PEACFUL 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 platted in Peaceful Ridge at Fountain Valley Subdivision as recorded under Reception No. 207712619 in the records of the 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 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 on the arc of a non-tangential curve to the right, having a central angle of 03°31'53", a radius of 5624.75 feet, an arc length of 346.69 feet, whose chord bears S10°36'44"W to the Southeast corner of said Tract B; Thence S89°53'03"W along the South line of said Tract B, a distance of 188.75 feet to the Southwest corner of said Tract B; Thence N00°06'57"W along the Westerly line of said Tract B, a distance of 120.00 feet to a point on the Southerly Right-of-Way line of Melting Sky Drive; Thence along the Southerly Right-of-Way line of Melting Sky Drive and the Westerly 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, 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, an arc length of 107.95 feet;

4.) Thence along the arc of a revers curve to the right, having a central angle of20°51'57", a radius of 75.00 feet, an arc length of 27.31 feet;

5.) Thence along the arc of a revers curve to the left, having a central angle of 05°23'15", a radius of 850.00 feet, an 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. (1.682± 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 1A. 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.

Fountain Valley Investment

_____

J. Mark Watson President Fountain Valley Investment

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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:

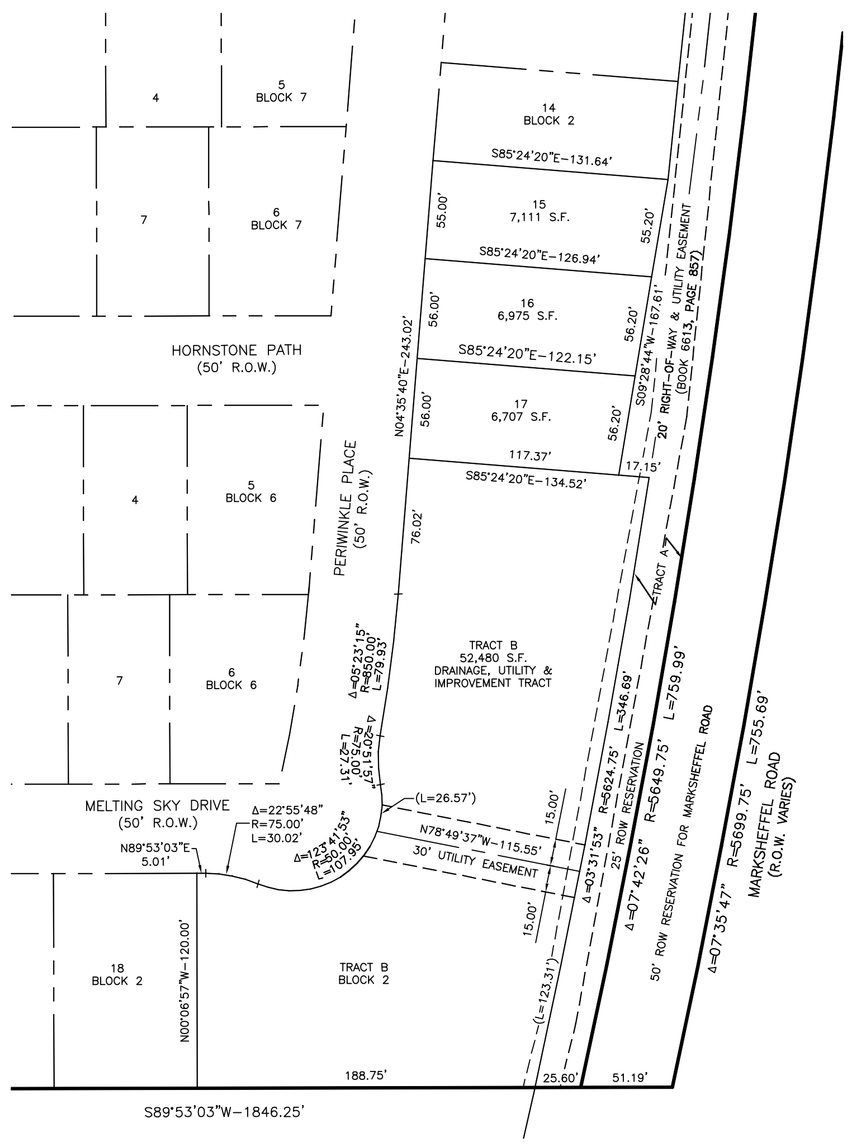
The above party in interest has caused said tract to be platted into Lots, Blocks, Tracts, Streets and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets and Easements which shall 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 will 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 resolution, all streets so dedicated will become matters of maintenance by EL Paso County, Colorado.

