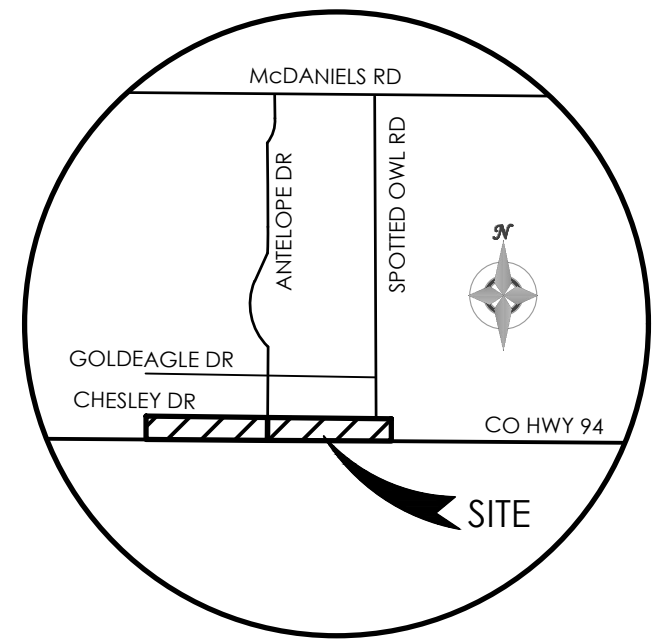
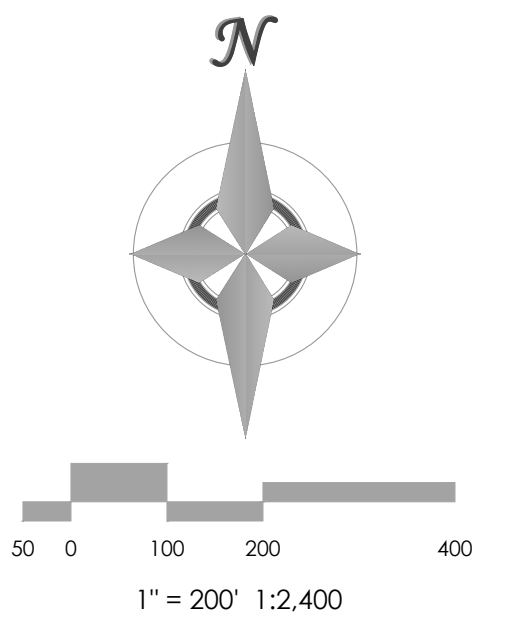


VIEWPOINT ESTATES FILING NO. 2

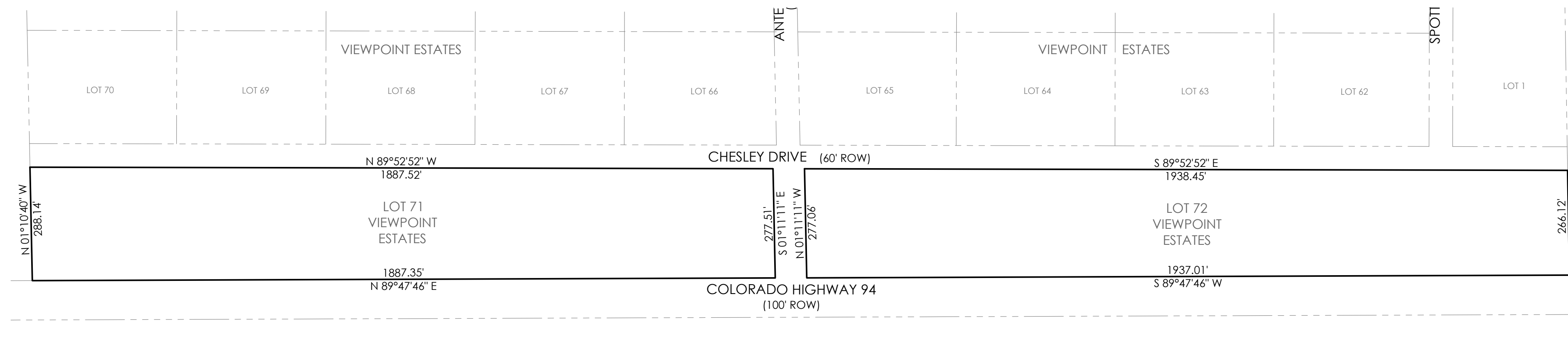
A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES
 A PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST,
 OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



- LEGEND**
- PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - PROPOSED LOT LINE
 - - - - - EASEMENT LINE



AS - PLATTED

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Add Water Resources Rpt, Traffic Study, Road Noise Study.

