

PRE-SUBDIVISION SITE GRADING ACKNOWLEDGEMENT  
AND RIGHT OF ACCESS FORM

The undersigned (“Applicant”) owns and holds legal title to the real property to be known as Peaceful Ridge at Fountain Valley (“Property”), which Property is legally described on Exhibit A attached hereto and incorporated herein by this reference.

Applicant seeks approval for Pre-Subdivision Site Grading under Section 6.2.6 of the El Paso County Land Development Code. As a condition of approval and issuance of Construction Permit No. EGP-21-003, Applicant must complete and submit this Pre-Subdivision Site Grading Acknowledgement and Right of Access Form. In compliance therewith, by signing below, Applicant hereby acknowledges and agrees as follows:

1. The approval and issuance of the Construction Permit does not guarantee or create a right in, or a right of expectation in, Applicant that the El Paso County Planning Commission will recommend or the Board of County Commissioners of El Paso County will approve Applicant’s preliminary plan or final plat, including any associated construction drawings, for the Property. Applicant proceeds with grading under the Construction Permit at Applicant’s sole risk.
2. The Construction Permit shall be personal to the Applicant and shall not run with the land. Any successors and/or assigns of the Applicant desiring to proceed or continue with the Pre-Subdivision Site Grading approval shall execute their own Pre-Subdivision Site Grading Acknowledgement and Right of Access Form, obtain their own Construction Permit, and provide an updated Financial Assurance Estimate and replacement surety.
3. Applicant hereby grants to El Paso County, its employees, agents, contractors, and/or subcontractors the right of access to enter upon the Property at all reasonable hours for the following purposes in accordance with requirements of the El Paso County Engineering Criteria Manual (ECM), Section I.5:
  - a. To inspect and investigate for compliance with Construction Permit requirements, including, but not limited to, proper installation and maintenance of erosion and sediment control measures;
  - b. To inspect and investigate for completion of grading activities and soil stabilization requirements;
  - c. In the event of noncompliance with either of the above, to identify deficiencies, which may result in issuance of a Letter of Noncompliance describing such deficiencies to be corrected by Applicant; and
  - d. In the event the Applicant does not correct deficiencies identified in a Letter of Noncompliance, to draw on surety provided and perform the

work in order to correct said deficiencies pursuant to ECM Section I.6.1.H.

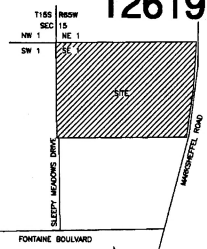
4. Applicant shall indemnify, defend, and forever hold harmless the Board of County Commissioners of El Paso County, their officers, employees, agents, contractors, and subcontractors, from any and all claim, demand, action, cause of action, loss, damage, injury, property damage, personal injury, death, liability, duty, obligation, costs and expenses (including attorney fees) arising out of or related to such entry on the Property. Nothing in this section shall be deemed to waive or otherwise limit the defenses available to the Board of County Commissioners pursuant to the Colorado Governmental Immunity Act or as otherwise provided by law.
5. In accordance with ECM Sections 5.3.15 and I.4.1C, Applicant is obligated to provide surety sufficient to make reasonable provision for completion of the grading, erosion control and final stabilization measures, in the amount set forth on Exhibit B attached hereto. Surety shall be in the form of cash, Certified or Cashier's Check, or letter of credit.
6. Applicant is responsible for providing any renewals of surety to ensure that there is never a lapse in security coverage. Applicant shall procure renewal/extension/replacement surety at least fifteen (15) days prior to the expiration of the surety then in effect. Failure to procure renewal/extension/replacement surety within this time limit shall allow the County to execute on the surety.
7. All of the grading, erosion control and final stabilization measures to be completed as identified on Exhibit B shall be constructed in compliance with the following:
  - a. All laws, resolutions and regulations of the United States, State of Colorado, El Paso County and its various agencies, affected special districts and/or servicing authorities.
  - b. Such other designs, drawings, maps, specifications, sketches and other matter submitted to and approved by any of the above-stated governmental entities.
8. All grading, erosion control, and final stabilization measures shall be completed by the Applicant within 12 (twelve) months from the date of notice to proceed in the Construction Permit. If Applicant determines that the completion date needs to be extended, Applicant shall submit a written request for a change in the completion date to the ECM Administrator at least 90 days in advance of the required completion date. The request shall include the reasons for the requested change in completion date, the proposed new completion date, and prove surety is in place to cover the extension time requested. The completion date for the Construction Permit may be extended at the discretion of the ECM Administrator. Failure to meet the original or extended completion date, as applicable, shall allow the County to execute on the surety.