BASIS OF BEARINGS STATEMENT:

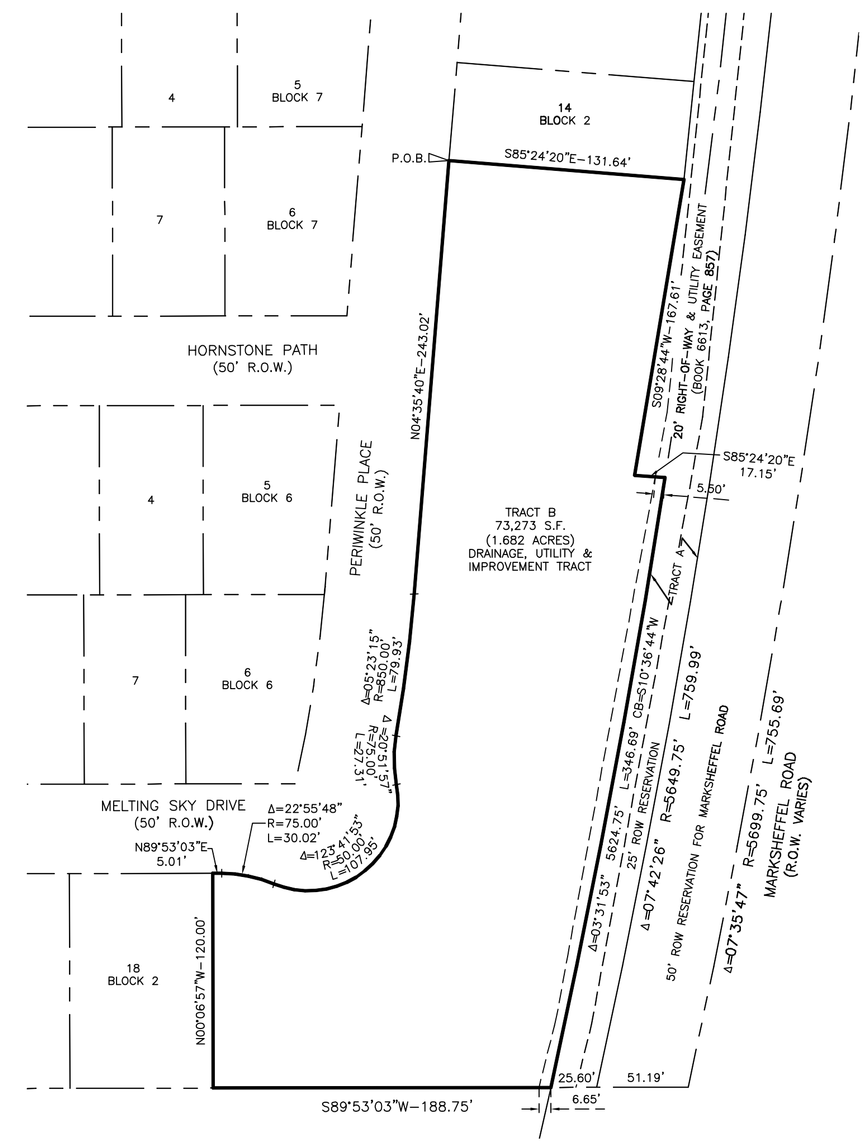
The bearings of this plat are relative to the north line of the Southeast One-Quarter (SE 1/4) of Section 15, Township 15 South Range 65 West of the 6TH P.M., monumented at the Center One-quarter (C1/4) corner by a 3-1/2 inch aluminum cap marked "LS 10377" and at the East One-quarter (E1/4) corner by a 3 1/2 inch aluminum cap marked "LS 10377". Said line is assumed to bear N89°52'46"E, a distance of 2,633.86 feet measured.

EASEMENTS:

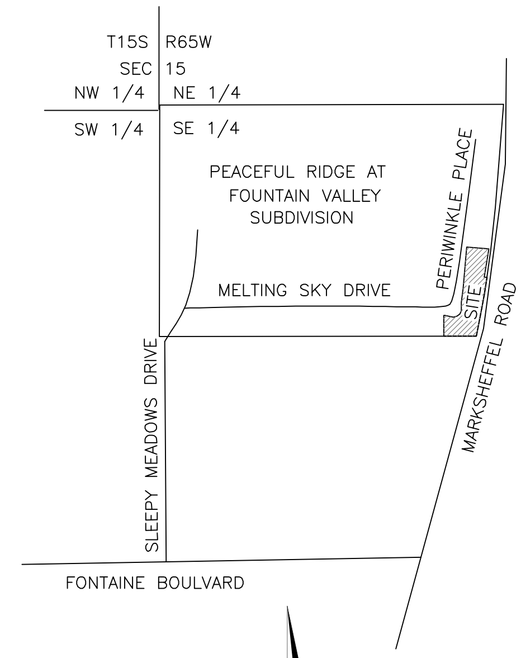
Unless shown greater in width, both sides of all side lot lines will be Platted with five (5) foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10) foot easement for drainage purposes and public utilities only, and all lot lines adjoining a street which has a fifty (50') foot right-of-way width will be platted 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 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.



