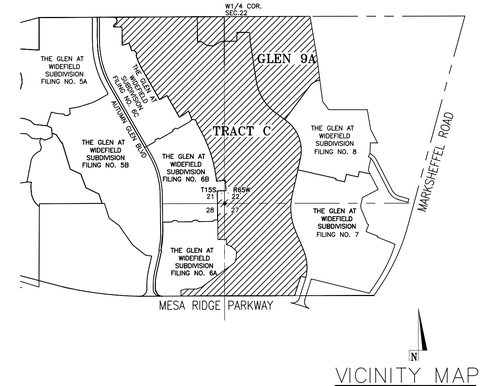
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A

PLAT NOTE AMENDMENT

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



VICINITY MAP
N.T.S.

KNOW ALL MEN BY THESE PRESENTS:

That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:

LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A:

A tract of land located in a Portion of Sections 21 and 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of the Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N53°29'23"W, a distance of 166.96 feet, Thence along the arc of a curve to the right, having a central angle of 44°45'21", a radius of 690.00 feet, an arc length of 538.99 feet; Thence N08°44'02"W, a distance of 522.83 feet; Thence along the arc of a curve to the right having a central angle of 08°48'48", a radius of 990.00 feet, an arc length of 152.28 feet; Thence along the arc of a reverse curve to the left, having a central angle of 90°23'24", a radius of 20.00 feet, an arc length of 31.55 feet; Thence S89°41'22"W, a distance of 164.24 feet; Thence S00°18'38"E, a distance of 125.00 feet; Thence S89°41'22"W, a distance of 210.00 feet; Thence S68°54'53"W, a distance of 42.79 feet; Thence S57°40'22"W, a distance of 89.89 feet; Thence N89°03'10"W, a distance of 89.89 feet; Thence N58°49'31"W, a distance of 59.34 feet; Thence N53°53'00"W, a distance of 42.88 feet; Thence S89°41'22"W, a distance of 57.81 feet; Thence N00°18'38"W, a distance of 354.40 feet to a point on the North line of the Southeast One-quarter (SE1/4) of said Section 21; Thence N89°41'22"E along the North line the Southeast One-quarter (SE1/4) of said Section 21, a distance of 381.45 feet; Thence N89°51'21"E, a distance of 1216.92 feet to a point on the Westerly line of a 110' GIG Gas Line Easement as recorded under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence S09°31'38"E along the Westerly line of said Gas Line Easement, a distance of 584.99 feet; Thence S07°21'14"E along the Westerly line of said Gas Line Easement, a distance of 328.34 feet to a point on the Northerly line of said Glen at Widefield Subdivision Filing No. 8; Thence along the arc of a non-tangential curve to the left and the Northerly line of said Glen at Widefield Subdivision Filing No. 8, having a central angle of 44°36'25", a radius of 225.00 feet, an arc length of 175.17 feet, whose chord bears S58°48'50"W; Thence continuing along the Northerly line of said Glen at Widefield Subdivision Filing No. 8, S36°30'37"W, a distance of 588.31 feet to the Point of Beginning.

Said tract contains 30.505 acres (1,328,801 S.F.) more or less.

TOGETHER WITH TRACT C LAND DESCRIPTION:

A Portion of Sections 21, 22, 27 and 28, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the Glen at Widefield Subdivision Filing No. 6A as recorded under Reception No. 213713312 in the records of the Clerk and Recorder's Office of said County; Thence along the Easterly boundaries of the Glen at Widefield Subdivision Filing No.'s 6A (Reception. No. 213713312), 6B (Recept. No. 214713541) and 6C (Recept. No. 215713589); the following thirty-nine (39) courses:
1.) N00°17'26"W, a distance of 81.12 feet; 2.) Thence N74°18'43"E, a distance of 64.03 feet; 3.) Thence N89°42'34"E, a distance of 156.77 feet; 4.) Thence N69°00'39"E, a distance of 89.31 feet; 5.) Thence N53°05'24"E, a distance of 408.47 feet; 6.) Thence N56°23'20"E, a distance of 94.06 feet; 7.) Thence N48°21'57"E, a distance of 78.00 feet; 8.) Thence N14° 40'13"E, a distance of 79.69 feet; 9.) Thence N00°00'00"E, a distance of 80.83 feet; 10.) Thence N47°32'46"W, a distance of 83.98 feet; 11.) Thence N59°07'16"W, a distance of 43.67 feet; 12.) Thence N75°10'14"W, a distance of 41.66 feet; 13.) Thence N00°50'00"W, a distance of 74.00 feet; 14.) Thence S89°10'00"W, a distance of 120.00 feet; 15.) Thence N00° 50'00"W, a distance of 653.56 feet; 16.) Thence along the arc of a curve to the left, having a central angle of 01°05'47", a radius of 1930.00 feet, an arc length of 36.93 feet; 17.) Thence N88°04'13"E, a distance of 125.00 feet; 18.) Thence N03° 59'13"W, a distance of 147.54 feet; 19.) Thence S83°57'21"W, a distance of 125.00 feet; 20.) Thence along the arc of a non-tangential curve to the left, having a central angle of 23°44'05", a radius of 1930.00 feet, an arc length of 799.50 feet, whose chord bears N17°54'42"W; 21.) Thence N29°46'44"W, a distance of 59.51 feet; 22.) Thence along the arc of a curve to the right, having a central angle of 25°50'31", a radius of 50.00 feet, an arc length of 22.55 feet; 23.) Thence along the arc of a reverse curve to the left, having a central angle of 107°37'45", a radius of 50.00 feet, an arc length of 93.92 feet; 24.) Thence N21°33'57"W, a distance of 133.62 feet; 25.) Thence S52°29'14"W, a distance of 87.00 feet; 26.) Thence S60°13'10"W, a distance of 70.00 feet; 27.) Thence N29°46'50"W, a distance of 354.00 feet; 28.) Thence S60°13'10"W, a distance of 120.00 feet; 29.) Thence N29°46'50"W, a distance of 527.00 feet; 30.) Thence along the arc of a curve to the right, having a central angle of 12°35'05", a radius of 760.00 feet, an arc length of 166.93 feet; 31.) Thence along the arc of a compound curve to the right, having a central angle of 30°13'06", a radius of 50.00 feet, an arc length of 26.37 feet; 32.) Thence along the arc of a reverse curve to the left, having a central angle of 122°55'41", a radius of 50.00 feet, an arc length of 107.27 feet; 33.) Thence N19°54'14"W, a distance of 115.00 feet; 34.) Thence S69°15'09"W, a distance of 75.76 feet; 35.) Thence S86°15'29"W, a distance of 25.36 feet; 36.) Thence N00°40'30"W, a distance of 254.64 feet; 37.) Thence N88°13'59"W, a distance of 120.08 feet; 38.) Thence along a non-tangential curve to the right, having a central angle of 60°00'00", a radius of 50.00 feet, an arc length of 52.36 feet, whose chord bears N29°42'12"E; 39.) Thence along the arc of a reverse curve to the left, having a central angle of 150°00'50", a radius of 50.00 feet, an arc length of 130.91 feet to a point on the North line of the Southeast One-quarter (SE1/4) of said Section 21;

Thence N89°41'22"E along the North line of the Southeast One-quarter (SE1/4) of said Section 21, a distance of 1188.63 feet; Thence S00°18'38"E, a distance of 354.40 feet; Thence S89°41'22"E, a distance of 57.81 feet; Thence S53°53'00"E, a distance of 42.88 feet; Thence S58°49'31"E, a distance of 59.34 feet; Thence S89°03'10"E, a distance of 89.89 feet; Thence N57°40'22"E, a distance of 89.89 feet; Thence N68°54'53"E, a distance of 42.79 feet; Thence N89°41'22"E, a distance of 210.00 feet; Thence N00°18'38"W, a distance of 125.00 feet; Thence N89°41'22"E, a distance of 164.24 feet; Thence along the arc of a curve to the right, having a central angle of 90°23'24", a radius of 20.00 feet, an arc length of 31.55 feet; Thence along the arc of a reverse curve to the left, having a central angle of 08°48'48", a radius of 990.00 feet, an arc length of 152.28 feet; Thence S08°44'02"E, a distance of 522.83 feet; Thence along the arc of a curve to the left, having a central angle of 44°45'21", a radius of 690.00 feet, an arc length of 538.99 feet; Thence S53°29'23"E, a distance of 191.96 feet; Thence along the arc of a curve to the right, having a central angle of 66°07'14", a radius of 525.00 feet, an arc length of 605.86 feet; Thence S12°37'51"W, a distance of 528.19 feet; Thence along the arc of a curve to the left, having a central angle of 35°16'00", a radius of 840.00 feet, an arc length of 517.04 feet; Thence S22°38'09"E, a distance of 308.02 feet; Thence along the arc of a curve to the left, having a central angle of 36°23'00", a radius of 610.00 feet, an arc length of 387.35 feet to the Northeast corner of the Jimmy Camp Lift Station as recorded under Reception No. 205032403 in the records of the Clerk and Recorder's Office of said County; Thence N76°15'09"W along the North line of said Jimmy Camp Lift Station, a distance of 73.86 feet; Thence S17°29'04"W along the West line of said Jimmy Camp Lift Station, a distance of 288.96 feet to the Southwest corner of said Jimmy Camp Lift Station; Thence S89°52'30"W, a distance of 992.47 feet; Thence S89°42'34"W, a distance of 618.49 feet to the Point of Beginning.

Said tract contains 114.702 acres (4,996,437 S.F.) more or less.
Combined tracts contain 145.207 acres (6,325,238 S.F.) more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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. VIII, LLC

_____
J. Mark Watson President Glen Investment Group No. VIII, LLC

NOTARIAL:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ A.D., by J. Mark Watson, President of Glen Investment Group No. VIII, LLC

Witness my Hand and Seal: _____
Notary Public
My Commission Expires:_____

Address: _____

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts 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, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A" 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.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right-of-Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

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 a 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.

