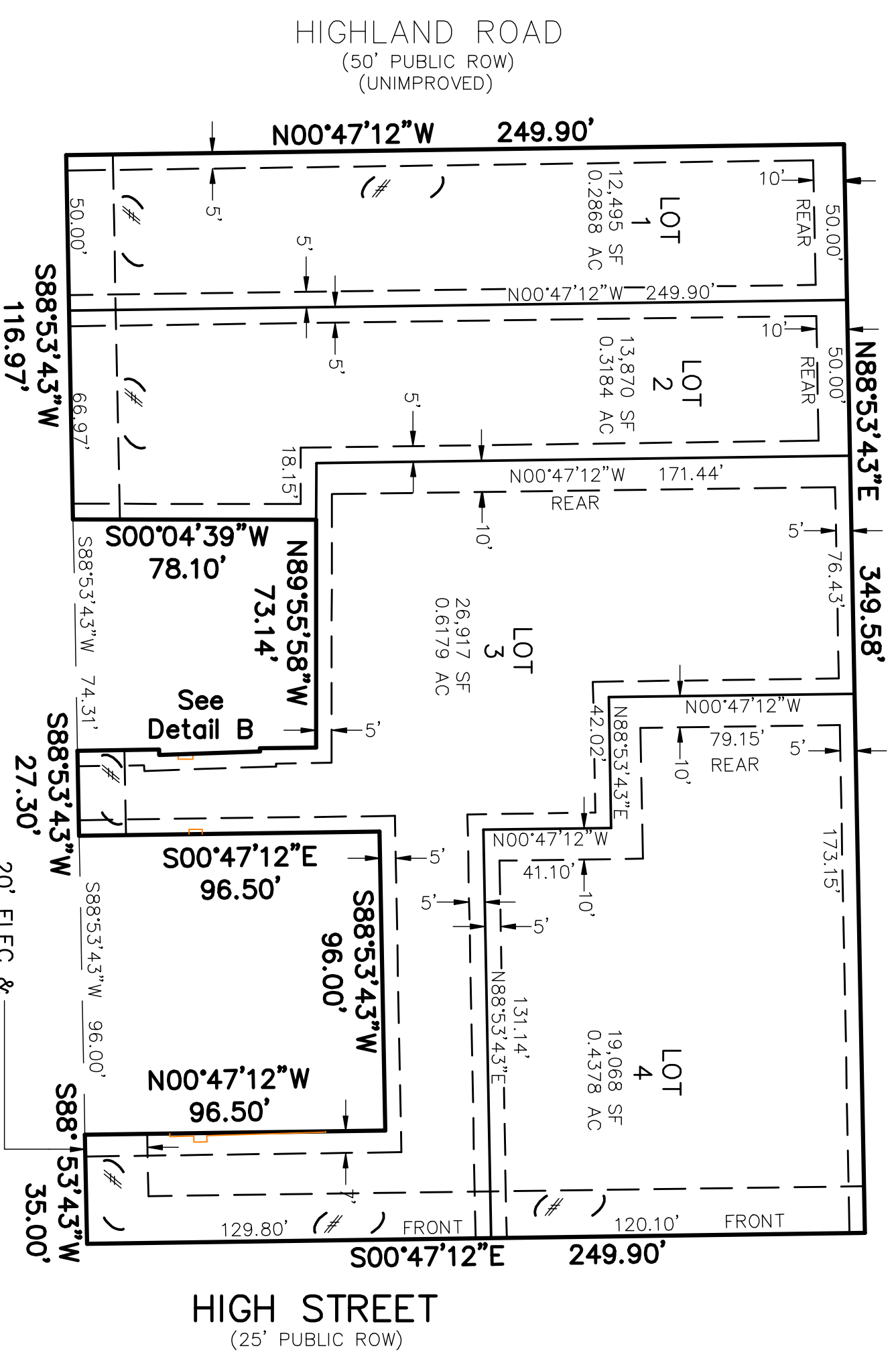


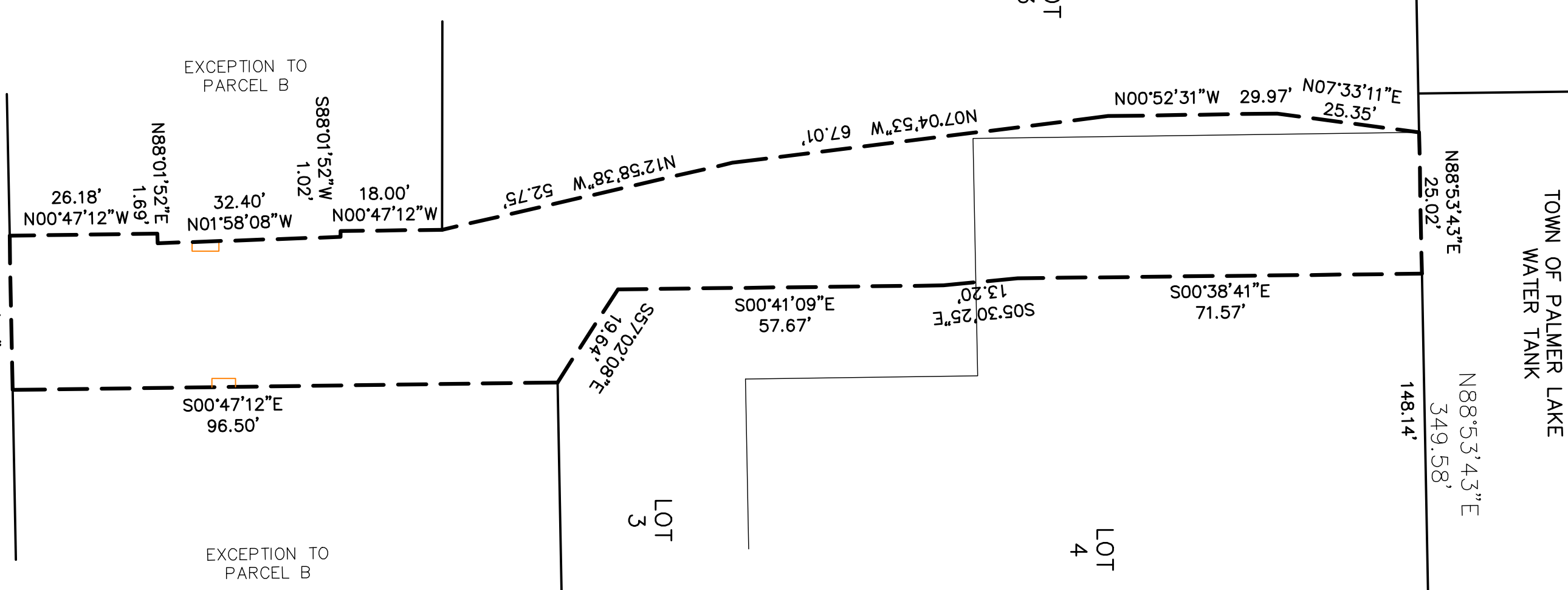
# THE HIGHBROOK SUBDIVISION 2

A VACATION AND REPLAT THE REMAINING PORTIONS OF THE HIGHBROOK SUBDIVISION in the Town of Palmer Lake, being a portion of the Southwest One-Quarter of Section 5, Township 11 South, Range 67 West of the 6th P.M., IN THE TOWN OF PALMER LAKE, EL PASO COUNTY, COLORADO

