - 2 ● FOUND 1-1/2" ALUMINUM CAP MARKED "PLS 26965" FLUSH WITH GROUND
  - 3 ● FOUND 1-1/4" ORANGE PLASTIC CAP MARKED "PLS 26965" FLUSH WITH GROUND
  - 4 ● FOUND 2" ALUMINUM CAP MARKED "PLS 10108" FLUSH WITH GROUND
  - 5 ● FOUND 5/8" REBAR FLUSH WITH GROUND (4507) ADDRESS

**SILVER NELL DRIVE**  
60' RIGHT OF WAY

**LOT 3 SUBDIVISION**  
OWNER: ANDREW BELTRANO  
AND JESSICA WREN  
REC No. 221123593  
\*NOT A PART OF THIS SUBDIVISION\*

**LOT 2**  
(3.117 ACRES)  
(4507)

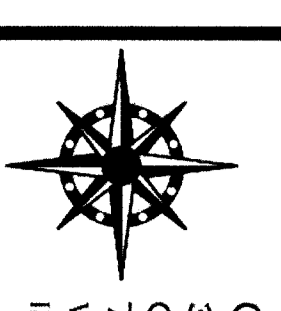
**LOT 1**  
(3.080 ACRES)  
(4507)

**LOT 5**  
**ABERT RANCH**  
SUBDIVISION  
OWNER: MICHAEL  
AND KELLY MOSUNIC  
REC No. 221061765  
\*NOT A PART OF THIS SUBDIVISION\*

**LOT 13**  
**GRANDVIEW SUBDIVISION**  
OWNER: CHRISTOPHER AND LOTTI STONE  
REC No. 219107088  
\*NOT A PART OF THIS SUBDIVISION\*

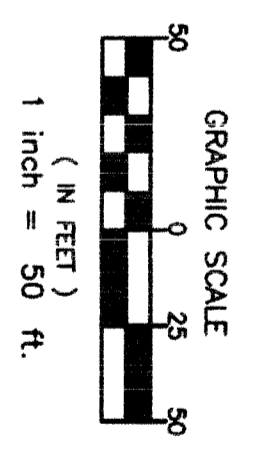
**LOT 14**  
**GRANDVIEW SUBDIVISION**  
OWNER: DEBORAH  
DAVIDSON  
REC No. 216089658  
\*NOT A PART OF THIS SUBDIVISION\*

**LOT 15**  
**GRANDVIEW SUBDIVISION**  
OWNER: MICHAEL AND  
MARY GREEN  
REC No. 215069654  
\*NOT A PART OF THIS SUBDIVISION\*



COMPASS SURVEYING & MAPPING, LLC  
3253 WEST CAREFREE CIRCLE  
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RA



REVISIONS:	PROJECT NO.	DATE:	DRAWN BY:	CHECKED BY:	SHEET:
11/27/05/25 County comments.	25148	SEPTEMBER 4, 2025	JMJ	MSJ	3 OF 3

PCD FILE NO: VR2513

