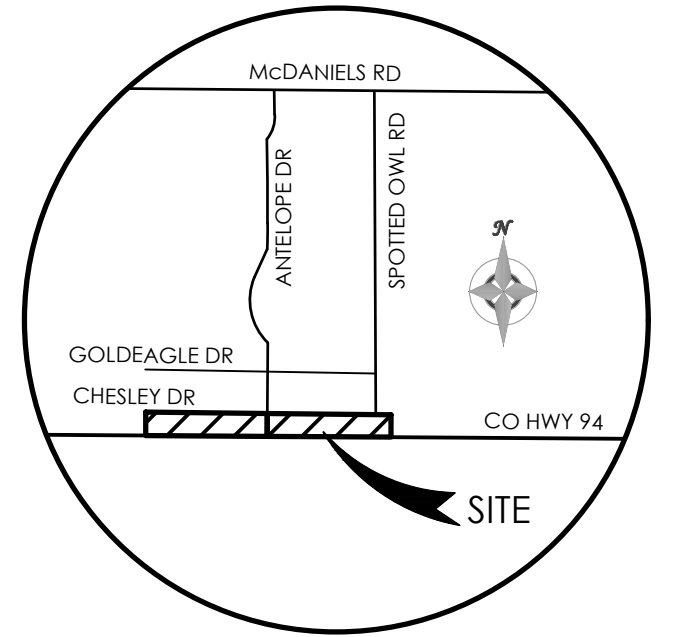


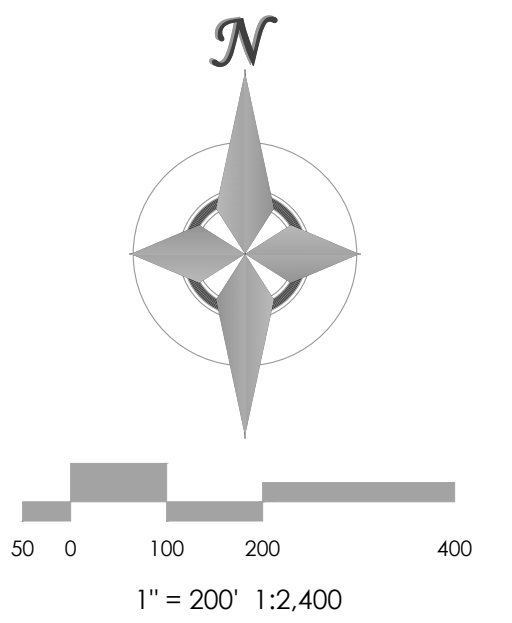
# VIEWPOINT ESTATES FILING NO. 2

## A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES

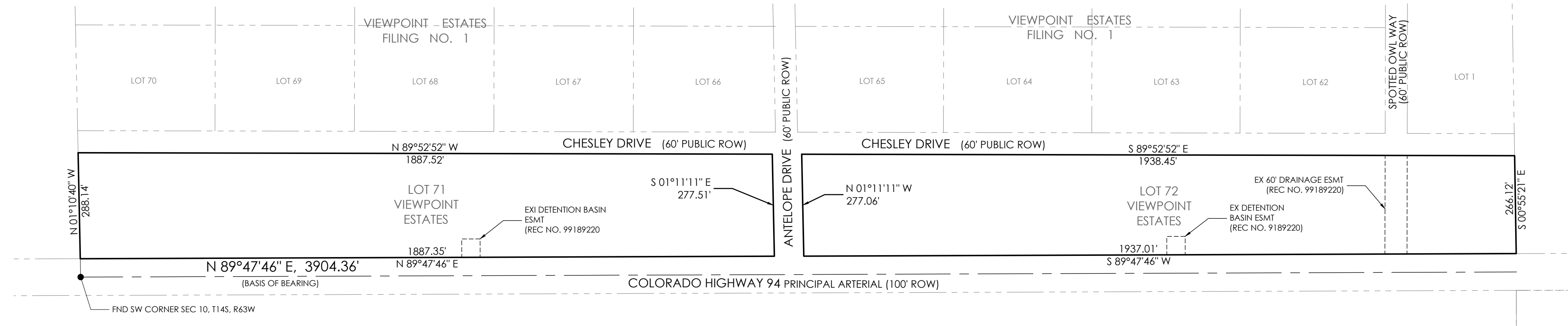
### A PORTION OF THE S 1/2 OF THE SE 1/4 & SW 1/4 OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE



