

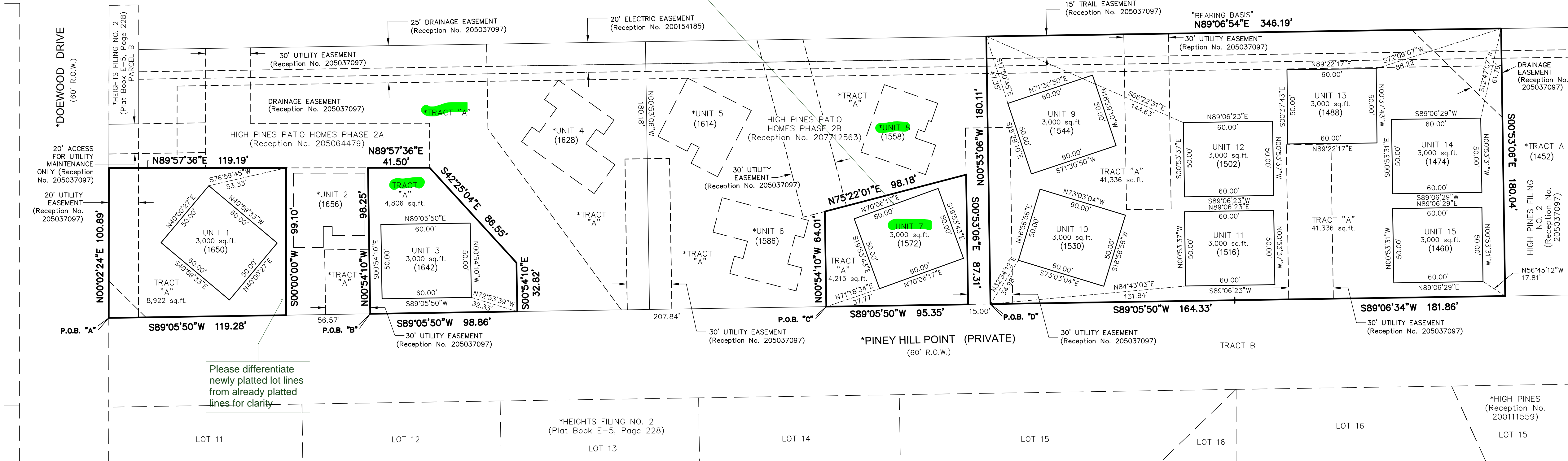
HIGH PINES PATIO HOMES PHASE 2C

A PORTION OF LOT 67, BLOCK 2, "HIGH PINES FILING NO.2", ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Change to "2D".
Phase 2C was DSD Project No.
SF07013 (Plat 12608)

It is difficult to see what is being platted now and what was already platted. Please grey back labels not included or label not a part of this plat.

*COUNTY LINE ROAD (R.O.W. WIDTH VARIES)



COUNTY APPROVAL:

Approval is granted this _____ day of _____, 20____ A.D.

Please change to Planning and Community Development Director

Development Services Director

RECORDING:

STATE OF COLORADO + SS
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at _____ o'clock ____M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

By: _____ Deputy

FEES:

Drainage Fee: _____
Bridge Fee: _____
School (District No. 38) Fee: _____
Park (Urban Neighborhood) Fee: _____
Park (Urban Community) Fee: _____
Park (Regional) Fee: _____
Submittal Fee: _____
Surcharge: _____
Recording Fee: _____

These fees are not typically paid at condo plats stage. Are you paying them with this plat?

BE IT KNOWN BY THESE PRESENTS:

That CURRY LAND DEVELOPMENT, L.L.C., a Colorado Limited Liability Company, being the owner of the following described parcel of land:

A parcel of land being that portion of the Northeast One-Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., also being a portion of Lot 67, Block 2, HIGH PINES FILING NO. 2 (Reception No. 205037097, El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:

