

PRELIMINARY PLAT - EXTOL PARK VISTA SUBDIVISION NO. 2

A REPLAT OF TRACT A, "EXTOL PARK VISTA SUBDIVISION FILING NO. 1" AND LOTS 12 THROUGH 15 INCLUSIVE, BLOCK THIRTEEN, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

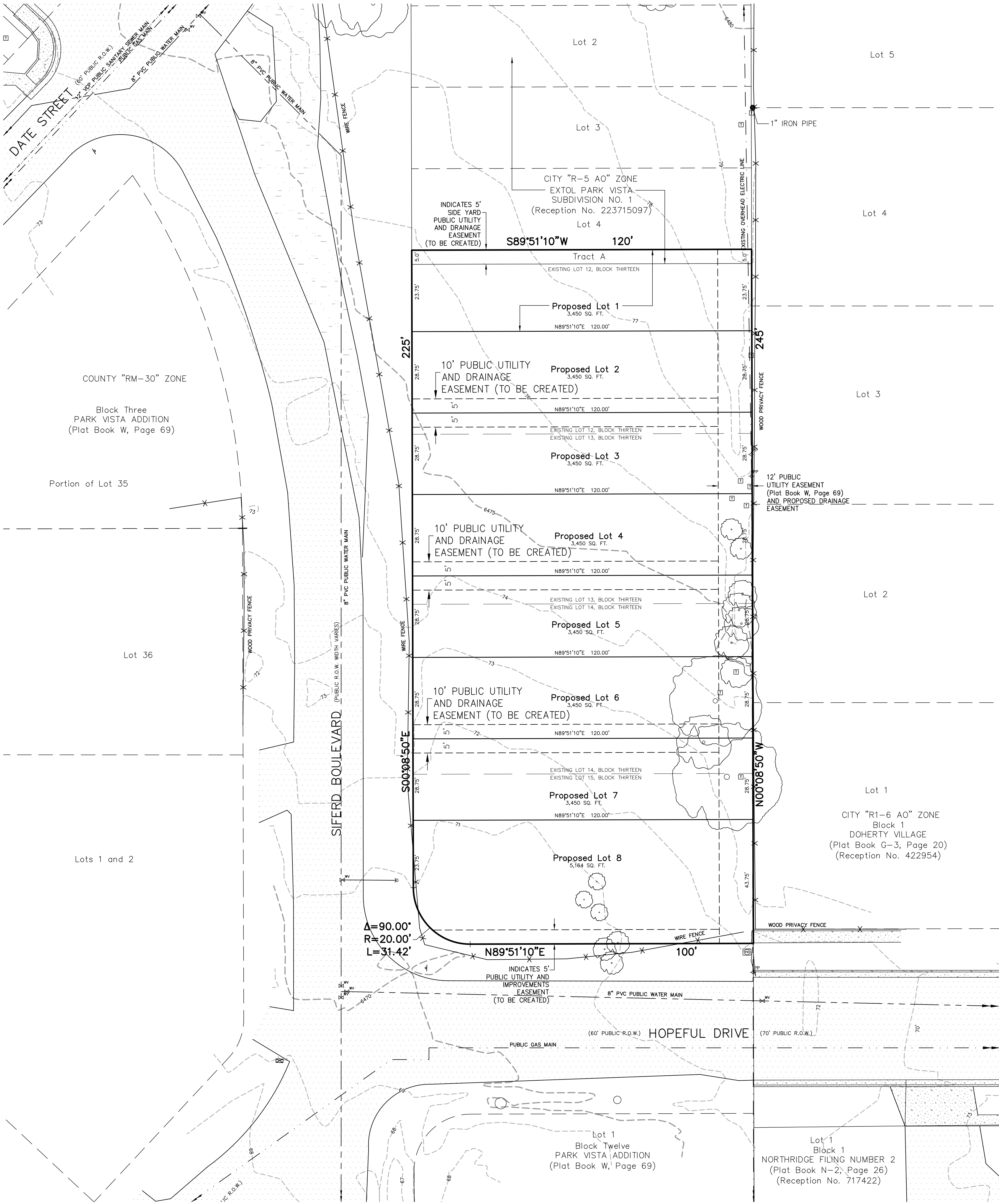
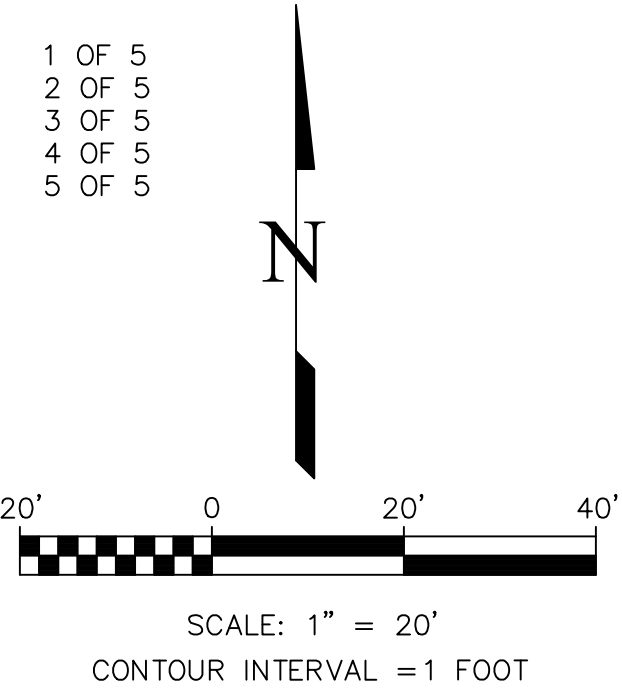


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PRELIMINARY COPY
Subject to
City Approval



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING FIBER OPTIC BOX
- EXISTING GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- EXISTING MAILBOX
- EXISTING TRAFFIC SIGN
- EXISTING CONIFEROUS/DECIDUOUS TREE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING FENCE AS NOTED

LEGAL DESCRIPTION: 4401, 4405, 4409 and 4413 SIFERD BOULEVARD

A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Tract A, EXTOL PARK VISTA SUBDIVISION NO. 1 (Reception No. 223715097, El Paso County, Colorado records) and Lots 12 through 15 inclusive, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, said El Paso County records);

Containing 0.673 acres (29,314 square feet), more or less.

