

10672

10-215 1/2

1/2

HIGH PINES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That SAMUEL FRANK SCHONINGER being the owner of the following described tract of land to wit:

That part of the Northeast Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

Baseline Bearings: A line between the Northeast corner of said Section 2, being a 3 1/4" aluminum monument, L.S. No. 10108 in range box and the Northwest corner of said Section 2, being a 3" aluminum cap, L.S. No. 17486 in range-box, said line is assumed to bear S 89°06'54" W, 5246.09 feet.

Commencing at the Northeast corner of said Section 2; thence S 89°06'54" W on a straight line between the Northeast and Northwest corners of said Section 2, a distance of 1320.00 feet; thence S 00°53'12" W, 30.00 feet to the Northeast corner of a parcel described in Book 5852 at Page 323, said point being the Point of Beginning of the parcel to be described; thence S 00°53'12" E along the most Easterly line of said parcel a distance of 270.02 feet to the Southeast corner thereof; thence S 89°06'54" W along a line of said parcel a distance of 331.85 feet to the Northeast corner of HEIGHTS FILING NO. 2 (Plat Book E-5, Page 228) said corner being monumented with a recovered Surveyors Cap, L.S. No. 10108; thence S 00°02'24" W along the East line of said HEIGHTS FILING NO. 2 and along the East line of HEIGHTS FILING NO. 4 (Plat Book H-5, Page 130) a distance of 1239.91 feet to the Southeast corner thereof, said corner being on the North line of WOODCREST (Plat Book P-2, Page 48) and being monumented by a recovered Surveyors Cap, L.S. No. 22096; thence S 89°55'30" E, along said North line a distance of 1120.26 feet to the Northeast corner of said WOODCREST, said corner being on the West line of Lot 283, TOP OF THE MOOR III (Plat Book L-2, Page 35), and being monumented by a recovered Surveyors Cap, L.S. No. 2682; thence N 00°12'21" E along said West line a distance of 56.54 feet (reced = 56.05 feet) to the Northwest corner of said Lot 283, said corner being monumented by a recovered Surveyors Cap, L.S. No. 2682; thence N 88°24'59" E along the North line of said TOP OF THE MOOR III a distance of 196.32 feet to its intersection with the Southerly extension of the West line of a parcel described in Book 3430 at Page 387 (the following three (3) courses are along the Westerly line of said parcel and its extension); 1) N 00°04'49" E, 399.69 feet; 2) N 89°55'11" W, 50.00 feet; 3) N 01°08'15" E 1069.85 feet; thence S 89°06'54" W, 960.42 feet to the Point of Beginning.

Containing 42.70 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and plotted into lots, streets, additional right-of-way and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots, streets, additional right-of-way and easements, and which tract so plotted shall be known as HIGH PINES, El Paso County, Colorado. All streets so plotted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all plotted streets will be constructed to El Paso County standards, and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, SAMUEL FRANK SCHONINGER, has executed this instrument this 9th day of March 2000 A.D.

Samuel Frank Schoninger
SAMUEL FRANK SCHONINGER

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }

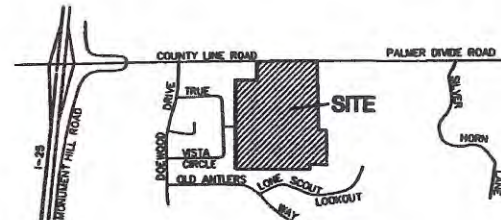
The above and aforementioned was acknowledged before me this 9th day of March 2000 A.D., by SAMUEL FRANK SCHONINGER.

Witness my Hand and Seal *Stephanie M. Mendenhall*
Address 13 N. Tejon #200
Colorado Springs, CO 80903
My Commission Expires 5-5-2003



FEES:

Part Fee: \$1,105.00 Registered School Fee: \$1,490.00 \$2,595.00
Notary: \$75.00 \$2,670.00



VICINITY MAP
N.T.S.

NOTES:

1. * - Indicates recovered survey monument as noted.
(R) - Indicates radial bearing.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by STEWART TITLE OF COLORADO SPRINGS, INC., Order No. 98083353 dated December 8, 1998 AT 7:30 a.m.
3. * - Indicates not a part of this subdivision.
4. The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway.
5. The following reports have been submitted and are on file at the County Land Use Department: Soils and Geological Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0075 F and 08041C00276 F (effective date March 17, 1997) indicates the area in the vicinity of this plot to be a Zone X (area determined to be out of the 500 year flood plain).
7. No lot, or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded under Reception No. 20011559. In the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plot may be vacated after the appropriate public hearings.
8. Unless otherwise indicated, side and rear lot lines are hereby platted on each side with a ten foot (10') public utilities and drainage easement. All lot lines adjacent to interior streets are hereby platted with a five foot (5') easement for public improvements, drainage and utilities. All exterior subdivision boundaries are hereby platted with a twenty foot (20') public utilities and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
9. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
10. Tract A is for drainage and utilities.
11. Right-of-way for that portion of KENNETH LAMER DRIVE lying easterly of HIGH PINES DRIVE is to be dedicated but not constructed.
12. No direct lot access to County Line Road shall be permitted.
13. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change. 400/11559
14. The Comments as recorded under Reception No. 20011559, in the office of the Clerk and Recorder of El Paso County, Colorado, guarantee maintenance of the detention pond as approved by the El Paso County Department of Transportation and the County Attorney's Office.

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered 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, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.



David V. Hostetler
David V. Hostetler Date 02-11-00
Colorado Professional Land Surveyor No. 20681

APPROVALS:

This subdivision was approved by the El Paso County Planning Department this

15th day of SEPTEMBER, 2000

Kurt B. Bandy
Planning Director

Approved by the Board of County Commissioners of El Paso County, Colorado, this

24th day of JUNE, 1999

Chairman
Chairman

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at 2:32 P.M. on this 15th day of September

2000 A.D., and is duly recorded under Reception No.

20011559 of the records of El Paso County, Colorado.

SURCHARGE: 0
FEE: 20.00

J. PATRICK KELLY, RECORDER

BY: *Kelly*
Deputy

LDC, Inc.
PLANNING, SURVEYING, LAND SERVICES
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-8133 FAX (719) 528-8848

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ENHANCED NOTE	AS	04/13/00
2	COUNTY COMMENTS	AS	04/26/00
3	OWNER NAME CORRECTION	DVN	05/13/00

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.

FINAL PLAT HIGH PINES

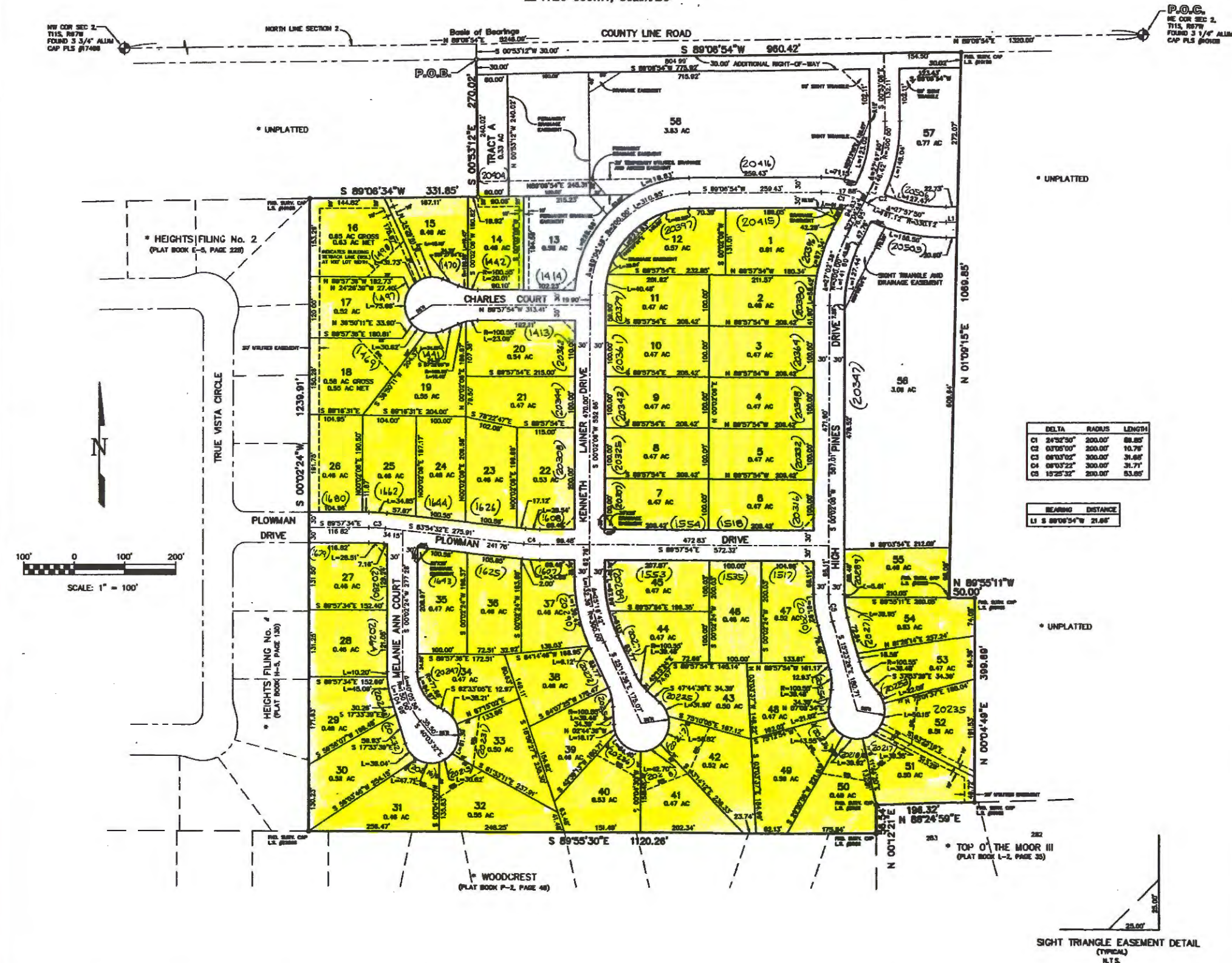
PROJECT NO. 97097
Drawn By: AS Date: 12/01/98
Checked By: MSJ/DVN Sheet: 1 of 2

