	EAGLEVI		
A PORTION OF '			
	65 WEST		
	OJ WLNI		
KNOW ALL MEN BY THESE PRESENTS: THAT PROTERRA PROPERTIES, LLC, A COLORADO LIMITED DABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING	NOTES: 1). ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLE		
DESCRIBED TRACE OF LAND: PT Eagleview, LLC? I am assuming this is a subsidiary of ProTerra Properties but I believe	THE ACTUAL DIMENSION DIFFERS FROM THE RECORD DEEDED DIMENSION, THE DEE "D=". IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED PLAT DIMENSION WITH A "P=".		
TO WIT: the entity name should be updated on the plat A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:	2). ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING O RECORDED DEED), A DISTANCE OF 2587.22 FEET (2587.32 FEET OF RECORD) BE STAMPED "PLS 4842" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QU ALUMINUM CAP STAMPED "PLS 25968" AT THE CENTER ONE-QUARTER CORNER (		
BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE SO0'02'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26 (BASIS OF BEARINGS – ASSUMED); THENCE N89'28'49"W, A DISTANCE OF 978.75	3.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIE LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: SC55096073 (EFFECTIVE DA' PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND W		
FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89*31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID	PART II (EXCEPTIONS) IN THE ABOVE REFERENCED COMMITMENT: 1. THRU 7. STANDARD EXCEPTIONS - RAMPART SURVEYS DID NOT ADDRESS		
STAPLETON ESTATES FILING NO. 1; THENCE NO0°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION AND THE SOUTHERLY LINE OF RODGWICK SUBDIVISION, RECORDED AT RECEPTION NO. 207712566 OF THE	8. THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY. 9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQ		
RECORDS OF SAID EL PASO COUNTY, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.	FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUN RECORDED OCTOBER 3, 1887, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.		
OWNER'S CERTIFICATION:	10. THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT DECEMBER 05, 1884 IN BOOK 35 AT PAGE 364. (BLANKET IN NATURE. NOT S 11. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PF		
THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE, 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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "EAGLEVIEW 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	12. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PR CONSERVATION DISTRICT, RECORDED JULY 03, 1946, IN BOOK 957 AT PAGE 3 12. THE PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE BETWEEN RALPH I HOGAN, RECORDED FEBRUARY 09, 1954 IN BOOK 1416 AT PAGE 221 AND AN INTEREST THEREIN. (BLANKET IN NATURE. NOT SHOWN)		
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,	13. THE PROPERTY IS SUBJECT TO MINERAL RESERVATIONS CONTAINED IN DEE BOOK 1419 AT PAGE 198. (BLANKET IN NATURE. NOT SHOWN)		
COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOW 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.	14. THE PROPERTY IS SUBJECT TO THE EFFECT OF MINERAL DEED, RECORDED 336. (BLANKET IN NATURE. NOT SHOWN) 15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS		
JOE DESJARDIN, PROTERRA PROPERTIES, LLC	MINERAL DEED RECORDED MAY 09, 1988 UNDER RECEPTION NO. 1699723. (BL 16. THE PROPERTY IS SUBJECT TO THE EFFECT OF AFFIDAVIT REGARDING KNO		
STATE OF COLORADO ) ) SS COUNTY OF EL PASO )	12, 2000, UNDER RECEPTION NO. 2000081217. (BLANKET IN NATURE. NOT SH 17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AGGREGATE LEASE RECORDED JULY 12, 2000 UNDER RECEPTION NO. 81216. (		
