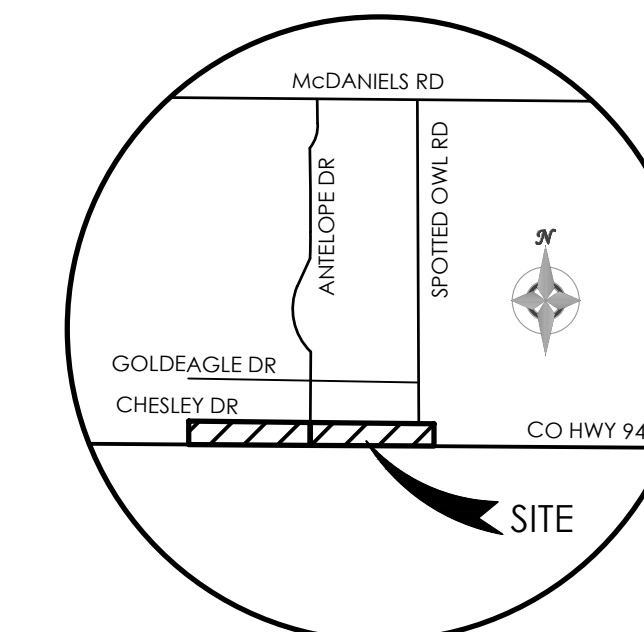
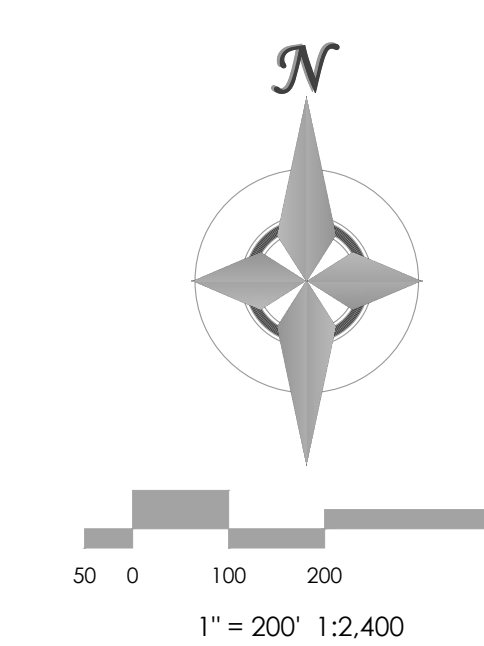


VIEWPOINT ESTATES FILING NO. 2

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



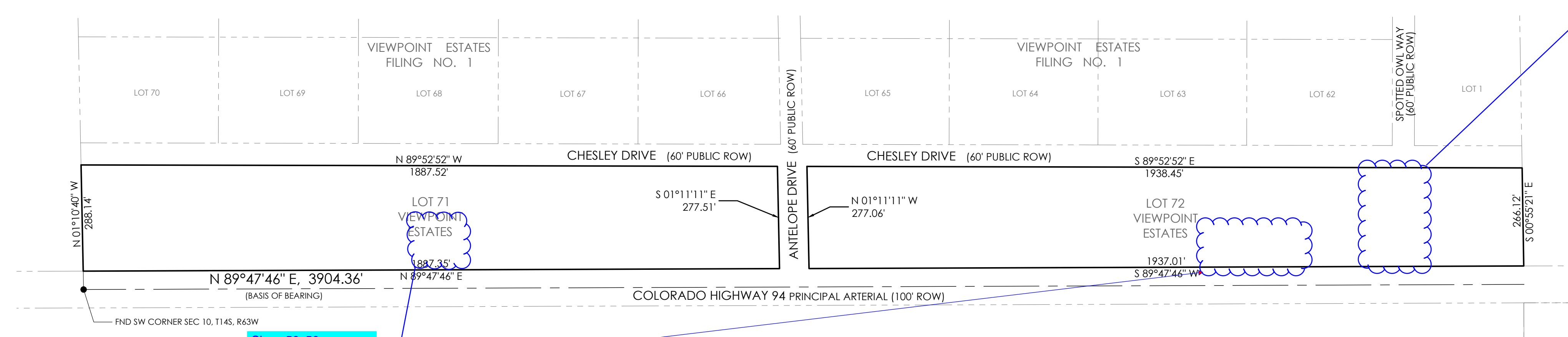
VICINITY MAP
NOT TO SCALE



Include the quarter section.

