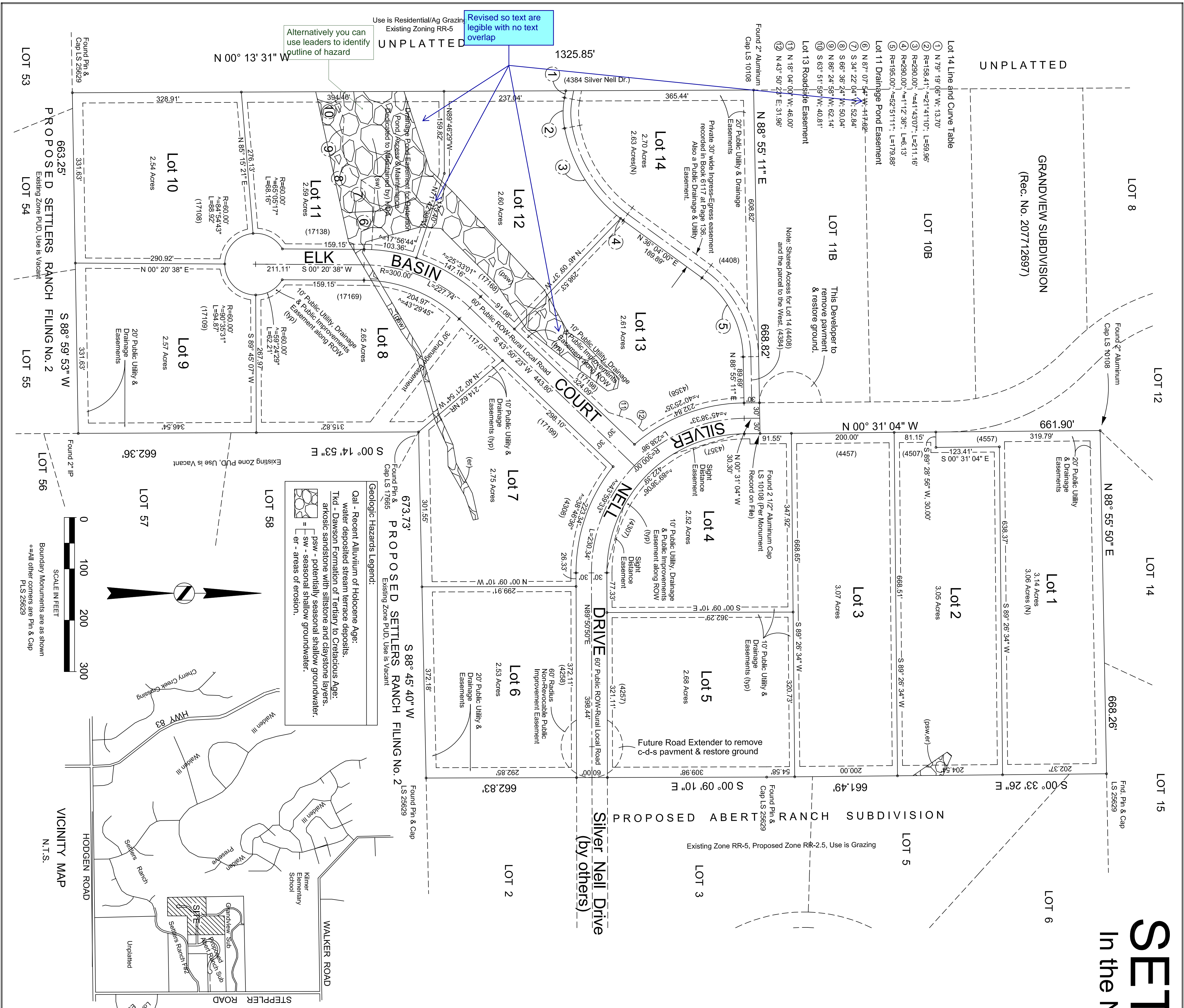


# SETTLERS VIEW SUBDIVISION

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. Forest and Wildlife Service regarding the Endangered Species Act, joint-use agreements, and other applicable laws, regulations, ordinances, review and permit requirements.
- 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.) Multiple uses 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, until the subdivision improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County.
- 6.) 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 and Developing Code of Engineering Criteria Manual, any such state or federal collateral instrument shall be subject to the Board of County Commissioners of El Paso County, Colorado, and the Planning and Community Development Department Director and meet the policy and procedures requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
- 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 installation of wells.
- 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 shall not rely solely upon non-renewable aquifers. Alternative renewable water supply plans shall be provided in a permanent water supply plan that provides for future operations 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 need to be designed, installed and maintained.
- 10.) All property within this subdivision is subject to a Dedicating of Components as recorded at Reception Number 07-2016.
- 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 location, cul-de-sac and improvements shown on this plat shall remain in place and the responsibility of the owner and/or developer extending Silver Nell Drive.
- 12.) Lot 11 of this property is subject to a Private Dawson Basin/Stonewater Quality DMP Maintenance Agreement and Easement as recorded at Reception Number 07-2016.
- 13.) All property owners are responsible for maintaining proper storm water drainage in and the responsibility of 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 FEMA 08041 CO0305G revised December 07, 2016.
- 15.) The subdividers agree on behalf of themselves and any development or builder successors and assigns that they shall be required to pay (reimburse) the County of El Paso for the cost of the building permit submitted. 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. Applicant will pay the fee in full at that time rather than seeking inclusion in PID 2 or PID-3.
- 17.) A portion of the fee for this plat, this property is included in the fee schedule for the Fire Protection District of El Paso County, Colorado. 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.
- 18.) Geological Hazards Note: The following jobs have been found to be impacted by geologic hazards: 1. Grandview Subdivision, 2. Settlers View Subdivision, 3. Walker Road, 4. Hodgen Road, 5. El Paso County, Colorado" by Erthen Engineering, Inc. dated February 02, 2017 in PID file No. 17-006, available at the El Paso County Planning and Community Development Department: Seasonal Shallow Groundwater (gs) Lot 11
