U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT** 7475 Domestic Mail Only For delivery information, visit our website at www.usps.com® Colonado Sprinas. CD 80911 5089 Certified Mail Fee \$4.00 0611 \$3.25 xtra Services & Fees (check box, add fee as epproprie) Return Receipt (hardcopy) \$0.00 Postmark Return Receipt (electronic) \$0.00 AUG - 5 2022 Certified Mail Restricted Delivery Adult Signature Required \$0.00 Adult Signature Restricted Delivery \$ 3090 08/05/20 \$ Total Postage and Fees \$8.09 Sent To Fountai'n Valley INVESTMENT Street and Apt. No. or Po Box No. WI DE FIELD BLVd. City, Alle, 21943. SPRINGS, CO. 80911-2126 018

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745	For delivery information, visit our website at www.usps.com®.					
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0001 5089	Certified Mall Fee \$4.00 \$ Extra Services & Fees (check box, add fee & appropriate) Return Receipt (interdcopy) \$ \$11.00 Postmark Certified Mall Restricted Delivery \$ \$0.00 Postmark Adult Signature Required \$ \$11.00 Postmark Adult Signature Restricted Delivery \$					
3090	Postage \$0.84 \$ Total Postage and Fees \$8.09					
7018	Street and Apt. No., or PO BOX No. 9566 BUR OAK LANE					
1.0	Colo. SPRINGS, CO 80925-1326					
	PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions					

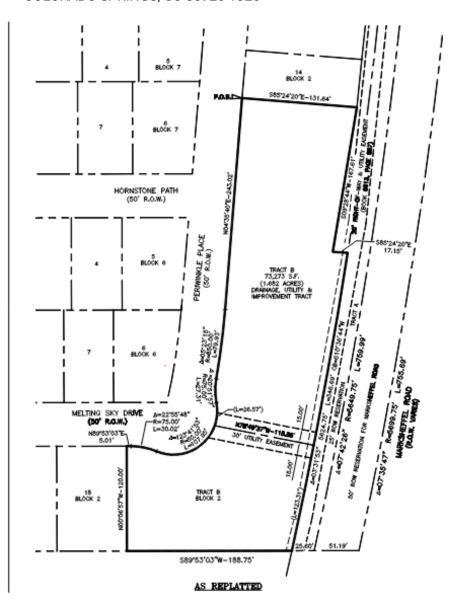
U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT** Domestic Mail Only m 74 For delivery information, visit our website at Colorado Sprinss - CD 80925 Certified Mail Fee \$4.00 0 Ф 0611 20 Extra Services & Fees (check box, add fee as appropri Return Receipt (electronic) \$0.00 Postmark Cartified Mail Restricted Delivery \$0.00 AUG 15 2022 Adult Signature Required \$0.00 Adult Signature Restricted Deliver 9 ostage \$0.84 \$ Total Postage and Fees \$8.09 08/05/202 SHEATHER SYKES LIVING TRUST SIGNS DOIPOBLIR OAK LANE CINCOLO SPRINGS, CO. 80911-1326 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

Please indicate the addresses of each of the neighboring properties on the map and indicate which ones were notified.

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



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

ENGINEERING CONSULTANT:

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

OWNER:

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

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 applic		PROPERTY INFORMATION: Provide information to identify properties and				
(Note: each request requires completion of a				ed additional sheets if necessary.		
separate application fo	rm):	trie proposed	development. Attach	eu auditional Sheets II necessary.		
		Property Address(es):				
□ Appeal		N/A				
☐ Approval of Location		19/1				
□ Board of Adjustment						
☐ Certification of Designa	ition	Tax ID/Parcel	Numbers(s)	Parcel size(s) in Acres:		
☐ Const. Drawings, Minor or Major		55154-03-067, 55154-03-068,		Lot 15- 0.16 acres (7.111 sq. ft.)		
□ Development Agreeme	☐ Development Agreement		9, and 55154-03-090	Lot 16- 0.16 acres (6,975 sq. ft.)		
☐ Final Plat, Minor or Maj	☐ Final Plat, Minor or Major		9, and 33134-03-030	Lot 17- 0.15 acres (6,707 sq. ft.) Tract B- 1.20 acres (52,480 sq. ft.)		
☐ Final Plat, Amendment	☐ Final Plat, Amendment		Use/Development:	Zoning District:		
☐ Minor Subdivision			nal plat approved in	Zoning District.		
☐ Planned Unit Dev. Amendment,			Peaceful Ridge at	RS-6000		
Major	Major		alley Subdivision	K3-0000		
□ Preliminary Plan, Major	r or Minor	T Odritain ve	ancy Oubdivision			
☐ Rezoning						
□ Road Disclaimer		□ Check th	is box if Administrat	ive Relief is being requested in		
☐ SIA, Modification		association with this application and attach a completed				
☐ Sketch Plan, Major or N	Minor		Administrative Relief request form.			
☐ Sketch Plan, Revision			· ·	are being requested in association		
☐ Solid Waste Disposal Site/Facility						
☐ Special District				opment and attach a completed		
Special Use		Waiver re	equest form.			
□ Major						
☐ Minor, Admin or R	Renewal	PROPERTY OWNER INFORMATION: Indicate the person(s) or				
□ Subdivision Exception						
Vacation		organization(s) who own the property proposed for development.				
☐ Plat Vacation with	ROW	Attach additional sheets if there are multiple property owners.				
□ Vacation of ROW						
Variances		Name (Individ	dual or Organization):			
☐ Major			\	4-		
□ Minor (2 nd Dwelling Renewal)	g or	Fountain Valley Investments				
☐ Tower, Renewal		Mailing Address:				
☐ Vested Rights		1 -				
☐ Waiver or Deviation		3 Widefield Boulevard, Colorado Springs, CO 80911				
	Regulations	- · -		T.E.		
☐ Waiver of Subdivision Regulations ☐ WSEO		Daytime Tele	pnone:	Fax:		
- WOEO		719-392)_N1Q/I			
Other: Vacation	n and Replat	7 13-332	. 0107			
A June Vaccuio	rana replat	Email or Alternative Contact Information:				
This application form el	hall be accompanied by					
all required support ma		ryan@widefieldinvestmentgroup.com				
an required support me	NOTICIO.					
Ear DCD	Office Use:	Description	of the request: (sul	bmit additional sheets if necessary):		
FOI FCD	Office Use.	Description	of the request.	onni additional streets il nedecidary).		
Date:	File:	A request to v	acate and replat three	lots (Lots 15, 16, and 17) and a tract		
				eful Ridge at Fountain Valley		
D 11 D		Subdivision in El Paso County and replat the same as Tract B of the				
Rec'd By:	Receipt #:		Peaceful Ridge at Fountain Valley Filing No. 1A subdivision.			
			,	J -:		
DSD File #:	\	-				
555 Filo II.						



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:	Fax:							
719-392-0194	1.52 Massaco							
Email or Alternative Contact Information:	<u> </u>							
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):	opment Application Ap owner's	signature may only be executed by the						
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 a	nd all additional or supplement	al documentation is true, factual and						
complete. I am fully aware that any misrepresentation of any information of any informati	mation on this application may	be grounds for denial or revocation. I						
have familiarized myself with the rules, regulations and procedure that an incorrect submittal may delay review, and that any approve	s with respect to preparing and	tiling this application. I also understand						
application and may be revoked on any breach of representation of	or condition(s) of approval. I ve	erify that I am submitting all of the						
required materials as part of this application and as appropriate to t	his project, and I acknowledge t	that failure to submit all of the necessary						
materials to allow a complete review and reasonable determination	n of conformance with the Cou	nty'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								
are a right or obligation transferable by sale. If acknowledge that I understand the implications of use of 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.								
maintain proper lacilities and sale access for inspection of the pro	perty by Err aso County willie	uns application is perionig.						
Owner (s) Signature:	Date:	Aug 4th 2022						
Owner (s) Signature:	Date:							
	=======================================							
Applicant (s) Signature:	Date:	Aug 4th 2022						

\supset

Vacation Replat Township <u>of</u> \supset Lots 1: portion 5 ص ک <u>of</u> South (T15S), 16, the Southeast and Tract Range ct B, One--quarter (65 West State of Block 2, Peaceful F r (SE1/4) of st (R65W) of <u>of</u> Ridge at f Section the 6 H at Fountain 15 P.M. Valley Subdivision

SW 1/4

SE 1/4

PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION

PERIWINKLE PLACE

MELTING SKY DRIVE

MARKSHEFFEL ROAD

T15S SEC NW 1/4

R65W 15 NE 1/4

County

 $\overset{\mathsf{of}}{\vdash}$

El Paso,

of

Colorado

KNOW MEN ВҮ THESE PRESENTS:

PEACEFUL FOUNTAIN VALLEY SUBDIVISION

17 tion beir ㅁᅌ (SE1/4) , State o 를 유 -Section colorado, Ш <u>б</u>. p 15 South particularly

f Lot 15, line of s g the rear lot lines of said Lots 1 said Lot 17; Thence S85°24'20"E all t corner of said Tract B; Thence the right, having a central angle e chord bears S10°36'44"W to the of said Tract B, a distance of 18 ng the Westerly line of said Tract I of Melting Sky Drive; Thence along ht—of—Way line of Periwinkle Place Subdivision;
heast corner
stance of
f said Tract B,
f said Tract B,
said Tract B;
said Tract B;
uthwest corner
0.00 feet to a
-of-Way line
b) courses:

2.) Thence along the arc of feet, an arc length of 30.02 1.) N89°53'03"E, Ω distance of 5.01 a curve feet; ç of Ω

3.) Thence 50.00 feet, a reverse cur f 107.95 feet; of.

6.) Ther Beginning

(1.682:

OWNERS CERTIFICATE:

rests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, leasements as shown hereon under the name and subdivision of PEACEFUL RIDGE AT FOUNTAIN VALLEY 3DIVISION 1A. All public improvements so platted are hereby dedicated to public use and said owner is hereby covenant and agree that the public improvements will be constructed to EI Paso County and that proper drainage and erosion control for same will be provided at said owner's expense, to the satisfaction of the Board of County Commissioners of EI Paso County, Colorado. Upon eptance by resolution, all public improvements so dedicated will become matters of maintenance by EI county, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and numunication systems and other purposes as shown hereon. The entities responsible for providing the vices for which the easements are established are hereby granted the perpetual right of ingress and ess from and to adjacent properties for installation, maintenance, and replacement of utility lines and

Valley

NOTARIAL:

STATE COUNTY OF 유 COLORADO 띧 PAS0

ackno by me

and

₹ Expires

BASIS 0F BEARINGS STATEMENT:

rings of this plat are relative to the p 15 South Range 65 West of the f 2 inch aluminum cap marked "LS 1 m cap marked "LS 10377". Said line 15, r by inch

inage purposes and teasement for drain (50') foot right-of ement adjacent to the ement adjacent to the agreement adjacent to the content of the content adjacent to the agreement adjacent adjac er in width, both sides of all side lot lines will be Pl and public utilities only, and both sides of all rear lod drainage purposes and public utilities only, and all lot—of—way width will be platted with a fifteen (15') for that fifty (50') foot right—of—way for public improto the five (5') foot easement for utility purposes, whe adjoining property owners. Platt
lot li
lot li
foot
prover
, with atted with five t lines will be lines adjoining ot easement, verments and ith sole respo ive (5) foot easements for be platted with a ten (10) ning a street which has a t, being a five (5') foot d an ten (10') foot ponsibility for maintenance

ε 4.

◫

MELTING (50' N89*53'03"E 5.01' SKY R.O.\ HO. N00°06'57"W-120.00' DRIVE)RNSTONE F (50' R.O.W. 75 30. .00, .00, .02, PERIWINKLE PLACE (50' R.O.W.) ^=20.51'57" P=20.51'57' '15.7<u>2</u>=1 20 35'40"E-243.02' 76.02' 56.00' 56.00' 55.00' 17 ,707 S.F. 15 7,111 S.F. 16 75 15.00 56.20° 4=07.42,26" S09°28'44"W-167.61' 50' ROW RESERVATION FOR MARKSHEFFEL ROAD R=5649.75 20' RIGHT-OF-WAY & UTILITY EASEMENT
(BOOK 6613, PAGE 857) L=759.99' 4=07'35'47" R=5699.75' L=755.69' MARKSHEFFEL ROAD (R.O.W. VARIES)

NOTES: conto WART TITLE

10. Right of in Book 627 Way Easement of said easem as reserved by the Leaging No. 6270109. mber 26, 1962 in t set forth therein. n No. 205186521. Book 1939 at Page Release of Right of 548 as Reception Way and Quit Clai

9 Way t recorded March 7, 1983 in Book ments is not set forth therein. t recorded March 7, 1995 in Book <u>a</u>

14. Grant of Right on No. 21691.
15. Order and Decre Reception No. 20518 Decree Orga 205192041.

18. 19. 20. 09– Agre Subdivision Improvements Agreer 179 recorded May 20, 2009 as sement recorded May 27, 2009 o 으, 으, Basin/Stormwater Quality Best uly 12, 2007 as Reception No. ment recorded July 12, 2007 as Reception No. 209055985. Amer as Reception No. 209058667. 207037349. Reception nded Subdiv

22. as at Fou

All matters shown on the plat of 107 at Page 148 as Reception f Peaceful Ridge on No. 207712619.