HIGH PINES
A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

10672

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10-215 2/2



LDC, Inc.
PLANNING, SURVEYING, LAND SERVICES
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-8133 FAX (719) 528-8848

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ADDITIONAL EASEMENTS	ROG	04/13/88
2	COUNTY COMMENTS	AJB	04/28/88
3	COUNTY COMMENTS	AJB	06/01/88

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 herein.

FINAL PLAT
HIGH PINES

PROJECT NO. 97087
Drawn By: AJB
Checked By: MSJ/DWH
Date: 12/01/88
Sheet: 2 of 2

154/85.00

10768



That Samuel Frank Schoringer, individual being the owner of Tract A and Lots 33, 36, 37 and 38, and that portion of Kenneth Lester Drive (RD # 9) adjacent to said Lots 36 and 37, HIGH PINES (Reception No. 728-111537) El Paso County, Colorado (Record) in El Paso County, Colorado.

And that Samuel Frank Schaninger, individual, and ROMDOW, INC., being the owners of the following described tract of land to wit:

That part of the Northeast One-Quarter of Section 2, Township 11 South Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

Commencing at the Northeast corner of said Section 2, thence S89°54'W along a straight line between the Northeast and Northwest corners of said Section 2, 1320.00 feet, thence S00°33'12"W, 30.00 feet to the Northeast corner of a tract described in Book 5552 of Page 323 (said El Paso County records), and said being the Point of Beginning of the parcel to be described; thence S00°33'12"W along a straight line between the Northeast corner of said Section 2 and the Northeast corner of said tract, 1005.68 feet to the Northeast corner of said tract, thence S00°12'24"W along and along the tract, 270.50 feet to the Southeast corner of said tract and a point on the Northerly line of HEIGHES FLING NO 2 (Plot Book E-5, Page 228, and records); thence N89°02'30"E along said tract and said Northerly line, 678.20 feet to the Northeast corner of said FLING NO 2, a point and point of Beginning of said tract, thence S00°12'24"W along and along the tract, 241.50 feet to the Southeast corner of said tract and the Northerly line of Lots 18, 19 and 14, 331.65 feet to the Southeast corner of said tract, thence N89°05'34"E along the Northerly line of said Lot 14, 90.08 feet to the Northeast corner of said Lot 14, thence S00°02'06"W along the Eastern line of said Lot 14, 184.58 feet to a point on the Northerly right-of-way line of a sixty (60) foot wide easement owned by the El Paso County Board of Commissioners, thence S00°02'06"W along and along the point on the Northerly right-of-way line of Kernan Lerner Drive (60' r.o.w.) as platted as said HIGH PINES (the following two (2) courses are along the Northerly and Northerly right-of-way line of said Kernan Lerner Drive), (1) Northerly along the arc of a curve to the right, said curve having a central angle of 86°33'47", a radius of 230.00 feet, an arc distance of 347.44 feet, (2) Northerly along the arc of a curve to the right, said curve having a central angle of 315° 11' 15", a radius of a curve to the right, said curve having a central angle of 17°43'24", a radius of 230.00 feet, an arc distance of 71.15 feet, to a point on the Northerly right-of-way line of High Pines Drive (60' r.o.w.) as platted as said HIGH PINES (the following two (2) courses are along said Northerly right-of-way line), (1) Northerly along the arc of a curve to the left, said curve having a central angle of 121° 15' 52", a radius of a curve to the left, said curve having a central angle of 121° 15' 52", a radius of 230.00 feet, an arc distance of 121.95 feet), (2) N00°53'06", 102.11 feet to a point on the Southerly right-of-way line of County Line Road (r.o.w. width=50') as platted in said HIGH PINES, thence S89°04'33"W along said Southerly right-of-way line, 775.92 feet to a point on a Southerly boundary line of said HIGH PINES, thence N00°53'31"W along said Northerly line, 30.00 feet to the Point of

Containing 10 796 acres, more or less
TOGETHER with

That part of the Northeast One-Quarter of Section 2, Township 11 South Range 67 West of the 6th P.M., El Paso County, Colorado described as follows:

[illegible]

Containing 4 058 acres more or less, with a combined acreage of 14 854 acres, more or less.

The above owner has caused a color of most brick of kind to be YACATED, and the combined tract is to be merged and platted into a street and easements as shown on the accompanying plat, which plat is shown in a fixed book as indicated herein and accurately sets forth the boundaries and dimensions of said tract and the locations of said street and easements. The owner hereby certifies that the above plat is a true and correct copy of the original plat on file in the County of El Paso, State of Colorado. The street as platted is hereby dedicated to and accepted for the use of the public by the owner, and the owner and agree that the platted street will be constructed to El Paso County standards and that drainage for same will be provided at the owner's expense. The plat is submitted to the jurisdiction of the Board of County Commissioners of El Paso County, Colorado, and the Board of County Commissioners hereby approves the plat and the dedication of the street to the public.

The aforementioned Samuel Frank Schoninger, individual, and ROMDOFF, LLC have executed this instrument this 24 day of November, 2000 A.D.

Samuel Frank Schoninger

ROMDOFF, LLC
Samuel Frank Schoninger, President

STATE OF COLORADO }
COUNTY OF EL PASO } ss
The above and foregoing:

The above and aforementioned was acknowledged before me this 14th day of NOVEMBER, 2020 A.D.

by Sonu ' Frank Schöninger individual, and Sonuul Frank Schöninger, President of ROM/COM, INC

Witness my Hand and Seal

Address 3570 AUSTIN BLVD. S. PANAMA

SHAW-WALKER CO. FILES

My Commission Expires 27-10-2002**FEE:** \$100.00.Post Fee \$ 19.66 Reg. Am. 40 \$

LDC, Inc.