See note below for corrections required

KNOW ALL MEN BY THESE PRESENTS

THAT VIEWPOINT ESTATES, LLC ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:
 LOTS 71 AND 72 OF VIEWPOINT ESTATES, AS RECORDED IN RECEPTION NO. 99189220,
 OF THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO,
 CONTAINING 24.332 ACRES MORE OR LESS.

NOTES

- BEARING REFERRED TO HEREIN ARE BASED ON THE NORTHERLY LINE OF LOT 71, VIEWPOINT ESTATES, BEARING N 89° 52' 52" W.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT FILE NO. 5516-3846983 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATE OCTOBER 29, 2021.
- ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0810 G, DATED DECEMBER 7, 2018 THE PROPERTY IS LOCATED IN FEMA DESIGNATED FLOOD HAZARD AREA "ZONE X".
- 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. [SECTION 13-80-105 C.R.S.].
- THIS PROPERTY IS SUBJECT TO THE COVENANTS FOR VIEWPOINT ESTATES SUBDIVISION RECORDED IN RECEPTION NO. 99189220 OF THE RECORDS OF EL PASO COUNTY COLORADO. **Correct to proper Doc # for CCRs 217096013 & 217099708**
- NO BUILD AREAS WILL NOT HAVE ANY BUILDINGS OR STRUCTURES LOCATED THAT DO NOT IMPEDE STORMWATER FLOWS. **Detail final ownership and maintenance of the no build areas**
- LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

10. Add the following note: "There shall be no direct lot access to Highway 94 or Antelope Drive."

WATER SUPPLY NOTE

POTABLE WATER SHALL BE PROVIDED AND SUPPLIED BY ELLICOTT UTILITIES COMPANY.

EASEMENTS

The described private lot side and rear utility easements are listed as 25ft in the CCRs. Update the easement statement

UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE ORIGINAL PROPERTY OWNERS. THE DETENTION BASIN EASEMENT AS RECORDED UNDER RECEPTION NO. 099189220, OF THE RECORDS OF EL PASO COUNTY, SHALL REMAIN IN FULL FORCE AND EFFECT ON THIS REPLATED PROPERTY.

Add note detail and explain who is responsible for the maintenance of the 60ft drainage easement. Current Plat 10454 note #15 denotes owners are responsible for payment of maintenance costs for detention basins. Provide explanation and correct plat note.

A new private detention basin maintenance agreement will be required per EA 19-218, and change from Global Water. A O&M manual is also required. State what entity is responsible for maintenance

