

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:

Beginning at the Northeast corner of Lot 15, Block 2, of said Peaceful Ridge at Fountain Valley Subdivision; Thence S88°24'20"E along the North line of said Lot 15, a distance of 131.64 feet to the Northeast corner of said Lot 15; Thence S09°28'44"W along the rear lot lines of said Lots 15, 16 and 17, a distance of 167.61 feet to the Southeast corner of said Lot 17; Thence S85°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, an arc length of 346.69 feet whose chord bears S10°36'44"W to the Southeast corner of said Tract B; Thence S85°24'20"E along the South line of said Tract B, a distance of 186.75 feet to the Southwest corner of said Tract B; Thence N00°06'57"W along the Western Sky Drive, a distance of 120.00 feet to a 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 Penwinkle 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 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 arc length of 107.95 feet;
 - 4) Thence along the arc of a reverse curve to the right, having a central angle of 2°03'51"9", a radius of 75.00 feet, on arc length of 27.93 feet;
 - 5) Thence along the arc of a reverse curve to the left, having a central angle of 05°23'15", a radius of 850.00 feet, on arc length of 79.93 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. (1.6823 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 laid 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 NO. 1A, and do hereby certify that the public improvements will be constructed to El Paso County, does hereby consent 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, and to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon accordance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The undersigned do hereby certify that the public improvements 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.

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: _____ day

My Commission Expires: _____ Notary Public

Address: _____

DEDICATION:

The above plat, in interest has caused said tract to be applied into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accordingly sets forth the boundaries 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 as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets and easements shall be maintained and kept open for the use and enjoyment of the public by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