ACKNOWLEDGED BEFORE ME THIS DAY OF, 2022, BY JOE DESJARDIN, PROTERRA	18. THE PROPERTY IS SUBJECT TO THE EFFECT OF TRUSTEE'S DEED (WATER F UNDER RECEPTION NO. 202190198. (BLANKET IN NATURE. NOT SHOWN)		
PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER.	19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS EASEMENT RECORDED APRIL 14, 2004 UNDER RECEPTION NO. 204060338.		
WITNESS MY HAND AND OFFICIAL SEAL	20. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 04–159, RECEPTION NO. 204070341. (20' STRIP, LOCATION NOT SPECIFIED. NOT SHOWN		
NOTARY PUBLIC Update dates to 2023	21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUG 205117858. (ZONING CHANGE. NOT SHOWN)		
BOARD OF COUNTY COMMISSIONERS CERTIFICATE: THIS PLAT FOR "EAGLEVIEW SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE THE PASS COUNTY, COLORADO	22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUG 205117859. (BLANKET IN NATURE. NOT SHOWN)		
BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, BEING 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	23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUG 205117860. (BLANKET IN NATURE. NOT SHOWN)		
THE SUBDIVISION IMPROVEMENTS AGREEMENT.	24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUG 205117861. (BLANKET IN NATURE. NOT SHOWN)		
CHAIR, BOARD OF COUNTY COMMISSIONERS       DATE         Add PCD Director signature line       FLOOD PLAIN CERTIFICATION:	<ol> <li>THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUG 205127098. (BLANKET IN NATURE. NOT SHOWN)</li> <li>THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS</li> </ol>		
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0535G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE	COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED OCT 205157500. (BLANKET IN NATURE. NOT SHOWN)		
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.	<ul> <li>27. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-77, I RECEPTION NO. 208075839. (ZONING CHANGE. NOT SHOWN)</li> <li>28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-78, I RECEPTION NO. 208077033. (BLANKET IN NATURE. NOT SHOWN)</li> </ul>		
UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC	29. THE PROPERTY IS SUBJECT TO THE EFFECT OF MEMORANDUM OF OIL AND UNDER RECEPTION NO. 211041825. (BLANKET IN NATURE. NOT SHOWN)		
UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A TWENTY FOOT (20') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL	30. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS MEMORANDUM OF OPTION RECORDED AUGUST 26, 2019 UNDER RECEPTION NO SHOWN)		
PROPERTY OWNERS. SURVEYOR'S CERTIFICATION:	31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS EASEMENT AND AGREEMENT RECORDED DECEMBER 08, 2020 UNDER RECEPTIO SHOWN HEREON)		
I, ERIC R. SIMONSON, 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,	32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS NOTICE REQUEST RECORDED FEBRUARY 22, 2021 UNDER RECEPTION NO. 2213		
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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1972 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.	<ul> <li>4.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FE</li> <li>5.) 38 LOTS - 111.56 ACRES RIGHT-OF-WAY - 9.64 ACRES</li> </ul>		
I ATTEST THE ABOVE ON THIS DAY OF, 2022.	CLERK AND RECORDER:		
	STATE OF COLORADO ) ) SS COUNTY OF EL PASO )		
	I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS A.D., AND WAS RECORDED AT RECEPTION NUMBER OF TH COLORADO.		
ERIC R. SIMONSON, COLORADO PLS NO. 38560 DATE FOR AND ON BEHALF OF:	EL PASO COUNTY CLERK AND RECORDER		
RAMPART SURVEYS, INC. P.O. BOX 5101 WOODLAND PARK, CO 80866 (719) 687–0920			
NOTICE: ACCORDING TO Missing Plat summary notes ECT IN THIS BASED UPON ANY DEFECT IN THIS SU	FEES: DRAINAGE FEE:		

