of the (T15S), South of El Paso, State of Colorado -half of the

AT WIDEFIELD

A tract of land located in a Portion of the Sou (T15S), Range 65 West (R65W) of the 6th P.M., particularly described as follows: half of of Se State ction 22, Tow 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 N89°59′54″W, a distance of 497.00 feet; Thence along the arc of a non-tangential curve to the left, having a central angle of 07°36′38″, a radius of 1080.00 feet, an arc length of 143.46 feet, whose chord bears N36°10′01″W; Thence N07°21′14″W, a distance of 635.18 feet; Thence N09°31′38″W, a distance of 584.99 feet to a point on the North line of the South One-half (S1/2) of said Section 22; Thence N89°51′21″E along the North line of the South One-half (S1/2) of said Section 22, a distance of 161.92 feet; Thence S00′18′38″E, a distance of 483.09 feet; Thence S89°41′22″W, a distance of 28.36 feet; Thence S00′18′38″E, a distance of 170.00 feet; Thence S81′14′24″W, a distance of 43.05 feet; Thence S41′26′03″W, a distance of 38.75 feet; Thence S18′59′59″W, a distance of 87.12 feet; Thence S24′56′29″W, a distance of 48.70 feet; Thence S67′16′30″W, a distance of 133.27 feet; Thence S68′48′W, a distance of 146.71 feet; Thence S00′04′54″W, a distance of 405.64 feet to the Point of Beginning.

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. 12. 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 replacement of utility lines and related facilities.

Investment Group О О

COUNTY OF 유 COL

nent

by J.

My Commission Expires:__ and Seal:

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. 12" 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 El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado. of

STATEMENT:

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

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JRVE

own greater in width, both sides of all sidely, and both sides of all rear lot lines will all lot lines adjoining a street which has ve (5') foot easement adjacent to that file the five (5') foot easement for utility p

se tracts of land are subject to the following petment No. 1751801, effective date June 22, 202 9. Any interest which may have been acquired recorded October 3, 1887 in Road Book A at domain East of the Range line dividing Range being 30 feet on each side of said section line. Commissioned range lines the width of

shown on Map recorded April 9, 1932 as Reception No. 499772, 1, 1958 in Book 1714 at Page 545 as Reception No. 92843.

20. Agreement 097051183. 19.

The effects of Order and Decree Organ 2004 as Reception No. 204105070.

ent recorded Sep

29.

32.

34. Slope and Access Easement recorded M

38. Construction Ease

Decem

40. 41. nt of Right of Way recorded Dulution No. 16—141 recorded Nution No. 16—227 recorded J May Ŋ 2016 as Reception No. 216047340.

t of Right of Way recor r recorded August 28, :

2017 as Rec

50. following | 2017 in E , recorded

10. Right of Way recorded December 1, 192 Book 814 at Page 324, subject to the Agre by and subject to the Colorado Interstate G as Reception No. 202092771, and as modif 2008 as Reception No. 208020313.

11. Terms, agreements, provisions, conditions or recorded December 9, 1922 in Book 606 at Fowners, the State of Colorado, the United State and over the waters and present and past been 12. Any rights of the Spring Lake Reservoir as 13. Right of Way Easement recorded December 14. Right of Way Easement recorded August 2 16. Right of Way Easement recorded August 2 17. Grant of Right of Way recorded September

18. Inclusion 1471832. urity

21. Right of Way and easement to Colorado Interstate Gas Company as contained in instrument recorded June 7, 2002 202092771, and subject to the terms and conditions contained therein. e of Certificates of Election re

The effects of Order and Decree Organ 2004 as Reception No. 204105072.

25. 26. 27. Water and Sanitary Sewer Easement Agr 2007 as Reception No. 207103032. Resolution No. 04—482 recorded Februa All matters shown on the Subdivision Ex

30. Water and Sanitary Sewer Easement Agr Service Plan recorded August 31, 2007 sement recorded August 6, 2007 as Reception

Reception No. 207114359.

33. Terms, agreements, provisions, condition Management Practice Maintenance Agreement 2014 as Reception No. 214107071, and rec of Covenants, Conditions, Restrictions and E 213040268 and any and all amendments ar

35. Resolution No. 15-240 recor 15-250 recorded

36. 37. Memorandum of Agreement recorded Ju

42. Declaration of Covenants, March 15, 2019 as Reception Conditions and No. 21902657

43. 44. 45. Order recorded

46. 47. 48. Inclusion recorded April 29, 2020 as Reception No. 220057791.

recorded

and Easement

The following reports have been submitted and are on file at the County Planning and Communi Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report

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

^aTypical Public Improvement Easement" detail dway are allowed within this area. The sole

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. 12 is subject to the provisions of the Park Lands Agreement as recorded at Reception No._______
in the records of El Paso County, Colorado, recorded on the _____ day of ______, 20___.