ENGINEERING SURVEYING AND SERVICES

520 Austin Bluffs Parkway

Colorado Springs, CO 80918
 719-528-5333 FAX (719) 528-5849

20-0139 FAX (713) 528-8888

AS REPLATTED

- 1 e - indicates recorded survey instrument as noted.
(b) - indicates local listing.
- 2 This survey does not constitute a 99% search by LDC, Inc. to determine ownership or
assessments of record. For all information regarding ownership, rights of way and 99% of
record, LDC, Inc. raised with a Consultant for The Insurance, provided by STEPHEN TITUS OF
COLORADO SPRINGS, Inc. Order No. 990029444E dated November 23, 1998 at 7:30 a.m. and
Order No. 990333334E dated November 26, 1998, 1998 at 7:30 a.m., as amended.
- 3 * - Indicator not a part of the subdivision
- 4 The El Paso County Department of Transportation must be contacted prior to the
establishment of any driveway
- 5 The following reports have been submitted and are on file at the County Land Use Department: Safe
and Colorful County Driveway Program, Wildlife-Hazard Program, Potential Features-Report, Erosion-Control-Report
- 6 FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0075 F and
08041C0276 F (effective date March 17, 1987) indicates the area is the vicinity of this map to be a Zone X
(area determined to be out of the 500 year flood plain)
- 7 No lot, or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor
shall building permits be issued, until and unless the required public improvements have been
constructed and dedicated to the public use and the Survey Agreement between the applicant and
the El Paso County as recorded under Reception No. 20013788, in the office
of the Clerk and Recorder of El Paso County, Colorado, or, in the alternative, after callout as provided
which is sufficient in the judgment of the Board of County Commissioners, to make provision for the
completion of said improvements. If the public improvements are not installed and fully accepted within
18 months from this date, said plot may be resold after the appropriate public hearings.
- 8 Unless otherwise indicated, side and rear lot lines are hereby plotted on each side with a ten foot
(10') public utilities and drainage easement. All lots are assigned to interior streets are hereby plotted
with a ten foot (10') public utilities and drainage easement. All exterior abutting boundaries
boundaries are hereby plotted with a twenty foot (20') public utilities and drainage easement. The sole
responsibility for maintenance of these easements is hereby vested with the individual property owners.
- 9 All structural foundations shall be located and designed by a Professional Engineer, currently registered in the
State of Colorado.
- 10 Right-of-way for that portion of DUBOIST WAY lying Easterly of HIGH PINES DRIVE is to be donated but not
constructed
- 11 No direct lot access to County Line Road shall be permitted
- 12 The addresses (1654) exhibited on this plot are for informational purposes only. They are not the legal
description and are subject to change
- 13 The Comments as recorded under Reception No. 20013788, in the office of the Clerk and Recorder of
El Paso County, Colorado, describe the boundaries of the subdivision as approved by the El Paso County
Department of Transportation and the County Attorney's Office
- 14 Block of Bearings: A line between the Northwest corner of said Section 2, being a 3 1/4' minimum
width, and the Northwest corner of said Section 2, being a 3 1/4' minimum
width, L.S. No. 177996 is true bore, and line is shown in bear S 89°05'24" W, 324.68 feet
- 15 The approval of this report supersedes all prior plots for the area described by this report.
- 16 Homeowners Association (HOA) Bid under Reception No. 20013411, for maintenance of all
private roads, drainage and landscaping. Let 4 is also covered under a HOA AGREEMENT for HIGH
PINES SUBDIVISION, Reception No. 20011657
- 17 MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) is hereby granted a blanket easement over and across this plot
for design and construction of the electric system
- 18 Applicant and all future owners of lots within this PLUNG shall be bound of, and comply with, the
conditions, rules, regulations, and specifications set by the District and the License Water Usage and Service
Agreement between the District and Samuel F. Scheninger dated August 10, 1988, and recorded at
Reception No. 089930587 of the records of the El Paso County Clerk and Recorder.
- 19 Additional water was purchased from Woodmont Water and Sanitation District #1, as referenced under
Reception No. 000410001 of the records of the El Paso County Clerk and Recorder on May 23, 2000 under Reception No.
200058008 of the records of the El Paso County Clerk and Recorder.
- 20 Water in the Dermal Basin Aquifer is allocated based on a 100 year regular flow, however, for El Paso
County planning purposes, water in the Dermal Basin Aquifer is evaluated based on a 300 year regular flow
Applicants, the Homeowners Association, and all future owners of the subdivisions should be aware that the
availability of water in the Dermal Basin Aquifer is a great Dermal Basin user may be less than 100% of the
100 years or 300 years allocated but to anticipated lower level demands. Furthermore, the water supply
plan should not rely solely on over-pumped aquifers. Additional renewable water resources should be
developed and the record of water use should be kept on file with the County Clerk and Recorder.

to be shown, and as required at time of construction, A general private access and drainage, and public utility easement will be created for all development corner areas within Lots 1, 2 and 3 excluding building foundation envelopes, which are to be owned and maintained by the development's Homeowners Association.

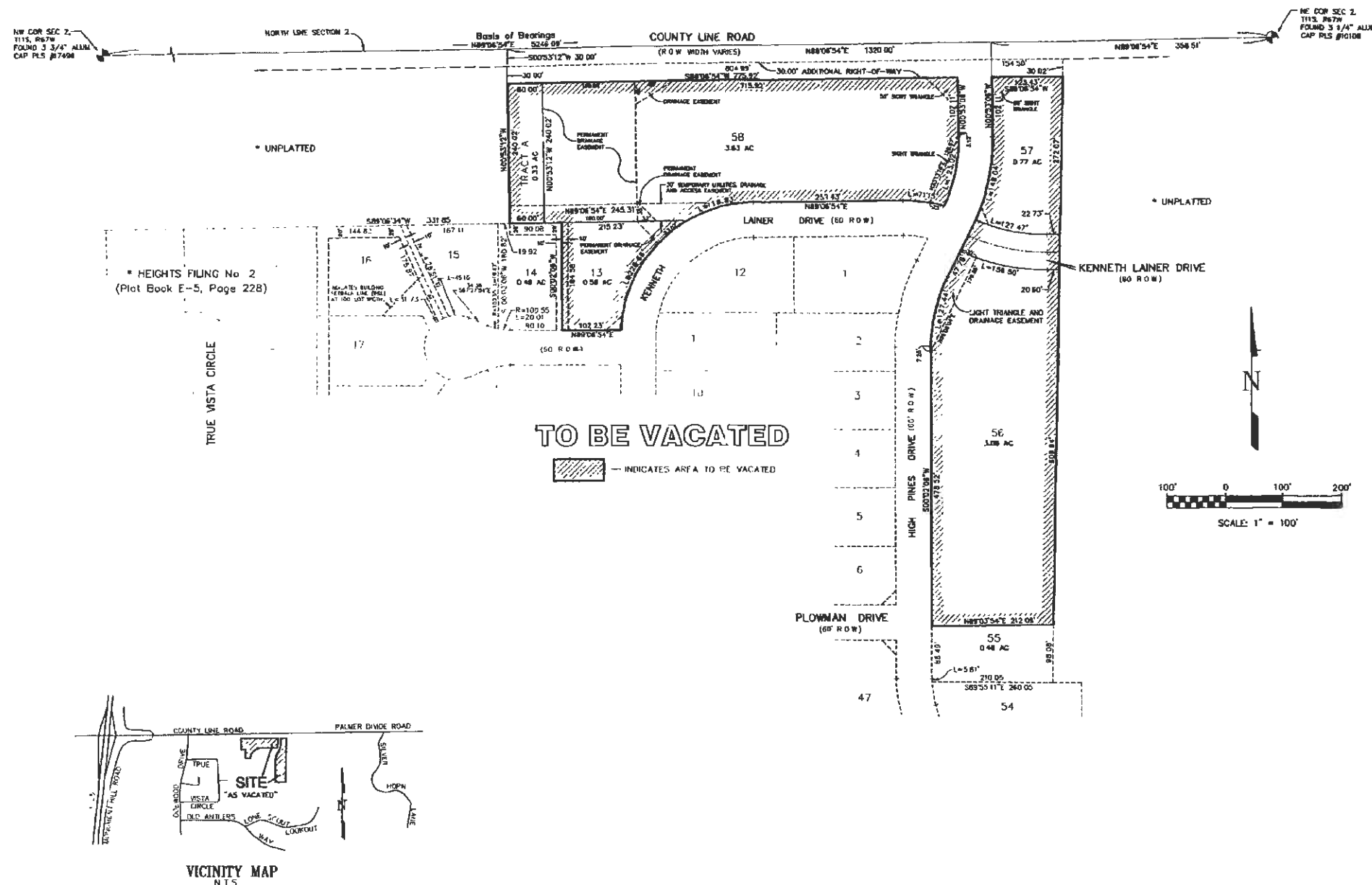
LDG, Inc. PLANNING, SURVEYING, LAND SERVICES 3520 Austin Bluffs Parkway Colorado Springs, CO 80918 (719) 528-6133 FAX (719) 528-6848	REVISIONS				REVISIONS				NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than two years from the date of the certification shown herein.	FINAL PLAT HIGH PINES PATIO HOMES FILING NO. 1				
	NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE		PROJECT NO. 97097.2	Drawn By: RDG Checked By:	Date: 03/21/00 Sheet: 2 of 2		
	1	COUNTY COMMENTS	RDG	06/29/00	5	OWNERSHIP ENTRY	Dwg	10/02/00						
	2	COUNTY COMMENTS	RDG	06/23/00	6	COUNTY COMMENTS	RDG	11/06/00						
	3	COUNTY COMMENTS	RDG	06/14/00										
	4	CORRECTED STREET NAME	Dwg	10/25/00										

HIGH PINES PATIO HOMES FILING NO. 1

A REPLAT OF A PORTION OF "HIGH PINES" AND A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

10768
100-315

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LDC, Inc.
PLANNING, SURVEYING, LAND SERVICES
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6648

NO.	REVISIONS		BY	DATE
	DESCRIPTION			

Notes: 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.