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



### AS - PLATTED PLAT # 10454

**NOTES**

1. BEARING REFERRED TO HEREIN ARE BASED ON THE SOUTHERLY LINE OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST BEARING S 89° 47' 46" W.
2. SITE ELEVATIONS ARE BASED ON THE NORTHWEST PROPERTY CORNER OF LOT 71 VIEWPOINT ESTATES HAVING AN ELEVATION OF 6070.81 FEET.
3. NO BUILD AREAS ON LOTS 2 & 3 WILL BE BELOW ELEVATION 6042 FEET, AND ON LOT 7 WILL BE BELOW 6051 FEET. NO BUILD AREAS WILL NOT HAVE ANY BUILDING STRUCTURES OR OUT - STRUCTURES. FENCES WILL BE ALLOWED THAT DO NOT IMPEDE STORMWATER FLOWS. OWNERSHIP AND MAINTENANCE OF NO BUILD AREAS WILL BE VESTED IN THE INDIVIDUAL LOT OWNER OF THE LOT THAT IS ENCUMBERED.
4. 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.
9. ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP \*PLS 27605\* FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
10. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO'S. 08041C0805 G AND 08041C0810 G, DATED DECEMBER 7, 2018 THE SITE IS NOT LOCATED WITHIN ANY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DESIGNATED SPECIAL FLOOD HAZARD AREAS (SFHA).
11. 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.).
12. THIS PROPERTY IS SUBJECT TO THE COVENANTS FOR VIEWPOINT ESTATES SUBDIVISION RECORDED IN RECEPTION NO. 217096013 & 217099708 OF THE RECORDS OF EL PASO COUNTY COLORADO.
13. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
14. 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.
15. THERE SHALL BE NO DIRECT ACCESS TO COLORADO HIGHWAY 94 OR ANTELOPE DRIVE.
16. THE DETENTION BASIN EASEMENT AS RECORDED ON THE FINAL PLAT OF VIEW POINT ESTATES UNDER RECEPTION NO. 099189220, OF THE RECORDS OF EL PASO COUNTY, COLORADO SHALL REMAIN IN FULL FORCE AND EFFECT AS DOCUMENTED HEREON THIS REPLATED PROPERTY. THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT PROVIDES FOR PAYMENT OF MAINTENANCE COSTS FOR THE DETENTION BASINS UNDER RECEPTION NO. 099189218 OF THE RECORDS OF THE CLERK & RECORDER OF EL PASO COUNTY, COLORADO. PRESENT AND FUTURE LOT OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, VIEWPOINT ESTATES FILING NO. 2, A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES SHALL PAY THEIR PRORATED SHARE ON A PER LOT BASIS FOR NO MORE THAN ONE SEVENTH SEVENTH OF LIABILITY AS DESCRIBED IN SAID PRIVATE DETENTION MAINTENANCE AGREEMENT.

**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 25 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.

**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: TRANSPORTATION IMPACT STUDY; TRAFFIC STUDY; ROAD NOISE STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES 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 EXHIBITED 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. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS INCLUDING NECESSARY DRAINAGE CULVERTS ALONG CHESLEY DRIVE PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2. AND 6.3.3.C.3.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. THE SUBDIVIDER(S) AGREE ON BEHALF OF HIMSELF/HERSELF AND ANY DEVELOPER, 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 IMPACT FEE PROGRAM (RESOLUTION 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT TIME OF FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
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 SF2142. 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 SOILS 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 6 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, FLOODPLAINS 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
13. BUILDING ENVELOPE (BE) 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, AND ANY ACCESSORY STRUCTURES, THE WELL, AND THE ON-SITE WASTEWATER SYSTEM, UNLESS OTHERWISE NOTED.

**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.

**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 \_\_\_\_\_, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

PREVIOUS LOT 71 AND LOT 72, VIEWPOINT ESTATES IN THEIR ENTIRETY ARE VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT 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 NO. 99189220.

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 \_\_\_\_, 2024. 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: \_\_\_\_\_

**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.

**OWNER'S CERTIFICATE**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, VACATED, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "VIEWPOINT ESTATES FILING NO. 2". 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.

