

The Plat f	ownship 1	1 South,
Colorado		
one quarter of the Northeast one er of the Southeast one quarter of ne East half of the Southwest one n 23, Township 11 South, Range 66 punty, Colorado.	NOTARY CERTIFICATE: State of SS County-of SS The Dedication hereon was acknowledg 2018 by Gar	
tence also remains): "Public drainage eacifically noted on the plat shall be mainta vidual lot owners unless otherwise indica L. Brinkman and Brenda L. Brinkman, d property, have caused said prop-s shown hereon under the name and exercise presents do hereby dedicate all	ined by the Witness My Hand a ted."	Se
y purposes, and public easements for and Easement shown on Lot 11 and ot 8 are each hereby/dedicated to the and Detention Pond/construction, use,	My Commission Ex PLANNING and COMMUNITY D Approved By The El Paso County Planr ment Executive Director this	DEVELOPMENT: ing and Community Development Depart- day of,2018.
Brenda L/Brinkman	Planning and Co	nmunity Development Executive Director
and drainage easement. Exterior illity and drainage easement. Main- d with the individual property owners. t to a Declaration of Covenants as of the El Paso County records. I in association with the Final Plat d Community Development: Fire I, Geology, Geologic Hazard and I, Geology, Geologic Hazard and	BOARD OF COUNTY COMMIS. This plat for Settlers View Subdivision w unty, Colorado, Board of County Comiss 2018, subject to any notes specified her olution of approval. The dedications of p are hereby accepted. President, Board of County Commission	SIONERS CERTIFICATE: "As approved for filing by the El Paso Co- sioners on the day of eon and any conditions included in the res- ublic road right of ways and easements ublic road right of ways and easements
storm wate s or landsc nage ease nformationa o change has been (County an County an	SURVEYOR'S CERTIFICATE: I, Jerome W. Hannigan, a duly licensed Colorado, do hereby certify that this plat of a survey made on July 13, 2016, by r all monuments exist as shown hereon; th than 1:10,000; and that said plat has be licable laws of the State of Colorado dea veying of land ; and to the best of my kn El Paso County Land Development Cod	professional land surveyor in the State of truly and correctly represents the results ne or under my direct supervision and that hat mathematical closure errors are less en prepared in full compliance with all app- aling with monuments, subdivision or sur- nowledge, all applicable provisions of the e.
ted a code requiring re ver 6000 square feet on the level of fire risk of any lot should conta quirements relative to		Jerome W. Hannigan Colorado PLS No. 25629
rself and any development or build- o pay traffic impact fees in accord- overnent fee resolution (Resolution ng permit submittals. The fee oblig- be documented on all sales doc- be documented on all sales doc- be accommented on all sales doc- be documented on all sales doc- icant at the time of building icant at that time.	CLERK AND RECORDER'S CE State of Colorado County of El Paso SS I hereby certify that this instrument was o'clockm. thisday of duly recorded at Reception No of El Paso County, Colorado.	RTIFICATE: filed for record in my office at
ual Chapter 2 Section 2.3.8.C, the non-re Drive cul-de-sac is intended for turn arour rive is extended by the adjacent property c improvement easement for the cul-de-s mprovements will be removed and replace emoval and standard street section cons- oper extending Silver Nell Drive.	wocable public improvement easement of and emergency response purposes. owner/developer and accepted by the ac will be vacated, leaving a standard bed with a standard street section. The truction and site restoration is the	Chuck Broerman County Clerk & Recorder
ederal and state laws, regulations, ordina if any, of applicable agencies including, I t of Transportation, U.S. Army Corps of E ed Species Act, particularly as it relates t	ances, review and permit requirements, but not limited to, the Colorado Division Engineers and the U.S. Fish and Wildlife o the listed species (e.g., Preble's	SF-18-041
I be sold, conveyed, or transferred wheth and unless either the required public and pleted and preliminarily accepted in acco en the applicant/owner and El Paso Cou the Office of the Clerk and Recorder of E byided to make provision for the completi byided to make provision for the completing by the Code and Engineering Criter he Board of County Commissioners or, if e Development Services Department Dir so County prior to the release by the Co	er by deed or by contract, nor shall I common development improvements I common development improvements I common development in the I Paso County, Colorado or, in the on of said improvements in accordance ia Manual. Any such alternative permitted by the Subdivision ector and meet the policy and unty of any lots for sale, conveyance or	PCD File No.
act to a Private Detention Basin/Stormwa corded at Reception No of the r rict) is responsible for maintenance of the	ter Quality BMP Maintenance ecords of El Paso County. The ∍ subject drainage facilities.	CLIENT Brinkman / Maher JOB NUMBER SHEET 1 OF 16-025

Markup Summary

dsdlaforce (8) Subject: Callout Provide Easement bearing and distance Page Label: 1 Une k ResbertMXq Gra Extension 2005/0550 UNPLATTE information. N 00" 13" 31" Author: dsdlaforce Date: 12/12/2018 2:12:27 PM Color: Subject: Callout Identify as a shared access for the property to the Page Label: 1 west and Lot 14. Author: dsdlaforce Date: 12/13/2018 10:22:51 AM A private maintenance agreement is required. Add Color: a plat note referencing the reception number for the recorded agreement. Subject: Callout Update note 10 to identify if the impact fee is paid Page Label: 1 in full or if the developer is requesting to be Author: dsdlaforce included in PID 2 or PID 3. Date: 12/13/2018 10:59:41 AM Color: -----...... _____ Subject: Callout Insert the following after the first sentence in note Page Label: 1 4 (Last sentence also remains): "Public drainage Author: dsdlaforce easements as specifically noted on the plat shall Date: 12/13/2018 11:04:41 AM be maintained by the individual lot owners unless Color:

otherwise indicated."

