

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

Reception Fee

Number of Pages

File Number

Viewpoint Estates Filing No. 2

Name of Plat

Viewpoint Estates LLC

Owner's Name

Subdivision



Condominium



C&R/016 Revised 6/06

Steve Schleiker

El Paso County, CO

07/22/2026 08:38:00 AM

Doc \$0.00

2

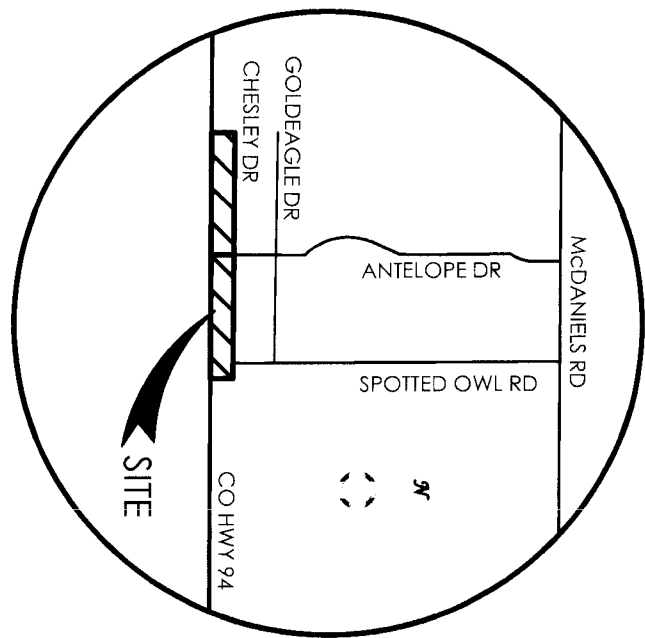
Rec \$43.00

Pages



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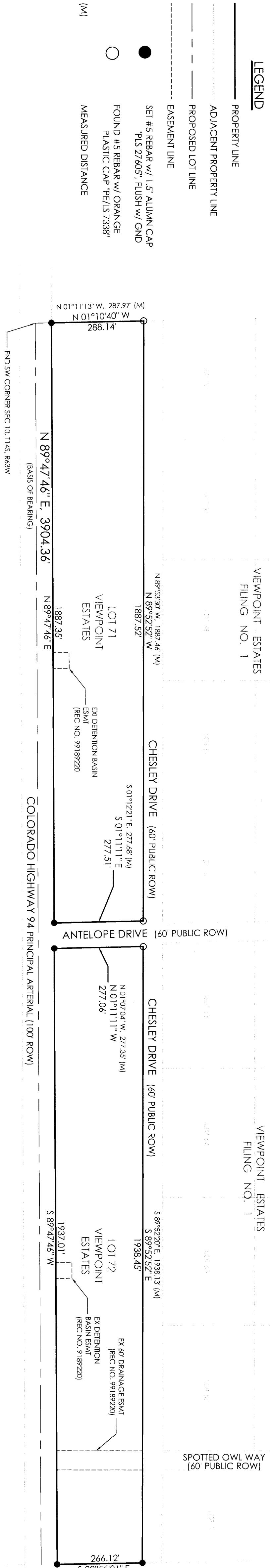
VICINITY MAP
NOT TO SCALE

VIEWPOINT ESTATES FILING NO. 2

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

A PORTION OF THE SOUTH ONE-HALF OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST

