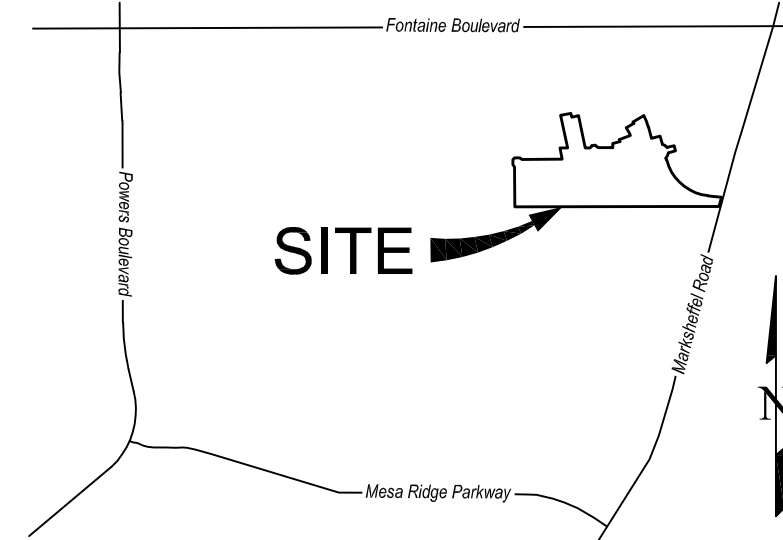


# CORVALLIS FILING NO. 1

## FINAL PLAT

### A PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

#### BE IT KNOWN BY THESE PRESENTS:

THAT HPHR PROPERTIES, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

#### LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 22 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS 25955 C14 S22 T15S, R65W 1997" AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 114 S21 S22 T15S, R65W 2000", BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°54'42"W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22 A DISTANCE OF 2,265.55 FEET; THENCE N00°15'00"W A DISTANCE OF 581.02 FEET; THENCE N45°15'00"W A DISTANCE OF 35.36 FEET; THENCE N00°15'00"W A DISTANCE OF 80.00 FEET; THENCE N44°45'00"E A DISTANCE OF 35.36 FEET; THENCE N89°45'00"E A DISTANCE OF 80.00 FEET; THENCE S45°15'00"E A DISTANCE OF 35.36 FEET; THENCE N89°45'00"E A DISTANCE OF 587.51 FEET; THENCE N11°58'34"W A DISTANCE OF 168.52 FEET; THENCE N89°45'00"E A DISTANCE OF 112.34 FEET; THENCE N11°58'34"W A DISTANCE OF 481.14 FEET; THENCE N78°01'28"E A DISTANCE OF 150.00 FEET; THENCE S11°58'34"E A DISTANCE OF 57.00 FEET; THENCE N78°01'28"E A DISTANCE OF 100.00 FEET; THENCE S11°58'34"E A DISTANCE OF 476.03 FEET; THENCE N89°45'00"E A DISTANCE OF 69.66 FEET; THENCE N42°10'40"E A DISTANCE OF 39.21 FEET; THENCE N78°23'18"E A DISTANCE OF 50.00 FEET; THENCE S46°40'56"E A DISTANCE OF 56.29 FEET; THENCE N89°45'00"E A DISTANCE OF 172.69 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°48'39", A RADIUS OF 1,295.00 FEET A DISTANCE OF 40.93 FEET TO A POINT ON CURVE; THENCE N02°03'38"W A DISTANCE OF 58.42 FEET; THENCE N73°44'16"E A DISTANCE OF 110.12 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S72°11'19"W, HAVING A DELTA OF 03°59'14", A RADIUS OF 425.00 FEET A DISTANCE OF 28.45 FEET TO A POINT ON CURVE; THENCE N68°53'04"E A DISTANCE OF 169.02 FEET; THENCE N14°35'29"W A DISTANCE OF 25.10 FEET; THENCE N31°41'58"W A DISTANCE OF 101.77 FEET; THENCE N61°36'56"E A DISTANCE OF 130.53 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S61°30'56"W, HAVING A DELTA OF 02°09'51", A RADIUS OF 675.00 FEET A DISTANCE OF 25.50 FEET TO A POINT ON CURVE; THENCE N59°27'05"E A DISTANCE OF 180.40 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°12'05"W, HAVING A DELTA OF 15°19'41", A RADIUS OF 675.00 FEET A DISTANCE OF 179.99 FEET TO A POINT OF TANGENT; THENCE S14°31'13"E A DISTANCE OF 167.88 FEET; THENCE N75°28'47"E A DISTANCE OF 130.00 FEET; THENCE S14°31'13"E A DISTANCE OF 119.85 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S12°45'33"W, HAVING A DELTA OF 43°10'41", A RADIUS OF 120.00 FEET A DISTANCE OF 90.43 FEET TO A POINT ON CURVE; THENCE N75°24'31"E A DISTANCE OF 104.33 FEET; THENCE S14°35'29"E A DISTANCE OF 80.00 FEET; THENCE S75°24'31"W A DISTANCE OF 104.33 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85°07'13"W, HAVING A DELTA OF 43°19'13", A RADIUS OF 120.00 FEET A DISTANCE OF 90.73 FEET TO A POINT ON CURVE; THENCE S14°31'13"E A DISTANCE OF 28.54 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 69°45'41", A RADIUS OF 695.00 FEET A DISTANCE OF 846.21 FEET TO A POINT OF TANGENT; THENCE S84°16'55"E A DISTANCE OF 197.18 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 21020879; THENCE S19°15'23"W ON SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 139.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE S89°54'10"W ON SAID NORTH LINE A DISTANCE OF 694.89 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,288,456 SQUARE FEET OR 52.536 ACRES, MORE OR LESS.

#### DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO STREETS, TRACTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF FOUNTAIN THOSE PUBLIC EASEMENTS AND STREETS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL SAID PUBLIC EASEMENTS TO THE CITY OF FOUNTAIN AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF FOUNTAIN. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "CORVALLIS FILING NO. 1" IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

#### OWNER:

THE AFOREMENTIONED, HPHR PROPERTIES, LLC, BY ED HOULE, SECRETARY & VICE PRESIDENT, HAS EXECUTED THIS DOCUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D.

BY: ED HOULE, SECRETARY & VICE PRESIDENT, HPHR PROPERTIES, LLC

#### NOTARIAL:

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D., BY ED HOULE, SECRETARY & VICE PRESIDENT, HPHR PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

#### RATIFICATION STATEMENT:

RATIFICATION OF PLAT KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ BY VIRTUE OF THAT CERTAIN DEED OF TRUST TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF SAID COUNTY UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED, \_\_\_\_\_, LOCATED IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO DO HEREBY RATIFY AND CONFIRM THIS PLAT.

