

# PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. 1A

A Vacation and Replat of Lots 15, 16, 17 and Tract B, Block 2, Peaceful Ridge at Fountain Valley Subdivision  
 A portion of the Southeast One-quarter (SE1/4) of Section 15  
 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.  
 County of El Paso, State of Colorado

## KNOW ALL MEN BY THESE PRESENTS:

That Fountain Valley Investment, being the owner of the described tract of land, to wit:

## LAND DESCRIPTION, PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION 1A:

A tract of land located in a portion of the Southeast One-quarter (SE1/4) of Section 15, 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:

Lots 15, 16, 17 and Tract B, Block 2, as plotted in Peaceful Ridge at Fountain Valley Subdivision as recorded in the Public Records of El Paso County, Colorado, and Recorder's Office, County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 15, Block 2, of said Peaceful Ridge at Fountain Valley Subdivision; Thence S89°24'20"E along the North line of said Lot 15, a distance of 131.64 feet to the Northeast corner of said Lot 16; Thence S89°24'20"E along the North line of said Lot 16, a distance of 131.64 feet to the Northeast corner of said Lot 17; Thence S89°24'20"E along the North line of said Tract B, a distance of 17.15 feet to the Northeast corner of said Tract B; Thence along the rear line of said Tract B, on the arc of a non-tangential curve to the right, having a central angle of 0°31'53", a radius of 6524.75 feet, on arc length of 346.69 feet, whose chord bears S10°35'44"W to the Southeast corner of said Tract B; Thence S89°24'20"W along the South line of said Tract B, a distance of 182.75 feet to the Southeast corner of said Tract B; Thence S89°24'20"E along the East line of said Tract B, a distance of 182.75 feet to the Southeast corner point on the Southern Right-of-Way line of Melting Sky Drive; Thence along the Southern Right-of-Way line of Melting Sky Drive and the Western Right-of-Way line of Periwinkle Place, the following six (6) courses:

- 1.) N89°53'03"E, a distance of 3.01 feet;
  - 2.) Thence along the arc of a curve to the right, having a central angle of 22°55'48", a radius of 75.00 feet, on arc length of 30.02 feet;
  - 3.) Thence along the arc of a reverse curve to the left, having a central angle of 1°23'41'53", a radius of 50.00 feet, on arc length of 107.35 feet;
  - 4.) Thence along the arc of a reverse curve to the right, having a central angle of 2°03'15"7", a radius of 75.00 feet, on arc length of 27.31 feet;
  - 5.) Thence along the arc of a reverse curve to the left, having a central angle of 0°52'31'5", a radius of 850.00 feet, on arc length of 79.33 feet;
  - 6.) Thence N04°35'40"E, a distance of 243.02 feet to the Point of Beginning.
- Said tract contains 73,273 S.F. (1,682.2 acres) 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 plotted said lands into lots, streets, and easements as shown hereon under the name and subdivision of PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION 1A. All public improvements so plotted are hereby dedicated to public use and said owner hereby certifies that the public improvements will be installed at the expense of said owner. The undersigned also agree that the public improvements will be installed at the expense of said owner, 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 assessments shown hereon are hereby granted for public utilities and services for which the assessments are established or hereafter granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Fountain Valley Investment

J. Mark Watson President Fountain Valley Investment

## 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 Fountain Valley Investment.

Witness my Hand and Seal: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 Notary Public  
 Address: \_\_\_\_\_

## DEDICATION:

The above party, in interest has caused said tract to be plotted into Lots, Blocks, Tracts, Streets and Paths, and dimensions of said Lots, Blocks, Tracts, Streets and Easements which shall be known as "PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION 1A", El Paso County, Colorado. All streets as plotted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all plotted streets will be graded, paved and that proper drainage for same will be provided at the own expense, and to the extent of the same, and that the same shall be maintained by the owner of the same. The dedication by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

