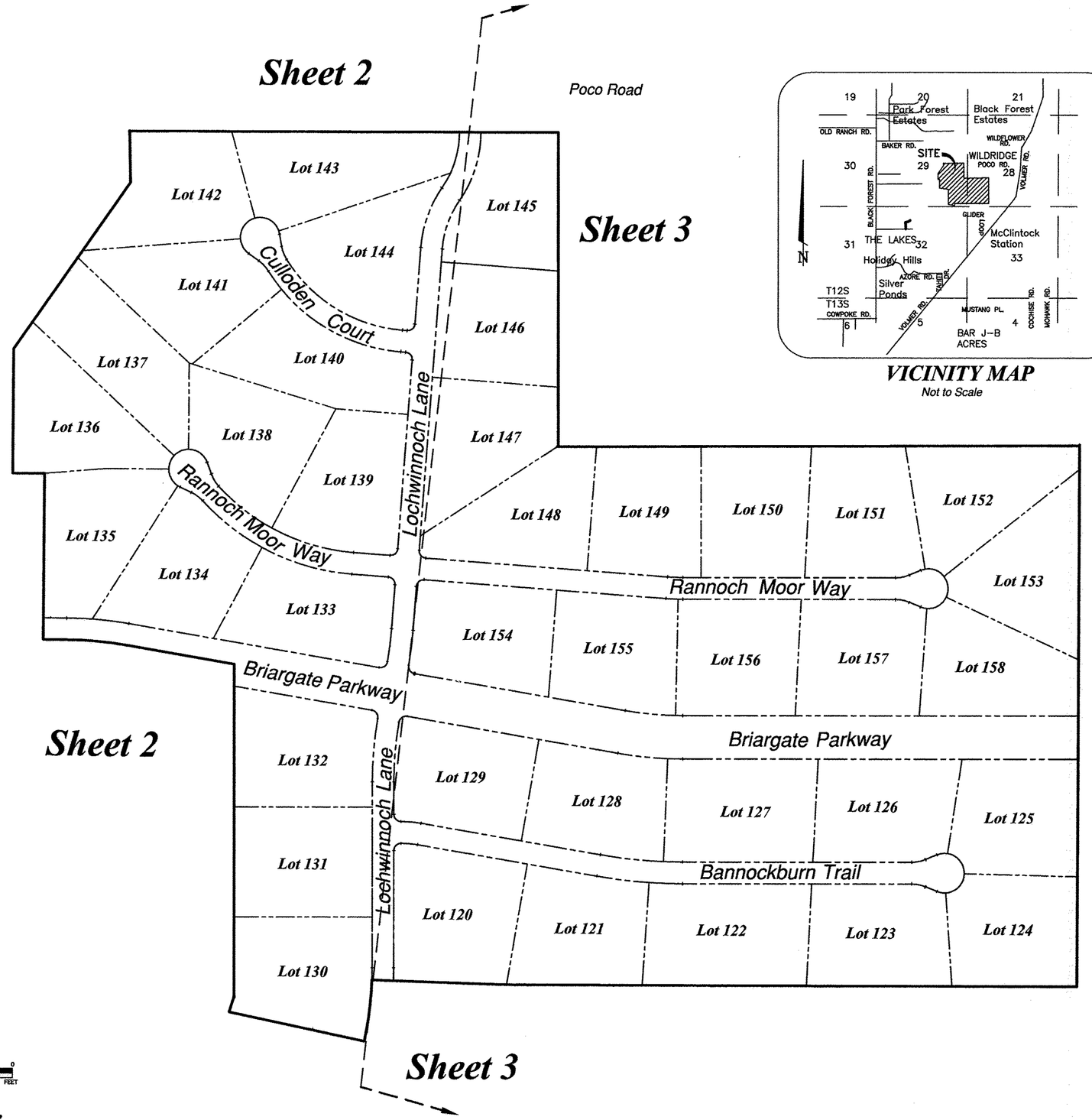
14170

Highland Park Filing No. 3

A Subdivision of a Portion of Sections 28, 29, & 32, in T12S, R65W of the 6th P.M., County of El Paso, State of Colorado