Add missing 60ft drainage easement

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



Show 50x50 detention basin easement per Plat #10454

AS - PLATTED Add Plat # 10454

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.

Why are some of the notes labeled as "notes" and others "county government notes" ?

NOTES

- 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.
- SITE ELEVATIONS ARE BASED ON THE NORTHWEST PROPERTY CORNER OF LOT 71 VIEWPOINT ESTATES HAVING AN ELEVATION OF 6070.81 FEET.
- NO BUILD AREA ON LOTS 2 & 3 WILL BE BELOW ELEVATION 4062 FEET, AND ON LOT 7 WILL BE BELOW 4051 FEET.
- 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'S. 217096013 & 217099708 OF THE RECORDS OF EL PASO COUNTY COLORADO.
- 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 ENCLUMBERED.
- 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.
- THERE SHALL BE NO DIRECT ACCESS TO COLORADO HIGHWAY 94 OR ANTELOPE DRIVE.

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: 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.
- 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 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 EXHIBIT 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.

Add note for maintenance responsibility of (2) detention basins and 60ft easement Viewpoint Estates HOA

Revise to Resolution 19-471

- Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
• Downslope Creep: (name lots or location of area)
• Rockfall Source: (name lots or location of area)
• Rockfall Runout Zone: (name lots or location of area)
• Potentially Seasonally High Groundwater: (name lots or location of area)
• Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Incorporate the recommendations from the soils & geology report into this note. Any restrictions or requirements for individual sites shall also be included.

Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.

WATER SUPPLY NOTE

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

EASEMENTS

Make sure this note is consistent with the easement note on the preliminary plan.
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. 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, SHALL REMAIN IN FULL FORCE AND EFFECT AS DOCUMENTED HEREON THIS REPLATED PROPERTY. THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT AS AMENDED PROVIDES FOR PAYMENT OF MAINTENANCE COSTS FOR DETENTION BASINS UNDER RECEPTION NO. OF THE RECORDS OF THE CLERK & RECORDER OF EL PASO COUNTY, COLORADO.

This should be its own plat note. Incorporate into the following note: This property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. of the records of El Paso County. The property owner is responsible for maintenance of the subject drainage facilities.

Please submit new detention basin maintenance agreement and O&M manual

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 2023, 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.

Does this need a BoCC certificate if the preliminary plan is approved with a water finding? This may be an administrative final plat.

PREVIOUS LOT 71 AND THIS REPLAT SUBJECT TO ORIGINAL PLAT REC

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK, M, THIS DAY OF 2023, 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:

Please correct to PCD File SF-21-42 all sheets

PCD FILE # SF-21-005

DEDICATION

VIEWPOINT ESTATES, LLC, 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, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of "VIEWPOINT ESTATES 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. 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.

CHARLES M. A. VIEWPOINT ESTATES
Owners/Mortgagee (Signature)

By: Title:

NOTO ATTEST: (if corporation)

COUNTY OF SECRETARY/Treasurer

THE FORGONE, STATE OF COLORADO)
BY: ss. COUNTY OF)

Acknowledged before me this day of 200 as

MY COMMISSION My commission expires

WITNESS MY HAND AND OFFICIAL SEAL
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

