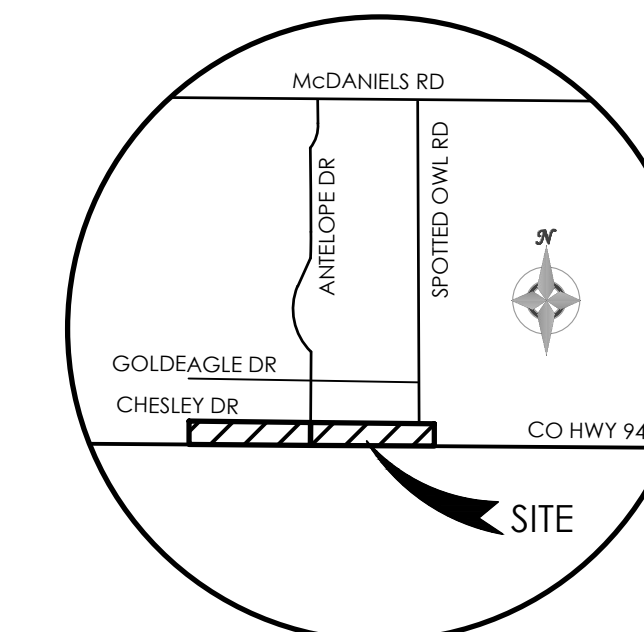
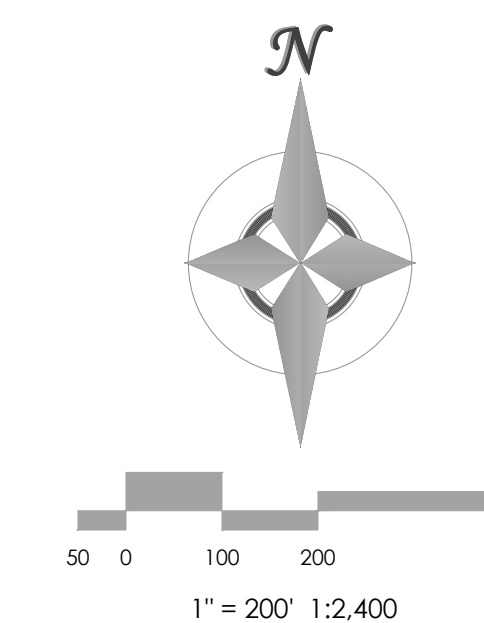


# VIEWPOINT ESTATES FILING NO. 2

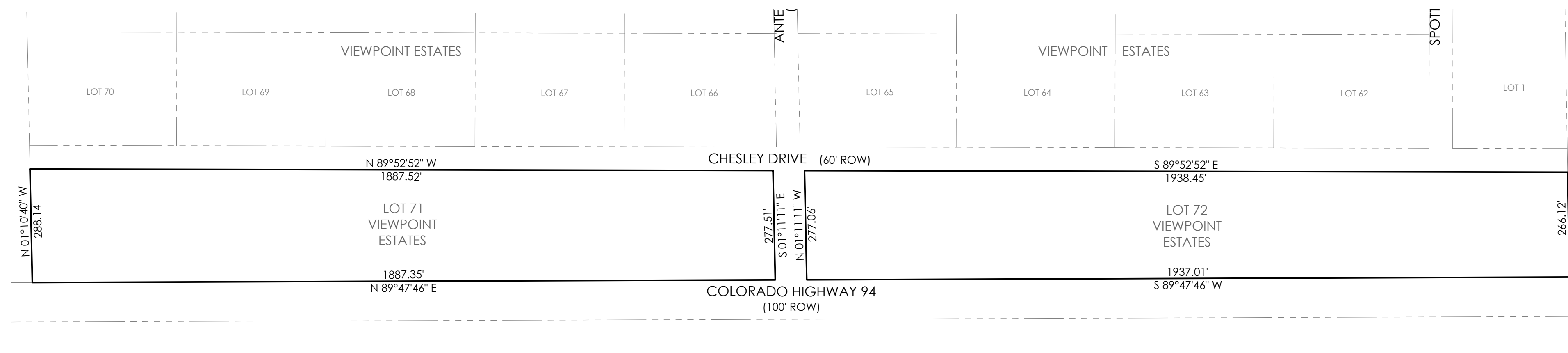
A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES  
A PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST,  
OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE



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



**AS - PLATTED**

## 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

- 1.) BEARING REFERRED TO HEREIN ARE BASED ON THE NORTHERLY LINE OF LOT 71, VIEWPOINT ESTATES, BEARING N 89° 52' 52" W.
- 2.) 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.
- 3.) ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP "PLS 27605" FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- 4.) 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".
- 5.) 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.).
- 6.) THIS PROPERTY IS SUBJECT TO THE COVENANTS FOR VIEWPOINT ESTATES SUBDIVISION RECORDED IN RECEPTION NO. 99189220, OF THE RECORDS OF EL PASO COUNTY COLORADO.
- 7.) NO BUILD AREAS WILL NOT HAVE ANY BUILDING STRUCTURES OR OUT - STRUCTURES. FENCES WILL BE ALLOWED THAT DO NOT IMPEDE STORMWATER FLOWS.
- 8.) LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
- 9.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS 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.