TO BE PLATTED AS LOTS 1 THROUGH 8, "EXTOL PARK VISTA SUBDIVISION NO. 2"

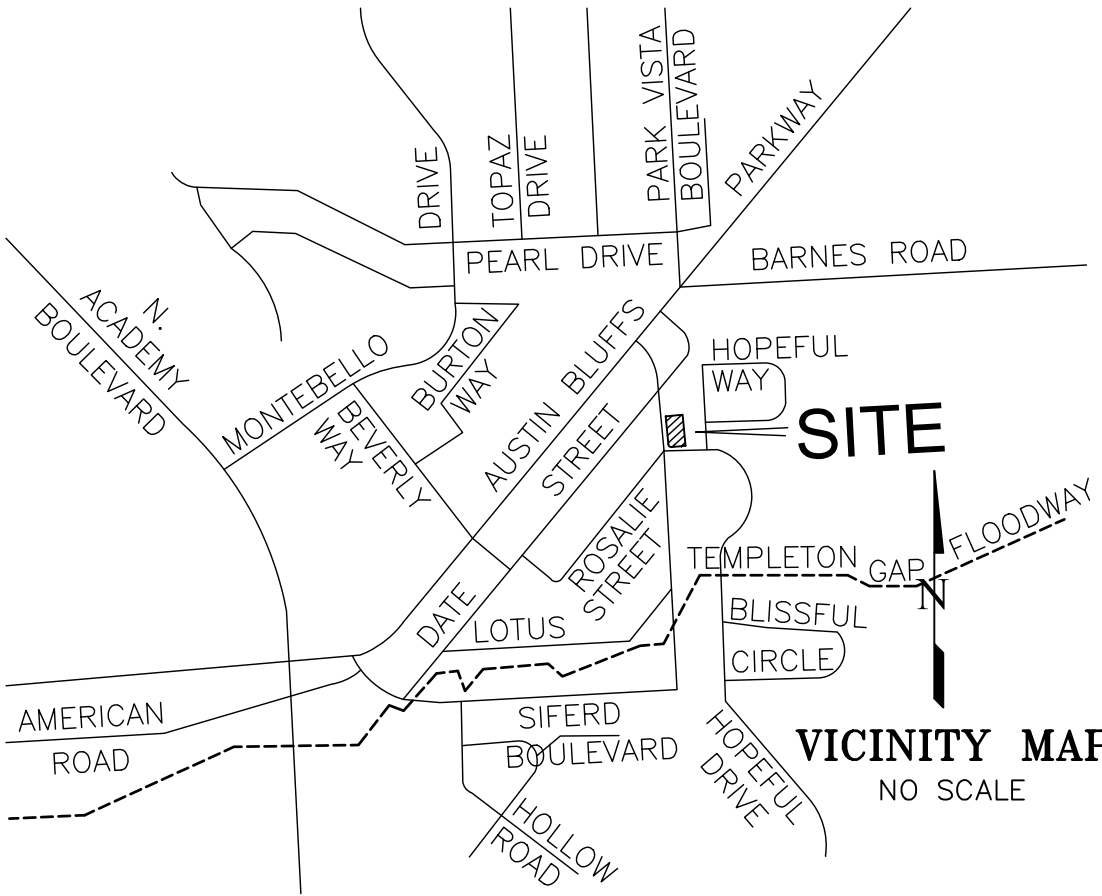
APPLICANT/PROPERTY OWNER:

BRAD GRIEBENOW, MEMBER/MANAGER OF EXTOL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, 5975 N. ACADEMY BOULEVARD, SUITE 109, COLORADO SPRINGS, COLORADO 80918, PHONE: (720) 468-2111

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0538 G, effective date December 7, 2018, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plain).
- An Avigation Easement affecting the subject property and development is therein established by the EXTOL PARK VISTA SUBDIVISION NO. 2 subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under Reception No. 217069667 of the records of El Paso County, Colorado.
- Preliminary Final Plat is required by City Code as the accompanying document with annexation and zone change. With this Preliminary Final Plat capturing details needed for review of entitlement, and due to the reduced scope, the required development plan has been waived by the Planning Manager (\$7.50(C)) This Preliminary Final Plat details the schematic design for the subject property. A standard Site Plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
- Date of Preliminary Plat: August 27, 2021, with subsequent City comment revisions.
- There are no proposed public improvements, drainage facilities or water quality features associated with Annexation of the property. Therefore, there will be no changes in proposed imperviousness, and no effect on existing drainage patterns as shown in the previously approved Templeton Gap Drainage Basin Study and the Master Development Drainage Plan for Park Vista Subdivision. A Drainage Letter for EXTOL PARK VISTA SUBDIVISION NO. 2 prepared by KIOWA ENGINEERING CORPORATION, will be required for construction activities on the site.
- Water Quality Treatment for EXTOL PARK VISTA SUBDIVISION NO. 2 will be accomplished by incorporating planned infiltration areas (PIAs) into front and rear site landscapes of each lot. PIAs are intended to reduce the volume of urban stormwater runoff and protect downstream receiving waters. By implementing PIAs within the developed lots, the negative impacts of stormwater runoff will be reduced by routing stormwater from impervious surfaces through dense vegetation such as proposed grass buffers and grass swales to slow runoff down, spread it out, filter it, and soak it in (see attached SUBDIVISION Preliminary Grading Plan).
- New residential units trigger the Park and School Land Dedication Ordinance. Parkland fees in lieu of land will be collected. School fees will be collected.
- The owner/developer is required to construct applicable public right-of-way (ROW) improvements on Siferd Boulevard, Hopeful Drive and Date Street. Full street improvements will eventually be required on Siferd Boulevard at time of Public Improvement District or future development along Siferd Boulevard's Westerly right-of-way line, the improvements will include curb, gutter (Type 1), widen the asphalt pavement to a minimum 28', install 5' detached sidewalk adjacent to the proposed lots . . . required improvements will be in accordance with the submitted Variance Request for street improvements immediately adjacent to this phase of this development. The applicable street improvements shall be completed prior to the issuance of the first Certificate of Occupancy.
- City Code requires an accompanying document with annexation and zone change. With this Preliminary Plat capturing details needed for review of entitlement, and due to reduced scope, the required development plan has been waived by the Planning Manager \$7.5.502(C)) This plan details the schematic design for the subject property. A standard site plan review is still required through the City Development Review Enterprise prior to issuance of building permit.
- Plan and profile construction plans and financial assurances are required for the public improvements and will be submitted to Engineering Development Review Division and Traffic Engineering for review and approval. Financial assurances shall be posted with the City of Colorado Springs prior to approving the street construction plans.
- The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in files: ANEX-23-0001, ZONE-23-0001 and SUBD-23-0011. The applicant has attested there are no separate mineral estate owner(s) identified and no further action was taken.
- The parties responsible for using this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this Plan by the City of Colorado Springs does not assure compliance with the ada or any other Federal or State Accessibility Laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.
- Each new residential lot will be subject to Park Land, School Land and Citywide Development Impact Fees.

CITY FILE NUMBER: SUBD-23-0011



According to Colorado law, any legal action based upon any defect in this survey must be commenced within the first five years after the date of the survey. In no event, may any action be based upon any defect in this survey more than ten years from the date of the certification shown herein.

