

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

A portion of the South One-half (S1/2) of Section 22, Township 15 South, Range 65 West (R65W), of the 6TH P.M., County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:

LAND DESCRIPTION: THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12:

A tract of land located in a portion of the South One-half (S1/2) of Section 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northwest 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, and proceeding South 89°51'21.4"W, a distance of 1080.00 feet, to one length of 143.46 feet to the left, bearing a central angle of 07°36'53.8", a radius of 1080.00 feet, on one length of 143.46 feet whose chord bears N86°10'01"W, a distance of 583.18 feet; Thence N09°31'38"W, a distance of 584.49 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 1161.92 feet; Thence S20°18'38"E, a distance of 483.09 feet; Thence S89°41'22"W, a distance of 28.36 feet to the center of a circular arc of 1080.00 feet, subtending a central angle of 108.00 degrees; 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 S57°18'30"W, a distance of 133.27 feet; Thence S87°48"W, a distance of 146.71 feet; Thence S00°04'54"W, a distance of 405.64 feet to the Point of Beginning.

Said tract contains 27.228± acres (1,86,077 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 had out, subdivided, and platted said lands into lots, streets, public easements on shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION, and have caused the same to be recorded in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, 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, and to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon completion of the public improvements so designated, the owners of the lots and easements shall be bound to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution of public improvements so designated, the owners of the lots and easements shall be bound to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. The undersigned hereby warrant and warrantors of the lots and easements shall be bound to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, 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.

Glen Investment Group No. VIII, LLC

J. Mark Watson President Glen Investment Group No. VIII, LLC

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by J. Mark Watson, President of Glen Investment Group No. VIII, LLC

Witness my Hand and Seal: _____ Notary Public

Address: _____

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 accordingly 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. The undersigned hereby warrant and warrantors of the lots and easements shall be bound 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.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Eastern boundary of the 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. Said line being one of the Eastern Right-of-Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Beginning of said boundary by a found cap and rebar marked "PLSC 25988" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25988". Said line bears N29°46'44"W, a distance of 11541.2 feet.

NOTES:

1. These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, Commitment No. 1731801, effective date June 22, 2022 at 8:00 A.M.