FINAL PLAT
HIGH PINES PATIO HOMES FILING NO. 1

PROJECT NO. 97097.2
Drawn By: RDC
Checked By: JWH
Date: 03/22/00
Sheet: 2 of 2



HIGH PINES FILING NO. 2

A VACATION AND RESUBDIVISION OF LOTS 1 AND 3 IN "HIGH PINES PATIO HOMES FILING NO. 1", PARCEL A IN "HEIGHTS FILING NO. 2", AND A PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That HIGH PINES CORP., a Colorado Corporation, and ROWDOW, INCORPORATED, a Colorado Corporation, being the owners of Lots 1 AND 3, HIGH PINES PATIO HOMES FILING NO. 1 (Reception No. 200154185, El Paso County, Colorado records), and GREENTREE BUILDERS, INC., a Colorado Corporation, being the owner of Parcel A, HEIGHTS FILING NO. 2 (Plat Book E-5, Page 228, El Paso County records), in El Paso County, Colorado;

Has caused said lots, parcel and all easements thereon to be VACATED; and that no public expenses have been spent on said vacation and that no loss of access to any properties will be caused by said vacation;

And that HIGH PINES CORP., a Colorado Corporation, ROWDOW, INCORPORATED, a Colorado Corporation, and GREENTREE BUILDERS, INC., a Colorado Corporation, being the owners of the following described tract of land to wit:

A parcel of land being that portion of the Northeast One-Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows:

Commencing at the Northeast corner of said Section 2; thence S89°06'54"W on a straight line between the Northeast and Northwest corners of said Section 2, 1320.00 feet; thence S00°53'12"W, 60.00 feet to a point on the Southerly right-of-way line of County Line Road (r.o.w. width varies) as platted in HIGH PINES PATIO HOMES FILING NO. 1 (Reception No. 200154185, El Paso County, Colorado records), said point also being the Point of Beginning of the parcel to be described (the following three (3) courses are along the right-of-way line of said County Line Road): 1) S89°06'54"W on a line 60 feet Southerly from and parallel to said straight line, 1006.16 feet; 2) N00°02'24"E, 30.00 feet; 3) S89°06'54"W, 60.00 feet to the Northeast corner of Parcel B as platted in HEIGHTS FILING NO. 2 (Plat Book E-5, Page 228, said El Paso County records); thence S00°02'24"W along said Parcel B's Easterly line, 80.00 feet to the Southeast corner of said Parcel B; thence S89°06'54"W along the Southerly line of said Parcel B, 20.00 feet to a point on the Easterly right-of-way line of Doeewood Drive (60' r.o.w.) as platted in said HEIGHTS FILING NO. 2; thence N89°05'50"E along said FILING NO. 2's Northerly line, 758.20 feet to the Northeast corner of said FILING NO. 2, said point also being the Northwest corner of Lot 16, HIGH PINES (Reception No. 200111559, said records); thence N89°06'34"E along said Lot 16's Northerly line and the Northerly line of Lot 15 and a portion of Lot 14, 331.85 feet to an angle point of said Lot 14; thence N89°06'54"E along the Northerly line of said Lot 14, 90.08 feet to the Northeast corner of said Lot 14, said corner also being the Northwest corner of Lot 4, HIGH PINES PATIO HOMES FILING NO. 1 (Reception No. 200154185, said records); thence continue N89°06'54"E along the Northerly line of said Lot 4, 79.03 feet to an angle point of said Lot 4; thence S52°12'26"E along said Lot 4's Northerly line, 90.00 feet to a point on the Northwesterly right-of-way line of Kenneth Lainer Drive (60' r.o.w.) as platted in said HIGH PINES (the following three (3) courses are along the Northwesterly and Northerly right-of-way line of said Kenneth Lainer Drive): 1) Northeasterly along the arc of a curve to the right, said curve having a central angle of 51°19'20", a radius of 230.00 feet, an arc distance of 206.02 feet (the chord to said curve bears N63°27'14"E, a distance of 199.20 feet); 2) N89°06'54"E, 258.43 feet; 3) along the arc of a curve to the right, said curve having a central angle of 17°43'24", a radius of 230.00 feet, an arc distance of 71.15 feet to a point on the Westerly right-of-way line of High Pines Drive (60' r.o.w.) as platted in said HIGH PINES (the following two (2) courses are along said High Pines Drive's Westerly right-of-way line): 1) Northerly along the arc of a curve to the left, said curve having a central angle of 26°06'21", a radius of 270.00 feet, an arc distance of 123.02 feet (the chord to said curve bears N12°10'05"E, a distance of 121.98 feet); 2) N00°53'06"W, 102.11 feet to a point on the Southerly right-of-way line of said County Line Road (r.o.w. width varies) as platted in said HIGH PINES; thence S89°06'54"W along said County Line Road's Southerly right-of-way line, 775.92 feet to the Point of Beginning;

Containing 10.064 acres, more or less;

TOGETHER WITH:

A parcel of land being that portion of the Northeast One-Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows:

Commencing at the Northeast corner of said Section 2; thence S89°06'54"W on a straight line between the Northeast and Northwest corners of said Section 2, 358.51 feet to a point on the Northerly extension of the Easterly line of HIGH PINES (Reception No. 200111559, El Paso County, Colorado records); thence S01°09'15"W along said HIGH PINES' Easterly line, 763.11 feet to a point on the Southerly right-of-way line of Duberry Way (60' r.o.w.) as platted in said HIGH PINES PATIO HOMES FILING NO. 1 (Reception No. 200154185, said El Paso County records), said point also being the Point of Beginning of the parcel herein described; thence continue S01°09'15"W along said Easterly line, 238.68 feet to the Northeast corner of Lot 55, said HIGH PINES; thence S89°03'54"W along the Northerly line of said Lot 55, 212.09 feet to the Northwest corner of said Lot 55, said HIGH PINES; thence S89°03'54"W along the line of High Pines Drive (60' r.o.w.) as platted in said HIGH PINES; thence N00°02'06"E along said High Pines Drive's Easterly right-of-way line, 242.22 feet to a point on said Duberry Way's Southerly right-of-way line; thence S89°57'54"E along said Southerly right-of-way line, 216.72 feet to the Point of Beginning;

Containing 1.183 acres, more or less, with a combined acreage of 11.247 acres, more or less.

DEDICATION:

The above owners have caused said platted land to be VACATED, and the combined parcels of land to be surveyed and resubdivided into lots, blocks, tracts, a private street, additional right-of-way easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said parcels of land and the locations of said lots, blocks, tracts, private street, additional right-of-way and easements, and which tract so platted shall be known as HIGH PINES FILING NO. 2, County of El Paso, State of Colorado. The 30' additional right-of-way along County Line Road as platted is hereby dedicated to and accepted for public use. Drainage improvements for this development will be provided at the owners' expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, HIGH PINES CORP., a Colorado Corporation, GREENTREE BUILDERS, INC. a Colorado Corporation and

ROWDOW, INC., a Colorado Corporation, have executed this instrument this 27th day of Feb, 2005 A.D.

HIGH PINES CORP., a Colorado Corporation GREENTREE BUILDERS, INC., a Colorado Corporation ROWDOW, INCORPORATED, a Colorado Corporation

Samuel Frank Schoninger, President *Samuel Frank Schoninger, President* *Samuel Frank Schoninger, President*
Samuel Frank Schoninger, President Samuel Frank Schoninger, President Samuel Frank Schoninger, President

NOTARIAL:

STATE OF Colorado } SS
COUNTY OF El Paso

The above and aforementioned was acknowledged before me this 27th day of Feb, 2005 A.D., by Samuel Frank Schoninger, President of HIGH PINES CORP., a Colorado Corporation, Samuel Frank Schoninger, President of GREENTREE BUILDERS, INC. a Colorado Corporation and Samuel Frank Schoninger, President of ROWDOW, INCORPORATED.

Witness my Hand and Seal David A. Cook
Address 19 N. TETON
Colorado Springs, CO 80903
My Commission Expires 10/03/05



NOTES:

1. a - Indicates boundary survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #20681
• - Indicates recovered survey monument as noted.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by STEWART TITLE OF COLORADO SPRINGS, INC., Order No. 99092544JE dated November 23, 1999 at 7:30 a.m. and Order No. 98083353JE-2 dated November 24, 1999, 1998 at 7:30 a.m., as amended.
3. * - Indicates not a part of this subdivision.
4. The El Paso County Development Services Department must be contacted prior to the establishment of any driveway.
5. The following reports have been submitted and are on file at the El Paso County Development Services Department: Soils and Geological Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0075 F and 08041C0276 F (effective date March 17, 1997) indicates the area in the vicinity of this plat to be a Zone X (area determined to be out of the 500 year flood plain).
7. No lot or unit, or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvements Agreement between the applicant and El Paso County as recorded in the office of the Clerk and Recorder of El Paso

County, Colorado, under Reception No. 205037092, or in the alternative, other collateral is provided which is sufficient in the Judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plat may be vacated after the appropriate public hearings.

8. Unless otherwise indicated, side and rear lot lines are hereby platted on each side with a ten foot (10') public utilities and drainage easement. All lot lines adjacent to interior streets are hereby platted with a five foot (5') easement for public improvements, drainage and utilities. All exterior subdivision boundaries are hereby platted with a twenty foot (20') public utilities and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
9. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
10. A 25 foot (25') by 25 foot (25') sight triangle no-build area exists for all corner lots as shown. No obstruction greater than eighteen inches (18") is allowed in this area.
11. No direct Block 2 access to County Line Road, High Pines Drive and Doeewood Drive shall be permitted.
12. The addresses (1656) exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
13. This property is subject to covenants, conditions, restrictions, reservations and lien rights, which do not include a forfeiture or reverter clause, set forth in the Protective Covenants High Pines Patio Homes, recorded in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 204130443 Restated Declaration of Covenants, Conditions and Restrictions of High Pines Owners Association, Inc. recorded August 7, 2002 at Reception No. 202130481, the Amendment to Restated Declaration of Covenants, Conditions and Restrictions of High Pines Owners Association, Inc. recorded September 12, 2002 at Reception No. 20215492 and any and all amendments thereto.