CALL BEFORE YOU DIG . . .
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date
1	CITY COMMENTS	DVH	04/18/23
2	CITY COMMENTS	DVH	06/01/2023
3	CITY COMMENTS	DVH	11/30/23
4	CITY COMMENTS	DVH	03/05/24

H Scale:	1" = 20'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	08/27/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

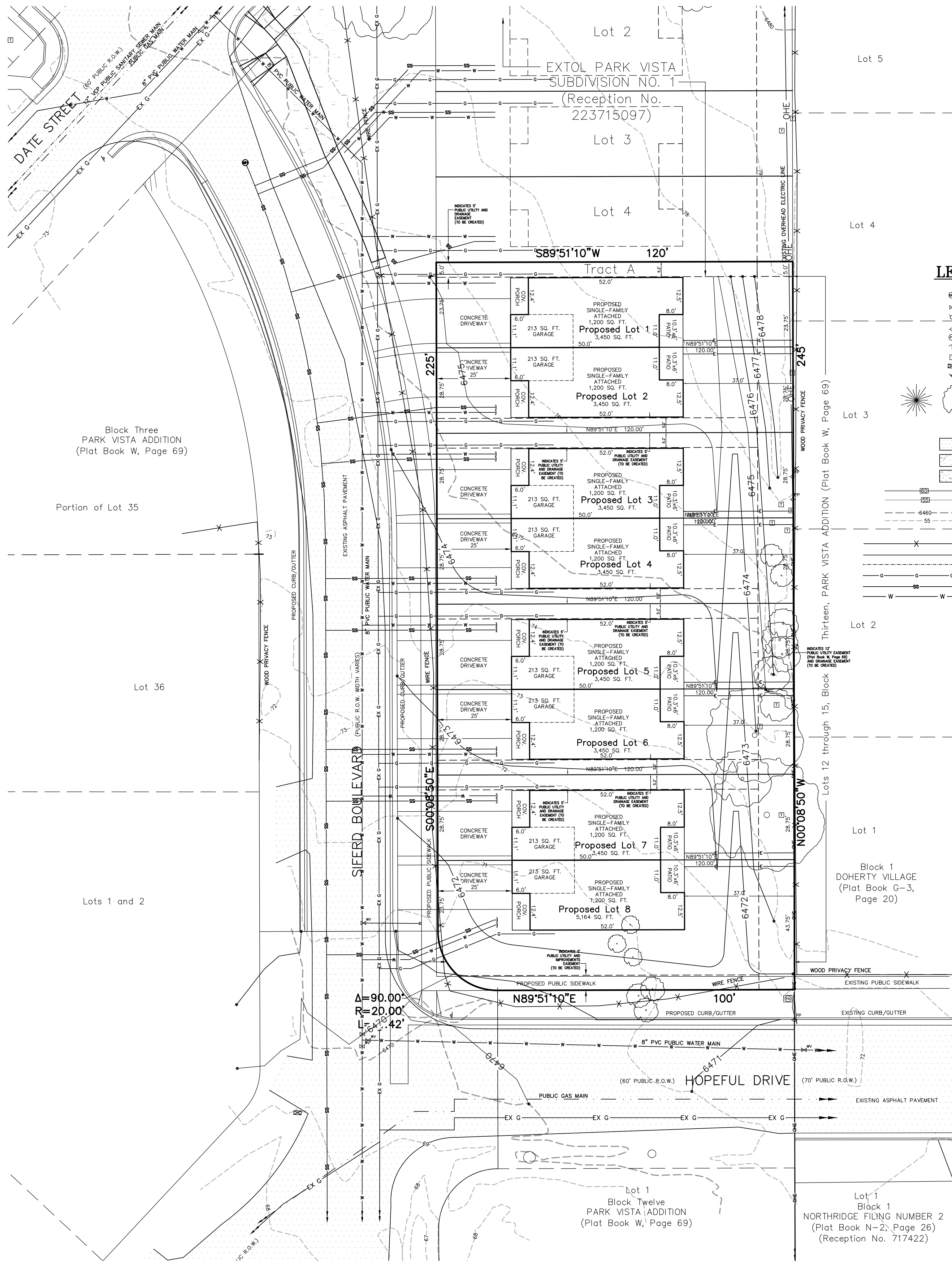
PRELIMINARY PLAT - EXTOL
PARK VISTA SUBDIVISION NO. 2

Project No.: 21017

Sheet: 1 of 1

SITE PLAN - EXTOL PARK VISTA SUBDIVISION NO. 2

A REPLAT OF TRACT A, "EXTOL PARK VISTA SUBDIVISION FILING NO. 1" AND LOTS 12 THROUGH 15 INCLUSIVE, BLOCK THIRTEEN, "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



PRELIMINARY COPY
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LEGEND

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 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING CONCRETE
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - EXISTING FENCE AS NOTED
 - APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC LINE(S)
 - APPROXIMATE LOCATION OF EXISTING UNDERGROUND COMMUNICATION LINE(S)
 - APPROXIMATE LOCATION OF EXISTING UNDERGROUND GAS MAIN
 - APPROXIMATE LOCATION OF PROPOSED UNDERGROUND SANITARY SEWER MAIN
 - APPROXIMATE LOCATION OF EXISTING UNDERGROUND WATER MAIN(S)
- NOTE: ALL INDICATED UTILITY SERVICE LINES FROM ASSOCIATED UTILITY MAINS TO SINGLE-FAMILY ATTACHED STRUCTURE UNITS ARE PROPOSED.

LEGAL DESCRIPTION:

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Containing 0.673 acres (29,314 square feet), more or less.

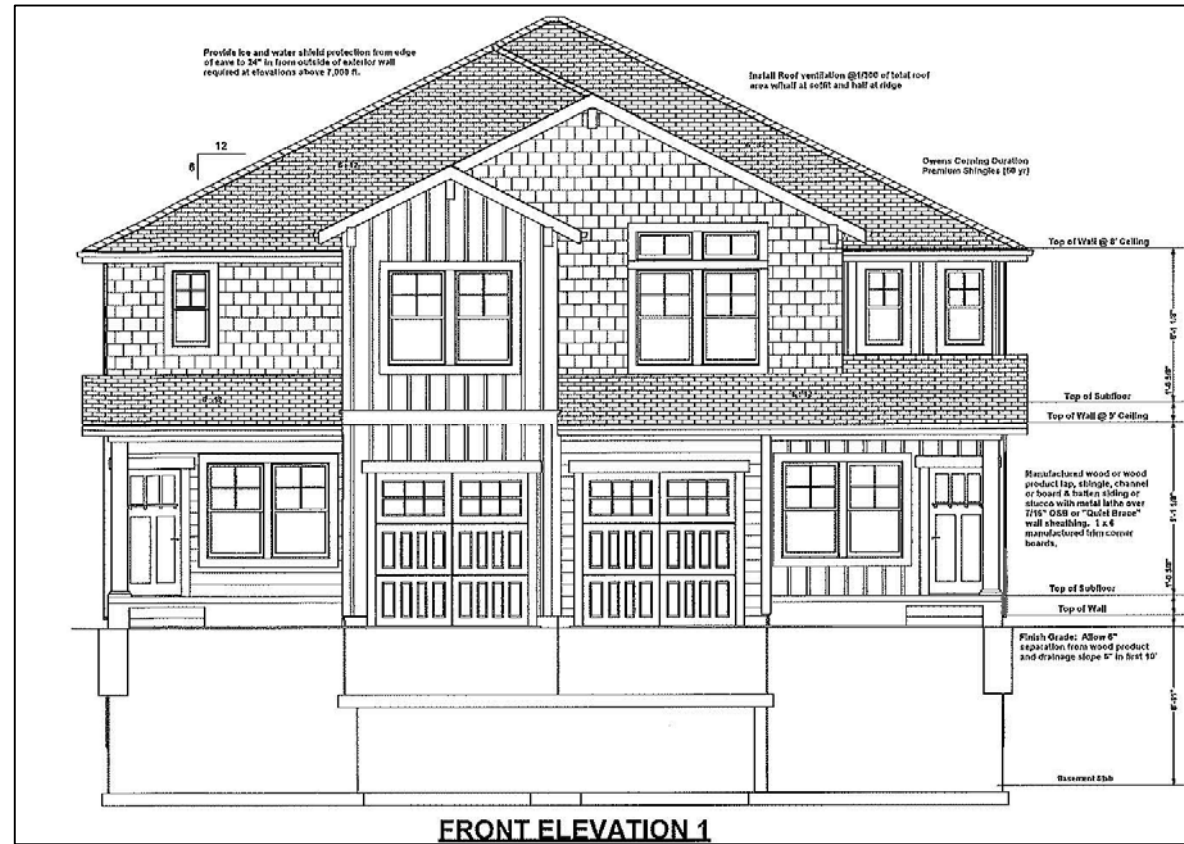
TO BE PLATTED AS LOTS 1 THROUGH 8, "EXTOL PARK VISTA SUBDIVISION NO. 2"

