

FINAL PLAT  
**PINE VIEW ESTATES**  
 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

That Alice Jolene Owens, being the owner of the following described tract of land to wit:

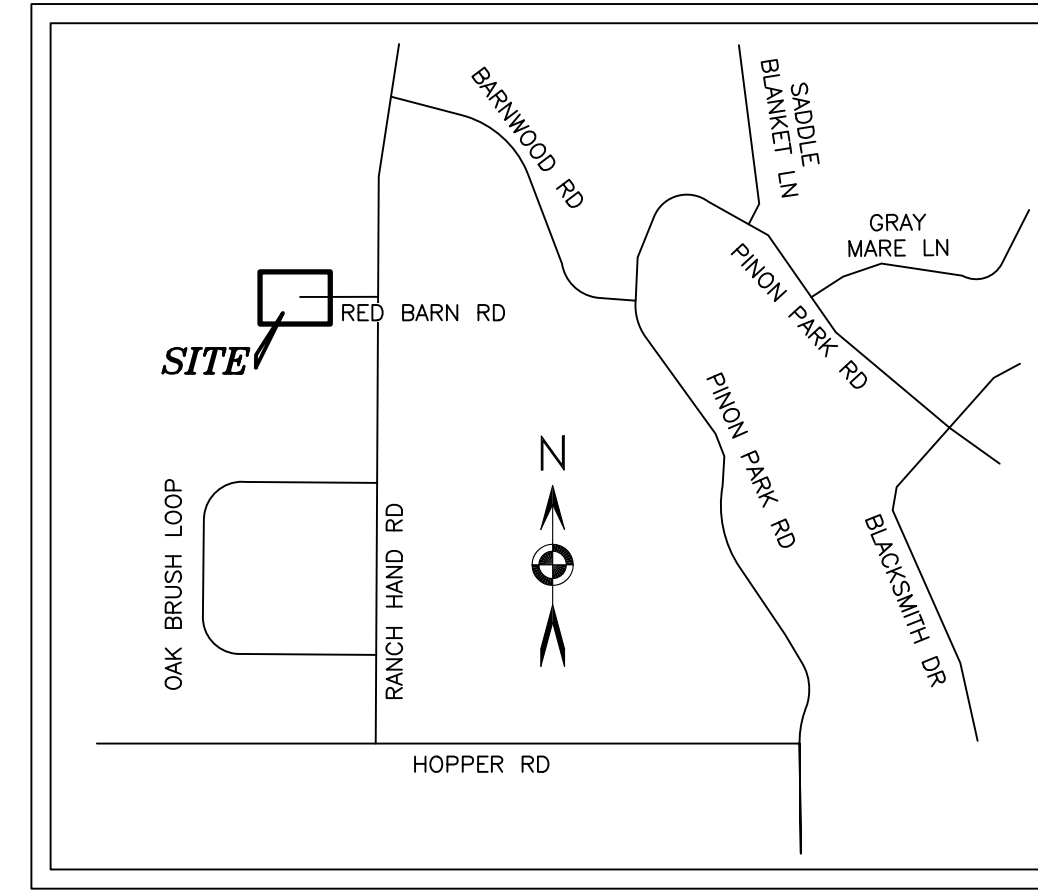
THAT PORTION OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN AS DESCRIBED AS FOLLOWS:

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. 95090782 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 SECTIONLINE 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, 435.60' TO A POINT; THENCE N 89°02'04" W, 300.00 TO A POINT ON THE SECTIONLINE COMMON TO SECTIONS 13 AND 14; THENCE S 0°39'33" W, 2202.71 ALONG SAID SECTIONLINE 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 SOUTHEAST 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 SECTIONLINE 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.

Also known as the Southwest Quarter of the Northwest Quarter of Section 13, Township 11 South, Range 64 West, County of El Paso, State of Colorado



VICINITY MAP  
(NOT TO SCALE)

**DEDICATION**

The above owner has caused said parcel of land to be platted into lots, right-of-way dedication, and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as **PINE VIEW ESTATES** in the County of El Paso, State of Colorado.

**OWNERS CERTIFICATE**

The undersigned, being all the owners and mortgagees in the land described herein, have laid out, subdivided, and platted said lands into lots, roads, and easements as shown hereon under the name and subdivision of **PINE VIEW ESTATES**. 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 proper 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, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown 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.

