

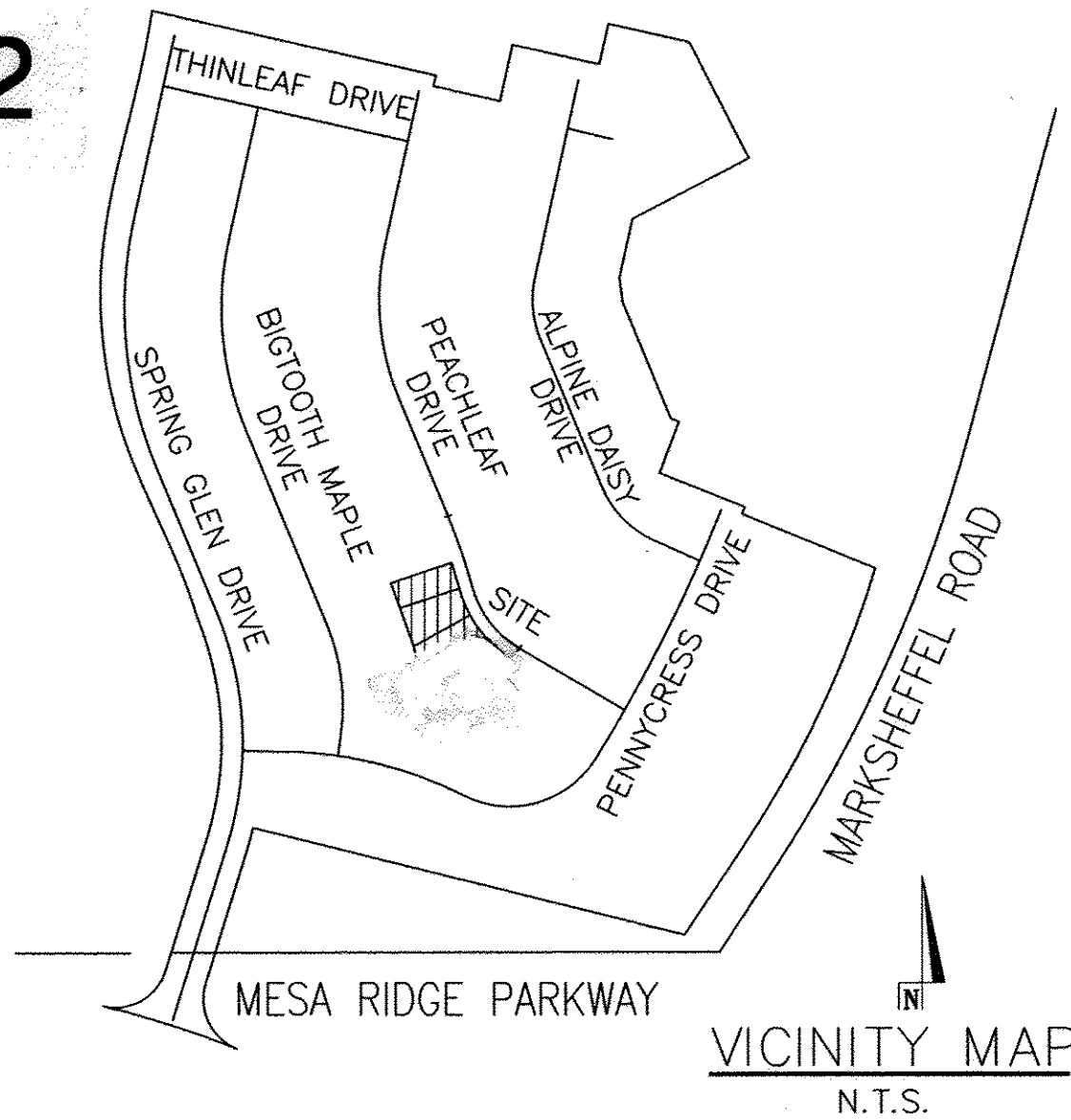
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7A 14372

A vacation and replat of lots 54 and 55, The Glen at Widefield Subdivision No. 7

Located in a portion of the Northwest One-quarter (NW1/4) of Section 27

Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.