APPLICANT/PROPERTY OWNER:

BRAD GRIEBENOW, MEMBER/MANAGER OF EXTOL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, 5975 N. ACADEMY BOULEVARD, SUITE 109, COLORADO SPRINGS, COLORADO 80918, PHONE: (720) 468-2111

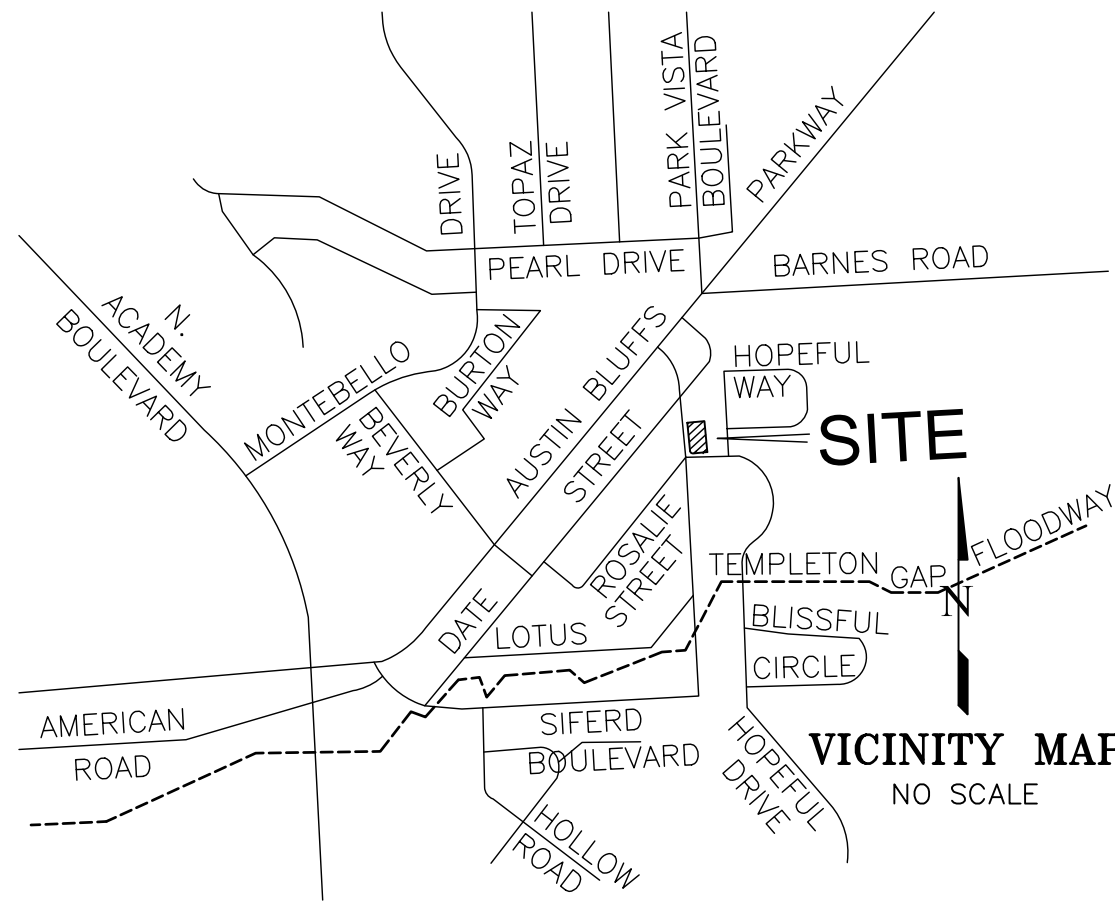
NOTES:

- ESTABLISH TOP OF FOUNDATION IN FIELD PER PLAN. ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES AND/OR SPECIFIC EROSION CONTROL MEASURES. FOUNDATION EXCAVATIONS COULD REQUIRE OVERDIGS AND STRUCTURAL FILL REPLACEMENT. ALL STRUCTURAL ENTITIES TO BE REVIEWED BY SOILS, STRUCTURAL AND/OR CIVIL ENGINEER.
- THIS IS NOT A LAND SURVEY PLAT . . . FOR CONSTRUCTION PURPOSES ONLY.
- NEW RESIDENTIAL UNITS TRIGGER THE PARK AND SCHOOL LAND DEDICATION ORDINANCE. PARKLAND FEES IN LIEU OF LAND WILL BE COLLECTED. SCHOOL FEES WILL BE COLLECTED.
- LOT OWNER/DEVELOPER WILL BE REQUIRED TO CONSTRUCT CURB, GUTTER (TYPE 1), WIDENING THE ASPHALT PAVEMENT MAT, CITY STANDARD D-16B UNIT DRIVEWAY APRONS AND 5' DETACHED PUBLIC SIDEWALK ALONG THE NORTHWESTERN SIDE FRONTAGE OF THIS PROPERTY AND MATCHING EXISTING STREET CROSS-SECTION AT THE TIME OF LOT CONSTRUCTION. THESE IMPROVEMENTS SHALL BE INSTALLED BY THE PROPERTY OWNER, UNLESS ACCEPTABLE MONETARY ASSURANCES ARE ALLOWED, AND/OR COMPLETED NO LATER THAN WITH ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PLAN AND PROFILE CONSTRUCTION PLANS ARE REQUIRED FOR ANY PUBLIC IMPROVEMENTS TO BE INSTALLED AND WILL BE SUBMITTED TO ENGINEERING DEVELOPMENT REVIEW DIVISION AND TRAFFIC ENGINEERING FOR REVIEW AND APPROVAL.
- THE PARTIES RESPONSIBLE FOR USING THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.



