

## FILING 2 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 UNIFIED TITLE COMPANY, Commitment No. 604183, dated December 4, 2005 at 7: 30 A.M.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C575 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain) and Zone A (100-year flood plain).
4. All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The basis of grid bearing was determined by global positioning satellite methods.
5. Water service for this subdivision is provided by individual wells. Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer's Office, who by law has the authority to set conditions for the issuance of these permits.
6. Wastewater is to be by individual on-site wastewater treatment systems. Due to the geologic characteristics and other constraints on this site, many systems are likely to require location and design by a Professional Engineer. These systems may be more expensive than a conventional system.
7. No buildings are permitted within easements and geologic hazard areas.
8. Unless otherwise indicated, side lot lines are hereby platted on each side with a **10** foot public utility and drainage easement and rear lot lines are hereby plotted on each side with a **20** foot public utility and drainage easement and front lot lines are hereby platted with a **20** foot public utility and drainage easement. All exterior subdivision boundaries shall have a **20** foot public utility and drainage easement, except for those portions of Lots 28 and 29 that are coterminous with Prairie Vista Meadows Subdivision Filing No. 1. Those coterminous portions of said Lots 28 and 29 shall have no public utility and drainage easement. **The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.**
9. Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Development Services Department.

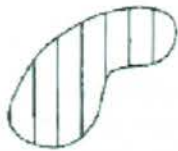
10. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

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

12. The following lots have been found to be impacted by Seasonally Wet Areas: **Lots 1-5, 8, 12-14, 16-22, 25-29**. Mitigation measures and a map of the hazard area can be found in the report, Preliminary Geology and Surface Soils Evaluation and Sewage Disposal Characteristics, by Rocky Mountain Geotechnical dated July, 2005, in file SP-05-020 at the El Paso County Development Services Department. Future purchasers of lots in this subdivision should familiarize themselves with the possible impacts said wet areas may have on future driveways, buildings and other improvements.

13. Surface flooding, shallow bedrock and/or groundwater and sporadic expansive soils and/or bedrock may be maybe present on this site. These conditions may affect the ability to construct basements and may also affect the type and expense of septic systems. Individual lot soils studies that address both foundation and septic conditions ore required prior to building permit to address these issues.

14.



Geologic Hazard Area - No Build Area (hatched area)

These areas ore shown in an approximate manner to indicate where geological hazards may exist. These areas are shown per the request of the El Paso County Development Services Department to make potential lot owners aware of this situation. The location of these areas was determined by others. The certification hereon does not apply as to the accuracy or completeness, of this information. Potential lot owners should contact a qualified geotechnical engineer to determine the exact location of these areas. The building envelope for Lot 3 shall contain all structures, well and septic. The purpose of the envelope is to avoid areas of seasonally wet ground or other geologic hazards.

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

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

19. 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.

20. This property is affected by the following easements granted to Mountain View Electric Association and recorded as follows: Book 367 3 at Page 865, Book 3673 at Page 891, Reception number 202C94839.

21. 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 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.

22. The 67 dba contour line shown hereon is as determined by URS in the report, Prairie Vista Meadows Traffic Noise Analysis Filings 2 & .3 dated November 17, 2005 utilizing 2030 traffic generation numbers. All habitable structures, including decks and patios, shall be located outside the 67 dB Leq line for Lots 25 - 28, inclusive. Non-habitable structures, such as barns and garages, are not subject to a noise setback, but shall meet all other Land Development Code setback requirements

23. Number of lots in this subdivision: 29 lots.

24. A Private Detention Pond Maintenance Agreement is recorded under Reception Number

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25. The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study; Water Availability Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Percolation Test Results; Erosion Control Report.

26. 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 Wildlife, Colorado Department of Transportation, US Army Corp. of Engineers, the US Fish and Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act.