

FINAL PLAT

COTTAGES AT MESA RIDGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That CSJ No. 1, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°41'59" E along the North line of said Northwest Quarter, a distance of 117.30 feet to a point on the West line of Powers Boulevard as recorded under Book 6788 at Page 531 of the records of the El Paso County Clerk and Recorders Office; thence along the West line of said Powers Boulevard, 933.14 feet along the arc of a 1,096.98 foot radius curve to the right, having a central angle of 48°44'17" and a chord that bears S 12°56'23" W, 905.26 feet to a point on the Northerly line of that parcel of land described under Book 5506 at Page 1290 of said records; thence the following eight (8) courses along said Northerly lines and Easterly lines of said parcel of land described under Book 5506 at Page 1290: 1) N 84°16'00" W, a distance of 198.99 feet; 2) 46.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04°53'33" and a chord that bears N 86°42'46" W, 46.10 feet; 3) N 89°09'33" W, a distance of 124.09 feet; 4) 100.02 feet along the arc of a 140.00 foot radius tangent curve to the right, having a central angle of 40°56'07" and a chord that bears N 68°41'30" W, 97.91 feet; 5) N 48°13'27" W, a distance of 126.77 feet; 6) 6.49 feet along the arc of an 8.00 foot radius tangent curve to the right, having a central angle of 46°29'23" and a chord that bears N 24°58'45" W, 6.31 feet; 7) N 01°44'04" W, a distance of 137.18 feet; 8) 87.71 feet along the arc of a 135.00 foot radius tangent curve to the left, having a central angle of 37°13'35" and a chord that bears N 20°21'02" W, 86.18 feet to the Southwest corner of Lot 15, Block 3, Sunrise Ridge Subdivision Filing No. 8 as recorded under Reception No. 1722613 of said records; thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filing No. 8: 1) 511.39 feet along the arc of a 1,034.60 foot radius curve to the left, having a central angle of 28°19'14" and a chord that bears N 58°13'41" E, 506.20 feet to a point of compound curvature; 2) 283.12 feet along the arc of a 500.00 foot radius curve to the left, having a central angle of 32°26'36" and a chord that bears N 27°50'47" E, 279.35 feet to a point on the North line of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th Principal Meridian; thence N 89°57'13" E along the North line of said Northeast Quarter, a distance of 115.21 feet to the Point of Beginning.

Containing a calculated area of 445,104 square feet (10.218) acres of land, more or less.

DEDICATION

The above owner has caused said parcel of land to be platted into a lot and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as COTTAGES AT MESA RIDGE in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CSJ No. 1, LLC, a Colorado Limited Liability Company, has executed this instrument this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, A.D.

David D. Jenkins, Authorized Agent CSJ No. 1, LLC, a Colorado Limited Liability Company

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 laid out, subdivided, and platted said lands into lots, a street, and easements as shown hereon under the name and subdivision of COTTAGES AT MESA RIDGE. 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 egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

OWNER: CSJ No. 1, LLC, a Colorado Limited Liability Company

By: David D. Jenkins

Title: Authorized Agent

NOTARIAL:

STATE OF } COUNTY OF }

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_, A.D.

By: David D. Jenkins, Authorized Agent

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

EASEMENT STATEMENT:

Easements are as shown hereon with the sole responsibility for maintenance of these easements hereby vested with the property owner.

