

FINAL PLAT
PINE HILLS FILING No. 2
A REPLAT OF LOTS 1, 2, AND 3, BLOCK 3, PINE HILLS
A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

That Nancy D. Milka, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

Lots 1 & 2, Block 3, Pine Hills, County of El Paso, State of Colorado, according to the plat recorded in Plat Book Y at Page 44.

(Per the Quitclaim Deed recorded under Reception No. 224035878)
(Per the Beneficiary Deed recorded under Reception No. 224085795)

Address of Record: 17290 and 17220 Mitchell Avenue, Monument, CO 80132
Assessor's Parcel No.: 7122002093 and 7122002095

BE IT KNOWN BY THESE PRESENTS:

That James S. Smith, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

Lot 3, Block 3, Pine Hills, County of El Paso, State of Colorado, according to the plat recorded in Plat Book Y at Page 44.

(Per the Quit Claim Deed recorded under Reception No. 224045482)

Address of Record: 17150 Mitchell Avenue, Monument, CO 80132
Assessor's Parcel No.: 7122002096

DEDICATION

The above owners have caused said parcels of land to be platted into three (3) lots as shown hereon. The tract of land herein platted shall be known as PINE HILLS FILING NO. 2 in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Nancy D. Milka, has executed this instrument this ____ day of _____, 20____, A.D.

Nancy D. Milka, Owner

OWNERS CERTIFICATE

The undersigned, being all the owner, beneficiaries of deeds of trust, and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of PINE HILLS FILING NO. 2. 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: Nancy D. Milka, Owner, _____

STATE OF COLORADO } SS
COUNTY OF EL PASO

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Nancy D. Milka, Owner

Witness my hand and seal:

My Commission expires _____

Notary Public _____

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, James S. Smith, has executed this instrument this ____ day of _____, 20____, A.D.

James S. Smith, Owner

OWNERS CERTIFICATE

The undersigned, being all the owner, beneficiaries of deeds of trust, and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of PINE HILLS FILING NO. 2. 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: James S. Smith, Owner, _____

STATE OF COLORADO } SS
COUNTY OF EL PASO

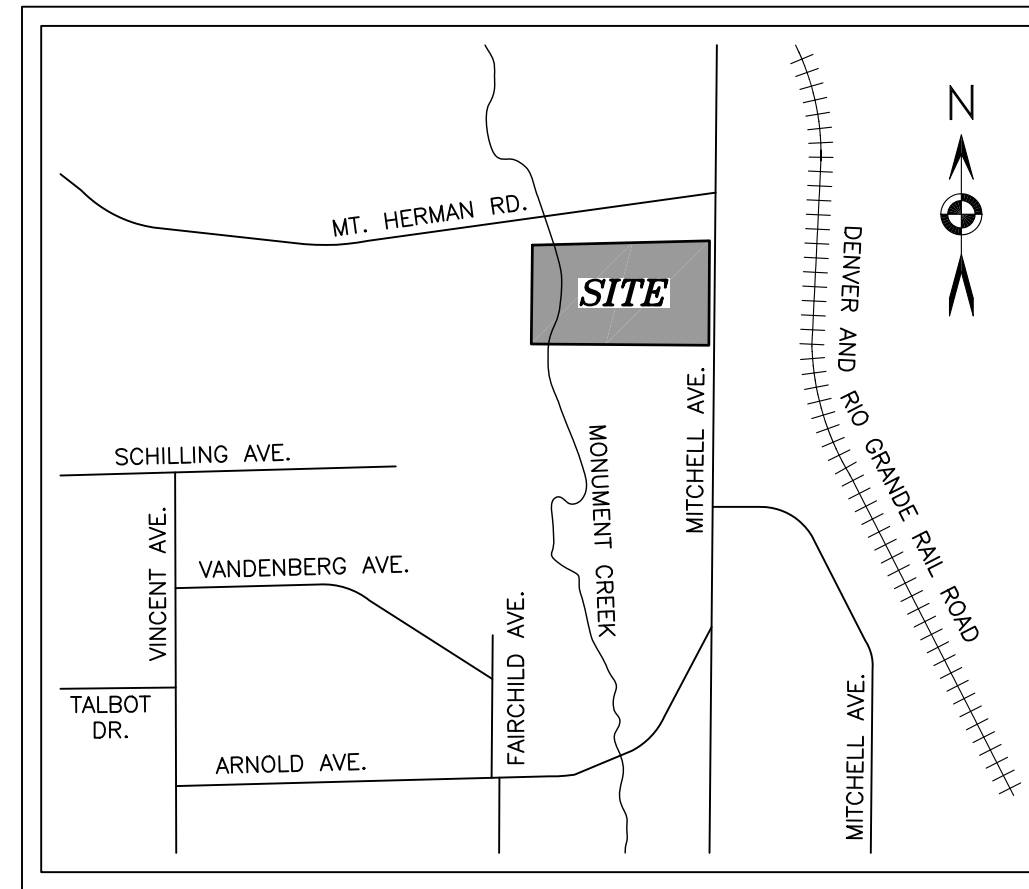
The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: James S. Smith, Owner

