KNOW ALL MEN BY THESE PRESENTS:	THE	GLEN
That RH Mesa Ridge, LLC, as Colorado limited liability company, Reunion Homes Inc., a Colorado corporation and Glen Development Co., a Colorado corporation, being the owners of the described tract of land, to wit:		
DESCRIPTION, THE GLEN AT WIDEFIELD ISION FILING NO. 7A:		
Colorado, being more particularly described as follows: A Replat of lots 50 through 55, 93 and 94, The Glen at Widefield Subdivision No. 7 as recorded under Reception No. 217713903 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.		
lots contain 1.453 acres (63,292 S.F.) more or less.	NOTES:	
CERTIFICATE: Ined, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other	 These tracts of land are S4218ECS, effective da Any interest which 	These tracts of land are subject to the following per . 54218ECS, effective date June 16, 2018 at 7:30 A.I 9. Any interest which may have been acquired by t
ibe sh over	recorded October 3, 1 domain east of the rc on each side of said section lines, 10. Any rights of the	or only interest wind, into have been acquired by a recorded October 3, 1887 in Road Book A at Page domain east of the range line dividing range lines (on each side of said section lines, township lines, or range lines. 10. Any rights of the Spring Lake Reservoir as show
all to the satisfaction of the Board of County Commissioners of El Paso County, e by resolution, all public improvements so dedicated will become matters of ma nty, Colorado. The utility easements shown hereon are hereby dedicated for publ ation systems and other purposes as shown hereon. The entities responsible for	11. Any rights, interest public, which exist, ha and/or ponds within t	11. Any rights, interest or easements in favor of th public, which exist, have existed, or are claimed to and/or ponds within the herein described parcel.
ces for which the easements are established are hereby granted the perpetual right o ss from and to adjacent properties for installation, maintenance, and replacement of u ed facilities.	12. Terms, agreements recorded December 9, 13. Agreement betweer	 Terms, agreements, provisions, conditions and o recorded December 9, 1922 in Book 606 at Page 1 Agreement between Widefield Water and Sanitation
Vevelopment Company	The)4 at	der and Decree Organizing the . 204105072.
Owner of Lot 51, 53, 54 55, 93 & 94	The effects of 4 4 at Reception Pre-Annexation	ler and Decree Organizing the . 204105070. reement recorded September
STATE OF COLORADO)	Resolution No. (04-448 recorded November 16, 04-482 recorded February 4, 20
N	19. Notes, easements 20. Terms, agreements No. 205187505 and re	and restrictions as shown provisions, conditions and recorded May 26, 2006 at
Witness my Hand and Seal:	21. Inclusion within th 22. The effects of the No. 207138536. Resolu	Inclusion within the Security Fire Protection Dist The effects of the Order of Exclusion in regard 207138536. Resolution in regards thereto recor
My Commission Expires: Address: Change "Development Change "Development Services Department"	23. Terms, agreements Management Practice I 2014 as Reception No Covenants, Conditions, and any and all	23. Terms, agreements, provisions, conditions, obliga Management Practice Maintenance Agreement and Ec 2014 as Reception No. 214107071, and recorded M Covenants, Conditions, Restrictions and Easements for and any and all
President RH Mesa Ridge, LLC. Owner of Lot 50 Development" where	24. Covenants, condition indicating any preferen	24. Covenants, conditions, restrictions and easemen indicating any preference, limitation or discrimination contained in instrument recorded August 1 2016 of
NOTARIAL:	25. Terms, agreements Management Practice I	25. Terms, agreements, provisions, conditions, oblig Management Practice Maintenance Agreement and E
TY OF EL PASO oregoing instrume	26. Temporary Access (27. Notes, easements, 247713903. Ratification	easement for ingress a reconnotices and restrictions as s n of Plat recorded April 14, 2
of, 20, 20, A.D., by, President of RH Mesa Ridge, LLC. Witness my Hand and Seal:	 Water and sewer service The El Paso County Dev 	service is provided by Widefield Wate hty Development Services Department
Witness my Hand and Seal:Notary Public My Commission Expires: Address:	 All structural foundations The following reports har Wastewater Resources, D 	All structural foundations shall be located and design. The following reports have been submitted and are of Wastewater Resources, Drainage Report, Natural Featur