- 19.) Potentially Seasonal Shallow Groundwater (gs) Lots 2, 7, 8, 9, 10, 11, 12, 13, 14.
- 20.) Interior Lot lines are subject to a 10 foot utility and drainage easement. Exterior subdivision lines are subject to a 30 foot utility and drainage easement. Maintenance of those easements is the responsibility of the individual property owner.
- 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 2.51 Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, Containing 40.61 acres, more or less.

## OWNERS 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 owners do hereby covenant and agree that the public improvements will be constructed to El Paso County, Colorado, and the Planning and Community Development Department Director 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 be come matters of maintenance for 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 the purpose of maintenance and replacement of utility lines and related facilities.

## OWNERS:

Name: \_\_\_\_\_  
MORTGAGEE: \_\_\_\_\_  
Name: \_\_\_\_\_  
Attest: \_\_\_\_\_

## NOTARYS CERTIFICATES:

The herein 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: \_\_\_\_\_

The herein Owners Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2019 by \_\_\_\_\_  
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 hereon 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.

## SURVEYORS CERTIFICATE:

I, Jerome W. Hamigan, 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 mathematical closure survey 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 land records, surveying or surveying of land and all applicable provisions of the El Paso County Land Development Code.

## CLERK and RECORDERS CERTIFICATE:

I, Jerome W. Hamigan, Clerk of El Paso County, Colorado, do 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.

REVISIONS	DATE	BY	REVISIONS	DATE	BY
01-07-19: Review 1	01-25-18	Addresses	719-481-8292	05-09-18	JWH
JWH					
HANNIGAN and ASSOCIATES, INC.					
LAND SURVEYING • LAND PLANNING					
LAND DEVELOPMENT CONSULTING					
16360 SPRING VALLEY ROAD					
MONUMENT, COLORADO 80132-8813					
CLIENT					
Brinkman / Maier					
SHEET 1 of 1					
JOB NUMBER 16-025					

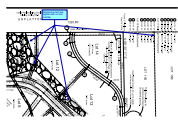


# Markup Summary

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## dsdlaforce (1)

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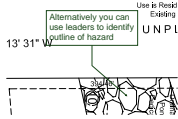
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**Author:** dsdlaforce  
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Revised so text are legible with no text overlap

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## dsdparsons (1)

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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 2/21/2019 8:10:06 AM  
**Color:** ■

Alternatively you can use leaders to identify outline of hazard