Witness my hand and seal:

My Commission expires _____

Notary Public _____



VICINITY MAP
(NOT TO SCALE)

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. A U.S. Survey Foot is defined as 1200/3937 meters.
4. 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 File No. 8555COR-C2 with an effective date of April 4, 2026 at 7:30 a.m., 8554COR-C2 with an effective date of May 4, 2026 at 7:30 a.m. and 8553COR-C3 with an effective date of January 14, 2026 at 7:30 a.m. as provided by Core Title Group LLC, Westcor Land Title Insurance Company and American Land Title Association.
5. This survey was performed in the field on February 6, 2026.
6. The overall subject parcel contains a calculated area of 677,377 square feet (15.55 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon the common line between Lots 2 and 3, Block 3, Pine Hills, recorded October 11, 1956 in Plat Book Y at Page 44 in the records of El Paso County, monumented on the East end with a 1 1/4" steel pipe, 0.1' below grade and monumented on the West end with a 1" steel pipe, 1.0' below grade and is assumed to bear N 89°35'00" W, a field measured distance of 1092.00 feet.
8. Unless stated otherwise, all found or set monuments are flush with grade.
9. The approval of this Replat vacates all prior plats for the area described by this plat.
10. 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. 25-337), or any amendments thereto, at or prior to the time of building permit submittal. 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.
11. 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.
12. Wastewater service for this subdivision is provided by the Monument Sanitation District and is subject to the District's rules, regulations and specifications. The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
13. 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.
14. No driveway shall be established unless an access permit has been granted by El Paso County.
15. 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.
16. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
17. 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.
18. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
19. Access will be obtained directly from Mitchell Avenue.
20. Parcels may be subject to the notes, easements and restrictions as shown on the plat of Pine Hills recorded October 11, 1956 in Plat Book Y at Page 44 and as amended by Supplemental Statement and Certificate recorded October 24, 1956 in Book 1598 at Page 584.
21. Parcels may be subject to the covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded in Book 1608 at Page 127 and any and all amendments and/or supplements thereto.
22. Parcels may be subject to the terms, agreements, provisions, condition and obligations as contained in Grant of Right of Way to Mountain View Electric Association Inc. a Colorado Corporation recorded October 7, 1994 as Reception No. 94139598.
23. Parcels may be subject to the terms, agreements, provisions, condition and obligations as contained in Grant of Right of Way to Mountain View Electric Association Inc., a Colorado Corporation recorded August 11, 1994 as Reception No. 94163480.
24. Parcels may be subject to the terms, agreements, provisions, conditions, obligations and easements as contained in Order for Inclusion recorded August 27, 1996 at Reception No. 96108345.
25. Parcels may be subject to the terms, agreements, provisions, conditions and obligations as contained in Warranty Deed and Agreement to Easements and Release of Existing Easements recorded January 16, 1998 at Reception No. 98006302.
26. Parcels may be subject to the terms, agreements, provisions, condition and obligations as contained in Resolution No. 08-414 recorded December 16, 2008 as Reception No. 208132278.
27. Parcels may be subject to the terms, agreements, provisions, condition and obligations as contained in Permanent Easement recorded July 27, 2009 as Reception No. 209086754.