BY: ED HOULE, SECRETARY & VICE PRESIDENT, HPHR PROPERTIES, LLC

#### NOTARIAL:

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D., BY ED HOULE, SECRETARY & VICE PRESIDENT, HPHR PROPERTIES, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

SUMMARY		
160 LOTS	17,884 AC	34.04%
10 TRACTS	19,350 AC	36.83%
RIGHTS-OF-WAY	15,302 AC	29.13%
TOTAL	52,536 AC	100.00%

#### 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.

TRACT NO.		TRACT TABLE		OWNER/MAINTENANCE	
NO.	AREA	USE/ALLOWED STRUCTURES			
A	1,971 AC	LANDSCAPE/OPEN SPACE/TRAIL; DETENTION; DRAINAGE; PUBLIC/PRIVATE UTILITIES			CORVALLIS METROPOLITAN DISTRICT NO. 2
B	0,297 AC	LANDSCAPE/OPEN SPACE/TRAIL; SIGNAGE/PUBLIC IMPROVEMENTS; DETENTION; DRAINAGE; PUBLIC/PRIVATE UTILITIES			CORVALLIS METROPOLITAN DISTRICT NO. 1
C	0,103 AC	LANDSCAPE/OPEN SPACE/TRAIL; SIGNAGE/PUBLIC IMPROVEMENTS; DETENTION; DRAINAGE; PUBLIC/PRIVATE UTILITIES, MASONRY WALL			CORVALLIS METROPOLITAN DISTRICT NO. 1
D	0,443 AC	LANDSCAPE/OPEN SPACE/TRAIL; SIGNAGE/PUBLIC IMPROVEMENTS; PUBLIC/PRIVATE UTILITIES, MASONRY WALL			CORVALLIS METROPOLITAN DISTRICT NO. 1
E	0,090 AC	LANDSCAPE/OPEN SPACE/TRAIL; SIGNAGE/PUBLIC IMPROVEMENTS; PUBLIC/PRIVATE UTILITIES, MASONRY WALL			CORVALLIS METROPOLITAN DISTRICT NO. 1
F	1,480 AC	LANDSCAPE/OPEN SPACE/TRAIL; SIGNAGE/PUBLIC IMPROVEMENTS; DRAINAGE; PUBLIC/PRIVATE UTILITIES, MASONRY WALL			CORVALLIS METROPOLITAN DISTRICT NO. 1
G	4,167 AC	LANDSCAPE/OPEN SPACE/TRAIL; DETENTION; DRAINAGE; PUBLIC/PRIVATE UTILITIES, MASONRY WALL			CORVALLIS METROPOLITAN DISTRICT NO. 1
H	1,559 AC	LANDSCAPE/OPEN SPACE/TRAIL; SIGNAGE/PUBLIC IMPROVEMENTS; PUBLIC/PRIVATE UTILITIES, MASONRY WALL			CORVALLIS METROPOLITAN DISTRICT NO. 1
J	1,589 AC	LANDSCAPE/OPEN SPACE/TRAIL; SIGNAGE/PUBLIC IMPROVEMENTS; PUBLIC/PRIVATE UTILITIES			CORVALLIS METROPOLITAN DISTRICT NO. 1
K	7,671 AC	TRAIL; PUBLIC/PRIVATE UTILITIES; FUTURE DEVELOPMENT			CORVALLIS METROPOLITAN DISTRICT NO. 2

#### GENERAL NOTES:

- THE DATE OF PREPARATION IS JULY 25, 2023.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MONUMENTED ON THE EASTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS 25955 C14 S22 T15S, R65W 1997" AND THE WESTERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 114 S21 S22 T15S, R65W 2000", BEING ASSUMED TO BEAR S89°54'42"W, A DISTANCE OF 2,627.78 FEET.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER SC55069992-12, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF 08/03/2020 AT 5:00 P.M. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE CITY OF FOUNTAIN PLANNING DEPARTMENT: FINAL DRAINAGE REPORT, GEOLOGIC HAZARDS REPORT, TRAFFIC ANALYSIS REPORT, PRIVATE DETENTION POND MAINTENANCE AND EASEMENT AGREEMENT.
- THE ADDRESS(ES) EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY, THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C0956G, EFFECTIVE DATE DECEMBER 7, 2018.
- WATER AND SEWER SERVICE IS PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS, AND SPECIFICATIONS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED.
- NOTHING IMPEDING DRAINAGE FLOW IS ALLOWED WITHIN A TRACT OR EASEMENT. DRAINAGE THROUGH AND AROUND PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- NO ACCESS WILL BE ALLOWED DIRECTLY TO LORSON BOULEVARD OR RIVERS BOULEVARD.
- THE NUMBER OF LOTS HEREBY PLATTED IS 160, THE NUMBER OF TRACTS BEING PLATTED IS 10.
- THE MASONRY PERIMETER FENCING LOCATED ALONG \_\_\_\_\_ SHALL BE OWNED AND MAINTAINED BY THE CORVALLIS METROPOLITAN DISTRICT NO. \_\_\_\_\_ A FIVE FOOT (5') EASEMENT SHALL BE LOCATED ON EACH SIDE OF THE FENCE TO ALLOW FOR ACCESS AND MAINTENANCE OF SAID FENCE.
- A PRIVATE DETENTION POND MAINTENANCE & EASEMENT AGREEMENT IS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
- THE LAND INCLUDED WITHIN THIS SUBDIVISION IS SUBJECT TO A "SUBDIVISION IMPROVEMENTS AGREEMENT" EXECUTED BY THE OWNER OF THE LAND INCLUDED IN THIS PLAT AND THE CITY OF FOUNTAIN, WHICH AGREEMENT WAS RECORDED IN THE RECORDS OF EL PASO COUNTY ON \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_.
- THIS PLAT IS REGULATED BY A P.U.D. OVERALL DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS WITHIN THE SERVICE AREA OF THE CORVALLIS METROPOLITAN DISTRICTS NO. 1 AND 2 AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT.
- A "TEMPORARY TURNAROUND EASEMENT" EXISTS AT THE TERMINATION OF WALLOOKSEE STREET AND LOST RIVER ROAD. AS SHOWN ON THIS PLAT AND AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, THE TEMPORARY TURNAROUND PROVISIONS SHALL BE RELINQUISHED UPON THE CONSTRUCTION COMPLETION OF WALLOOKSEE STREET, LOST RIVER ROAD AND SPRING BASIN DRIVE IN THE ADJACENT PROPERTY.
- NOTICE AND WARNING: COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. THE CITY OF FOUNTAIN IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

#### EASEMENTS:

UNLESS INDICATED OTHERWISE, ALL FRONT LOT LINES WILL BE PLATTED WITH A 9.5 FOOT PUBLIC UTILITY EASEMENT. ALL SIDE LOT LINES WILL BE PLATTED WITH A 5 FOOT PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT. ALL REAR LOT LINES WILL BE PLATTED WITH AN 8 FOOT PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT. PUBLIC SITE VISIBILITY EASEMENTS ARE HEREBY PLATTED WHERE SHOWN HEREON. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED ON THE PLAT. STRUCTURES, FENCES, MATERIAL OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.

HOMEOWNERS ARE RESPONSIBLE FOR KEEPING THE INTERSECTION VISIBILITY AREA OR SITE VISIBLY EASEMENT CLEAR OF OBSTRUCTION ON OR ADJACENT TO THEIR PROPERTY.

#### LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

#### CITY APPROVAL:

ON BEHALF OF THE CITY OF FOUNTAIN, THE UNDERSIGNED HEREBY APPROVES, AND APPROVES FOR FILING, THE ACCOMPANYING PLAT FOR "CORVALLIS FILING NO. 1" IN THE CITY OF FOUNTAIN, COUNTY OF EL PASO STATE OF COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_.

