

# SOUTH ACADEMY HIGHLANDS FILING NO. 4 - PRELIMINARY PLAT

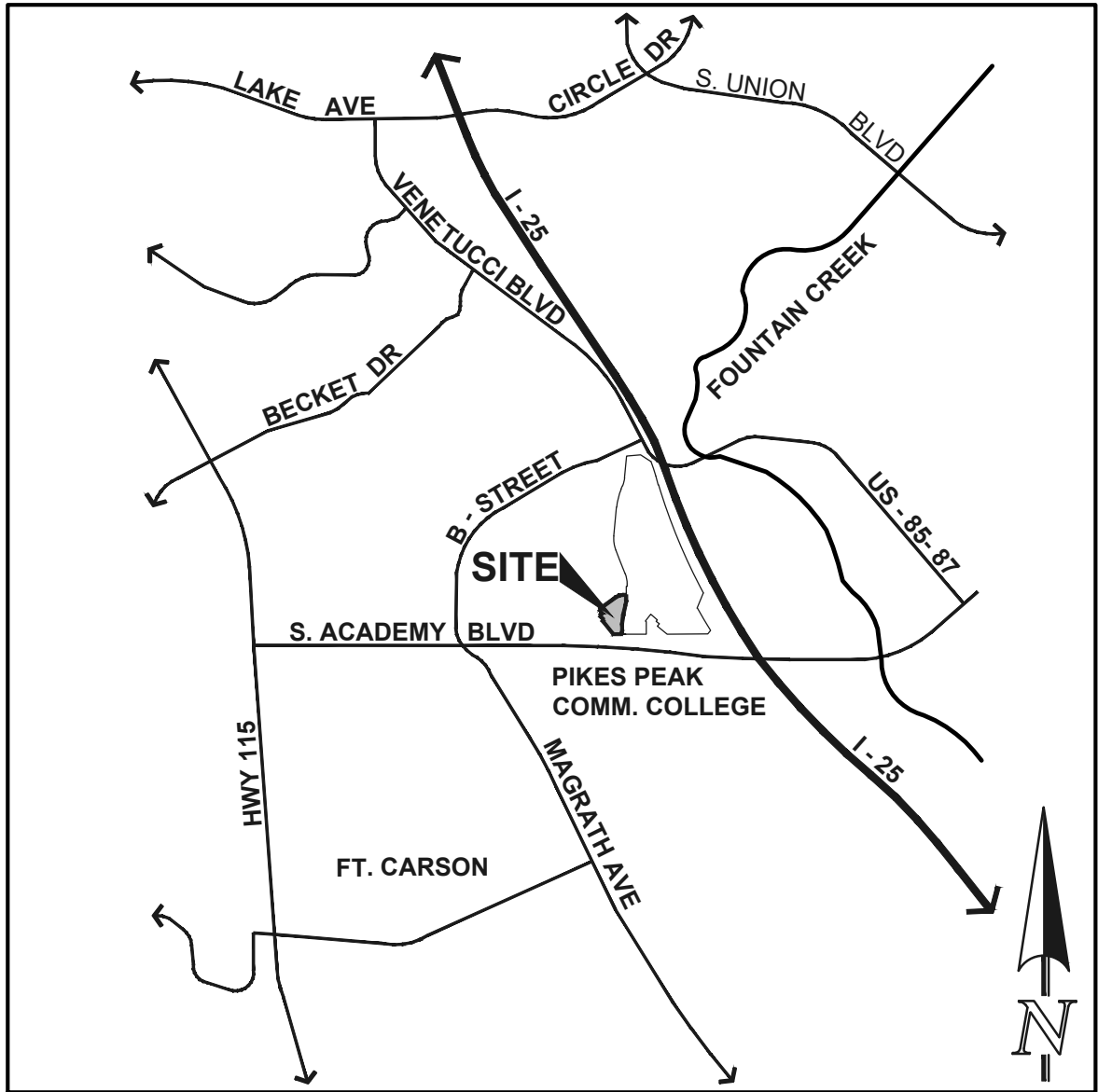
A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO

## KNOW ALL MEN 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.



VICINITY MAP  
N.T.S.

