

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, Range 65 West (R65W), of the 6th P.M., County of El Paso, State of Colorado, being more particularly shown on the plat hereof.

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 office of the County Clerk 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 17, Block 2; Thence S89°24'20"E along the North line of said Lot 17, Block 2, a distance of 17.15 feet to the Northeast corner of said Tract B; Thence along the rear line of said Tract B, on an arc of a non-tangential curve to the right, having a central angle of 0°31'53", a radius of 6524.75 feet, on an arc length of 346.89 feet, whose chord bears S10°36'44"W to the Southeast corner of said Tract B; Thence S89°25'03"W along the South line of said Tract B, a distance of 198.79 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 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, on an arc length of 30.02 feet;
- 3) Thence along the arc of a reverse curve to the left, having a central angle of 123°41'53", a radius of 50.00 feet, on an arc length of 107.50 feet;
- 4) Thence along the arc of a reverse curve to the right, having a central angle of 0°23'15", a radius of 75.00 feet, on an arc length of 27.31 feet;
- 5) Thence along the arc of a reverse curve to the left, having a central angle of 0°23'15", a radius of 850.00 feet, on an arc length of 79.33 feet;
- 6) Thence N04°35'40"E, a distance of 243.02 feet to the Point of Beginning.

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 platted 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 shall remain liable for the cost of the public improvements until established of said owner's expense. The shares of the cost of the public improvements will be apportioned to said owner's expense, in accordance with the resolution 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 have been granted the special right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Witness my Hand and Seal:

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: _____ Notary Public
My Commission Expires: _____ Address: _____

DEDICATION:

The above party, in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements and dimensions of said Lots, Blocks, Streets and Easements which shall be known as "PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION 1A" El Paso County, Colorado. All streets so 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, at his expense, and that the easements for same will be provided at the own expense, at his expense. In resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

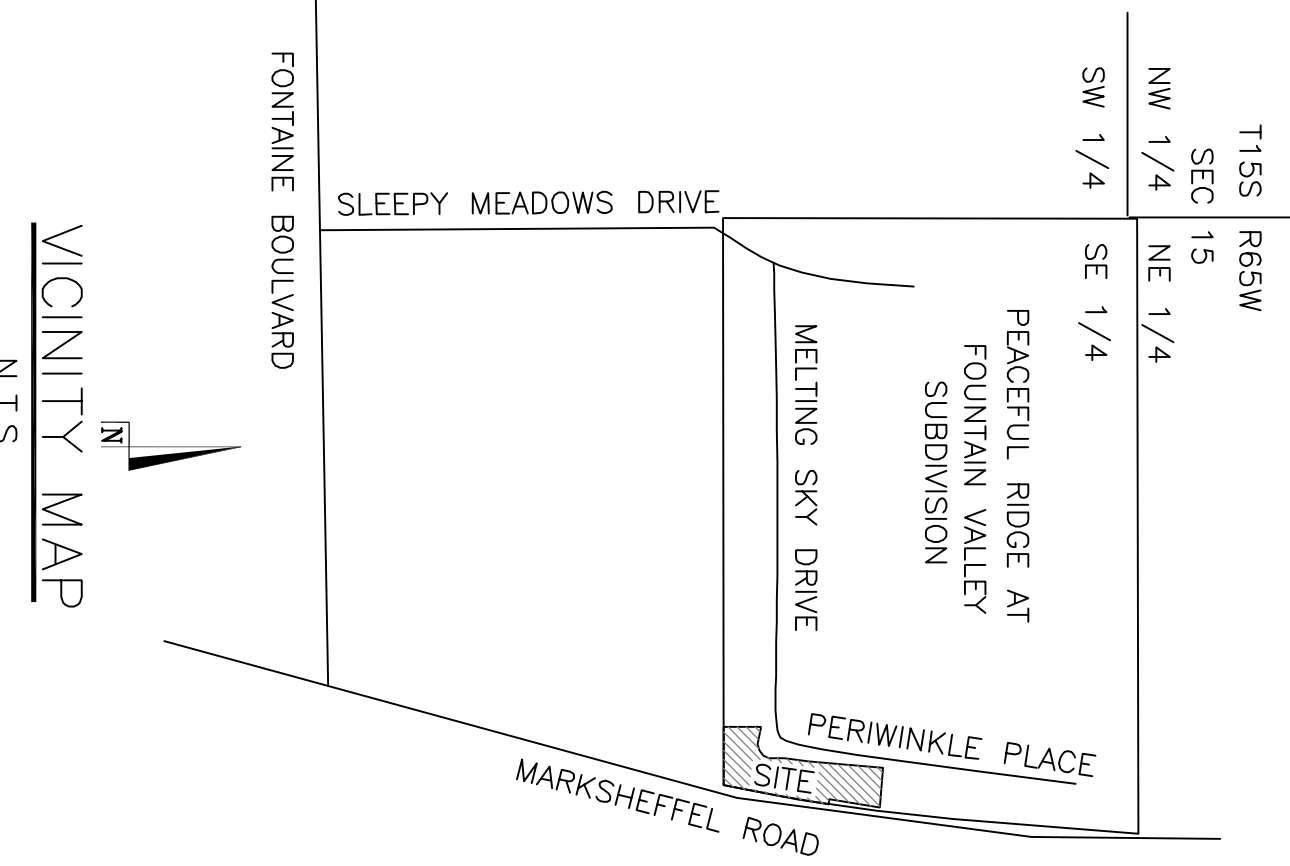
BASIS OF BEARINGS STATEMENT:

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 aluminum cap marked "S 103777". 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 platted with five (5) foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10) foot (10') foot right-of-way path will be platted with a fifteen (15) foot easement, being a five (5) foot easement adjacent to that five (5) foot right-of-way for public improvements and an 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.

no additional Comments



APPROVALS:

This plat was approved for filing by the El Paso County, Colorado Board of County Commissioners 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. 202312619 are hereby vacated this _____ day of _____, 20____.

Chair, Board of County Commissioners _____ Date _____

Director, Planning and Community Development _____ Date _____

ASSESSOR: _____ Date _____
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.

_____, President
_____, Secretary
_____, Treasurer
_____, Clerk

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: _____ Notary Public
My Commission Expires: _____

RECORDING:

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
_____, Deputy

CHUCK BROGEMAN, Recorder
By: _____ Deputy

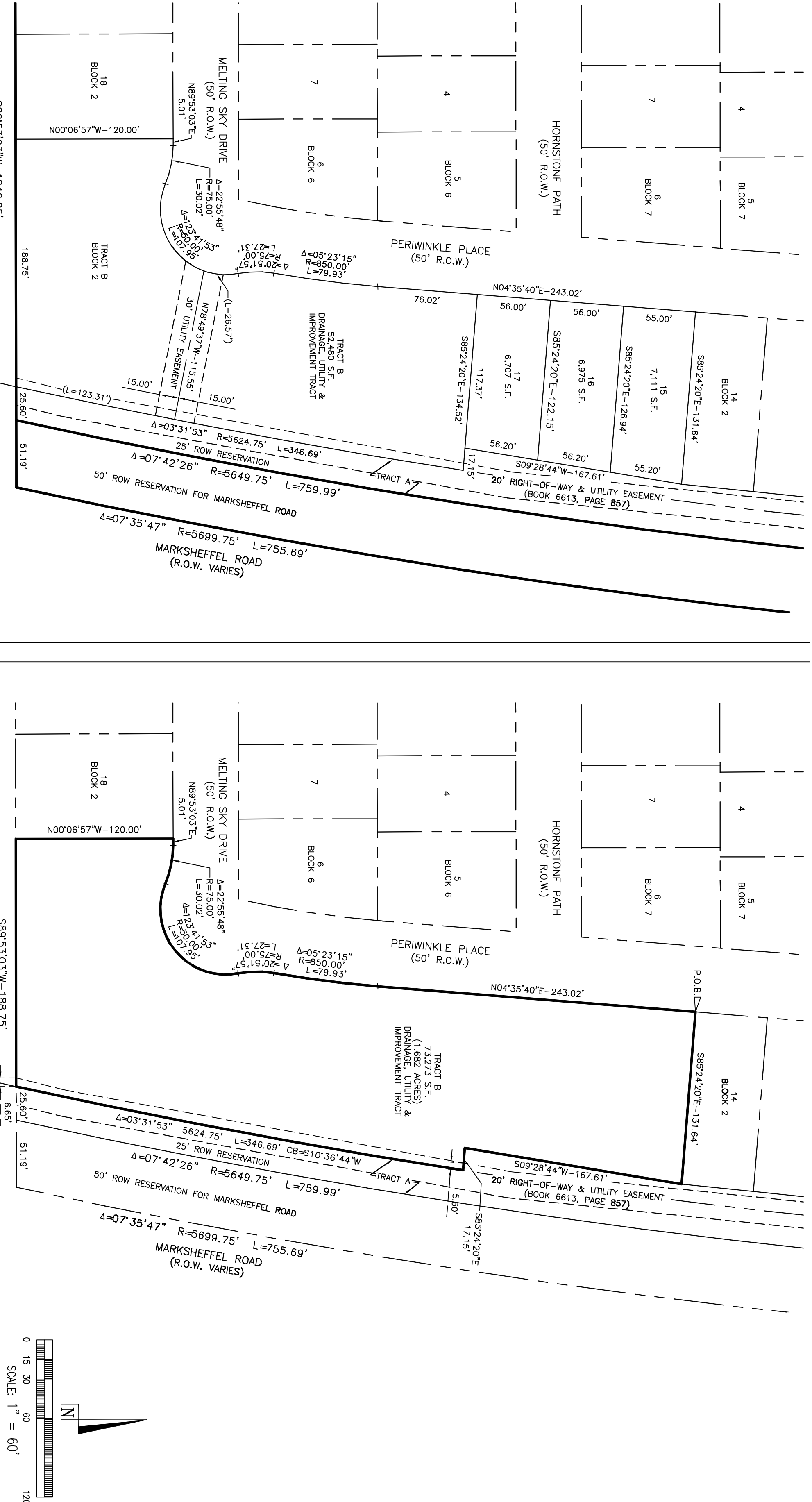
SURVEYOR'S CERTIFICATION:

I, John W. Towne, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat (and any corrections) represents the result of a survey made on _____, 2000. That the plat (and any corrections) represents the result of a survey made on _____, 2000. That the plat (and any corrections) represents the result of a survey made on _____, 2000. That mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws 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, latest the above on this 12th day of _____, 2022.

PINNACLE LAND SURVEYING CO., INC.
John W. Towne, Registered Professional Land Surveyor No. 25968
PCD File No. V-22-006

PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. 1A

DRAWN BY: JOB NO. 04007400 CHECKED BY: DWS 04007400VRP DWS DATE 09/28/22 SHEET 1 OF 1



Add the following note to the note section:
Lots 24-32 (Block 1), 1-6 (Block 3), 1-14 (Block 2), and 16-36 (Block 2) shall not have any preexisting improvements within the rear and side setbacks. (16.)
patios, handicaps, recreational facilities, etc.)

Unresolved Review 1 comment:
Revise plat note to "Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations."

- NOTES:
- These tracts of land are subject to the following terms per STEWART TITLE GUARANTY COMPANY Commitment No. 1786750.
 - Reservations or exceptions contained in U.S. Patents, or in acts authorizing the issuance thereof, recorded in the office of the County Clerk and Recorder of El Paso County, Colorado, shall not be considered a part of this instrument and 2) rights of way for ditches and canals constructed under the authority of the United States in Book 627 of Page 109 as Reception No. 0270109.
 - Right of Way Easement recorded December 26, 1982 in Book 1199 of Page 548 as Reception No. 268359. The exact course of said easement is not set forth herein. Reason of Right of Way and GULF Claim Deed recorded November 21, 2009 on Reception No. 2683193631.
 - Right of Way Easement recorded March 02, 2005 in Book 3884 of Page 492 as Reception No. 9232357. The exact course of said easement is not set forth herein. Reason of Right of Way and GULF Claim Deed recorded November 21, 2009 on Reception No. 2683193631.
 - Right of Right of Way and Utility Easement recorded March 7, 1995 in Book 6613 of Page 637 as Reception No. 218689.
 - Right of Right of Way and Utility Easement recorded March 7, 1995 in Book 6613 of Page 667 as Reception No. 205192024.
 - Order to Amend Plat Designating Peaceful Ridge Colorado Metropolitan District No. 3 recorded December 1, 2005 as Reception No. 205192024.
 - Resolution No. 06-312 recorded October 10, 2006 as Reception No. 208150063.
 - Resolution No. 06-312 recorded October 10, 2006 as Reception No. 208150064.
 - Order of Easement recorded March 20, 2007 as Reception No. 207037346.
 - Order of Easement recorded March 20, 2007 as Reception No. 207037349.
 - Subdivision Improvement Agreement recorded July 12, 2007 as Reception No. 207029247. Resolution No. 09-179 recorded May 20, 2009 as Reception No. 208029865. Amended Subdivision Improvement Agreement recorded May 27, 2009 as Reception No. 208029867.
 - Private Dedication Bariat/Silverstar Quality Best Maintenance Practice Agreement and Easement recorded July 12, 2007 as Reception No. 207029248.
 - Dedication of Covenants, Conditions, Restrictions and Easements for Peaceful Ridge recorded July 12, 2007 as Reception No. 208029251.
 - All matters shown on the plat of Peaceful Ridge at Fountain Valley Subdivision recorded July 12, 2007 in Book 1207 of Page 146 as Reception No. 207194919.
 - Resolution No. 06-313 recorded August 8, 2007 as Reception No. 207104894.
 - Memorandum of Agreement recorded June 18, 2015 as Reception No. 216053463.
 - Resolution No. 16-113 recorded April 7, 2016 as Reception No. 216053463.
 - Order and Decree Designating the Peaceful Ridge Metropolitan District recorded February 24, 2017 as Reception No. 2170202833.
 - Resolution No. 19-413 recorded November 12, 2019 as Reception No. 219142177.
 - Water and sewer service is provided by Waterford Water and Sanitation District subject to the District's rules, regulations, and specifications.
 - 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 registered in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.