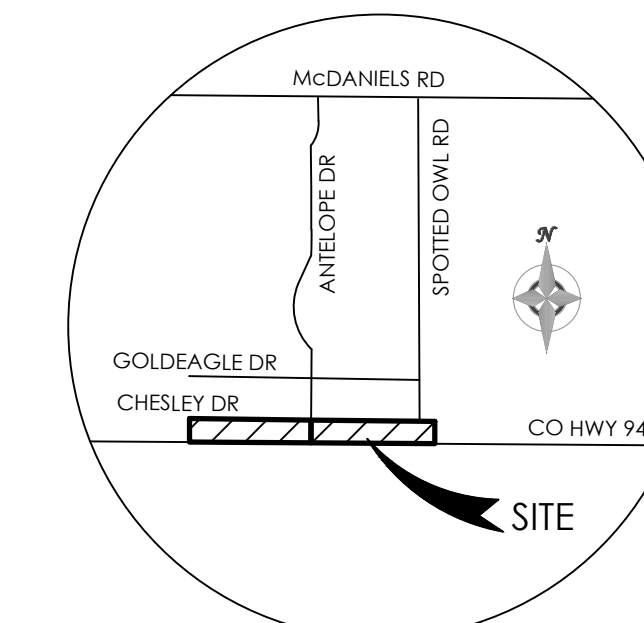
OWNER OF RECORD AT TIME OF PLATTING: VIEWPOINT ESTATES, LLC, PO BOX 4797 COLORADO SPRINGS CO, 80934-6797 (719)-338-5223	FINAL PLAT VIEWPOINT ESTATES FILING NO. 2 MVE, INC. ENGINEERS SURVEYORS 1903 Lelaney Street, Suite 900 Colorado Springs, CO 80909 719-635-5736 www.mvecivil.com	MVE PROJECT: 61099 MVE DRAWING: PLAT-PS1 DATE: FEBRUARY 25, 2023 SHEET: SHEET 1 OF 2
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VIEWPOINT ESTATES FILING NO. 2

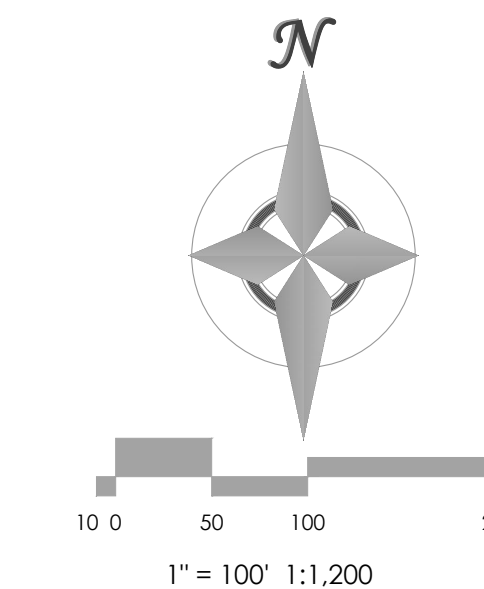
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OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Add to Plat Note #3 "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 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."

Update Note #7
"The subdivider(s) agree on behalf of him/herself and any developer of 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 No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property."