NOTES:

1. These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company, Order No. 54829UTC, effective date December 9, 2017 at 7:30 A.M.

9. Any interest which may have been acquired by the public reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1887 in Road Book A at Page 78, which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 west and 66 west declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines.

10. Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.

11. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of the streams, ditches and/or ponds within the herein described property.

12. Any question, dispute or adverse claims as to any loss or gain of land as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in Jimmy Camp Creek lying within subject land; and any question as to the location of such center thread, bed bank or channel as a legal description monument or marker for purposes of describing or locating subject lands.
NOTE: There are no documents in the land records of the office of the Clerk and Recorder of El Paso, accurately locating past or present location(s) of the center thread, bank, bed or channel of the above Jimmy Camp Creek or indicating any alterations of the same as from time to time may have occurred.

13. Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. T. Gore and The League Land Company recorded December 9, 1922 in Book 606 at Page 542 at Reception No. 331050.

14. Right of Way recorded December 1, 1927 in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 324, subject to the Agreement and Partial Release recorded November 15, 1982 in Book 3634 at Page 80, as modified by and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No. 208020313.

15. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to the Mountain View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.

16. Inclusion within the Security Fire Protection District as evidenced by instruments recorded October 23, 1986 in Book 5258 at Page 1049; recorded March 27, 2001 at Reception No. 201036563, and recorded December 9, 2005 as Reception No. 205196147.

17. Terms, agreements, provisions, conditions and obligations as contained in Annexation Agreement recorded September 23, 1988 in Book 5557 at Page 405.

18. Agreement between Widefield Water and Sanitation District and JHW Investment Company recorded May 6, 1997 at Reception No. 97051183.

19. Right of Way and easement to Colorado Interstate Gas Company as contained in instrument recorded June 7, 2002 at Reception No. 202092771, and subject to the terms and conditions contained therein.

20. The effects of Order and Decree Organizing the Glen Metropolitan District No. 2 and Issuance of Certificates of Election recorded June 24, 2004 at Reception No. 204105070.

21. The effects of Order and Decree Organizing the Glen Metropolitan District No. 3 and issuance of Certificates of Election recorded June 24, 2004 at Reception No. 204105072.

22. Resolution No. 04-482 recorded February 4, 2005 as Reception No. 205017888.

23. Terms, agreements, provisions, conditions and obligations as contained in Development Agreement recorded November 23, 2005 at Reception No. 205187505 and rerecorded May 26, 2006 at Reception No. 206077406.

24. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded March 2, 2006 at Reception No. 206031532.

25. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution, recorded July 18, 2007 at Reception No. 207095753.

26. Inclusion within the Fountain Sanitation District as disclosed by instrument recorded August 23, 2007 at Reception No. 207110450.

27. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Easement Agreement, recorded June 12, 2008 at Reception No. 208067692.

28. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Easement Agreement, recorded June 12, 2008 at Reception No. 208067699.

29. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded March 28, 2013 at Reception No. 213040266; recorded November 20, 2014 at Reception No. 214107071, recorded March 4, 2015 at Reception No. 215020223 and subject to Declaration of Covenants, Conditions, Restrictions and Easements recorded March 28, 2013 at Reception No. 213040268.

30. Terms, agreements, provisions, conditions, obligations and easements as contained in Slope Access Easement, recorded March 28, 2013 at Reception No. 213040267.

31. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077995.

32. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077996.

33. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077997.

34. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077998.

35. Terms, agreements, provisions, conditions, obligations and easements as contained in Park Easement Agreement, recorded December 30, 2014 at Reception No. 214119757.

36. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2015 at Reception No. 215093708.

37. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2015 at Reception No. 215093709.

38. Terms, agreements, provisions, conditions, obligations and easements as contained in Park & Trail Easement Agreement, recorded October 1, 2015 at Reception No. 215107195.

39. Terms, agreements, provisions, conditions and obligations as contained in ReSolution No. 16-141 recorded May 3, 2016 at Reception No. 216047340.

40. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-227 recorded June 29, 2016 at Reception No. 216070954.

41. Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded August 1, 2016 at Reception No. 216085646 and any and all amendments and/or supplements thereto.

42. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded January 19, 2017 at Reception No. 217007137.

NOTES CONTINUED:

43. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded January 30, 2017 at Reception No. 217011405.

44. Terms, agreements, provisions, conditions, obligations and easements as contained in Exclusive Access and Utility Easement Agreement, recorded January 6, 2017 at Reception No. 217001810 and re-recorded January 19, 2017 at Reception No. 217007192.

45. Terms, agreements, provisions, conditions, obligations and easements as contained in Filing No. 6 Detention Basin Easement Agreement, recorded September 20, 2017 at Reception No. 217113818.

46. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.

2. Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.
3. The El Paso County Planning and Community Development must be contacted prior to the establishment of any driveway.
4. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
5. The following reports have been submitted and are on file at the County Planning and Community Development: Soils and Geological, Water and Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report.
6. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
7. All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.
8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft, avigation, communications or navigational aids shall be allowed.
9. The Airport Advisory Commission suggests that residences constructed in this area should include F.A.A. 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.

10. All property owners are responsible for maintaining proper storm water drainage in and through 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.
11. 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 either the required public and common development improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number 220075983 in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
12. All corner lots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvement Easement" detail. No obstructions greater than thirty (30") inches in height above flow line elevation of the adjacent roadway are allowed within this area. The sole responsibility for maintenance and ownership being vested with individual property owners.
13. The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.
14. Direct lot access to Spring Glen Drive is prohibited.
15. The Glen at Widefield Filing No. 9A is subject to the provisions of the Park Lands Agreement as recorded at Reception No. 220055840 in the records of El Paso County, Colorado, recorded on the 23rd day of April, 2020.
16. This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should familiarize himself/herself with this potentiality and ramification thereof.
17. This property is subject to the Protective Covenants, recorded at Reception No. 216085646, in the records of the El Paso County Clerk and Recorder.
18. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Unified Title Company, Order No. 54829UTC, effective date December 9, 2017 at 7:30 A.M.
19. 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 Department of Wildlife, Colorado Department of Transportation, U.S. Army the Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
20. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
21. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors 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. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
22. The property in The Glen at Widefield Subdivision Filing No. 9A is located in Flood Zone X, determined to be outside the 500-year floodplain and a portion of Tract C is located in Flood Zone AE with base flood elevations determined, Zone X areas within the 500-year flood, areas of 100-year flood with avarge depth of less than 1 foor or drainage areas less than 1 square mile and areas protected by levees from the 100-year flood and in Flood Zone X determined to be outside the 500-year flood per FEMA Flood Insurance Rate Maps 0804I0956 F and 0804I0957 F, Effective dates March 17, 1997.
23. Pursuant to Resolution No.20-203, approved by the Board of Directors, El Paso County Public Improvement District 2 and recorded in the records of the El Paso County Clerk and Recorder at Reception Number 220075639, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 9A are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy.
24. Detention Basin Easement as shown, is for location purposes only and is not part of this subdivision.
The Detention Basin Easement is owned and maintained by the Glen at Widefield Subdivision Filing No.9A Homeowners Association as recorded under Reception No. 220079980 in the records of the El Paso County Clerk and Recorder.
25. This plat has opted to be included in the 10-mil PID #2 for the road impact fee program. The fee is based on the established rate at the time of building permit application.
26. Tracts "A", "B", and "D" are to be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District.
27. Tract C is to be used for Open Space, Trails, Signage, picnic area furnishings and structures, drainage facilities, utilities, and general urban recreation uses and will be owned and maintained by The Glen Metropolitan District.
28. All distances shown hereon are in US Feet.
29. There are 106 lots and 4 tracts within this subdivision.

GLEN 9A ACREAGE TABLE

TRACTS		OWNERSHIP & MAINTENANCE
TRACT A	0.894 AC	THE GLEN METROPOLITAN DISTRICT
TRACT B	0.853 AC	THE GLEN METROPOLITAN DISTRICT
TRACT C	114.702 AC	THE GLEN METROPOLITAN DISTRICT
TRACT D	0.344 AC	THE GLEN METROPOLITAN DISTRICT
TOTAL ACREAGE	116.793 AC	
RIGHT-OF-WAY (R.O.W.)		
TOTAL ACREAGE	7.425 AC	
LOTS (106 TOTAL)		
TOTAL ACREAGE	20.989 AC	
TOTAL GLEN 9		
TOTAL ACREAGE	145.207 AC	

APPROVALS:

This plat for The Glen at Widefield Subdivision Filing No. 9A Plat Note Amendment was approved for filing by the EL Paso County Colorado Planning and Community Development Department, Department Director on the _____ day of _____, 20__ A.D. subject to any notes or conditions specified hereon.

_____
Planning and Community Development Director

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A Plat Note Amendment was approved for filing by the El 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 El 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.

_____ _____
Chair, Board of County Commissioners Date

ASSESSOR:

_____
Steve Schleiker, El Paso County Assessor

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at ____ o'clock ___.M., this ____ day of _____, 20__ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROERMAN, Recorder

FEE: _____ By: _____
Deputy

SCHOOL FEE - DISTRICT# _____: _____

PARK FEES:
REGIONAL: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN:_____
DRAINAGE AND SURETY FEES: _____
BRIDGE FEE: _____

SURVEYOR'S CERTIFICATION:

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 results of a survey made on date of survey, 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 1st day of December, 2020.

PINNACLE LAND SURVEYING CO., INC.

