U

Township portion South Replat on of t County the Sout h (T15S), 9 Lots : Range Paso, 25, 0ne 65 West State of l and half ((S1)portion /2) of (R65W) Colorado Section of of the ennycress on 22 6 H

ВҮ PRESENTS:

-half (S1/2) of El Paso, of it

nce of 133.09 feet to the Northwest corner of said Lot 25; Thence NO0°18'38"W along the West line of said Lot 25, nce of 133.09 feet to the Northwest corner of said Lot 25; Thence N89°51'21"E along the North line Lot 25, a distance of 72.65 feet to the Northeast corner of said Lot 25; Thence N00°18'38"W, are of 50.00 feet to a point on the North line of said Glen at Widefield Subdivision Filing No. 11; N89°51'21"E along the North line of said Glen at Widefield Subdivision Filing No. 11, a distance of feet; Thence S00°18'38"E, a distance of 50.00 feet to the Northwest corner of said Lot 71; Thence '21"E along the North line of said Lot 71, a distance of 75.39 feet to the Northeast corner of said Lot 71 and a point on the Northerly Right—of—Way line of Golden Buffs Drive as line of said Glen at Widefield Subdivision Filing No. 11; Thence S89°41'22"W along the Northerly Argument of S89°41'22"W along the Northerly Right—of—Way line of S89°41'22"W along the Northerly Right—of—

OWNERS CERTIFICATE:

undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other rests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION VIG NO. 11A. All public improvements so platted are hereby dedicated to public use and said owners hereby covenant and agree that the public improvements will be constructed to El Paso County indards and that proper drainage and erosion control for same will be provided at said owner's expense, to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon aptance by resolution, all public improvements so dedicated will become matters of maintenance by El County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and information systems and other purposes as shown hereon. The entities responsible for providing the ices for which the easements are established are hereby granted the perpetual right of ingress and its from and to adjacent properties for installation, maintenance, and replacement of utility lines and its facilities.

10. Terms, agreements, provisions, conditions and recorded December 9, 1922 in Book 606 at Page

ed in Agr. 331050.

SD

COUNTY OF 유 COLORADO E PASO

by me Ison

17. Right of Way and easement to Colorado Inter 202092771, and subject to the terms and condit

The effects of Order and Decree Organizing 2004 at Reception No. 204105072.

15. Terms, agreements, provisions, conditions, obl 1997 at Reception No. 97048696.

Grant of Right

t of Way to the

The above party in interest has caused said tract to be platted into Lots, 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. 11A" 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 street so dedicated will become matters of maintenance by EL Paso County, Colorado.

BEARINGS STATEMENT:

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 No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and County of El Paso, State of Colorado; Said line being also a portion of the Easterly ne of Autumn Glen Avenue as described in said subdivision, being monumented at the Point de boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of Journal of Curvature of Cur

ot lines will be platted with a ten (10') ot lines will be platted with a ten (10') ot lines adjoining a street which has a foot easement, being a five (5') foot overments and a ten (10') foot with sole responsibility for maintenance

The El

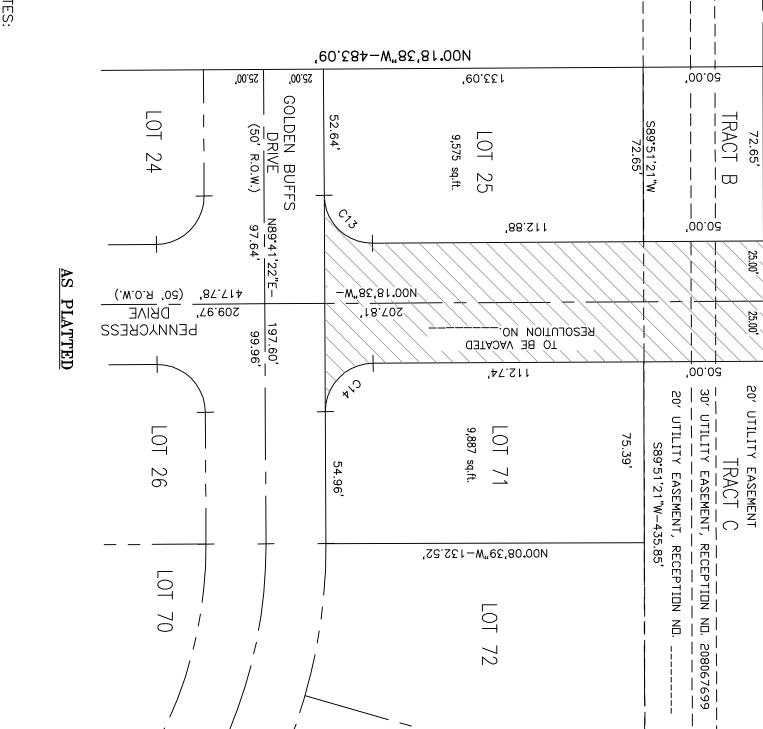
26. Terms, agreements, provisions, conditions and Practice Maintenance Agreement and Easement re