FLOOD PLAIN CERTIFICATION:

According to the Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0278G and 08041C0259G, effective dates December 7, 2018, indicate that portions of these parcels of land are located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), Zone AE (Base flood elevations determined), and Zone AE (Floodway). Approximate locations of Zone AE and Zone AE-Floodway are shown hereon.

EASEMENT STATEMENT:

Unless otherwise indicated, all side lot lines are hereby platted with a 10 foot public utility and drainage easement. All front, rear, and 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.

All utility easements that are dedicated herein for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

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 February 6, 2026, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

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

This plat for PINE HILLS FILING NO. 2 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the ____ day of _____, 20____, subject to any notes or conditions specified hereon.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record at my office at ____ o'clock ____ this ____ day of _____, 20____, A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Steve Schleiker, Recorder

By: _____
Deputy

FEEES:

- School Fee: _____
- Bridge Fee: _____
- Park Fee: _____
- Drainage Fee: _____

OWNER OF RECORD:

Nancy D. Milka
1774 Willow Park Way
Monument, CO 80132

OWNER OF RECORD:

James S. Smith
17150 Mitchell Avenue
Monument, CO 80132
719-660-5274

DATE: 05/05/2026		REVISIONS	
No.	Remarks	Date	By

CITY No. AR FP XX-XXXX

BARRON LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

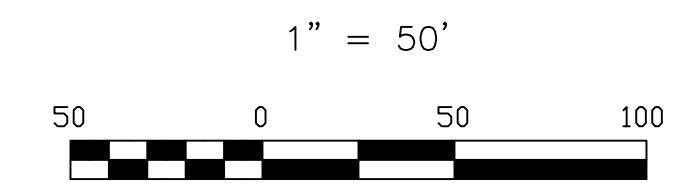
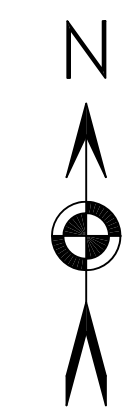
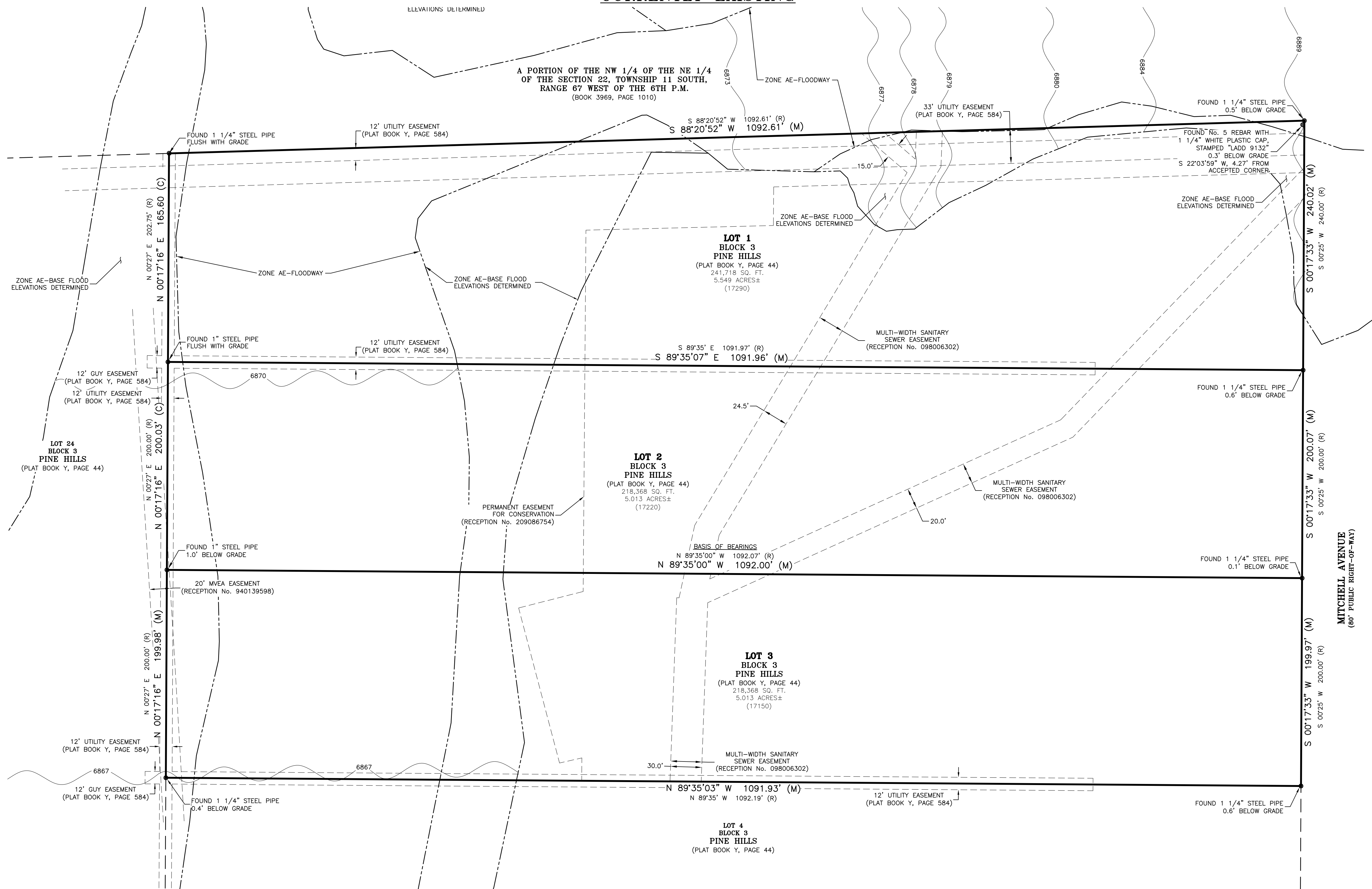
PROJECT No.: 25-037 SHEET 1 OF 3