_____ _____
John W. Towner, Registered Professional Land Surveyor No. 25968 Date

PCD File No. VR-207

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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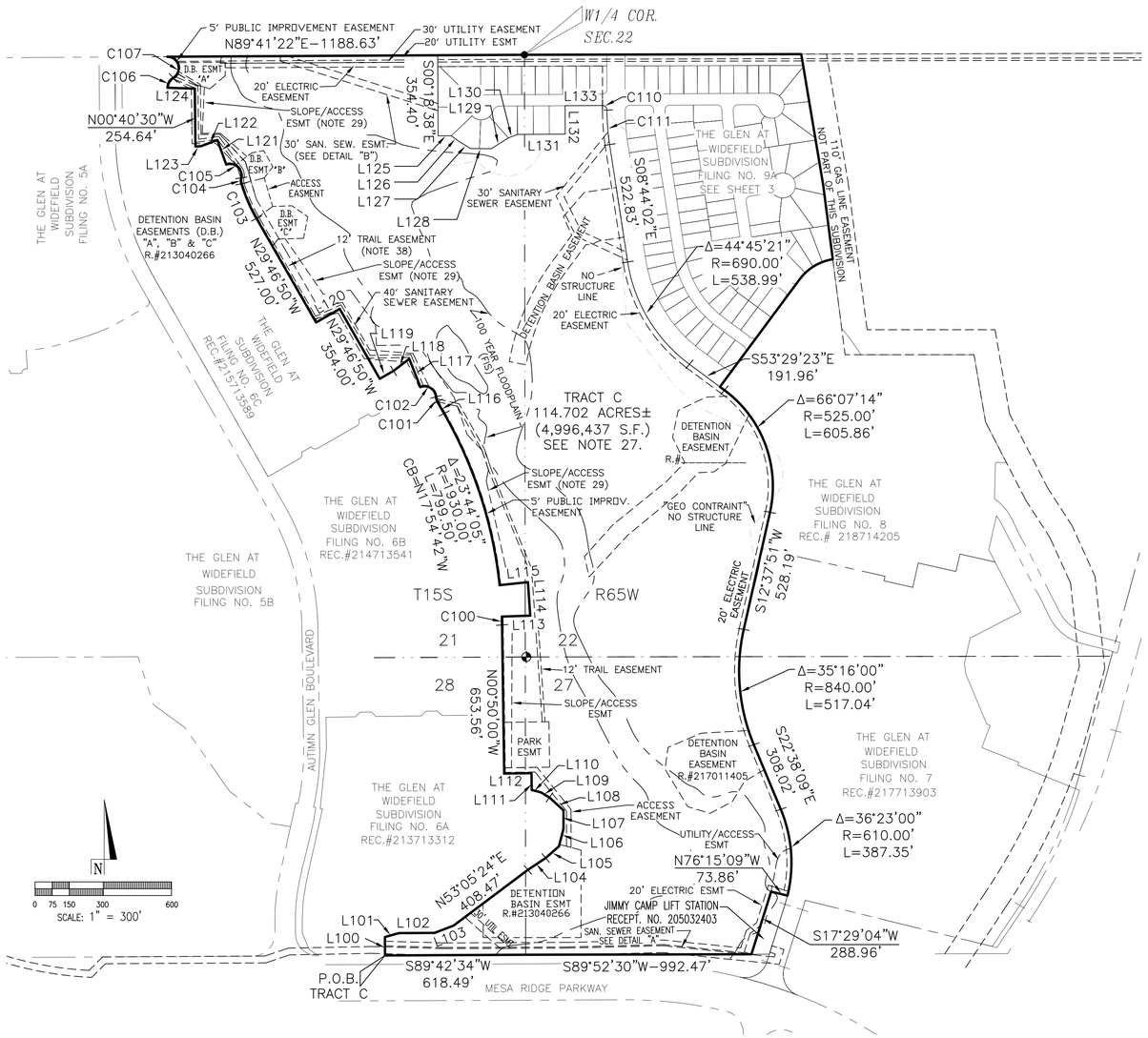
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9A PLAT NOTE AMENDMENT

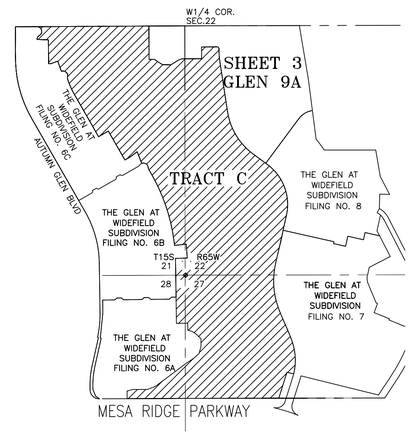
DRAWN BY:MWW CHECKED BY: JWT DATE: 12/09/20
JOB NO.: 17003700 DWG: 17003700FP.DWG SHEET 1 OF 3