VICINITY MAP
NOT TO SCALE

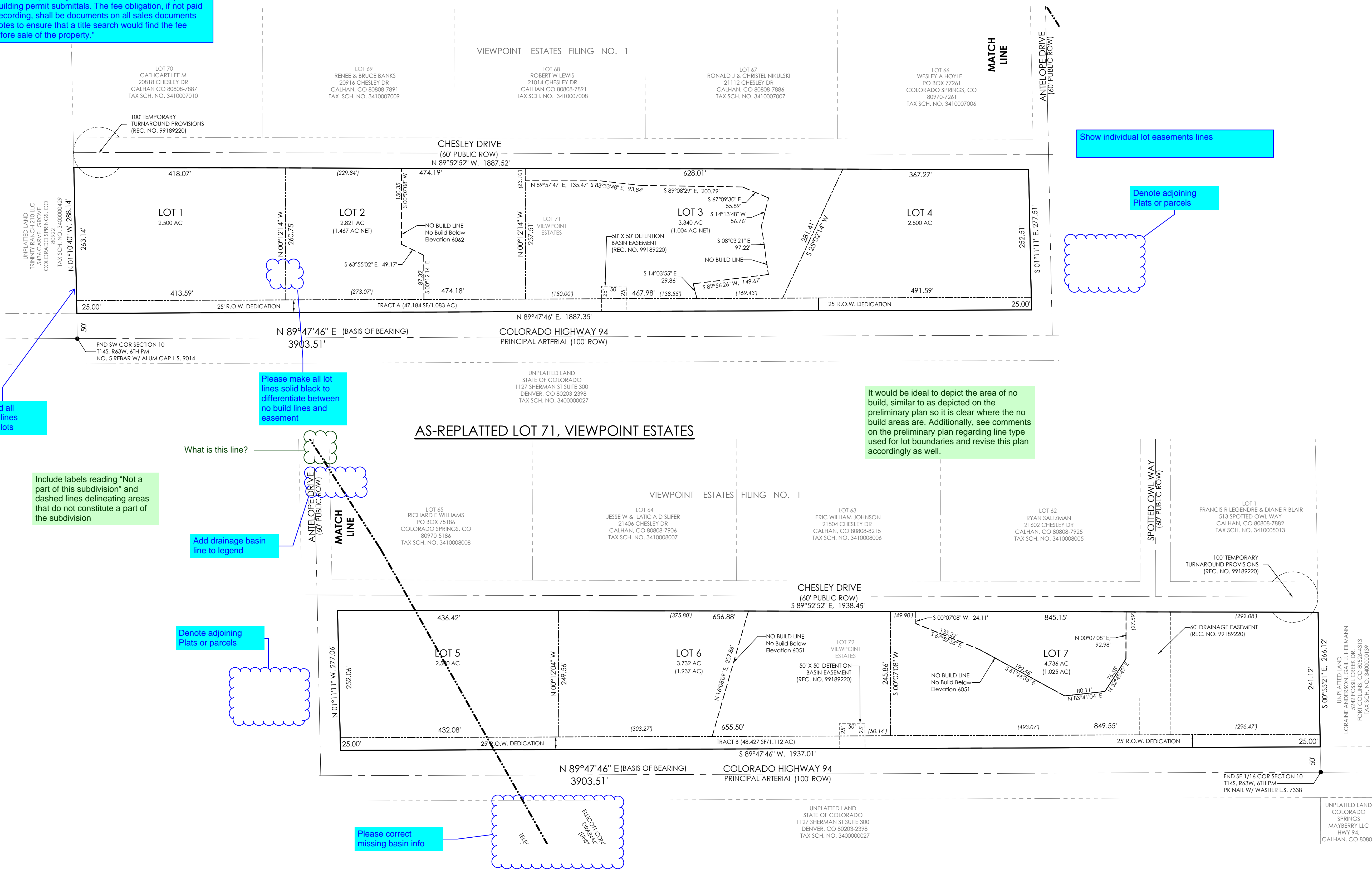


LEGEND

- 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



Please add all easement lines around all lots

Please make all lot lines solid black to differentiate between no build lines and easement

It would be ideal to depict the area of no build, similar to as depicted on the preliminary plan so it is clear where the no build areas are. Additionally, see comments on the preliminary plan regarding line type used for lot boundaries and revise this plan accordingly as well.

Include labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision

Add drainage basin line to legend

Denote adjoining Plats or parcels

Please correct missing basin info

AS-REPLATTED LOT 71, VIEWPOINT ESTATES

AS-REPLATTED LOT 72, VIEWPOINT ESTATES

PCD FILE # SF-21-005

FINAL PLAT
VIEWPOINT ESTATES
FILING NO. 2

MVE, INC.
ENGINEERS SURVEYORS

MVE PROJECT: 61099
MVE DRAWING: PLAT-PS2
DATE: FEBRUARY 25, 2023
SHEET: SHEET 2 OF 2

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