SURVEYOR'S NOTES

- 1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. 30685LTC, with an effective date of February 23, 2022 as provided by Legacy Title Group and Old Republic National Title Insurance Company.
5. This survey was performed in the field on June 5, 2020.
6. The overall subject parcel contains a calculated area of 445,104 square feet (10.218 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon a line from the North Quarter corner of Section 29 and the North Quarter corner of Section 28, Township 15 South, Range 65 West of the 6th P.M., monumented at the North Quarter corner of Section 29 with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the North Quarter corner of Section 28 with a #6 rebar and 3.25" aluminum cap stamped "PLS 14611", and is assumed to bear N 89°49'38" E, a field measured distance of distance of 5281.32 feet.
8. There shall be no direct Lot access to South Powers Boulevard or Mesa Ridge Parkway.
9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0956G, effective December 7, 2018.
10. Soil and Geologic hazard note: A Geological Hazard Report entitled "Soil, Geology, and Geological Hazard The Cottages at Mesa Ridge Parcel No. 5529100006" was prepared by Entech Engineering, Inc. (Latest revision date 12/22/21) which is available at the El Paso County Planning and Community Development Department (PSD File No. PUDSP-2111). The report did not identify geologic hazards that preclude development of the site for its intended use. The conditions identified at the site that may pose hazards or constraints to development include:
\*Artificial fill
\*Collapsible soils
\*Expansive soils
\*Groundwater and Floodplain areas
\*Potentially seasonal shallow groundwater
\*\* Mitigation method: Slab-on-grade foundations

The conditions listed above can typically be mitigated with engineering design and construction methods commonly deployed in the area.

11. The parties responsible for this plan have familiarized themselves with the current accessibility criteria and specifications and the proposed plan reflects the site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice, approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guideline enacted or promulgated under or with respect to such laws.

12. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on Plat notes to ensure that a title search would find the fee obligation before sale of the Property.

13. The property shown hereon is located within the Mesa Ridge Metropolitan District No. 2, per the document recorded at Reception No. 220038072 of the records of the El Paso County Clerk and Recorder.

14. Special District Disclosure: Mesa Ridge Metropolitan District No. 2. A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.

15. NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage, park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

16. 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.

17. 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.

18. No driveway shall be established unless an access permit has been granted by El Paso County.

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

20. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this Subdivision and are on file at the County Planning and Community Development Department: transportation impact study; drainage report; water resources report; wastewater disposal report; geology and soils report; fire protection report; noise report.

21. 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 Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife service regarding the endangered species act, particularly as it relates to the listed species (e.g., Preble's Meadow jumping mouse).

22. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

23. The land within the Plat is zoned PUD/CAD-D as identified within PCD file number PUDSP 21-011. The PUD development plan, guidelines and landscape plan are recorded at Reception No. \_\_\_\_\_

24. The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

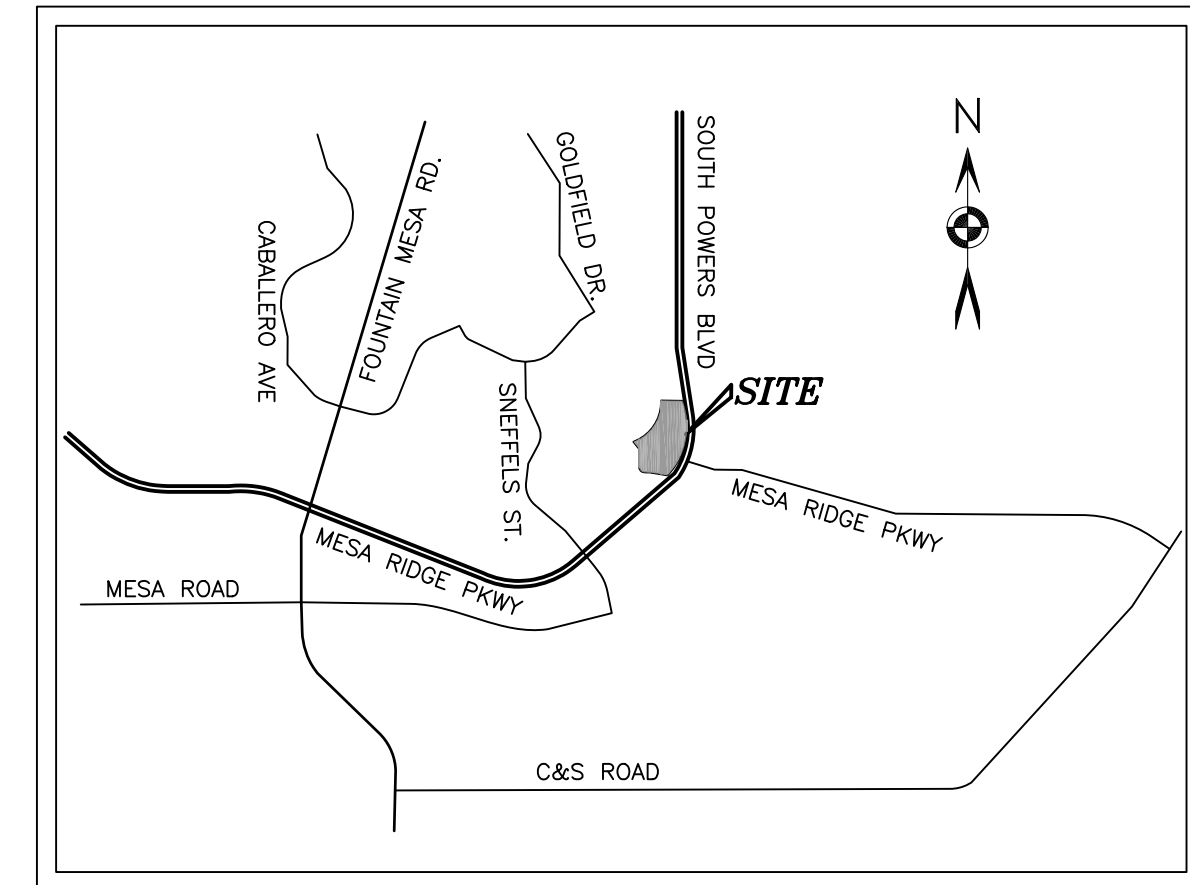
25. A portion of the FMIC property will be utilized for the purposes of providing a private secondary fire emergency access (to be built to the required Widefield Fire District standards) to serve the proposed multi-family residential development. The Fountain Mutual Irrigation Company will retain ownership of said land. Maintenance of said access will be vested in the owners of Lot 1.