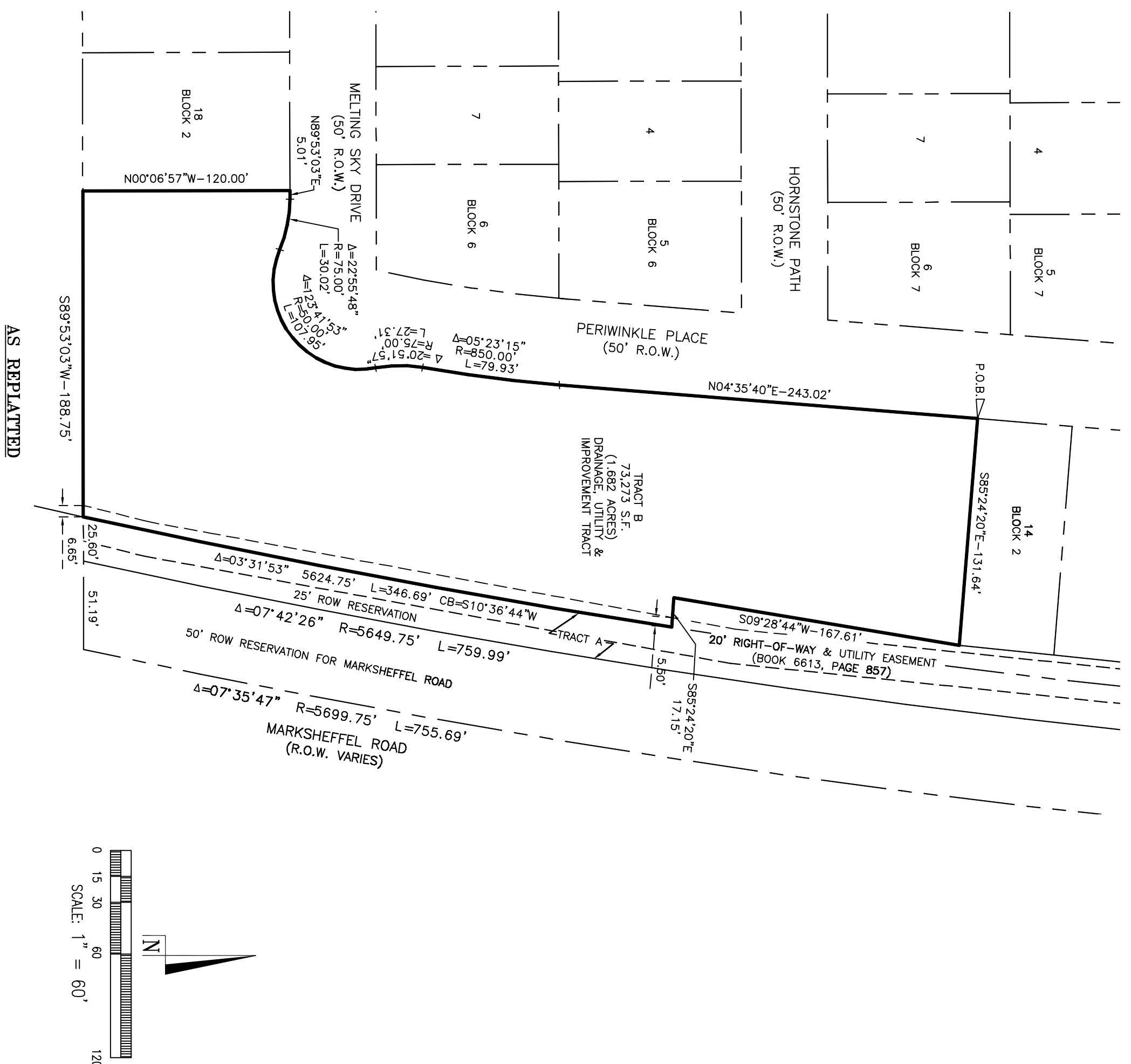
