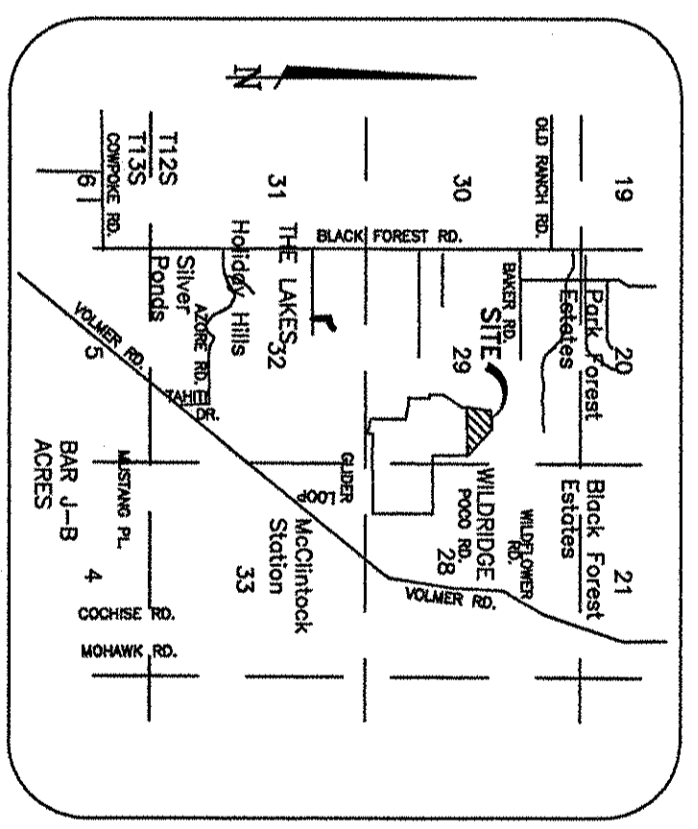
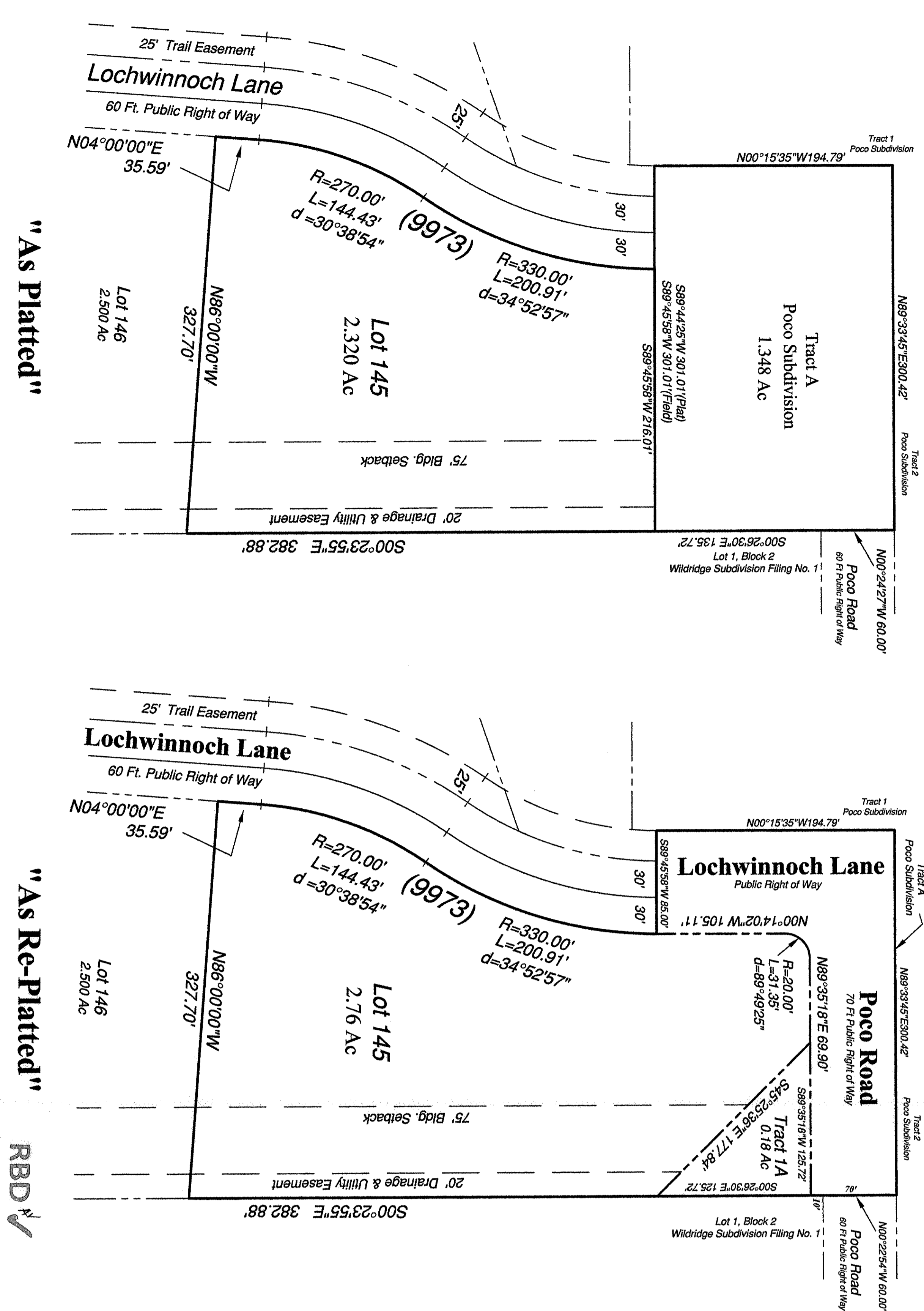


