

HIGH PINES PATIO HOMES PHASE 2E

A PORTION OF LOT 66, 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

BE IT KNOWN BY THESE PRESENTS:

That Cowell Construction, being the owner of the following described tract of land to wit:

A portion of the Northeast Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

That portion of Lot 66, Block 2, "HIGH PINES FILING NO. 2" (Reception No. 205037097, El Paso County, Colorado records), EXCEPT "HIGH PINES PATIO HOMES PHASE 2C" (Reception No. 207712608, said El Paso County records);

Containing 0.728 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and platted into units, a tract and easements 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 units, tract and the location of said easements, and which tract so platted shall be known as HIGH PINES PATIO HOMES PHASE 2E, El Paso County, Colorado. The undersigned does hereby grant to El Paso County, Colorado, those utility easements shown on this plat and further restricts the use of said easements to the County and/or its assigns, provided however that the sole right and authority to release or quit claim any such public easements shall remain exclusively vested in El Paso County. TRACT A, PHASE 2E is hereby dedicated for ownership and maintenance to the HIGH PINES PATIO HOME ASSOCIATION, INC.

IN WITNESS WHEREOF:

The aforementioned, Cowell Construction, has executed this instrument this _____ day of _____, 20____ A.D.

 COWELL CONSTRUCTION

By: _____ Brent W. Cowell By: _____ Sandra L. Cowell

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF ELBERT } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Brent W. Cowell and Sandra L. Cowell, d.b.a. COWELL CONSTRUCTION.

Witness my hand and seal
 My Commission expires _____

 Notary Public

OWNERSHIP/MAINTENANCE ACCEPTANCE:

THE HIGH PINES PATIO HOME ASSOCIATION, INC. accepts ownership and maintenance of the indicated PHASE 2E TRACT "A" as platted and/or as transferred via future Quitclaim documentation, in accordance with existing, amended and/or restated Declarations of Covenants, Conditions and Restrictions, this _____ day of _____, 20____ A.D.

HIGH PINES PATIO HOME ASSOCIATION, INC.

By: _____

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by _____ of HIGH PINES PATIO HOME ASSOCIATION, INC.

Witness my hand and seal
 My commission expires _____

 Notary Public

COUNTY APPROVAL:

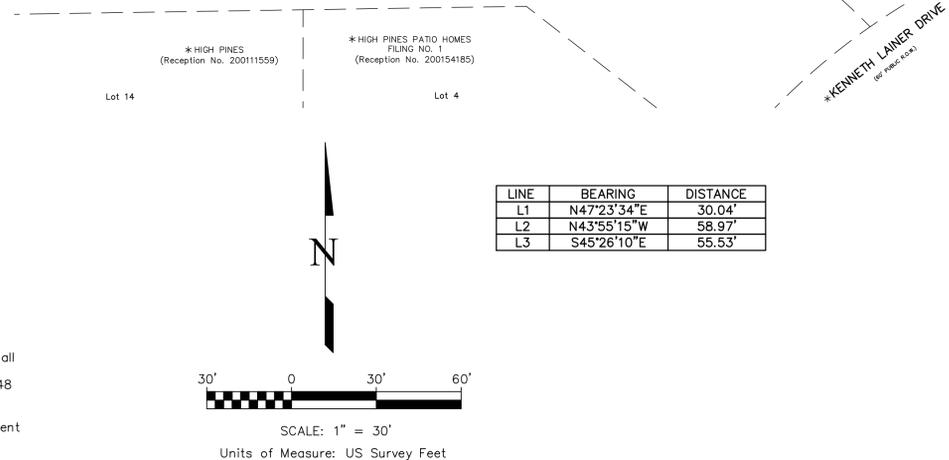
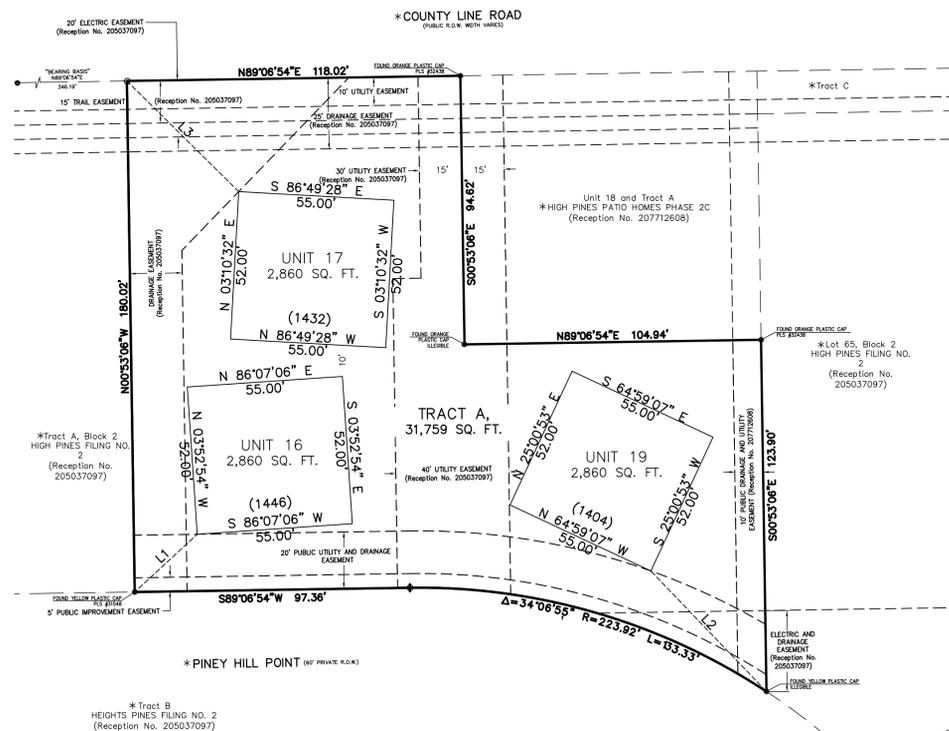
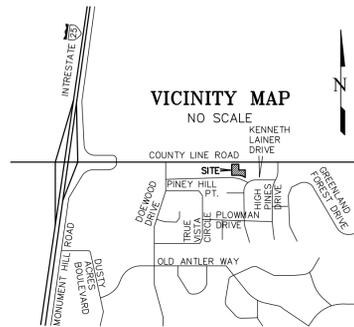
This plat for HIGH PINES PATIO HOMES PHASE 2E was approved for filing by the El Paso County, Colorado

