

OLIVER E. WATTS PE-LS
OLIVER E. WATTS, CONSULTING ENGINEER, INC.
CIVIL ENGINEERING AND SURVEYING
614 ELKTON DRIVE
COLORADO SPRINGS, COLORADO 80907
(719) 593-0173
FAX (719) 265-9660
CELL (719) 964-0733
olliewatts@aol.com
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July 14, 2017

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910

ATTN: *Nina Ruiz*

SUBJECT: Palmer Divide, VR-17-002, Review 1

Nina,

Below are responses to said, review comments of July 5, 2017.

- A revised Title Commitment dated 7-6-17 has been submitted said commitment had several new/additional easements to the prior commitment. Said Easements are shown on the revised plat.
- The "I" in filing has been added as requested.
- Old note 13 has been removed and replaced with plat note 12, now number 13 as requested.
- The original plat has been noted as Palmer Divide in note 4.
- Development Services Department name added as requested.
- File number VR-17-002 added as requested.
- Vicinity map not changed as this is just a lot line adjustment and as such is to scale. Please advise, can be blown up to show Hodgen and Black Forest but in doing so will not accurately show the full measure of the site.
- Address 6417 added on Lot 17 as requested.
- Title block changed from SE ¼ to SW ¼.
- Note 17 there is not an RN on the original plat. It was not placed on the original plat by the county at the time of recording. The current title commitment does not reflect the HOA created deed. Please advise.
- Mineral Certificate: My understanding at time of last year's submittal, per our discussion, was that you were going to check into what was submitted as the Mineral Rights Certification for the original Palmer Divide plat. Ms. Gilbert received the mineral rights in 1970. I have not been able to find any trace of Ms. Gilbert (nor does the title company have any chain to her). The site was originally subdivided in 2005. This item should have

been addressed then. Is there anything in the original file regarding this? I'm kinda at a dead end here with my abilities.

- MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) Received approval thank you

Please look over the attached and contact our office with any comment questions you may have; especially on the Mineral Rights and the RN for the Covenants.

BY: _____
Erik S. Watts, Authorized Representative