The HIGH PINES HOME OWNERS ASSOCIATION (HOA) is filed in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 202130441 for maintenance of all private roads, drainage and landscaping, including Tracts A, B, and C. Ownership and maintenance of these Tracts will be vested with said HOA.

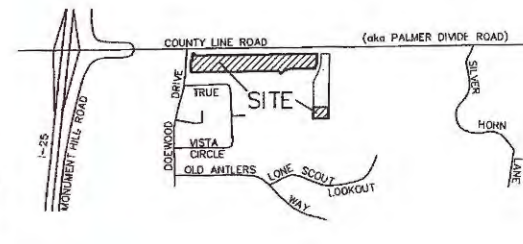
Tract A is a drainage and utility easement, and detention pond. The covenants as recorded in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 205037094 205037095 205037096 guarantee maintenance of said detention pond as approved by the El Paso County Development Services Department and the County Attorney's Office. Also covered in a Private Detention Pond Maintenance Agreement at Reception No. 200111551 and 200161151.

Tract B is Piney Hill Point (private street) and to be used for access, utility and drainage purposes.

Tract C is a multi-purpose tract for public utilities, drainage and trail (per 2000 Tri-Lakes Comprehensive Plan) purposes to be owned and maintained by the HIGH PINES HOA as recorded in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 202130441 and amended on March 16, 2005 under Reception No. 205037094 205037095

The Trail Easement, affecting Lots 66 and 67, Block 2, is provided per said 2000 Tri-Lakes Comprehensive Plan and to be owned and maintained by said HIGH PINES HOA.

14. Basis of Bearings: A line between the Northeast corner of said Section 2, being a 3-1/4" aluminum monument, PLS No. 10108 in range box and the Northwest corner of said Section 2, being a 3" aluminum cap, PLS No. 17496 in range box, said line is assumed to bear S89°06'54"W, 5246.09 feet.
15. The approval of this replat vacates all prior plats for the area described by this replat.
16. MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) is hereby granted a blanket easement over and across this plat for design and construction of the electric system.
17. Applicant and all future owners of lots within this FILING shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District and the Excess Water Usage and Service Agreement between the District and Samuel F. Schoninger dated August 10, 1999, and recorded in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 099130691.
18. Water and wastewater service for this subdivision is provided by the Woodmoor Water & Sanitation District subject to the District's rules, regulations and specifications. Additional water was purchased from Woodmoor Water and Sanitation District #1, as recorded in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 099130691 dated August 10, 1999 and amended on May 23, 2000 under Reception No. 200058008.
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 Homeowners 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.



VICINITY MAP
NO SCALE

NOTES (cont.):

20. Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
21. This plat is regulated by a PUD Development Plan as recorded in the office of the Clerk and Recorder of El Paso County, Colorado, under Reception No. 205025367

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying VACATION and RESUBDIVISION PLAT was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and resubdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.



David V. Hostetler
Colorado Professional Land Surveyor No. 20681

APPROVALS:

This VACATION and RESUBDIVISION PLAT was approved by the El Paso County Development Services Department this 18th day of February, 2005.

R. J. Underwood
Development Services Director

Approved by the Board of County Commissioners of El Paso County, Colorado, this 20th day of January, 2005.

Dr. Baun
Chairman

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 10:39 o'clock A.m., this 16th day of March, 2005 A.D., and is duly recorded under Reception No. 205037097 of the records of El Paso County, Colorado.

Robert C. Balink, Recorder

SURCHARGE: 1.00
FEE: 20.00

Marianne R. Jones
Deputy

FEES:

Park Fee: - 0 - School Fee: - 0 -
Drainage Fee: - 0 - Bridge Fee: - 0 -

Fees paid previously
with original plat #
107108 Reception #
200154185

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.

FINAL PLAT
HIGH PINES FILING NO. 2

PROJECT NO. 97097.2 Drawn By: RDG Date: 12/08/03
Checked By: DVH Sheet: 1 of 2

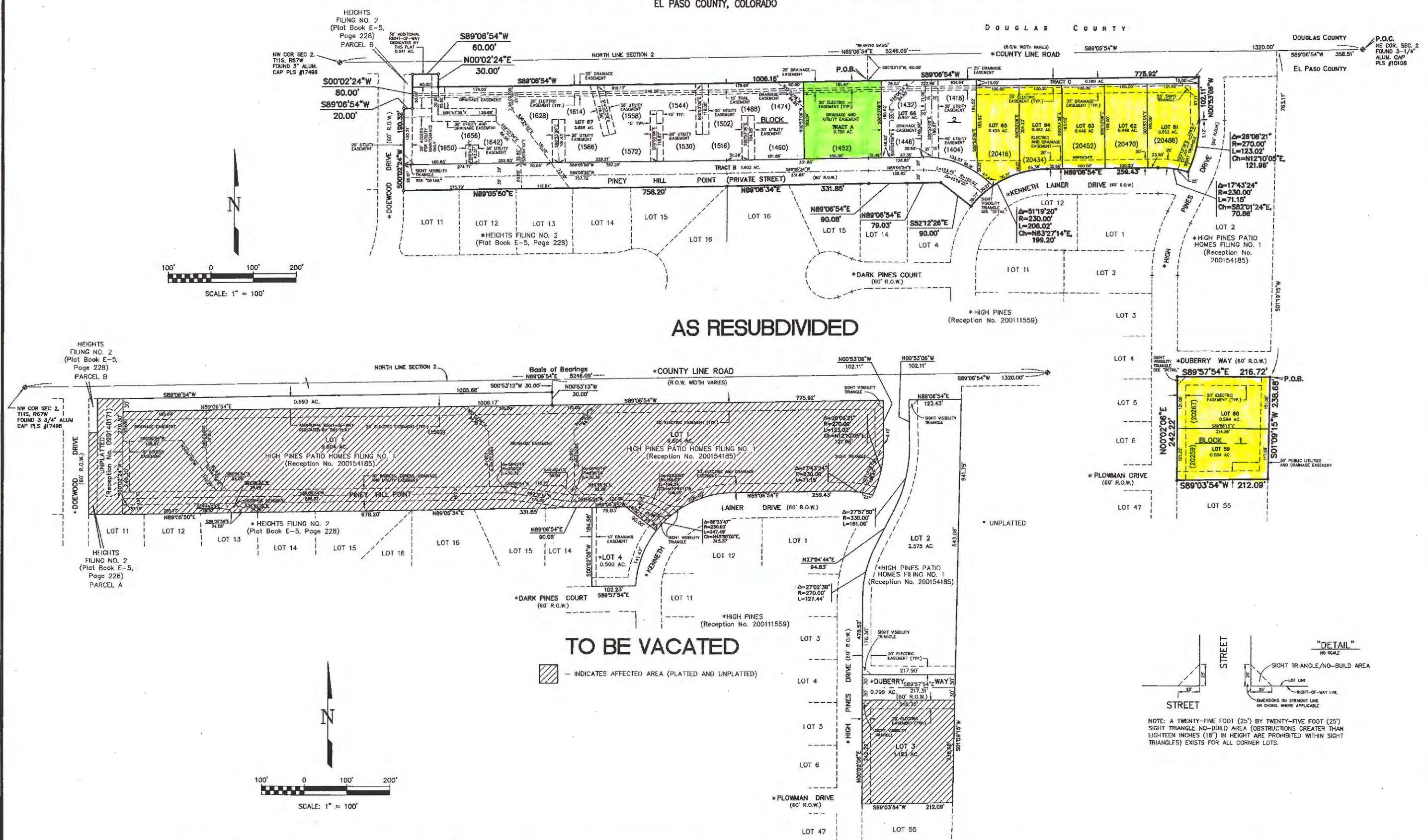
REVISIONS				REVISIONS				REVISIONS			
NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE
1	60' R.O.W. CUL-DE-SAC ALIGNMENT	RDG	12/04/03	5	LOT CONFIGURATION	RDG	02/09/04	9	COUNTY COMMENTS	RDG	12/09/04
2	50' R.O.W. ALIGNMENT	RDG	12/11/03	6	DATA CLARIFICATION	PRH	02/17/04	10	ATTORNEY/COUNTY COMMENTS	HEM	12/28/04
3	60' R.O.W. ALIGNMENT	RDG	12/11/03	7	COUNTY COMMENTS	RDG	09/22/04	11	COUNTY COMMENTS	RDG	01/14/05
4	ADDITIONAL PROPERTY INCLUSION	RDG	12/29/03	8	COUNTY COMMENTS	RDG	10/08/04	12	COUNTY COMMENTS	RDG	01/25/05/06/05

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6848

HIGH PINES FILING NO. 2

A VACATION AND RESUBDIVISION OF LOTS 1 AND 3 IN "HIGH PINES PATIO HOMES FILING NO. 1", PARCEL A IN "HEIGHTS FILING NO. 2", AND A PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

11949



LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6848

REVISIONS				REVISIONS				REVISIONS			
NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE	NO.	DESCRIPTION	BY	DATE
1	60' R.O.W. CUL-DE-SAC ALIGNMENT	RDG	12/04/03	5	LOT CONFIGURATION	PAC	02/09/04	9	COUNTY COMMENTS	HEM	11/22/04
2	50' R.O.W. ALIGNMENT	RDG	12/11/03	6	REMOVE 20' ACCESS EASEMENT BLOCK 1	PRH	03/04/04	10	COUNTY COMMENTS	RDG	12/09/04
3	60' R.O.W. ALIGNMENT	RDG	12/11/03	7	CLIENT COMMENTS	RDG	08/30/04	11	ADDRESSES, COUNTY COMMENTS	RDG	12/21/04
4	ADDITIONAL PROPERTY INCLUSION	RDG	12/29/03	8	COUNTY COMMENTS	RDG	10/08/04	12	COUNTY COMMENTS	RDG	01/14/01/21/05

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 on any defect in this survey be commenced more than ten years from the date of the certification shown herein.