IN WITNESS WHEREOF THE AFOREMENTIONED OWNERS HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

CHARLES M. MCALLISTER  
VIEWPOINT ESTATES, LLC, MANAGER

**NOTORIAL**

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY:

\_\_\_\_\_ AS \_\_\_\_\_

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

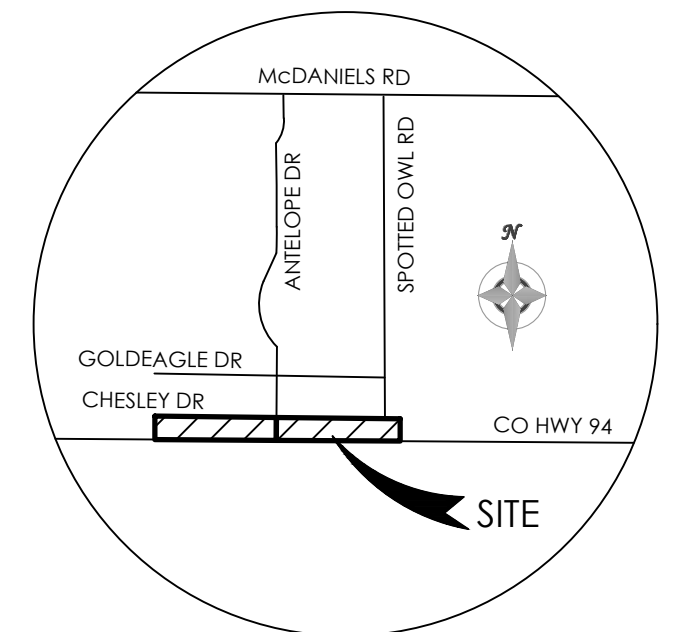
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

<p><b>FINAL PLAT</b> <b>VIEWPOINT ESTATES</b> <b>FILING NO. 2</b></p>	
<p>OWNER OF RECORD AT TIME OF PLATTING: VIEWPOINT ESTATES, LLC. PO BOX 6797 COLORADO SPRINGS CO. 80934-6797 (719)-338-5223</p>	<p>MVE PROJECT: 61099 MVE DRAWING: PLAT-PS1 DATE: MARCH 28, 2024 SHEET: SHEET 1 OF 2</p>
<p>1903 Lefay Street, Suite 900 Colorado Springs CO 80909 719-635-5736 www.mvecivil.com</p>	

