

7018 3090 0001 5089 7415

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Postage	\$0.84
Total Postage and Fees	\$8.09
Sent To: Fountain Valley INVESTMENT	
Street and Apt. No., or PO Box No. 3 WIDEFIELD BLVD.	
City, State, ZIP+4® Colo. Springs, CO 80911-2126	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.84
Total Postage and Fees	\$8.09
Sent To: HEATHER SYKES Living TRUST	
Street and Apt. No., or PO Box No. 9552 BUR OAK LANE	
City, State, ZIP+4® Colo. Springs, CO 80911-1326	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.84
Total Postage and Fees	\$8.09
Sent To: ARELI GARCIA HERNANDEZ	
Street and Apt. No., or PO Box No. 9566 BUR OAK LANE	
City, State, ZIP+4® Colo. Springs, CO 80925-1326	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



FOUNTAIN VALLEY INVESTMENT
3 WIDEFIELD BLVD
COLORADO SPRINGS CO, 80911-2126

(Covers 9587 Hornstone Path, 6298 Periwinkle Place, 9569 Melting Sky Drive, Tract A along
Marksheffel Road, and 6259 Periwinkle Place)

HEATHER SYKES LIVING TRUST
HEATHER SYKES TRUSTEE
9552 BUR OAK LANE
COLORADO SPRINGS, CO 80911-1326

ARELI GARCIA HERNANDEZ
9566 BUR OAK LANE
COLORADO SPRINGS, CO 80925-1326

5
BLOCK 6

5
BLOCK 6

FOUNTAIN VALLEY INVESTMENT

FOUNTAIN VALLEY INVESTMENT

FOUNTAIN VALLEY INVESTMENT

FOUNTAIN
VALLEY
INVESTMENT

Heather Sykes Living Trust

Hernandez Areli Garcia

HORNSTONE PATH
(50' R.O.W.)

PERWINKLE PLACE
(50' R.O.W.)

MELTING SKY DRIVE
(50' R.O.W.)

TRACT 80
BLOCK 2

TRACT B
52,480 S.F.
DRAINAGE, UTILITY &
IMPROVEMENT TRACT

30' ROW RESERVATION FOR
- 20' R=5649.75' L=759.99'

MARNSCHEFFEL ROAD
(R.O.W. VARIES)

1



51.1

1

Fountain Valley Investments

3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

August 5, 2022

Notice to Adjacent Property Owners

Vacation and Replat of Lots 15, 16 and 17 and Tract B of the
Peaceful Ridge at Fountain Valley Subdivision

This letter is being sent to you because Fountain Valley Investments is proposing to vacate and replat three lots (Lots 15, 16, and 17) and a tract (Tract B) within Block 2 of the Peaceful Ridge at Fountain Valley Subdivision in El Paso County and replat the same as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Fountain Valley Investments. Pursuant to the provisions of the El Paso County Land Development Code, this proposed vacation and replat does not require approval by the El Paso County Board of County Commissioners or hearing by the El Paso County Planning Commission. However, you are encouraged to contact the applicant using the contact information listed below if you have any questions or concerns regarding this application.

The Peaceful Ridge at Fountain Valley Subdivision was approved by El Paso County in 2006 and included construction drawings depicting drainage improvements for the subdivision, including a detention pond to be located within Tract B. The proposed vacation of Lots 15, 16, and 17 and Tract B and replat as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision would allow for the design and construction of the detention pond to remain in the same general location, which would be on the new Tract B, and it would allow for the design and construction of the pond to comply with the current El Paso County drainage design standards. Specifically, the three lots and one tract are being combined into a single tract in order to increase the size of the required stormwater detention pond.

For questions specific to this project, please contact:

Fountain Valley Investments
3 Widefield Boulevard
Colorado Springs, CO 80911
ryan@widefieldinvestmentgroup.com
(719) 392-0194

Attached is a copy of the Letter of Intent describing the subject property and the development application as well as a copy of the proposed vacation and replat map.