SITE DATA:

- EXISTING ZONING: RM-30 (RESIDENTIAL MULTI-DWELLING (30DU/AC))
- PROPOSED ZONING: CITY OF COLORADO SPRINGS R-5/AO (MULTI-FAMILY RESIDENTIAL WITH AIRPORT OVERLAY)
- USE: SINGLE-FAMILY ATTACHED
- TAX SCHEDULE NO'S. = 63262-01-013, 014, 015 AND 025
- LOT SQ. FT. (EACH LOT) = 3,450 (LOTS 1-7), 5,164 (LOT 8)
- EACH UNIT SQ. FT. = 1,363 (INCLUDES COVERED 6'x12.4' PORCH, 10.3'x6' PATIO AND GARAGE)
- EACH UNIT COVERAGE = 39.5% (LOTS 1-7), 26.4% (LOT 8) (40% MAX. ALLOWED)
- BUILDING HEIGHT = 31.8' (45' MAX.)
- GARAGE SETBACK AREA EACH LOT SQ. FT. = 575 DRIVEWAY WITHIN GARAGE SETBACK AREA SQ. FT. = 300 DRIVEWAY COVERAGE = 52.1%
- MINIMUM SETBACKS: FRONT: 20'; REAR: 25'; SIDE: 5', EXCEPT WHERE ZERO LOT LINE
- DRAINAGE BASIN: PARK VISTA (MDDP)



According to Colorado law, any legal action based upon any defect in this survey must be commenced within the first three years after the date of the first publication of the plat. In no event, may any action be based upon any defect in this survey more than ten years from the date of the certification shown herein.

811
DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER.

REVISIONS		Date
No.	Description	By
1	CITY COMMENTS	DVH
2	CITY COMMENTS	DVH

H Scale:	1" = 20'
V Scale:	N/A
Designed By:	N/A
Drawn By:	HFV
Checked By:	DVH
Date:	12/28/2022

Land Development Consultants, Inc.

PLANNING · SURVEYING

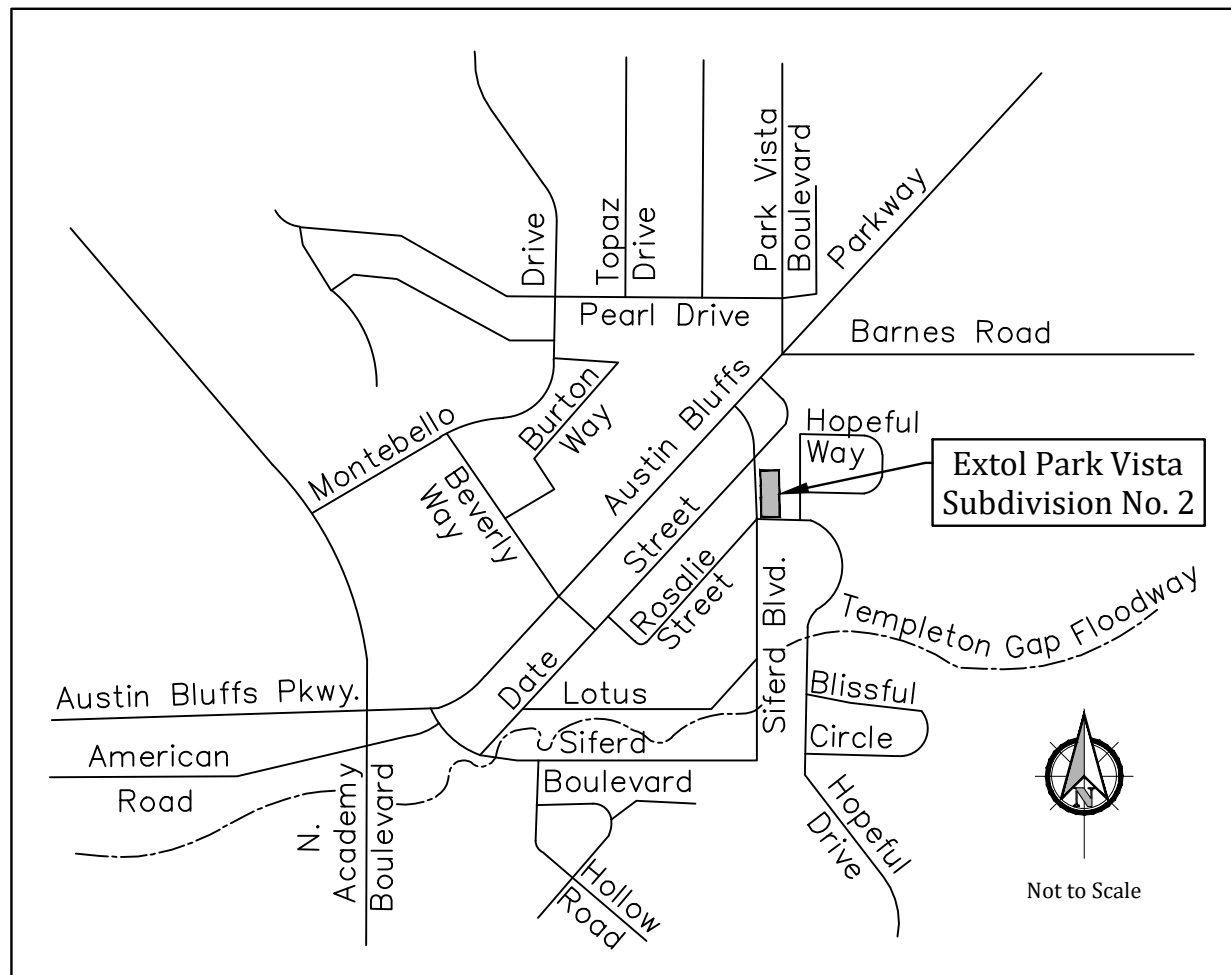
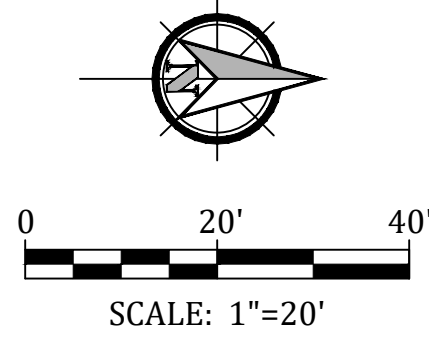
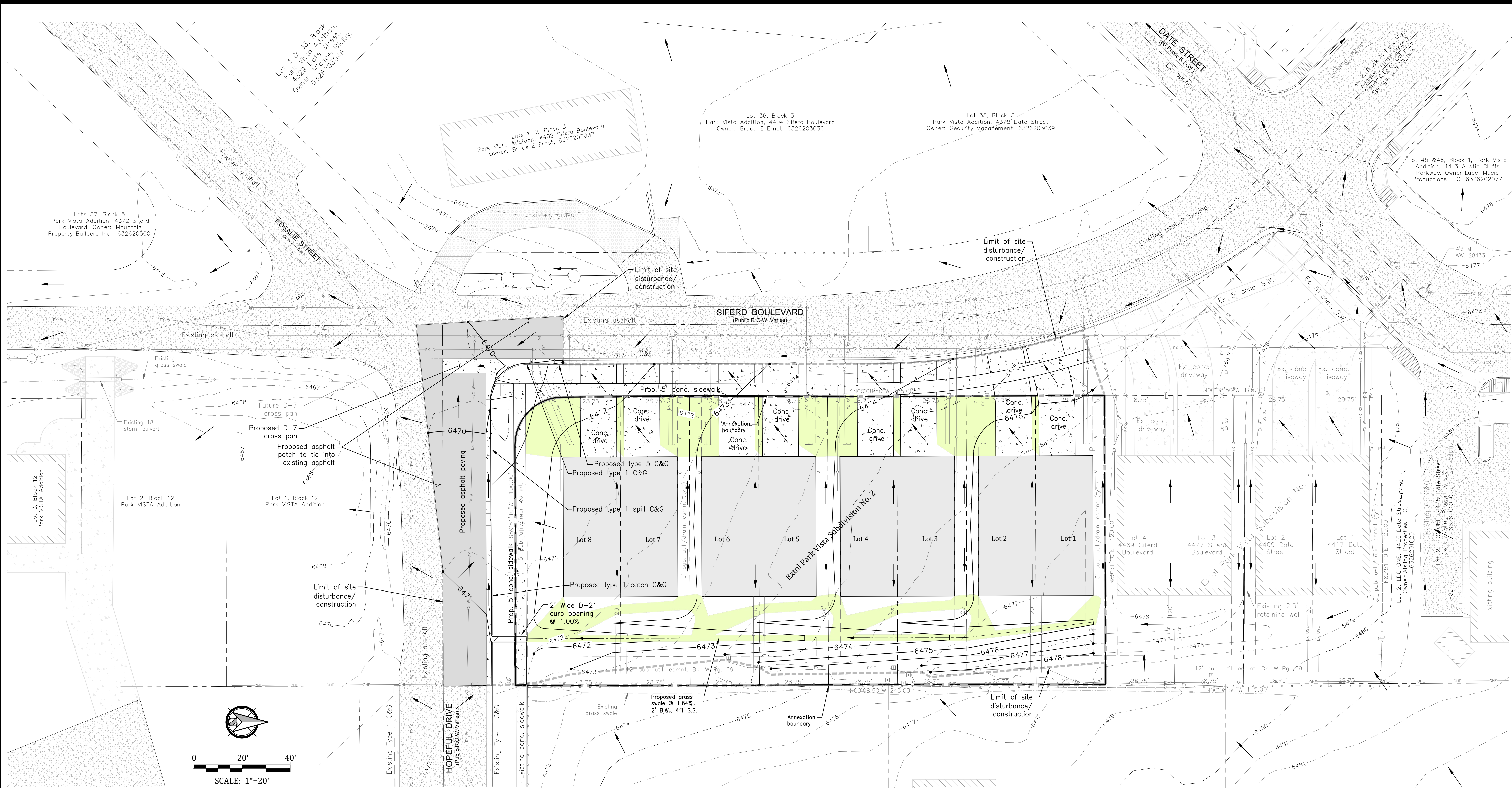
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3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