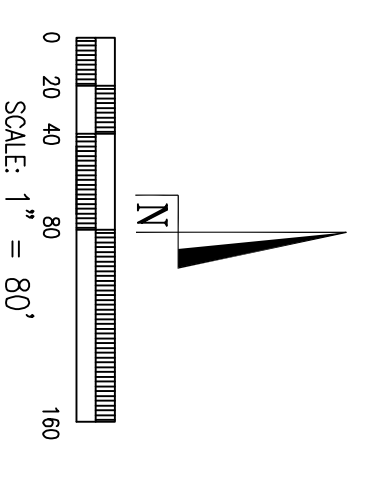
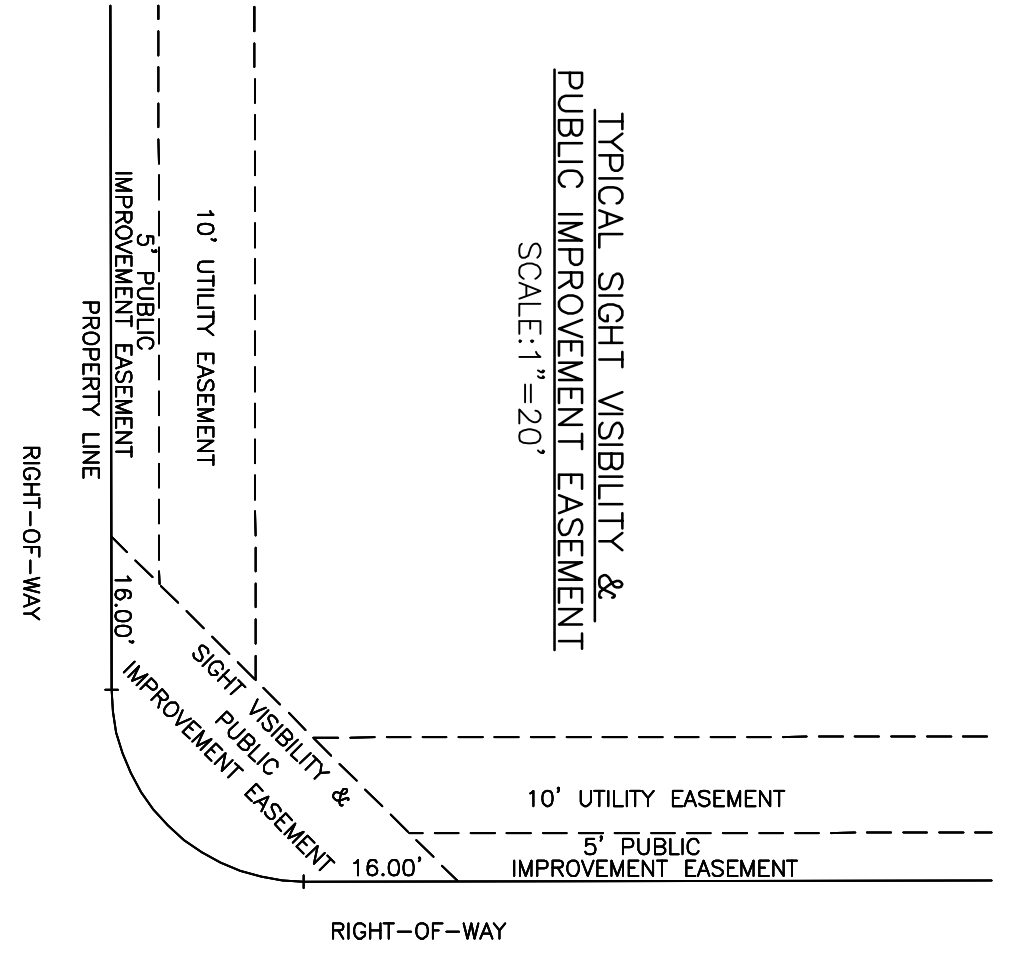
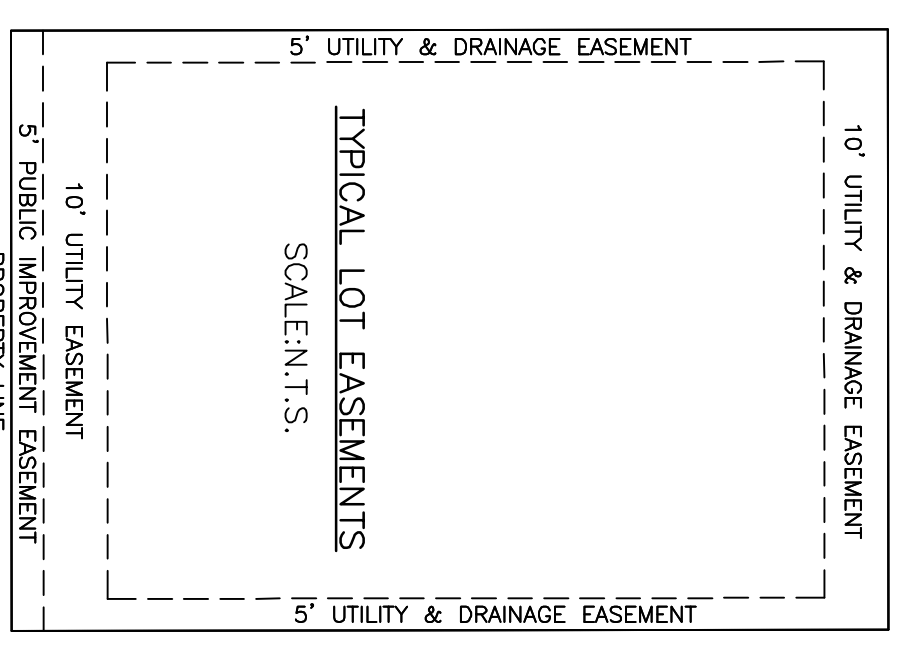
- Any interest which may have been acquired by the public by reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1987 in Road Book A at Page 78, which provided that all sections lines, township lines, and range lines on the public domain east of the Range line defining Range lines 65 West and 66 West are to be public highways of the width of 60 feet; being 59 feet on each side of said Section 108, Township 15S, Range 65W.
- Right of Way recorded December 1, 1927 in Book 798 of Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Road Book A at Page 107, subject to the Special Warranty Deed recorded September 10, 1928 in Road Book A at Page 107, and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202002271, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No. 208020313.
- 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 602 of Page 542 as Reception No. 331050. Any rights, interest or easements in favor of the public domain and over the waters and present and past bed and banks of the streams, ditches and/or ponds within the herein described parcel.
- Any rights of the Spring Lake Reservoir as shown on Map recorded April 9, 1932 as Reception No. 469772, File No. 838.
- Right of Way Easement recorded December 1, 1958 in Book 1714 at Page 545 as Reception No. 92843.
- Right of Way Easement recorded December 20, 1982 in Book 1939 at Page 571 as Reception No. 268378.
- Right of Way Easement recorded August 26, 1983 in Book 1972 at Page 304 as Reception No. 304475.
- Right of Way Easement recorded August 26, 1983 in Book 1972 at Page 305 as Reception No. 304476.
- Grant of Right of Way recorded September 30, 1968 in Book 2256 at Page 64 as Reception No. 628268.
- Inclusion in the Security Fire Protection District by Instrument recorded October 23, 1986 in Book 5288 at Page 1049 as Reception No. 1471832.
- Amortization Agreement recorded September 23, 1988 in Book 5557 at Page 405 as Reception No. 1749337.
- Agreement between Widefield Water and Sanitation District and JMW Investment Company recorded May 6, 1997 as Reception No. 097051183.
- Right of Way and easement to Colorado Interstate Gas Company as contained in Instrument recorded June 7, 2002 at Reception No. 202002271, and subject to the terms and conditions contained therein.
- The effects of Order and Decree Organizing the Glen Metropolitan District, No. 2 and issuance of Certificates of Election recorded June 27, 2004 as Reception No. 204105070.
- The effects of Order and Decree Organizing the Glen Metropolitan District, No. 3 and issuance of Certificate of Election recorded June 23, 2004 as Reception No. 204105072.
- Pre-Amortization Agreement recorded September 3, 2004 as Reception No. 204150530.
- Resolution No. 04-482 recorded February 4, 2005 as Reception No. 200517888.
- All matters shown on the Subdivision Exemption Plat recorded March 7, 2005 as Reception No. 205032403.
- Water and Sanitary Sewer Easement Agreement recorded November 18, 2005 as Reception No. 203185609, and re-recorded August 6, 2007 as Reception No. 207103032.
- Terms, agreements, provisions, conditions and obligations as contained in Development Agreement recorded November 23, 2005 at Reception No. 205197905 and re-recorded May 28, 2005 as Reception No. 206077406.
- Inclusion within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 at Reception No. 205196147.
- Water and Sanitary Sewer Easement Agreement recorded August 6, 2007 as Reception No. 207103032.
- Service Plan recorded August 31, 2007 as Reception No. 207114159.
- Water Easement Agreement recorded June 12, 2008 as Reception No. 208067692.
- Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Daily Best Management Practice Maintenance Agreement and Easement, recorded March 28, 2013 as Reception No. 213040266, recorded November 20, 2014 as Reception No. 214107071, and recorded March 4, 2015 as Reception No. 215020223. Subject to Section 115 of the Declaration of Subdivision Filing No. 12, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 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2997, 2998, 2999, 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3024, 3025, 3026, 3027, 3028, 3029, 3030, 3031, 3032, 3033, 3034, 3035, 3036, 3037, 3038, 3039, 3040, 3041, 3042, 3043, 3044, 3045, 3046, 3047, 3048, 3049, 3050, 3051, 3052, 3053, 3054, 3055, 3056, 3057, 3058, 3059, 3060, 3061, 3062, 3063, 3064, 3065, 3066, 3067, 3068, 3069, 3070, 3071, 3072, 3073, 3074, 3075, 3076, 3077, 3078, 3079, 3080, 3081, 3082, 3083, 3084, 3085, 3086, 3087, 3088, 3089, 3090, 3091, 3092, 3093, 3094, 3095, 3096, 3097, 3098, 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 3119, 3120, 3121, 3122, 3123, 3124, 3125, 3126, 3127, 3128, 3129, 3130, 3131, 3132, 3133, 3134, 3135, 3136, 3137, 3138, 3139, 3140, 3141, 3142, 3143, 3144, 3145, 3146, 3147, 3148, 3149, 3150, 3151, 3152, 3153, 3154, 3155, 3156, 3157, 3158, 3159, 3160, 3161, 3162, 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THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