SUBDIVISION ADMINISTRATOR \_\_\_\_\_

DEPUTY / CITY CLERK \_\_\_\_\_

#### SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR      DATE  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

#### RECORDING:

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

\_\_\_ O'CLOCK \_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D., AND

IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_ STEVE SCHLEIKER, RECORDER

DEPUTY

SURCHARGE: \_\_\_\_\_

FEES: \_\_\_\_\_

BY: \_\_\_\_\_

#### FEES:

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

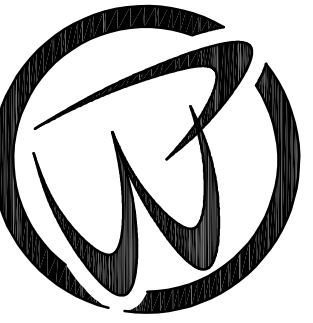
PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

NO.	DESCRIPTION	DATE
1.	REVISIONS PER CITY OF FOUNTAIN COMMENTS	2-26-26

**EDWARD-JAMES SURVEYING, INC.**  
4732 Eagleridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247

926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206



CORVALLIS FILING NO. 1  
FINAL PLAT

A PORTION OF THE NORTH HALF OF SECTION 22  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

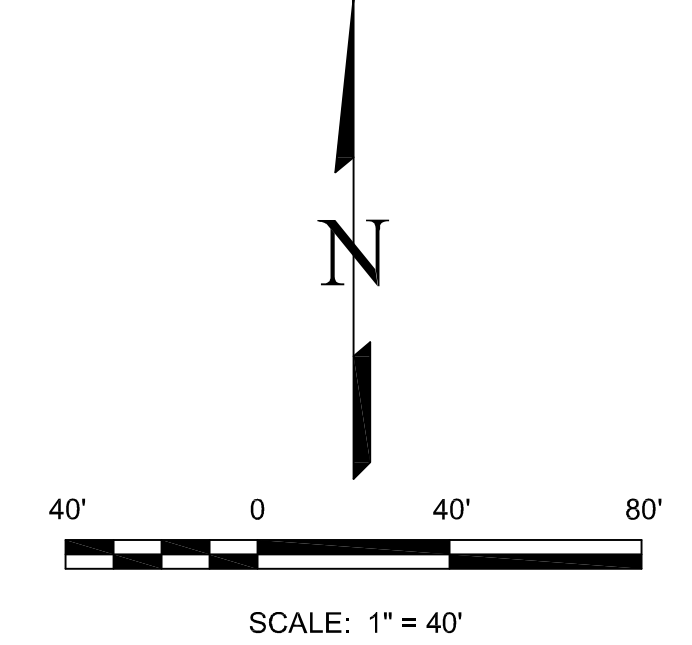
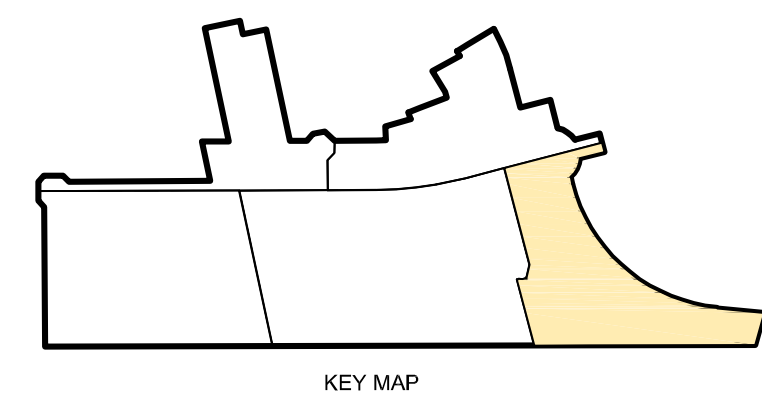
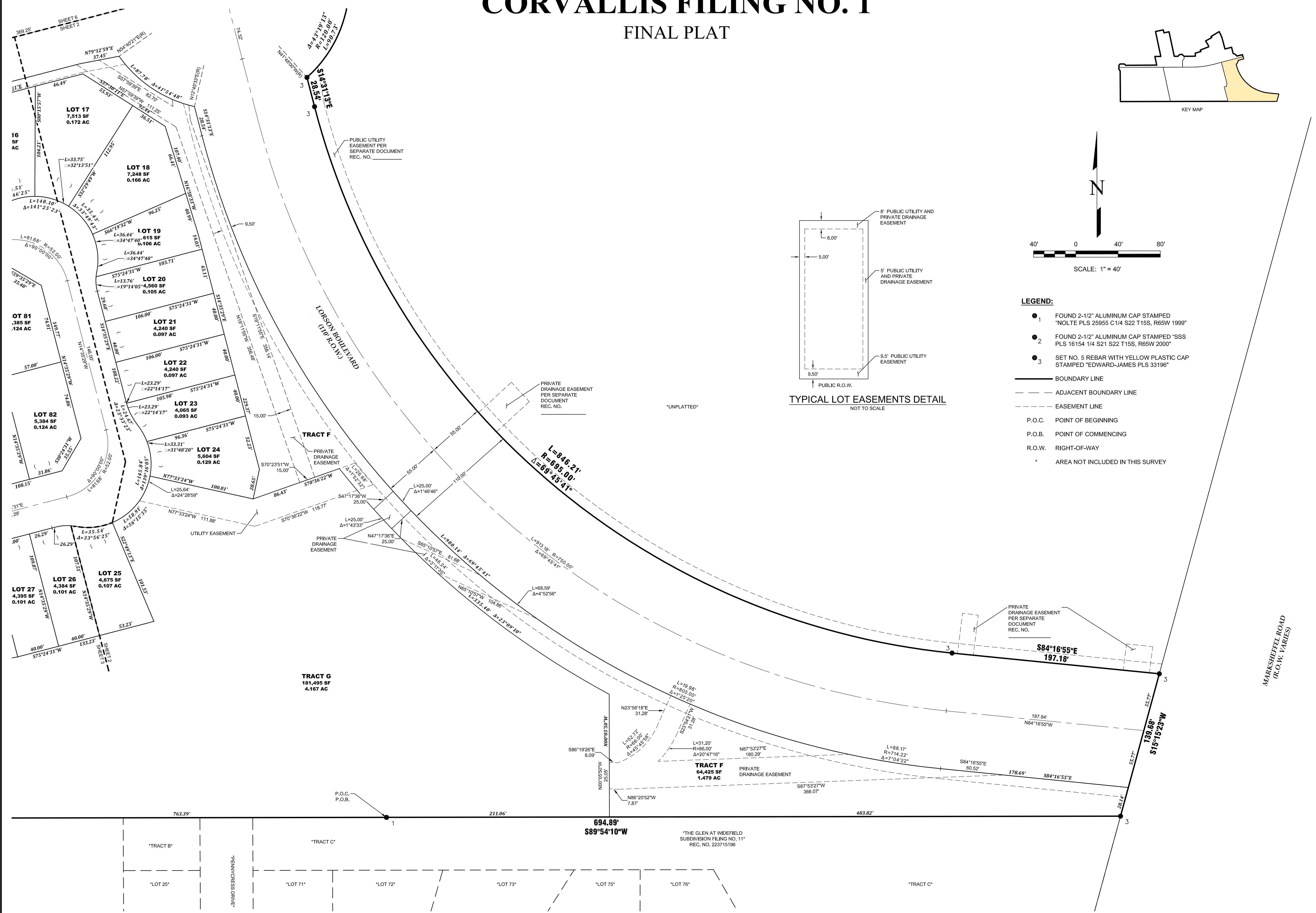
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CHECKED BY: JWT

