(T15S), South -half (R65W) 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: 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.

Group

COUNTY OF

by J.

My Commission Expires:\_\_ 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.

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 polytomers.

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

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.

19.

21. Right of 202092771, c

The effects of Order and Decree Organ 2004 as Reception No. 204105070. The effects of Order and Decree Organ 2004 as Reception No. 204105072.

ent recorded Sep

Resolution No. 04—482 recorded Februa All matters shown on the Subdivision Ex

27. Water and Sanitary Sewer Easement Agr 2007 as Reception No. 207103032.

29. 30. Water and Sanitary Sewer Easement Agr

32. Service Plan recorded August 31, 2007

35. Slope and Access Easement recorded M 15-250 recorded

36. 37. Memorandum of Agreement recorded Ju Construction Ease

Decem

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

43. 44. 45. t of Right of Way recor r recorded August 28, : 2017 as Rec

Order recorded

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

50. following | 2017 in E , recorded

and Easement

No driveway shall be established unless an access permit has been granted by El Paso County. All structural foundations shall be located and designed by a Professional Engineer, currently regi. The following reports have been submitted and are on file at the County Planning and Communit Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, ent: Soils and Geological, pact Report and Traffic II

, Water and Impact Study.

Update this notice statement to reflect

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

nined to be out 2018.

Pursuant to Resolution No.\_\_\_\_\_, 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 \_\_\_\_\_, 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 subject to applicable road impact fees and mill levy. The fee is based on the esta

notes (customize as necessary)

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

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 potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)

All property within this subdivision is subject to a Notice of Potential Aircraft Occasion.

GLEN 12 AC	GLEN 12 ACREAGE TABLE	
CTS	OWNERSHIP & MAINTENANCE	
Г A 2.033 AC	THE GLEN METROPOLITAN DISTRICT	
ТВ 2.289 AC	THE GLEN METROPOLITAN DISTRICT	
T C 1.201 AC	THE GLEN METROPOLITAN DISTRICT	
_ ACREAGE 5.523 AC		
IT-OF-WAY (R.O.W.)		
_ ACREAGE 4.000 AC		
S (79 TOTAL)		OWNED.
_ ACREAGE 17.706 AC		OWNER:
AL GLEN 12		Glen Investment Grou 3 Widefield Roulevard

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. 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 easements.

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 by the Subdivision Improvements 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 Director and meet the policy and procedure requirements of El Paso County Agreement, by the Planning and Community Development Director and meet the policy and procedure requirements of El Paso County Agreement, by the Planning and Community Development Director and meet the policy and procedure requirements of El Paso County Commissioners or, if permitted by the Subdivision Improvements Agreement accordance with said Subdivision Improvements Agreement. The partial release of lots authorized by the Subdivision Improvements accordance with any planned partial release of lots authorized by the Subdivision Improveme

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

 This property may be adversely impacted by possible radio towers with this potentiality and ramification thereof. The buyer should fan

ords of the El Paso County Clerk and

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 the 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.

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

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

All distances shown hereon are in US Feet.

There are 79 lots and 3 tracts within this subdivision.

Previous comments have not been addressed: Please add the following

nd Noise Impact recorded at Reception No. en the Notice has previously been recorded) eception No. \_\_\_\_\_, of the records existing avigation easement as reflected in

	GLEN 12 ACREAGE TABLE
TRACTS	OWNERSHIP & MAINTENANCE
TRACT A 2.033 AC	THE GLEN METROPOLITAN DISTRICT
TRACT B 2.289 AC	THE GLEN METROPOLITAN DISTRICT
TRACT C 1.201 AC	THE GLEN METROPOLITAN DISTRICT
TOTAL ACREAGE 5.523 AC	
RIGHT-OF-WAY (R.O.W.)	
TOTAL ACREAGE 4.000 AC	
LOTS (79 TOTAL)	
TOTAL ACREAGE 17.706 AC	
TOTAL GLEN 12	
TOTAL ACREAGE 27.229 AC	

### the changes included in the note below MESA RIDGE PARKWAY <u>VICINITY</u> MARKSHEFFEL ROAD MAP

Previous comments remain unaddressed: Add the following information:

Date of preparation, date of survey (if applicable) Name, address and telephone number of the owner of record located in the lower right hand corner,

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

# BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_\_ day \_\_\_\_\_\_, 20\_\_\_, subject to any notes specified hereon and any conditions cluded in the resolution of approval. The dedications of land to the public streets, are accepted, but public improvements thereon will not become the aintenance 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:

## RECORDING:

I hereby certify that .\_\_\_\_.M and is duly recorded at Reception El Paso County, Colorado. COUNTY OF EL PASO ) SS of the

RCHARGE:

PARK FEES: FEE REGIONAL: NEIGHBORHOOD: DISTRICT#

## SURVEYOR'S CERTIFICATION:

DRAINAGE BASIN:\_\_\_\_\_\_ DRAINAGE AND SURETY BRIDGE FEE: \_\_\_\_\_

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 of rvey made on June 7, 2000, by me or under my direct supervision and that all onuments 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 applicable vs 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\_\_\_\_.

NNACLE LAND SURVEYING CO., INC.

Registered Profess

GLEN AT WIDEFIELD SUBDIVISION FILING NO.12 PCD FILE NO. SF-22-024

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