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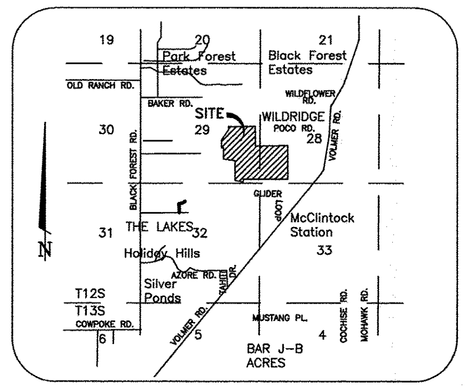


VICINITY MAP

Not to Scale

Surveyor's Certification:

The undersigned Colorado Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutues 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

Joseph Alessi
Colorado Professional Land Surveyor No. 30130

12-18-17
Date

COLORADO REGISTERED JOSEPH ALESSI 12-18-17 30130 PROFESSIONAL LAND SURVEYOR

Board of County Commissioners Certificate:

This Plat "HIGHLAND PARK FILING NO. 3" was approved for filing by the El Paso County, Colorado Board of Commissioners on the _____ day of _____, 2018 , 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 — 9/9/2010 *Date*

Director of Development Services — June 15, 2018 *Date*

Recordings:

State of Colorado)
) SS
County of El Paso)

I hereby certify that this instrument was filed for record in my office at 3:11 O'clock P. M. this 21st Day of June, 2018 A.D., and is duly recorded under Reception Number 218714170 of the records of El Paso County, State of Colorado.

Chuck Broerman, Recorder

By: Kayla Mullins
Date

Surcharge: $3.00
Fee: $30.00

Know All Men By These Presents:

That Little London, LLC, being the owner of a parcel of land in Sections 28, 29 & 32, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, and more particularly described as follows:

To Wit:

A tract of land located in the SW1/4 of Sections 28, in the SE1/4 of Section 29 and in the NE1/4 of Section 32, all in T12S, R65W of the 6th P.M., in El Paso County, Colorado, described as follows:
Commencing at the Northwest Corner of the S1/2 of the SW1/4 of said Section 29, thence N89°47'35"E, 2692.92 feet along the North line of the S1/2 of the SW1/4 of said Section 29 and along the North line of HIGHLAND PARK FILING NO. 1, a Subdivision recorded at Reception No. 200068416 of the records of El Paso County, Colorado, to the Northeast Corner of the S1/2 of the SW1/4 of said Section 29; thence S00°19'40"E, 206.09 feet along the East line of the S1/2 of the SW1/4 of said Section 29 and along the North line of said HIGHLAND PARK FILING NO. 1; thence S89°59'09"E, 1034.71 feet along the North line of said HIGHLAND PARK FILING NO. 1 and along the North line of HIGHLAND PARK FILING NO. 2, a Subdivision recorded at Reception No. 202145110 of the records of El Paso County, Colorado, to the TRUE POINT OF BEGINNING;
Thence N 00°00'51" E, 60.00 feet; Thence N 00°02'25" E, 399.68 feet; Thence N 89°57'48" W, 88.51 feet; Thence N 00°02'12" E, 344.52 feet; Thence N 34°57'14" E, 563.22 feet; Thence N 01°26'36" W, 142.01 feet to the Southwest Corner of POCO SUBDIVISION, a Subdivision recorded at Reception No. 2406425 of the records of El Paso County, Colorado; Thence N 89°45'58" E, 1195.61 feet along the South line of said POCO SUBDIVISION to the West line of WILDRIDGE SUBDIVISION NO. 1, a Subdivision recorded at Reception No. 501428 of the records of El Paso County, Colorado; Thence S 00°23'55" E, 542.06 feet along the West line of said WILDRIDGE SUBDIVISION NO. 1 to the Northwest Corner of STROSCHEIN RANCH, a Subdivision recorded at Reception No. 94113232 of the records of El Paso County, Colorado; Thence S 00°26'34" E, 325.02 feet along the West line of said STROSCHEIN RANCH to the Southwest Corner thereof; Thence S 00°06'31" E, 1498.84 feet to the Northeast Corner of WILDRIDGE SUBDIVISION NO. 2, a Subdivision recorded at Reception No. 587636 of the records of El Paso County, Colorado; Thence S 89°47'10" W, 235.18 feet along the North line of said WILDRIDGE SUBDIVISION NO. 2; Thence S 89°47'34" W, 518.73 feet along the North line of said WILDRIDGE SUBDIVISION NO. 2; Thence S 89°48'29" W, 70.02 feet along the North line of said WILDRIDGE SUBDIVISION NO. 2; Thence S 89°48'03" W, 506.33 feet along the North line of said WILDRIDGE SUBDIVISION NO. 2; Thence S 89°48'44" W, 259.89 feet along the North line of said WILDRIDGE SUBDIVISION NO. 2 to the Northeast of said HIGHLAND PARK FILING NO. 2; Thence N 88°23'06" W, 375.79 feet along the Northerly line of said HIGHLAND PARK FILING NO. 2; Thence 171.58 feet along the arc of a curve concave to the East and along the Northerly line of said HIGHLAND PARK FILING NO. 2, said arc having a radius of 970.00 feet, a central angle of 10°08'05" and being subtended by a chord that bears S 06°40'57" W, 171.35 feet; Thence N 78°15'01" W, 385.63 feet along the Northerly line of said HIGHLAND PARK FILING NO. 2; Thence N 17°47'29" E, 43.74 feet along the Northerly line of said HIGHLAND PARK FILING NO. 2; Thence N 00°21'18" W, 921.10 feet along the Northerly line of said HIGHLAND PARK FILING NO. 2; Thence N 80°33'18" W, 308.64 feet along the Northerly line of said HIGHLAND PARK FILING NO. 2; Thence 164.60 feet along the arc of a curve concave to the South and along the Northerly line of said HIGHLAND PARK FILING NO. 2, said arc having a radius of 1000.00 feet, a central angle of 9°25'51" and being subtended by a chord that bears N 85°16'13" W, 164.41 feet; Thence N 89°59'09" W, 65.02 feet along the Northerly line of said HIGHLAND PARK FILING NO. 2 to the TRUE POINT OF BEGINNING.
Area = 116.19 acres, more or less.

Dedication:

The above owner, having caused said tract of land to be platted into a lots,streets and public easements as shown on the accompanying plat, which subdivision shall be entitled "HIGHLAND PARK FILING NO. 3", a subdivision in El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at the owner's expense and all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

Flood Statement:

A portion of Lot 142, HIGHLAND PARK FILING NO. 3, is within a designated F.E.M.A. Floodplain, the remainder of the site is not within a designated area as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0535F, effective March 17, 1997.

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 certification shown hereon.

In Witness Whereof:

The aforementioned Little London, LLC, by Douglas H. Barber, Member, has executed this instrument this 31st Day of May, 2018 A.D.

Little London, LLC

By Douglas H. Barber-Member

Notarial:

State of Colorado)
) SS
County of El Paso)

The foregoing instrument was acknowledged before me this 31st day of May 2018 A.D., by Little London, LLC, by Douglas H. Barber, Member

Witness my hand and seal
Address 290 E Cheyenne Mtn Rd
CO 80906

My Commission expires April 9, 2022

Melissa Scippio
NOTARY ID #20104011064
NOTARY PUBLIC
STATE OF COLORADO
My Commission expires Apr. 9, 2022

Total Acreage:

116.19 Acres

Fees:

1.) Cottonwood Creek
Drainage Fee: $ 84,699.52

2.) Cottonwood Creek
Bridge Fee: $ 6,179.55

3.) Sand Creek
Bridge Fee: $ 32,380.15

4.) Sand Creek
Drainage Fee: $ 80,159.52

5.) Park Fee: $ 15,873.00

6.) Region 2 District 20
School Fee: $ 11,934.00

Notes:

1. Ranch-Style Homes: Lots 120 - 124 and Lots 145 - 152 are limited to homes with only one-story above grade.

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

3. Utilities: Electric service is provided by Mountain View Electric Association. Gas service is provided by Black Hills Energy, Telephone is provided by Century Link.