President Reunion Homes Inc. Owner of Lot 52		man-made obstructions shall
NOTARIAL:	8. No electromagnetic, light aids shall be allowed.	light, or any other physical emiss l.
STATE OF COLORADO) COUNTY OF EL PASO)	9. The Airport Advisory Com construction techniques NOTICE: This property	The Airport Advisory Commission suggests that resider construction techniques to obtain at least a 25db re
foregoir	Springs Municipal Airpo 10. All property owners are	NOTICE: This property may be daversely impacted b Springs Municipal Airport. The buyer should familiari Il property owners are responsible for maintaining p
Witness my Hand and Seal:	11. No lot or interest there in accordance with the Number	 No lot or interest therein, shall be sold, conveyed, o and unless either the required public and common d in accordance with the Subdivision Improvements Agra Number in the Office of the Clerk and
DEDICATION:	Tritaria Manual. Any succession of the Criteria Manual. Any succession of the release by prior to the release by This plat restriction matrices for the release for the restriction matrices for the restriction matrix for the restrix for the restrix for the restrix for	to inprevention solid improvem chalternative collateral must it, by the Development Service the County of any lots for s the removed or rescinded b
above party in int ets, Easements and indicated thereon, o	Agreement, by the Deve preliminary acceptance accordance with said S accordance with any pl	elopment Services Department by the El Paso Board of Cou lubdivision Improvements Agree anned partial release of lots
Dicks, Streets, Easements, and marks which shall be known as the GLEN All D SUBDIVISION FILING NO. 7A" El Paso County, Colorado. All streets as platte by dedicated to public use and said owner does hereby personally covenant se that all platted streets will be graded, paved and that proper drainage fo Il be provided at his own expense all to the satisfaction of the Board of	12. All corner lots will be p Easement" detail. No allowed within this area	All corner lots will be platted with a Sight Visibility a Easement" detail. No obstructions greater than third allowed within this area. The sole responsibility for
commissioners of El Paso County, Colorado, and upon acceptance by n, all streets so dedicated will become matters of maintenance by EL F Colorado.) exhibited on this plat ar oring Glen Drive is prohibited.
OF BEARINGS STATEMENT: arings of this plat are based upon a portion of the Easterly boundary of the (d Subdivision Filina No. 5B as recorded under Reception No. 206712326 in the	 15. Ownership and maintenance of the open s vested in the Glen at Widefield Subdivision 16. Where the provisions of the approved Deve FI Proc. County Long Development Code of 	Ownership and maintenance of the open space, publ vested in the Glen at Widefield Subdivision Filing No. Where the provisions of the approved Development P
and Recorder's Office, County of El Paso, State of Colorado; Said line being also a the Easterly Right—of—Way line of Autumn Glen Avenue as described in said subdivisi- umented at the Point of Tangency of said boundary by a found cap and rebar mark 68" and at the Point of Curvature of said boundary by a found rebar and cap mark	17. This property may be a familiarize himself/hers	This property may be adversely impacted by possible familiarize himself/herself with this potentiality and r
25968". Said line bears N29°46'44"W, a distance of 1154.12 feet. MENTS:		This survey does not constitute a title search by Pin record. For all information regarding easement, righ upon a Commitment for Title Insurance, prepared by June 16, 2018 at 7:30 A.M.
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	19. Developer shall comply requirements, if any, of Department of Transpor Wildlife regarding the E threatened species.	Developer shall comply with federal and state laws, requirements, if any, of applicable agencies including. Department of Transportation, U.S. Army Corps of En Wildlife regarding the Endangered Species Act, particuthreatened species.
nt—of—way for public improvements and a ten (10') foot easement sement for utility purposes, with sole responsibility for maintenance oining property owners.		