## GENERAL NOTES:

- THE DATE OF PREPARATION IS MAY 10, 2021.
- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THERE WILL BE NO DIRECT ACCESS FROM ANY LOT TO ACADEMY BOULEVARD.
- 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 \_\_\_\_\_, DATED \_\_\_\_\_.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
- 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.
- THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.
- 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.

## NOTICE IS HEREBY GIVEN:

THE CITY SHALL NOT BE OBLIGATED TO ISSUE BUILDING PERMITS FOR BUILDING SITES WITHIN THIS PLAT 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 UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS ARE COMPLETED AND FORMALLY ACCEPTED FOR MAINTENANCE AND OWNERSHIP BY THE CITY OF FOUNTAIN.

## 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SUBDIVISION ADMINISTRATOR CITY CLERK

## SITE DATA:

TOTAL ACRES	6.163 AC.
NUMBER OF LOTS	4
LOT 1	1.341 AC.
LOT 2	1.549 AC.
LOT 3	1.303 AC.
LOT 4	1.970 AC.
USE	COMMERCIAL

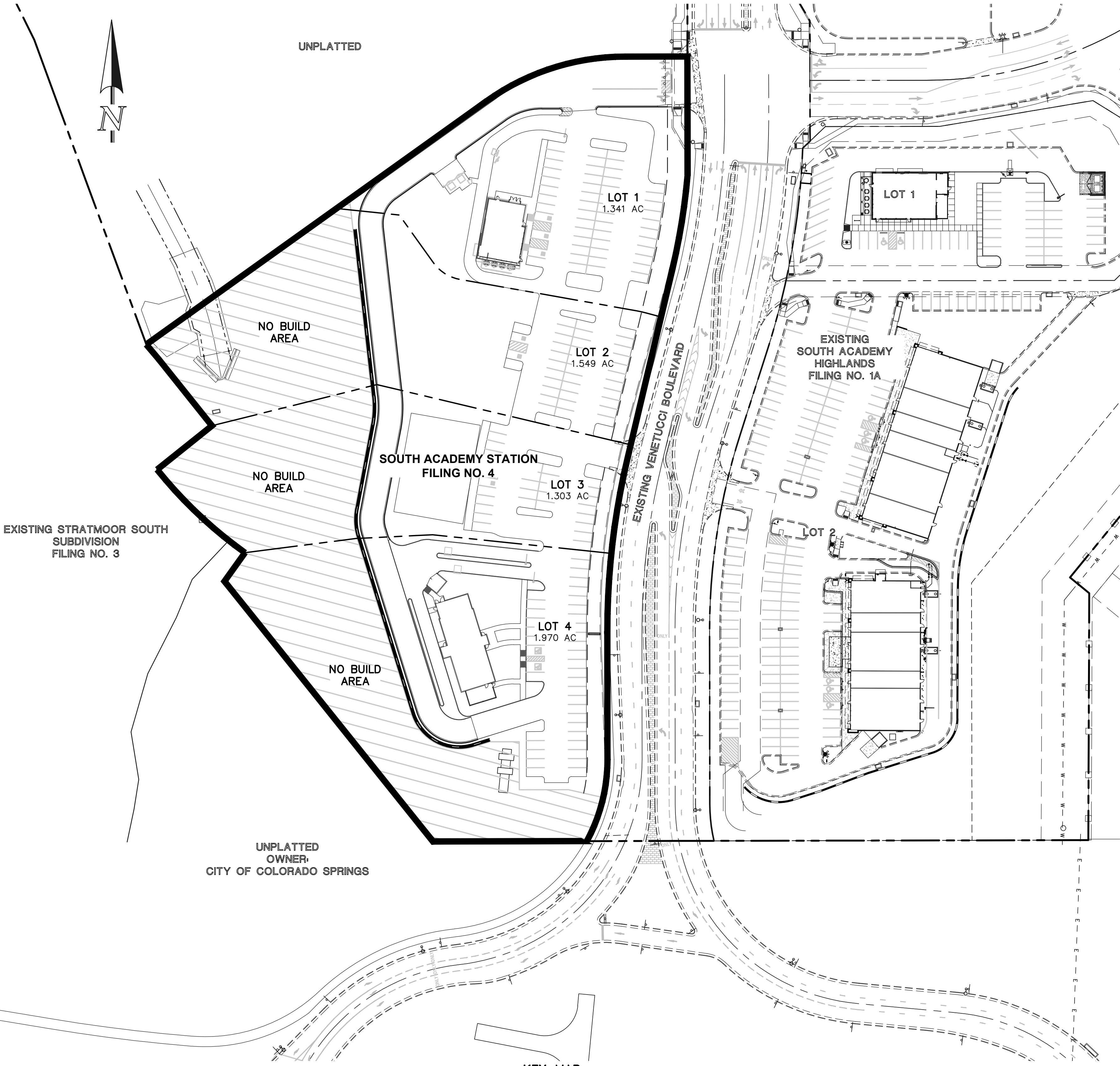
NO.	REVISION	DATE



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

SOUTH ACADEMY HIGHLANDS  
FILING NO. 4  
PRELIMINARY PLAT

DESIGNED BY	MAL	SCALE	DATE	06/04/21
DRAWN BY	BB	(H) 1"= VARIES	SHEET	1 OF 3
CHECKED BY		(V) 1"= N/A	JOB NO.	2186.90

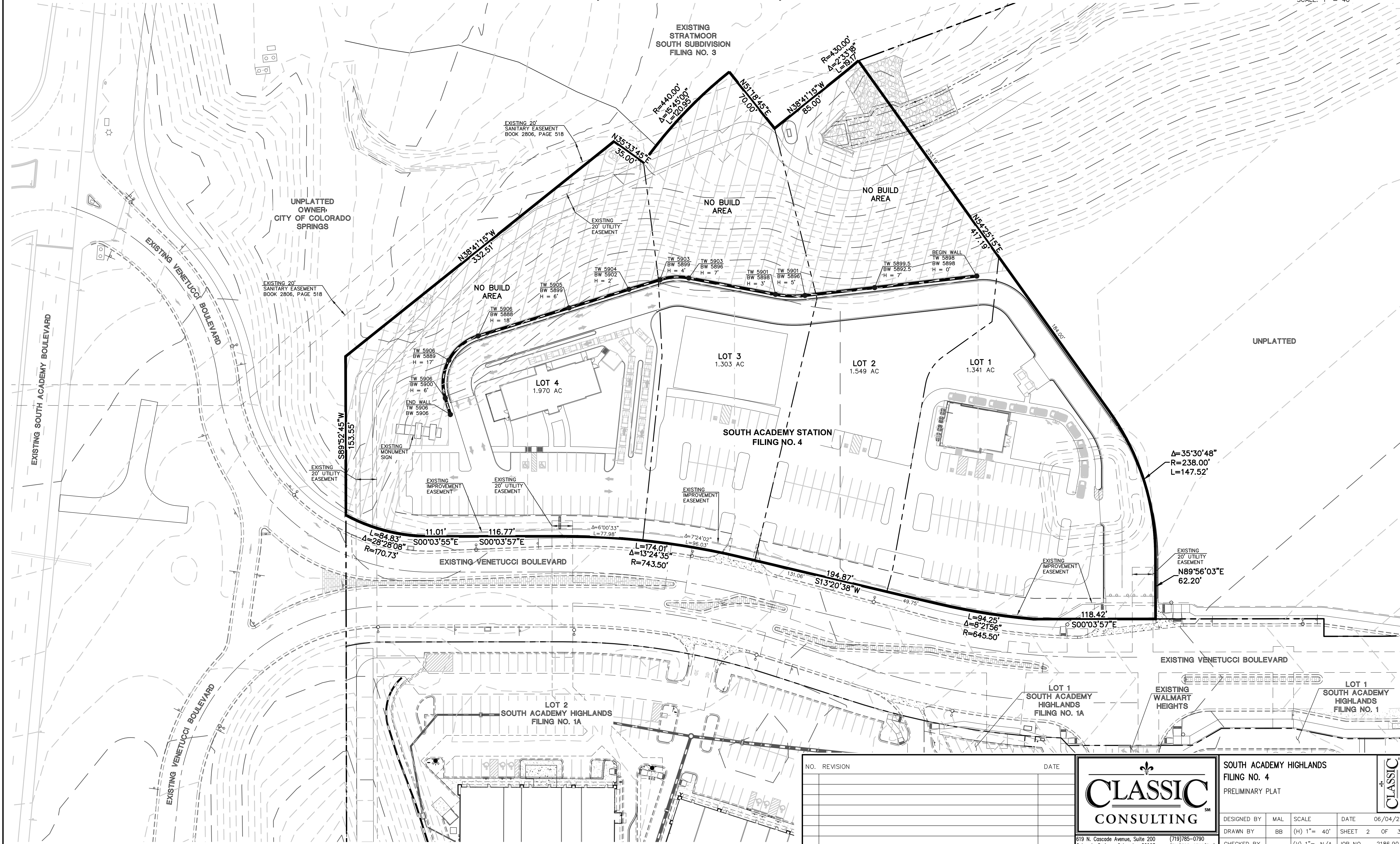
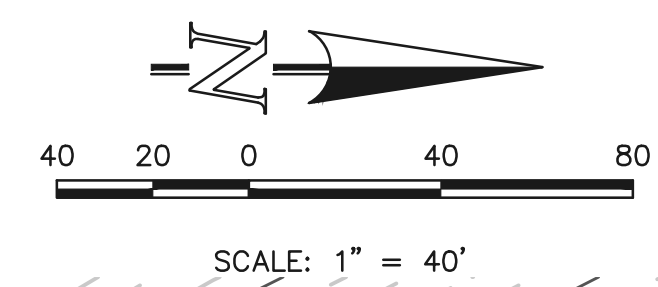