Sincerely,

Fountain Valley Investments

LETTER OF INTENT
VACATION AND REPLAT
PEACEFUL RIDGE FILING NO. 1A
August 5, 2022

OWNER/APPLICANT:

Fountain Valley Investments
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

OWNER:

Fountain Valley Investments
3 Widefield Boulevard
Colorado Springs, CO 80911
(719) 392-0194

ENGINEERING CONSULTANT:

Andy McCord
Kiowa Engineering Corp.
1604 South 21st Street
Colorado Springs, CO 80904
(719) 630-7342

SURVEYING CONSULTANT:

John Towner
Pinnacle Land Surveying Co.
121 County Road 5
Divide, CO 80814
(719) 634-0751

PROPERTY TAX SCHEDULE NO.: 55154-03-067, 55154-03-068, 55154-03-069, and 55154-03-090

SITE LOCATION AND SIZE: The overall Peaceful Ridge at Fountain Valley Subdivision is located at the along the west side of Marksheffel Road, approximately one-quarter (1/4) of a mile north of the Marksheffel Road and Fontaine Boulevard intersection. The land included within the proposed vacation and replat is known as Lots 15, 16, and 17 and Tract B all of Block 2 of the Peaceful Ridge at Fountain Valley Subdivision. The total area of Lots 15, 16, and 17 and Tract B that is the subject of this request is 1.682 acres (73,273 square feet).

CURRENT ZONING OF THE PROPERTY: RS-6000 (Residential Suburban).

REQUEST: Approval of a vacation of Lots 15, 16, and 17 and Tract B, all of Block 2 of the Peaceful Ridge at Fountain Valley Subdivision and replat as Tract B the Peaceful Ridge at Fountain Valley Subdivision Filing No. 1A.

JUSTIFICATION: This request is needed to vacate Lots 15, 16, and 17 and Tract B all of Block 2 of the Peaceful Ridge at Fountain Valley Subdivision and to replat the entire area as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision. The vacation and replat is necessary in order to increase the size of the required drainage, utility, and improvement

tract to specifically allow for a larger stormwater detention pond which would then conform to the County's current drainage design criteria.

The proposed replat will not create any additional lots for development, which means it is consistent with the approved preliminary plan and will not require the provision of additional water or wastewater services. The Peaceful Ridge at Fountain Valley final plat was found to be consistent with the Criteria for Approval in Chapter 7 of the El Paso County Land Development Code, including the El Paso County master plan. This request is also consistent with those findings for the same reasons as were determined with the Peaceful Ridge at Fountain Valley final plat.

There are no natural or man-made hazards that will be impacted with approval of the proposed request and no additional traffic will be generated. In fact, the purpose of the vacation and replat is to ensure compliance by the development with the current El Paso County drainage criteria, which inherently is designed to ensure that any potential drainage hazards are appropriately mitigated. The request does not include any new proposed waivers or deviations.

ROAD IMPACT FEES:

The proposed vacation and replat will not create any new buildable lots or parcels. In fact, the proposed vacation and replat would result in a reduction of three (3) buildable lots within the Peaceful Ridge at Fountain Valley Subdivision. Therefore, no new buildable lots or parcels would be subject to the El Paso County Road Impact Fee.

OTHER IMPACT FEES:

All other impact fees associated with vacation and replat have been previously paid with the recording of the Peaceful Ridge at Fountain Valley Subdivision final plat. No additional fees will be due with this request since the vacation and replat request does not create any additional buildable lots or parcels.

CONSISTENCY WITH APPROVAL CRITERIA

1. The El Paso County Land Development Code states that a replat "involves two actions, the vacation of the portion of the subdivision plat where the change is proposed...and approval of a new subdivision plat. The approval criteria for a replat includes the following:

The replat complies with the Code, and the original conditions of approval associated with the recorded plat.

The proposed replat complies with the Land Development Code, including the dimensional standards for residential lots within the RS-6000 zoning district and would be in compliance with the conditions of approval associated with the previously approved The Glen at Widefield Filing No. 11 final plat.

No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.

The proposed vacation and replat would result in a vacation of Lots 15,16, and 17 and Tract B, and replatting of the lots and Tract into a single tract, known as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision. The requested action will not create a nonconforming lot or parcel.

The replat is in keeping with the purpose and intent of the Code.

The proposed replat is not a material change to the previously approved final plat and would support the purpose and intent of the Code, including the standards in the RS-6000 zoning district and the rules and regulations governing the division of land.

The replat conforms to the required findings for a minor or major subdivision, whichever is applicable.

Approval of the proposed replat would be directly consistent with the Peaceful Ridge at Fountain Valley Subdivision, which was found to be in conformance with the findings for a major subdivision at the time it was approved.

Legal and physical access is proposed to all parcels by public right-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.

