Located in Township and Ω portion of the Northwest 15 South (T15S), Range 65 West County of El Paso, State of replat lots 54 and 55, State of Colorado One-quarter The Glen (R65W) of the Q+ Widefield Sub (NW1/4) of Subdivision 6TH P.M. Section

Ω THESE PRESENTS:

DESCRIPTION, THE GLEN AT WIDEFIELD West of the SUBDIVISION County FILING 앜 7A: 앜

lots 54 and 55, The Glen at Widefield Subdivision in the records of the Clerk and Recorder's Office, 0.338 27, Township e particularly d South, Range cribed as follow vs: E e corded Paso, of Rec

acres (14,714 S.F.) more or

CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7A. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to EI Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of EI Paso County, Colorado. Upo acceptance by resolution, all public improvements so dedicated will become matters of maintenance by EI Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

NOTARIAL:

COUNTY OF EL STATE OF COLORADO PAS0 $\cup_{\mathcal{C}} \cup$

Hand instrument and Š before m sident of

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LIEN Kirkpatri 55

HOLDER:
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____ day of ___ Trust

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NOTARIAL:

COUNTY OF $\overline{}$ SS

and SD 앜

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7A" EI Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of EI Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado.

EASEMENTS:

Unless shown greater in width, both sides of all side lot lines will be platted with five (5') foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10') foot easement for drainage purposes and public utilities only, and all lot lines adjoining a street which has a fifty (50') foot right—of—way width will be platted with a fifteen (15') foot easement, being a five (5') foot easement adjacent to that fifty (50') foot right—of—way for public improvements and a ten (10') foot easement adjacent to the five (5') foot easement for utility purposes, with sole responsibility for maintenance being vested with the adjoining property owners.

BASIS BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right—of—Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

18.

This survey does not constitute a title search by record. For all information regarding easement, upon a Commitment for Title Insurance, prepared No. 5, effective date May 21, 2019 at 7:30 A.M.

Pinnacle Land Surveying Company to determine ownership of easements of rights—of—way and title of record, Pinnacle Land Surveying Company relied by Empire Title of Colorado Springs, LLC., File No. 54218ECS, Amendment

These tracts of o. 54218ECS, Am 9. Any interest which may have been acquired by recorded October 3, 1887 in Road Book A at Pag domain east of the range line dividing range lines on each side of said section lines, township lines, or range line land are subject to the following endment No. 5 effective date May the public reason of the Resolution of the Board of County Commissioners e 78, which provided that all section lines, township lines, and range lines 65 west and 66 west declared to be public highways of the width of 60 t

10. Any rights of the Spring Lake Reservoir as shift. Any rights, interest or easements in favor of public, which exist, have existed, or are claimed that and/or ponds within the herein described parcel.

15. The effects of Order and Decree Organizing the Glen Metropolitan District No. 2 and Issuance 2004 at Reception No. 204105070. of Certificates of Election recorded June

17. 16.

Resolution No. 04—448 recorded November 1
Resolution No. 04—482 recorded February 4,
Notes, easements and restrictions as shown 2005 as Reception No.

19.

' as Reception

easeme crimination, 2016

26. Temporary Terms, agreements, provisions, conditions, obl agement Practice Maintenance Agreement and Access nent for ingress igations and easements as contained in Private Detention Basin/Stormwater Easement recorded January 30, 2017 at Reception No. 217011405.

Widefield ¥o

All structural shall be located and desig ned by a Professio

No man—made or Municipal Airport. shall allowed to penetrate the 40:1 approach surface of the

No electromagnetic, light, aids shall be allowed. All exterior lighting shall 윽 any other be approved by the physical eт Director of Aviation to prevent a hazard to aircraft. issions which might interfere with aircraft, avigation, communications ٩

The Airport Advisory Commission suggests that resid construction techniques to obtain at least a 25db ences constructed in this area should include F.A.A. approved sound reduction in interior noise.

NOTICE: This property may be adversely impacted Springs Municipal Airport. The buyer should familic are responsible for maintaining by noise caused by aircraft operating into and out of the Colorado rize himself/herself with this potentiality and the ramifications thereof. proper storm water drainage in and through their property.

10. 10. All property owners are responsible for maintaining property.

11. No lot or interest therein, shall be sold, conveyed, or transport of the common development and unless either the required public and common development.