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



AS - PLATED
PLAT # 10454

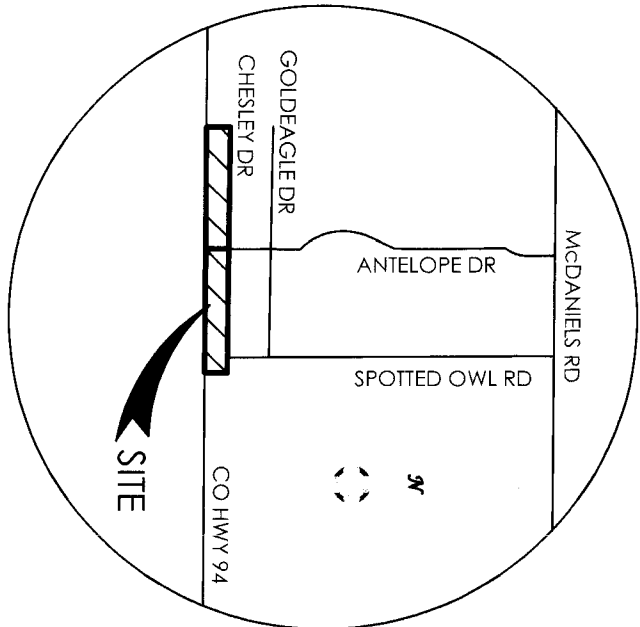
NOTES

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\"
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 AREA ON LOTS 2 & 3 WILL BE BELOW ELEVATION 6062 FEET, AND ON LOT 7 WILL BE BELOW 6051 FEET.
4. THE 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. REIED ON THE COMMINGMENT FILE NO. 5516-584895 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATE OCTOBER 25, 2021.
5. ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYORS ALUMINUM CAP. THE 27605\"
6. 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\"
7. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMEANCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS PLAT, INCLUDING ANY DEFECT IN THE BEARING OR DISTANCE, WITHIN TWO (2) YEARS OF THE DATE OF RECORDING OF THIS PLAT. ANY DEFECT IN THE BEARING OR DISTANCE IN THIS PLAT SHALL BE CONSIDERED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.E.S.)
8. THIS PROPERTY IS SUBJECT TO THE COVENANTS FOR VIEWPOINT ESTATES SUBDIVISION RECORDED IN RECEPTION NO. 1.
9. NO BUILD AREAS WILL NOT HAVE ANY BUILDING STRUCTURES OR OUT - STRUCTURES. FENCES WILL BE ALLOWED THAT DO NOT IMPERE STORMWATER FLOWS. OWNERSHIP AND MAINTENANCE OF NO BUILD AREAS WILL BE VESTED IN THE INDIVIDUAL LOT OWNER OF THE LOT THAT IS ENCUMBERED.
10. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
11. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMONS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO C.R.S. § 18-4-508.
12. THERE SHALL BE NO DIRECT ACCESS TO COLORADO HIGHWAY 94 OR ANTELOPE DRIVE.
13. THE DEFENTION 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. THE REPLATED PORTION OF THE DEFENTION BASIN EASEMENT SHALL BE RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO, UNDER RECEPTION NO. 099189220, OF THE RECORDS OF EL PASO COUNTY, COLORADO. PRESENT AND FUTURE LOT OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 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1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 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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

VIEWPOINT ESTATES FILING NO. 1



VICINITY MAP
NOT TO SCALE

N

10 0 50 100 200
1" = 100' 1:1,200

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- NO BUILD LINE
- NO BUILD AREA
- SET #5 REBAR W/ 1.5" ALUMINUM CAP
F15 27065' FLUSH W/ GND
- FOUND #5 REBAR W/ ORANGE
PLASTIC CAP FETLS 7338"
- (21209) ADDRESS

ABBREVIATIONS

- AC ACRES
- NO. NUMBER
- REC. RECEPTION
- ROW RIGHT-OF-WAY
- SCH. SCHEDULE
- SF SQUARE FEET
- PUB. PUBLIC UTILITY & DRAINAGE EASEMENT
- BE BUILDING ENVELOPE

CAROLLEE M
20818 CHELEY DR
CALHAN CO 80808-7887
TAX SCH. NO. 341000010
100' TEMPORARY
EASEMENT
(REC. NO. 9919220)