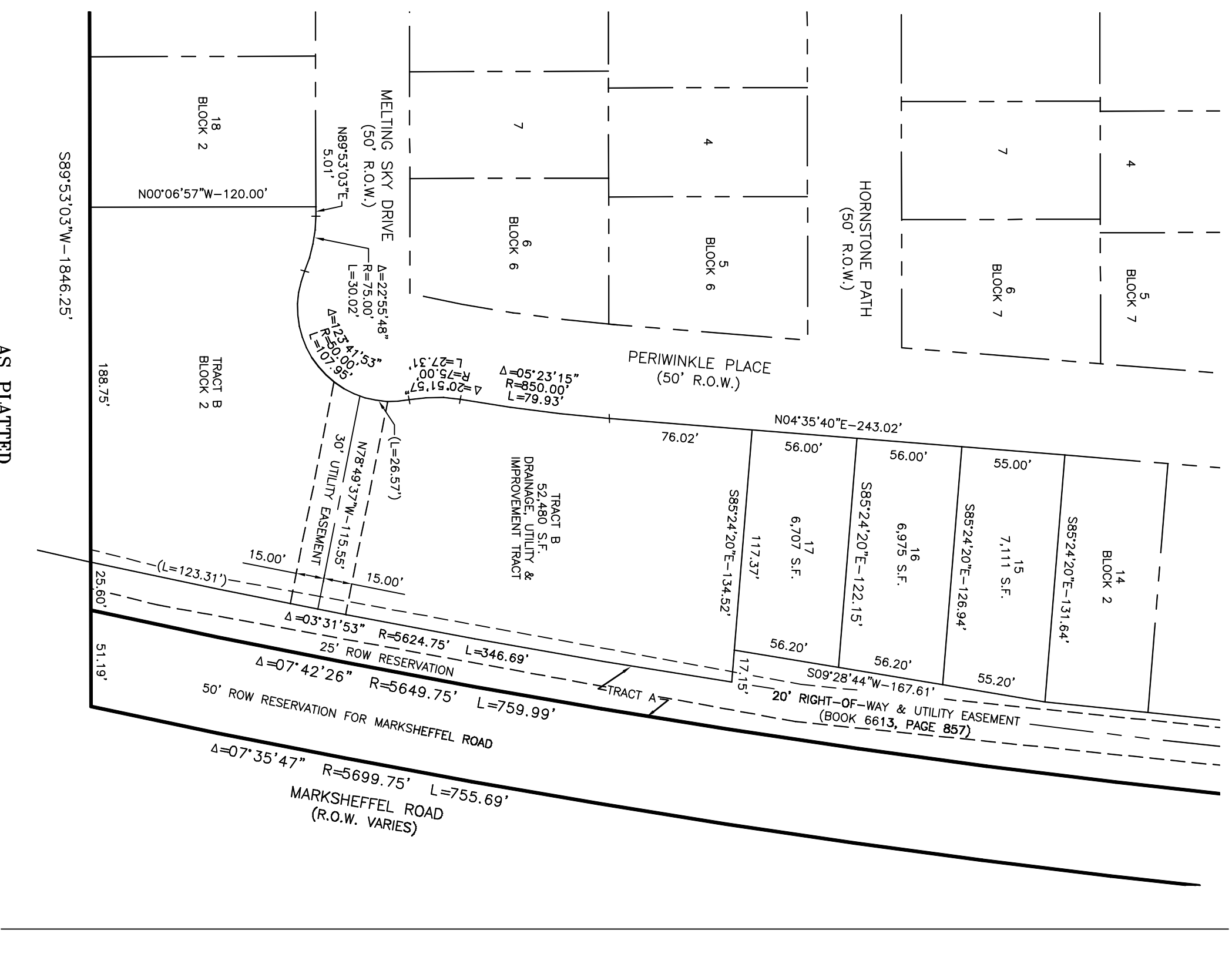
## BAISIS OF BEARINGS STATEMENT:

The bearings of this plot are relative to the north line of the Southeast One-Quarter (SE 1/4) of Section 15, Township 15 South Range 65 West of the 6TH P.M., monumented at the Center One-Quarter (C1/4) corner by a 12.00' x 12.00' x 12.00' x 12.00' square monument, and the bearing of the line from the monument to the north line of the monument is T5°10'37.7". Said line is assumed to bear N89°52'46"E, a distance of 2,633.86 feet measured.

## EASEMENTS:

Unless shown greater in width, both sides of all side lot lines will be plotted with five (5) foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be plotted with a ten (10) foot easement for drainage purposes and public utilities only. All easements shall be plotted with a five (5) foot easement adjacent to that five (5) foot easement for public improvements and on ten (10) foot easement adjacent to the five (5) foot easement for utility purposes, with sole responsibility for maintenance being vested with the adjoining property owners.

PINNACLE LAND SURVEYING COMPANY, INC.  
 121 COUNTY ROAD 5, DIVIDE, CO 687-7360



- NOTES:
1. These tracts of land are subject to the following terms per STEWART TITLE GUARANTY COMPANY Commitment No. 1766750.
  2. Reprovisions or exceptions contained in U.S. Patents, or in acts authorizing the issuance thereof, recorded in the Public Records of El Paso County, Colorado, shall not apply to the lands hereon.
  3. The plat hereon is subject to the provisions of the Colorado Subdivision Act, Chapter 38, Article 10, C.R.S.
  4. The plat hereon is subject to the provisions of the Colorado Condominium Act, Chapter 38, Article 11, C.R.S.
  5. The plat hereon is subject to the provisions of the Colorado Homeowners' Association Act, Chapter 38, Article 12, C.R.S.
  6. No non-natural or non-natural obstructions shall be allowed to penetrate the 40:1 apparent surface of the Colorado Springs Municipal Airport.
  7. All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.
  8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft, navigation, communications or navigational aids shall be allowed.
  9. REMOVED
  10. All property owners are responsible for maintaining proper storm water drainage in and through their property.
  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 the required public improvements have been constructed and completed in accordance with the subdivision improvement agreement between the applicant and El Paso County, Colorado, or in the alternative, owners of the lots affected by the subdivision improvement agreement shall be responsible for the construction and completion of the same.
  12. A 30 foot by 30 foot right-of-way easement shall be provided for all lot lines shown on this plat. A 50 foot by 50 foot right-of-way easement shall be provided for all intersections or lot corners with street easements. No obstruction greater than eighteen (18) inches is allowed in this area.
  13. The addresses ( ) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
  14. Direct lot access to Marksheffel Road is prohibited.
  15. Ownership and Maintenance of Tracts A & B will be vested in The Peaceful Ridge at Fountain Valley Homeowner's Association.
  16. Notices shall be installed in accordance with all El Paso County and United States Postal Service regulations.
  17. A Private Detention Pond Maintenance Agreement is recorded under Reception No. 227104503 of the records of the El Paso County Clerk and Recorder.
  18. Tract A is hereby dedicated for utility, drainage and noise barrier installation and maintenance. Ownership and maintenance of Tract A and the Noise Barrier shall be vested in the Peaceful Ridge at Fountain Valley Homeowner's Association. The dedication of Marksheffel Road becomes necessary if the expansion of Marksheffel Road becomes necessary.
  19. Tract B is hereby dedicated for utility, drainage, noise barrier and pedestrian access. Ownership and maintenance of Tract B, the Noise Barrier and pedestrian access are vested in the Peaceful Ridge at Fountain Valley Homeowner's Association. Ownership and maintenance of Tract B, the Noise Barrier and maintenance of the Noise Barrier if and when the Noise Barrier is constructed.
  20. The ten (10) foot rear utility and drainage easement along this 1 through Tract B, Block 2, adjacent to Tract A shall include ingress, egress, installation and maintenance of the Noise Barrier.
  21. An access easement along the South line of a tract of land recorded under Reception No.203192041 for the construction, maintenance and ingress/egress of Peaceful Ridge at Fountain Valley Subdivision is hereby dedicated.
  22. A drainage easement along the South line of a tract of land recorded under Reception No.203192041 for installation and maintenance of drainage facilities on recorded under Reception No. \_\_\_\_\_
  23. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding the status of any recorded easements, the owner of the land should consult the Public Records of El Paso County, Colorado, or the County Clerk and Recorder, El Paso County, Colorado, Commitment No. 1766750, effective date July 16, 2022 at 8:00 A.M.
  24. All distances shown hereon are in US Feet.
  25. There is a 1' tract within this subdivision.