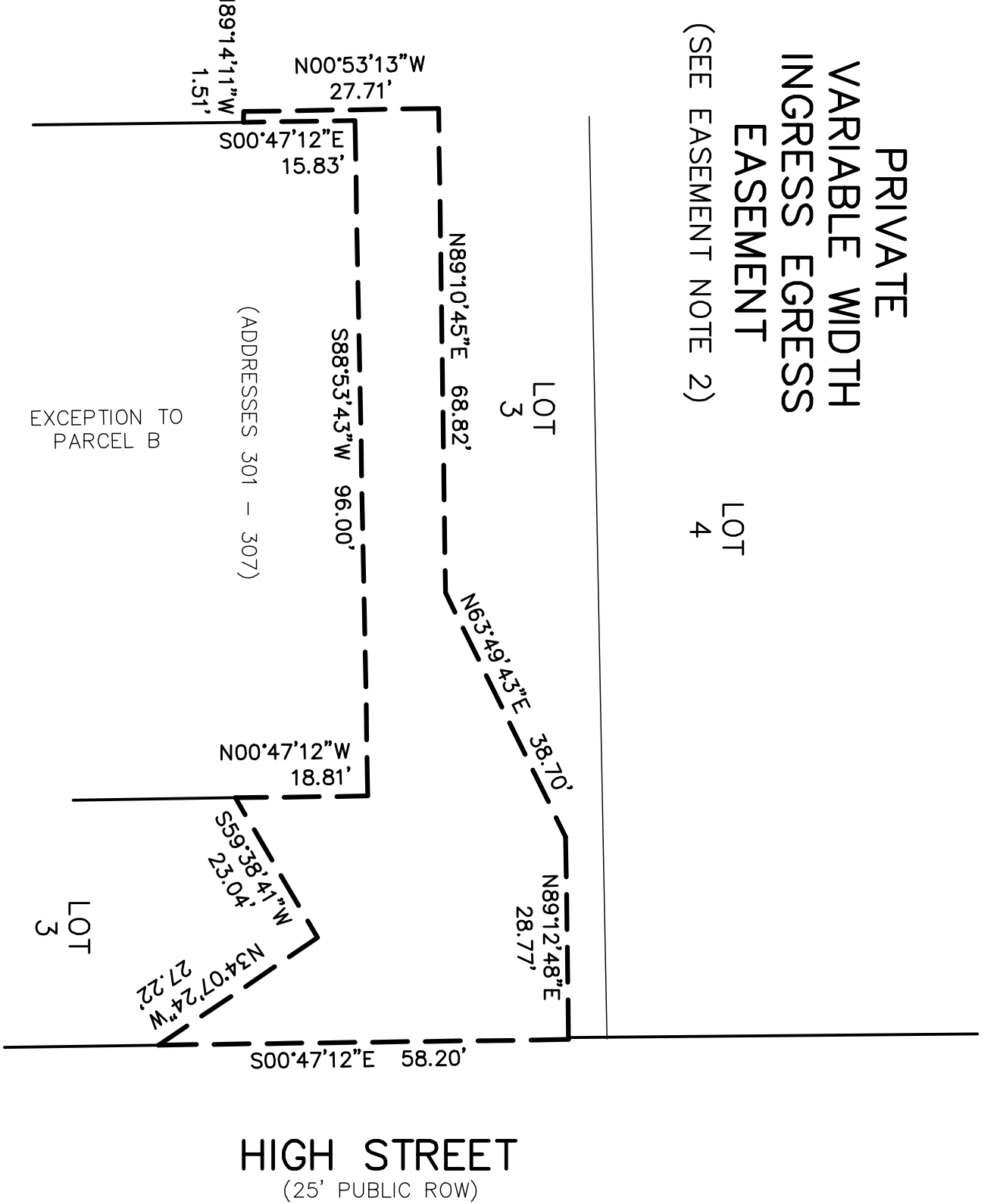
## LOT EASEMENTS DETAIL



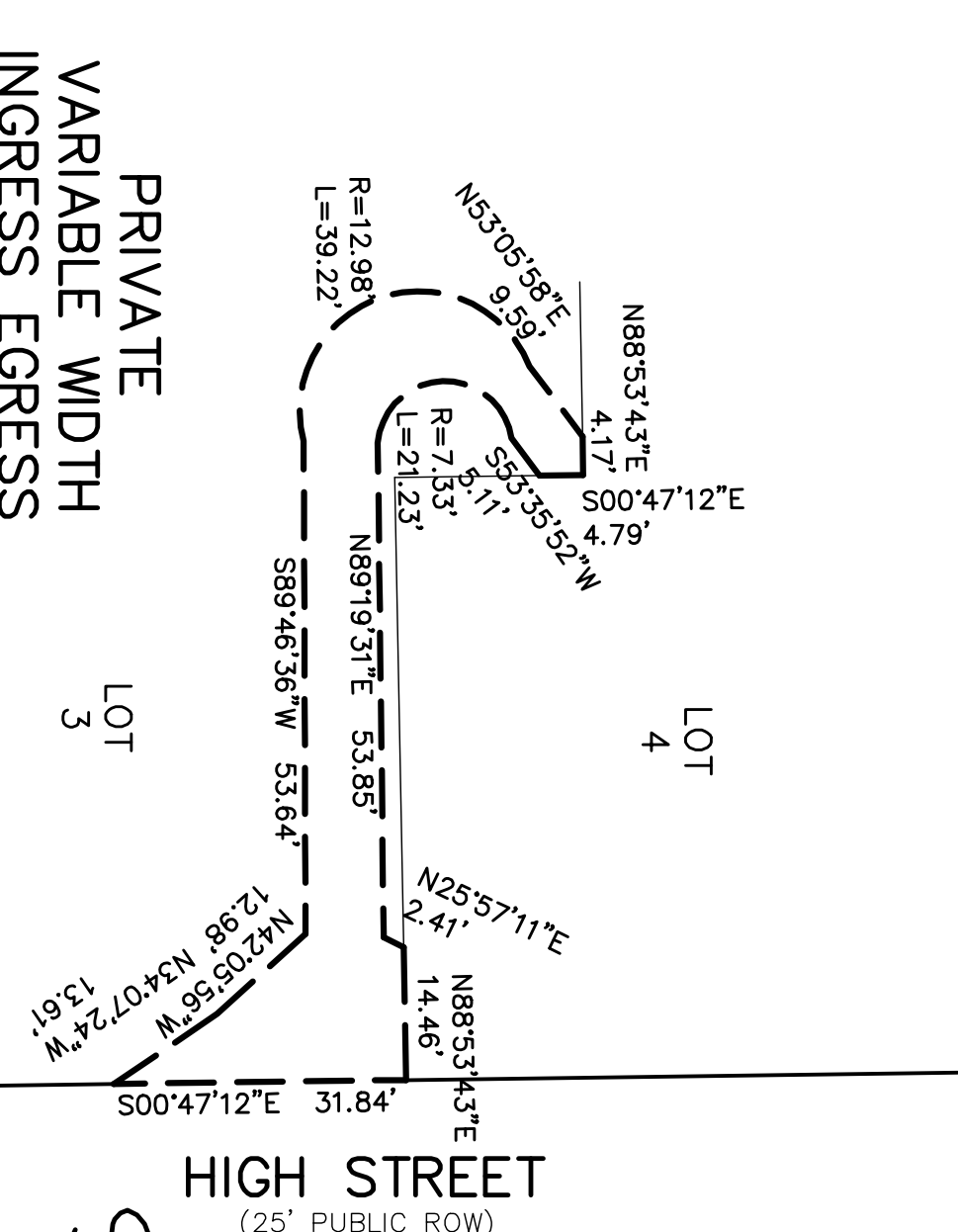
## VARIABLE WIDTH TOWN OF PALMER LAKE UTILITY EASEMENT (SEE EASEMENT NOTE 