

FILING 1 NOTES:

1. 0 - Denotes survey monument set with a #5 rebar with surveyors cop. L. S. No. 32439, unless otherwise shown.
 - - Denotes recovered survey monument, marked as shown.
 - N.B.A. - Denotes No Build Area.
 - (16550) - Denotes street address.
2. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by SECURITY TITLE GUARANTY COMPANY, Commitment No. E018644A04-3, dated June 10, 2004 at 8: 00 A.M.
3. All bearings are grid bearings of the Colorado State Plane Coordinate System, tCentral Zone, North American Datum 1983. The basis of grid bearing was determined by global positioning satellite methods.
4. Water service for this subdivision is provided by individual wells.
5. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval.
6. No structures ore permitted within easements and designated no build areas.
7. Unless otherwise indicated, side lot lines are hereby platted on each side with a **10** foot public utility and drainage easement. Rear lot lines are hereby platted on each side with a **10** foot public utility and drainage easement. Front lot lines are hereby platted with a **20** foot public utility and drainage easement. All exterior subdivisions boundaries shall have a **20** foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
8. The drainage easements on Lots 1, 8 & 9 and on Lots 24 & 25 shall be private. The sole responsibility for maintenance is hereby vested with the Prairie Vista Meadows H.O.A.
9. Lots 6, 7 & 8 shall have a **30** foot public utilities and private drainage easement as shown hereon. The sole responsibility for maintenance is hereby vested with the Prairie Vista Meadows H.O.A.
10. Prior to the establishment of any driveway onto a County road, an access permit must be granted by the El Paso County Department of Transportation.
11. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

12. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

13. Due to various geologic conditions encountered in test holes, septic systems may need to be located and designed by a Professional Engineer, currently registered in the State of Colorado.

14. The following listed lots have been found to be the most impacted by the listed geologic hazard. Mitigation measures and a map of the hazard area can be found in the report, Preliminary Geology and Surface Soils Evaluation and Geologic Conditions Related to Sewage Disposal - Prairie Vista Subdivision, Etc., by John Himmeireich & Associates, November 24, 2003 in file Sp-03-023 at the El Paso County Development Services Department.:

Seasonally Wet Areas: Lots 1, 3, 4, 8, 9, 11, 12 and 15.

15. No direct access to U.S. Highway No. 24 from this subdivision will be allowed.

16. A 25 foot by 25 foot sight triangle exists for each corner lot as shown hereon. No obstruction greater than 18" high is allowed in this area. See detail on Sheet 2 for sight triangle configuration.

17. Each sign easement shown hereon does not include any area contained within a sight triangle. See detail on Sheet 2 for sign easement configuration.

18. All property owners are responsible for maintaining proper storm water drainage in and through their property.

19. Access to Scott Road from lots in this subdivision shall be limited to the two access points depicted on the plat.

20. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

21. 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. ----- 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.

22. The FEMA 100-year flood plain was removed from this area by Letter of Map Revision # 04-08-0109P, with effective date 5/5/04.

23. Access to Lot 3 shall be from McKissick Road only.

24. This property is affected by easements granted to Mountain View Electric Association recorded as Reception numbers 202156638, 202156641 and 202118665.