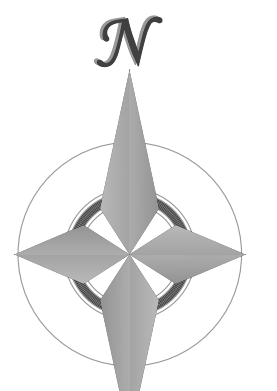
PCD FILE # SF-21-42

# 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



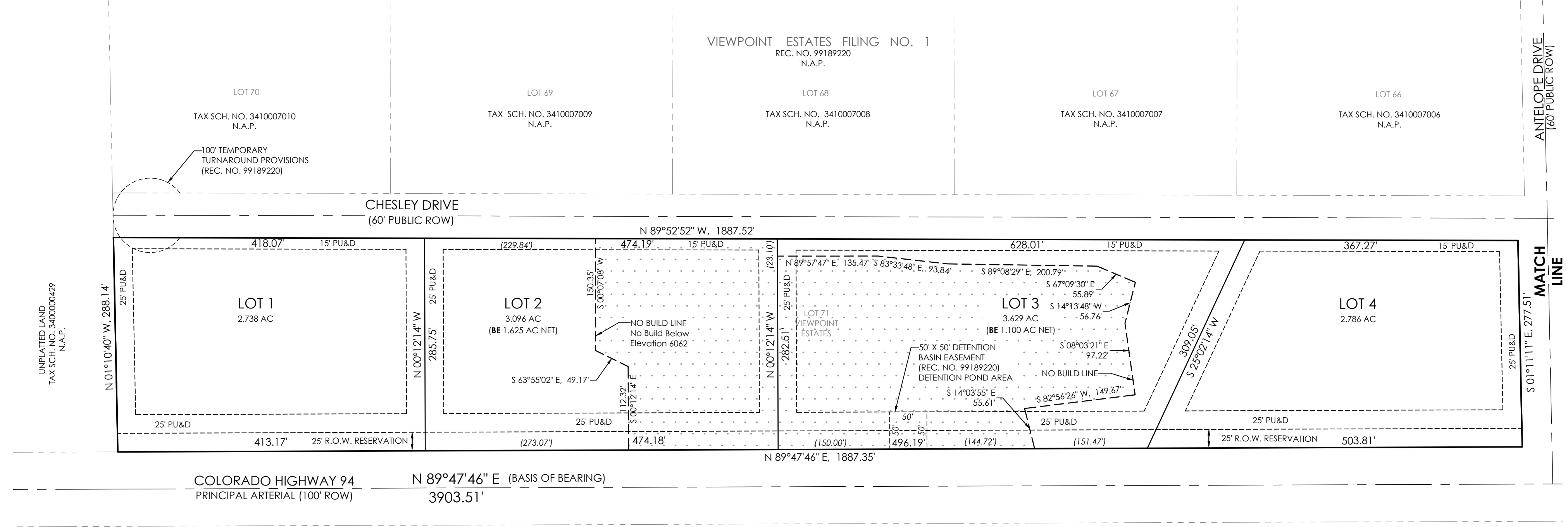
1" = 100' 1:1,200

**LEGEND**

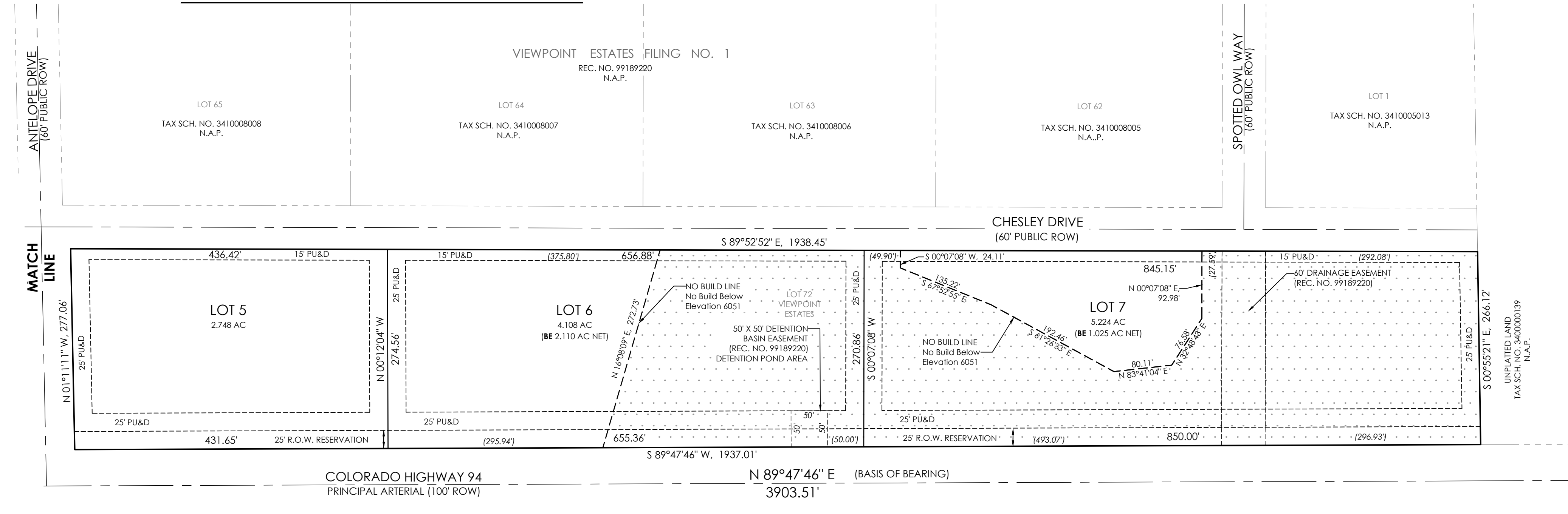
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- · - · - PROPOSED LOT LINE
- · - · - EASEMENT LINE
- ROAD CENTERLINE
- · - · - NO BUILD LINE
- · · · · NO BUILD AREA

**ABBREVIATIONS**

- AC ACRES
- NO. NUMBER
- REC. RECEPTION
- ROW RIGHT-OF-WAY
- SCH. SCHEDULE
- SF SQUARE FEET
- PU&D PUBLIC UTILITY & DRAINAGE EASEMENT
- BE BUILDING ENVELOPE
- N.A.P. NOT A PART OF THIS SUBDIVISION



**AS-REPLATTED LOT 71, VIEWPOINT ESTATES**



**AS-REPLATTED LOT 72, VIEWPOINT ESTATES**

PCD FILE # SF-21-42

**FINAL PLAT**  
**VIEWPOINT ESTATES**  
**FILING NO. 2**

MVE PROJECT:  
61099  
MVE DRAWING:  
PLAT-PS2  
DATE:  
MARCH 28, 2024  
SHEET:  
SHEET 2 OF 2

1903 Lelaney Street, Suite 900  
 Colorado Springs, CO 80909  
 719-635-5736 www.mveco.com