UTILITIES STATEMENT:

Utilities within this subdivision will be provided by: ELECTRIC: City of Fountain Electrical Department GAS: N/A WATER: Widefield Water and Sanitation District WASTEWATER: Fountain Sanitation District

FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0956G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I, Spencer J. Barron, 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 October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron Colorado Professional Land Surveyor No. 38141 For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for COTTAGES AT MESA RIDGE was approved for filing by the El Paso County, Colorado Planning and Community Development Department this \_\_\_\_ day of \_\_\_\_, 20\_\_\_\_.

Planning and Community Development Director Date

RECORDING

STATE OF COLORADO } COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office at \_\_\_\_ O'clock \_\_M., this day of \_\_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

By: Deputy

FEES:

- School Fee (Widefield School District No. 3): \$25,254.00 Bridge Fee: \$24,488.00 Regional Park Fee (Region 4): \$56,120.00 Urban Park Fee (Urban Area 4): \$35,380.00 Drainage Fee (West Fork J.C.C. Drainage Basin): \$82,869.00

SHEET LEGEND:

- SHEET 1: Legal description, notes and vicinity map SHEET 2: Boundary detailed information SHEET 3: Easement detailed information

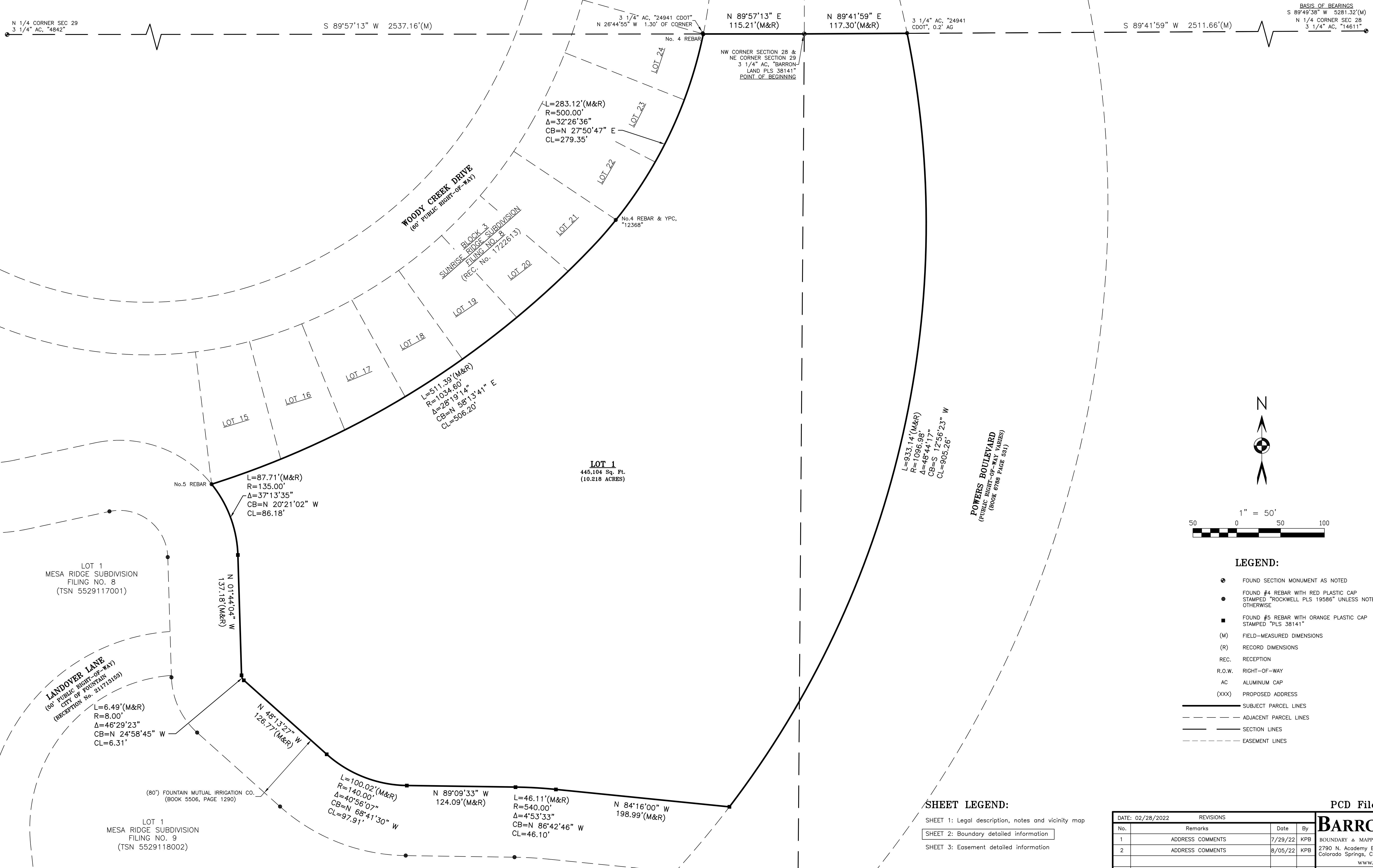
Table with columns: No., Remarks, Date, By. Includes entries for address comments on 7/29/22 and 8/05/22.

PCD File No. SF2214

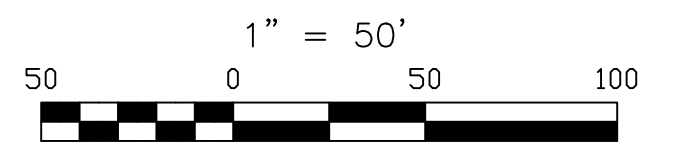
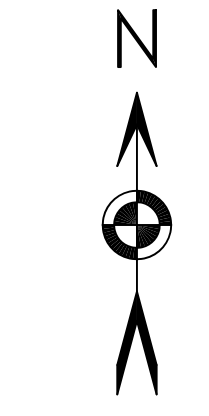
BARRON LAND logo and contact information: BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION, 2790 N. Academy Blvd., Suite 311, Colorado Springs, CO 80917, P: 719.360.6827, F: 719.466.6527, www.BARRONLAND.com, PROJECT No.: 20-035, SHEET 1 OF 3

