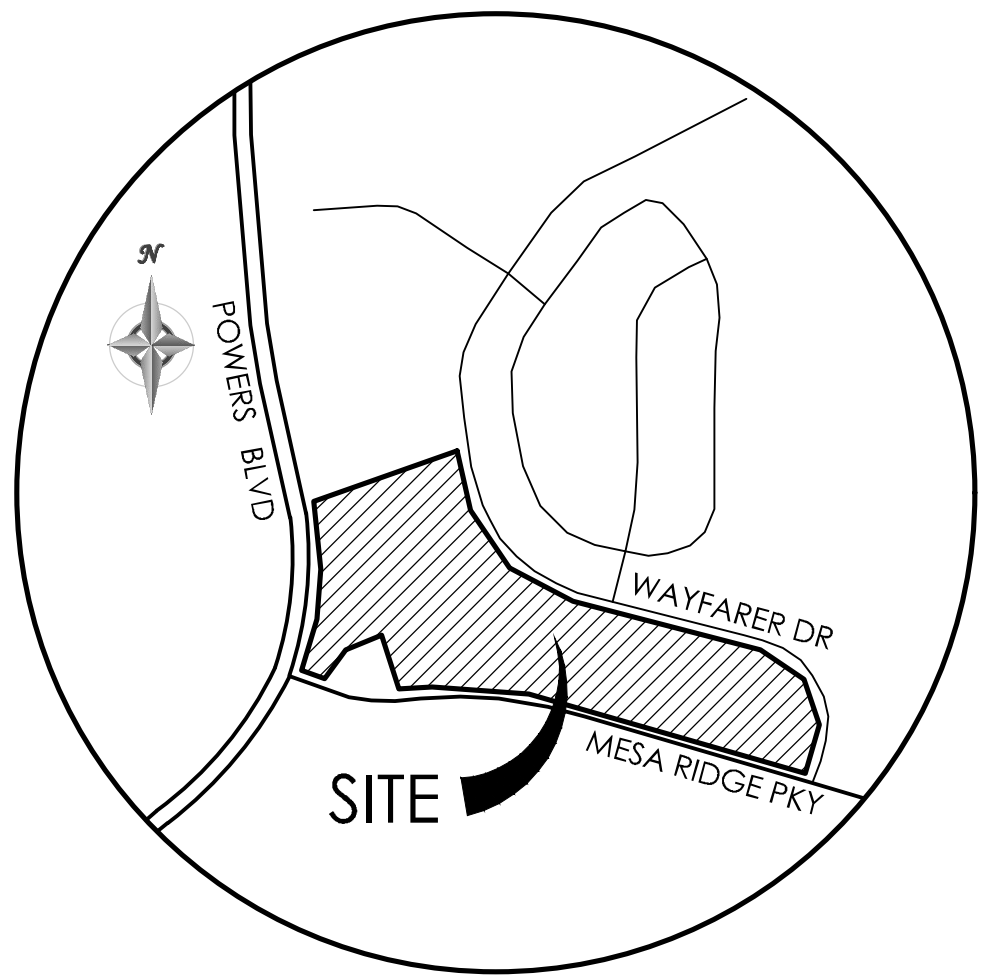


SECURITY FIRE STATION NO. 4

SUBDIVISION EXEMPTION

SW QUARTER OF SECTION 21 & THE NW QUARTER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 65 WEST of

the 6th PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

COUNTY GOVERNMENT NOTES

- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS. IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS

NOTES

- BEARING REFERRED TO HEREIN ARE BASED ON THE WEST LINE OF LOT 18, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 4 AS RECORDED IN RECEPTION NO. 203290551 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEARS S 14°53'49" W.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E., INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE, AND OTHER MATTERS OF RECORD, M.V.E., INC. RELIED ON TITLE COMMITMENT ORDER NO. 78533UTC AS PREPARED BY UNIFIED TITLE COMPANY LLC, TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY, SEPTEMBER 17, 2020.
- ALL CORNERS SET WITH NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP PLS 27605, FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0956 G, DATED DECEMBER 7, 2018, THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
- 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. (SECTION 13-80-105 C.R.S.).
- ALL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
- TRACT A, OF SECURITY FIRE STATION NO. 4 IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED IN RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, SECURITY FIRE PROTECTION DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- TRACTS B & C ARE FOR FUTURE DEVELOPMENT AND REQUIRE FUTURE SUBDIVISION ACTION PRIOR TO DEVELOPMENT.
- THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPs. ALL DETENTION PONDS/WATER QUALITY BMPs SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES. INDIVIDUAL LOT PURCHASERS SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. IN THE CASE THAT THE DEVELOPER CONSTRUCTS THE DETENTION POND(S), THE DEVELOPER SHALL ENTER INTO AN AGREEMENT FOR EACH POND CONSTRUCTED.

KNOW ALL MEN BY THESE PRESENTS

THAT GLEN INVESTMENT GROUP NO II, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 21 AND THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 2 AS RECORDED AT RECEPTION NO. 201107269 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N 75°34'08" E, A DISTANCE OF 529.73 FEET ALONG THE SOUTHERLY LINE OF SAID THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 2 TO THE SOUTHEAST CORNER OF LOT 38, BLOCK 1 OF SAID THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 2; SAID POINT BEING ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WAYFARER DRIVE AS DESCRIBED IN THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 4 AS RECORDED AT RECEPTION NO. 203290551 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WAYFARER DRIVE, THE FOLLOWING SIX (6) COURSES:

- THENCE S 08°54'26" E, A DISTANCE OF 227.19 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE 698.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 605.00 FEET, HAVING A CENTRAL ANGLE OF 66°09'45" AND BEING SUBTENDED BY A CHORD BEARING S 42°01'19" E, 660.45 FEET TO A POINT TANGENT;
- THENCE S 75°06'11" E, A DISTANCE OF 90.87 FEET;
- THENCE S 14°53'49" W, A DISTANCE OF 10.00 FEET;
- THENCE S 75°06'11" E, A DISTANCE OF 583.69 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE 406.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 253.03 FEET, A CENTRAL ANGLE OF 92°07'03" AND BEING SUBTENDED BY A CHORD BEARING S 29°02'59" E, 364.39 FEET TO A POINT OF COMPOUND CURVE ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MESA RIDGE PARKWAY, AS RECORDED AT RECEPTION NO. 207135953 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID MESA RIDGE PARKWAY THE FOLLOWING FOUR (4) COURSES:

- THENCE 141.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD BEARING S 62°00'52" W, 127.28 FEET;
- THENCE N 72°59'09" E, A DISTANCE OF 743.29 FEET TO A POINT OF CURVE TO THE LEFT;
- THENCE 577.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 19°41'43" AND BEING SUBTENDED BY A CHORD BEARING N 82°50'00" W, 574.66 FEET TO A POINT OF REVERSE CURVE;
- THENCE 59.10 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 03°40'50" AND BEING SUBTENDED BY A CHORD BEARING S 89°09'53" W, 59.09 FEET;

THENCE N 27°50'21" W, A DISTANCE OF 36.73 FEET;

THENCE 26.51 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 13°33'42" AND BEING SUBTENDED BY A CHORD BEARING N 21°03'16" W, 26.45 FEET;

THENCE N 14°16'21" W, A DISTANCE OF 45.30 FEET;

THENCE 66.93 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 104.00 FEET, A CENTRAL ANGLE OF 36°52'23" AND BEING SUBTENDED BY A CHORD BEARING N 32°42'33" W, 65.78 FEET;

THENCE N 51°08'51" W, A DISTANCE OF 167.96 FEET;

THENCE S 41°45'04" W, A DISTANCE OF 180.09 FEET;

THENCE 30.88 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 25°16'32" AND BEING SUBTENDED BY A CHORD BEARING S 29°06'48" E, 30.63 FEET;

THENCE S 16°28'33" W, A DISTANCE OF 27.48 FEET TO A POINT ON THE NORTH LINE OF SAID MESA RIDGE PARKWAY;

