Steve Schleiker 09/27/2023 08:59:23 AM Doc \$0.00 3 Rec \$33.00 Pages El Paso County, CO

### SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
Reception Fee	Number of Pages	File Number
The Glen at h	lidefield Subdivi	ision Filing No.1
Glen Investment	Croup No VIII L Owner's Name	<u> </u>
Subdivision	Condomin	ilium 🔲

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Township portion South County of f the Sourn th (T15S), Range ( Ounty of El Paso, -half 65 West State of Colorado (S1/2) of S West (R65W) Section ( 6TH P.M.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9

## KNOW ALL MEN BY THESE

# LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11:

(S1/2) of Section 22, Tow El Paso, State of Colorado,

Beginning at the Northeast corner of Lot 89, Glen at Widefield Subdivision Filing No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N00'04'54"E, a distance of 405.64 feet; Thence N68'48'0"E, a distance of 146.71 feet; Thence N67'16'30"E, a distance of 133.27 feet; Thence N24'56'29"E, a distance of 48.70 feet; Thence N00'18'38"W, a distance of 170.00 feet; Thence N81'14'24"E, a distance of 43.05 feet; Thence N00'18'38"W, a distance of 170.00 feet; Thence N89'41'22"E, a distance of 28.36 feet; Thence N00'18'38"W, a distance of 170.00 feet; Thence N89'41'22"E, a distance of 28.66.82 feet to a point on the North line of the South One-half (\$1/2) of said Section 22; Thence N89'51'21"E along the North line of the South One-half (\$1/2) of said Section 22, a distance of 944.14 feet to a point on the Westerly Right-of-Way line of Marksheffel Road; Thence \$15'11'44"W along the Westerly Right-of-Way line of Marksheffel Road, a distance of 2686.82 feet to a point on the Northerly Right-of-Way line, a distance of 161.72 feet; Thence continuing along said Northerly Right-of-Way line, a distance of 161.72 feet; Thence continuing along said Northerly Right-of-Way line on the arc of a curve to the right, having a central angle of 44'41'37", a radius of 175.00 feet, an arc length of 136.51 feet; Thence along the arc of a non-tangential curve to the left having a central angle of 106'52'38", a radius of 100.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following five (5) courses:

# .) N06°05'38"W, a distance of 115.36 feet; 2.) Thence N24°24'25"W, a distance of 220.92 feet; 3.) Thence N32°55'46"W, a distance of 190.67 feet; 4.) Thence N27°15'04"W, a distance of 389.87 feet; 5.) Thence N09°45'52"W, a distance of 300.61 feet

EXCEPTING THERE FROM: That portion of Tract "C" as described in the Well Tract JWH—1A Water Easement Agreement Reception No. 97048696 and in Quit Claim Deed recorded April 1, 2020 under Reception No. ♂

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### 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, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11. 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 related facilities.

### STATE OF COLORADO NOTARIAL:

COUNTY OF EL PASO SS (

foregoing instrument was September, 2023 acknowledged before me A.D., by J. Mark Watson, this <u>5</u> do



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. 11" 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.

c are based upon a portion of the Easterly boundary of the Glen at Widefield as recorded under Reception No. 206712326 in the records of the Clerk and of El Paso, State of Colorado; Said line being also a portion of the Easterly sumn Glen Avenue as described in said subdivision, being monumented at the Point of try by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of d rebar and cap marked "PLSC 25968". Said line bears N29'46'44"W, a distance of

wn greater in width, by, and both sides of coll lot lines adjoining a let (5') foot easement the (5') foot edition the five (5') foot edition.

der Reception No. 499772, File No.

10. Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. recorded December 9, 1922 in Book 606 at Page 543 at Reception No. 331050.

T. Gore and The League Land Company

12. Grant of Right of Way to the Mountain View Electric Association, Inc., recorded May 27, 1963 in Book 1959 at page 87. 13. Grant of Right of Way to the Mountain View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.

rents as contained in Water Line Easement Agreement, recorded May 1,

17. Right of Way and easement to Colorado Int 202092771, and subject to the terms and con-16. Deed recorded January 08, 1999 at Reception No. 99003604 and correction deed in connection therewith recorded December 02, 1999 at Reception No. 99181769, makes reference to the conveyance of appurtenant water rights. erstate Gas Company as contained in instrun ditions contained therein. ent recorded June 7, 2002 at Reception No.

Metropolitan District No. 3 and issuance of Certificate of Election

18. The effects of Order and Decree Organizing th 24, 2004 at Reception No. 204105072.

19. Terms, agreements, provisions, conditions, oblinecorded November 18, 2005 at Reception No. 20 20. Inclusion within the Security Fire Protection Direction Direction No. 20 obligations and easements as contained in Resolution No. 15—250 by and before the Board State of Colorado, recorded June 18, 2015 at Reception No. 215063410. bligations and easements as contained in Water and Sanitary Sewer Easement Agree 205185609 and recorded August 06, 2007 at Reception No. 207103032. ded December 9, 2005 as Reception

21. Terms, agreements, provisions, conditions, of County Commissioners, County of El Paso,22. Terms, agreements, provisions, conditions,2015 at Reception No. 215063411. 23. Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement Agreement recorded August 13, 2015 at Reception No. 215087837. bligations and easements as contained in Memorandum of Agreement, recorded June 18,

24. Terms, agreements, provisions, conditions, 2015 at Reception No. 215131214. agreements, provisions, conditions, c and before the Board of County Cor bligations and easements as contained in Resolution No. 16—141,Approval of Early Grading mrnissioners, County of El Paso, State of Colorado, recorded May 3, 2016 at Reception No bligations and easements as contained in Grant of Right of Way, recorded December 07,

27. Right(s) of way, including its terms and conditions, whether in fee or easement only, as granted to Mountain Inc., as described in instrument recorded November 5, 2019 at Reception No. 219138555. 26. Terms, agreements, provisions, conditions and obligations as contained in Private Detention Basin/Stormwater Qu Practice Maintenance Agreement and Easement recorded January 30, 2017 at Reception No. 217011405.