By: Alice Jolene Owens \_\_\_\_\_

**COUNTY APPROVAL**

This plat for **PINE VIEW ESTATES** was approved for filing by the El Paso County, Colorado Planning and Community

Development Department this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 Planning and Community Development Director Date

**SURVEYOR'S STATEMENT**

I Spencer J. Barron, 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, 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\_\_

\_\_\_\_\_  
 Spencer J. Barron  
 State of Colorado Professional Land Surveyor No. 38141  
 For and on behalf of Barron Land, LLC

**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

**FEES:**

Drainage Fee: \_\_\_\_\_

School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_

Park Fee:     \$3,269.00    

**SURVEYOR'S NOTES**

1. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. This survey was performed in the field on June 28, 2019.
5. The overall subject parcel contains a calculated area of 1,691,360 square feet (38.8228 acres) of land, more or less.
6. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment 36200-19-02422, with an effective date of June 27, 2019 as provided by North American Title Company of Colorado.
7. BASIS OF BEARINGS: Bearings are based upon the East line of the Southwest Quarter of the Northwest Quarter Section 13, T11S, R64W, monumented on both the North and South ends with a #5 rebar and 1.5" aluminum cap "JR DEV RLS 10377" and is assumed to bear S 00°48'09" W, a distance of 2631.61 feet.
8. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Department: Onsite Wastewater Treatment Report; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
9. 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.
10. Unless otherwise indicated, all front lot lines are hereby platted with a 10 foot public utility and drainage easement and a 5 foot public improvement easement. All side lot lines are hereby platted with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
11. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
15. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
16. Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
17. 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 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.
18. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
19. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0350G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined outside the 0.2% annual chance floodplain).
20. At the time of approval of this project, this property is located within the Peyton Fire Protection District.
21. Due to wildfire concerns, 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.
22. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
23. Surface Investigation and Soils Report was completed by W.W. Enterprises on August 15, 2019 as project No. 19-3028. Water Resources Report was completed by JDS-Hydro Consultants Inc. in August 2019 and revised in November 2019. Geological Hazard Report was completed by W.W. Enterprises on August 15, 2019 and are on file at the County Department.
24. Routine maintenance (mowing, weed treatment, trash pickup) within the prudent line to be the responsibility of the landowner.
25. The Subdivider(s) agrees 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. 16-454), 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.
26. Found and or set monuments shown hereon are flush with grade unless noted otherwise.
27. The parcel to be platted hereon is the same property as described in the record legal description as recorded under Reception No. 96103570 and as provided by North American Title Company of Colorado. The field measured bearings and distances shown hereon may differ from the record legal description, however, to best of the surveyor's opinion, knowledge, and belief, the surveyed monumentation does not create gaps, gores or overlaps from said legal description of record.
28. Owner, or its successors and assigns shall advise the Property Owners Association (or Homeowners Association) and immediate successors in interest of these lots of all applicable requirements of the Colorado Ground Water Commission Findings and Order entered in Determination No. 1588-BD and the replacement plan for Determination No. 1588-BD and their costs of operating the replacement plan and responsibility for metering and collecting data regarding water withdrawals from wells.

- Water withdrawal and wells are subject to limitations, restrictions and replacement requirements and responsibilities as found within the Covenants for this subdivision recorded in Reception No. \_\_\_\_\_ of the Office of the El Paso County Clerk and Recorder and the terms of the water court approved water augmentation plan.

DATE: 04/23/2020		REVISIONS		BARRON LAND
No.	Remarks	Date	By	
1	EL PASO COUNTY COMMENTS	12/02/20	TAH	BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION 2790 N. Academy Blvd, Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com
2	EASEMENT REVISIONS	3/05/21	TAH	
3	EASEMENT NOTE	7/02/21	TAH	