10)



## TOWN OF PALMER LAKE VARIABLE WIDTH EASEMENT FOR WATER PIPE & DRAINAGE (SEE EASEMENT NOTE 1)

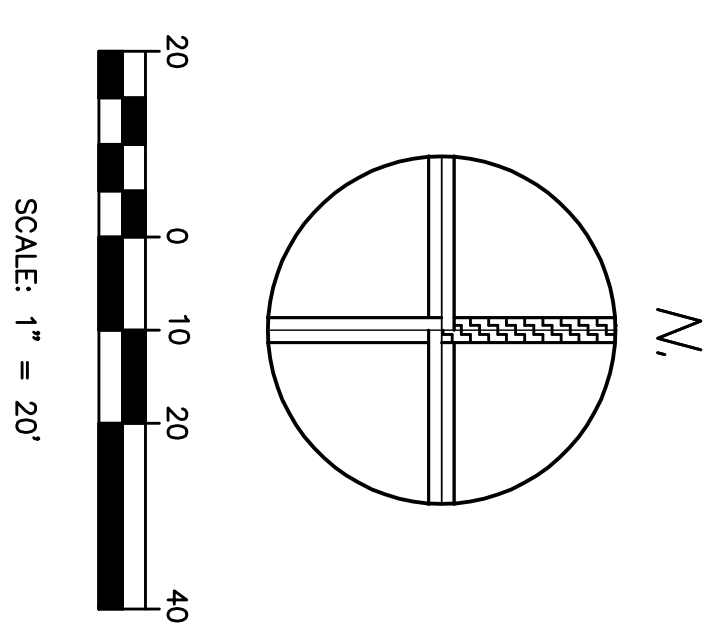
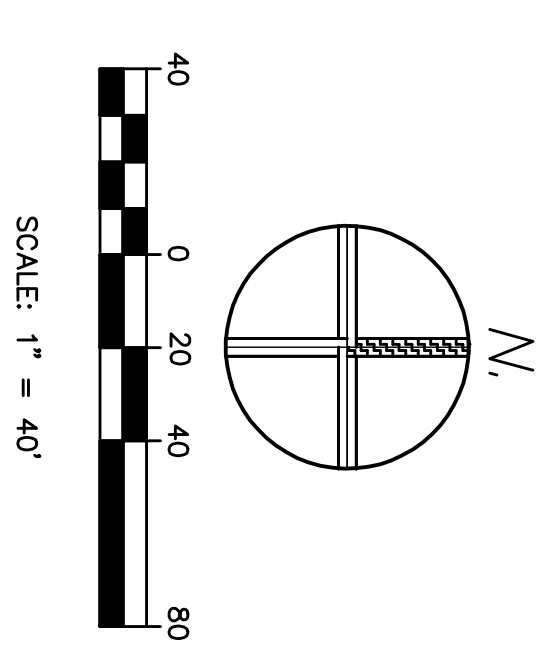