Beginning (P.O.B. NO. 1) at the Southwest corner of said Lot 67 (all bearings in this description are relative to those platted in said FILING); thence N00°02'24"E along the Westerly line of said Lot 67, 100.89 feet to a Southest corner of TRACT "A" as platted within HIGH PINES PATIO HOMES PHASE 2A (Reception No. 205064479, said El Paso County records); thence N89°57'36"E along a Southerly line of said TRACT "A", 119.19 feet to an angle point of said TRACT "A"; thence S00°00'0"W along a Westerly line of said TRACT "A", 99.10 feet to a point on the Southerly line of said Lot 67, said point also being POINT "A"; thence S89°05'50"W along said Lot 67's Southerly line, 119.28 feet to the terminus point of this portion of this description; thence commencing at said POINT "A", continue N89°05'50"E along said Lot 67's Southerly line, 56.57 feet to the Point of Beginning (P.O.B. NO. 2) of the parcel herein described (the following four (4) courses are along the lines of said TRACT "A"); 1) N00°54'10"W, 98.25 feet; 2) N89°57'36"E, 41.50 feet; 3) S42°25'04"E, 86.55 feet; 4) S00°54'10"E, 32.82 feet to a point on said Lot 67's Southerly line, said point also being POINT "B"; thence S89°05'50"W along said Southerly line, 98.86 feet to the terminus point of this portion of this description; thence commencing at said POINT "B", continue N89°05'50"E along said Lot 67's Southerly line, 207.84 feet to the Point of Beginning (P.O.B. NO. 3) of the parcel herein described (the following three (3) courses are along the lines of TRACT "A", HIGH PINES PATIO HOMES PHASE 2B (Reception No. 207712563, said records); 1) N00°54'10"W, 64.01 feet; 2) N75°22'01"E, 98.18 feet; 3) S00°53'06"E, 87.31 feet to a point on said Lot 67's Southerly line, said point also being POINT "C"; thence S89°05'50"W along said Southerly line, 95.35 feet to the terminus point of this portion of this description; thence commencing at said POINT "C", continue N89°05'50"E along said Lot 67's Southerly line, 15.00 feet to the Point of Beginning (P.O.B. NO. 4) of the parcel herein described; thence N00°53'06"W along the Easterly line of said TRACT "A", FILING 2B, 180.11 feet to a point on said Lot 67's Northerly line (the following three (3) courses are along the lines of said Lot 67); 1) N89°06'54"E, 346.19 feet; 2) S00°53'06"E, 180.04 feet; 3) S89°05'50"W, 181.86 feet to the terminus point of these descriptions;

Containing 2.050 acres, more or less.

DEDICATION:

The above owner has caused said parcel of land to be surveyed and platted into lots (units) and tracts as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said parcel, lots (units) and tracts, and which parcel so platted shall be known as HIGH PINES PATIO HOMES PHASE 2C in El Paso County, Colorado. All TRACT "A"s are hereby dedicated for ownership and maintenance by the HIGH PINES PATIO HOME ASSOCIATION, INC.

IN WITNESS WHEREOF:

The aforementioned, CURRY LAND DEVELOPMENT, L.L.C., a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 20____ A.D.

CURRY LAND DEVELOPMENT, L.L.C., a Colorado Limited Liability Company

Michael J. Curry, Manager

Replace all reference to "Planning and Community Development Department"

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Michael J. Curry, Manager of CURRY LAND DEVELOPMENT, L.L.C., a Colorado Limited Liability Company.

Witness my Hand and Seal _____

My Commission Expires _____

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

David V. Hostetler
Colorado Professional Land
Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

NOTES:

- - Indicates recovered survey monument being a #4 rebar with Surveyor's Cap, PLS #20681
o - Indicates survey monument set with a #4 rebar with surveyor's cap, PLS #20681
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by STEWART TITLE OF COLORADO SPRINGS, INC., Order No. 99092544JE dated November 23, 1999 at 7:30 a.m., Order No. 98083353JE-2 dated November 24, 1999 at 7:30 a.m., as amended, AND ATTORNEYS' TITLE GUARANTY FUNDS, Inc., Commitment No. 2581-HPP06-06 dated March 28, 2006 at 7:45 a.m.
- * - Indicates not a part of this PHASE 2C
- The El Paso County Development Services Department must be contacted prior to the establishment of any driveway.
- The following reports have been submitted and are on file at the El Paso County Development Services Department for the underlying HIGH PINES PATIO HOMES FILING NO. 1: Soils and Geological Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0075 F and 08041C0276 F (effective date March 17, 1997) indicates the area in the vicinity of this plot to be a Zone X (area determined to be out of the 500 year flood plain).
- No lot (Unit), or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded under Reception No. 200154180, in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plat may be vacated after the appropriate public hearings.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- No direct access to County Line Road shall be permitted from PHASE 2C.
- The addresses (1650), (1642), (1572), (1544), (1530), (1516), (1502), (1488), (1474) and (1460) exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- This property is subject to the Restated Declaration of Covenants, Conditions and Restrictions for both the HIGH PINES OWNERS ASSOCIATION, INC. recorded under Reception No. 202130491 (El Paso County, Colorado records) and the HIGH PINES PATIO HOME ASSOCIATION, INC. recorded under Reception No. 202130493 (said El Paso County records), and subsequent amendments, which address the guaranteed maintenance of the detention pond as approved by the El Paso County Development Services Department and the County Attorney's Office, common maintenance, common access and utility provisions among other items.

SF-17-017

NOTES (continued):

- Basis of Bearings: All bearings are based on that portion of the Northerly line of Lot 67, Block 2, HIGH PINES FILING NO. 2, monumented as shown and assumed to bear N89°06'54"E, a distance of 346.19 feet.
- EASEMENTS: As noted below, with the sole responsibility for maintenance being vested with property owner(s).

MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) is hereby granted a Blanket Easement over and across TRACT A for design and construction of the electric service system.

WOODMOOR WATER AND SANITATION DISTRICT NO. 1 is hereby granted a blanket easement over and across Tract A for design and construction of the water and wastewater service system (Reception No. 206105039, El Paso County, Colorado records).

TRACT "A" is a common access, maintenance, drainage and utilities easement to be owned and maintained by the HIGH PINES PATIO HOME ASSOCIATION, INC.
- Applicant and all future owners of lots (Units) within Phase 2B of this FILING shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the WOODMOOR WATER AND SANITATION DISTRICT and the Excess Water Usage and Service Agreement between said DISTRICT and Samuel F. Schoninger dated August 10, 1999, and recorded at Reception No. 099130691 of the records of the El Paso County Clerk and Recorder.

Additional water was contracted for and reserved from the WOODMOOR WATER AND SANITATION DISTRICT NO. 1, as referenced under Reception No. 099130691 dated August 10, 1999 and amended on May 23, 2000 under Reception No. 200058008 of the records of the El Paso County Clerk and Recorder.

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, the Homeowners Association, 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.

- The monumentation of the perimeter of UNIT 1, 3, 7 and 9 through 15, inclusive (intended to envelop the existing foundation footprint), is the corner or a point on the foundation of each dwelling unit.
- Limited Common Elements (LCE), shown or not shown, consist of driveways which are assigned for the exclusive use of the unit to which such element is appurtenant.
- All portions of TRACT "A" which are not considered LCE are General Common Elements (GCE). Any buffer excess area of Unit property within the platted Unit lines and the exterior as-built structure foundation lines will be transferred, via individual Quitclaim document at time of sale closing, to the HIGH PINES PATIO HOME ASSOCIATION, INC.
- Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.

CALL BEFORE YOU DIG ...

811
DIAL 811

48 HOURS BEFORE CALLING, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER

Revisions	Date	By	Description
No.			

H Scale:	N/A
V Scale:	SLG
Designed By:	DVH
Drawn By:	
Checked By:	
Date:	05/22/17

Land Development Consultants, Inc.
PLANNING - SURVEYING
www.ldc-inc.com - TEL: (719) 528-6133 - FAX: (719) 528-6648
3808 MAZELAND ROAD - COLORADO SPRINGS, CO 80909

FINAL PLAT
HIGH PINES PATIO HOMES
PHASE 2C

Project No.: 15050

Sheet: 1 of 1

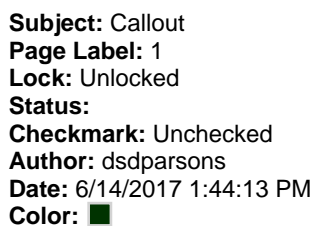
Markup Summary


dsdlaforce (5)