SF05044

# FINAL PLAT PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION

A portion of the Southeast One-Quarter (SE1/4) of Section 15, Township 15 South, Range 65 West of the 6th P.M.,  
County of El Paso, State of Colorado



VICINITY MAP  
N.T.S.

| LINE TABLE  |                     | CURVE TABLE |                                       |
|-------------|---------------------|-------------|---------------------------------------|
| LINE LENGTH | BEARING             | CURVE DELTA | LENGTH RADIUS CHORD BEARING           |
| E ROAD DATA |                     | E ROAD DATA |                                       |
| L1          | 28.01' N89°30'12"W  | C1          | 08°36'52" 48.80' 400.00' S03°22'39"W  |
| L2          | 39.45' S08°52'55"W  | C2          | 08°36'52" 48.80' 400.00' N03°22'39"W  |
| LOT DATA    |                     |             |                                       |
| L3          | 123.42' N89°52'46"E | C3          | 01°29'38" 31.82' 874.00' S88°10'55"E  |
| L4          | 8.60' S88°43'17"E   | C4          | 01°29'38" 31.82' 874.00' S88°10'55"E  |
| L5          | 53.88' S89°42'01"W  | C5          | 01°29'38" 31.82' 874.00' S88°10'55"E  |
| L6          | 55.30' S88°43'17"E  | C6          | 01°29'38" 31.82' 874.00' S88°10'55"E  |
| L7          | 60.47' N89°52'46"E  | C7          | 02°13'18" 21.24' 1024.00' N87°18'59"W |
| L8          | 58.59' S89°12'31"E  | C8          | 02°13'18" 21.24' 1024.00' N87°18'59"W |
| L9          | 37.08' S00°52'55"W  | C9          | 02°13'18" 21.24' 1024.00' N87°18'59"W |
| L10         | 9.70' S08°52'55"W   | C10         | 02°13'18" 21.24' 1024.00' N87°18'59"W |
| L11         | 28.01' N89°30'12"W  | C11         | 08°36'52" 48.80' 400.00' S03°22'39"W  |
| L12         | 39.45' S08°52'55"W  | C12         | 08°36'52" 48.80' 400.00' N03°22'39"W  |

**KNOW ALL MEN BY THESE PRESENTS:**  
That Fountain Valley Investment, being the owner of the described tract of land, to wit:

**LAND DESCRIPTION:**  
A tract of land located in the Southeast One-Quarter (SE1/4) of Section 15, T15S, R65W of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Center One-quarter (C1/4) Corner of said Section 15, Thence N89°52'46"E along the East/West centerline of said Section 15, a distance of 2003.07 feet to a point on the Westerly Right-of-Way line of Markaheffel Road; Thence along said Westerly Right-of-Way line, the following two (2) courses:  
1.) S04°35'40"W, a distance of 605.38 feet;  
2.) Thence along the arc of a curve to the right, having a central angle of 07°35'47", a radius of 5699.75 feet, an arc length of 755.69 feet

to the Northeast corner of Cottonwood Meadows Filing No.3 as recorded under Reception No. 20218593 in the records of the Clerk and Recorders Office of said County; Thence S89°53'03"W along the North line of said Cottonwood Meadows, a distance of 1846.25 feet to a point on the North/South centerline of said Section 15; Thence N00°05'29"E along said North/South centerline, a distance of 1349.96 feet to the Point of Beginning.

Said tract contains 60.144 acres more or less.

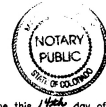
**BASIS OF BEARINGS STATEMENT:**  
The bearings of this plat are relative to the north line of the Southeast One-Quarter (SE 1/4) of Section 15, Township 15 South Range 65 West of the 6th P.M., monumented at the Center One-quarter (C1/4) corner by a 3 1/2 inch aluminum cap marked "LS 10377" and at the 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.