THENCE N 67°40'00" W, A DISTANCE OF 34.91 FEET ALONG THE NORTH LINE OF SAID MESA RIDGE PARKWAY TO A POINT ALONG THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD,

THENCE 719.66 FEET ALONG THE EAST LINE OF SAID POWERS BOULEVARD ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1220.76 FEET, A CENTRAL ANGLE OF 33°46'37" AND BEING SUBTENDED BY A CHORD BEARING N 02°26'40" E, 709.29 FEET;

THENCE N 14°26'40" W, A DISTANCE OF 61.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 894.795 SF (20.542 ACRES) MORE OR LESS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SECURITY FIRE STATION NO. 4. 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.

GLEN INVESTMENT GROUP NO II, LLC, AND GLEN INVESTMENT GROUP NO IX, LLC.

MANAGER

STATE OF COLORADO }
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY _____ AS _____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

SURVEYOR'S STATEMENT

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION EXEMPTION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 10/01/2018, 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 SUBDIVISION EXEMPTION 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 _____ DAY OF _____, 2021.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF M.V.E., INC.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS SUBDIVISION EXEMPTION FOR SECURITY FIRE STATION NO. 4 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M. THIS ____ DAY OF _____, 2021, A.D. AND IS DULY RECORDED

AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

BY: _____
DEPUTY

SUBDIVISION EXEMPTION SECURITY FIRE STATION NO. 4

MVE, INC.
ENGINEERS SURVEYORS
1903 Letaray Street, Suite 300
Colorado Springs CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT:
61134
MVE DRAWING:
-SUBEX-CS
DATE:
JANUARY 5, 2021
SHEET:
1 OF 2

POWERS BOULEVARD
(VARIABLE WIDTH ROW)

L=719.66
 $\Delta=33^{\circ}46'37''$
R=1220.76
CB=N02° 26' 40"E
CL=709.29

N 67°40'00" W
34.91'

THE GLEN AT WIDEFIELD
SUBDIVISION FILING NO. 2
REC# 201107269

OT 32

N 75°34'08" E, 529.73

20' x 20'

REC. NO. 203285795
40 UTIL
ESMT
20 UTIL ESMT
203285795

TRACT B
519,331 SF.
11.922 AC. ±

L=66.93'
 $\Delta=36^{\circ}52'23''$
 -R=104.00'
 CB=N32° 42' 33"W
 CL=65.78'

L=26.51'
 $\Delta=13^{\circ}33'42''$
 -R=112.00'
 CB=N21° 03' 16"W
 CL=26.45'

L=59.10'
 $\Delta=3^{\circ}40'50''$
R=920.00'
CB=S89° 09' 33"W,
CI=58.08'

L=577.50
 $\Delta=19^{\circ}41'43''$
R=1680.00
CB=N82° 50' 00"W
CL=574.44

$L=698.63'$
 $\Delta=66^{\circ}09'45''$
 $R=605.00'$
 $CB=S42^{\circ}01'19''E$
 $CL=660.45'$

THE GLEN AT WIDFIELD
SUBDIVISION FILING NO.
REC# 203290551

WAYFARER DRIVE
(80' R.O.W. PUBLIC)
L=175

CANDELABRA DRIVE
(60' R.O.W. PUBLIC)


TRACT C
322,733 SF.
(7.409 AC. ±)

INVESTMENT GROUP NO II LLC
RECEPTION NO.
201114753

201114753
GLEN INVESTMENT GROUP NO IX LLC
RECEPTION NO.
201114753
"W"

PCD FILE NO. EX-20-004

SUBDIVISION EXEMPTION SECURITY FIRE STATION NO. 4



MVE, INC.
ENGINEERS & SURVEYORS

1903 Lelalay Street, Suite 800
Colorado Springs CO 80909
719.635.5736 www.mvecivil.com

MVE PROJECT:
61134

MVE DRAWING:
SUBEX-PS

DATE:
JANUARY 5, 2021

SHEET:
2 OF 2