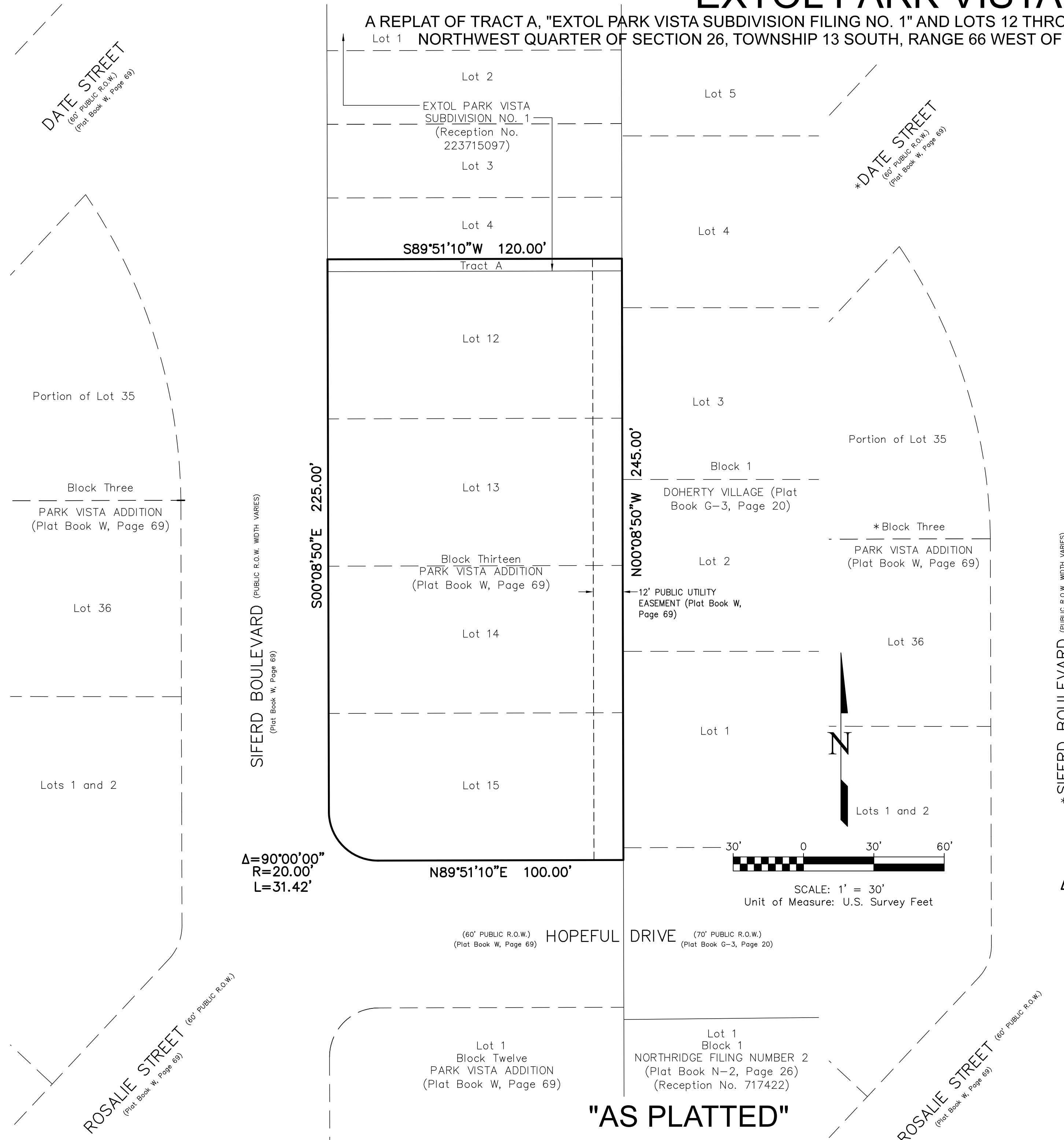


# EXTOL PARK VISTA SUBDIVISION NO. 2

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 } SS

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:**

1. 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).
  - Basin 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 } SS

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

FEES:

PARK FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

CITY FILE NUMBER: SUBD-23-0011

According to Colorado law, 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.

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.	Date	Description
1	04/18/23	
2	06/05/2023	
3	11/09/23	

H Scale: 1" = 30'

V Scale: N/A

Designed By: N/A

Drawn By: BRH

Checked By: DVH

Date: 08/01/21

Land Development Consultants, Inc.

PLANNING · SURVEYING

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3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

**EXTOL PARK VISTA SUBDIVISION NO. 2 - FINAL PLAT**

Project No.: 21017

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