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oss density, net density and net acreage of the

he net acreage of land to be dedicated for public

oped for private uses or facilities including

nage facilities, private parks, open space and

ets, dedicated for other public uses, and

bdivision.

reation centers.

PARK FEE: N/A dd the use designations, maintenance responsibility, and final ownersh all property proposed to be set aside for public and private facilities, cluding parks, trails, open space, recreation facilities, stormwater stora and drainage facilities, including the area of each tract or easement to be aside.

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

## EW SUBDIVISION FILING NO. 1 OF THE 6th P.M., EL PASO COUNTY, COLORADO

CURVE TABLE

lease add additional sheets for all the standard EPC plat note

nd signatures. Missing to many to list. Refer to Plat Drawing

ecklist. Red X indicates Review Engineer identified missing

dd missing applicable General Notes 1-22 from Prelim Plan

blic and private improvement and drainage BMPs.

Recommend a comprehensive review of all Plat notes.

awing V4. Ensure correct maintenance entity is detailed for all

ECT ACTUAL DIMENSIONS AS MEASURED. IF EDED DIMENSION IS DENOTED WITH A , THE PLATTED DIMENSION IS DENOTED

S00°02'11"E (S00°04'34"E PER THE TWEEN A 2-1/2" ALUMINUM CAP JARTER OF SECTION 26 AND A 2" OF SAID SECTION 26.

OR EITHER OWNERSHIP OR EASEMENTS OF ED ON AN ALTA COMMITMENT ISSUED BY ATE: 04/29/2021 AT 5:00 P.M.) AS NO OTHER EASEMENTS OF RECORD ARE WITH THE NUMBERS USED ON SCHEDULE B,

THESE ITEMS.

(NOT SHOWN) QUIRED BY THE PUBLIC IN AND TO 30

NTY COMMISSIONERS DATED AND FOR PUBLIC ROADS 60 FEET IN WIDTH (AS SHOWN HEREON)

OF THE UNITED STATES RECORDED SHOWN)

ROPERTY IN THE BLACK SQUIRREL SOIL 321. (BLANKET IN NATURE. NOT SHOWN) BENNETT AND OPAL BENNETT AND W.H. AND ALL ASSIGNMENTS THEREOF, OR

ED RECORDED FEBRUARY 24, 1954 IN

MAY 27, 1959, IN BOOK 1745 AT PAGE

AND OBLIGATIONS AS SET FORTH IN LANKET IN NATURE. NOT SHOWN) OWN AGGREGATE VALUE, RECORDED JULY

AND OBLIGATIONS AS SET FORTH IN

(BLANKET IN NATURE. NOT SHOWN) RIGHTS), RECORDED OCTOBER 31, 2002,

AND OBLIGATIONS AS SET FORTH IN

, RECORDED APRIL 30, 2004, UNDER

AND OBLIGATIONS AS SET FORTH IN SUST 02, 2005 UNDER RECEPTION NO.

AND OBLIGATIONS AS SET FORTH IN SUST 02, 2005 UNDER RECEPTION NO.

AND OBLIGATIONS AS SET FORTH IN GUST 02, 2005 UNDER RECEPTION NO.

AND OBLIGATIONS AS SET FORTH IN GUST 02, 2005 UNDER RECEPTION NO.

AND OBLIGATIONS AS SET FORTH IN GUST 16, 2005 UNDER RECEPTION NO.

AND OBLIGATIONS AS SET FORTH IN TOBER 05, 2005 UNDER RECEPTION NO.

