

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

COUNTY APPROVAL:

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

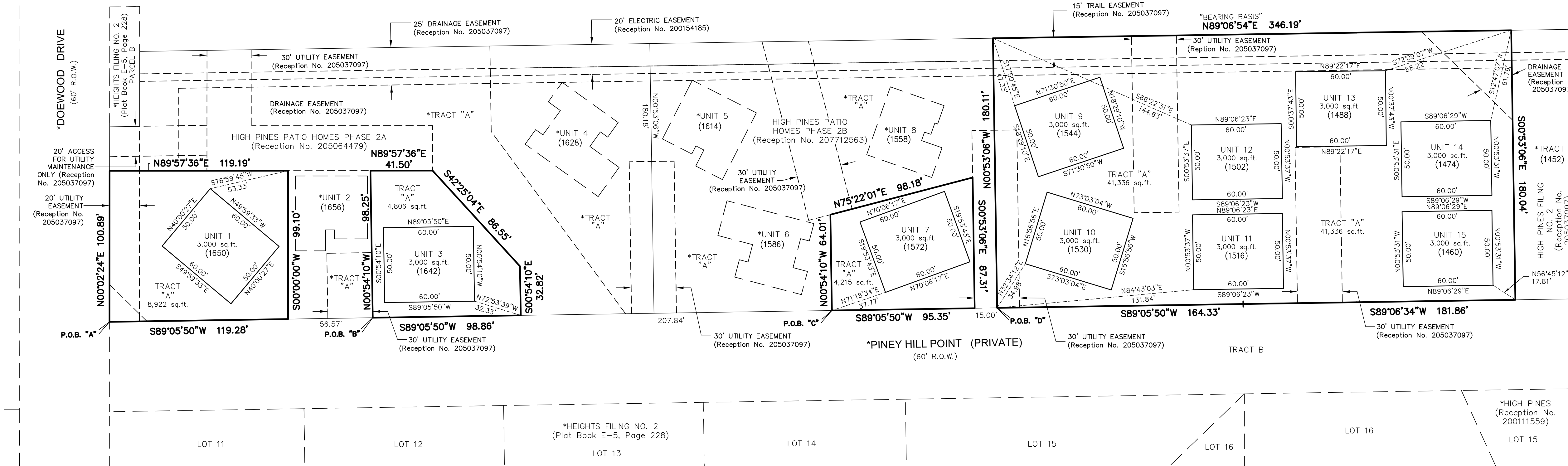
RECORDING:

STATE OF COLORADO
 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

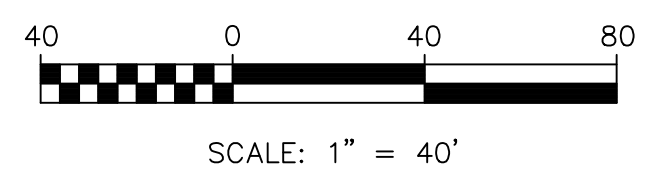
By: _____ Deputy

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



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: _____



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°22'24"E along the Westerly line of said Lot 67, 100.89 feet to a Southwest 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°00'00"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"E along the Easterly line of said TRACT "A", FILING 2B, 180.11 feet to a point on said Lot 67's Northernly 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

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

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:

1. * - Indicates recovered survey monument being a #4 rebar with Surveyor's Cap, PLS #20681
 - Indicates survey monument set with a #4 rebar with surveyor's cap, PLS #20681
2. 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.
3. * - Indicates not a part of this PHASE 2C.
4. The El Paso County Development Services Department must be contacted prior to the establishment of any driveway.
5. 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.
6. 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).
7. 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 plot may be vacated after the appropriate public hearings.
8. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
9. No direct access to County Line Road shall be permitted from PHASE 2C.
10. 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.
11. 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.

NOTES (continued):

12. Basis of Bearings: All bearings are based on that portion of the Northernly 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.
13. 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.
14. 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. Schoningher 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.
15. 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.
16. 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.
17. 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.
18. 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 ...

DIAL 811

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

No.	Description	By	Date

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

Land Development Consultants, Inc.
 PLANNING · SURVEYING

www.ldc-llc.com · TEL: (719) 528-6133 · FAX: (719) 528-8648
 3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT
 HIGH PINES PATIO HOMES
 PHASE 2C

Project No.: 15050
 Sheet: 1 of 1

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