## WATER SUPPLY NOTE

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

## EASEMENTS

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 HEREBY VESTED WITH THE INDIVIDUAL 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.

## COUNTY GOVERNMENT NOTES

1. 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.
2. 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.
3. 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).
4. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. 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.
8. 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.
11. 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, FLOODPLAINES 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.
12. 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 \_\_\_\_\_

## 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: \_\_\_\_\_

## DEDICATION

VIEWPOINT ESTATES, LLC, HAVE CAUSED SAID LOTS TO BE SURVEYED, VACATED, AND REPLATED INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING REPLAT, WHICH REPLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID LOTS, AND EASEMENTS WHICH REPLAT SHALL BE KNOWN AS "VIEWPOINT ESTATES FILING NO. 2", EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF THE AFOREMENTIONED OWNERS HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

CHARLES M. MCALLISTER  
VIEWPOINT ESTATES, LLC, MANAGER

## NOTORIAL

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

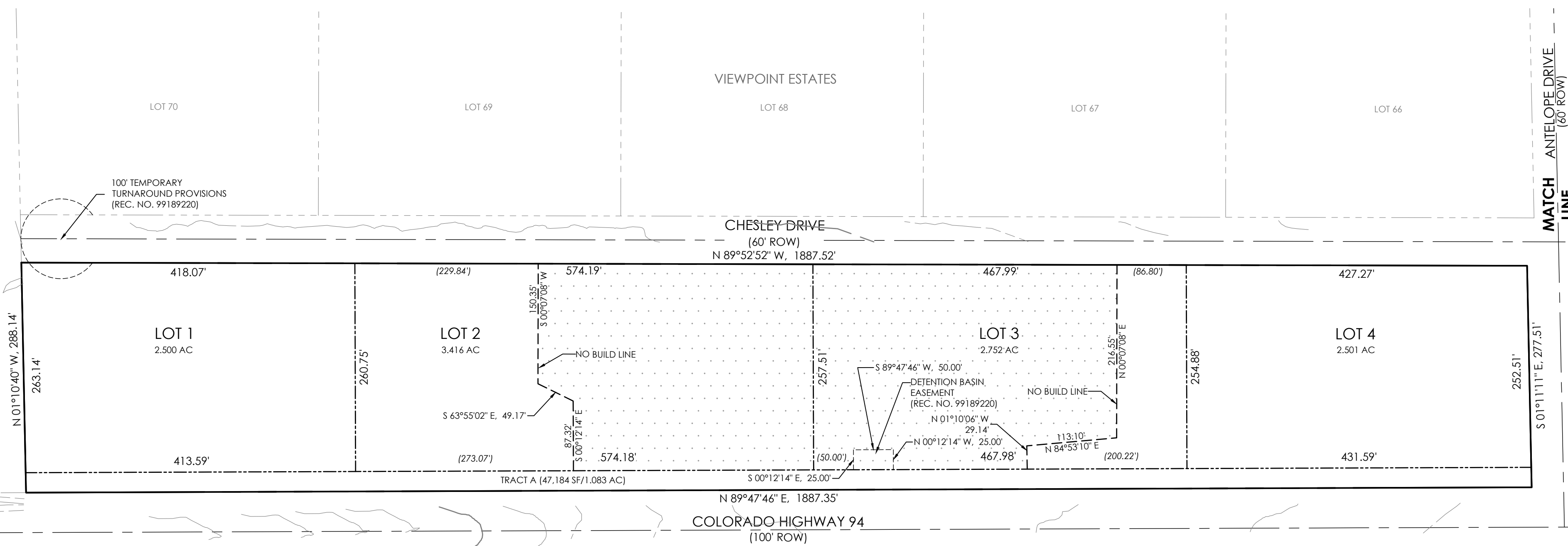
BY \_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

