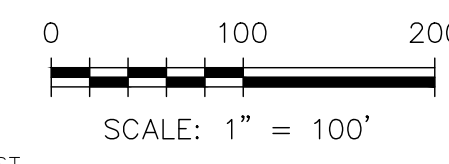
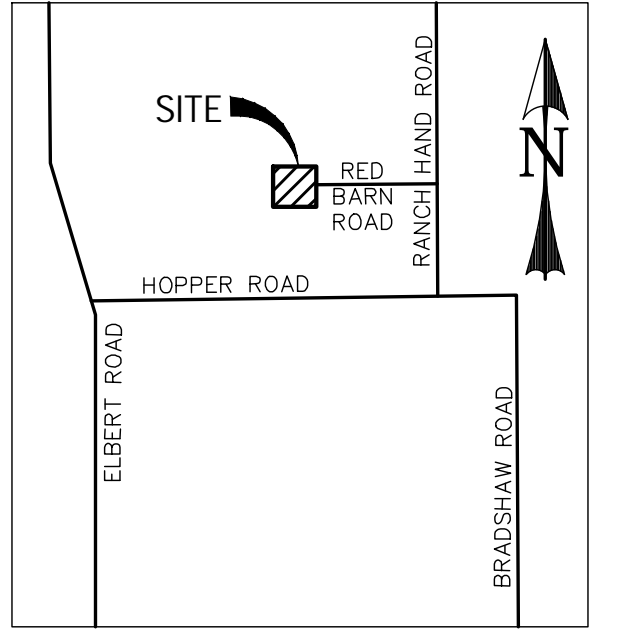