Legal access has already been established for the overall Peaceful Ridge at Fountain Valley Subdivision development and the proposed vacation and replat would not alter those existing accesses. The layout and design of the roadway adjacent to the lots and tract to be vacated and replatted

with this action, which is known as Periwinkle Place, will not be affected by this request.

The approval will not adversely affect the public health, safety, and welfare.

The request to vacate and replat Lots 15, 16, and 17 and Tract B of the Peaceful Ridge at Fountain Valley subdivision will not have an adverse effect on the public health, safety, and welfare since no new traffic access points are being proposed. In fact, the replat is proposed to reduce the number of buildable lots in the subdivision and increase the size of the required detention pond, which will serve to improve the overall health, safety, and welfare of the residents in the area by ensuring that all onsite stormwater runoff is collected, detained, and released consistent with current best practices.

Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the replat has been resolved.

There is no conflict between the CC&Rs of the development and the proposed request for approval of a vacation and replat.



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type
(Note: each request requires completion of a
separate application form):

- ☐ Appeal
- ☐ Approval of Location
- ☐ Board of Adjustment
- ☐ Certification of Designation
- ☐ Const. Drawings, Minor or Major
- ☐ Development Agreement
- ☐ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment, Major
- ☐ Preliminary Plan, Major or Minor
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ SIA, Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
 - ☐ Major
 - ☐ Minor, Admin or Renewal
- ☐ Subdivision Exception
- ☐ Vacation
 - ☐ Plat Vacation with ROW
 - ☐ Vacation of ROW
- ☐ Variances
 - ☐ Major
 - ☐ Minor (2nd Dwelling or Renewal)
 - ☐ Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO

☒ Other: Vacation and Replat

This application form shall be accompanied by
all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and
the proposed development. Attached additional sheets if necessary.

Property Address(es): N/A	
Tax ID/Parcel Numbers(s) 55154-03-067, 55154-03-068, 55154-03-069, and 55154-03-090	Parcel size(s) in Acres: Lot 15- 0.16 acres (7,111 sq. ft.) Lot 16- 0.16 acres (6,975 sq. ft.) Lot 17- 0.15 acres (6,707 sq. ft.) Tract B- 1.20 acres (52,480 sq. ft.)
Existing Land Use/Development: Vacant - Final plat approved in 2006 for the Peaceful Ridge at Fountain Valley Subdivision	Zoning District: RS-6000

- ☐ Check this box if **Administrative Relief** is being requested in
association with this application and attach a completed
Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association
with this application for development and attach a completed
Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or
organization(s) who own the property proposed for development.
Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Fountain Valley Investments	
Mailing Address: 3 Widefield Boulevard, Colorado Springs, CO 80911	
Daytime Telephone: 719-392-0194	Fax:
Email or Alternative Contact Information: ryan@widefieldinvestmentgroup.com	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: (submit additional sheets if necessary):

A request to vacate and replat three lots (Lots 15, 16, and 17) and a tract (Tract B) within Block 2 of the Peaceful Ridge at Fountain Valley Subdivision in El Paso County and replat the same as Tract B of the Peaceful Ridge at Fountain Valley Filing No. 1A subdivision.



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): Fountain Valley Investments Contact: Ryan Watson	
Mailing Address: 3 Widefield Boulevard, Colorado Springs, CO 80911	
Daytime Telephone: 719-392-0194	Fax:
Email or Alternative Contact Information: ryan@widefieldinvestmentgroup.com	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):	
Mailing Address:	
Daytime Telephone:	Fax:
Email or Alternative Contact Information:	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: JULIA

Date: Aug 4th 2022

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: JULIA

Date: Aug 4th 2022

A Vacation and Replat of Lots 15, 16, 17 and Tract B, Block 2, Peaceful Ridge at Fountain Valley Subdivision

County of El Paso, State of Colorado

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

Lots 15, 16, 17 and Tract B, Block 2 as platted in Peaceful Ridge at Fountain Valley Subdivision as recorded under Reception No. 207772619 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, being more particularly described as follows:

- 1.) N89°53.03'E, a distance of 5.01 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, an arc length of 50.00 feet;
- 3.) Thence along the arc of a reverse curve to the left, having a central angle of 125°41'53", a radius of 50.00 feet, an arc length of 10.50 feet;
- 4.) Thence along the arc of a curve to the right, having a central angle 92°05'57", a radius of 75.00 feet, an arc length of 21.73 feet;
- 5.) Thence along the arc of a reverse curve to the left, having a central angle of 02°23'19", a radius of 50.00 feet, an arc length of 7.93 feet;

[illegible]

The foregoing instrument was acknowledged before me this ____ day
of _____, 20__ A.D., by J. Mark Watson, President of Fountain Valley Investment.