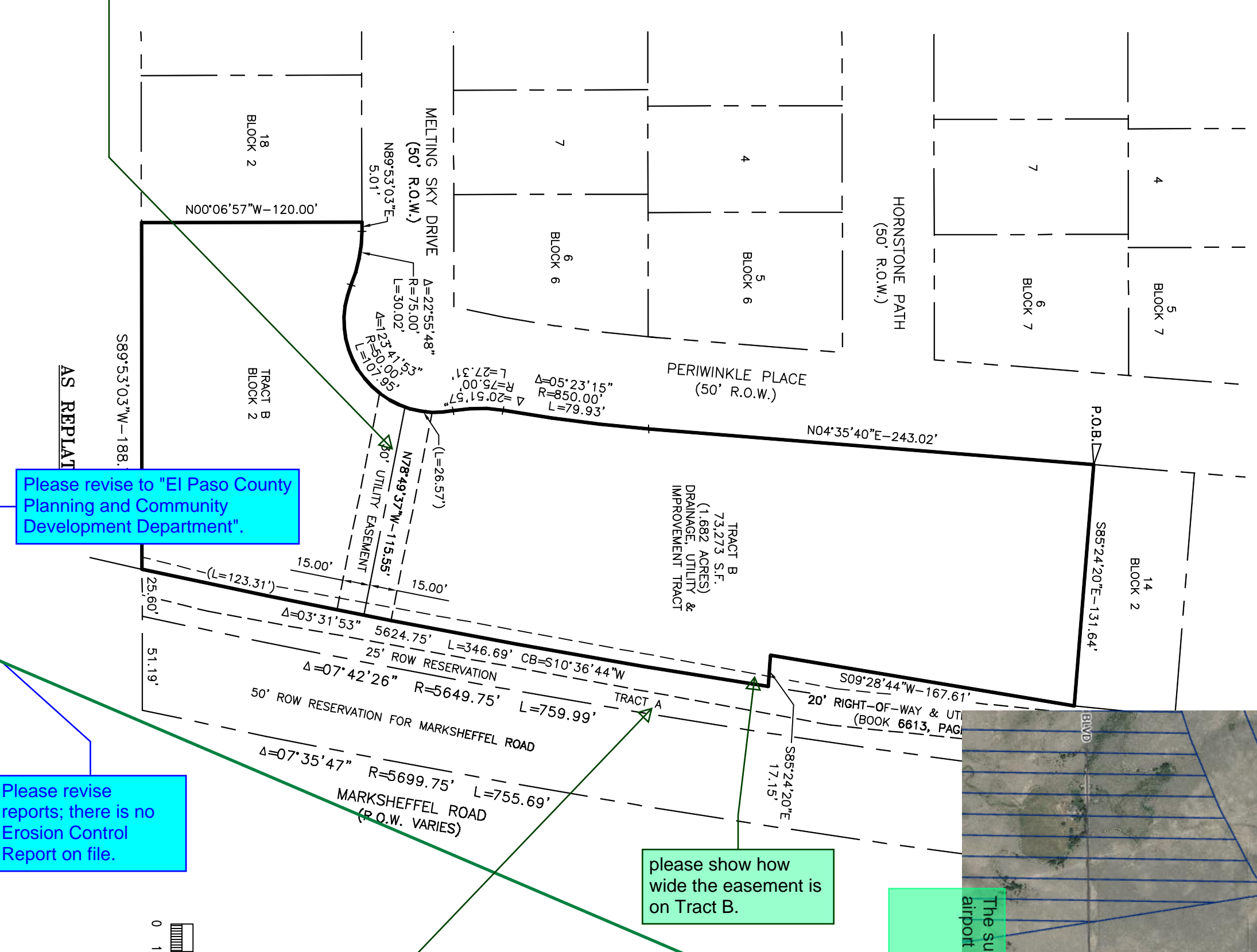