KEY MAP  
SCALE: 1" = 60'



# SOUTH ACADEMY HIGHLANDS FILING NO. 4 - PRELIMINARY PLAT

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF FOUNTAIN, COUNTY OF EL PASO, STATE OF COLORADO



NO.	REVISION	DATE

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

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

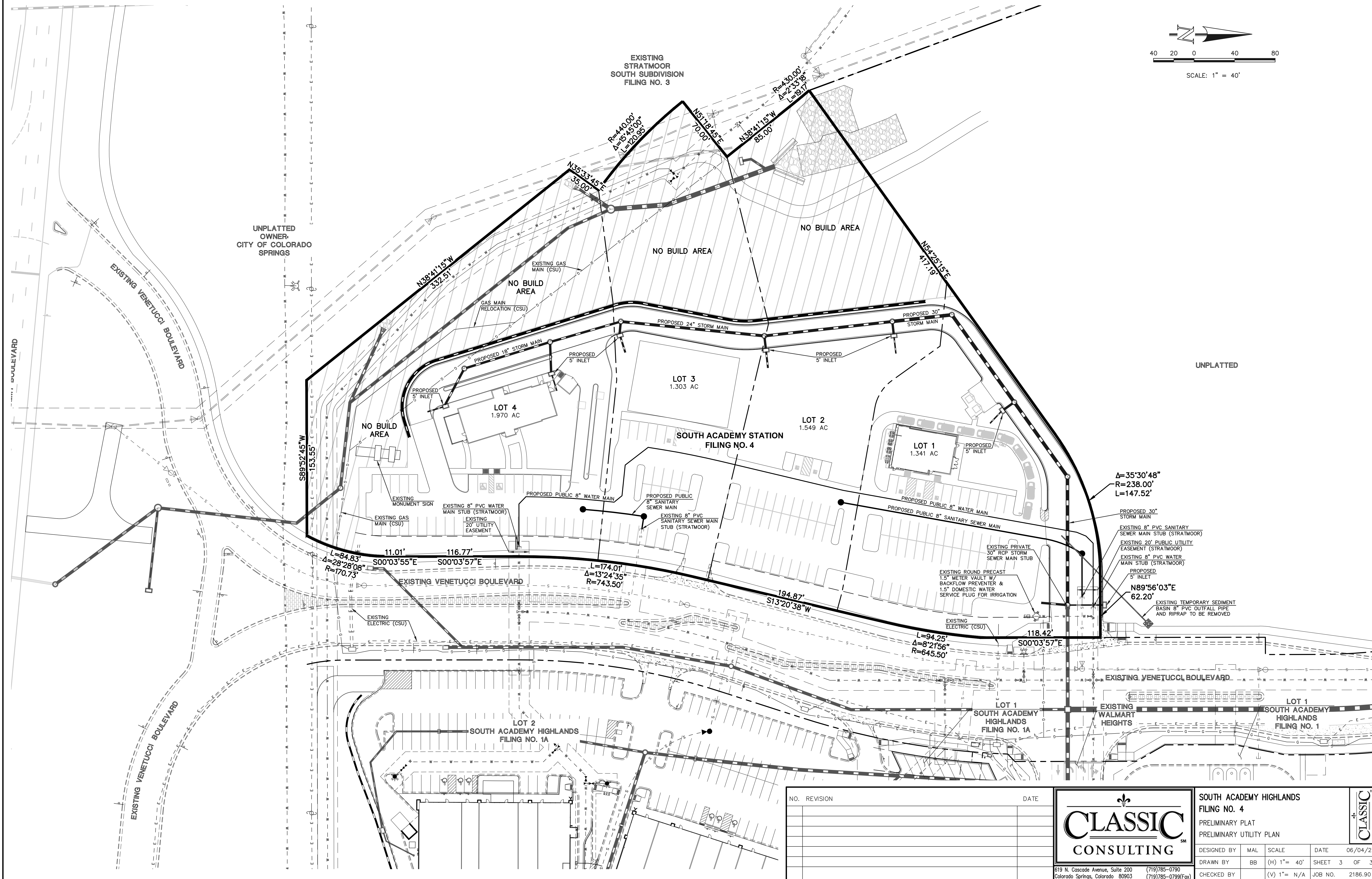
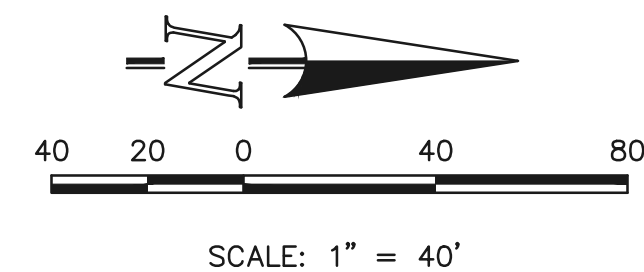
SOUTH ACADEMY HIGHLANDS FILING NO. 4 PRELIMINARY PLAT			
DESIGNED BY	MAL	SCALE	DATE
DRAWN BY	BB	(H) 1"= 40'	06/04/21
CHECKED BY	(V) 1"= N/A	SHEET	2 OF 3
		JOB NO.	2186.90

CLASSIC  
CONSULTING

N:\218690\DRAWINGS\DEVELOPMENT\218690-02-PRE-PLAT.dwg, 6/2/2021 2:13:36 PM, 1:1



# PRELIMINARY UTILITY PLAN



NO.	REVISION	DATE



SOUTH ACADEMY HIGHLANDS  
FILING NO. 4  
PRELIMINARY PLAT  
PRELIMINARY UTILITY PLAN

DESIGNED BY	MAL	SCALE	DATE	06/04/21
DRAWN BY	BB	(H) 1"= 40'	SHEET	3 OF 3
CHECKED BY	(V) 1"= N/A	JOB NO.	2186.90	

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