FINAL PLAT

PINE HILLS FILING No. 2

A REPLAT OF LOTS 1, 2, AND 3, BLOCK 3, PINE HILLS
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

CURRENTLY EXISTING



- LEGEND**
- FOUND MONUMENT AS NOTED HEREON
 - (M) FIELD-MEASURED DIMENSIONS
 - (R) RECORD DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - (XXXXX) LOT ADDRESS
 - SUBJECT PARCEL LINE(S)
 - - - ADJACENT PARCEL LINE(S)
 - - - EASEMENT LINE(S)
 - - - FLOOD ZONE LINE (APPROXIMATE)
 - ~ ~ ~ BASE FLOOD ELEVATION

MITCHELL AVENUE
 (60' PUBLIC RIGHT-OF-WAY)

CITY No. AR FP XX-XXXX

DATE: 05/05/2026		REVISIONS	
No.	Remarks	Date	By

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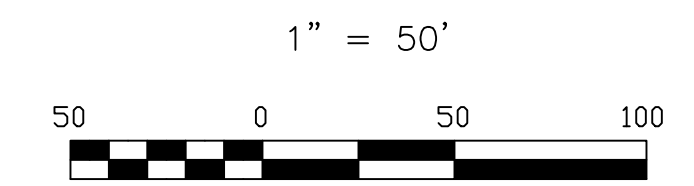
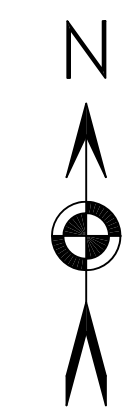
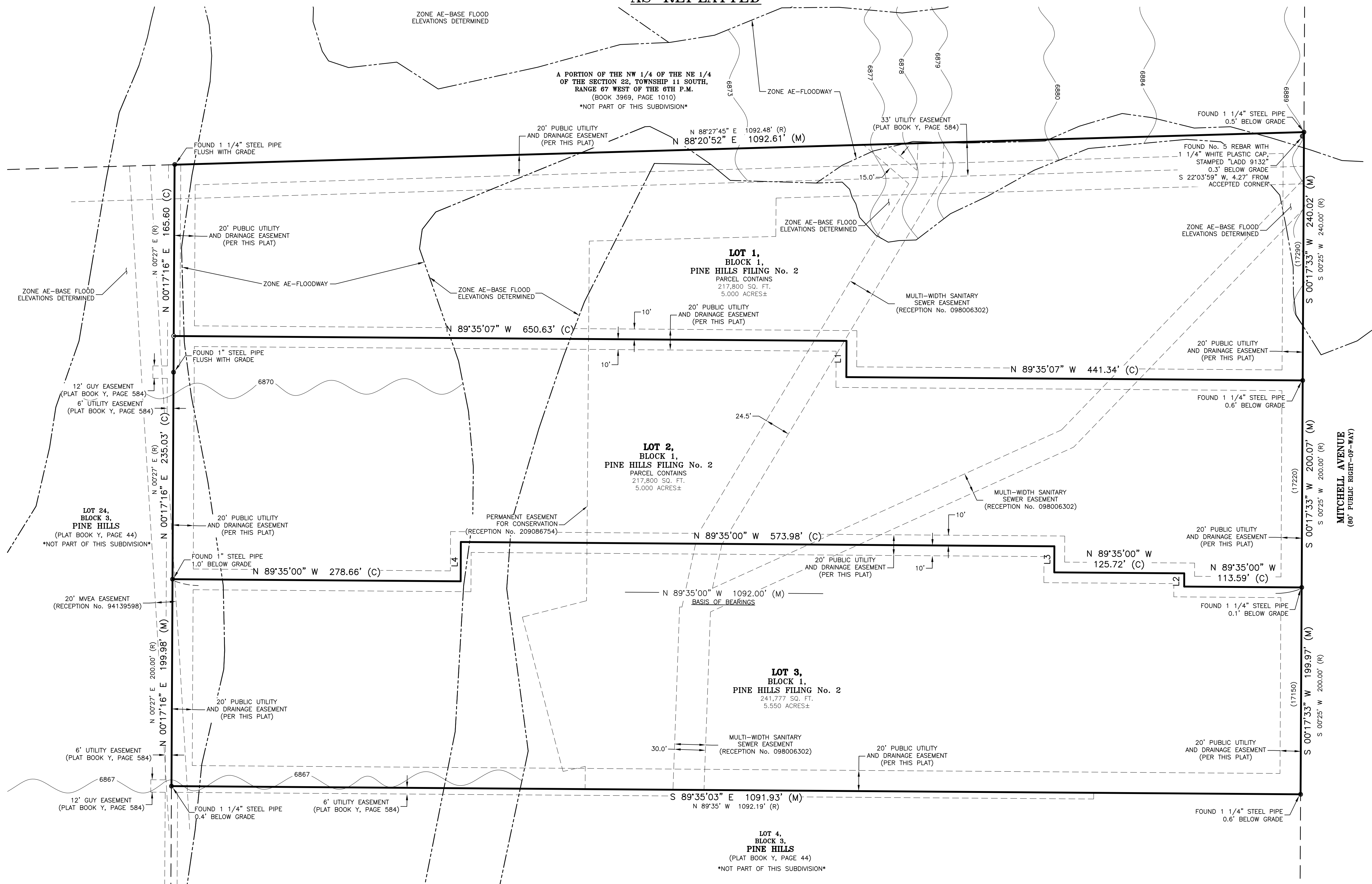
PROJECT No.: 25-037 SHEET 2 OF 3

FINAL PLAT

PINE HILLS FILING No. 2

A REPLAT OF LOTS 1, 2, AND 3, BLOCK 3, PINE HILLS
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

AS REPLATTED



LEGEND

- FOUND MONUMENT AS NOTED HEREON
- SET No. 5 REBAR AND 1 1/4" ORANGE PLASTIC CAP, STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- (XXXX) LOT ADDRESS
- SUBJECT PARCEL LINE(S)
- - - ADJACENT PARCEL LINE(S)
- - - EASEMENT LINE(S)
- - - FLOOD ZONE LINE (APPROXIMATE)
- ~ 6986 ~ BASE FLOOD ELEVATION

LINE	BEARINGS	DISTANCE
L1 (C)	N 00°17'16" E	165.60
L2 (C)	N 00°17'33" E	112.79
L3 (C)	N 00°17'33" E	25.21
L4 (C)	S 00°17'33" W	38.00

CITY No. AR FP XX-XXXX

DATE: 05/05/2026		REVISIONS	
No.	Remarks	Date	By

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 PROJECT No.: 25-037 SHEET 3 OF 3