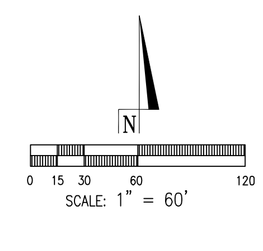
AS PLATTED



AS REPLATTED



VICINITY MAP
N.T.S.



NOTES:

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

   9. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded in Book 54 at Page 67 reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States

   10. Right of way for lateral ditches as reserved by the League Land Company in the Deed recorded May 19, 1920 in Book 627 at Page 109 as Reception No. 6270109.

   11. Right of Way Easement recorded December 26, 1962 in Book 1939 at Page 548 as Reception No. 268359. The exact course of said easement is not set forth therein. Release of Right of Way and Quit Claim Deed recorded November 21, 2005 as Reception No. 205186521.

   12. Right of Way Easement recorded March 7, 1983 in Book 3684 at Page 492 as Reception No. 952357. The exact course of said easements is not set forth therein.

   13. Right of Way Easement recorded March 7, 1995 in Book 6613 at Page 857 as Reception No. 21689.

   14. Grant of Right of Way and Utility Easement recorded March 7, 1995 in Book 6613 at Page 867 as Reception No. 21691.

   15. Order and Decree Organizing Rancho Colorado Metropolitan District No. 3 recorded December 1, 2005 as Reception No. 205192041.

   16. Resolution No. 06-311 recorded October 10, 2006 as Reception No. 206150063.

   17. Resolution No. 06-312 recorded October 10, 2006 as Reception No. 206150064.

   18. Grant of Easement recorded March 20, 2007 as Reception No. 207037348.

   19. Grant of Easement recorded March 20, 2007 as Reception No. 207037349.

   20. Subdivision Improvements Agreement recorded July 12, 2007 as Reception No. 207092647. Resolution No. 09-179 recorded May 20, 2009 as Reception No. 209055985. Amended Subdivision Improvements Agreement recorded May 27, 2009 as Reception No. 209058667.

   21. Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded July 12, 2007 as Reception No. 207092648.

   22. Declaration of Covenants, Conditions, Restrictions and Easements for Peaceful Ridge recorded July 12, 2007 as Reception No. 207092651.

   23. All matters shown on the plat of Peaceful Ridge at Fountain Valley Subdivision recorded July 12, 2007 in Book 107 at Page 148 as Reception No. 207712619.

   24. Resolution No. 06-313 recorded August 8, 2007 as Reception No. 207104584.

   25. Memorandum of Agreement recorded June 18, 2015 as Reception No. 215063409.

   26. Resolution No. 16-113 recorded April 7, 2016 as Reception No. 216035463.

   27. Order and Decree Organizing the Peaceful Ridge Metropolitan District recorded February 24, 2017 as Reception No. 217022083.

   28. Resolution No. 19-413 recorded November 12, 2019 as Reception No. 219142177

2. Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.

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

4. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

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 Geological Stud) Water Availability Study; Drainage Report; Wildfire Hazard Report; Natural Features Report.

6. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach 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, avigation, communications or navigationa 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 improvements agreement between the applicant and EL Paso County as recorded at Reception No. 207092647 in the office of the Clerk and Recorder of EL Paso County, Colorado, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.

12. A 30 foot by 30 foot sight triangle no-build area exists for all interior corner lots. A 50 foot by 50 foot sight 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. Mailboxes shall be installed in accordance with all United States Postal Service regulations.

17. A Private Detention Pond Maintenance Agreement is recorded under Reception No. 222104503 of the records of the El Paso County Clerk and Recorder.

18. Tract A is hereby dedicated for utilities, drainage and Noise Barrier installation and maintenance. Ownership and maintenance of Tract A and the Noise Barrier 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 Marksheffel 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 Marksheffel Road becomes necessary.

19. Tract B is hereby dedicated for utilities, 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.

20. The ten (10') foot rear utility and drainage easement along lots 1 though Tract B, Block 2, adjacent to Tract A shall include ingress, egress, installation and maintenance of the Noise Barrier if and when the Noise Barrier is constructed.

21. An access easement along the South line of a tract of land recorded under Reception No.205192041 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.205192041 for installation and maintenance of drainage facilities as 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 easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, 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 1 tract within this subdivision.

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 hereon.
Lots 15, 16 17, the ajoining 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. 207712619 are hereby vacated this _____ day of _____, 20__.

_____ _____
Chair, Board of County Commissioners Date

_____ _____
Director, Planning and Community Development Date

ASSESSOR:

_____
Steve Schleiker, El Paso County Assessor

DEDICATION:

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

BY:_____
President

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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:

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__ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

FEE: _____ By: _____
Deputy

SCHOOL FEE - DISTRICT# _____: _____

PARK FEES:
REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN:_____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:

I, John W. Towner, 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 made on June 7, 2000, by me or under my direct supervision and that all monuments exist as shown hereon; 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. I attest the above on this 17th day of May, 2021.

PINNACLE LAND SURVEYING CO., INC.

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

PCD File No. V-22-006

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

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.

PEACFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. 1A

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