4. All wells shall be in either the Denver or Dawson aquifers, as required by the water decree and augmentation plan.

5. Due to the geologic conditions associated with this area, it is likely that a number of lots in this subdivision will require mound-type individual sewage disposal systems. It is highly recommended that well and septic locations be established prior to locating residences and other structures. Additionally, all individual sewage disposal systems shall be located and designed by a Professional Engineer. Evaporative septic systems are not permitted.

6. Design/Location: All structural foundations shall be designed by a Professional Engineer, currently registered in the State of Colorado.

7. Access: There shall be no direct vehicular access to Briargate Parkway. The El Paso County Development Service Department shall be contacted prior to the establishment of any driveway.
Driveway access for the following lots will be restricted as shown (no access to Lochwinnoch lane)
Lots 140 & 144 - Culloden Court. Lots 133,139,148 & 154 - Rannoch Moor way.
Lots 120 & 129 - Bannockburn Trail.
Driveway access for Lot 126 will be limited to the adjacent 50' East of Detention Basin "A".
Driveway access for Lot 132 shall be within the Southerly 50 feet of frontage along Lochwinnoch Lane.

8. Reports: The following reports: public improvements agreement recorded at Rec. No. 218071515 , recorded water augmentation plan, covenants recorded at Rec. No.218071516 , preliminary plan, soils/geologic hazards and water supply plan and water quality analysis have been submitted and are on file at the El Paso County Planning Department. Seasonally wet areas may exist on the subdivision, and builders and homeowners should consult the geotechnical report for Highland Park Filing 3 on file at El Paso County's Planning Department.

9. Pipelines: Lots 122, 127, 150, 151, 156, and 157 are crossed by a CIG/Kinder Morgan natural gas and WYCO/Magellan petroleum pipeline easements, which are non-build areas and may not be disturbed or crossed at all. The protective covenants contain pertinent information regarding this easement.

10. Easements: In addition to any easements shown on the plat, the following apply:
A. Utility/Drainage Easements: All front lot lines and lot lines which are the right-of-way lines of platted roads are hereby platted with a fifteen (15) foot public utility and drainage easement unless otherwise noted. All lot lines which are the outer boundary of the Highland Park Subdivision are hereby platted with a twenty (20) foot public utility and drainage easement unless otherwise noted. Both sides of all side and rear lot lines are hereby platted with a ten (10) foot public utility and drainage easement unless otherwise noted. Portions of the subdivision may be subject to that Mountain View Electric Association Right-of-Way Easement recorded in Book 3673 at Page 917, the location of which is not specific. Lot owners acknowledge and agree to acceptance of stormwater runoff onto their property, which may occur from both roads and adjoining properties. Lot owners are responsible for maintaining any drainage easements and water flow paths on their lots, and providing any necessary measures to minimize erosion.
B. Private Trail Easement: Twenty-five (25) foot wide non-motorized trail easements for the exclusive use of owners in all filings of Highland Park are as shown on the plat along the west side of Lochwinnoch Lane. Responsibility for maintenance of the trail easements is hereby vested with the Highland Park 3 Association, Inc.

11. All Bearings as shown hereon are based upon the West line of the South half of the Southwest quarter of Section 29, Township 12 South, Range 65 West of the 6th P.M., monumented as shown hereon and assumed to be North 00 degrees 07 minutes 10 seconds East. All corners found No. 4 rebar with aluminum cap marked "Mariotti P.L.S. 22573, unless otherwise noted.