H-SCALE: N/A

JOB NO. 2166-01  
DATE CREATED 07/25/23  
DATE ISSUED 07/28/23  
SHEET NO 1 OF 6

# CORVALLIS FILING NO. 1

## FINAL PLAT



- LEGEND:**
- 1 FOUND 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS 25955 C1/4 S22 T15S, R65W 1999"
  - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000"
  - 3 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - BOUNDARY LINE
  - - - ADJACENT BOUNDARY LINE
  - - - EASEMENT LINE
  - P.O.C. POINT OF BEGINNING
  - P.O.B. POINT OF COMMENCING
  - R.O.W. RIGHT-OF-WAY
  - \* AREA NOT INCLUDED IN THIS SURVEY

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Pueblo, CO 81008  
 Office: (719) 576-1216  
 Fax: (719) 576-1206



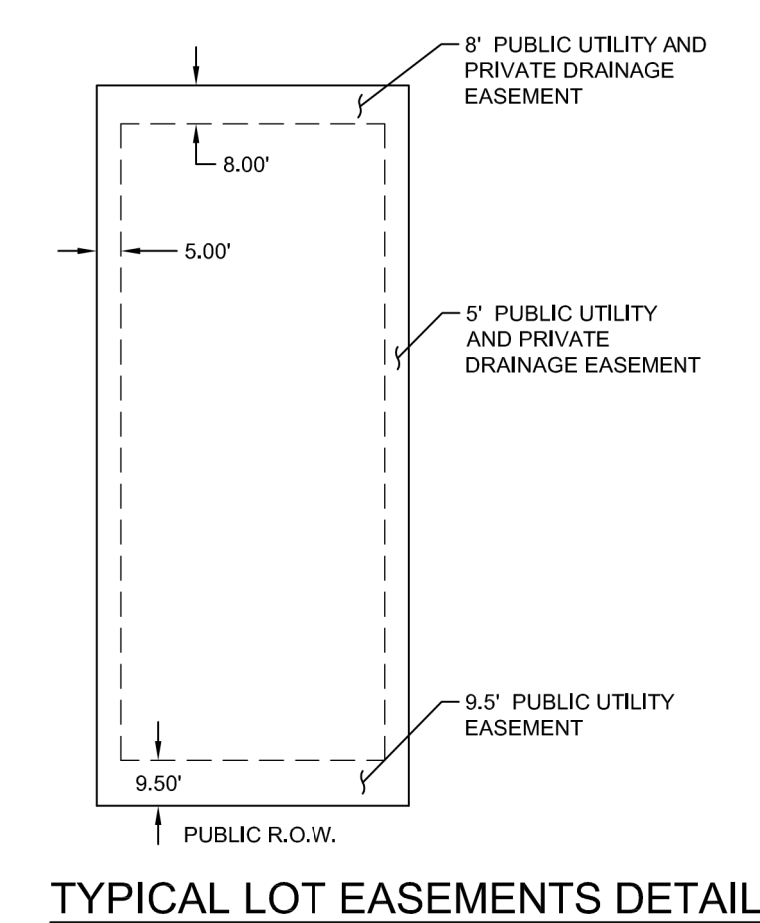
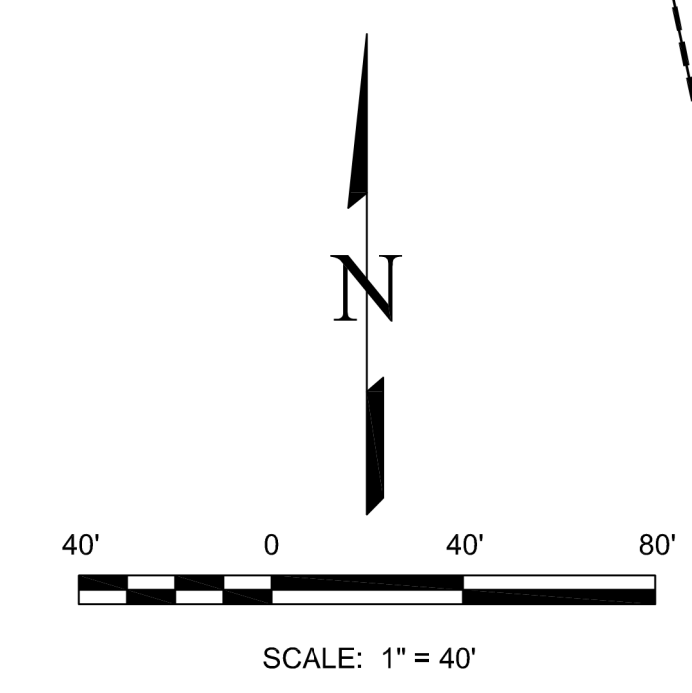
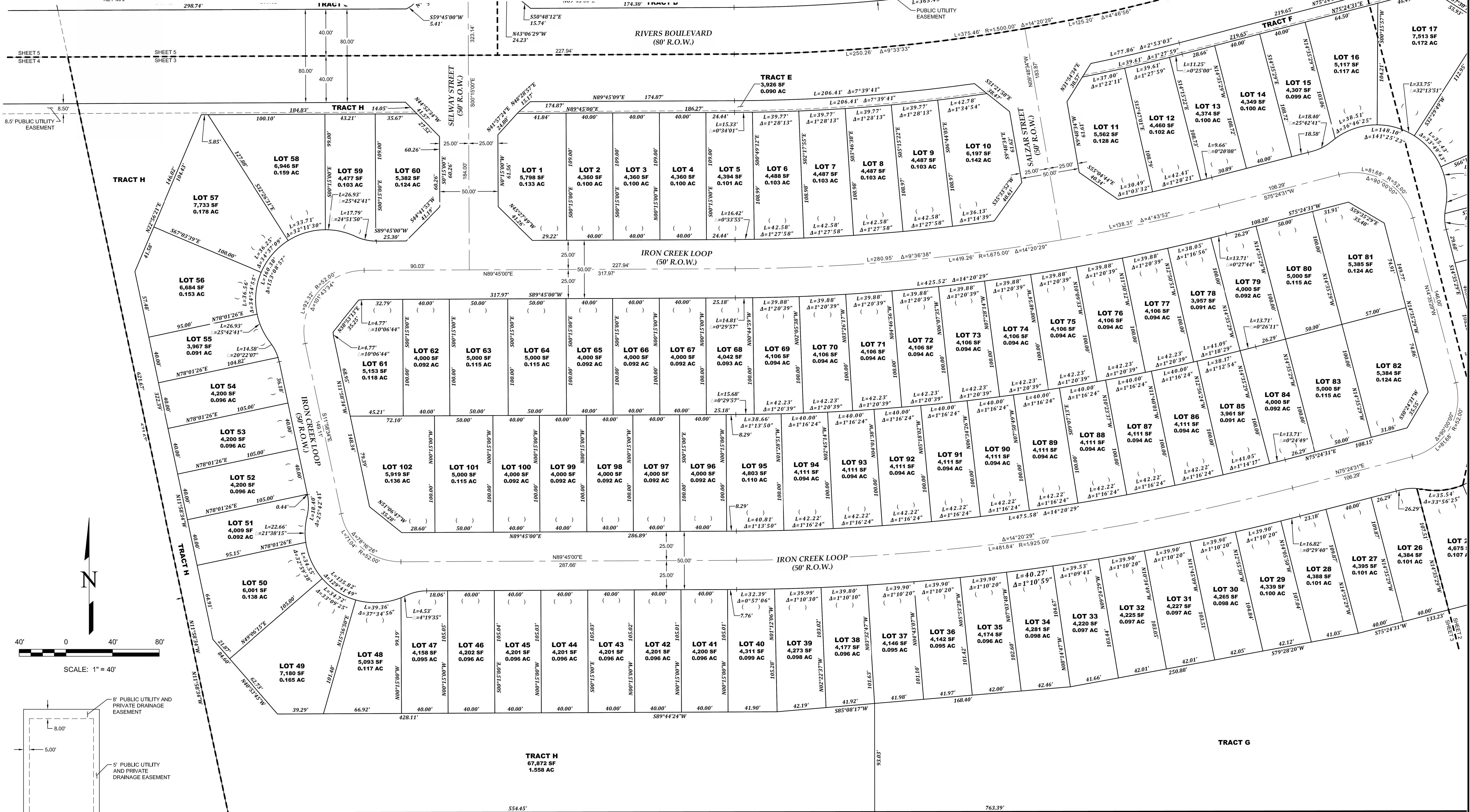
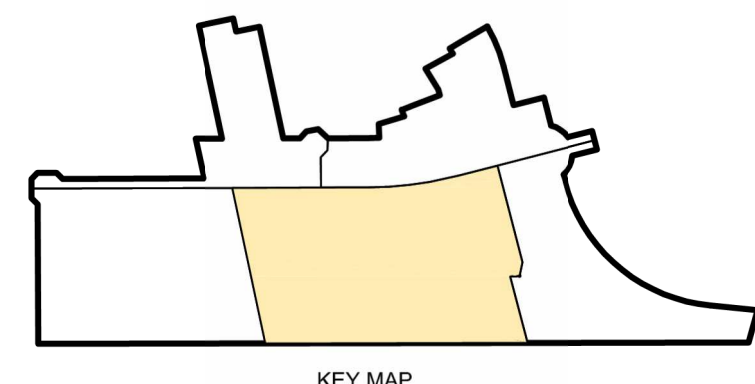
**CORVALLIS FILING NO. 1**  
**FINAL PLAT**