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A

PLAT NOTE AMENDMENT

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado





KEY MAP THIS SHEET

TRACT C– LINE TABLE		
LINE	LENGTH	BEARING
L100	81.12'	N00°17'26"W
L101	64.03'	N74°18'43"E
L102	156.77'	N89°42'34"E
L103	89.31'	N69°00'39"E
L104	94.06'	N56°23'20"E
L105	78.00'	N48°21'57"E
L106	79.69'	N14°40'13"E
L107	80.83'	N00°00'00"E
L108	83.98'	N47°32'46"W
L109	43.67'	N59°07'16"W
L110	41.66'	N75°10'14"W
L111	74.00'	N00°50'00"W
L112	120.00'	S89°10'00"W
L113	125.00'	N88°04'13"E
L114	147.54'	N03°59'13"W
L115	125.00'	S83°57'21"W
L116	59.51'	N29°46'44"W
L117	133.62'	N21°33'57"W
L118	87.00'	S52°29'14"W
L119	70.00'	S60°13'10"W
L120	120.00'	S60°13'10"W
L121	115.00'	N19°54'14"W
L122	75.76'	S69°15'09"W
L123	25.36'	S86°15'29"W
L124	120.08'	N88°13'59"W
L125	57.81'	S89°41'22"E
L126	42.88'	S53°53'00"E
L127	59.34'	S58°49'31"E
L128	89.89'	S89°03'10"E
L129	89.89'	N57°40'22"E
L130	42.79'	N68°54'53"E
L131	210.00'	N89°41'22"E
L132	125.00'	N00°18'38"W
L133	164.24'	N89°41'22"E

TRACT C– CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C100	01°05'47"	1930.00'	36.93'	N01°22'54"W
C101	25°50'31"	50.00'	22.55'	N16°51'29"W
C102	107°37'45"	50.00'	93.92'	N57°45'06"W
C103	12°35'05"	760.00'	166.93'	N23°29'12"W
C104	30°13'06"	50.00'	26.37'	N02°05'06"W
C105	122°55'41"	50.00'	107.27'	N48°26'23"W
C106	60°00'00"	50.00'	52.36'	N29°42'12"E
C107	150°00'50"	50.00'	130.91'	N15°18'13"W
C110	90°23'24"	20.00'	31.55'	S45°06'56"E
C111	08°48'48"	990.00'	152.28'	S04°19'38"E

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- ADJACENT LOT LINE
- SECTION LINE

Geologic Hazard Note:
Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by STE, Inc. prepared on April 16, 2007, with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004. Additional studies and mitigation recommendations can be found in a study prepared by Hepworth-Pawlak Geotechnical, Inc. on November 4, 2015 also found in File No. SP-15-004.
Foundation Perimeter Drains:
Per the study by STE, Inc. on April 16, 2007, "At a minimum, a subsurface perimeter drain will be required around each foundation system. If seepage or evidence of groundwater is present in the excavation a more comprehensive drain system would be warranted (ie curtain drains, capillary breaks,etc.)"

Areas of High Groundwater:
Due to high groundwater in some areas please refer to the recommendations and mitigation methods found in the studies by STE, Inc. and Hepworth-Pawlak for proper mitigation and construction types for foundations.

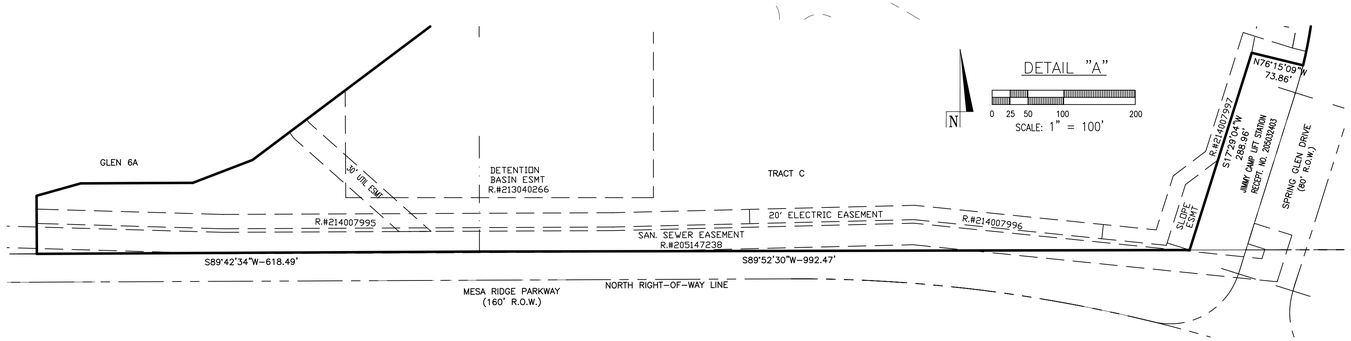
Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by RMG prepared on June 19, 2020. Additional studies and mitigation recommendations can be found in a study prepared by J&K Geoligical Services on August 3, 2020.

Previous reports conducted by STE, Inc. and Hepworth-Pawlak had showed areas of high groundwater in the area of lots 87-90, however recent investigations by RMG Inc. in June 19, 2020 and by J&K Geologic Services in August 3, 2020 show that groundwater levels are at an acceptable level to allow development of these lots with foundations and basements as long as the builder adheres to recommended mitigation procedures within the related studies.