FINAL PLAT			
HIGH PINES FILING NO. 2			
PROJECT NO.	97097.2	Drawn By: RDG	Date: 12/08/03
		Checked By: DVH	Sheet: 2 of 2

BE IT KNOWN BY THESE PRESENTS:

That HIGH PINES CORP., a Colorado Corporation, being the owner of the following described parcel of land:

A parcel of land being that portion of the Northeast One-Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., also being a portion of Lot 67, Block 2, HIGH PINES PATIO HOMES FILING NO. 2 (Reception No. _____ El Paso County, Colorado records), situate in El Paso County, Colorado, described as follows:

Beginning the Northwest corner of said Lot 67 (all bearings in this description are relative to those plotted in said FILING) (the following three (3) courses are along the lines of said Lot 67): 1) S00°02'24"W, 50.01 feet; 2) S89°06'54"W, 20.00 feet; 3) S00°02'24"W, 25.42 feet; thence N89°57'36"E, 119.19 feet; thence S00°00'00"W, 99.10 feet to a point on the Southerly line of said Lot 67; thence N89°05'50"E along said Lot 67's Southerly line, 56.57 feet; thence N00°54'10"W, 98.25 feet; thence N89°57'35"E, 41.50 feet; thence S42°25'04"E, 86.55 feet; thence S00°54'10"E, 32.82 feet to a point on said Lot 67's Southerly line; thence N89°05'50"E along said Southerly line, 88.97 feet; thence N00°53'06"W, 180.18 feet to a point on the Northerly line of said Lot 67; thence S89°06'54"W along said Lot 67's Northerly line, 340.76 feet to the Point of Beginning;

Containing 1.023 acres, more or less.

DEDICATION:

The above owner has caused said parcel of land to be surveyed and plotted into lots (units) and a tract as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said parcel, and which parcel so plotted shall be known as HIGH PINES PATIO HOMES PHASE 2A, in El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, HIGH PINES CORP., a Colorado Corporation, has executed this instrument

this 4th day of May, 2005 A.D.

HIGH PINES CORP., a Colorado Corporation

Arden Barnes, Vice-President
Arden Barnes, Vice-President

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this 4th day of May, 2005 A.D., by Arden Barnes, Vice-President of HIGH PINES CORP., a Colorado Corporation.

Witness my Hand and Seal *David V. Hostetler*
My Commission Expires 07-10-2006

SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered 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, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

FEES:

Drainage Fee: _____
Bridge Fee: _____
School (District No. 38) Fee: _____
Park (urban neighborhood) Fee: _____
Park (urban community) Fee: _____
Park (regional) Fee: _____
Submittal Fee: _____
Surcharge: 1.00
Recording Fee: 10.00

HIGH PINES PATIO HOMES PHASE 2A

A PORTION OF LOT 67, BLOCK 2, "HIGH PINES FILING NO. 2",
EL PASO COUNTY, COLORADO

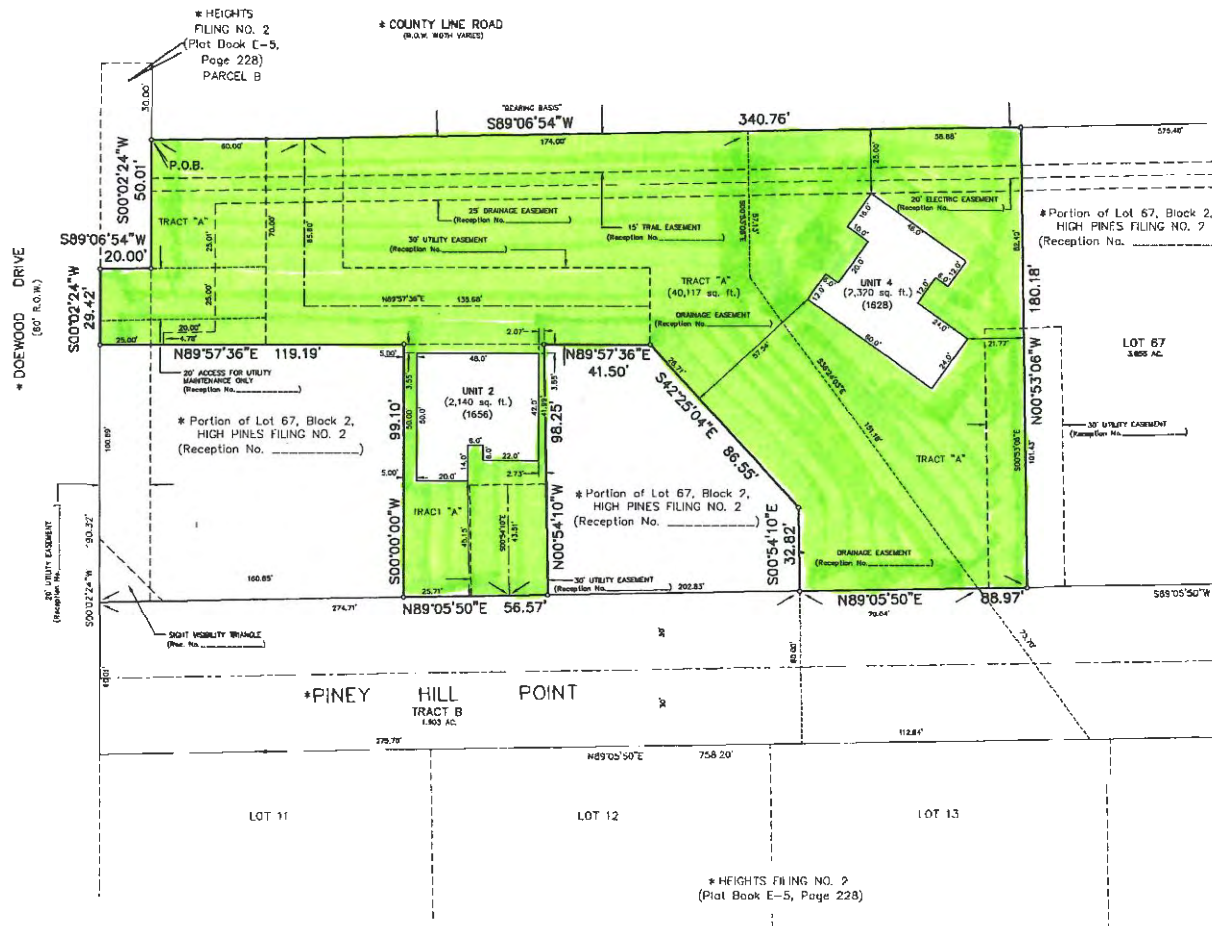
NOTES:

- * - Indicates recovered survey monument being a #4 rebar with surveyor's cap, PLS # 18465
* - Indicates survey monument set with a #4 rebar with surveyor's cap, PLS # 18465
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by STEWART TITLE OF COLORADO SPRINGS, INC., Order No. 99092544JE dated November 23, 1999 at 7:30 a.m. and Order No. 98083353JE-2 dated November 24, 1999, at 7:30 a.m., as amended.
- * - Indicates not a part of this subdivision.
- The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway.
- The following reports have been submitted and are on file at the County Land Use Department for the underlying HIGH PINES PATIO HOMES FILING NO. 1: Soils and Geological Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0075 F and 08041C0276 F (effective date March 17, 1997) indicates the area in the vicinity of this plat to be a Zone X (area determined to be out of the 500 year flood plain).
- No lot (Unit), or interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the Subdivision Improvement Agreement between the applicant and El Paso County as recorded under Reception No. 200154180, in the office of the Clerk and Recorder of El Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. If the public improvements are not installed and legally accepted within 18 months from this date, said plat may be vacated after the appropriate public hearings.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- No direct access to County Line Road or Doewood Drive shall be permitted from PHASE 2A.
- The addresses (1656) and (1628) exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- This property is subject to the Restated Declaration of Covenants, Conditions and Restrictions for both the HIGH PINES OWNERS ASSOCIATION, INC. recorded under Reception No. 202130491 (El Paso County, Colorado records) and the HIGH PINES PATIO HOME ASSOCIATION, INC. recorded under Reception No. 202130493 (said El Paso County records), and subsequent amendments, which address the guaranteed maintenance of the detention pond as approved by the El Paso County Department of Transportation and the County Attorney's Office, common maintenance, common access and utility provisions among other items.
- Basis of Bearings: All bearings are based on that portion of the Northerly line of Lot 67, Block 2, HIGH PINES PATIO HOMES FILING NO. 2, monumented as shown and assumed to bear S89°06'54"W, a distance of 340.76 feet.
- MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) is hereby granted a blanket easement over and across this plat for design and construction of the electric system.
- Applicant and all future owners of lots (Units) within Phase 2A of this FILING shall be advised of, and comply with, the conditions, rules, regulations, and specifications set by the District and the Excess Water Usage and Service Agreement between the District and Samuel F. Schoningher dated August 10, 1999, and recorded at Reception No. 099130691 of the records of the El Paso County Clerk and Recorder.