## PRIVATE VARIABLE WIDTH INGRESS EGRESS EASEMENT (SEE EASEMENT NOTE 2)



### EASEMENT NOTES:

- TOWN OF PALMER LAKE VARIABLE WIDTH EASEMENT FOR WATER PIPE & DRAINAGE ONLY: TOWN OF PALMER LAKE WATER FACILITY ENCROACHES ON SUBJECT PARCEL: THIS EASEMENT TO PROVIDE USE AND ACCESS FOR MAINTENANCE AND REPAIR ONLY; TOWN OF PALMER LAKE ASSUMES ENTIRE RESPONSIBILITY FOR RUNOFF CAUSED BY PIPE, PIPE OUTFALL AND RIP-RAP DRAINAGE SWALE NOW EXISTING; ANY DISTURBANCE CAUSED OR CREATED TO BE RECLAIMED BY TOWN OF PALMER LAKE; TO EXISTING CONDITIONS AT TIME OF DISTURBANCE; NO ADDITIONAL PIPING OR SIZING ALLOWED WITHOUT WRITTEN CONSENT OF LAND OWNERS INVOLVED.
- PRIVATE VARIABLE WIDTH INGRESS EGRESS EASEMENT: FOR SPECIFIC USE BY OWNERS AND GUESTS OF ADDRESS 301-307 BROOK STREET, RESPONSIBILITY FOR MAINTENANCE TO BE SOLELY WITH BENEFITING PARTIES; OWNERS OF LOTS 3 & 4, AS SHOWN HEREON, SHALL NOT HINDER USE OF EASEMENT AREA AS SHOWN HEREON; PRIVATE VARIABLE WIDTH INGRESS EGRESS EASEMENT: FOR SPECIFIC USE BY OWNERS AND GUESTS OF LOT 4, RESPONSIBILITY FOR MAINTENANCE TO BE SOLELY WITH BENEFITING PARTIES; OWNERS OF LOTS 3 & 4, AS SHOWN HEREON, SHALL NOT HINDER USE OF OTHERS TO THIS EASEMENT AREA.
- PRIVATE PERMANENT USE EASEMENT: FOR SPECIFIC USE BY OWNERS AND GUESTS OF ADDRESS 301 BROOK STREET, RESPONSIBILITY FOR MAINTENANCE TO BE SOLELY WITH BENEFITING PARTIES; OWNERS OF LOTS 3 & 4, AS SHOWN HEREON, SHALL NOT HINDER USE OF OTHERS TO THIS EASEMENT AREA WITH THE LAND OF SAID 301 BROOK STREET.
- TOWN OF PALMER LAKE EASEMENTS HAVE PRIORITY OVER OTHER PLATTED EASEMENTS SHOWN HEREON, PRIOR TO AND DURING ANY CONFLICTS THAT MIGHT DEVELOP DEVELOP; EXCEPT IN THE CASE OF AN EMERGENCY OR CONFLICTS, TOWN OF PALMER LAKE SHALL NOT DAMAGE IMPROVEMENTS, HINDER OR PERMANENTLY BLOCK OTHERS RIGHTS WITHIN THIS REPLAT.
- PRIVATE GAS LINE EASEMENT: FOR SPECIFIC USE BY OWNERS OF 317-321 BROOK STREET, RESPONSIBILITY FOR MAINTENANCE TO BE SOLELY WITH BENEFITING PARTIES; MAINTENANCE OUTSIDE OF EASEMENT REQUIRES PERMISSION FROM OWNERS OF LOT 3, AS SHOWN HEREON; THIS EASEMENT TO RUN WITH THE LAND OF SAID 317-321 BROOK STREET.
- PRIVATE GAS LINE EASEMENT: FOR SPECIFIC USE BY OWNERS OF 301-307 BROOK STREET, RESPONSIBILITY FOR MAINTENANCE TO BE SOLELY WITH BENEFITING PARTIES; MAINTENANCE OUTSIDE OF EASEMENT REQUIRES PERMISSION FROM OWNERS OF LOT 3, AS SHOWN HEREON; THIS EASEMENT TO RUN WITH THE LAND OF SAID 317-321 BROOK STREET.