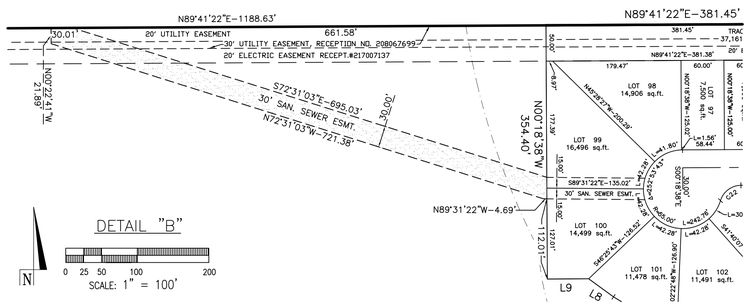
Streets and Roads Construction Mitigation Techniques
Section 8.4.9. B. III. of the El Paso County Land Use Code, states that roads, drainage improvements, and trails should be constructed away from geologic hazards or protected from geologic hazards, in accordance with the provisions of the ECM. Some streets or portions of streets as depicted on this map are shown in a "No Structure Area" or an "Unstable Area". Proper mitigation techniques will be provided during overlot grading and construction and in accordance with the recommendations of the Soils Engineer as per the Subsurface Soils Investigation Study by STE, Inc. prepared on April 16, 2007 with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004, and the Geotechnical Study prepared by Hepworth Pawlak Geotechnical, Inc in November 4, 2015 also found in File No. SP-15-004.

Crown of Existing Slope (No Structure Line)
The "No structure" line as shown on this plat and discussed within the STE, Inc. study of April 16, 2007 delineates the area west of this line as being not recommended for the development of building structures. Roadway construction that is located west of this line will be implemented per the recommendations within said study. All structures on lots near the no-build line must be set back a minimum of ten feet from the no-build line, unless further evaluation during the overlot grading process indicates that a different setback is appropriate. During construction of homes on these lots the engineer of record needs to do further analysis once the foundation holes are opened in order to recommend what mitigation if any is needed or what specific foundation types may be needed.

Expansive Soils Note:
Potentially expansive soils exist or will be placed on all lots in this development, and will require mitigation prior to construction. The risks associated with swell related heave at individual lots should be evaluated during site specific soil investigations.



DETAIL "A"



DETAIL "B"

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9A PLAT NOTE AMENDMENT

DRAWN BY:MWW | CHECKED BY: JWT | DATE: 12/09/20
JOB NO.:17003700 | DWG: 17003700FP.DWG | SHEET 2 OF 3

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A

PLAT NOTE AMENDMENT

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
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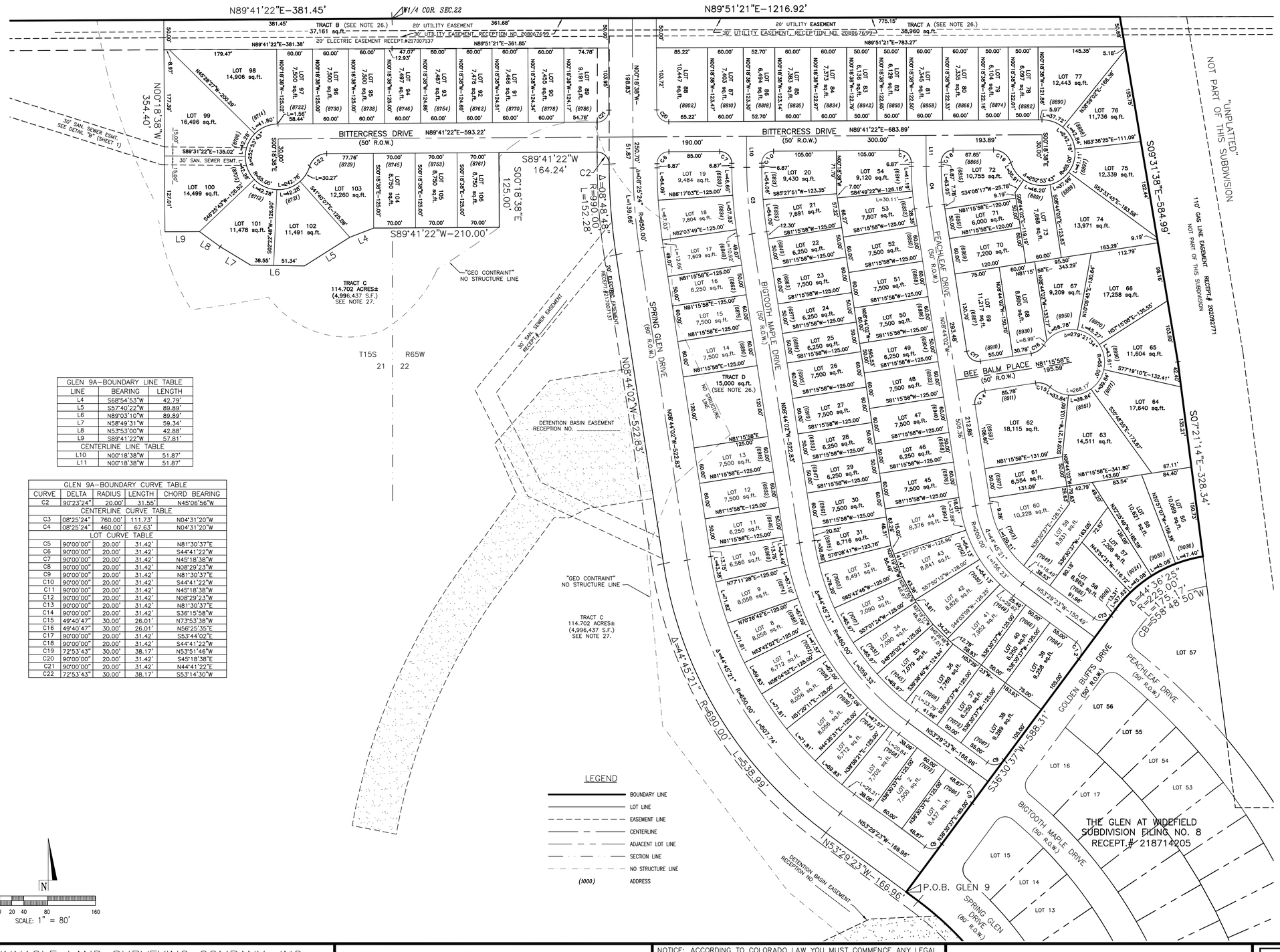
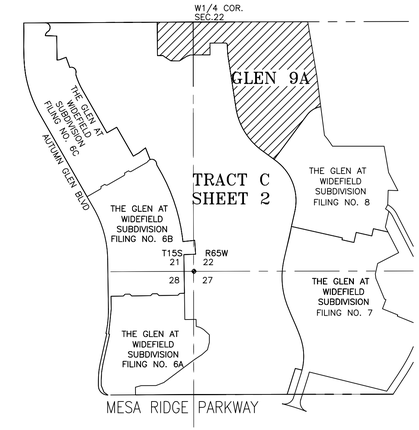
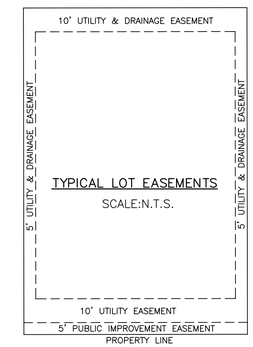