Water and sewer service is provided by Widefield Water and The El Paso County Planning and Community Development n Sanitation District subject to the District's rules, regulations, ust be contacted prior to the establishment of any driveway.

No man-made or non-Municipal Airport. All structural foundations shall be located and designed by a Professional Engineer, currently registered in th The following reports have been submitted and are on file at the County Planning and Community Developm. Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Im No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of Municipal Airport.

All exterior lighting plans shall be approved by the Director of No electromagnetic, light, or any other physical emissions whi aids shall be allowed. f Aviation to prevent a hazard to aircraft. ich might interfere with aircraft, avigation, comi

The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. approved sound mitigate 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.

nprovements Easement as shown in the "Typical Public Improvement Easement" detail. flow line elevation of the adjacent roadway are allowed within this area. The sole dividual property owners.

The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.

The Glen at Widefield Filing No. 11 is subject to the provisions of the Park Lands Agreement as recorded at Reception No. 222058582 in the records of El Paso County, Colorado, recorded on the 2.65. day of 12.55.

This property may be adversely impacted by possible with this potentiality and ramification thereof. towers installation on an adjacent parcel.

23308 1974

in the The buyer should familiarize himself/herself

17. and Surveying Company to determine ownership of easements of record. For all ecord, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance. ctive date January 20, 2020 at 7:30 A.M. in the records of the El Paso County Clerk and

RIGHT-OF-WAY (R.O.W.)
TOTAL ACREAGE 7.405 AC

GLEN 11 ACREAGE TABLE
OWNERSHIP &

MAINTENANCE

TOTAL ACREAGE 44.996 AC

LOTS (103

TOTAL)
E 25.731 AC

of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution is thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale

The property in The Glen at Widefield Subdivision Filing No. 11 is located in Flood Zone X, determined to be outside the 500-year floodplain per FEMA Flood Insurance Rate Maps 080410956 G and 080410957 G, Effective dates December 07, 2018.

Pursuant to Resolution No. 2730135 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 273013594, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 11 are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy. nprovement District \_ and recorded in the ithin the platted boundaries of Glen at mprovement District #2 and as such is subject

-mil PID #2 for the road impact fee program. The fee is based on the estab will be owned and hed rate at the

Tracts "A", "B", and "D" are to be used for open space, public maintained by The Glen Metropolitan District. Tract C is to be used for Open Space, Trails, Signage, picnic area furnishings and str recreation uses and will be owned and maintained by The Glen Metropolitan District. All distances shown hereon are in US Feet. and private utilities,

MESA RIDGE PARKWAY

VICINITY

N.T.S.

PLEASE AND COL

PRELIMINARY PLAN FILE NO. SPIBY REGARDANG POTENTIAL GEOLOGIC HAZARDS

### THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 6A R65W 22 27 THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 8 WIDEFIELD SUBDIVISION FILING NO. 7

MARKSHEFFEL .

APPROVALS:

The accompanying pevelopment this velopment this 13 day of SCORIMBEC, 2003 A.D.

Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

Board of Co Sunty Commissioners 9/24/23 Date

State Schleiter, E) Paso County ASSESSOR:

RECORDING:

COUNTY OF EL PASO ) ) SS (

I hereby certify that this instrument was filed for record in my office at **8.59** o'clock **A**.M., this **3.7** day of **Scattenbe?**, 20**3.** A.D., and is duly recorded at Reception No. **3.3 3.1 5.19** of the records of El Paso County, Colorado.

FEE: \$30.00 SURCHARGE: 3.00 Stove Sanleiker

SCHOOL FEE - DISTRICT# \_ S By: Halkyn Cornelly
Deputy \$21,321.00

DRAINAGE BASIN: WEST FORK STAMY CAMP CLEEK
DRAINAGE AND SUSTAN FEES: \$164,780.38
BRIDGE FEE: \$48,755.63 PARK FEES: REGIONAL: NEIGHBORHOOD: \$118,101.00

SURVEYOR'S CERTIFICATION:

Colorado, do hereby certify that this plat truly and correctly represents the result colorado, do hereby certify that this plat truly and correctly represents the result survey made on June 7, 2000, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applica laws of the State of Colorado dealing with monuments, subdivision, or surveying o land and all applicable provisions of the El Paso County Land Development Code. attest the above on this 17th day of August, 2023.

NNACLE LAND SURVEYING CO., INC. tered Profession ) Other 25968 8/17/

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.11 DATE: 05/17/21 SHEET 1 OF 3

PCD FILE NO. SF204