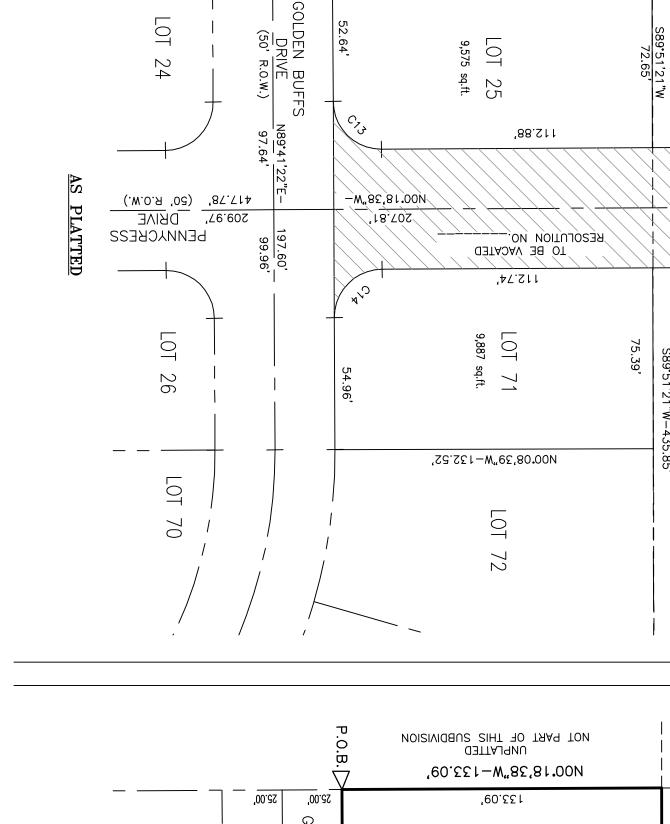
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tion Basin/St . 217011405.

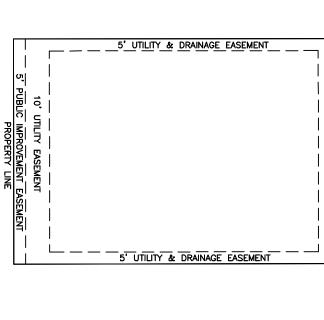
conditions, obli County Comm

22. Terms, agreements, provisions, 2015 at Reception No. 215063411.





N89°51'21"E-GOLDEN BUFFS DRIVE (50' R.O.W.) PART OF THIS SUBDIVISION LOT 25A 12,318 sq.ft. 24 -72.65 50.00 W"85'81'00N S89°41'22"W-TRACT E 6,483 sq.ft. 200.38,38,W DKIΛΕ ΔΕΙΛΕΣΕΖΟ ΕΓΟΙΛΕΕΖΟ ΕΓΟΙΑΣΕΖΟ ΕΓΟΙΑΣΕΖΟ ΕΓΟΙΑΣΕΖΟ ΕΓΟΙΑΣΕΖΟ ΕΓΟΙΑΣΕΣΟ ΕΓΟΙΑΣ NO0.18,28"W-132.82" TRACT E 182.74' 197. 20°.00, 200.18,38"E THE GLEN SUBDIVISION REC. NO. __ T PART OF THIS SUBDIVISION AT WIDEFIELD I FILING NO. 11 26 EASEMENT, RECEPTION NO. 200.08,28,E-125.52, RECEPTION NO. NOISIVIQEUS SIHT AO TAAA TON



30' UTILITY

TRACT C

NOT PART OF THIS SUBDIVISION

TYPICAL SCALE:N.T.S. LOT EASEMENTS

MESA RIDGE

PARKWAY

<u>VICINITY</u>

MAP

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 6A

R65W 22 27

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 8

MARKSHEFFEL ROAD

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 11

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9

SITE

APPROVALS:

Director, Planning and Community Development The accompanying plat was Development this _____ approved by the EL Paso County day of ______.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

0 20 40 SCALE: 1" =

approved for s on the d hereon and

ASSESSOR:

RECORDING:

all building permits be issued, until completed and preliminary accepted nty as recorded under Reception rnative, other collateral is provided to elopment Code and Engineering or, if permitted by the Subdivision procedure requirements of El Paso County

perty. Public drainage easeme Structures, fences, materials

I hereby certify that .____.M COUNTY OF EL PASO duly recorded at Reception o County, Colorado.) SS of the

RCHARGE:

ntions and are subject ded at Reception No..

ect to char

e buyer should fam

This property may be adversely impacted by poss with this potentiality and ramification thereof.

FEE DISTRICT#

DRAINAGE BASIN:_______ DRAINAGE AND SURETY BRIDGE FEE: _____

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 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 17th day of May, 2021.

determined 07, 2018.

to be outside the 500

ment District _ and recorded in the he platted boundaries of Glen at ement District #2 and as such is sı

sed on the est

shed rate at the

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

ts, and other agency requirements, if spartment of Transportation, U.S. Army the Endangered Species Act, particularly as

ip of easements of record. For all upon a Commitment for Title Insu

PARK FEES:

REGIONAL: NEIGHBORHOOD:

rds of the El Paso County Clerk and

NNACLE LAND SURVEYING

PCD FILE NO. VR-22-009

GLEN AT WIDEFIELD SUBDIVISION FILING NO.11A

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