- NOTES CONTINUED:
5. The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Soils and Geologic Study, Water Availability Study, Drainage Report, Wildlife Hazard Report, Natural Features Report.
  6. No non-natural or non-natural obstructions shall be allowed to penetrate the 40:1 apparent surface of the Colorado Springs Municipal Airport.
  7. All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.
  8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft, navigation, communications or navigational aids shall be allowed.
  9. REMOVED
  10. All property owners are responsible for maintaining proper storm water drainage in and through their property.
  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 the required public improvements have been constructed and completed in accordance with the subdivision improvement agreement between the applicant and El Paso County, Colorado, or in the alternative, owners of the lots affected by the subdivision improvement agreement shall be responsible for the construction and completion of the same.
  12. A 30 foot by 30 foot right-of-way easement shall be provided for all lot lines shown on this plat. A 50 foot by 50 foot right-of-way easement shall be provided for all intersections or lot corners with street easements. No obstruction greater than eighteen (18) inches is allowed in this area.
  13. The addresses ( ) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
  14. Direct lot access to Marksheffel Road is prohibited.
  15. Ownership and Maintenance of Tracts A & B will be vested in The Peaceful Ridge at Fountain Valley Homeowner's Association.
  16. Notices shall be installed in accordance with all El Paso County and United States Postal Service regulations.
  17. A Private Detention Pond Maintenance Agreement is recorded under Reception No. 227104503 of the records of the El Paso County Clerk and Recorder.
  18. Tract A is hereby dedicated for utility, drainage and noise barrier installation and maintenance. Ownership and maintenance of Tract A and the Noise Barrier shall be vested in the Peaceful Ridge at Fountain Valley Homeowner's Association. The dedication of Marksheffel Road becomes necessary if the expansion of Marksheffel Road becomes necessary.
  19. Tract B is hereby dedicated for utility, drainage, noise barrier and pedestrian access. Ownership and maintenance of Tract B, the Noise Barrier and pedestrian access are vested in the Peaceful Ridge at Fountain Valley Homeowner's Association. Ownership and maintenance of Tract B, the Noise Barrier and maintenance of the Noise Barrier if and when the Noise Barrier is constructed.
  20. The ten (10) foot rear utility and drainage easement along this 1 through Tract B, Block 2, adjacent to Tract A shall include ingress, egress, installation and maintenance of the Noise Barrier.
  21. An access easement along the South line of a tract of land recorded under Reception No.203192041 for the construction, maintenance and ingress/egress of Peaceful Ridge at Fountain Valley Subdivision is hereby dedicated.
  22. A drainage easement along the South line of a tract of land recorded under Reception No.203192041 for installation and maintenance of drainage facilities on recorded under Reception No. \_\_\_\_\_
  23. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding the status of any recorded easements, the owner of the land should consult the Public Records of El Paso County, Colorado, or the County Clerk and Recorder, El Paso County, Colorado, Commitment No. 1766750, effective date July 16, 2022 at 8:00 A.M.
  24. All distances shown hereon are in US Feet.
  25. There is a 1' tract within this subdivision.

## APPROVALS:

This plat was approved for filing by the El Paso County, Colorado Planning and Community Development on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any conditions specified herein. Lots 15, 16, 17, the adjoining easements and the 30' utility easement across Tract B, Block 2 shown on the Peaceful Ridge at Fountain Valley Subdivision, recorded in the Office of the El Paso County Clerk and Recorder, Reception No. 202712619 are hereby vacated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Director, Planning and Community Development \_\_\_\_\_ Date \_\_\_\_\_

## ASSESSOR:

Steve Schelker, El Paso County Assessor

## DEDICATION:

The dedication of Tract B is hereby accepted for ownership and maintenance by the Peaceful Ridge Metropolitan District.

By: \_\_\_\_\_  
 President

STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_ as President of the Peaceful Ridge Metropolitan District.

Witness my Hand and Seal: \_\_\_\_\_  
 My Commission Expires: \_\_\_\_\_  
 Notary Public

## RECORDING:

STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded at Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