COUNTY GOVERNMENT NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: FINAL DRAINAGE REPORT; WASTE WATER DISPOSAL REPORT MEMO; GEOLOGIC & SOILS MEMO; FIRE PROTECTION REPORT; WILDFIRE AND HAZARD REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 18-471) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT TIME OF BUILDING PERMIT ISSUANCE.
- 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.
- SOIL AND GEOLOGIC CONDITIONS: AREAS WITHIN THIS SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC CONSTRAINTS AS DETAILED IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR CROWE SUBDIVISION FILING NO. 1 PREPARED BY ENTECH ENGINEERING, INC. AND DATED OCTOBER 14, 2021. THE REPORT IS AVAILABLE IN THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDS (WWW.EPCDEVPLANREVIEW.COM) UNDER FILE NUMBER _____. THE REPORT INCLUDES MAPPING OF THE POTENTIAL HAZARD AREAS WITHIN THE SUBDIVISION. A DESCRIPTION OF AFFECTED LOTS, POTENTIAL CONSTRAINTS AND MITIGATION MEASURES ARE LISTED BELOW. NO AREAS OF THE SITE EXCEED 30% IN GRADE. INDIVIDUAL SOIL INVESTIGATIONS AND FOUNDATION DESIGNS FOR ALL NEW BUILDING SITES AND SEPTIC SYSTEMS ARE REQUIRED ONCE BUILDING LOCATIONS HAVE BEEN DETERMINED. SHOULD GROUNDWATER OR BEDROCK BE ENCOUNTERED WITHIN 4 FEET OF THE SURFACE, DESIGNED ONSITE WASTEWATER SYSTEMS ARE REQUIRED. WASTEWATER ABSORPTION FIELDS MUST BE LOCATED AT LEAST 100 FEET FROM ANY WELL, 50 FEET FROM DRAINAGES, FLOODPLAIN OR PONDED AREAS AND 25 FEET FROM DRY GULCHES.
 - HYDROCOMPACTION AND COLLAPSIBLE SOILS: LOTS 1-7; MITIGATION MEASURES INCLUDE: SLOPE GRADE AWAY FROM FOUNDATION AT 5% MINIMUM FOR 10 FEET AND ROOF DRAINS DISCHARGE WELL AWAY FROM STRUCTURES.
 - POTENTIALLY SEASONAL SHALLOW GROUND WATER EXIST IN THE DESIGNATED NO BUILD AREAS.
- LOT AND DENSITY DATA:
 - GROSS ACREAGE: 24.332 ACRES
 - TOTAL NUMBER OF LOTS IN THE SUBDIVISION: 7
 - GROSS DENSITY: 1 LOT PER 3.476 ACRES
 - ACREAGE DEDICATED TO PUBLIC STREETS: 2.195 ACRES
 - NET ACREAGE: 22.137 ACRES
 - NET DENSITY: 1 LOT PER 3.162 ACRES

TRACT NOTE

TRACTS A & B SHALL BE DEDICATED TO THE STATE OF COLORADO BY SEPARATE DOCUMENT FOR FUTURE COLORADO HIGHWAY 94 RIGHT-OF-WAY.

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF "VIEWPOINT ESTATES FILING NO. 2" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 02/11/2020, 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 AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY
 COLORADO REGISTERED PLS #27605
 FOR AND ON BEHALF OF M.V.E., INC.

PCD DIRECTOR

THIS PLAT FOR "VIEWPOINT ESTATES FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR "VIEWPOINT ESTATES FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

Missing replat statement for vacation and replat.

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M. THIS ____ DAY OF _____, 2021. A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