# FINAL PLAT COTTAGES AT MESA RIDGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



**BASIS OF BEARINGS**  
S 89°49'38" W 5281.32'(M)  
N 1/4 CORNER SEC. 28  
3 1/4" AC. "14611"



- LEGEND:**
- FOUND SECTION MONUMENT AS NOTED
  - FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
  - (M) FIELD-MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - REC. RECEPTION
  - R.O.W. RIGHT-OF-WAY
  - AC ALUMINUM CAP
  - (XXX) PROPOSED ADDRESS
  - SUBJECT PARCEL LINES
  - - - ADJACENT PARCEL LINES
  - SECTION LINES
  - - - EASEMENT LINES

- SHEET LEGEND:**
- SHEET 1: Legal description, notes and vicinity map
  - SHEET 2: Boundary detailed information
  - SHEET 3: Easement detailed information

DATE: 02/28/2022		REVISIONS	
No.	Remarks	Date	By
1	ADDRESS COMMENTS	7/29/22	KPB
2	ADDRESS COMMENTS	8/05/22	KPB

PCD File No. SF2214

**BARRON LAND**

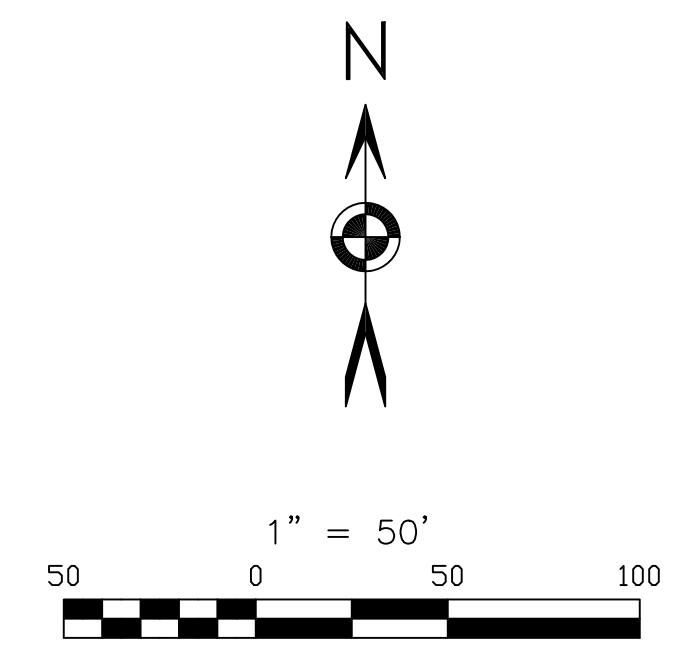
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PROJECT No.: 20-035 SHEET 2 OF 3

# FINAL PLAT COTTAGES AT MESA RIDGE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

N 1/4 CORNER SEC 29 3 1/4" AC, "4842" S 89°57'13" W 2537.16'(M) N 26°44'55" W 1.30' OF CORNER No. 4 REBAR N 89°57'13" E 115.21'(M&R) N 89°41'59" E 117.30'(M&R) 3 1/4" AC, "24941 CDOOT", 0.2' AG S 89°41'59" W 2511.66'(M) N 1/4 CORNER SEC 28 3 1/4" AC, "14611"



- LEGEND:**
- FOUND SECTION MONUMENT AS NOTED
  - FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
  - FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
  - (M) FIELD-MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - REC. RECEPTION
  - R.O.W. RIGHT-OF-WAY
  - AC ALUMINUM CAP
  - (XXX) PROPOSED LINES
  - SUBJECT PARCEL LINES
  - - - ADJACENT PARCEL LINES
  - SECTION LINES
  - - - EASEMENT LINES