A PORTION OF THE NORTH HALF OF SECTION 22  
 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	SKG
CHECKED BY	JWT
H-SCALE	1" = 40'
JOB NO.	2166-01
DATE CREATED	07/25/23
DATE ISSUED	07/28/23
SHEET NO	2 OF 6

# CORVALLIS FILING NO. 1

## FINAL PLAT



- LEGEND:**
- 1 FOUND 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS 25955 C1/4 S22 T15S, R65W 1999"
  - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000"
  - 3 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- ADJACENT BOUNDARY LINE
  - - - - - EASEMENT LINE
  - P.O.C. POINT OF BEGINNING
  - P.O.B. POINT OF COMMENCING
  - R.O.W. RIGHT-OF-WAY
  - AREA NOT INCLUDED IN THIS SURVEY

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**

926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

4732 Eagleridge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247

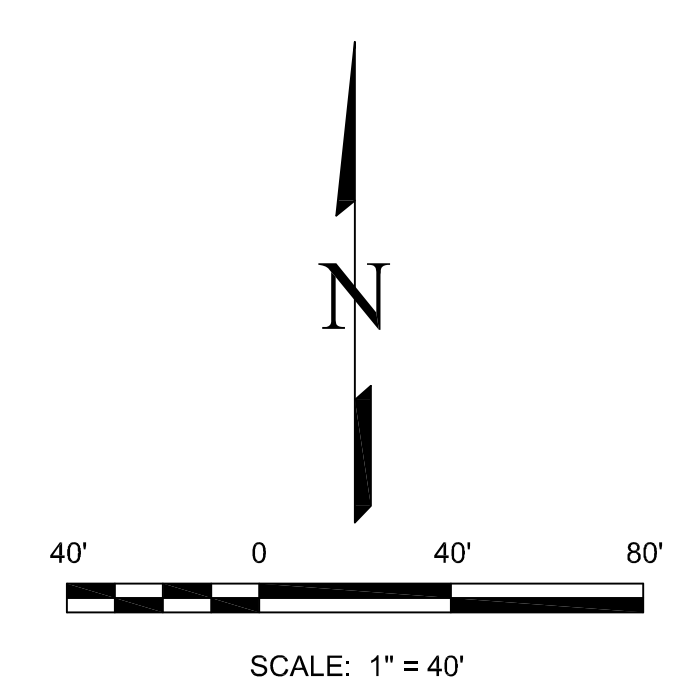
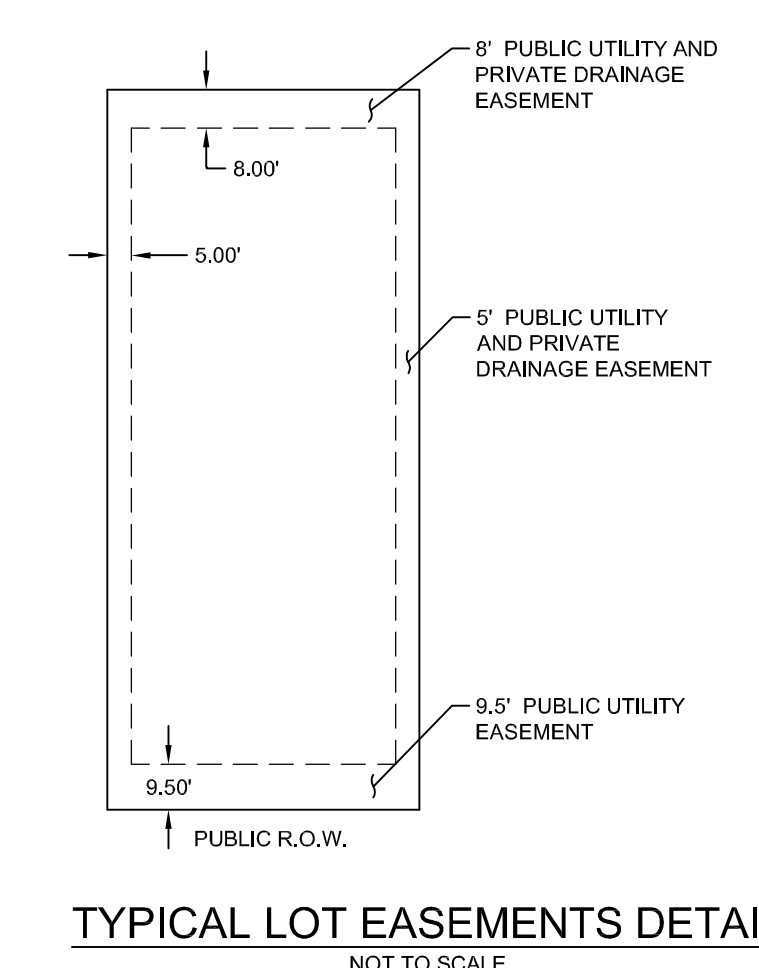
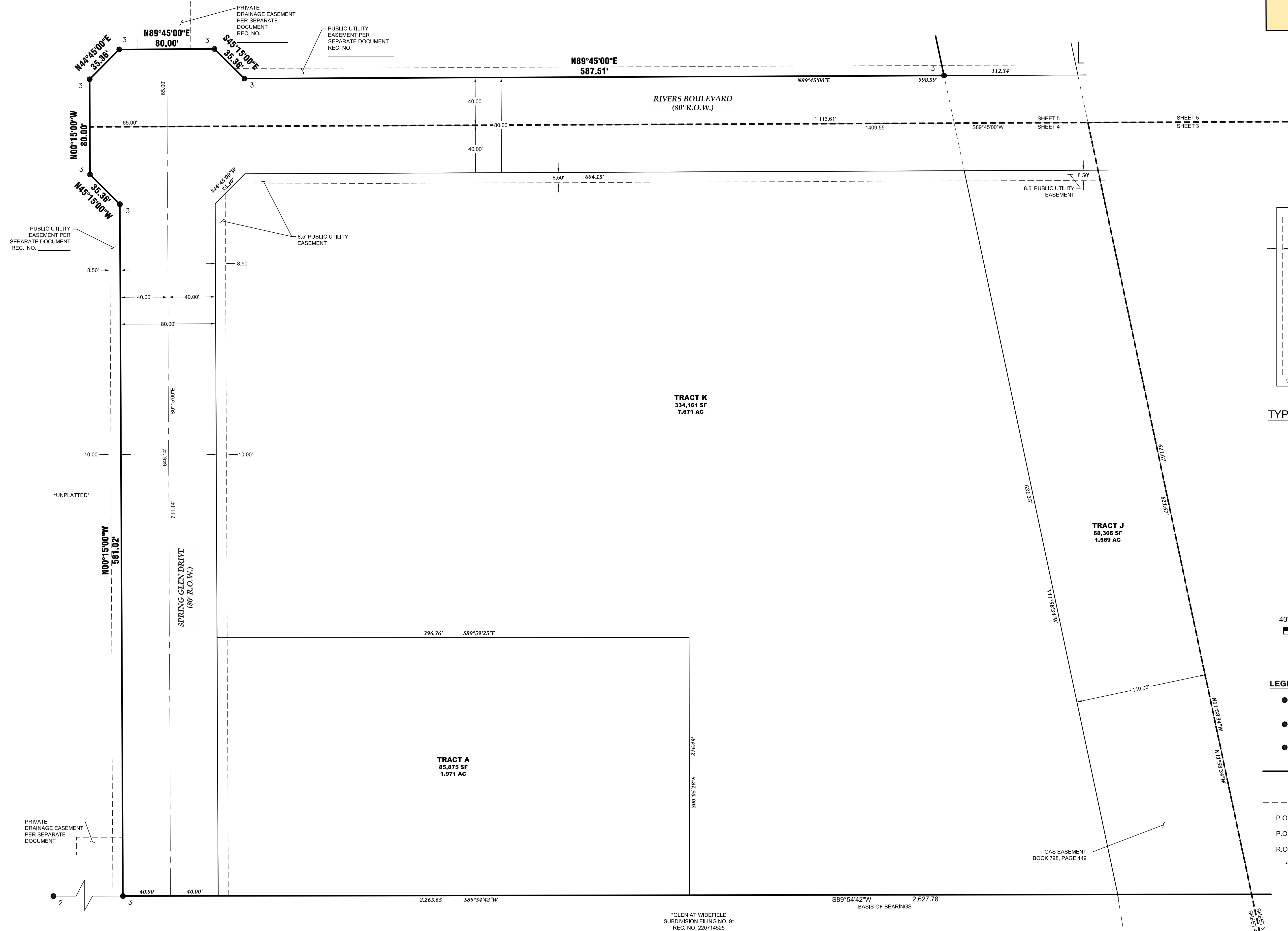