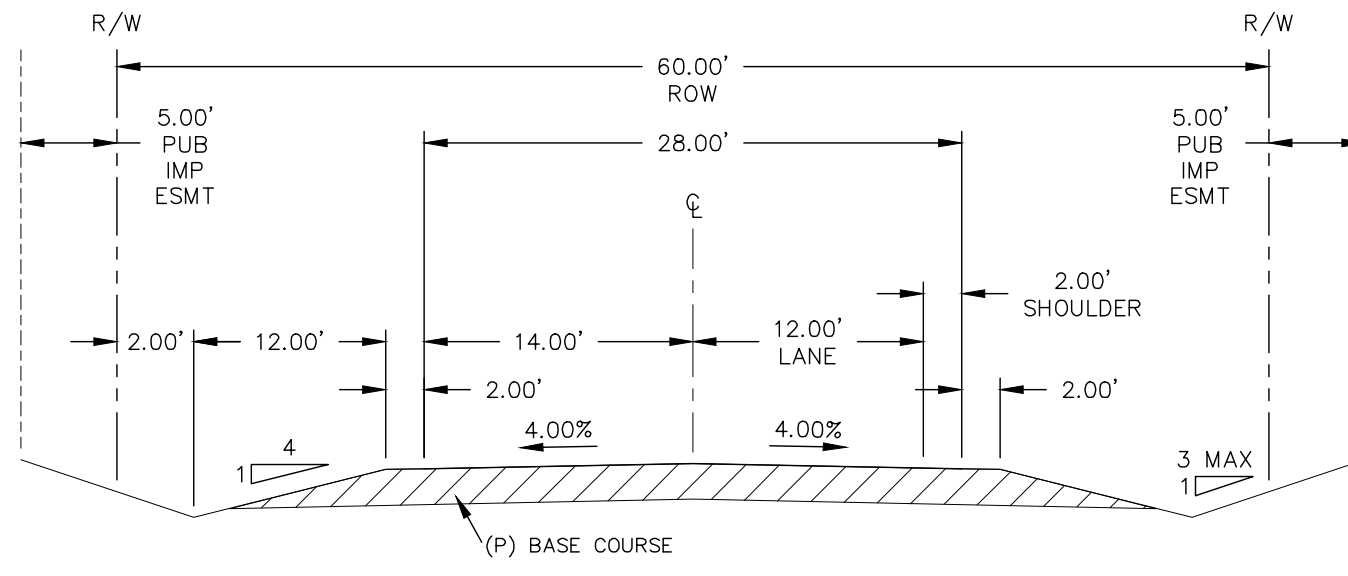
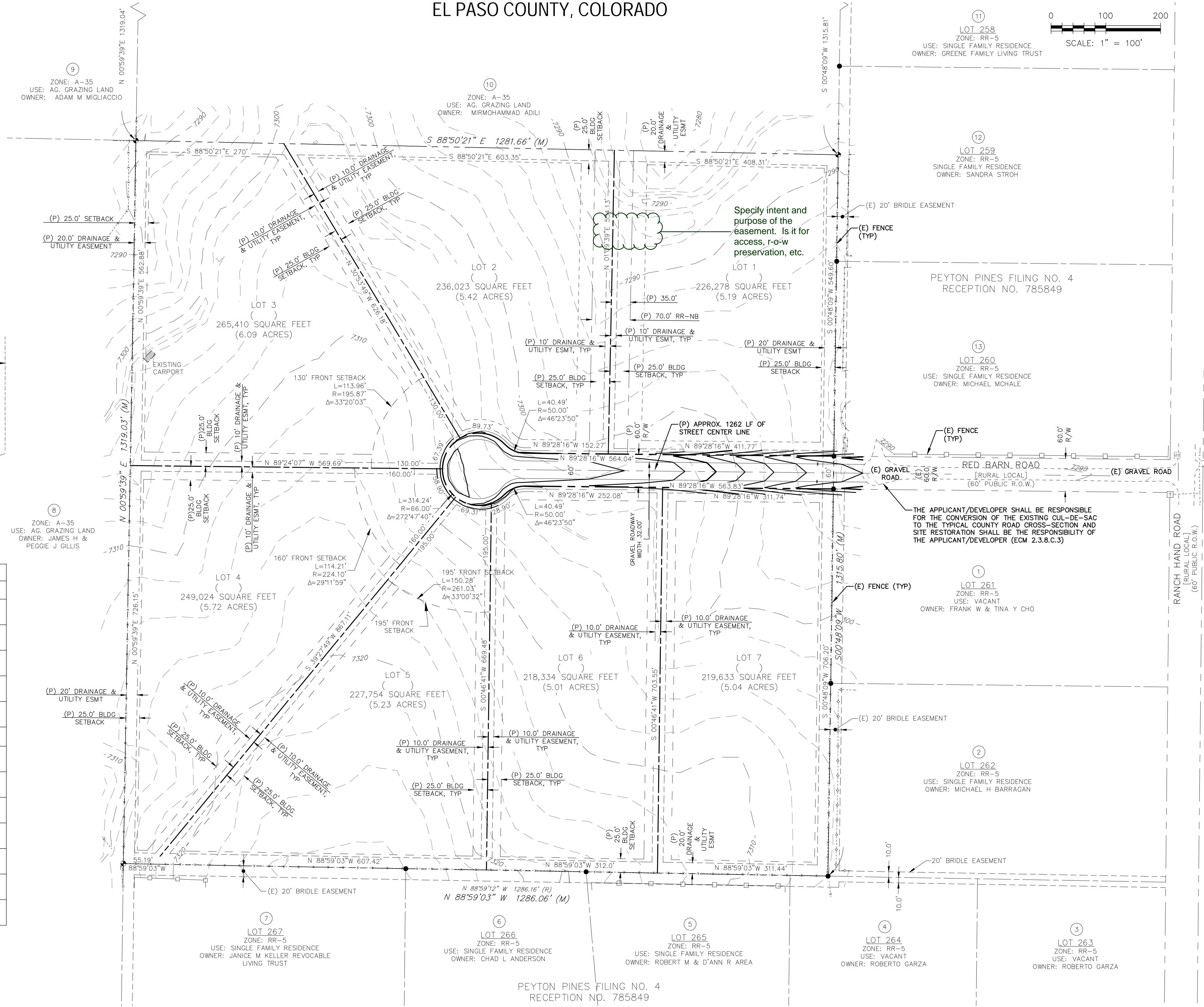