RECORDED JULY 02, 2008, UNDER

RECORDED JULY 07, 2008, UNDER

GAS LEASE, RECORDED APRIL 27, 2011,

AND OBLIGATIONS AS SET FORTH IN 219100322. (BLANKET IN NATURE. NOT

AND OBLIGATIONS AS SET FORTH IN DN NO. 220136338, AND 220136339. (AS

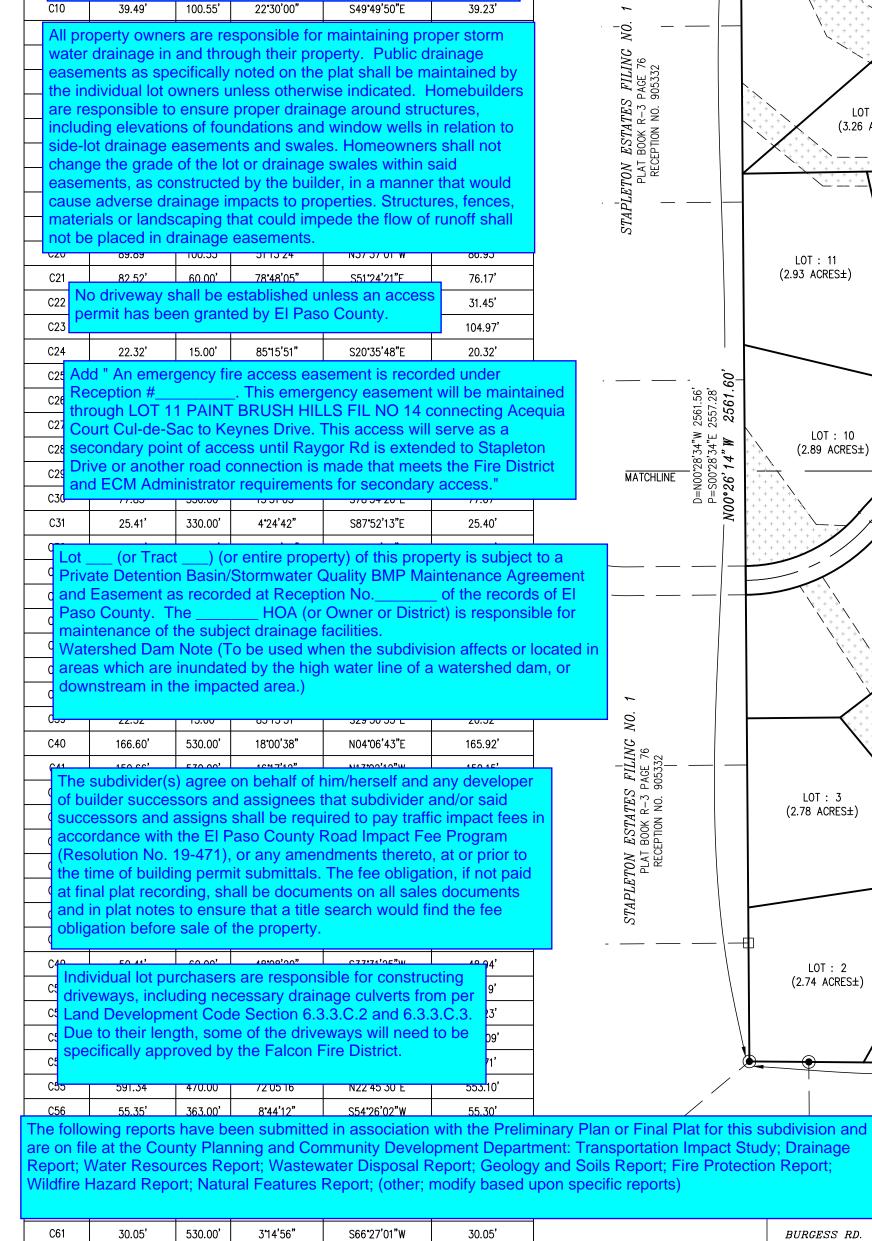
AND OBLIGATIONS AS SET FORTH IN 34156. (BLANKET IN NATURE. NOT SHOWN) FFT.

C62

C63

C64

\_\_\_\_ DAY OF \_\_\_\_, 2022, HE RECORDS OF EL PASO COUNTY,



106.75' 470.00' 13°00'50" S46°32'53"W 106.52' C65 nce the maintenance access roads are crossing lots include a plat note that restricts future lot owners from adding fencing |TF|at would block/impede the use of these maintenance roads

227.48'

261.79**'** 

312.05'

C68	89.83'	100.55'	51 <b>°</b> 11'07"	N64 <b>°</b> 37'40"W	86.87'
C69	69.78'	60.00'	66 <b>°</b> 38'00"	S72°21'07"E	65.91'
C70	30.85'	60.00'	29 <b>°</b> 27'42"	N59 <b>*</b> 36'02"E	30.51'
C71	32.23'	60.00'	30 <b>°</b> 46'38"	N29 <b>*</b> 28'52"E	31.84'
C72	46.31'	60.00'	44 <b>°</b> 13'16"	N08 <b>°</b> 01'06"W	<b>4</b> 5.17 <b>'</b>
C73	28.68'	85.00'	19 <b>°</b> 20'05"	N11 <b>*</b> 16'47"E	28.55'
C74	90.87'	150.00'	34 <b>•</b> 42'33"	S18 <b>*</b> 58'01"W	89.49'
C75	21.78'	15.00'	83"11'37"	S88°20'16"E	19.92'
C76	21.76'	15.00'	83 <b>°</b> 07'56"	N05*10'30"W	19.90'

24**°**47'05"

49**•**31**'**17"

49**°**31'18"

S52**°**26'01"W

N64**\***48'07"E

N64**\***48'07"E

530.00'

372.52'

270.12' 312.52'

229.26'

321.97'