**FINAL PLAT**  
**PINE VIEW ESTATES**  
 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO

**RECORD LEGAL DESCRIPTION PARCEL EXHIBIT**  
 (FOR REFERENCE PURPOSES ONLY)  
 SCALE: 1"=200'

POINT OF COMMENCEMENT  
 FOUND #6 REBAR WITH 3" ALUMINUM CAP, "PLS 15651"  
 ACCEPTED AS NW CORNER OF SECTION 13

FOUND #5 REBAR WITH 1.5" ALUMINUM CAP "JR DEV RLS 10377"  
 ACCEPTED AS W 1/4 OF SECTIONS 12 & 13

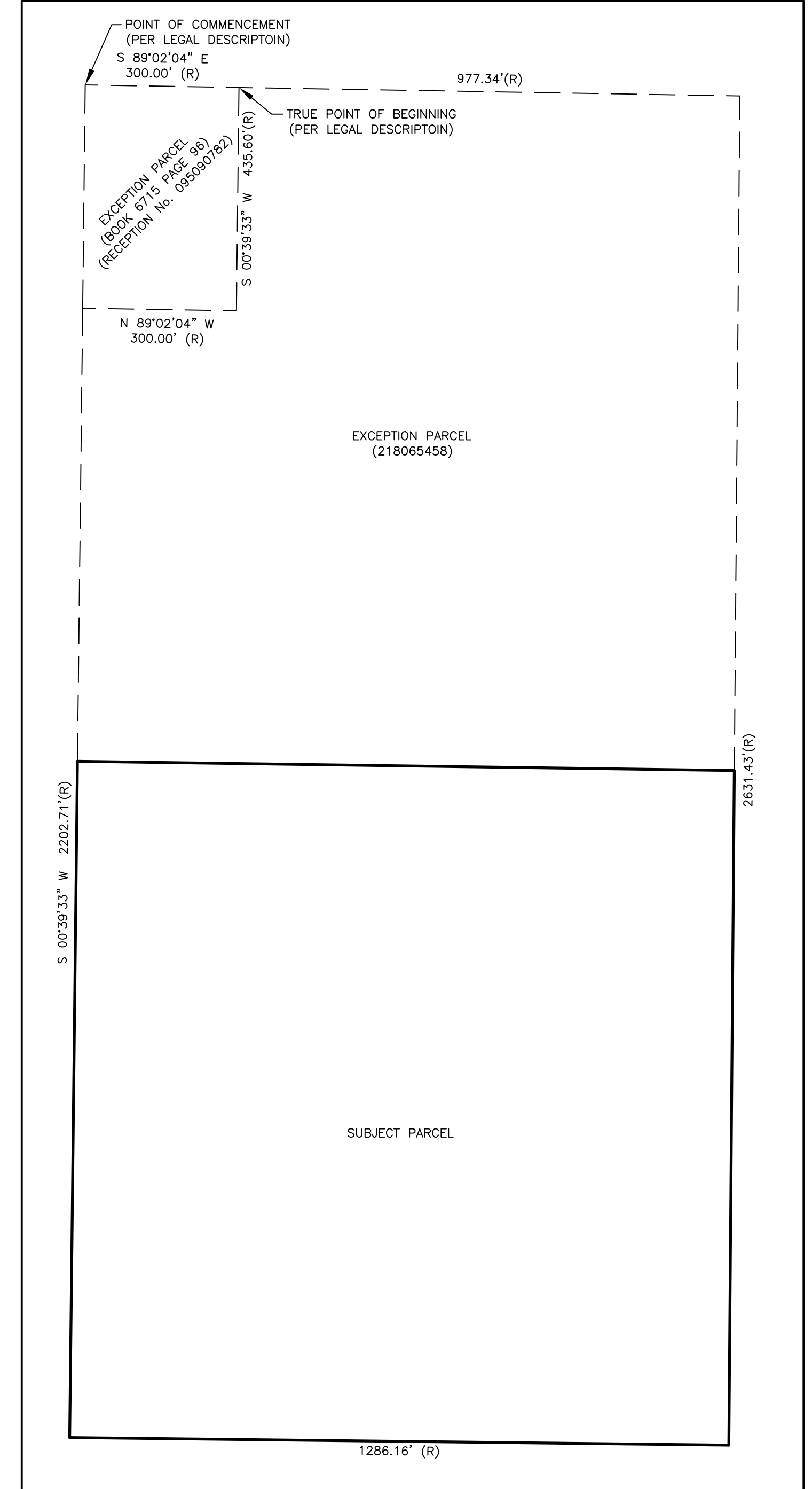
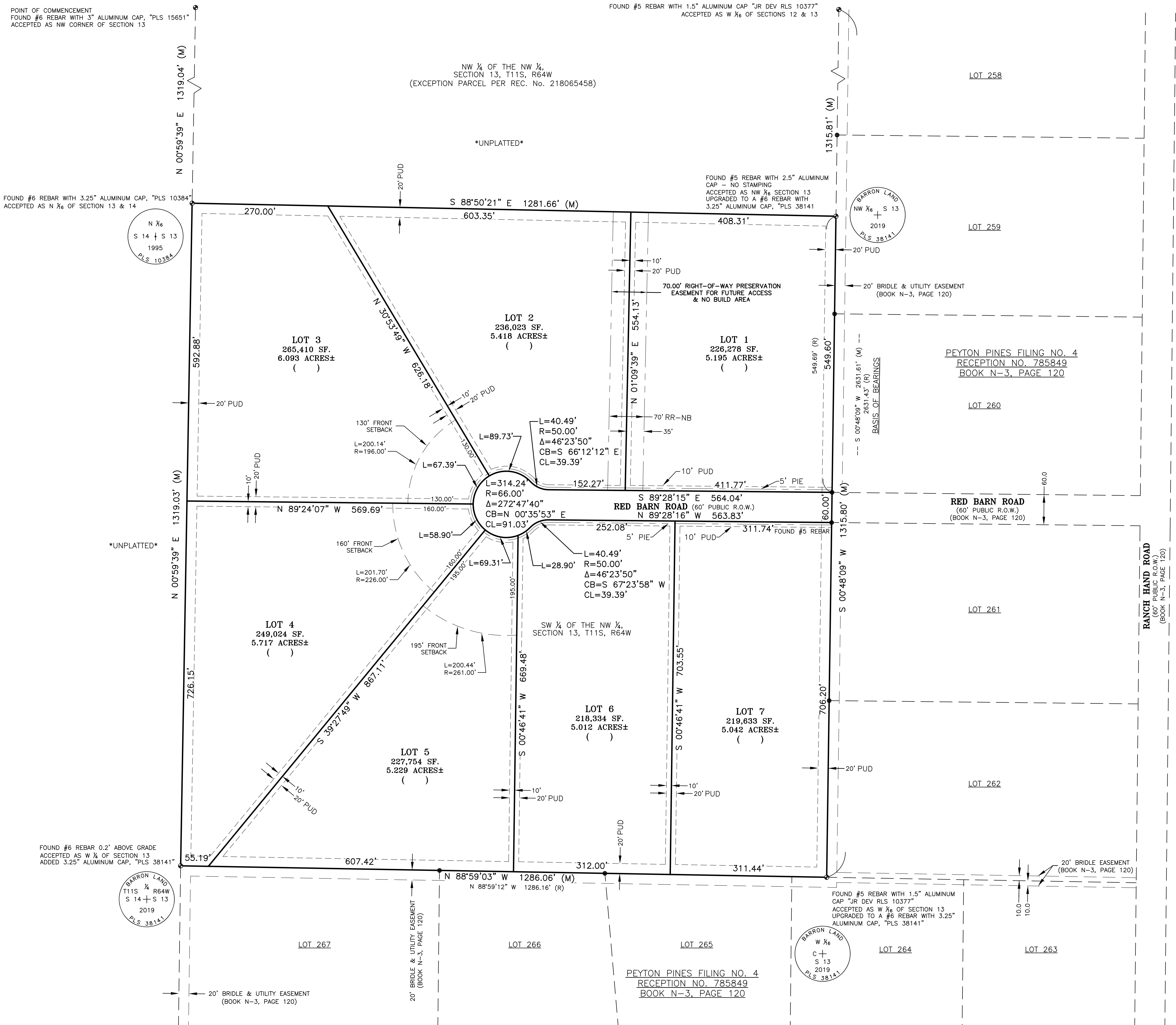
NW 1/4 OF THE NW 1/4  
 SECTION 13, T11S, R64W  
 (EXCEPTION PARCEL PER REC. No. 218065458)