BY: _____ DEPUTY

SCHOOL FEE: _____ PARK FEE: _____

BRIDGE FEE: _____ DRAINAGE FEE: _____

Update PCD File # to SF-21-042 both sheets

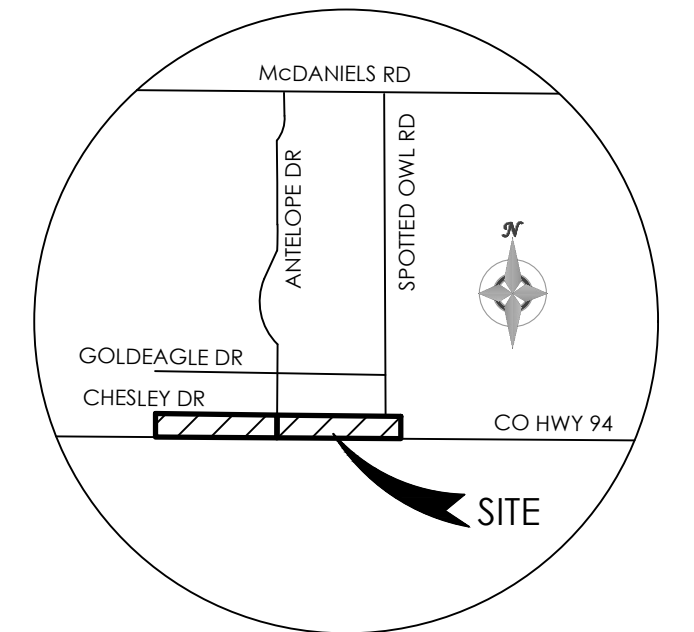
PCD FILE NO. XXXX

OWNER OF RECORD AT TIME OF PLATING: VIEWPOINT ESTATES, LLC. PO BOX 6797 COLORADO SPRINGS CO. 80934-6797 (719)-338-5223		FINAL PLAT VIEWPOINT ESTATES FILING NO. 2	
MVE, INC. ENGINEERS SURVEYORS 1903 Lelaney Street, Suite 900 Colorado Springs CO 80909 719-635-5736 www.mveco.com		MVE PROJECT: 61099 MVE DRAWING: PLAT-PS1 DATE: NOVEMBER 8, 2021 SHEET: SHEET 1 OF 2	

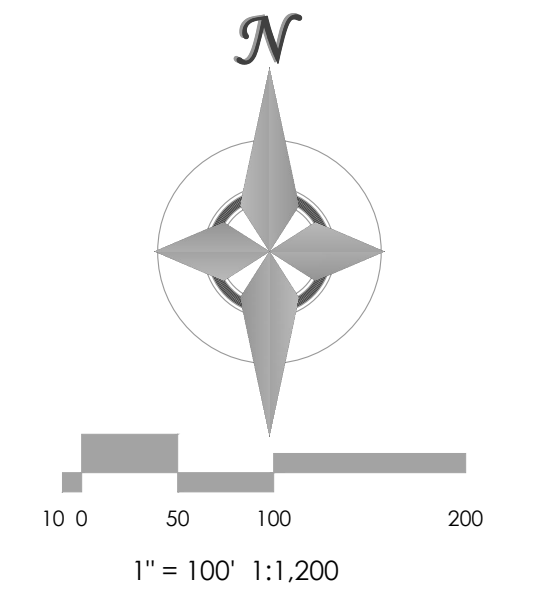
Add Plat Note #11 or expand Note #7. "Building envelopes indicate areas allowing residential construction and are more restrictive than the setbacks required by zoning and will govern all building placement. The building envelopes are used to avoid soils hazards, unsuitable grade terrain, groundwater, and water basin detention areas. Building envelopes shall contain the primary residential structure, any accessory structures, the well, and the On-Site Wastewater system, unless otherwise noted."

Include title on each sheet of plat

Missing survey data must be added:
 Identification of the point(s) of beginning. The monument found/set at the section or quarter section corners must be described on the plat.
 A statement by the land surveyor explaining the basis of bearing. Assumed bearings shall not be used. The existing monuments that define the reference line shall be included on the plat.



VICINITY MAP
NOT TO SCALE



LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PROPOSED LOT LINE
- - - EASEMENT LINE
- - - ROAD CENTERLINE
- - - NO BUILD LINE
- NO BUILD AREA

ABBREVIATIONS

- AC ACRES
- NO. NUMBER
- REC. RECEPTION
- ROW RIGHT-OF-WAY
- SCH. SCHEDULE
- SF SQUARE FEET

Denote adjoining parcel or plats

Label the bearing for all internal lot lines

Denote adjoining Plats or parcels

Add width of ROW dedication

Add no build below elevation note

Add roadway classification

AS-REPLATTED LOT 71, VIEWPOINT ESTATES

Note the detention basin easement shown on the SF98040 construction drawings is 50ftx50ft. Is basin smaller now? Or just the easement? Just confirm that the 25x50 easement is sufficient.

Add no build below elevation note

Label the bearing for all internal lot lines

Confirm that this is still a buildable lot

Include bearings on all internal lot lines and easements/no-build areas

Add width of ROW dedication

Include roadway classification

AS-REPLATTED LOT 72, VIEWPOINT ESTATES

FINAL PLAT
VIEWPOINT ESTATES
FILING NO. 2

MVE, INC.
ENGINEERS SURVEYORS

1903 Lelary Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT: 61099
MVE DRAWING: PLAT-PS2
DATE: NOVEMBER 8, 2021
SHEET: SHEET 2 OF 2