

FINAL PLAT
SOUTH ACADEMY HIGHLANDS FILING NO. 4
A REPLAT OF LOTS 7 AND 8 AND TRACT J AS PLATTED IN SOUTH ACADEMY HIGHLANDS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713425 BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF FOUNTAIN, COUNTY OF EL PASO, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT UTW ACADEMY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOTS 7 AND 8 AND TRACT J AS PLATTED IN SOUTH ACADEMY HIGHLANDS FILING NO. 1 RECORDED UNDER RECEPTION NO. 214713425, RECORDS OF EL PASO COUNTY COLORADO. CONTAINING A CALCULATED AREA OF 268,463 SQUARE FEET (6.163 ACRES). TO BE REPLATTED AS SOUTH ACADEMY HIGHLANDS FILING NO. 4

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AS SHOWN ON THIS PLAT. THIS TRACT OF LAND AS HEREBY PLATTED SHALL BE KNOWN AS "SOUTH ACADEMY HIGHLANDS FILING NO. 4", IN THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO. THE EASEMENTS DEPICTED OR DESCRIBED HEREON AND CREATED BY THIS PLAT, EXCEPTING THE PRIVATE DRAINAGE EASEMENTS, ARE HEREBY DEDICATED TO THE CITY OF FOUNTAIN FOR THE SPECIFIC PURPOSES INDICATED HEREIN.

OWNER:

THE AFOREMENTIONED, UTW ACADEMY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS 3RD DAY OF JUNE, 2022, A.D.

BY: UTW ACADEMY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY.

JEFFREY P. OTTO AS AUTHORIZED SIGNER

STATE OF MISSOURI }
COUNTY OF ST. LOUIS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF JUNE, 2022 BY JEFFREY P. OTTO AS AUTHORIZED SIGNER OF UTW ACADEMY DEVELOPMENT, LLC, A MISSOURI LIMITED LIABILITY COMPANY.

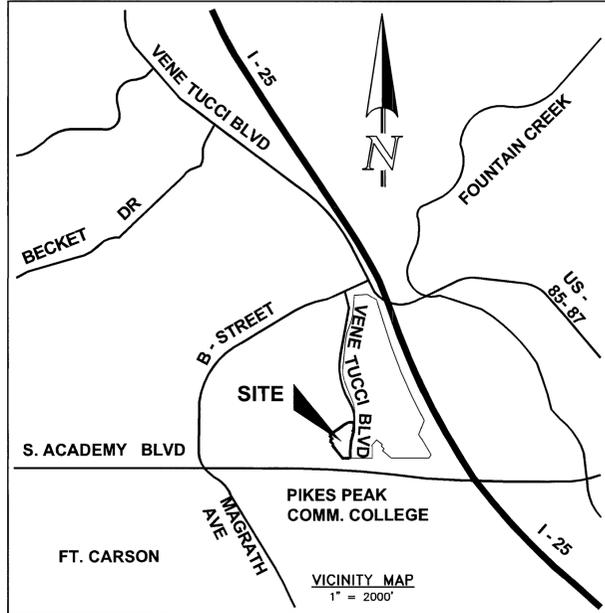
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 04/01/2025



NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT/REPLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF FOUNTAIN, AS AMENDED. THE CITY SHALL NOT BE OBLIGATED TO ISSUE BUILDING PERMITS FOR BUILDING SITES WITHIN THIS PLAT/REPLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE SUBDIVISION ORDINANCE OF THE CITY OF FOUNTAIN OR ANY APPLICABLE SUBDIVISION IMPROVEMENT AGREEMENT. THE CITY SHALL NOT BE OBLIGATED TO AUTHORIZE THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY HABITABLE STRUCTURE WITHIN THIS PLAT/REPLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETED AND FORMALLY ACCEPTED FOR MAINTENANCE AND OWNERSHIP BY THE CITY OF FOUNTAIN.



GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JANUARY 17, 2022.
2. FLOODPLAIN STATEMENT: THIS SITE, SOUTH ACADEMY HIGHLANDS FILING NO. 4, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0743G, EFFECTIVE DECEMBER 7, 2018.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS 2 (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THERE WILL BE NO DIRECT ACCESS FROM ANY LOT TO ACADEMY BOULEVARD.
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER SC55096789-3 ISSUED BY LAND TITLE GUARANTEE COMPANY, DATED JANUARY 13, 2022.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
7. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 2-1/2 INCH ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS "PLS 28651" AND AT THE WESTERLY END BY CONCRETE POST WITH WASHER STAMPED "LS 3854", IS ASSUMED TO BEAR S89°53'21"W A DISTANCE OF 2632.07 FEET.
8. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
9. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
10. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5-FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH AN 8-FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10-FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT. ALL SUCH NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR DRAINAGE PURPOSES FOR THE BENEFIT OF THE LOTS PLATTED HEREIN, AS APPLICABLE.

THE SIGHT VISIBILITY EASEMENTS AS SHOWN, ARE SUBJECT TO THE RESTRICTIONS REFERENCED IN CITY OF FOUNTAIN SUBDIVISION REGULATIONS IN SECTION 16.22.050 D. SURFACE MAINTENANCE OF ALL EASEMENTS IS VESTED IN THE INDIVIDUAL PROPERTY OWNER.

GENERAL NOTES CONT'D:

- 11. THE LAND INCLUDED WITHIN THIS SUBDIVISION IS SUBJECT TO A "SUBDIVISION IMPROVEMENT AGREEMENT" EXECUTED BY THE OWNER OF THE LAND INCLUDED IN THIS PLAT AND THE CITY OF FOUNTAIN, WHICH AGREEMENT WAS RECORDED IN THE RECORDS OF EL PASO COUNTY ON 01/28/14 AT RECEPTION NO. 214007178.
12. THIS PLAT IS REGULATED BY A P.U.D. OVERALL DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 215133043 OF THE RECORDS OF EL PASO COUNTY.
13. THE PROPERTY IS WITHIN THE BOUNDARY OF THE FOUNTAIN GENERAL IMPROVEMENT DISTRICT NO. 1 AS EVIDENCED BY DOCUMENT RECORDED UNDER RECEPTION NO. 214010139 AND 214033781 AND, AS SUCH, IS SUBJECT TO AN ASSESSMENT.
14. ALL PROPERTY WITHIN THIS SUBDIVISION IS OR WILL BE SUBJECT TO EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND THAT WILL BE RECORDED IN THE RECORDS OF EL PASO COUNTY.
15. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY STRATMOOR HILLS WATER DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
16. WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY STRATMOOR HILLS SANITATION DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
17. THIS PROPERTY IS SUBJECT TO THE SOUTH ACADEMY HIGHLANDS PUBLIC IMPROVEMENTS FEE AS EVIDENCED BY DOCUMENT RECORDED UNDER RECEPTION NO. 214009746 AND AS AMENDED.
18. SHOULD A REPLAT OF THIS SUBDIVISION OCCUR IN THE FUTURE, A PRELIMINARY PLAT MUST BE SUBMITTED AND APPROVED BY THE PLANNING COMMISSION PRIOR TO APPROVAL OF ANY FINAL PLAT COMPLIANT WITH SECTION 16.21.020.4 OF THE CITY OF FOUNTAIN SUBDIVISION REGULATIONS.
19. NOTICE AND WARNING: COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. THE CITY OF FOUNTAIN IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.
20. CROSS ACCESS IS ALLOWED BETWEEN ALL LOTS AS SHOWN ON THIS PLAT.
21. PUBLIC AND PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED ON THE FINAL PLAT. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
22. THE PROPOSED INTERNAL ROADWAYS ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS.

SITE DATA SUMMARY:

Table with 3 columns: LOT, TOTAL AREA, NO-BUILD AREA. Row 1: 1, 1.341 AC, 0.001 AC. Row 2: 2, 1.549 AC, 0.638 AC. Row 3: 3, 1.303 AC, 0.541 AC. Row 4: 4, 1.970 AC, 0.887 AC. Row 5: TOTAL, 6.163 AC, 2.067 AC.

CITY APPROVAL:

ON BEHALF OF THE CITY OF FOUNTAIN, THE UNDERSIGNED HEREBY APPROVES, AND APPROVES FOR FILING, THE ACCOMPANYING PLAT OF SOUTH ACADEMY HIGHLANDS FILING NO. 4, IN THE CITY OF FOUNTAIN, EL PASO COUNTY, STATE OF COLORADO THIS 8th DAY OF June, A.D. 2022.

BY: [Signature] SUBDIVISION ADMINISTRATOR ATTEST: [Signature] CLERK



SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THIS PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS INFORMATION, KNOWLEDGE AND BELIEF.