My Commission Expires: _____

Address: _____

The above ploy in interest has caused said tract to be platted into Lots, Blocks, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated herein, and according as the same are shown on the plat, and the Streets and Easements which shall be known as "EASTERN AVENUE, FIVE FEET WIDE; SUNDOWN DRIVE, THREE FEET WIDE; and SUNDOWN DRIVE, THREE FEET WIDE, and the same shall be subject to the easements and restrictions herein declared to public use, and said owner does hereby personally covenant and agree that all plat thereon shall 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 the Board of County Commissioners of El Paso County, Colorado, all streets so declared will become matters of maintenance by El Paso County, Colorado.

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 10th P.M., monumented at the Center One-Quarter (C1/4) corner of a 3-1/2 inch aluminum cap marked "S 10377", and at the East One-Quarter (E1/4) corner by a 3 1/2 inch aluminum cap marked "S 10377". Solid line is assumed to bear N89°52'46"E, a distance of 2,633.86 feet measured.

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, and all lot lines adjoining a street which has five (50) foot right-of-way width will be plotted with a fifteen (15) foot easement, being one (1) foot easement adjacent to the five (50) foot right-of-way 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 borne by the adjoining property owners.

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



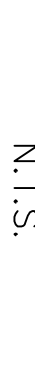
1. These tracts of land are subject to the following items per STEWART TITLE GUARANTY COMPANY Commitment No. 1766750

8. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded in the public land records of the United States, shall not constitute a bar to the acquisition of title by the United States thereunder and 2) rights of way for ditches and canals constructed under the authority of the United States shall not constitute a bar to the acquisition of title by the United States.
9. Right of Way for Intersecting Ditches as reserved by the Logan Land Company in the Deed recorded May 19, 1920 in Book 627 at Page 169 on Reception No. 6270109.
10. Right of Way Easement recorded December 28, 1982 in Book 1939 at Page 448 on Reception No. 2685356. The event course of said easement is not set forth therein. Release of Right of Way and Out-Claim Deed recorded November 21, 2005 on Reception No. 205168621.
11. Right of Way Easement recorded March 7, 1993 in Book 4684 at Page 492 on Reception No. 9523273. The event course of said easements is not set forth therein.
12. Right of Way Easement recorded March 7, 1995 in Book 4615 at Page 657 on Reception No. 21689.
13. Right of Way Easement recorded March 7, 1995 in Book 4615 at Page 867 on Reception No. 21691.
14. Grant of Right of Way and Utility Easement recorded March 7, 1995 in Book 4615 at Page 867 on Reception No. 21691.
15. Order and Decree Organizing Rancho Colorado Metropolitan District No. 3 recorded December 1, 2005 on Reception No. 205192041.
16. Resolution No. 06-311 recorded October 10, 2006 on Reception No. 206150063.
17. Resolution No. 06-312 recorded October 10, 2006 on Reception No. 206150064.
18. Grant of Easement recorded March 20, 2007 on Reception No. 207033748.
19. Grant of Easement recorded March 20, 2007 on Reception No. 207033749.
20. Subdivision Improvements Agreement recorded July 12, 2007 on Reception No. 207092847; Resolution No. 207092847 recorded May 2, 2008 on Reception No. 207092848.
21. Subdivision Improvements Agreement recorded May 2, 2008 on Reception No. 207092848. Amended Subdivision Improvements Agreement recorded May 2, 2008 on Reception No. 207092849.
22. Public Planning Board/Sanitary Supply Park Maintenance Practice Memorandum Agreement and Easement recorded July 12, 2007 on Reception No. 207092846.
23. Declaration of Covenants, Conditions, Restrictions and Easements for Peaceful Ridge recorded July 12, 2007 on Reception No. 207092851.
24. All matters shown on the plat of Peaceful Ridge of Fountain Valley Subdivision recorded July 12, 2007 in Book 107 at Page 148 on Reception No. 207129193.
25. Resolution No. 06-313 recorded August 8, 2007 on Reception No. 207104584.
26. Memorandum of Agreement recorded June 8, 2015 on Reception No. 215052409.
27. Resolution No. 16-113 recorded April 7, 2016 on Reception No. 216025463.
28. Order and Decree Organizing the Peaceful Ridge Metropolitan District recorded February 24, 2017 as Reception No. 217022083.
29. Resolution No. 19-413 recorded November 12, 2019 on Reception No. 219142177



5. The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Stud) Water Availability Study; Wetlands Study; Hazardous Waste Site Investigation; Natural Resources Inventory; Coastal Resource Assessment.