Recorder: \_\_\_\_\_  
 CHUCK BROGEMAN, Recorder

SURCHARGE: \_\_\_\_\_  
 By: \_\_\_\_\_ Deputy

FEES: \_\_\_\_\_

SCHOOL FEE - DISTRICT# \_\_\_\_\_

PARK FEES: \_\_\_\_\_

REGIONAL: \_\_\_\_\_

NEIGHBORHOOD: \_\_\_\_\_

DRAINAGE AND SURETY FEES: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

DRAINAGE AND SURETY FEES: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

DRAINAGE AND SURETY FEES: \_\_\_\_\_

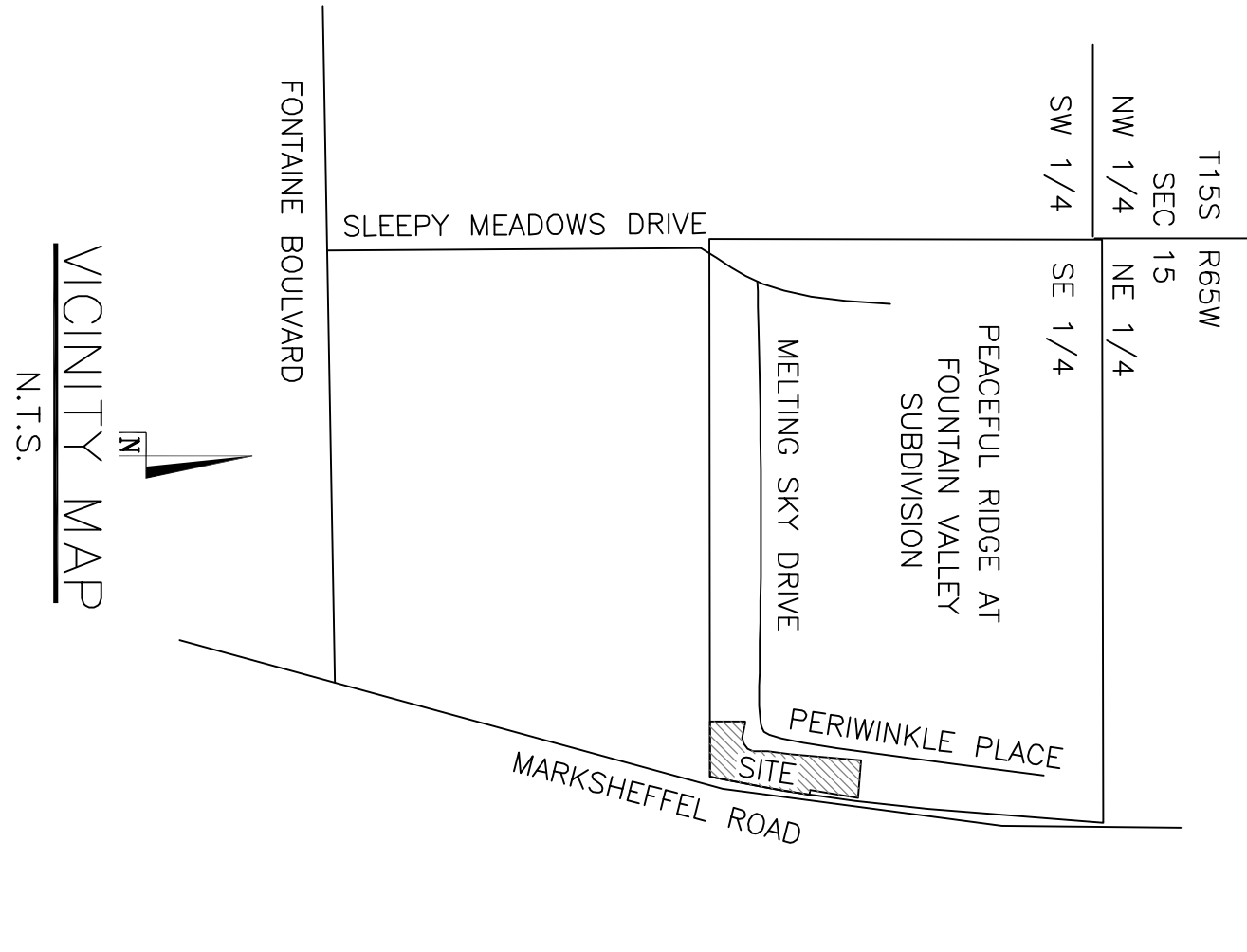
BRIDGE FEE: \_\_\_\_\_

DRAINAGE AND SURETY FEES: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

DRAINAGE AND SURETY FEES: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_



PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. 1A  
 DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ DATE: 11/01/22  
 JOB NO.: 04007400 DWS: 04007400VP DWS: SHEET 1 OF 1

PCD File No. V-22-006

John W. Towner, Registered Professional Land Surveyor No. 25968