County of El Paso, State of Colorado



KNOW ALL MEN BY THESE PRESENTS:

That Reunion Homes Inc., a Colorado corporation, being the owner of the described tract of land, to wit:

LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7A:

A Portion of Section 27, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

A Replat of lots 54 and 55, 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.

Said lots contain 0.338 acres (14,714 S.F.) more or less.

OWNERS 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 El 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 El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El 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 services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Reunion Homes Inc.

President: Reunion Homes Inc.
Owner of Lots 54 and 55

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 2 day of July, 2019 A.D., by Candace H. Moltzer as Senior Vice Pres. of Reunion Homes Inc.

Witness my Hand and Seal: Petra Rangel
Notary Public

My Commission Expires: 09-02-2020 Address: 880 International Cir. #5 Co 80910

LIEN HOLDER:

Kirkpatrick Bank and Trust being the Lien Holder of said Lots 54 and 55 has executed this instrument the 2 day of July, 2019 A.D.

By: Candace H. Moltzer as Senior Vice Pres. of Kirkpatrick Bank and Trust.

NOTARIAL:

STATE OF Colorado)
) SS
COUNTY OF El Paso)

The foregoing instrument was acknowledged before me this 2ND day of July, 2019 A.D., by Candace H. Moltzer as Senior Vice President of Kirkpatrick Bank and Trust.

Witness my Hand and Seal: Corinna Martinez
Notary Public

My Commission Expires: 10-9-2019 Address: 102 N. Cascade, COS 80903

DEDICATION:

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" El 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 El 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 OF 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.

NOTES:

1. These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Empire Title of Colorado Springs, LLC., File No. 54218ECS, Amendment No. 5 effective date May 21, 2019 at 7:30 A.M.

9. Any interest which may have been acquired by the public reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road Book A at Page 78, which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 west and 66 west declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines.

10. Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.

11. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of the streams, ditches and/or ponds within the herein described parcel.

12. Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. T. Gore and The League Land Company recorded December 9, 1922 in Book 606 at Page 542 at Reception No. 331050.

13. Agreement between Widefield Water and Sanitation District and JHW Investment Company recorded May 6, 1997 as Reception No. 97051183.
14. The effects of Order and Decree Organizing the Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded June 24, 2004 at Reception No. 204105072.

15. The effects of Order and Decree Organizing the Glen Metropolitan District No. 2 and Issuance of Certificates of Election recorded June 24, 2004 at Reception No. 204105070.

16. Pre-Annexation Agreement recorded September 3, 2004 as Reception No. 204150530.

17. Resolution No. 04-448 recorded November 16, 2004 as Reception No. 204188867.

18. Resolution No. 04-482 recorded February 4, 2005 as Reception No. 205017888.

19. Notes, easements and restrictions as shown on the plat of said subdivision recorded March 7, 2005 at Reception 205032403.

20. Terms, agreements, provisions, conditions and obligations as contained in Development Agreement recorded November 23, 2005 at Reception No. 205187505 and rerecorded May 26, 2006 at Reception No. 206077406.

21. Inclusion within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. 205196147.

22. The effects of the Order of Exclusion in regards to the Mesa Ridge Metropolitan District No. 2, recorded October 24, 2007 as Reception No. 207138536. Resolution in regards thereto recorded August 31, 2007 as Reception No. 207114359.

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

24. Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded August 1, 2016 at Reception No. 216085646 and any and all amendments and/or supplements thereto.

25. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded January 30, 2017 at Reception No. 217011405.

26. Temporary Access easement for ingress a recorded January 30, 2017 at Reception No. 217011406.

27. Notes, easements, notices and restrictions as shown on the plat of said subdivision recorded January 30, 2017 at Reception No. 217713903. Ratification of Plat recorded April 14, 2017 at Reception No. 217043266.

2. Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.

3. The El Paso County Planning and Community Development Department must be contacted prior to the establishment of any driveway.

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

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

6. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.

7. All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.

8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.

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

NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.

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

11. 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 either the required public and common development improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number 217011405 in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

12. All corner lots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvement Easement" detail. No obstructions greater than thirty (30") inches in height above flow line elevation of the adjacent roadway are allowed within this area. The sole responsibility for maintenance and ownership being vested with individual property owners.

13. The addresses (_____) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.

14. Direct lot access to Spring Glen Drive is prohibited.

15. Ownership and maintenance of the open space, public and private utilities, drainage, trails and signage Tract A will be vested in the Glen at Widefield Subdivision Filing No.7 Homeowners Association.

16. Where the provisions of the approved Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended, shall apply.

17. This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should familiarize himself/herself with this potentiality and ramification thereof.

18. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Empire Title of Colorado Springs, LLC., File No. 54218ECS, Amendment No. 5, effective date May 21, 2019 at 7:30 A.M.

19. 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.

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

21. 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.

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

23. Pursuant to Resolution No. 16-372 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 216123131, 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.

24. A temporary access easement for ingress and egress as recorded under Reception No. 217011406 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. The easement will remain until such time as a second connection to the filing is constructed.

25. Detention Basin as shown, is for location purposes only and is not part of this subdivision. The Detention Basin is owned and maintained by the Glen Metropolitan District No. 3 as recorded under Reception No. 217011405 in the records of the El Paso County Clerk and Recorder.

26. All distances shown hereon are in US Feet.

27. 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 Pennycrest Drive and Spring Glen Drive and the other area is located at the intersection of Thinleaf Lane and Spring Glen Drive. These two areas will be further investigated during the 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, 2007, "At a minimum, a subsurface perimeter drain will be required around each foundation system. If seepage or evidence of groundwater is present in the excavation a more comprehensive drain system would be warranted (ie curtain drains, capillary breaks,etc.)"

AREAS OF HIGH GROUNDWATER:

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

STREETS AND ROADS CONSTRUCTION MITIGATION TECHNIQUES:

Section 8.4.9. B. III. of the El 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 El 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.

EXPANSIVE SOILS NOTE:

Potentially expansive soils exist or will be placed on all lots in this development, and will require mitigation prior to construction. The risks associated with swell related heave at individual lots should be evaluated during site specific soil investigations.

APPROVALS:

The accompanying plat was approved by the El Paso County Planning and Community Development Department this 11TH day of July, 2019 A.D.

Director, County Planning and Community Development

ASSESSOR:

Steve Schleiker, El Paso County Assessor

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at 12:03 o'clock P.M., this 15TH day of July, 2019 A.D., and is duly recorded at Reception No. 219714372 of the records of El Paso County, Colorado.

SURCHARGE: \$3.00 CHUCK BROERMAN, Recorder
FEE: \$20.00 By: Rachel Brown
Deputy

SCHOOL FEE - DISTRICT# _____ : 0

PARK FEES:
REGIONAL: 0
NEIGHBORHOOD: 0

DRAINAGE BASIN: 0
DRAINAGE AND SURETY FEES: 0
BRIDGE FEE: 0

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.

John W. Towner, Registered Professional Land Surveyor No. 25968

PCD FILE NO. VR1812

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

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.7A
DRAWN BY:MMW CHECKED BY: JWT DATE: 06/06/19
JOB NO.:18001000 DWG: 18001000FP.DWG SHEET 1 OF 2