-313 -113

PLAT MELTING (50'

PERIWINKLE PLACE

(50' R.O.W.)

N04°35′40"E-243.02'

N00°06'57"W-120.00' REPLATTED '-188.75'

CONTINUED:

ç aids be allowed.

The buyer should

mits be issued, until and unless the ent between the applicant and EL or in the alternative, other completion of said improvements.

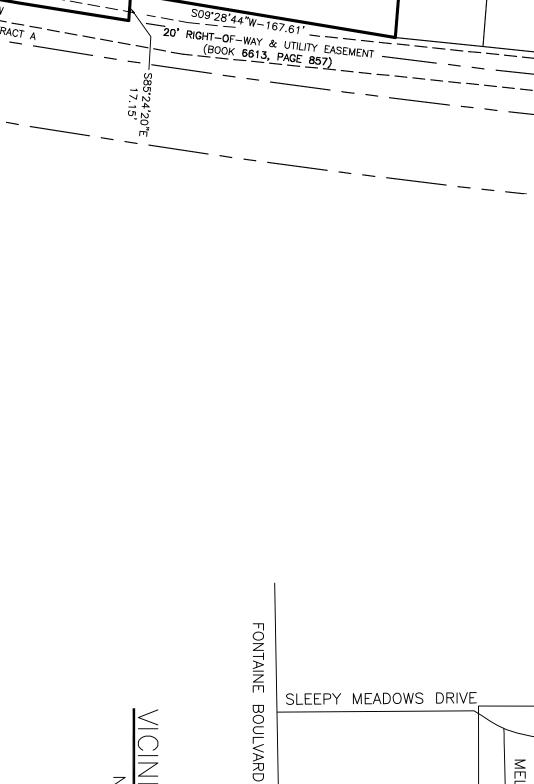
corner lots. A 50 an eighteen (18") foot by 50 foot sight tri inches is allowed in this exists at all

sses () subject to change.

y Reservation for the possible future sassociation for zero (\$0.00) act B, the Noise Barrier and

dedicated for utilities, vested in the Peaceful 'n

drainage enance of S



VICINIT

MAP

APPROVALS:

The accompanying plat was Development this _____ s approved by the EL day of _____

Director, Craig Dossey, Planning and Community

Developr

SKY R.O.V

Y DRIVE

25' ROW RESERVATION

50' ROW RESERVATION FOR MARKSHEFFEL ROAD

MARKSHEFFEL ROAD (R.O.W. VARIES)

4=07.35,47"

Δ=07·42'26" R=5649.75' L=759.99'

R=5699.75' L=755.69'

L=20.51'57" \05.52=A \05.72=1

Δ=05°23'15" R=850.00' L=79.93'

Δ=22°55'48" -R=75.00' L=30.02' λ Δ=12³ λ

R234 101.00.55"

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION 1A was approved for filing by the EI Paso County, Colorado Board of County Commissioners on the ______ day of ______, 20___, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, and easements are accepted, but public improvements thereon will not become the maintenance responsibility of EI Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

1"60

60,

ASSESSOR:

RECORDING:

I hereby certify that this instrument
_____ o'clock _____M., this _____ c
and is duly recorded at Reception N
El Paso County, Colorado. COUNTY OF EL PASO) SS of the ⊇.

JRCHARGE: By

PARK FEES: **SCHOOL** FEE DISTRICT#

SURVEYOR'S CERTIFICATION:

DRAINAGE BASIN:_______ DRAINAGE AND SURETY BRIDGE FEE: _____

FEES:

REGIONAL: NEIGHBORHOOD:

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.

LAND SURVEYING

of record. For all information Insurance, prepared by Stewart

Registered Professional 25968

PEACFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION NO. **1**

ightharpoonup