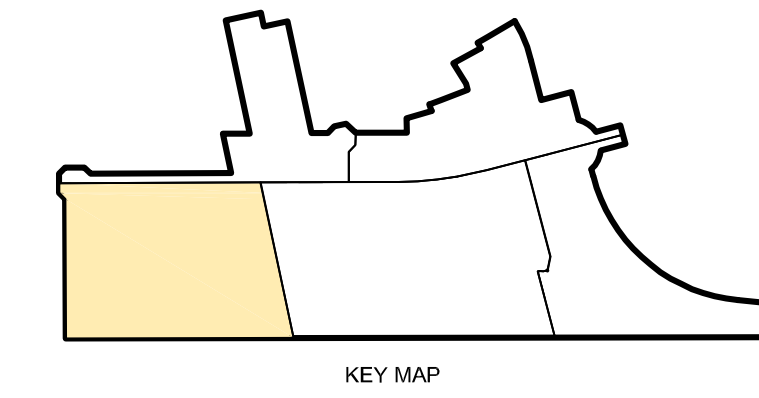
**CORVALLIS FILING NO. 1**  
**FINAL PLAT**

A PORTION OF THE NORTH HALF OF SECTION 22  
 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	SKG
CHECKED BY	JWT
H-SCALE	1" = 40'
JOB NO.	2166-01
DATE CREATED	07/25/23
DATE ISSUED	07/28/23
SHEET NO	3 OF 6

# CORVALLIS FILING NO. 1

## FINAL PLAT

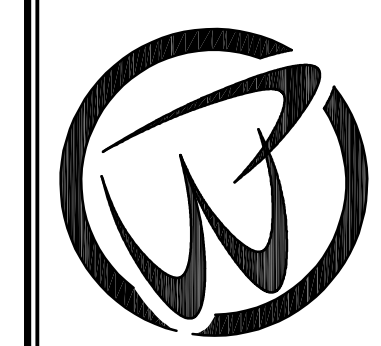


- LEGEND:**
- 1 FOUND 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS 25955 C1/4 S22 T15S, R65W 1999"
  - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000"
  - 3 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - BOUNDARY LINE
  - - - ADJACENT BOUNDARY LINE
  - - - EASEMENT LINE
  - P.O.C. POINT OF BEGINNING
  - P.O.B. POINT OF COMMENCING
  - R.O.W. RIGHT-OF-WAY
  - \* AREA NOT INCLUDED IN THIS SURVEY

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
 Colorado Springs, CO 80907  
 Office: (719) 576-1216  
 Fax: (719) 576-1206