# PINE VIEW ESTATES FILING NO. 1 PRELIMINARY PLAN

## SECTION 13, TWP 11, RANGE 64 WEST OF 6TH PRINCIPLE MERIDIAN EL PASO COUNTY, COLORADO



- LEGEND**
- EXISTING
  - PROPOSED
  - ADJACENT OWNER TABLE ID NUMBER
  - LOT ADDRESS
  - BOUNDARY
  - RIGHT-OF-WAY
  - LOT LINE
  - EASEMENT
  - EASEMENT - "NO BUILD"
  - (E) CONTOUR, INDEX
  - (E) CONTOUR
  - (P) CONTOUR, INDEX
  - (P) CONTOUR
  - (P) "NO BUILD" AREA
  - (E) UG ELECTRIC
  - (E) UG TELEPHONE



ADJACENT OWNERS LIST			
ID NO.	OWNER	POINT OF CONTACT	MAILING ADDRESS
1	FRANK W & TINA Y CHO	FRANK W & TINA Y CHO	400 MACKENA PLACE PLACENTIA, CA 92870-5158
2	BARRAGAN MICHAEL H	BARRAGAN MICHAEL H	18030 RANCH HAND ROAD PEYTON, CO 80831-7125
3	ROBERTO GARZA	ROBERTO GARZA	3755 TUTT BLVD, APT. 120 COLORADO SPRINGS, CO 80922-2527
4	ROBERTO GARZA	ROBERTO GARZA	3755 TUTT BLVD, APT. 120 COLORADO SPRINGS, CO 80922-2527
5	ROBERT M & D'ANN R AREA	ROBERT M & D'ANN R AREA	16605 OAK BRUSH LOOP PEYTON, CO 80831-7128
6	CHAD L ANDERSON	CHAD L ANDERSON	16715 OAK BRUSH LOOP PEYTON, CO 80831-7114
7	JANICE M KELLER REVOCABLE LIVING TRUST	JANICE M KELLER, CO-TRUSTEE JOHN R KELLER, CO-TRUSTEE	16755 OAK BRUSH LOOP PEYTON, CO 80831-7114
8	JAMES H & PEGGIE J GILLIS	JAMES H & PEGGIE J GILLIS	16746 HOPPER RD PEYTON, CO 80831-9407
9	ADAM M MIGLIACCIO	ADAM M MIGLIACCIO	16561 WILD HORSESHOE VW PEYTON, CO 80831-9548
10	MIRMOHAMMAD ADILI	MIRMOHAMMAD ADILI	17400 SW 48TH ST FORT LAUDERDALE, FL 33331-1106
11	GREENE FAMILY LIVING TRUST	GREENE FAMILY LIVING TRUST	18220 RANCH HAND ROAD PEYTON, CO 80831-7125
12	SANDRA STROH	SANDRA STROH	18175 SUNBURST DRIVE MONUMENT, CO 80132-8297
13	MICHEAL MCHALE	MICHEAL MCHALE	17170 RED BARN ROAD PEYTON, CO 80831-7124

- OWNER / SUBDIVIDER:**  
ALICE OWENS  
18430 LOST RANGER ROAD  
PEYTON, CO 80831-7650  
(719) 596-7447
- CIVIL ENGINEER:**  
CATAMOUNT ENGINEERING  
P.O. BOX 221  
WOODLAND PARK, CO 80866  
CONTACT: DAVID MIJARES, PE  
(719) 426-2124
- ELECTRIC:**  
MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.  
11140 EAST WOODMEN ROAD  
FALCON, CO 80831  
CONTACT: DAVID WALDNER, ENGINEERING MANAGER  
(719) 494-2675
- GAS:**  
TO BE PROPANE BY INDIVIDUAL LOT OWNER

- NOTES:**
- SIDE & REAR LOT LINE BUILDING SETBACKS = 25' FOR ALL LOTS (EXCEPT LOT 5)
  - LOT 5 SIDE & REAR LOT LINE BUILDING SETBACKS ARE AS FOLLOWS:  
NORTH & EAST LOT LINE BUILDING SETBACKS = 25'  
WEST LOT LINE BUILDING SETBACK = 95'  
SOUTH LOT LINE BUILDING SETBACK = 60'  
SOUTHWEST LOT LINE BUILDING SETBACK = 200'
  - LOT 4 NORTH LOT LINE BUILDING SETBACK = 60'  
NORTHEAST LOT LINE BUILDING SETBACK = 200'
  - LOT 3 NORTH LOT LINE BUILDING SETBACK = 200'
  - ALL FRONT LOT PUBLIC IMPROVEMENTS EASEMENTS = 5' (BASED ON RED BARN ROAD EXTENSION INTO PROJECT SITE)
  - REAR LOT DRAINAGE & UTILITY EASEMENTS = 20' (ALL LOTS) & LOT 5 (SOUTH LINE) ARE = 30'
  - LOT 5 WEST LINE DRAINAGE, UTILITY & PUBLIC IMPROVEMENTS EASEMENT = 70'
  - SERVICE FEES TO BE PAID AS FOLLOWS:  
PARK \$ 3,269 (FEE IN LIEU OF LAND DEDICATION)  
SCHOOL \$ 1,295  
DRAINAGE NO DRAINAGE FEE (BIJOU CREEK)  
TRAFFIC \$8,547 (INCLUSION IN 10 MIL PID)
  - UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (USE 5' FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT (USE 7 FEET FOR LOTS SMALLER THAN 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**LEGAL DESCRIPTION:**

THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS:  
THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO - EXCLUDING THAT PORTION OF SAID SECTION 13 AS BEING DESCRIBED IN BOOK 6715 AT PAGE 96 THRU PAGE 102 AT RECEPTION NO. 9550782 AND AS DESCRIBED AT RECEPTION NO. 218065458, AS RECORDED IN EL PASO COUNTY, COLORADO.  
SAID PARCEL DESCRIBED AS COMMENCING AT THE SURVEY MONUMENTED NORTHWEST CORNER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST, 6TH PRINCIPAL MERIDIAN, SAID SECTION CORNER BEING THE SOUTHWEST CORNER OF PEYTON PINES SUBDIVISION - FILING #4 AS RECORDED IN PLAT BOOK N3 AT PAGE 120, SHEET 7, EL PASO COUNTY; THENCE S 89°02'04" EAST ON A TRUE NORTH NORTH/MERIDIAN BEARING AS DETERMINED BY SOLAR OBSERVATION 300.00' ALONG THE SECTION LINE COMMON TO SECTIONS 12 AND 13 TO THE NORTHEAST CORNER OF THAT PORTION (SECTION 13) OF THE PARCEL DESCRIBED IN SAID BOOK 6715 AT PAGE 96, SAID POINT BEING THE TRUE POINT-OF-BEGINNING FOR THE FOLLOWING DESCRIBED REMAINING PORTION OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13;  
THENCE S 0°39'33" W 335.60' TO A POINT; THENCE N 89°02'04" W 300.00' TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 13 AND 14; THENCE S 0°39'33" W 2202.71' ALONG SAID SECTION LINE TO THE SURVEY MONUMENTED WEST QUARTER CORNER OF SAID SECTION 13; THENCE EASTERLY ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 13 AND BEING COMMON TO THE NORTHERLY BOUNDARY OF "PEYTON PINES SUBDIVISION" APPROXIMATELY 1286.16' TO THE SOUTHWEST CORNER OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER; THENCE NORTHERLY APPROXIMATELY 2631.43' ALONG THE EASTERLY LINE OF SAID WEST ONE-HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13 AND COMMON TO THE WESTERLY LINE OF SAID "PEYTON PINES SUBDIVISION" TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF SAID NORTHWEST QUARTER; THENCE WESTERLY APPROXIMATELY 977.34' ALONG THE SECTION LINE COMMON TO SECTIONS 12 AND 13 AND ALSO COMMON TO THE SOUTHERLY BOUNDARY OF SAID "PEYTON PINES SUBDIVISION" TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

**SEWAGE & WATER INFO:**

SEWAGE DISPOSAL MEANS:  
INDIVIDUAL SEWAGE DISPOSAL SYSTEMS

WATER SOURCE:  
INDIVIDUAL WELLS

REV.	DESCRIPTION	DATE

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PREPARED FOR:  
**ALICE OWENS**  
18430 LOST RANGER ROAD  
PEYTON, CO 80831-7650  
PHONE: (719) 596-7447

**CATAMOUNT ENGINEERING**  
331 W. HENRIETTA AVE  
WOODLAND PARK, CO 80866  
PO BOX 221  
(719) 426-2124

**PINE VIEW ESTATES  
FILING NO. 1  
PRELIMINARY PLAN**

PCD FILE NO: SP-20-004

DESIGNED BY:	DLM	DRAWN BY:	DBM
SCALE:	1"=100'	DATE:	03/09/21
JOB NUMBER	18-158	SHEET	1 OF 1