SITE PLAN - EXTOL PARK VISTA SUBDIVISION NO. 2

Project No.: 21017

Sheet: 1 of 1

CITY FILE NUMBER: SUBD-23-0011



GENERAL LOCATION MAP

	Existing Type 5 Curb & Gutter
	Proposed Type 5 Curb & Gutter
	Existing Type 1 Curb & Gutter
	Proposed Type 1 Curb & Gutter
	Planned Infiltration Area (PIA)
	Proposed Duplex Building
	Existing Asphalt Paving
	Proposed Asphalt Paving
	Proposed Concrete Sidewalk / Driveway
	Existing Wastewater Main/MH
	Existing Water Main/Valve
	Existing Gas Main
	Existing Overhead Electric Line
	Proposed Annexation Boundary
	Limit of Site Disturbance/Construction
	Proposed Property Line
	Existing Property Line
	Flow Direction
	Existing Easement
	Existing Contour
	Proposed Contour

STANDARD GRADING PLAN NOTES:

- Any land disturbance by any Owner, Developer, Builder, Contractor, or other person shall comply with the basic Grading, Erosion and Stormwater Quality Control requirements and general prohibitions noted in the Drainage Criteria Manual Volume II.
- No clearing, grading, excavation, filling, or other land disturbing activities shall be permitted until signoff and acceptance of the Grading Plan and Erosion and Stormwater Quality Control Plan is received from EDRD.
- The installation of the first level of temporary erosion control facilities and BMPs shall be installed and inspected prior to any earth disturbance operations taking place. Call City Stormwater Inspections, 385-5980, 48 hours prior to construction.

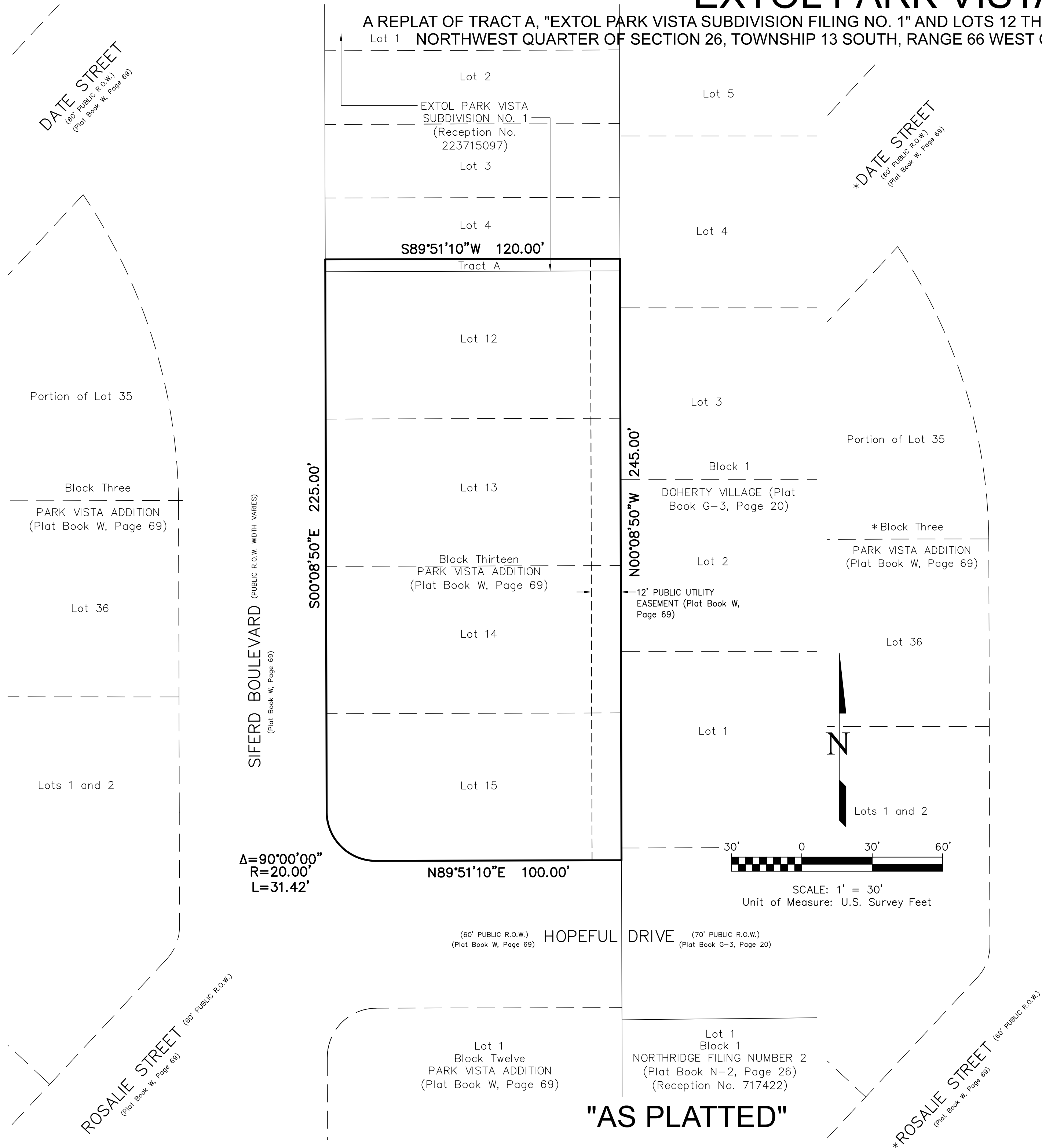
- Sediment (mud and dirt) transported onto a public road, regardless of the size of the site, shall be cleared immediately.
- Concrete wash water shall not be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
- Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within twenty-one (21) calendar days after final grading or final earth disturbance has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than thirty (30) days shall also be mulched within twenty-one (21) days after interim grading. An area that is going to remain in an interim state for more than sixty (60) days shall also be seeded. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented.