replat FIELD \mathcal{O} BD Ħ OISIO Subdivision No Ħ $\overline{}$ Ì

 \geq plat of lots 50 through 55, 93 and 94, The Glen at Widefield Located in a portion of the Northwest One-quarter (NW1/4) c Township 15 South (T15S), Range 65 West (R65W) of the County of El Paso, State of Colorado Of 6TH P.M. Section 27

to the following per the Commitment for Title Insurance, prepared by Empire Title of Colorado 16, 2018 at 7:30 A.M. Springs, LLC., File

e been acquired by the public reason of the Resolution of the Board of County Commissioners toad Book A at Page 78, which provided that all section lines, township lines, and range lines dividing range lines 65 west and 66 west declared to be public highways of the width of 60 s dated and s on the public feet, being 30 feet

own on Map recorded S der Reception No. 499772, File No. 836.

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

obligations as contained in Agreement between W. T. Gore and The League 542 at Reception No. 331050. Land Com

ld Water and Sanitation in District and JHW Investment Company recorded May 6, 1997 as Reception No. Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded 97051183 24,

ſe Glen Metropolitan District No. 2 and Issuance of Certificates of Election recorded June 24,

ded September 3, 2004 as Reception No. 204150530. 2004 as Reception No. 204188867.

2005 as Reception No. 205017888.

n the plat of said subdivision recorded March 7, 2005 at Reception 205032403. obligations as contained in Development Agreement recorded November 23, 2005 at Reception Reception No. 206077406.

y Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. of Exclusion in regards to the Mesa Ridge Metropolitan District No. 2 recorded October 24, 200 regards thereto recorded August 31, 2007 as Reception No. 207114359. 2007 205196147. as Reception

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

trictions and easemen tation or discriminatio ded August 1, 2016 a nts, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictic 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. water Q Best

nt for ingress a rec ons, conditions, obl nce Agreement and igations and easements as contained in Private Detention Basin/Storm Easement recorded January 30, 2017 at Reception No. 217011405. orded Jan nuary 30, 2017 at Reception No. 217011406. Jality

shown on the plat of said subdivision recorded January 30, 2017 2017 at Reception No. 217043266. <u>a</u>t Reception No.

and restrictions as recorded April 14, ed by Widefield Water and Sanitation District subject to the District's rules, regulations, Services Department must be contacted prior to the establishment of any driveway. and specificatio

located and desig

ned by a Professional Engineer, currently registered in the State of Colorado.

ubmitted and are on file at the County Development Services Department: Soils and Geological, eport, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report. Water and

obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs

approved by the Director of Aviation to prevent a hazard to aircraft. other physical emissions which might interfere with aircraft, avigation, communications ٩ navigational

suggests that resid in at least a 25db ences constructed in this area should include F.A.A. approved sound reduction in interior noise. mitigation

adversely impacted buyer should familiar by noise caused by aircraft operating into and out of the Colorado rize himself/herself with this potentiality and the ramifications thereof.

ble for maintaining proper storm water drainage in and through their property.

be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until ublic and common development improvements have been constructed and completed and preliminary accepted on Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception ice of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to on of said improvements in accordance with the El Paso County Land Development Code and Engineering tive collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Development Services Department Director and meet the policy and procedure requirements of El Paso County oved or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Services Department Director upon either approval of an alternative form of collateral or completed in Paso Board of County Commissioners of all improvements required to be constructed and completed in Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in Improvements authorized by the Subdivision Improvements Agreement.

ith a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvents greater than thirty (30") inches in height above flow line elevation of the adjacent roadway ole responsibility for maintenance and ownership being vested with individual property owners. ment are

They are not the legal are

~ inform national purposes only. and

Drive is prohibited

the open space, public and private utilities, drainage, trails and signage Tract A Subdivision Filing No.7 Homeowners Association. will be

proved Development ent Code, as amend Plan do not address ed, shall apply. ۵ ı particular subject, the relevant provisions ٩ the

The buyer should

/ impacted by possibl this potentiality and le radio towers installation on an adjacent parcel. ramification thereof.

a title search by Pinnacle Land Surveying Company to determine ownership of easements of arding easement, rights—of—way and title of record, Pinnacle Land Surveying Company relied surance, prepared by Empire Title of Colorado Springs, LLC., File No. 54218ECS, effective date

deral and state laws, reg able agencies including, b J.S. Army Corps of Engin ed Species Act, particular regulations, ordinances, review and permit requirements, and other agency , but not limited to, the Colorado Department of Wildlife, Colorado ngineers, the U.S. Fish & Wildlife Service and/or Colorado Department of ularly as it relates to the Preble's Meadow Jumping Mouse as a listed

BASE

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ACTION

PINNACLE LAND SURVEYING COMPANY, INC. 121 COUNTY ROAD 5, DIVIDE, CO 687-7360

20. Mailboxes shall be Service regulations. installed in accordance with all El Paso County ent q

21. The Subdivider(s) agrees on behalf of him/herself and any developer or builder s and/or said successors and assigns shall be required to pay traffic impact fees Impact Fee Program Resolution (Resolution No. 12–382), or any amendments the submittals. The fee obligation, if not paid at final plat recording, shall be docun notes to ensure that a title search would find the fee obligation before sale of t

22.

23. This property is located in Flood Zone X, determined to be outside the 500-Maps 08041C956 F and 08041C957 F, Effective dates March Pursuant to Resolution No._____, approved by the Board recorded in the records of the El Paso County Clerk and Rec platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer in platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer in platted boundaries of Glen at widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7 at fer platted boundaries of Glen at Widefield Subdivision Filing No. 7

24 25. There are 8 lots within this subdiv All distances shown hereon are in US Feet.