12. In the Office of the Clerk and Remake provision for the completion of said improvements. Criteria Manual. Any such alternative collateral must be larger of the County of the Planning and Community. This plat restriction may be removed or rescinded by the Agreement, by the Planning and Community. Development completion and preliminary acceptance by the El Paso E completed in accordance with said Subdivision Improvements only be granted in accordance with any planned partial

12. with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public . No obstructions greater than thirty (30") inches in height above flow line elevation of the within this area. The sole responsibility for maintenance and ownership being vested with

The addresses are subject to (_____ change. 9 this not

15. Ownership and maintenance of vested in the Glen at Widefield the open space, Subdivision Filing ΖZ

16. Where the provisions El Paso County Land of the approved Development Development Code, as amena

or ran

n owners, the State of Colorado, the United States of America, or the general and over the waters and present and past bed and banks of the streams, ditches

14. The effects of (2004 at Reception 13. 12. Terms, agreements, provisions, conditions and recorded December 9, 1922 in Book 606 at Page Agreement between Order and Decree Organizing No. 204105072. Water obligations as contained in Agreement between W. T. Gore and The League 542 at Reception No. 331050. OHZ at Reception the Company recorded May 6, 19 on District and JHW Investment Company recorded May 6, 19 Glen Metropolitan District No. 3 and issuance of Certificate 3, 1997 as Reception No. Land

ent recorded September

Terms, agreements, provisions, conditions and 205187505 and rerecorded May 26, 2006 at n the plat of said subdivision recorded March 7, 2005 at Reception obligations as contained in Development Agreement recorded Novembeception No. 206077406.

Inclusion within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 a: The effects of the Order of Exclusion in regards to the Mesa Ridge Metropolitan District No. 2 recorded 207138536. Resolution in regards thereto recorded August 31, 2007 as Reception No. 207114359.

23. Terms, agreements, provisions, conditions, obli-Management Practice Maintenance Agreement and 2014 as Reception No. 214107071, and recorded Covenants, Conditions, Restrictions and Easements and any and all amendments and/or supplements gations and easements as contained in Private Detention Basin/Stormwater Quality Best Easement, recorded March 28, 2013 at Reception No. 213040266, recorded November 20, March 4, 2015 as Reception No. 215020223. Subject to Section 1.15 of the Declaration of for Glen Filings Nos. 6A, 6B & 6C recorded March 28, 2013 at Reception No. 213040268 thereto.

nts, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions on based on race, color, religion, sex, handicap, familial status or national origin) as at Reception No. 216085646 and any and all amendments and/or supplements thereto.

Ω orded January 30, 2017 at Reception No. 217011406.

notices and restrictions as n of Plat recorded April 14, shown on the plat of said subdivision recorded January 30, 2017 at Reception 2017 at Reception No. 217043266.

El Paso County Plant and Cor unity Develo District subject to the District's rules, regulations, and specifical must be contacted prior to the establishment of any driveway.

The following reports have been submitted and are Water and Wastewater Resources, Drainage Report, on file at the County Planning and Community Development Department: Soils Natural Features Inventory Report, Erosion Control Report, Wetland Impact Rep

mon development improvements have been constructed and completed and preliminary accepted its Agreement between the applicant/owner and El Paso County as recorded under Reception reverements in accordance with the El Paso County Land Development Code and Engineering must be approved by the Board of County Commissioners or, if permitted by the Subdivision Community Development Department Director and meet the policy and procedure requirements of any lots for sale, conveyance or transfer.

ded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Department Director upon either approval of an alternative form of collateral or El Paso Board of County Commissioners of all improvements required to be constructed and Improvements Agreement. The partial release of lots for sale, conveyance or transfer may approvements authorized by the Subdivision Improvements.

Improvement Easement" detail. adjacent roadway are allowed windividual property owners.

φ Spring Drive

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17. This property familiarize him adversely impacted by possib self with this potentiality and

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, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12—382), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property. Mailboxes shall be installed in accordance with all El Paso County Service regulations. Transportation and United States Postal

This property is located in Flood Zone X, determined to be outside the 500—year Maps 08041C956 G and 08041C957 G, Effective dates December 07, 2018. floodplain per FEMA Flood Insurance Rate

Pursuant to Resolution No._____, approved by the Board of Directors, El Paso County Public Improvement District _ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 7 are included within the boundaries of the El Paso County Public Improvement District __ and as such is subject to applicable road impact fees and mill levy.

No. $\underline{217011406}$ in the records of the will remain until such time as a second

3 as recorded

All distances shown hereon are in US I There are 2 lots within this subdivision.

GEOLOGIC HAZARD NOTE:
Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by STE, Inc. prepared on April 16, 2007, with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004. Additional studies and mitigation recommendations can be found in a study prepared by Hepworth-Pawlak Geotechnical, Inc. on November 4, 2015 also found in File No. SP-15-004.