- The Grading and Erosion Control Plan will be subject to re-review and re-acceptance by EDRD should any of the following occur: grading does not commence within twelve (12) months of the City Engineer's acceptance of the plan, a change in property ownership, proposed development changes, or proposed grading revisions.
- The plan shall not substantially change the depth of cover, or access existing utility lines. Acceptance of this plan does not constitute approval to grade in any utility easement or right-of-way. Approvals to grade within utility easements must be obtained from the appropriate Utility Company. It is not permissible for any person to modify the grade of the earth on any Colorado Springs Utilities easement or Utility right-of-way without their written approval. The plan shall not increase or divert water towards utility facilities. Any changes to existing utility facilities to accommodate the plan must be approved by the affected Utility Owner prior to implementing the plan. The cost to relocate or protect existing utilities or to provide interim access is the Applicant's expense.

Project No.:	21019
Date:	November, 2023
Design:	NRK
Drawn:	NRK
Check:	AWMc
Revisions:	

EXTOL PARK VISTA SUBDIVISION NO. 2

A REPLAT OF TRACT A, "EXTOL PARK VISTA SUBDIVISION FILING NO. 1" AND LOTS 12 THROUGH 15 INCLUSIVE, BLOCK THIRTEEN "PARK VISTA ADDITION", BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS: That EXTOL HOMES, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land, to wit:

A portion of the Northwest Quarter of Section 26, Township 13 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Tract A, EXTOL PARK VISTA SUBDIVISION NO. 1 (Reception No. 223715097, El Paso County, Colorado records)), together with Lots 12 through 15 inclusive, Block Thirteen, PARK VISTA ADDITION (Plat Book W, Page 69, El Paso County, Colorado records);

Containing 0.673 acres (29,314 square feet), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, and convey to the City of Colorado Springs those Public Easements as shown on the plat, and further restricts the use of all said Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quit claim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein replatted shall be known as EXTOL PARK VISTA SUBDIVISION NO. 2, in the City of Colorado Springs, County of El Paso, State of Colorado.

OWNER STATEMENT:

The aforementioned, EXTOL HOMES, LLC, a Colorado Limited Liability Company, as owner, has executed

this instrument this _____ day of _____, 20____ A.D.

EXTOL HOMES, LLC, a Colorado Limited Liability Company

Brad Griebenow, Member/Manager

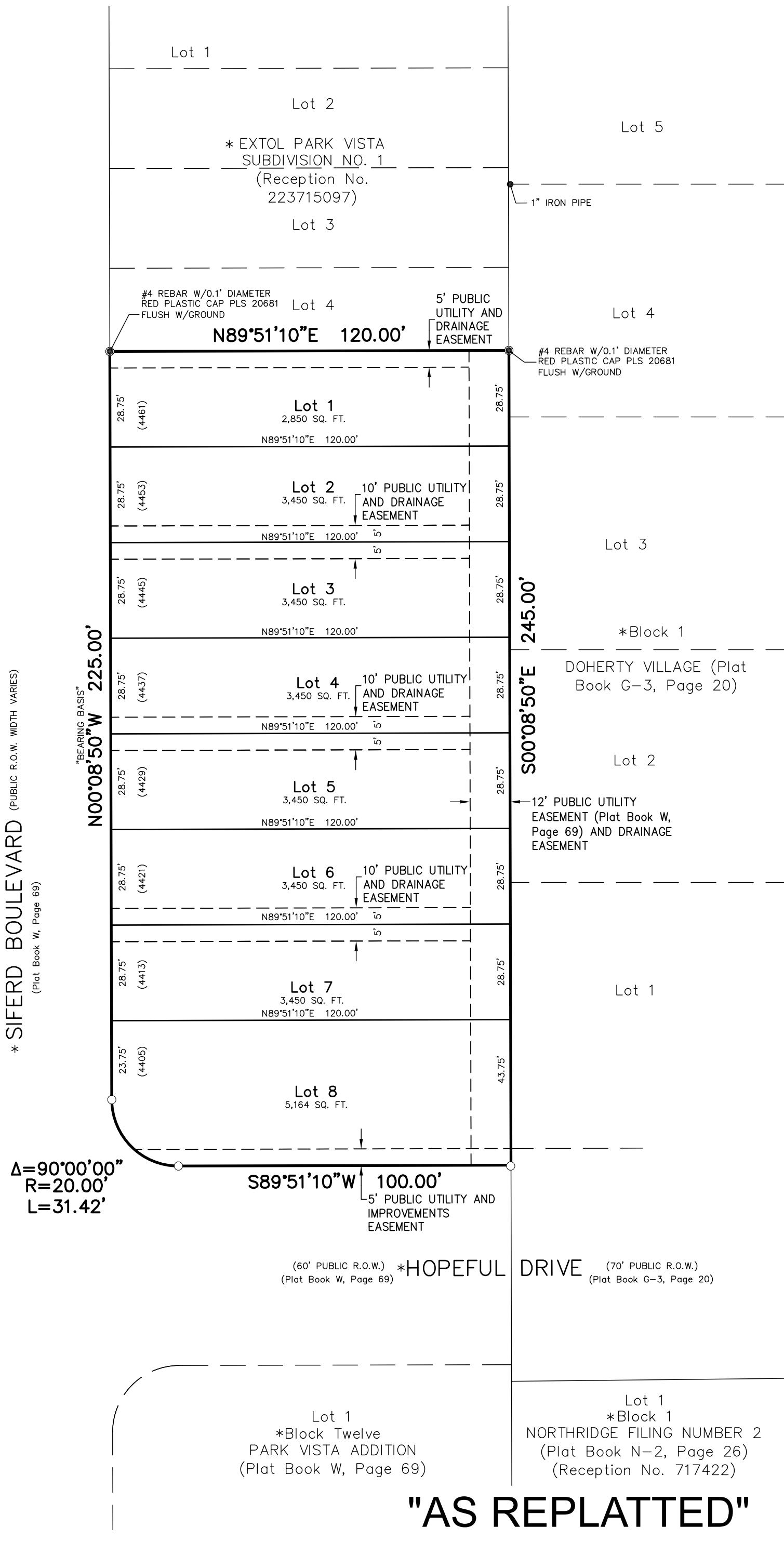
NOTARY STATEMENT:

STATE OF COLORADO }
COUNTY OF EL PASO }

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by Brad Griebenow, Member/Manager of EXTOL HOMES, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires _____ Notary Public



EASEMENTS:

As shown, with the sole responsibility for maintenance being vested with the property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception No. 21212548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or, alternatively, until acceptable assurances, including but not limited to, letters of credit, cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs.