Subject: Text Box Page Label: 1 Author: dsdlaforce Date: 12/13/2018 11:15:51 AM Color:

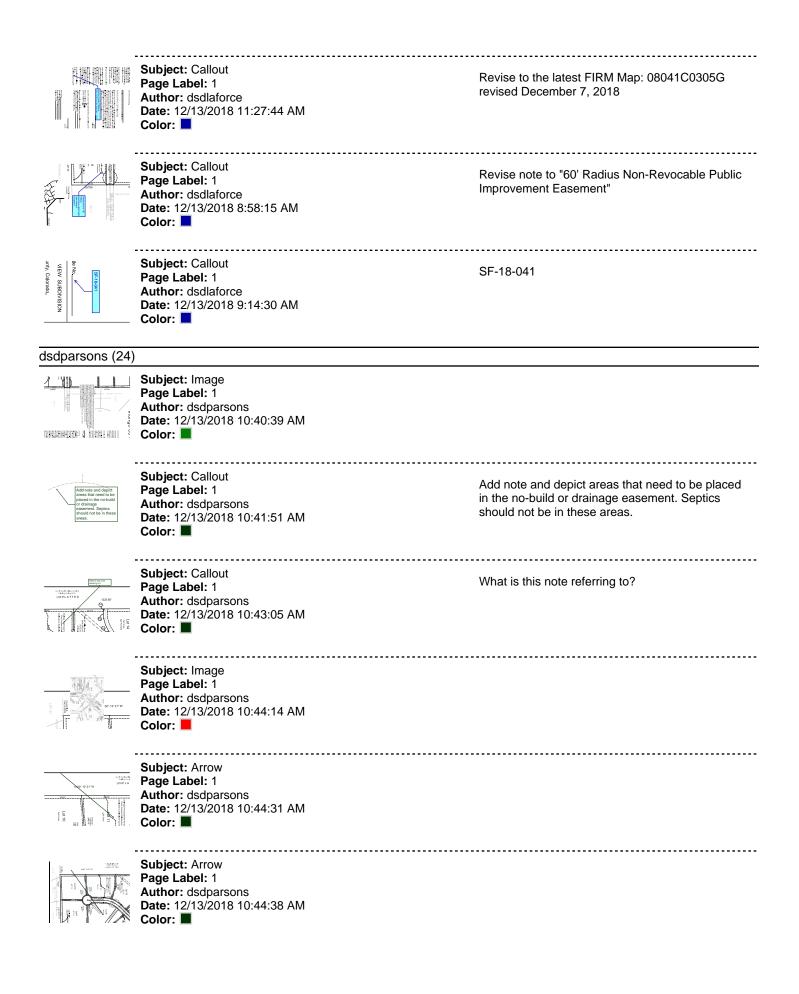
Add the following note:

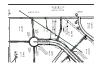
1. Per Engineering Criteria Manual Chapter 2 Section 2.3.8.C, the non-revocable public improvement easement shown at the end of Silver Nell Drive cul-de-sac is intended for turn around and emergency response purposes. At such a time that Silver Nell Drive is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Silver Nell Drive.

2. 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).

3. 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 Development Services Department Director and meet the policy and procedure requirements of EI Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

4. Lot 11 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 _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



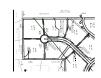


Subject: Arrow Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:44:53 AM Color:



Subject: Cloud+ Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:45:52 AM Color:

Drainage easement?



Subject: Arrow Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:46:16 AM Color:



Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:50:36 AM Color:

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Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:51:09 AM Color:

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Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:52:32 AM Color:



Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:54:18 AM Color: ■ Who is removing this and re vegetate remove

re-vegetate the culdesac.

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adjacent plat moves forward. That project seems

to be on indefinite hold. Identify who will remove /

This should be public and then vacated when

Add note to notes section who is responsible for maintenance of this on Lot 14.

Can you ghost in the roads so the overall connectivity is clear on Vicinity?

The second secon

Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:55:29 AM Color:



Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:56:10 AM Color:

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Revise with new resolution No.

Use a _____

	Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:57:16 AM Color:	Add the standard plat notes.
Add what zonig his is, diffy prover, six nois, water, severage dispose, etc	Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 10:59:57 AM Color:	Add what zoning this is, utility providers, SIA note, water, sewage disposal, etc
SUBDIVISIO Formship 11 South M. El Paso Count	Subject: Callout Page Label: 1 Author: dsdparsons Date: 12/13/2018 11:02:12 AM Color:	Correct Owners certificate and Add dedication statement
Parantag and Correr OF ECUNTY COMMISSI to Sear Upto 3 calcular best on more special to be approach The designers of public y accepted. Barrier of Commissioners YOR'S CERTIFICATE:	Subject: Highlight Page Label: 1 Author: dsdparsons Date: 12/13/2018 11:47:12 AM Color:	
Flavning and Cummunity OUNTY COMISSIONE an Yow Studentist Stores and do cump Defisioners in most spacing therein and in the deduction of public ro ted.	Subject: Highlight Page Label: 1 Author: dsdparsons Date: 12/13/2018 11:47:14 AM Color:	
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Presents: That of the above des adivided and pla subdivision" and y for public right reory. The Draina ge Easement ac on for Drainage:	Subject: Highlight Page Label: 1 Author: dsdparsons Date: 12/13/2018 11:47:21 AM Color:	
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