Planning and Community Development Department Director on the _____ day of _____, 20____ A.D., subject to any notes or conditions specified hereon.

 Planning and Community Development Director

NOTES:

- - Indicates set survey monument being a #4 rebar with Surveyor's Cap, PLS #20681
 ○ - Indicates recovered survey monument, as noted.
 * - Indicates not a part of this PHASE 2E.
 (1404) - Indicates Lot (Unit Foundation) address.
- 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 CAPSTONE TITLE as Agent for STEWART TITLE GUARANTY COMPANY, Commitment No. 221148 dated April 30, 2022 at 8:00 a.m.
- The El Paso County Planning and Community Development Department must be contacted prior to the establishment of any driveway.



NOTES (continued . . .):

- 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 (effective date March 17, 1997) indicates the area in the vicinity of this plat 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 2E.
- The addresses 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 Planning and Community Development Department and the County Attorney's Office, common maintenance, common access and utility provisions among other items.
- 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 PHASE 2E property owner(s).

MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) is hereby granted a Blanket Easement over and across TRACT A, PHASE 2E 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 any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the improvements of the water and wastewater service system (Reception No. 206105039, El Paso County, Colorado records).

TRACT A, PHASE 2E 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 Units within Phase 2E 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 survey monumentation of the perimeter of Lots (Unit Foundations) 16, 17 and 19, inclusive (intended to envelop the existing foundation footprint), is the corner or a point on the as-built 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, PHASE 2E 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. Fire protection is provided by TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT (TLMFPD).
- The subdividers agree on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, 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.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by 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.

SURVEYOR'S CERTIFICATION:

I, David V. Hostetler, 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 December 8, 2021 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 laws of the State of Colorado dealing with monuments, subdivision or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____ A.D.

David V. Hostetler
 Colorado Professional Land Surveyor No. 20681

RECORDING:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

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.

SURCHARGE: _____ CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ Deputy

According to Colorado law, legal action based upon any defect in this survey first discovered after you first discover the error, in no event, may any action based upon any defect in this survey be brought more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .

811

DIAL 811

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

REVISIONS	
No.	Description
1	DATA CLARIFICATION
2	HPHFA COMMENTS
3	COUNTY COMMENTS

H Scale:	1" = 30'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	

Land Development Consultants, Inc.

PLANNING · SURVEYING

www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
 3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

HIGH PINES PATIO HOMES PHASE 2E - FINAL PLAT

Project No.: 21053

Sheet: 1 of 1