NOTES:

- o - Indicates boundary survey monument set with a #4 rebar with 0.1' diameter red plastic cap, PLS 20681 flush w/ground, except where noted otherwise.
 - Indicates recovered survey monument as noted.
 - Indicates not a part of this plat. (4305) - Indicates lot/unit address.

NOTES (continued):

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. The client did not provide a title commitment for the property, therefore, no rights-of-way or easements of record were available for review by LDC, Inc. with this plat.
- The Avigation Easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

Said SUBDIVISION lies within an Airport Overlay Zone and is located less than 5 miles from Colorado Springs Municipal Airport and may, at times (24 hours per day), experience noise and other activities and operations associated with aircraft and the Airport.

If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities.

- The approval of this replat vacates all prior plats for the area described by this replat.

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0538 G, effective date December 7, 2018, indicates this parcel of land is located in Zone X "white" (area determined to be out of the 500 year flood plain).

- Basis of Bearings: All bearings are relative to that portion of the Easterly right-of-way line of Siferd Boulevard (r.o.w. width varies), monumented with a #4 rebar with 0.1' diameter red plastic cap LDC, INC. PLS 20681 flush with the ground at each end, and assumed to bear N00°08'50"E, a distance of 225.00 feet.

- The EXTOL PARK VISTA SUBDIVISION NO. 2 Drainage Letter, prepared by KIOWA ENGINEERING CORPORATION and approved _____, will require responsibilities during lot construction activities regarding on-lot drainage water quality.

Water Quality Treatment will be accomplished by incorporating planned infiltration areas (PIAs) into front and rear site landscapes of each lot. PIAs are intended to reduce the volume of urban stormwater runoff and protect downstream receiving waters. By implementing PIAs within the developed lots, the negative impacts of stormwater runoff will be reduced by routing stormwater from impervious surfaces through dense vegetation such as proposed grass buffers and grass swales to slow runoff down, spread it out, filter it, and soak it in.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and replat 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 and belief.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO
CITY APPROVAL

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.

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying replat of EXTOL PARK VISTA SUBDIVISION NO. 2.

City Planning Director	_____	Date	_____
City Engineer	_____	Date	_____
City Clerk	_____	Date	_____

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }

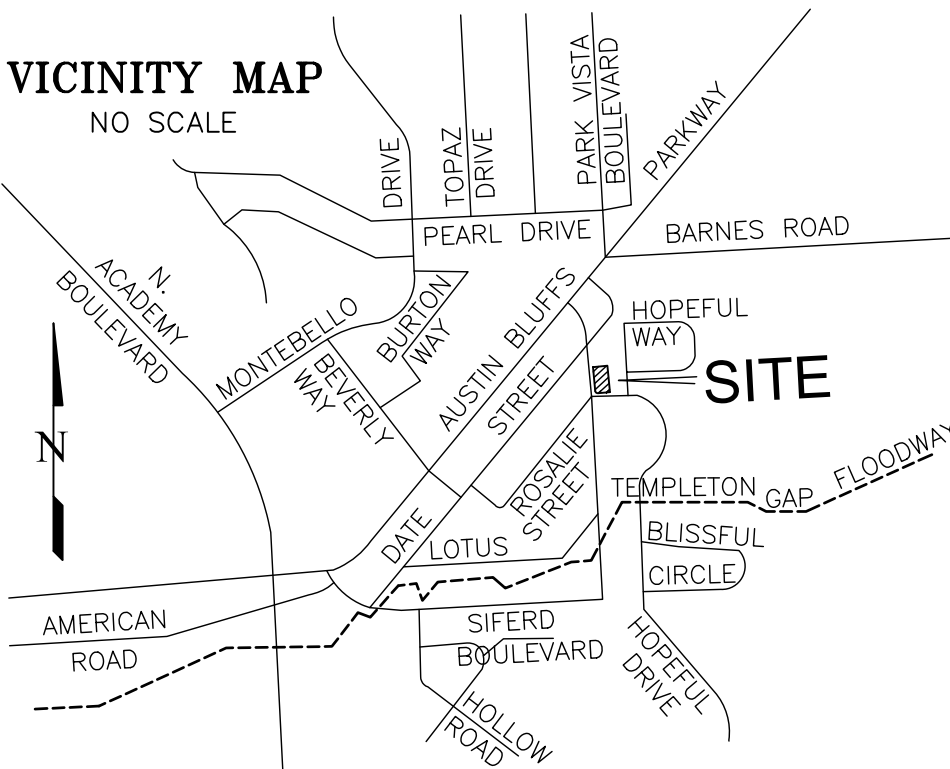
I hereby certify that this instrument was filed for record in my office at _____ o'clock ____M., this _____ day of _____, 20____ A.D., and is duly recorded at

Reception No. _____ of the records of El Paso County, Colorado.

Steve Schleiker, Recorder

BY: _____	Deputy	FEEES:	PARK FEE: _____
FEE: _____			BRIE FEE: _____
SURCHARGE: _____			SCHOOL FEE: _____
			DRAINAGE FEE: _____

CITY FILE NUMBER: SUBD-23-0011

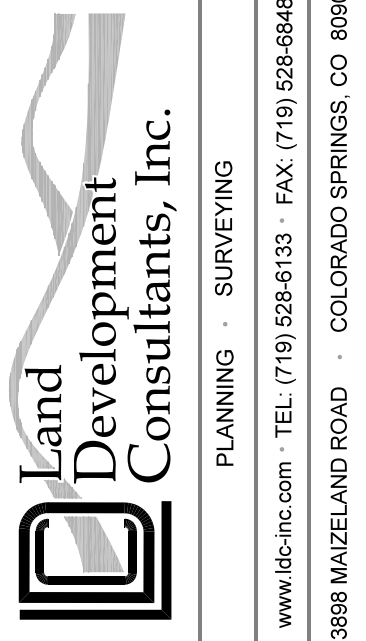


According to Colorado law, any legal action based upon any defect in this survey must be commenced within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTE WATER.

REVISIONS		Date
No.	Description	By
1	CITY COMMENTS	DVH
2	CITY COMMENTS	DVH
3	CITY COMMENTS	DVH

H Scale:	1" = 30'
V Scale:	N/A
Designed By:	N/A
Drawn By:	BRH
Checked By:	DVH
Date:	08/31/21



EXTOL PARK VISTA SUBDIVISION
NO. 2 - FINAL PLAT

Project No.: 21017

Sheet: 1 of 1