- TOWN OF PALMER LAKE VARIABLE WIDTH INGRESS EGRESS EASEMENT: FOR SPECIFIC USE BY TOWN OF PALMER LAKE AND ASSOCIATED WATER FACILITY COMPANIES; RESPONSIBILITY FOR MAINTENANCE TO BE WITH BENEFITING PARTIES BEFORE AND AFTER EACH USE, AS NEEDED; THERE SHALL BE NO PERMANENT PARKING IN EASEMENT; EASEMENT SHALL NOT HINDER CONSTRUCTION OF RESIDENTIAL STRUCTURE OR FURTHER REPLATING OF LOTS 3 & 4, AS SHOWN HEREON; THIS EASEMENT TO BE VACATED AND REMOVED FROM THE RECORD AT THE DISCRETION OF TOWN OF PALMER LAKE; OWNERS AND GUESTS OF LOTS 3 AND 4 SHALL NOT BLOCK OR HINDER USE OF EASEMENT BY ABOVE MENTIONED BENEFITING PARTIES.
- PRIVATE VARIABLE DRAIN PIPE EASEMENT: TOWN OF PALMER LAKE WATER FACILITY ENCROACHES ON SUBJECT PARCEL; EASEMENT TO PROVIDE USE AND ACCESS FOR REPAIR; TOWN OF PALMER LAKE ASSUMES ENTIRE RESPONSIBILITY FOR RUNOFF CAUSED BY PIPE OUTFALL AND RIP-RAP DRAINAGE SWALE NOW EXISTING.
- VARIABLE WIDTH TOWN OF PALMER LAKE UTILITY EASEMENT AND REPAIR TO EXISTING SEWER, ELECTRIC AND WATER LINES ONLY; NO ADDITIONAL OR RESIDING ALLOWED WITHOUT OWNERS OF LOTS 3 & 4 WRITTEN CONSENT; UTILITY COMPANY(S) TO NOTIFY OWNERS OF LOT 3 AND 4 OF ANY SCHEDULED MAINTENANCE OR REPAIRS; THERE IS NO EVIDENCE OF SEWER IMPROVEMENTS AT TIME OF REPLAT.
- No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-tops, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access use and maintenance thereof. Prohibited improvements may be removed by the entities responsible for providing the utility services. The owners of the property subject to or adjacent to the utility easements shown herein are responsible for the maintenance and operation of such areas, which does not include utility lines and related facilities. When the owner(s) or adjacent owners fail to adequately maintain such utility easements, including the removal of prohibited improvements, the maintenance, operation, reconstruction and removal shall be at the cost of the owner(s). The utility easements shown herein are provided for informational purposes only and do not constitute a warranty. The easements are established as hereby granted the perpetual right of ingress and egress from and to adjacent properties, within this Plat, for installation, maintenance and replacement of utility lines and related facilities.
- 10' UTILITY EASEMENT FOR LOTS 3 & 4 SERVICE LINES; RESPONSIBILITY FOR MAINTENANCE TO BE SOLELY WITH BENEFITING PARTIES



SUBJECT TO REVIEW  
PRELIMINARY

THE OVERLOOK AT  
PALMER LAKE

| no. | date  | revisions                | drawn by | scale    |
|-----|-------|--------------------------|----------|----------|
| 4.  | 10/29 | Core & QMS, Inc comments | JPB      | 1" = 20' |
| 3.  | 9/29  | LOTS 1 & 2 CONFIGURATION | JPB      | 1" = 20' |
| 2.  | 7/30  | COMMENTS - SUB. NAME     | JPB      | 1" = 20' |
| 1.  |       |                          |          |          |

drawing date: June 29, 2025  
 dwg. file: 25051501 Rp.dwg  
 project no: 25051501  
 sheet 3 of 4

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