4732 Eagleridge Circle  
 Pueblo, CO 81008  
 Office: (719) 545-6240  
 Fax: (719) 545-6247



**CORVALLIS FILING NO. 1**  
**FINAL PLAT**

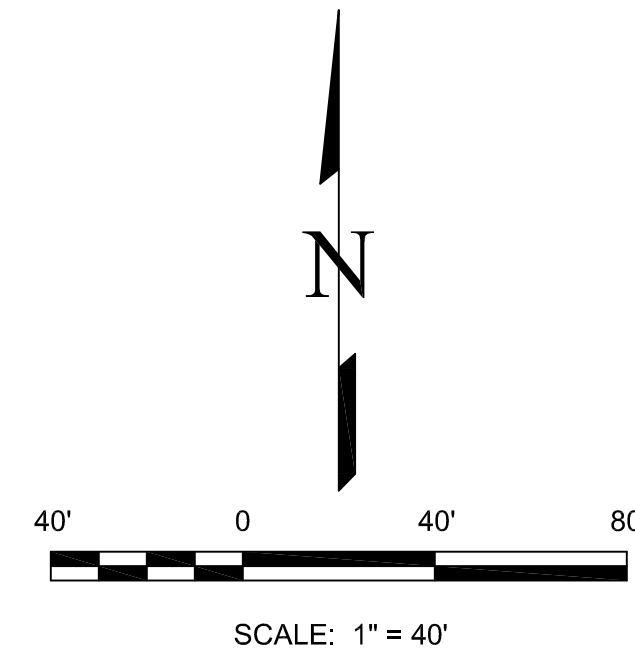
A PORTION OF THE NORTH HALF OF SECTION 22  
 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	SKG
CHECKED BY	JWT
H-SCALE	1" = 40'
JOB NO.	2166-01
DATE CREATED	07/25/23
DATE ISSUED	07/28/23
SHEET NO	4 OF 6

\*GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9\*  
 REC. NO. 220714525

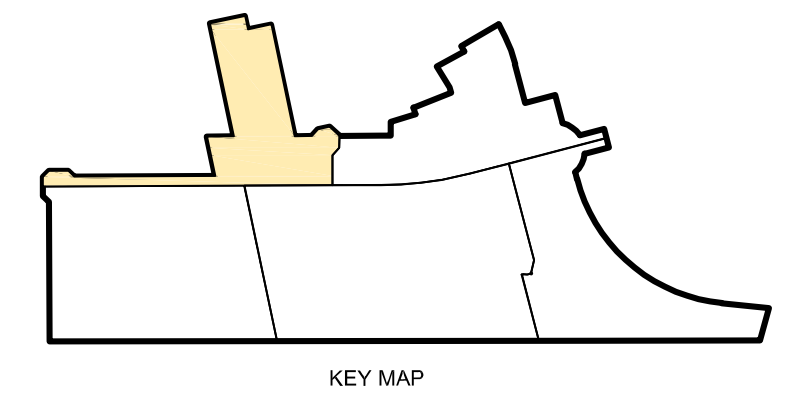
# CORVALLIS FILING NO. 1

## FINAL PLAT

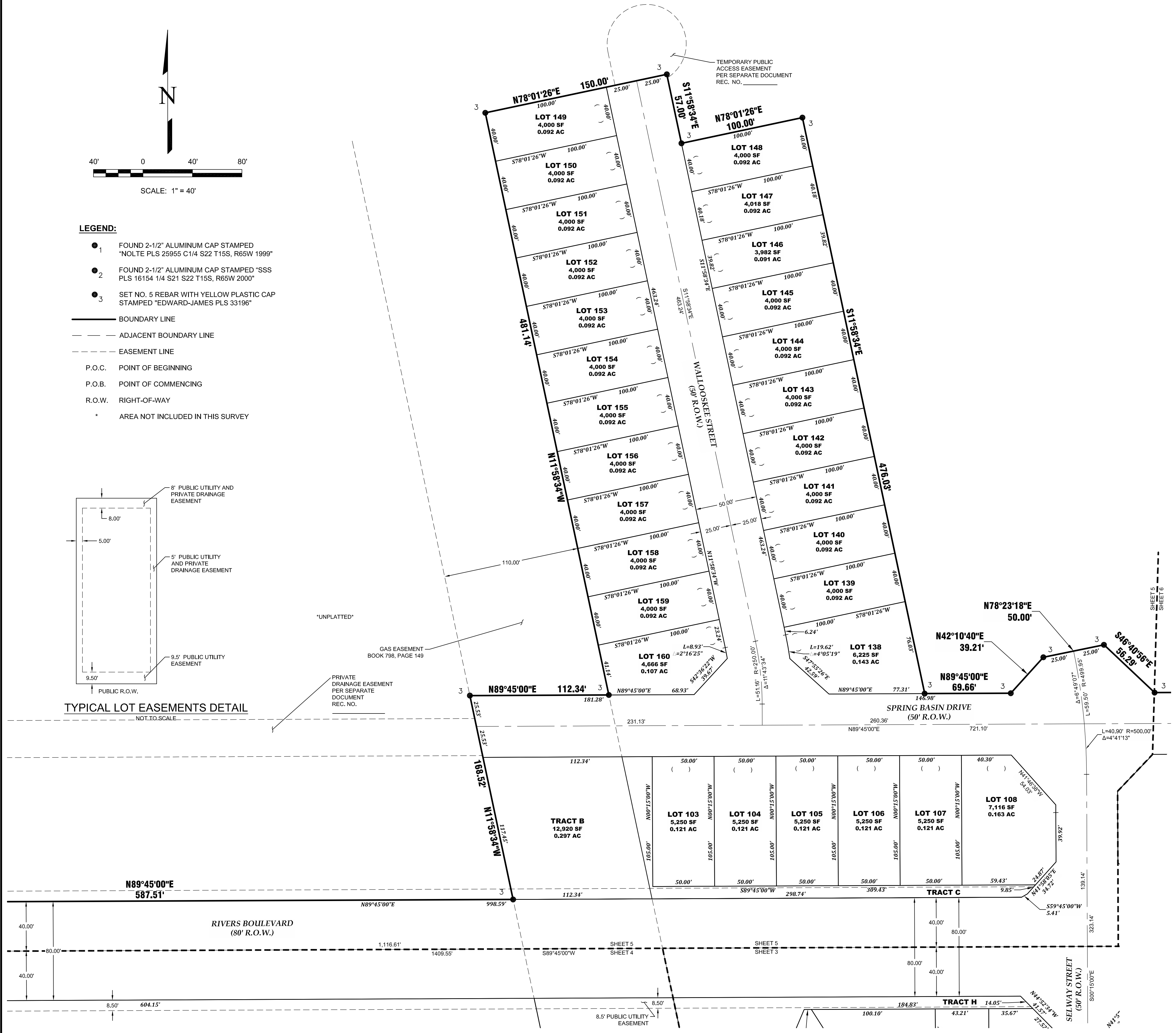
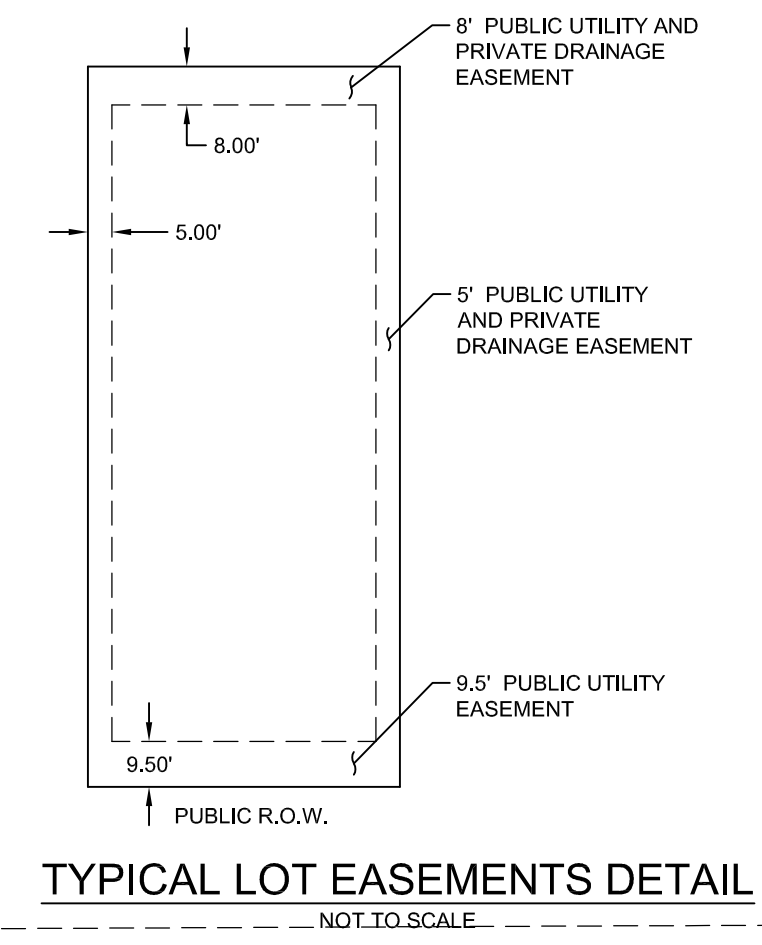


