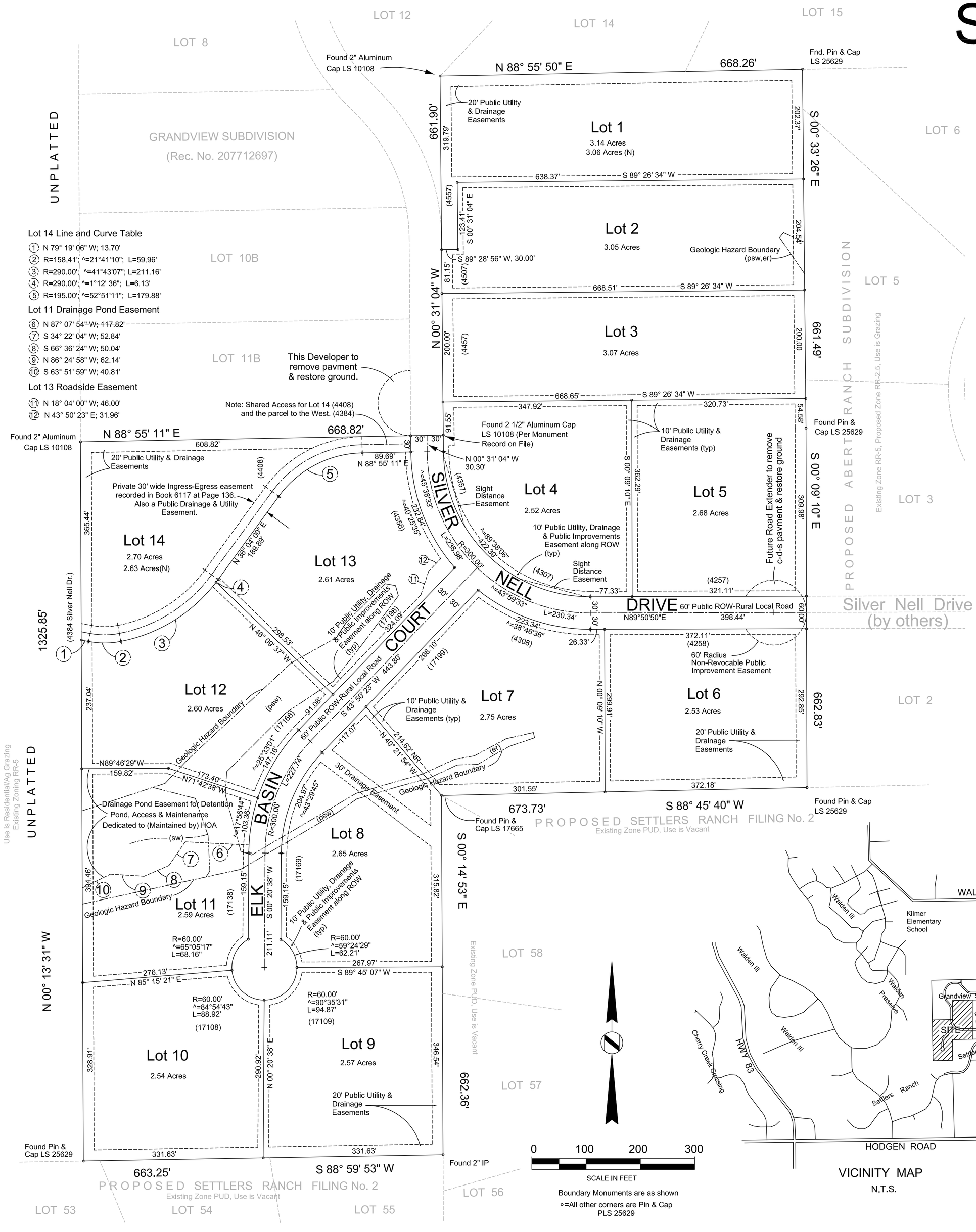
SETTLERS VIEW SUBDIVISION

In the NE Quarter of Section 23, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado



NOTES:

1.) 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).
2.) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change. Existing Zoning is RR 2.5.
3.) No driveway shall be established unless an access permit has been granted by El Paso County.
4.) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
5.) No lot, or interest therein, shall be sold, conveyed, or transferred, whether by deed or by contract, nor shall any 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 Agreeement, by the Planning and Community Development Department Director and meet the policy and proceedures requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
6.) This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director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 County 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.
7.) 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.
8.) 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 non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
9.) 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.
10. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception Number_____of the records of the El Paso County Clerk and Recorder.
11.) Per Engineering Criteria Manual Chapter 2, Section 2.3.8.C, the non-revocable public improvement easement shown at the end of Silver Nell Drive cul-de-sac is intended for turn around and emergency response purposes. At such time that Silver Nell Drive is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public easement for the cul-de-sac will be vacated, leaving a standard street right of way and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal, standard street section construction and site restoration is the responsibility of the owner and/or developer extending Silver Nell Drive.
12.) Lot 11 of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception Number _____of the records of El Paso County. The Settlers View HOA is responsible for maintenance of the subject drainage facilities.
13.) 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.
14.) This property does not lie in the 100 year flood plain per FIRM 08041CO305G revised December 07, 2018.
15.) The subdividers agree on behalf of him/herself and any development or builder successors and assigns that they shall be required to pay traffic impact fees in accordance with the County-wide transportation improvement fee resolution (Resolution 16-454), as amended, at or prior to building permit submittals. The fee obligation, if not paid at final plat recordation 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.
16.) The road impact fee is based on the established rate at the time of building permit application. Apoplicant will pay the fee in full at that time rather than seeking inclusion in PID 2 or PID 3.
17.) At the time of approval of this plat, this property is located within the Tri-Lakes Monument Fire Protection District which has adopted a code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in area, and other fire mitigation requirements depending on 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.
18.) Geologic Hazards Note: 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 "Soil, Geologic Hazard and Wastewater Study, Settlers View Subdivision, Steppler Road and Hodgen Road, El Paso County, Colorado" by Entech Engineering, Inc. dated February 02, 2017 in PCD File No. 17-006, available at the El Paso County Planning and Community Development Department:
Expansive and Collapsive Soils: Not Mapped, any lot may be impacted.
Seasonal Shallow Groundwater: (sw) Lot 11
Potentially Seasonal Shallow Groundwater: (psw) Lots 2,7,8,11,12&13.
Areas of Erosion and Gullying: (er) Lots 2 & 7.
19.) The following Reports have been submitted in association with the Final Plat and are on file at El Paso County Planning and Community Development: Fire Protection Report, Final Drainage Report, Soil, Geology, Geologic Hazard and Wastewater Study, Traffic Impact Study; Natural Features Report and the Findings, Conclusions, Judgement and Decree in Water Court Consolidated Case Nos. 11CW045 (WD1) and 11CW023 (WD2).
20.) Interior Lot lines are subject to a 10 foot utility and drainage easement. Exterior subdivision boundaries are subject to a 20 foot utility and drainage easement. Maintenance of those easements is hereby vested with the individual property owners.
21.) The southerly 30 feet of Lot 14 is overlain with an ingress-egress easement serving the property that adjoins to the west. A common driveway to Silver Nell Drive is shared by both properties and is the subject of a Maintenance Agreement recorded in the El Paso County records at Reception Number_____.

PROPERTY DESCRIPTION:

The Southwest one quarter of the Northeast one quarter of the Northeast one quarter together with the Northwest one quarter of the Southeast one quarter of the Northeast one quarter and together with the East half of the Southwest one quarter of the Northeast one quarter of Section 23, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado. Containing 40 61 acres, more or less.

OWNER'S CERTIFICATE:

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, tracts, streets and easements as shown hereon under the name and subdivision of Settlers View Subdivision. 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.

OWNERS:

_____ _____
Gary L. Brinkman Brenda L. Brinkman

MORTGAGEE:

_____ _____
Indymac Bank F.S.B. by: _____ Attest:

TRUST DEED HOLDER:

_____ _____
Ditech.Com by:_____ Attest:

NOTARY'S CERTIFICATES:

State of _____ }
County of_____ } SS

The hereon Owners Certificate was acknowledged before me this _____day of _____, 2019 by Gary L Brinkman and Brenda L. Brinkman.

Witness my Hand and Official Seal: _____
Notary Public
My Commission Expires: _____

State of _____ }
County of_____ } SS

The hereon Owners Certificate was acknowledged before me this _____day of _____ 2019 by_____as _____of Indymac Bank F.S.B.

Witness my Hand and Official Seal: _____
Notary Public
My Commission Expires: _____

State of _____ }
County of_____ } SS

The hereon Owners Certificate was acknowledged before me this _____day of _____, 2019 by_____as _____of Ditech.Com.

Witness my Hand and Official Seal: _____
Notary Public
My Commission Expires: _____

PLANNING and COMMUNITY DEVELOPMENT:

Approved by the El Paso County Planning and Community Development Department Executive Director this_____day of _____2019.

_____
Planning and Community Development Executive Director

BOARD of COUNTY COMMISSIONERS CERTIFICATE:

This plat for Settlers View Subdivision was approved for filing by the El Paso County, Colorado Board of County Commissioners on the_____day of _____2019, subject to any notes specified hereon and any conditions included in the resolution of approval. The Dedications of land to public streets and easements 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

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hannigan, a duly licensed 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 July 13, 2016 by me or under my direct supervision and that all monuments exist as shown hereon; that mathmatical closure errors are less than 1:10,000; and that, to the best of my knowledge, 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.

_____
Jerome W. Hannigan
Colorado PLS 25629

CLERK & RECORDER:

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_____2019, and was duly recorded at Reception Number _____in the records of El Paso County, Colorado.

_____
Chuck Broerman
County Clerk and Recorder

Park Fees:_____
School Fees:_____
Road and Bridge Fees:_____
Drainage Fees:_____

PCD File No. SF 18-041

REVISIONS
01-07-19: Review 1
01-25-19: Addresses
03-04-19: Geo Haz. & Mortgage

Jerome W.
HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING ◦ LAND PLANNING
LAND DEVELOPMENT CONSULTING
19360 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
719-481-8292 ◦ FAX:719-481-9071

SCALE	DATE	DRAWN BY
1"=100'	05-09-18	jwh

TITLE
SETTLERS VIEW SUBDIVISION
Final Plat
El Paso County, Colorado.

CLIENT
Brinkman / Maher

SHEET 1 OF 1 | JOB NUMBER 16-025