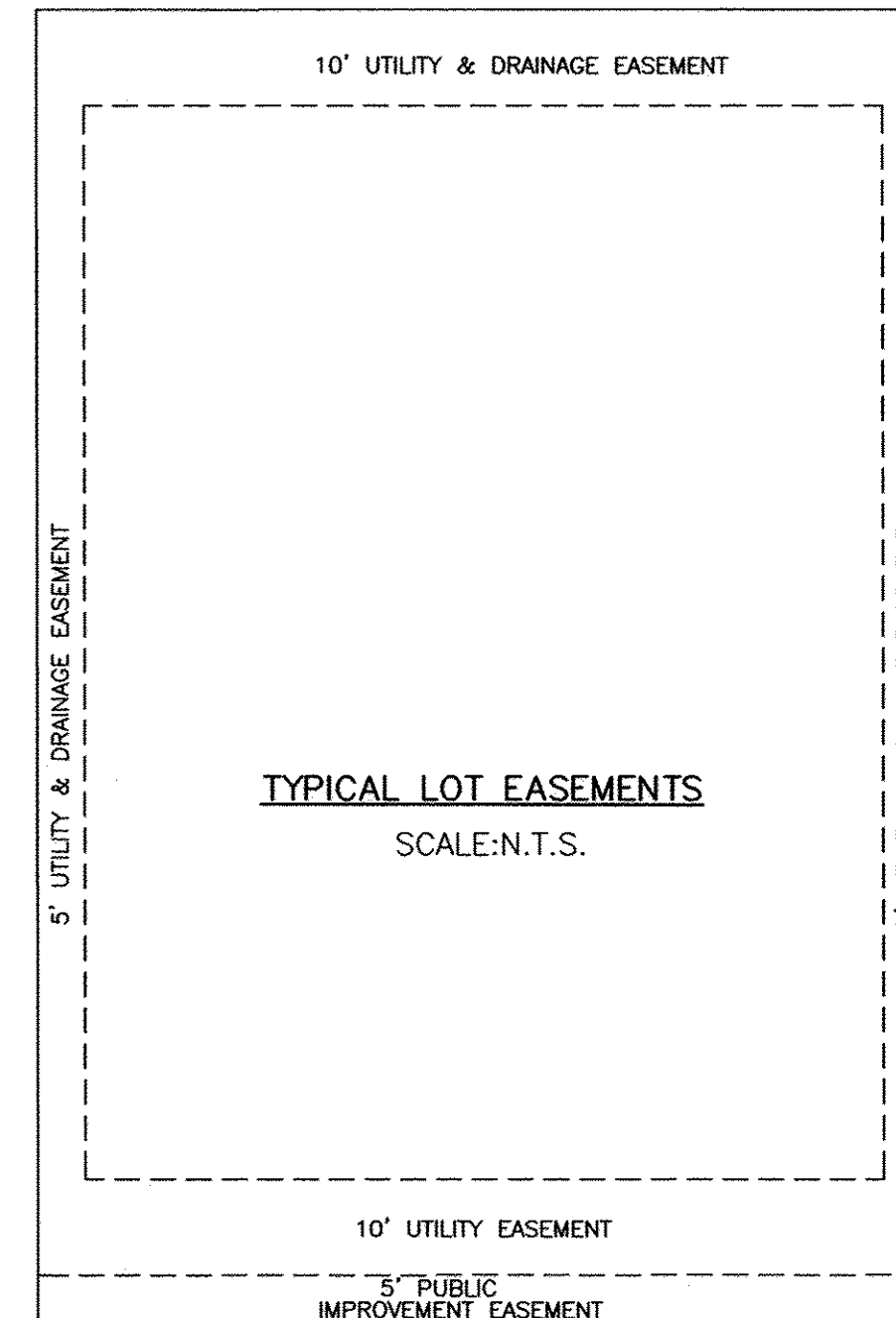
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7A