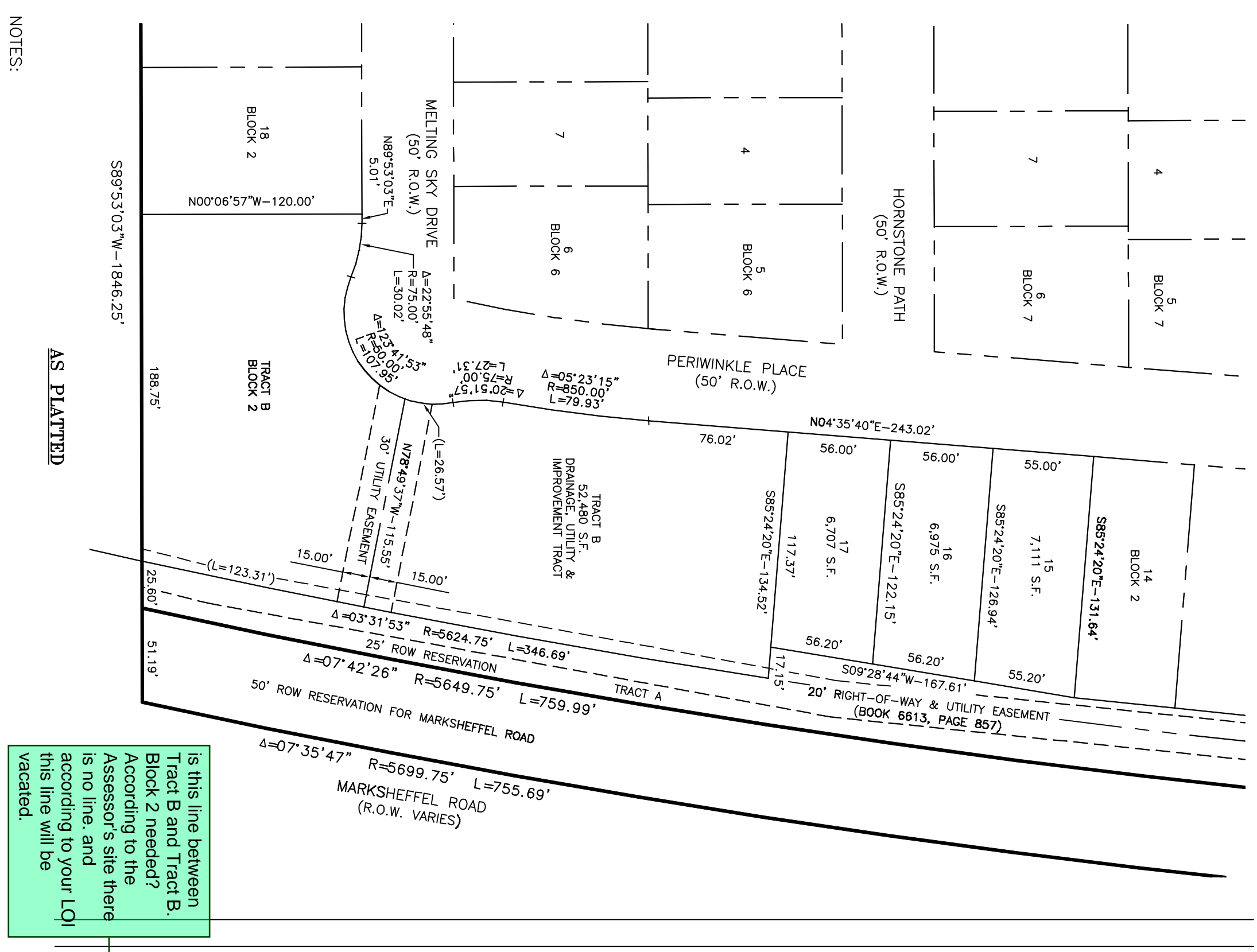
BASIS OF BEARINGS STATEMENT:

The bearings of this plat 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 3-1/2 inch aluminum cap marked "S 103377" and of the East One-quarter (E1/4) corner by a 3 1/2 inch aluminum cap marked "S 103777". Said line is assumed to bear N89°52'40"E, a distance of 26353.69 feet measured.

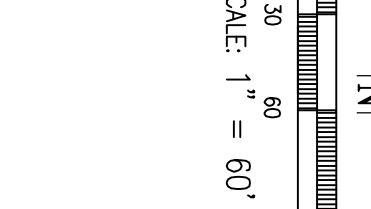
EASEMENTS:

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 (50') foot right-of-way which will be applied with a fifteen (15) foot easement, being a five (5) foot easement adjacent to that fifty (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 vested with the adjoining property owners.

PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. 1A
121 COUNTY ROAD 5, DIVIDE, CO 687-7360



The subdivision 1A is not in the airport overlay.



NOTES CONTINUED:

1. These tracts of land are subject to the following terms per STEWART TITLE GUARANTEE COMPANY Commitment No. 1786750.
2. Reprovisions or exceptions contained in U.S. Patents, or in acts authorizing the issuance thereof, recorded in the public records of the State of Colorado, shall not affect the validity of this deed, nor shall any such provisions herein in any way limit or restrict the rights of the grantee hereunder.
3. The exact course of said easement is not set forth herein. Release of Right of Way and Quit Claim Deed recorded November 21, 2009 on Reception No. 2009196311.
4. Right of Way Easement recorded March 7, 1985 in Book 3884 of Page 492 as Reception No. 923257. The easement is shown on the plat.
5. Right of Way Easement recorded March 7, 1985 in Book 6613 of Page 637 as Reception No. 218689.
6. Right of Way and Utility Easement recorded March 7, 1985 in Book 6613 of Page 667 as Reception No. 218689.
7. All exterior lighting plans shall be approved by the Director of Addition to present a record to record.
8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft navigation communications or navigational aids shall be allowed on or from the property.
9. The Airport Advisory Commission suggests that residences constructed in this area should include FAA approved sound mitigation construction techniques to minimize themselves with this possibility and the ramifications thereof.
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 without being subject to the requirements of the Airport Advisory Commission, which shall be subject to the approval of the Airport Advisory Commission.
12. A 30 foot by 30 foot right triangle no-build area exists for all interior corner lots. A 50 foot by 50 foot right triangle no-build area exists at all intersections or lot corners with arterial roadways. 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. Marksheffel shall be installed in accordance with all El Paso County Department of Transportation and United States Federal Service regulations.
17. A Private Driveway Road Maintenance Agreement is recorded under Reception No. 20782448 of the records of the El Paso County Clerk and Recorder.
18. Tract A is hereby dedicated for utility, drainage and water service installation and maintenance. A 20-foot wide utility easement shall be provided for the possible future expansion of Marksheffel Road Right-of-Way, El Paso County, however, the location to purchase Tract A from the Homeowner's Association for zero (\$0.00) dollars if the expansion of Marksheffel Road becomes necessary.
19. Tract B is hereby dedicated for utility, drainage, water service and pedestrian access. Ownership and maintenance of Tract B, the Nose Bridge and pedestrian access are vested in the Peaceful Ridge at Fountain Valley Homeowner's Association.
20. The ten (10) foot rear utility and drainage easement along Lot 1 through Tract B, Block 2, adjacent to Tract A shall include ingress, egress, installation and maintenance of the Nose Bridge if and when the Nose Bridge is constructed.
21. An access easement along the South line of a tract of land recorded under Reception No.208192041 for the construction, installation and maintenance of the Nose Bridge. The easement shall be recorded under Reception No. 208192041 for the construction, installation and maintenance of the Nose Bridge.
22. A drainage easement along the South line of a tract of land recorded under Reception No.208192041 for the construction, installation and maintenance of the Nose Bridge. The easement shall be recorded under Reception No. 208192041 for the construction, installation and maintenance of the Nose Bridge.
23. This survey does not constitute a title search by Peaceful Land Surveying Company to determine ownership of interests of record. For all information regarding interests, rights-of-way, and title of record, Peaceful Land Surveying Company, is deemed upon a commitment for title insurance, prepared by Stewart Title Guaranty Company, Commitment No. 1786750, effective date July 16, 2022 at 8:00 A.M.
24. All addresses shown hereon are in US Feet.
25. There is 1 tract within this subdivision.

APPROVALS:

The accompanying plat was approved by the El Paso County Planning and Community Development this ____ day of _____, 20____ A.D.

Director, Craig Dossay, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION 1A was approved for filing by the Board of County Commissioners on this ____ day of _____, 20____.

Chair, Board of County Commissioners _____ Date _____

Steve Schieker, El Paso County Assessor

ASSESSOR:

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.

SURCHARGE: _____ CHUCK BROEMAN, Recorder

By: _____ Deputy

SCHOOL FEE - DISTRICT# _____

PARK FEES: _____

REGIONAL: _____

NEIGHBORHOOD: _____

DRAINAGE BASIN: _____

BROOD FEE: _____

SURVEYOR'S CERTIFICATION:

I, John W. Tower, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the result of a survey of the land shown hereon, that mathematical closures 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, subdivisions, or surveying of land and all applicable provisions of the El Paso County Land Development Code. I attest the above on this 11th day of May, 2021.

PEACEFUL LAND SURVEYING CO., INC.

John W. Tower, Registered Professional Land Surveyor No. 25988

PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. 1A
DRAWN BY: JOB NO.: 04007400
CHECKED BY: DWS: 04007400/RP DWS
DATE: 07/21/22
SHEET 1 OF 1

Update:

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 hereon.

The (streets, lots, tracts, parcels, and easements; use those applicable) shown on the plat of _____ are hereby vacated this ____ day of _____, 20____.

Recorder _____

20____ Clerk and Recorder

STATE OF COLORADO

COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____ and

20____ and

Surveyor's Certificate

I surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do

I attest the above on this ____ day of _____, 20____.

Surveyor's Name, (Signature) Date

Colorado registered PLS # _____

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature) President

STATE OF COLORADO)

COUNTY OF _____

ss. _____

Notary Public

Witness my hand and official seal

My commission expires: _____

Notary Public