RENÉE & BRUCE BARKS
20714 CHELEY DR
CALHAN CO 80808-7891
TAX SCH. NO. 341000020

ROBERT W LEUNG
21014 CHELEY DR
CALHAN CO 80808-7891
TAX SCH. NO. 341000020

RONALD A. CORRIE NIKLICKI
21112 CHELEY DR
CALHAN CO 80808-7886
TAX SCH. NO. 341000070

WESLEY A. HOWE
PO BOX 77261
COLORADO SPRINGS, CO
70804-2610
TAX SCH. NO. 3410007006

UNPLATTED LAND
TRINITY RANCH 210 LLC
5436 CARVEL GROVE
COLORADO SPRINGS, CO
80908
TAX SCH. NO. 3400000429
N 01°11'11" W, 287.97' (M)
N 01°10'40" W, 288.14'

COLORADO HIGHWAY 94
PRINCIPAL ARTERIAL (100' ROW)
N 89°47'46" E (BASIS OF BEARING)
3903.51'

UNPLATTED LAND
SHERMAN ST
1127 SHERMAN ST SUITE 300
DENVER CO 80203-2398
TAX SCH. NO. 340004027

AS-REPLATTED LOT 71, VIEWPOINT ESTATES

VIEWPOINT ESTATES FILING NO. 1

RICHARD E WILLIAMS
21004 CHELEY DR
CALHAN CO 80808-7891
TAX SCH. NO. 341000008

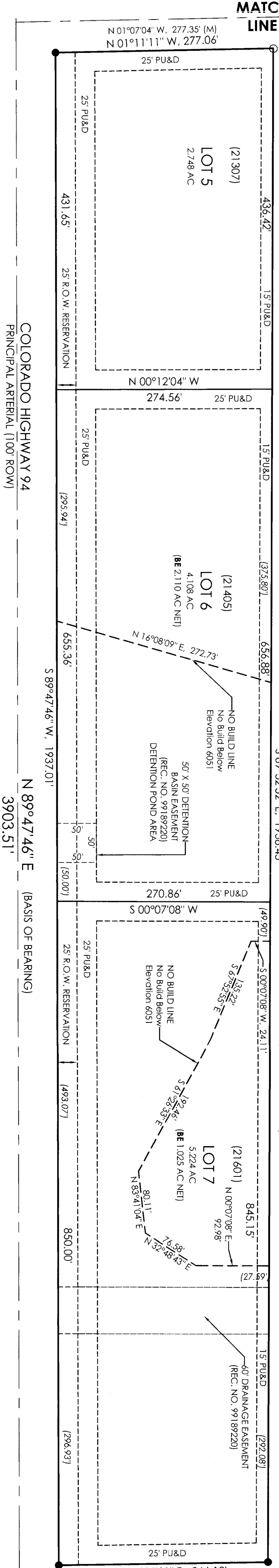
JESSE A & LANCIA D SIEHR
21504 CHELEY DR
CALHAN CO 80808-7886
TAX SCH. NO. 341000807

ERIC WILLIAM CONKERN
21504 CHELEY DR
CALHAN CO 80808-7886
TAX SCH. NO. 341000606

RYAN SALTSMAN
21602 CHELEY DR
CALHAN CO 80808-7886
TAX SCH. NO. 341000003

FRANCIS & LEGENDE & DORNE R BLAIR
513 SPOTTED OWL WAY
CALHAN CO 80808-7882
TAX SCH. NO. 341000013

MATCH
LINE
N 01°07'04" W, 277.35' (M)
N 01°11'11" W, 277.06'



UNPLATTED LAND
SHERMAN ST
1127 SHERMAN ST SUITE 300
DENVER CO 80203-2398
TAX SCH. NO. 340000027

UNPLATTED LAND
COLORADO
SPRINGS
WABERRY LLC
CALHAN CO 80808

RBD
6/19/2026

FINAL PLAT
VIEWPOINT ESTATES
FILING NO. 2

MVE, INC.

ENGINEERS SURVEYORS
1903 Lehigh Street, Suite 300
Colorado Springs, CO 80909
719.635.5736 www.mveinc.com

AS-REPLATTED LOT 72, VIEWPOINT ESTATES

PCD FILE # SF-21-42