**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" 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.

**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 on 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.

**IN WITNESS WHEREOF:**  
The aforementioned Fountain Valley Investment, has executed these presents this 14th day of November, 2026 A.D.  
Fountain Valley Investment  
*Mark Watson*  
J. Mark Watson (Manager)

**NOTARIAL:**  
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )  
The foregoing instrument was acknowledged before me this 14th day of November, 2026 A.D., by J. Mark Watson, Manager of Fountain Valley Investment.  
Witness my Hand and Seal: *Marion R. Lunge* Notary Public  
My Commission Expires: 4-15-16 Address: 312 Highland Blvd.



**APPROVALS:**  
The accompanying plat was approved by the El Paso County Development Services this 5th day of July, 2027 A.D.  
*Director, Development Services*  
The accompanying plat was approved by the Board of County Commissioners this 5th day of August, 2026 A.D.  
*Chair, County Commissioners*

- NOTES:**
- These tracts of land are subject to the following items per UNIFIED TITLE COMPANY Order No. 55717.
    - Reservations contained in Patent(s) recorded in Book 54 at Page 67 as follows: Subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
    - Right-of-Way for lateral ditches as reserved by the League Land Company in deed recorded May 19, 1920 in Book 627 at Page 109, the exact location of which cannot be determined.
    - Right-of-Way and easement granted to Mountain View Electric Association, Inc. in instrument recorded in Book 1939 at Page 548.
    - Right-of-Way and easement granted to Mountain View Electric Association, Inc. in instrument recorded in Book 3684 at Page 492.
    - Right-of-Way and utility easement granted to Colorado Center Metropolitan District in instrument recorded in Book 6613 at page 857 and in Book 6613 at Page 867.
  - Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.
  - The El Paso County Development Services must be contacted prior to the establishment of any driveway.
  - All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
  - The following reports have been submitted and are on file at the County Development Services Department: Soils and Geological Study; Water Availability Study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
  - No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
  - All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.
  - No electromagnetic, light, or any other physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.
  - The Airport Advisory Commission suggests that residences constructed in this area should include FAA approved sound mitigation construction techniques to obtain at least a 25dB reduction in interior noise.
  - NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof.
  - All property owners are responsible for maintaining proper storm water drainage in and through their property.
  - 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. 20218593 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.
  - A 30 foot by 30 foot right triangle no-build area exists for all interior corner lots. A 50 foot by 50 foot right 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.
  - The addresses (\_\_\_\_\_) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
  - Direct lot access to Markaheffel Road is prohibited.
  - Ownership and Maintenance of Tracts A & B will be vested in The Peaceful Ridge at Fountain Valley Homeowner's Association.
  - Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
  - A Private Detention Pond Maintenance Agreement is recorded under Reception No. 20218593 of the records of the El Paso County Clerk and Recorder.
  - 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 Markaheffel 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 Markaheffel Road becomes necessary.
  - 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.
  - The ten (10') foot rear utility and drainage easement along lots 1 through 17, 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.
  - 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. \_\_\_\_\_
  - 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. \_\_\_\_\_

SCHOOL FEE - DISTRICT 3      \$52,985.00  
PARK FEES: REGIONAL: 449,349.00  
                  NEIGHBORHOOD: 231,044.05  
DRAINAGE BASIN: JMM/JMM/Clark  
                  DRAINAGE FEE: 1,221,375.72  
                  BRIDGE FEE: 2,301.74

**RECORDING:**  
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )  
I hereby certify that this instrument was filed for record in my office at 10:23 a.m. on this 12th day of August, 2026 A.D., and is duly recorded at Reception No. 20271619 of the records of El Paso County, Colorado.  
SURCHARGE: 1.00      ROBERT C. BALINK, Recorder  
FEE: 20.00      By: *Robert C. Balink* Deputy

**SURVEYOR'S CERTIFICATION:**  
The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision 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 professional knowledge and belief.  
PINNACLE LAND SURVEYING CO., INC.  
*John W. Turner*  
John W. Turner, Registered Professional Land Surveyor No. 25968



PINNACLE LAND SURVEYING COMPANY, INC.  
925 W. CUCHARRAS ST., C.S., CO 634-0751

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.

FINAL PLAT, PEACEFUL RIDGE AT FOUNTAIN VALLEY SUBDIVISION  
DRAWN BY: MWM/ERB      CHECKED BY: JMT      DATE: 10/11/06  
JOB NO.: D4007400      DWG: 04007400.WRK      SHEET 1 OF 2

TOTAL NUMBER OF LOTS: 265  
TOTAL NUMBER OF TRACTS: 2