12. This Subdivision plat does not constitute a title search by Alessi and Associates, Inc., to determine ownership, easements or rights-of-way record. For all information regarding said matters of record Alessi and Associates, Inc., relied upon Title Commitment File No. 55844UTC prepared by Unified Title Company LLC., Inc., dated February 05, 2018.

13. Prior to the establishment of any driveway onto a County road, an access permit must be granted by the El Paso County Department of Transportation.

14. All Property owners are responsible for maintaining proper storm drainage in and through their property.

15. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

16. No Structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not impede runoff from reaching drainage swales.

17. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Natural drainage locations shall be avoided by construction and site-specific foundation/septic investigations shall be required.

18. 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 Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

19. Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicants, the Home Owners Association and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
Individual wells and septic systems are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

20. COVENANTS/WATER RIGHTS: Covenants affecting Highland Park Filings No. 1, 1A, 1B, and 2 were recorded June 13, 2000 at Reception No. 200068418, August 29, 2002 at Reception No. 202145113, June 12, 2007 at Reception No. 207079316, and November 13, 2007 at Reception No. 207145330, and may have been subsequently modified, in the records of the El Paso County, Colorado Clerk and Recorder. Said covenants detail limitations on water use, and duties of owners and the Highland Park Neighborhood Association, Inc. for the maintenance and costs of operating the augmentation plan pursuant to water decrees, Case Nos. 97 CW 148(Div. No. 2) and 95 CW 188 (Div. No. 2), and Cherokee Metropolitan District contract for effluent recorded in Book 6861 at Page 1173, and at Reception No. 200074498, and water rights conveyed to the Association recorded atReception No. 200068420. Individual lot owners shall be conveyed 0.56 acre-feet of groundwater rights under their lots in either the Dawson and Denver Aquifers.

21. The Subdivider(s) agree on behalf of him/herself and any developer or builder successors and assigns 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 12-382) and any subsequent amendments, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of property. The fee will be payable by the property owner at the time of application for a building permit.

22. No Lots shall be sold, conveyed or transferred, whether by deed or by contract, unless and until the required public improvements for the subdivision have been constructed and completed in accordance with the approved construction plans and preliminary acceptance of said improvements has been received from El Paso County.

ALESSI

ALESSI and ASSOCIATES, Inc.
APPRAISERS • ENGINEERS • SURVEYORS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
Tele. 719/540-8832
Fax 719/540-2781