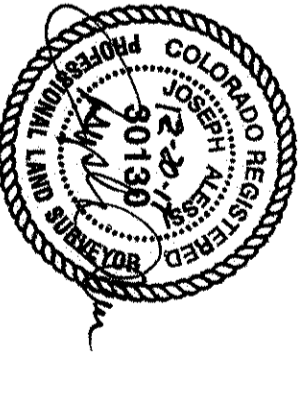
A Vacation and RePlat of Tract A, Poco Subdivision and Lot 145, Highland Park Filing No. 3, County of El Paso, State of Colorado

# Highland Park Filing No. 3A



**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 Statutes, 1983 as amended, have been met to the best of his professional knowledge, belief and opinion.

*Joseph Alessi*  
Colorado Professional Land Surveyor No. 30130  
Date 12-28-14



**Board of County Commissioners Certificate:**  
This plat "HIGHLAND PARK FILING NO. 3A" 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 interests 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.

*David J. Wilson*  
Chair, Board of County Commissioners  
Date 6/5/2018

*Director of Department Services*  
Date 6/5/2018

**Notes:**  
1. Ranch-Style Homes: Lot 145 is limited to homes with only one-story above grade.  
2. Addresses: The addresses shown on the plat is for informational purposes only. The address is not the legal description, and is 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 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 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. Flood Statement: This site is not within a designated area as determined by the Flood Insurance Rate Map, Community Panel Number 08041 C0335R, effective March 17, 1987.  
8. Reports: The following reports: public improvements agreement recorded at Rec. No. \_\_\_\_\_, recorded water augmentation plan, contours recorded at Rec. No. \_\_\_\_\_, 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, report for Highland Park Filing 3 on file at El Paso County's Planning Department.  
9. 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. There shall be no direct access to Poco Road, access is limited to Lochwinnoch Lane.

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 mountain view electric association right-of-way easement recorded in Book 3873 at Page 917, the location of which occur from both ends and adjoining lots. Lot 145 is subject to any necessary measures to minimize erosion and water flow rates on its 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 finished Highland Park Filing No. 3A, shall be established on the West line of the Southwest quarter of Section 23, Township 12 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, the responsibility for maintenance of the trail easements is hereby vested with the Highland Park 3 Association, Inc. 07 minutes 10 seconds East. All corners found No. 4 meter with aluminum cap marked "Metrolite" P.S. 22573, unless otherwise noted.  
12. This Subdivision plat does not constitute a site 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. The Commitment File No. 69704 prepared by Unified Title Company, LLC, dated December 19, 2013.  
13. All Property owners are responsible for maintaining proper storm drainage and through their property.  
14. Mallopos shall be installed in accordance with all El Paso County Department of Transportation and Unified States Protocol Service regulations.  
15. No Structures or major material storage activities are permitted within the designated drainage easements, except fences; fences shall not include runoff from reaching drainage swales.  
16. 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-specific investigations shall be required.