LINE BEARING	DISTANCE
L1 N 34°11'18" E	84.47'
L2 N 72°24'45" W	111.86'
L3 N 17°35'15" E	10.00'
L4 S 72°24'45" E	15.01'
L5 N 26°55'56" W	34.70'
L6 N 57°33'26" W	61.37'
L7 N 00°02'47" W	40.51'
L8 N 89°57'13" E	10.00'
L9 S 00°02'47" E	41.99'
L10 S 57°33'26" E	52.87'
L11 S 26°55'56" E	33.08'
L12 S 89°34'39" E	86.55'
L13 N 00°25'21" E	1178.12'
L14 S 89°34'39" E	30.00'
L15 S 00°25'21" W	195.12'
L16 S 89°34'39" E	171.00'
L17 N 89°34'39" W	70.49'
L18 S 00°25'21" W	114.09'
L19 S 47°57'47" E	5.13'
L20 S 36°28'03" E	110.51'
L21 S 53°31'40" W	10.00'
L22 N 36°28'03" W	10.51'
L23 S 30°35'58" E	108.33'
L24 S 78°08'12" E	52.21'
L25 S 30°19'15" W	18.50'
L26 S 59°23'42" W	74.34'
L27 N 30°35'58" W	151.33'
L28 S 29°35'21" E	10.50'
L29 S 60°19'19" W	10.00'
L30 N 29°35'21" W	15.51'
L31 N 85°34'16" W	60.98'
L32 N 122°3'58" W	27.64'
L33 N 34°11'18" E	81.70'
L34 S 44°53'00" E	12.48'
L35 N 45°07'00" E	10.00'
L36 N 44°53'00" W	12.15'
L37 S 44°34'39" E	26.26'
L38 S 00°25'21" W	90.53'
L39 N 47°57'47" W	23.14'
L40 S 42°02'13" W	10.00'
L41 S 47°57'47" E	125.94'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	138.00'	70.52'	N 51°33'55" E	69.73'	29°18'38"
C2	1128.60'	437.68'	N 55°10'40" E	434.94'	22°13'11"
C3	594.02'	68.24'	N 40°46'37" E	68.20'	6°34'55"
C4	138.00'	53.11'	N 48°30'39" E	52.78'	22°02'59"
C5	736.05'	131.04'	N 21°59'01" E	130.87'	10°12'02"
C6	746.05'	125.21'	S 21°34'36" W	125.06'	9°36'56"
C7	8.00'	4.28'	S 42°14'41" E	4.23'	30°37'31"
C8	1058.98'	20.01'	S 01°51'47" W	20.01'	1°04'53"
C9	117.00'	57.60'	S 14°31'36" W	57.02'	28°12'50"
C10	122.00'	29.80'	S 36°11'13" W	29.72'	13°59'58"
C11	1358.10'	240.30'	S 48°15'10" W	239.99'	10°08'16"
C12	1358.10'	75.57'	S 59°20'15" W	75.56'	3°11'17"
C13	1358.10'	25.43'	S 59°39'48" W	25.43'	1°04'23"
C14	1353.10'	212.65'	S 65°07'29" W	212.43'	9°00'16"
C15	80.00'	12.77'	S 38°45'45" E	12.76'	9°08'54"
C16	80.00'	22.03'	N 58°23'50" E	21.96'	15°46'51"
C17	1186.60'	460.17'	N 55°10'40" E	457.29'	22°13'11"
C18	652.02'	74.90'	N 40°46'37" E	74.86'	6°34'55"
C19	80.00'	73.91'	N 63°57'15" E	71.31'	5°29'12"
C20	82.00'	31.91'	S 11°34'15" W	31.71'	22°17'47"
C21	82.00'	18.89'	S 36°34'58" W	18.85'	13°12'08"
C22	1318.10'	366.26'	S 51°08'39" W	365.09'	15°55'15"
C23	1318.10'	210.59'	S 63°40'54" W	210.36'	9°09'14"
C24	82.00'	90.95'	N 79°58'05" W	86.36'	6°32'48"
C25	63.00'	14.31'	N 37°02'05" E	14.28'	13°00'47"
C26	38.00'	47.03'	N 04°57'17" W	44.11'	70°57'56"
C27	68.00'	84.22'	S 04°57'17" E	78.94'	70°57'56"

- SHEET LEGEND:**
- SHEET 1: Legal description, notes and vicinity map
  - SHEET 2: Boundary detailed information
  - SHEET 3: Easement detailed information

No.	REVISIONS	Date	By
1	ADDRESS COMMENTS	7/29/22	KPB
2	ADDRESS COMMENTS	8/05/22	KPB

PCD File No. SF2214

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PROJECT No.: 20-035 SHEET 3 OF 3