A portion of the South One-half (S1/2) of Section 22
 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
 County of El Paso, State of Colorado



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	01748.54°	200.00'	6.34'	S81°50'01"W
C2	01377.26°	225.00'	6.38'	S81°55'45"W
C3	02503.59°	200.00'	6.38'	S81°55'45"W
C4	53°36'26"	60.00'	56.14'	N02°07'19"W
C5	53°36'26"	60.00'	56.14'	N02°07'19"W
C6	74°00'49"	60.00'	77.51'	N86°44'05"W
C7	61°31'54"	30.00'	32.22'	N81°00'20"E
C8	85°15'50"	20.00'	29.76'	S16°35'50"W
C9	85°15'50"	20.00'	29.76'	S16°35'50"W
C10	55°40'33"	20.00'	28.40'	S10°54'03"E
C11	55°40'33"	20.00'	28.40'	S10°54'03"E
C12	49°40'47"	30.00'	26.01'	N34°22'02"W
C13	49°40'47"	30.00'	26.01'	N34°22'02"W
C14	95°40'33"	20.00'	33.40'	S15°18'46"W
C15	85°15'05"	20.00'	28.01'	N60°36'38"E
C16	49°40'47"	30.00'	28.01'	N60°36'38"E
C17	49°40'47"	30.00'	28.01'	N60°36'38"E
C18	85°18'34"	20.00'	28.01'	S84°39'12"E



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 FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. IF YOU ARE A BUYER OF REAL PROPERTY, YOU SHOULD CONSULT WITH AN ATTORNEY BEFORE SIGNING ANY INSTRUMENT BASED UPON ANY DEFECT IN THIS SURVEY BEING MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 12/27/21
 SHEET 2 OF 2

POD FILE NO. SF-22-024