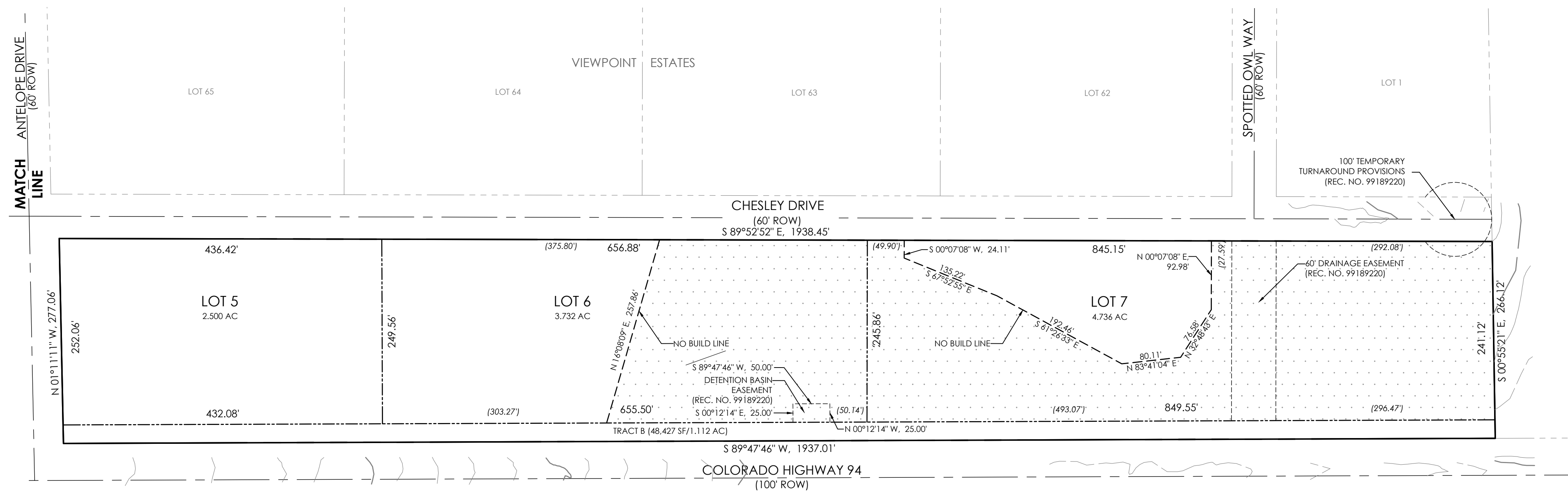
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

PCD FILE NO. XXXX

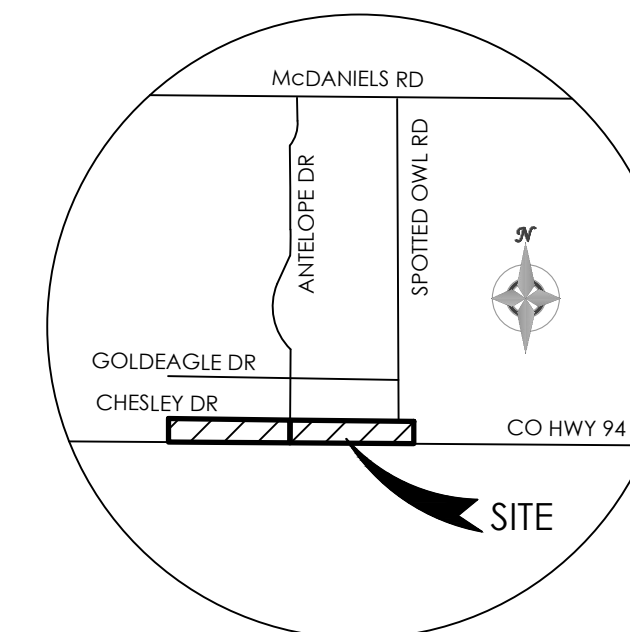
<b>FINAL PLAT</b> <b>VIEWPOINT ESTATES</b> <b>FILING NO. 2</b>	
OWNER OF RECORD AT TIME OF PLATING: VIEWPOINT ESTATES, LLC, PO BOX 6797 COLORADO SPRINGS CO, 80934-6797 (719)-338-5223	MVE PROJECT: 61099 MVE DRAWING: PLAT-PS1 DATE: NOVEMBER 8, 2021 SHEET: SHEET 1 OF 2
1903 Lelaney Street, Suite 900 Colorado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



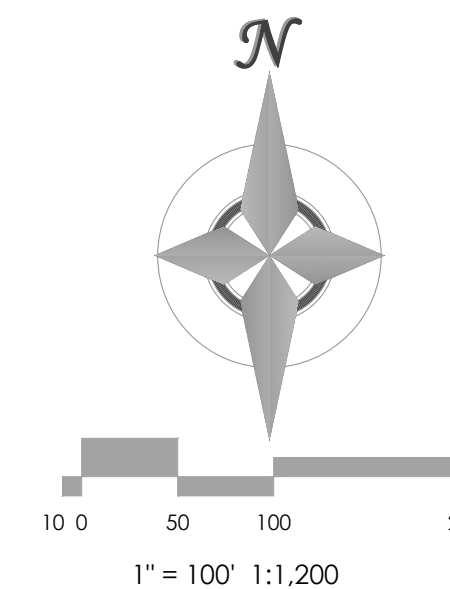
AS-REPLATTED LOT 71, VIEWPOINT ESTATES



AS-REPLATTED LOT 72, VIEWPOINT ESTATES



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

<p>FINAL PLAT VIEWPOINT ESTATES FILING NO. 2</p>	
	<p>MVE PROJECT: 61099</p>
	<p>MVE DRAWING: PLAT-PS2</p>
<p>1903 Lelary Street, Suite 300 Colorado Springs CO 80909 719.635.5736 www.mvecivil.com</p>	<p>DATE: NOVEMBER 8, 2021</p>
	<p>SHEET: SHEET 2 OF 2</p>