Additional water was contracted for and reserved from the WOODMOOR WATER AND SANITATION DISTRICT NO. 1, as referenced under Reception No. 095130691 dated August 10, 1999 and amended on May 23, 2000 under Reception No. 200058006 of the records of the El Paso County Clerk and Recorder.

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 Homeowners 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.

- The monumentation of the perimeter of UNIT 2 and UNIT 4 (intended to envelop the existing foundation footprint) is the corner or a point on the foundation of each dwelling unit.
- Tract "A" is a common access, maintenance, drainage and utilities easement to be owned and maintained by the HIGH PINES PATIO HOME ASSOCIATION, INC.
- Limited Common Elements (LCE), shown or not shown, consist of driveways which are assigned for the exclusive use of the unit to which such element is appurtenant.
- All portions of Tract "A" which are not LCE are General Common Elements (GCE).
- Due to wildfire concerns, the applicants and subsequent homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.



SCALE: 1" = 30'

COUNTY APPROVAL:

Approval is granted this 5th day of May, 2005 A.D.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at 10:49 o'clock A.M., this 5 day of May, 2005 A.D., and is duly recorded under Reception No. 205064479 of the records of El Paso County, Colorado

Robert C. Bolink, Recorder

Matthew R. Jones
Deputy

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	BOUNDARY CONFIGURATION	RDG	11/05/03
2	ATTORNEY COMMENTS	RDG	11/12/03
3	OWNERSHIP ENTITY	RDG	05/03/05

LDC, Inc.
PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
3520 Austin Bluffs Parkway
Colorado Springs, CO 80918
(719) 528-6133 FAX (719) 528-6848

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.

FINAL PLAT			
HIGH PINES PATIO HOMES PHASE 2A			
PROJECT NO.	97097.2	Drawn By:	RDG/JPB
		Checked By:	DVM
		Date:	01/13/05
		Sheet:	1 of 1

GREENLAND PRESERVE FILING NO. 2 AMENDMENT NO. 1

A RESUBDIVISION OF LOT 55, HIGH PINES AND TRACT A, GREENLAND PRESERVE FILING NO. 2

A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

13643

115-86 1/3

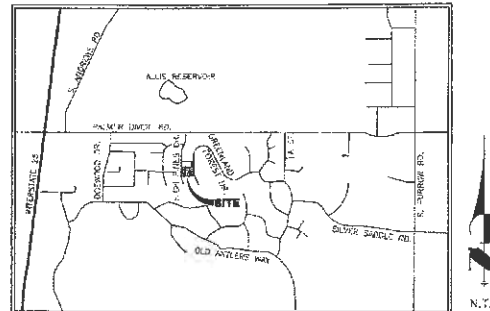
KNOW ALL MEN BY THESE PRESENTS, THAT MASTERBILT MOVES, INC., A COLORADO CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOT 55, HIGH PINES, AS RECORDED UNDER RECEPTION NO. 20011559 AND TRACT A, GREENLAND PRESERVE FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 205123443 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 26,973 SQUARE FEET OR 0.6651 ACRES.

SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.



VICINITY MAP

OWNERS 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, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GREENLAND PRESERVE FILING NO. 2 AMENDMENT NO. 1. 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 FROST 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. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY 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.

OWNERS/MORTGAGEE:

By: Jason Holdridge
Title: Owner's Rep.

ATTEST:

SECRETARY/TREASURER

STATE OF COLORADO

COUNTY OF El Paso ss.

ACKNOWLEDGED BEFORE ME THIS 17 DAY OF June, 2015 BY
Jason Holdridge AS Owner's Rep.

MY COMMISSION EXPIRES 9/16/2016

WITNESS MY HAND AND OFFICIAL SEAL

Cathy Schmitt
NOTARY PUBLIC

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10108", AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496", CONSIDERED TO BEAR N86°53'33"E, A DISTANCE OF 5246.08 FEET, ACCORDING TO THE PLAT OF GREENLAND PRESERVE FILING NO. 2.
2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECTS 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 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. SET #5 REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "JR ENG PLS 38252" AT ALL CORNERS UNLESS OTHERWISE NOTED.
4. TRACT A IS FOR OPEN SPACE, PUBLIC UTILITIES AND DRIVEWAY ACCESS FOR THE BENEFIT OF LOT 59, BLOCK 1, HIGH PINES FILING NO. 2, TO BE OWNED AND MAINTAINED BY THE GREENLAND PRESERVE HOMEOWNERS ASSOCIATION.
5. EASEMENTS ARE AS SHOWN ON SHEET 2 OF THIS PLAT, AND ARE FOR DRAINAGE, PUBLIC IMPROVEMENTS AND UTILITIES, EXCEPT AS NOTED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
6. AN ACCESS EASEMENT RECORDED BY SEPARATE DOCUMENT UNDER RECEPTION NUMBER 215070281 IN THE OFFICES OF EL PASO COUNTY, COLORADO, FOR THE BENEFIT OF LOT 59, BLOCK 1, HIGH PINES FILING NO. 2 IS HEREBY GRANTED ACROSS TRACT A, AS SHOWN ON THIS PLAT, TO ALLOW DRIVEWAY ACCESS TO GREENLAND FOREST DRIVE.
7. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS, PANEL NUMBER 0841066/3 F, EFFECTIVE DATE MARCH 17, 1997.
8. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR.
9. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
10. PER C.R.S. 38-91-106, ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
11. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
12. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. 5855052345 PREPARED BY LAND TITLE GUARANTEE COMPANY DATED MAY 21, 2015 AT 5:00 P.M.
13. THE FOLLOWING REPORTS WERE SUBMITTED WITH THE ORIGINAL PLAT GREENLAND PRESERVE FILING NO. 2, AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: UNDER RECEPTION NO. 205123443: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; GEOLOGICAL HAZARD.
14. ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
15. WATER AND WASTE WATER SERVICES TO BE SUPPLIED BY WOODMOOR WATER AND SANITATION DISTRICT, SUBJECT TO THE DISTRICT'S RULES, REGULATIONS, AND SPECIFICATIONS.
16. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GREENLAND PRESERVE AS RECORDED UNDER RECEPTION NO. 204005496 AND AMENDMENT RECORDED UNDER RECEPTION NO. 204125171 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
17. FIRE PROTECTION BY TRI-LAKES FIRE PROTECTION DISTRICT.
18. SITE SPECIFIC FOUNDATION INVESTIGATION AND TESTING SHALL BE CONDUCTED PRIOR TO BUILDING TO DETERMINE SUBSURFACE GEOLOGICAL CHARACTERISTICS THAT MAY IMPACT FOUNDATION DESIGN (EXPANSIVE CLAY LENSES, SETTLEMENT POTENTIAL, SHALLOW GROUNDWATER, ETC.).
19. THIS AREA IS KNOWN FOR ELEVATED RADON LEVELS. POTENTIAL BUILDING SITES SHOULD BE CHECKED FOR RADON LEVELS SO THAT APPROPRIATE MITIGATION CAN BE INCORPORATED INTO THE STRUCTURE DESIGN, AS NECESSARY.
20. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH 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.
21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. 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 NONRENEWABLE ADJUTERS. ALTERNATIVE, RENEWABLE WATER SOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
23. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 205123441 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
24. 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 TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE FREDELI'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
25. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
26. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

SURVEYOR'S CERTIFICATE:

I, JARROD ACAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON MAY 18TH, 2015, 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.

I ATTEST THE ABOVE ON THIS 17th DAY OF JUNE, 2015

JARROD ACAMS
COLORADO REGISTERED PLS # 38252



DSD DIRECTOR CERTIFICATE:

THIS PLAT FOR GREENLAND PRESERVE FILING NO. 2 AMENDMENT NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DEPARTMENT DIRECTOR ON THE 23rd DAY OF June, 2015, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT. AMENDMENT/LOT LINE ADJUSTMENT 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 # 205123443.

Max L. Rostad P.E.
DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 17th DAY OF JUNE, 2015, AND WAS RECORDED AT RECEPTION NUMBER 205123443 OF THE RECORDS OF EL PASO COUNTY, AT 11:01 A.M.