Potentially Unstable Areas: Lots affected are lots 1,148,18,19,20, and 21 (formerly lots named 1, 170, 187, 188, 189 and 190 on The Glen at Widefield East Preliminary Plan). Based upon the preliminary geotechnical report conducted by STE, Inc. prepared on April 16, 2007 and located within the files of El Paso County in File No. SP-15-004, two potentially unstable areas have been identified and are shown along Spring Glen Drive. One area is located near the intersection of Pennycress Drive and Spring Glen Drive areas will be further investigated at the intersection of Thinleaf Lane and Spring Glen Drive. These two areas will be conducted prior to road construction phase, and mitigation of unstable soils if any are present will be conducted prior to road construction and building foundations are commenced. Mitigation techniques used will be per the engineer of record on the project and in accordance with the STE, Inc. Study prepared on April 16, 2007 2007 and the additional analysis conducted on December 8th, 2015.

FOUNDATION PERIMETER DRAINS:
Per the study by STE, Inc. on April 16, required around each foundation system. excavation a more comprehensive drain breaks, etc.)" 2007, "At a minimum, a sub . If seepage or evidence of g system would be warranted (ibsurface perimeter drain will l groundwater is present in the (ie curtain drains, capillary

AREAS OF HIGH GROUNDWATER:
Due to high groundwater in some
found in the studies by STE, Inc.
foundations. areas please refer to and Hepworth—Pawlak recommendations and mitigation methods proper mitigation and construction types for

STREETS AND ROADS CONSTRUCTION MITIGATION TECHNIQUES:
Section 8.4.9. B. III. of the EI Paso County Land Use Code, states that roads, drainage improvements, and trails should be constructed away from geologic hazards or protected from geologic hazards, in accordance with the provisions of the ECM. Some streets or portions of streets as depicted on this map are shown in a "No Structure Area" or an "Unstable Area". Proper mitigation techniques will be provided during overlot grading and construction and in accordance with the recommendations of the Soils Engineer as per the Subsurface Soils Investigation Study by STE, Inc. prepared on April 16, 2007 with an additional study prepared on December 8th, 2015, and located within the files of EI Paso County in File No. SP-15-004, and the Geotechnical Study prepared by Hepworth Pawlak Geotechnical, Inc in November 4, 2015 also found in File No. SP-15-004.

CROWN OF EXISTING SLOPE (NO STRUCTURE LINE):

The "No structure" line as shown on this plat and discussed within the STE, Inc. study of April 16, 2007 delineates the area west of this line as being not recommended for the development of building structures. Roadway construction that is located west of this line will be implemented per the recommendations within said study. All structures on lots near the no—build line must be set back a minimum of ten feet from the no—build line, unless further evaluation during the overlot grading process indicates that a different setback is appropriate. During construction of homes on these lots the engineer of record needs to do further analysis once the foundation holes are opened in order to recommend what mitigation if any is needed or what specific foundation types may be needed.

NOTE: soils exist or will be placed on all lots in this tion. The risks associated with swell related heave ic soil investigations. development, and will require mitigation at individual lots should be evaluated

SPRING CLEN

FIGAM, HTOOTOIA

PEACHLEAF

YZINE DAIST

DRIVE

PENNYCRESS DRIVE

THINLEAF

DRIVE

MESA

RIDGE

PARKWAY

VICINITY N

MAP

N.T.S.

A temporary access easement for ingress and egress as recorded under Reception Clerk and Recorder's Office, County of El Paso, State of Colorado. The easement connection to the filing is constructed.

Detention Basin as shown, is for location purposes only and is not part of this s The Detention Basin is owned and maintained by the Glen Metropolitan District No. <u>217011405</u> in the records of the El Paso County Clerk and Recorder.

APPROVALS:

The accompanying plat was approved Community Development Department t d by this 띧

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RECORDING:

and is a El Paso STATE OF COLORADO COUNTY OF EL PASO hereby by certify that this instrument o'clock ____.M., this ____ os duly recorded at Reception I so County, Colorado.) SS record 앜 ⊇.

PARK FEES: **SCHOOL** SURCHARGE: REGIONAL: NEIGHBORHOOD: DISTRICT# Βy

SURVEYOR'S CERTIFICATION:

E BASIN:______ DRAINAGE AND SURETY F BRIDGE FEE: ______

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision 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. LAND SURVEYING CO., NC.

ß FILE NO.

No.

VR1812

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