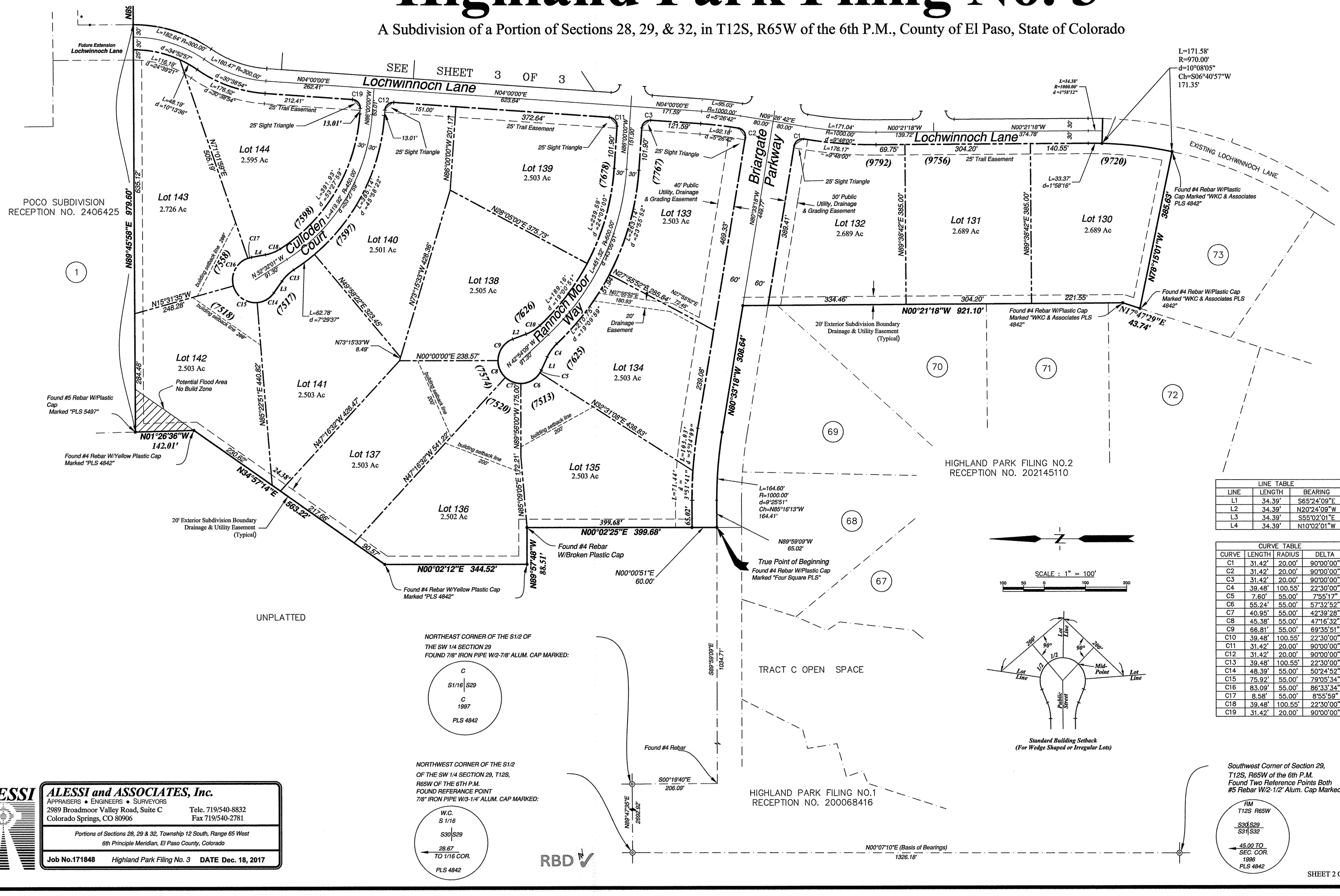
Portions of Sections 28, 29 & 32, Township 12 South, Range 65 West 6th Principle Meridian, El Paso County, Colorado

Job No.171848 ***Highland Park Filing No. 3*** **DATE Dec. 18, 2017**

14170

Highland Park Filing No. 3

A Subdivision of a Portion of Sections 28, 29, & 32, in T12S, R65W of the 6th P.M., County of El Paso, State of Colorado



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.39'	S65°24'09"E
L2	34.39'	N20°24'09"W
L3	34.39'	S55°02'01"E
L4	34.39'	N10°02'01"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.42'	20.00'	90°00'00"
C2	31.42'	20.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	39.48'	100.55'	22°30'00"
C5	7.60'	55.00'	7°55'17"
C6	55.24'	55.00'	57°32'52"
C7	40.95'	55.00'	42°39'28"
C8	45.38'	55.00'	47°16'32"
C9	66.81'	55.00'	69°35'51"
C10	39.48'	100.55'	22°30'00"
C11	31.42'	20.00'	90°00'00"
C12	31.42'	20.00'	90°00'00"
C13	39.48'	100.55'	22°30'00"
C14	48.39'	55.00'	50°24'52"
C15	75.92'	55.00'	79°05'34"
C16	83.09'	55.00'	86°33'34"
C17	8.58'	55.00'	8°55'59"
C18	39.48'	100.55'	22°30'00"
C19	31.42'	20.00'	90°00'00"

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Job No.171848 Highland Park Filing No. 3 DATE Dec. 18, 2017

RBD