CHUCK BRODERMAN

EL PASO COUNTY CLERK AND RECORDER

By: James L. Angles, Deputy

FINAL PLAT
GREENLAND PRESERVE FIL. NO. 2 AMENDMENT 1
JOB NO. 28981.20
JUNE 11, 2015
SHEET 1 OF 2
DSD VR-15-001

JR ENGINEERING
A Westcon Company

Centennial 303-740-2290 • Colorado Springs 719-593-2291
Fort Collins 970-491-3885 • www.jrengineering.com

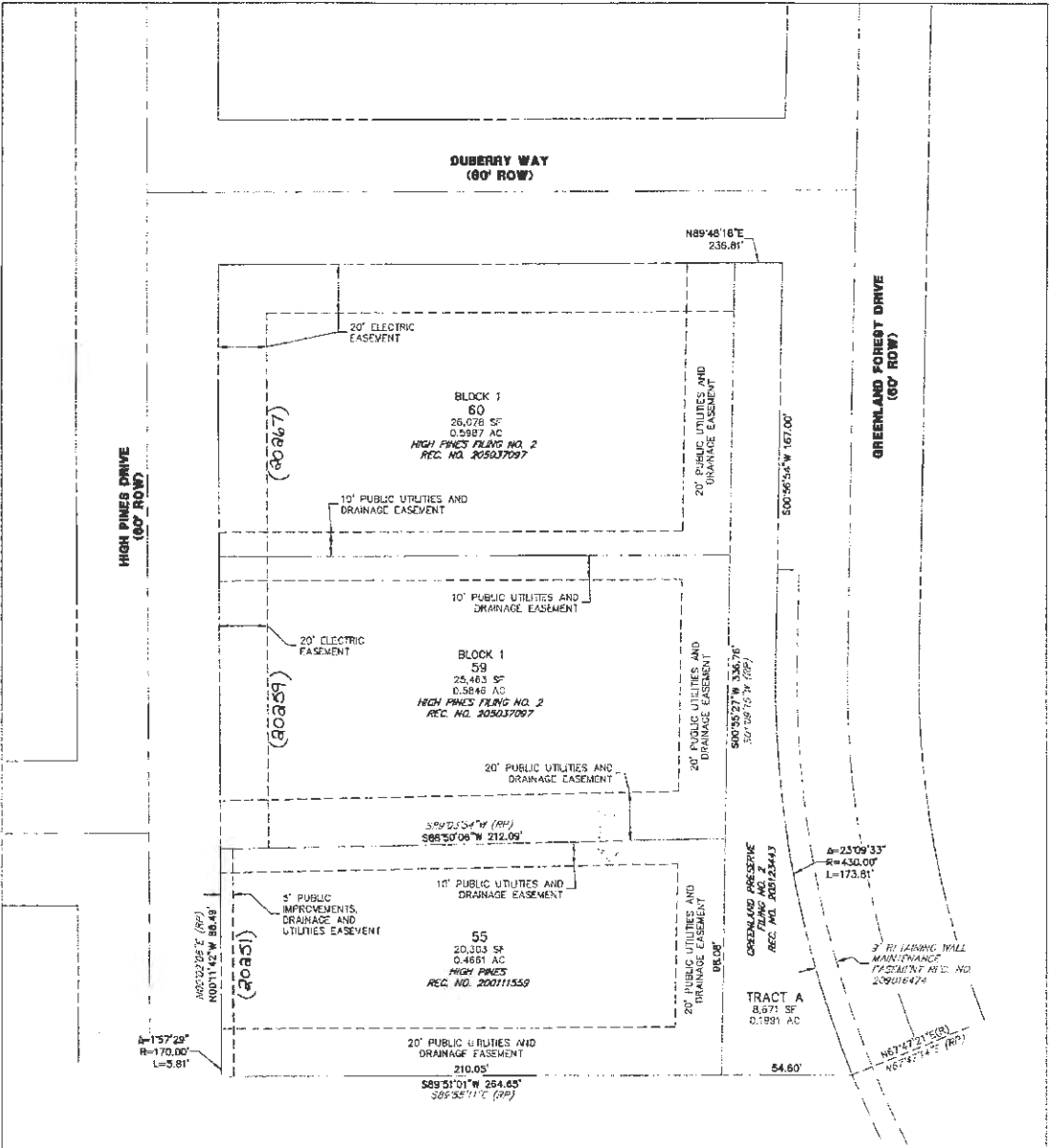
GREENLAND PRESERVE FILING NO. 2 AMENDMENT NO. 1

A RESUBDIVISION OF LOT 55, HIGH PINES AND TRACT A, GREENLAND PRESERVE FILING NO. 2

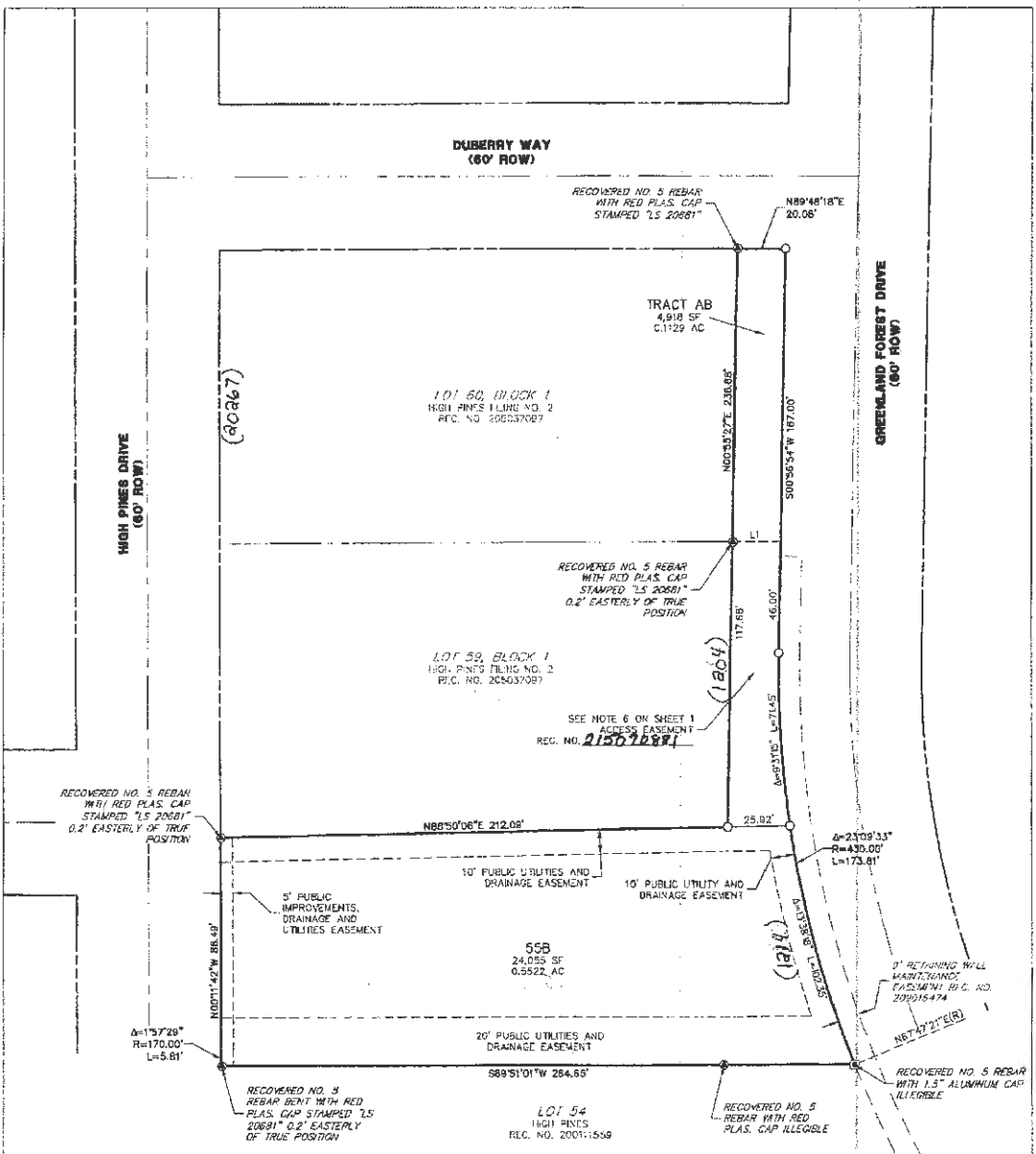
A PORTION OF THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

13643

115-86 2/3

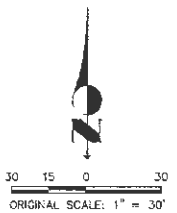


AS PLATTED
LOT 55, HIGH PINES
LOTS 59 & 60, BLOCK 1, HIGH PINES FILING NO. 2
TRACT A, GREENLAND PRESERVE FILING NO. 2



AS RE-PLATTED
LOT 55B AND TRACT AB, GREENLAND PRESERVE FILING NO. 2 AMENDMENT NO. 1B

FINAL PLAT
GREENLAND PRESERVE FIL. NO. 2 AMENDMENT 1
JOB NO. 28981.20
JUNE 11, 2015
SHEET 2 OF 2
DSD VR-15-001



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°47'57"E	20.03'

LEGEND
O SET #5 REBAR W/ ALUMINUM CAP
P.L.S. 35252
(RP) RECORD PLAT
BEARING
(1204) ADDRESS

JR ENGINEERING
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For Calls 970-431-9393 • www.jrengineering.com