[Signature] DOUGLAS P. REINOLD, PROFESSIONAL LAND SURVEYOR COLORADO P.L.S. NO. 13481

MAY 26 2022 DATE

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.

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:56 O'CLOCK P.M. THIS 16 DAY OF June, 2022, A.D., AND IS DULY RECORDED AT RECEPTION NO. 222714970 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: [Signature] DEPUTY

FEES BLOCK:

FEES: \$20.00
SURCHARGE: \$3.00
SCHOOL FEE: NO FEES DUE
DRAINAGE FEE: NO FEES DUE
PARK FEE: NO FEES DUE
BRIDGE FEE: NO FEES DUE

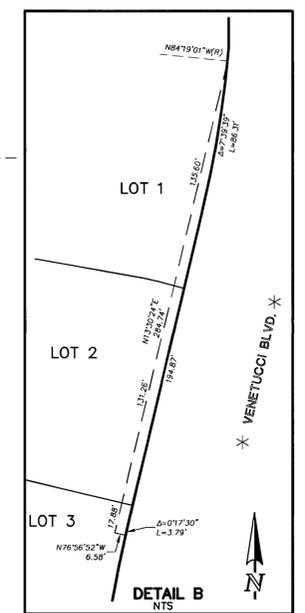
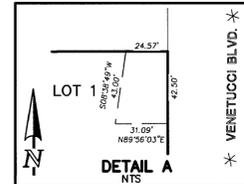
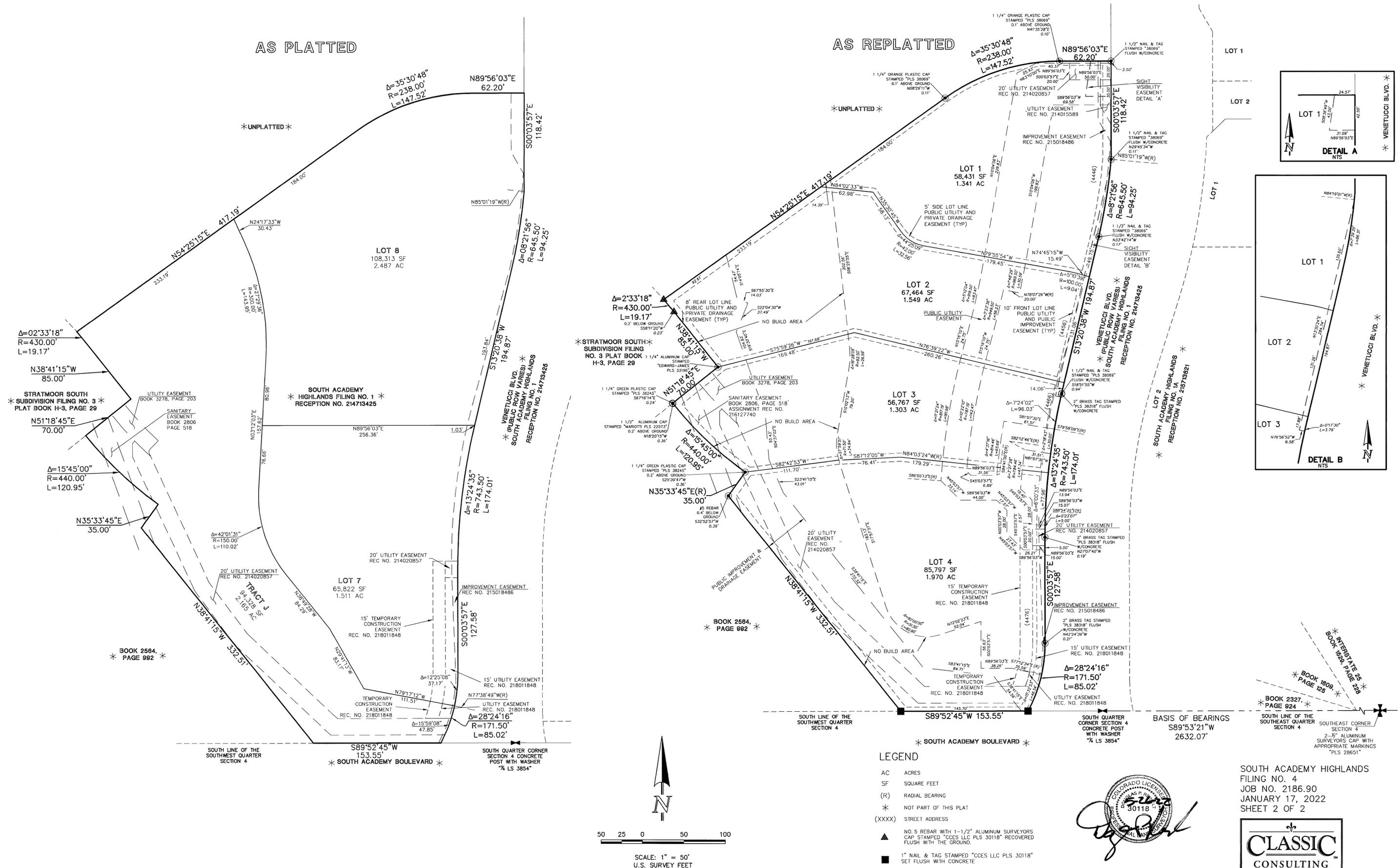
SOUTH ACADEMY HIGHLANDS FILING NO. 4
JOB NO. 2186.90
JANUARY 17, 2022
SHEET 1 OF 2