16. This property may be adversely impacted by possible radio towers with this potentiality and ramification thereof. The buyer should far rds of the El Paso Cou nty Clerk and

quirements, and other agency requirements, if lorado Department of Transportation, U.S. Army the rding the Endangered Species Act, particularly as

mined to be out 2018.

Pursuant to Resolution No._____, approved by the Board of Directors, El Paso County Public Improvement District _ and recorded in 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. 12 are included within the boundaries of the El Paso County Public Improvement District #2 and as such is to applicable road impact fees and mill levy.

be owned and

es and a map of the hazard area can be report) (date of report) in file (name of file partment:

oise Impact recorded at Reception No.

ne Notice has previously been recorded)

xtion No. ______, of the records
ting avigation easement as reflected in

5 Widefield Boulevard		TOTAL GENERAL TO
Glen Investment Group No		TOTAL CLEN 12
OWINER:		TOTAL ACREAGE 17.706 AC
OWNED.		LOTS (79 TOTAL)
		TOTAL ACREAGE 4.000 AC
		RIGHT-OF-WAY (R.O.W.)
		TOTAL ACREAGE 5.523 AC
	THE GLEN METROPOLITAN DISTRICT	TRACT C 1.201 AC
	THE GLEN METROPOLITAN DISTRICT	TRACT B 2.289 AC
	THE GLEN METROPOLITAN DISTRICT	TRACT A 2.033 AC
	OWNERSHIP & MAINTENANCE	TRACTS
	GLEN 12 ACREAGE TABLE	GLEN 12 AC

Soils and Geological, Report and Traffic , Water and Impact Study.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 6A

R65W 22 27

SPRING GLEN DRIVE

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 8

MARKSHEFFEL ROAD

ownership of easements of record. For all bany relied upon a Commitment for Title Insu 2022 at 8:00 A.M.

assignees that Subdivider and/or said successors Road Impact Fee Program Resolution (Resolution The fee obligation, if not paid at final plat search would find the fee obligation before sale

-mil PID #2 for the road The fee is based on the est

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of cotential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all crosspective purchasers considering the use of this property for residential and other purposes. This property is subject to the coverflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is be partice)

Glen Investment Group No. V 3 Widefield Boulevard		12	L GLEN 12
OWNER:		ACREAGE 17.706 AC	ACREAGE
OWNED.		TAL)	(79 TOTAL)
		ACREAGE 4.000 AC	ACREAGE
		T-OF-WAY (R.O.W.)	T-OF-W
		5.523 AC	ACREAGE
	THE GLEN METROPOLITAN DISTRICT	1.201 AC	O
	THE GLEN METROPOLITAN DISTRICT	2.289 AC	₩
	THE GLEN METROPOLITAN DISTRICT	2.033 AC	➤
	OWNERSHIP & MAINTENANCE		TS
	GLEN 12 ACREAGE TABLE	GLEN 12 A	

Previous comment not addressed: Update this notice statement to reflect the changes included in the note below MESA RIDGE PARKWAY

Name, address and telephone number of the owner of record located in the lower right hand corner, Previous comments from reviews 1 & 2 remain unaddressed: Add the following information:

VICINITY

MAP

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable), Date of preparation, date of survey (if applicable),

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

Date of submission with provisions for dating revisions located in the lower right hand corner

the El Paso County, Colorado Board of County Commissioners on the ______ day ______, 20___, subject to any notes specified hereon and any conditions sluded in the resolution of approval. The dedications of land to the public streets, d easements are accepted, but public improvements thereon will not become the sintenance responsibility of El Paso County until preliminary acceptance of the public provements in accordance with the requirements of the Land Development Code and gineering Criteria Manual, and the Subdivision Improvements Agreement.

ASSESSOR: Date

RECORDING:

COUNTY OF EL PASO by certify that o'clock ____.N) SS ⊇.

RCHARGE: duly recorded at Reception o County, Colorado. of the

DRAINAGE BASIN:______ DRAINAGE AND SURETY BRIDGE FEE: _____ PARK FEES: FEE REGIONAL: NEIGHBORHOOD: DISTRICT#

SURVEYOR'S CERTIFICATION:

John W. Towner, a duly registered Professional Land Surveyor in the State of lorado, do hereby certify that this plat truly and correctly represents the result crvey made on June 7, 2000, by me or under my direct supervision and that all pnuments exist as shown hereon; that mathematical closure errors are less than 10,000; and that said plat has been prepared in full compliance with all applicables of the State of Colorado dealing with monuments, subdivision, or surveying of and all applicable provisions of the El Paso County Land Development Code. I test the above on this ______ day of _________, 20____. INACLE LAND SURVEYING CO., INC.

Registered Profess

PCD FILE NO. SF-22-024

GLEN AT WIDEFIELD SUBDIVISION FILING NO.12

DRAWN BY: JOB NO.: 19001800