<div><div>HOME ASSOCIATION records), and the detention of Department and utility provisions</div><div></div></div>	<div><div>Subject: Highlight</div><div>Page Label: 1</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: dsdlaforce</div><div>Date: 6/12/2017 9:10:30 AM</div><div>Color: <div></div></div></div>	
<div><div>TIO HOMES PHASE 2C</div><div>Change to 2D. Phase 2C was DSD Project No. SF07013 (Plat 12608)</div></div>	<div><div>Subject: Cloud+</div><div>Page Label: 1</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: dsdlaforce</div><div>Date: 6/12/2017 9:36:28 AM</div><div>Color: <div></div></div></div>	
<div><div>f record. For all information regarding assessment fee, please refer to the Commitment for Title Insurance: O SPRINGS, INC., Order No. 99092544E dated 10/03/2015. 2. Solid November 24, 1999 at 7:30 TITLE GUARANTY FUNDS, Inc., Commitment No. 2 7:45 am.</div><div>County Development Services Department must be notified of any change.</div><div>reports have been submitted and are on file at the time of the underlying HIGH PINES PATIO HOA 1999. Drainage Report, Wildlife Hazard Report, No 4/1.</div><div>INSURANCE MANAGEMENT AGENCY, Flood Insurance 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000</div></div>	<div><div>Subject: Highlight</div><div>Page Label: 1</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: dsdlaforce</div><div>Date: 6/12/2017 9:10:35 AM</div><div>Color: <div></div></div></div>	
<div><div>in of Covenants, Conditions and OCATION, INC. recorded under to records) and the HIGH PINES No. 202130493 (sold El Paso C ess the guaranteed maintenance ounty Development Services mon maintenance, common acce</div><div></div></div>	<div><div>Subject: Highlight</div><div>Page Label: 1</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: dsdlaforce</div><div>Date: 6/12/2017 9:10:26 AM</div><div>Color: <div></div></div></div>	
<div><div>along the line of solid Lot 67; 1) 105°50'W, 181.86 feet to the terminus</div><div>Strike lots and replace with units please. This plat does and plat into lots (units) and as a final note as indicated thereon parcel, lots (units) and replace, and RES PHASE 2C, in El Paso County, maintenance by the HIGH PINES</div></div>	<div><div>Subject: Cloud+</div><div>Page Label: 1</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: dsdlaforce</div><div>Date: 6/12/2017 9:10:12 AM</div><div>Color: <div></div></div></div>	<div><div>Replace all reference to "Planning and Community Development Department"</div></div>

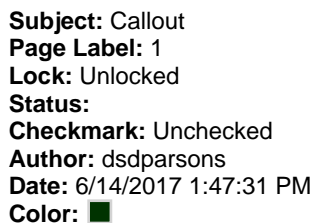
dsdparsons (14)

<div><div>along the line of solid Lot 67; 1) 105°50'W, 181.86 feet to the terminus</div><div>Strike lots and replace with units please. This plat does and plat into lots (units) and as a final note as indicated thereon parcel, lots (units) and replace, and RES PHASE 2C, in El Paso County, maintenance by the HIGH PINES</div></div>	<div><div>Subject: Callout</div><div>Page Label: 1</div><div>Lock: Unlocked</div><div>Status:</div><div>Checkmark: Unchecked</div><div>Author: dsdparsons</div><div>Date: 6/14/2017 1:45:44 PM</div><div>Color: <div></div></div></div>	<div><div>Strike lots and replace with units please. This plat does not create lots.</div></div>
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SF-17-017



Add Acceptance signature block for High Pines
Patio Homes



41.50

TRACT

"A"

4,806 sq.ft.

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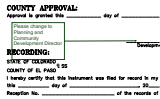
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*UNIT 8

(1558)

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Please change to Planning and Community Development Director

It has caused said parcel of land to be
on the accompanying plat, which plat is
sets forth the boundaries and dimensions
platted shall be known as HIGH PINES P
ACT "A" is hereby dedicated for owner
SOCIATION, INC.

What accompanying
plat?

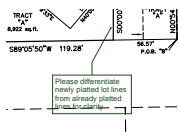
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What accompanying plat?



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Please differentiate newly platted lot lines from already platted lines for clarity