Table with 3 columns: NO., DESCRIPTION, DATE. Header row: REVISIONS.

FINAL PLAT SOUTH ACADEMY HIGHLANDS FILING NO. 4

14970



AS PLATTED

UNPLATTED

$\Delta=35^{\circ}30'48''$
 $R=238.00'$
 $L=147.52'$

$N89^{\circ}56'03''E$
 $62.20'$

$S00^{\circ}03'57''E$
 $118.42'$

$N54^{\circ}25'15''E$
 $417.19'$

$N2417'33''W$
 $30.43'$

$N51^{\circ}18'45''E$
 $70.00'$

$N38^{\circ}41'15''W$
 $85.00'$

$\Delta=02^{\circ}33'18''$
 $R=430.00'$
 $L=19.17'$

$N35^{\circ}33'45''E$
 $35.00'$

$\Delta=15^{\circ}45'00''$
 $R=440.00'$
 $L=120.95'$

$\Delta=42^{\circ}01'31''$
 $R=150.00'$
 $L=110.02'$

$\Delta=13^{\circ}24'35''$
 $R=743.50'$
 $L=174.01'$

$\Delta=12^{\circ}25'08''$
 $R=171.50'$
 $L=85.02'$

$\Delta=28^{\circ}24'16''$
 $R=171.50'$
 $L=85.02'$

$\Delta=15^{\circ}59'08''$
 $R=171.50'$
 $L=85.02'$

$\Delta=15^{\circ}45'00''$
 $R=440.00'$
 $L=120.95'$

$\Delta=15^{\circ}18'45''E$
 $70.00'$

$N38^{\circ}41'15''W$
 $85.00'$

$\Delta=02^{\circ}33'18''$
 $R=430.00'$
 $L=19.17'$

$N51^{\circ}18'45''E$
 $70.00'$

$N35^{\circ}33'45''E$
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$\Delta=15^{\circ}45'00''$
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 $L=120.95'$

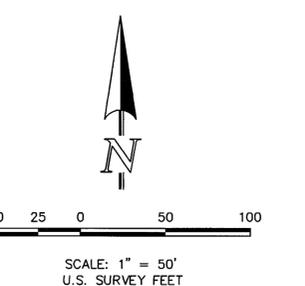
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 $L=85.02'$

$\Delta=28^{\circ}24'16''$
 $R=171.50'$
 $L=85.02'$

$\Delta=15^{\circ}59'08''$
 $R=171.50'$
 $L=85.02'$



- LEGEND**
- AC ACRES
 - SF SQUARE FEET
 - (R) RADIAL BEARING
 - (*) NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS
 - ▲ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH THE GROUND.
 - 1" NAIL & TAG STAMPED "CCES LLC PLS 30118" SET FLUSH WITH CONCRETE
 - RECOVERED MONUMENT AS NOTED FLUSH WITH GROUND UNLESS OTHERWISE NOTED



SOUTH ACADEMY HIGHLANDS
FILING NO. 4
JOB NO. 2186.90
JANUARY 17, 2022
SHEET 2 OF 2



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

N:\218690\DRAWINGS\SURVEY\PLAT\218690P-2_21_05-10.dwg, 5/26/2022, 2:43:03 PM, 1:1