**LEGEND:**

- 1 FOUND 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS 25955 C1/4 S22 T15S, R65W 1999"
  - 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000"
  - 3 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- BOUNDARY LINE  
 - - - ADJACENT BOUNDARY LINE  
 - - - EASEMENT LINE
- P.O.C. POINT OF BEGINNING  
 P.O.B. POINT OF COMMENCING  
 R.O.W. RIGHT-OF-WAY  
 \* AREA NOT INCLUDED IN THIS SURVEY

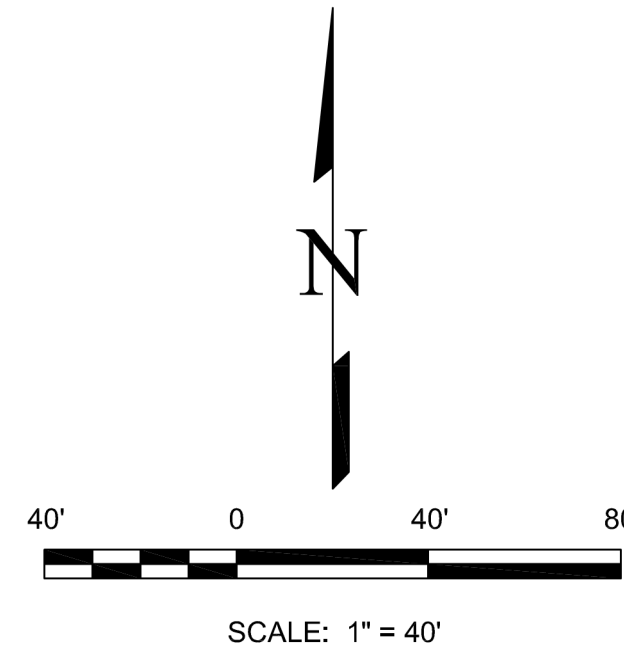


"UNPLATTED"



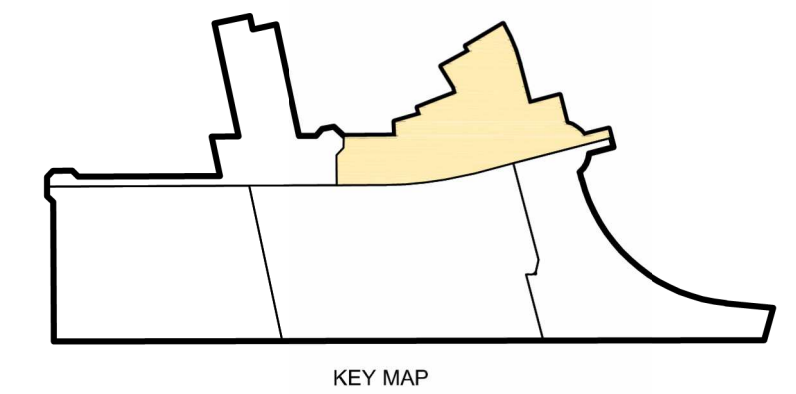
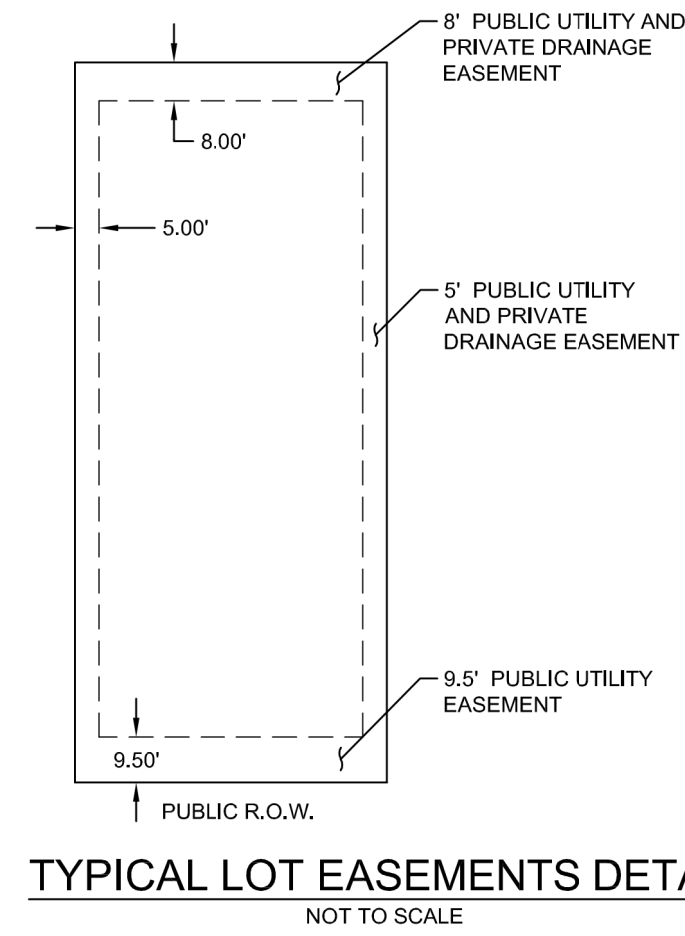
# CORVALLIS FILING NO. 1

## FINAL PLAT



**LEGEND:**

- 1 FOUND 2-1/2" ALUMINUM CAP STAMPED "NOLTE PLS 25955 C1/4 S22 T15S, R65W 1998"
- 2 FOUND 2-1/2" ALUMINUM CAP STAMPED "SSS PLS 16154 1/4 S21 S22 T15S, R65W 2000"
- 3 SET NO. 5 REBAR WITH YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT LINE
- P.O.C. POINT OF BEGINNING
- P.O.B. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- \* AREA NOT INCLUDED IN THIS SURVEY



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Drive  
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**CORVALLIS FILING NO. 1**  
**FINAL PLAT**

A PORTION OF THE NORTH HALF OF SECTION 22  
 TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	SKG
CHECKED BY	JWT
H-SCALE	1" = 40'
JOB NO.	2166-01
DATE CREATED	07/25/23
DATE ISSUED	07/28/23
SHEET NO	6 OF 6