<u>GEOLOGIC HAZARD NOTE:</u> Some areas of the proposed development will be impacted by geolog both expansive and hydrocompactive soils. Mitigation measures and found in the report prepared by STE, Inc. prepared on April 16, 20C on December 8th, 2015, and located within the files of El Paso Cou studies and mitigation recommendations can be found in a study pr Geotechnical, Inc. on November 4, 2015 also found in File No. SP--

Potentially Unstable Areas: Lots affected are lots 1,148,18,19,20, and 21 187, 188, 189 and 190 on The Glen at Widefield East Preliminary Plan). geotechnical report conducted by STE, Inc. prepared on April 16, 2007 of Paso County in File No. SP-15-004, two potentially unstable areas have along Spring Glen Drive. One area is located near the intersection of Pe Drive and the other area is located at the intersection of Thinleaf Lane areas will be further investigated during the construction and building foundat techniques used will be per the engineer of record on the project and Study prepared on April 16, 2007 2007 and the additional analysis concerned.

<u>FOUNDATION PERIMETER DRAINS:</u> Per the study by STE, Inc. on April 16, 2007, "At a minimum, a su required around each foundation system. If seepage or evidence of excavation a more comprehensive drain system would be warranted breaks,etc.)"

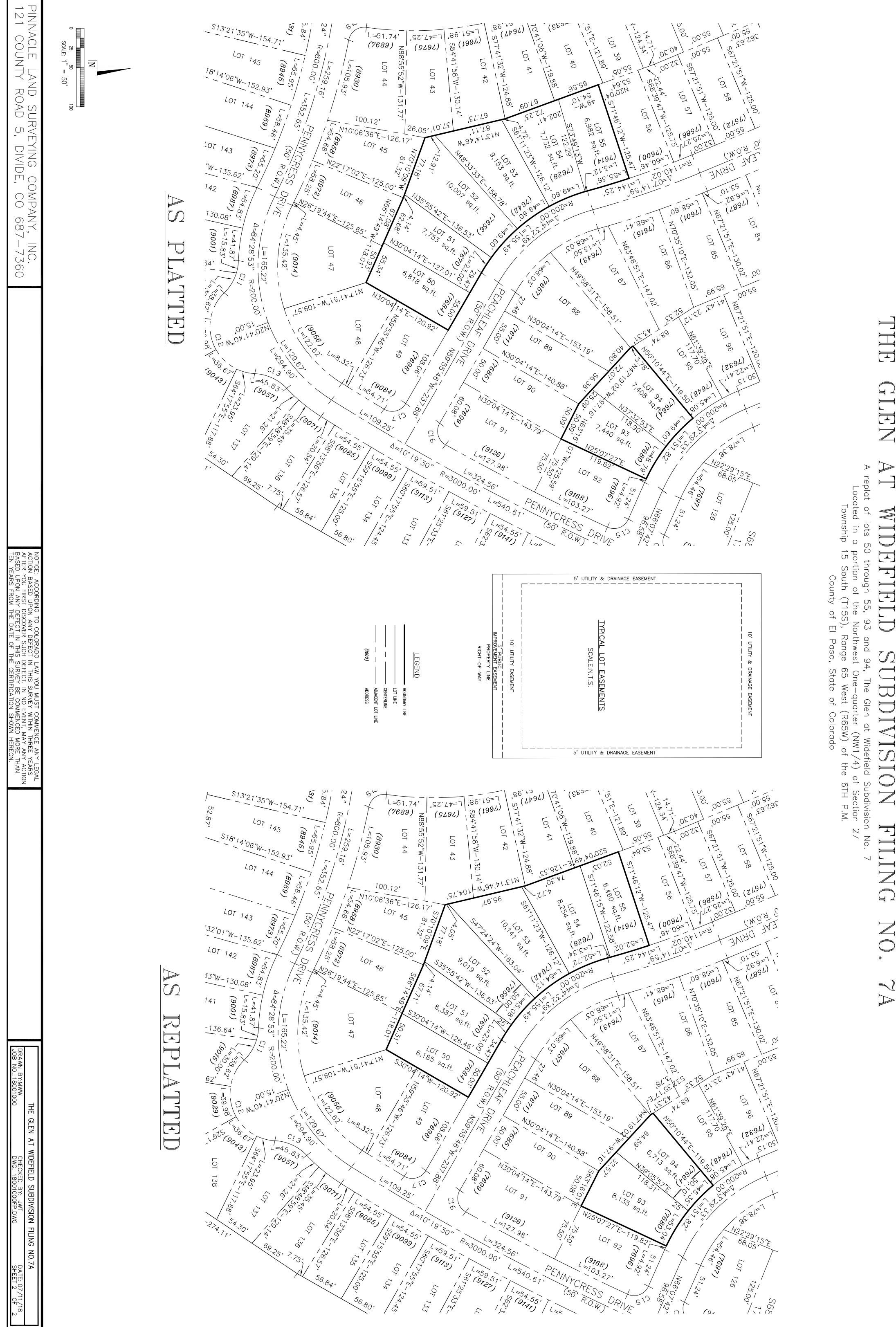
<u>AREAS OF HIGH GROUNDWATER</u>: Due to high groundwater in some areas please refer to the recomm found in the studies by STE, Inc. and Hepworth—Pawlak for proper r foundations.