FOUND #6 REBAR WITH 3.25" ALUMINUM CAP, "PLS 10384"  
 ACCEPTED AS N 1/4 OF SECTION 13 & 14

FOUND #5 REBAR WITH 2.5" ALUMINUM  
 CAP - NO STAMPING  
 ACCEPTED AS NW 1/4 SECTION 13  
 UPGRADED TO A #6 REBAR WITH  
 3.25" ALUMINUM CAP, "PLS 38141"

N 1/4  
S 14 + S 13  
1995  
PLS 10384

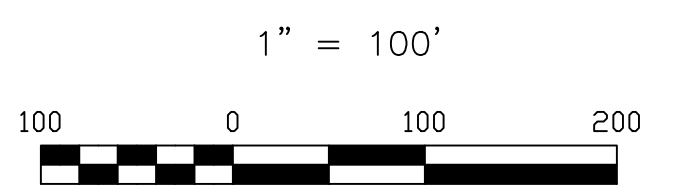
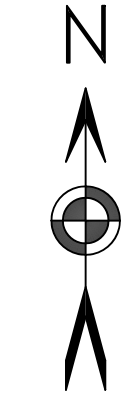
BARRON LAND  
NW 1/4 S 13  
2019  
PLS 38141



**NOTE:**  
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**LEGEND**

- FOUND #5 REBAR WITH 1.5" ALUMINUM CAP "JR DEV RLS 10377" UNLESS OTHERWISE NOTED
- FOUND/SET PUBLIC LAND SYSTEM SURVEY MONUMENT AS NOTED
- PIE PUBLIC IMPROVEMENT EASEMENT
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- RR-NB RIGHT-OF-WAY RESERVATION & NO-BUILD AREA
- (M) MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- ( ) ADDRESS



DATE: 04/23/2020		REVISIONS	
No.	Remarks	Date	By
1	EL PASO COUNTY COMMENTS	12/02/20	TAH
2	EASEMENT REVISIONS	3/05/21	TAH
3	EASEMENT NOTE	7/02/21	TAH

**BARRON LAND**

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SF-20-019