6. No man-made or non-man-made obstructions shall be allowed to penetrate the AGU approach surface of the Colorado Springs Municipal Airport.
7. All exterior lighting poles 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. The Airport Advisory Commission shall ensure that residences constructed in this area should include FAA-approved sound mitigation construction techniques to obtain at least a 25dB reduction in interior noise."
10. 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 possibility and the notifications thereof.
11. All property owners are responsible for maintaining proper storm water drainage in and through their property.
12. No lot, lot interest, interest therein, shall be sold, conveyed or transferred whether by deed or by contract, nor all 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. colored is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
13. A 30 foot by 30 foot sight triangle no-build zone exists for all interior corner for a 50 foot by 50 foot sight triangle no-build zone exists at all intersections or lot corners with official roadways. No obstruction greater than sixfeet (6') inches is allowed in this area.
15. The addresses () exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
14. Direct to access to Monteville tract is prohibited.
15. Ownership and Maintenance of Tracts A & B will be vested in The Peaceful Ridge at Fountain Valley Homeowner's Association.
16. Mellorees shall be initiated in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
17. A Private Detention Pond Maintenance Agreement is recorded under Reception No. 2070282484 of the records of the El Paso County Clerk and Recorder.
18. Tract A is hereby dedicated for utility, drainage and waste disposal, installation and maintenance. Ownership and maintenance of Tract A and the Nolas Barner are vested in the Peaceful ridge at Fountain Valley Homeowner's Association. Tract A shall be reserved as a Roadway Reservation for the possible future expansion of Manservant Road Right-of-Way. El Paso County will have the option to purchase Tract A from the Homeowners Association for zero (\$0.00) dollars if the expansion of Manservant Road becomes necessary.
19. Tract B is hereby dedicated for utility, drainage, Noise Barner and pestation services. Ownership and maintenance of Tract B, the Nolas Barner and Pestation Services are vested in the Fountain Valley Homeowner's Association.
20. The plan (10) Joint real utility and drainage easement along lots 1 through Tract B, Block 2, adjacent to Tract A shall include ingress, egress, installation
21. All Access easements along the South line of a tract of land recorded under Reception No.205139241 for the construction, maintenance and ingress/egress of Peaceful Ridge Drive as recorded under Reception No. _____
22. A drainage easement along the South line of a tract of land recorded under Reception No.205139241 for installation and maintenance of drainage facilities as recorded under Reception No. _____
23. This survey does not constitute a title search by Pinecote Land Surveying Company to determine ownership of easements of record. For all information regarding easement, right-of-way and title of record, Pinecote Land Surveying Company shall upon a Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, Registration No. 17963908, effective date July 16, 2022 at \$100 AEA.
24. All distances shown herein are in US feet.
25. There is 1 Tract within this subdivision.



The accompanying plot was approved by the EL Poso County Planning and Community Development this _____ day of _____, 20__ A.D.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plan for FEDERAL RIDGE AT MOUNTAIN VALLEY SUBDIVISION 1A was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any other conditions, covenants, and restrictions that may be recorded on the public streets, and easements are accepted, but public improvements thereon will not become the responsibility of El Paso County until preliminary acceptance of the maintenance responsibility of El Paso County, and the requirements of the Land Development Code, the Subdivision Regulations, the Subdivision Improvement Standards, the Public and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Steve Schleiker, El Paso County Assessor

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)
I hereby certify that this instrument was filed for record in my office at
_____ o'clock _____ M., this _____ day of _____, 20____ AD,
and is duly recorded at Reception No. _____ of the records of
_____ El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

SCHOOL FEE - DISTRICT# _____: _____

DRAINAGE BASIN:

I, John W. Tower, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plot truly and correctly represents the result of a survey made on June 7th, 2000, by me or under my direct supervision and that all of the measurements and calculations were made in accordance with the provisions of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code. I attest the above on this 12th day of May, 2021.

John W. Towner, Registered Professional Land Surveyor No. 25966

PEACFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. 1A	
DRAWN BY: JOB NO.: 04007/400	CHECKED BY: DWG: 04007/400/RP DWG DATE: 07/21/22 SHEET 1 OF 1