18. Developer shall comply with federal and state laws, regulations, ordinances, rules 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 Pele's Meadow Limpkin, 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.  
20. 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.  
21. CO/VE/AN/IN/SM/ATER RIGHTS: Covenants affecting Highland Park Filing No. 1, 1A, 1B, and 2 were recorded June 13, 2010 at Reception No. 20008418, August 29, 2002 at Reception No. 202114513, June 12, 2007 at Reception No. 207073016, and November 13, 2007 at Reception No. 207145301, and may have been subsequently modified, in whole or in part, by subsequent filings. For the maintenance of the water supply, the water supply plan, and the duties of owners and the Highland Park Neighborhood Association, Inc. for the maintenance of the water supply, and the water augmentation plan pursuant to water decrees, Case Nos. 97 CW 149DK, No. 2 and 55 CW 189 DV, No. 21, and Cheyenne Metropolitan District Court (affirmed) recorded in Book 6881 at Page 1173, and at Reception No. 200074498, and water rights conveyed to the Association recorded at Reception No. 200084200. Individual lot owners shall be conveyed 0.58 acre-feet of groundwater rights under their lots in either the Denver and Denver Aquifers.  
21. The Subdivider(s) agree on behalf of himself and any developer or builder successors and assigns that Subdivider and 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 application. The traffic impact fee shall be paid by the Subdivider and said successors and assigns. The fee will be payable by the property owner at the time of application for a building permit.

**Know All Men By These Presents:**

That Little London, LLC, being the owner of a parcel of land in the East Half of Section 23, 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:**

**Legal Description:**

Lot 145, Highland Park Filing No. 3, according to the plat thereof recorded under Reception Number 2811451, dated 11-18-13, in the records of the Office of the El Paso County Clerk and Recorder, and Tract A, Poco Subdivision, County of El Paso, State of Colorado, according to the plat thereof recorded in Plat Book F-5 at Page 69 under Reception Number 2405450, dated December 23, 1993 in the records of the Office of the El Paso County Clerk and Recorder. Containing a combined total acreage of 3.689 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. 3A, a subdivision in El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby agree that all easements and public utilities shall be granted, paved and maintained for same. The owner will be provided at the owner's expense and at the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

**In Witness Whereof:**

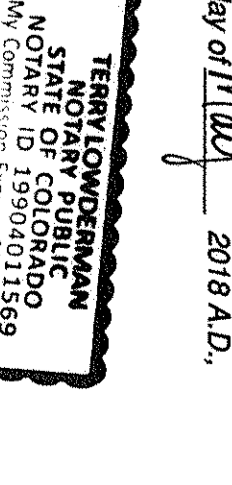
The aforementioned Little London, LLC, by Douglas H. Barber, Member, has executed this instrument this 23 day of May, 2018 A.D.

*Douglas H. Barber*  
By Douglas H. Barber, Member

**Notarial:**

State of Colorado )  
County of El Paso ) SS  
The foregoing instrument was acknowledged before me this 23 day of May, 2018 A.D., by Little London, LLC, by Douglas H. Barber, Member

Witness my hand and seal this 23 day of May, 2018.  
Address: 10300 E. 1st Avenue, Suite 100, Denver, CO 80231  
My Commission expires 9-16-18



**Recordings:**

State of Colorado )  
County of El Paso ) SS  
I hereby certify that this instrument was filed for record in my office at 11:10 O'clock A.M. this 23 day of May, 2018 A.D., and is duly recorded under Reception Number 2811451 in the records of El Paso County, State of Colorado.

Chuck Boerman, Recorder  
By *Chuck Boerman*  
Date 5/16

Surcharge: \$3-  
Fee: \$10-  
By *Debra K. Kiser*  
Date 5/16

**Notice:**

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you have discovered 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 confirmation shown hereon.

**ALESSI**  
**ALESSI and ASSOCIATES, Inc.**  
APPRAISERS • ENGINEERS • SURVEYORS  
2989 Parkmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tel. 719/540-8832  
Fax 719/540-2781  
Portions of East Half Section 29, Township 12 South, Range 65 West  
6th Principle Meridian, El Paso County, Colorado  
Job No. 171888 Highland Park Filing No. 3A DATE Dec. 20 2017