14372

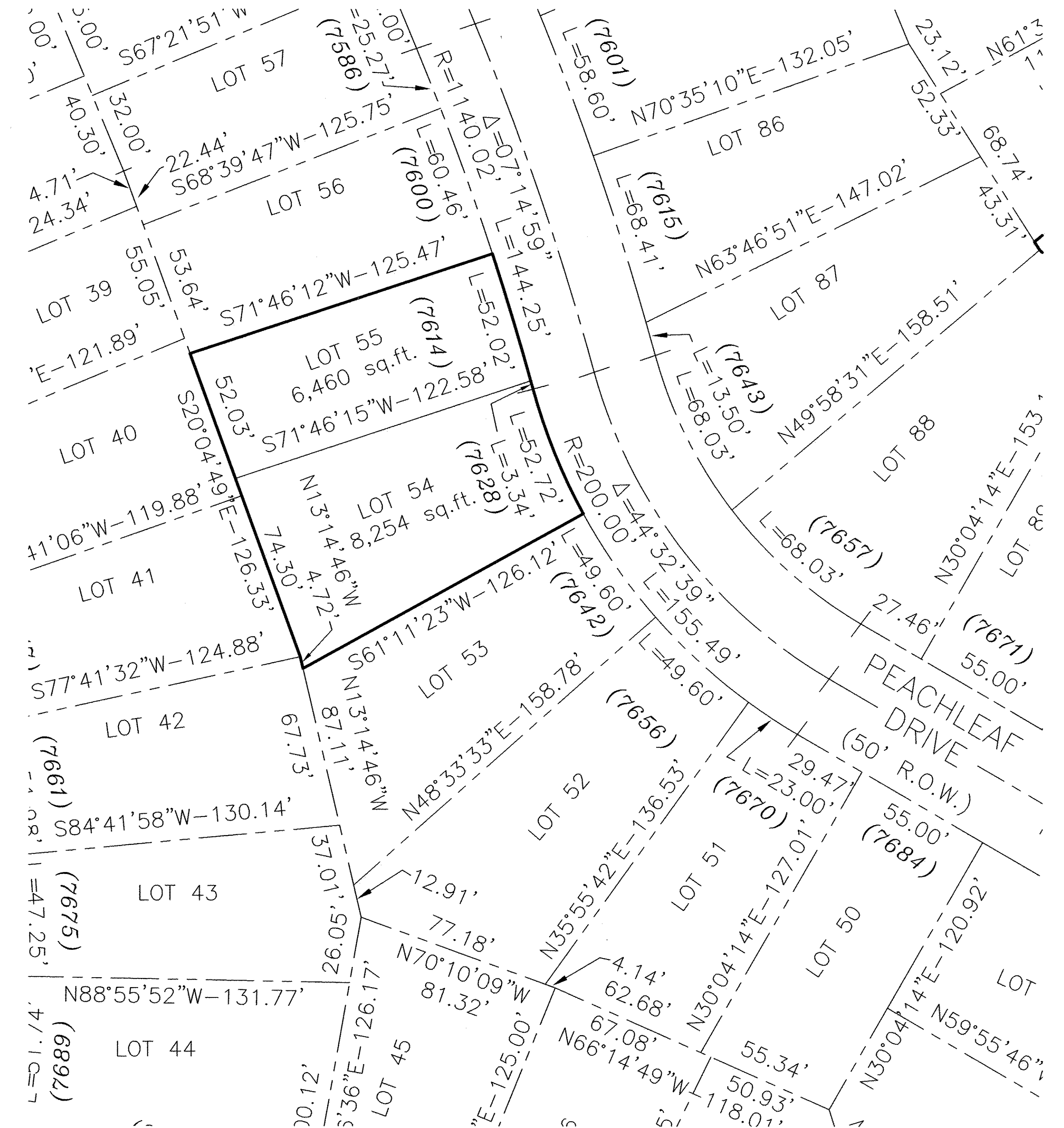
A replat of lots 54 and 55, The Glen at Widefield Subdivision No. 7
Located in a portion of the Northwest One-quarter (NW1/4) of Section 27
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



AS PLATTED



LEGEND
— BOUNDARY LINE
— LOT LINE
— CENTERLINE
— ADJACENT LOT LINE
(1000) ADDRESS



AS REPLATTED

RBD ✓