STREETS AND ROADS CONSTRUCTION MITIGATION TECHNIQUES: Section 8.4.9. B. III. of the EI Paso County Land Use Code, states tha and trails should be constructed away from geologic hazards or protect accordance with the provisions of the ECM. Some streets or portions of are shown in a "No Structure Area" or an "Unstable Area". Proper mitig during overlot grading and construction and in accordance with the recc as per the Subsurface Soils Investigation Study by STE, Inc. prepared or study prepared on December 8th, 2015, and located within the files of SP-15-004, and the Geotechnical Study prepared by Hepworth Pawlak (2015 also found in File No. SP-15-004.

<u>CROWN OF EXISTING SLOPE (NO STRUCTURE LINE)</u>: The "No structure" line as shown on this plat and discussed within delineates the area west of this line as being not recommended for structures. Roadway construction that is located west of this line wil recommendations within said study. All structures on lots near the n minimum of ten feet from the no-build line, unless further evaluatic indicates that a different setback is appropriate. During construction of record needs to do further analysis once the foundation holes ar mitigation if any is needed or what specific foundation types may be

<u>EXPANSIVE SOILS NOTE:</u> Potentially expansive soils exist or will be placed on all lots in this prior to construction. The risks associated with swell related heave during site specific soil investigations.

	AdS HINLEAF DRIVE
Transportation and United States Postal successors and assignees that Subdivider in accordance with the El Paso County Road ereto, at or prior to the time of building permit mented on all sales documents and on plat the property. r floodnlain ner FFMA Flood Insurance Rate thin the unty Public	ARKWAY VICINIT
gic hazards, including the presence of a map of the hazard area can be 07, with an additional study prepared unty in File No. SP-15-004. Additional repared by Hepworth-Pawlak 15-004. d 21 (formerly lots named 1, 170, lan). Based upon the preliminary 07 and located within the files of EI have been identified and are shown of Pennycress Drive and Spring Glen ane and Spring Glen Drive. These two I mitigation of unstable soils if any are undations are commenced. Mitigation and in accordance with the STE, Inc. conducted on December 8th, 2015. bsurface perimeter drain will be groundwater is present in the (ie curtain drains, capillary	APPROVALS: The accompanying plot was approved by the EL Paso County Development this 20_A.D.
nendations and mitigation methods mitigation and construction types for that roads, drainage improvements, tected from geologic hazards, in s of streets as depicted on this map mitigation techniques will be provided recommendations of the Soils Engineer d on April 16, 2007 with an additional of El Paso County in File No. lak Geotechnical, Inc in November 4,	ARD OF COUNTY COMMISSIONERS CEI plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING g by the EI Paso County, Colorado Board of County conditions included in the resolution of approval. public streets, and easements are accepted, but pu not become the maintenance responsibility of EI Pa sptance of the public improvements in accordance w d Development Code and Engineering Criteria Manual, rovements Agreement.
the STE, Inc. study of April 16, 2007 - the development of building II be implemented per the no-build line must be set back a on during the overlot grading process of homes on these lots the engineer re opened in order to recommend what e needed.	Chair, Board of County Commissioners Date ASSESSOR:
it e	STATE OF COLORADO) STATE OF COLORADO) SCOUNTY OF EL PASO) I hereby certify that this instrument was filed for record in my office at o'clockM., this day of, 20 A.D., and is duly recorded at Reception No of the records of El Paso County, Colorado.
	SURCHARGE: CHUCK BROERMAN, Recorder FEE: By: SCHOOL FEE = DISTRICT# Deputy SCHOOL FEE = DISTRICT# Deputy PARK FEES: REGIONAL: REGIONAL: NEIGHBORHOOD: NEIGHBORHOOD: DEPULY DRAINAGE BASIN: DEPULY DRAINAGE AND SURETY FEES: DEPULY BRIDGE FEE: DEPULY
	SURVEYOR'S CERTIFICATION: 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. PINNACLE LAND SURVEYING CO., INC.'
	r, Registered Professional Land Surveyor No. 25968
JOB 1	GLEN AI WIDEFIELD DWG: 180



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Markup Summary