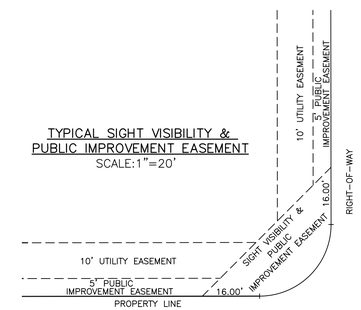
GLEN 9A–BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L4	S68°54'53"W	42.79'
L5	S57°40'22"W	89.89'
L6	N89°03'10"W	89.89'
L7	N58°49'31"W	59.34'
L8	N53°53'00"W	42.88'
L9	S89°41'22"W	57.81'
CENTERLINE LINE TABLE		
L10	N00°18'38"W	51.87'
L11	N00°18'38"W	51.87'

GLEN 9A–BOUNDARY CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C2	90°23'24"	20.00'	31.55'	N45°06'56"W
CENTERLINE CURVE TABLE				
C3	08°25'24"	760.00'	111.73'	N04°31'20"W
C4	08°25'24"	460.00'	67.63'	N04°31'20"W
LOT CURVE TABLE				
C5	90°00'00"	20.00'	31.42'	N81°30'37"E
C6	90°00'00"	20.00'	31.42'	S44°41'22"W
C7	90°00'00"	20.00'	31.42'	N45°18'38"W
C8	90°00'00"	20.00'	31.42'	N08°29'23"W
C9	90°00'00"	20.00'	31.42'	N81°30'37"E
C10	90°00'00"	20.00'	31.42'	S44°41'22"W
C11	90°00'00"	20.00'	31.42'	N45°18'38"W
C12	90°00'00"	20.00'	31.42'	N08°29'23"W
C13	90°00'00"	20.00'	31.42'	N81°30'37"E
C14	90°00'00"	20.00'	31.42'	S36°15'58"W
C15	49°40'47"	30.00'	26.01'	N73°53'38"W
C16	49°40'47"	30.00'	26.01'	N56°25'35"E
C17	90°00'00"	20.00'	31.42'	S53°44'02"E
C18	90°00'00"	20.00'	31.42'	S44°41'22"W
C19	72°53'43"	30.00'	38.17'	N53°51'46"W
C20	90°00'00"	20.00'	31.42'	S45°18'38"E
C21	90°00'00"	20.00'	31.42'	N44°41'22"E
C22	72°53'43"	30.00'	38.17'	S53°14'30"W



KEY MAP THIS SHEET





TYPICAL SIGHT VISIBILITY & PUBLIC IMPROVEMENT EASEMENT
SCALE:1"=20'

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- ADJACENT LOT LINE
- SECTION LINE
- NO STRUCTURE LINE
- (1000) ADDRESS

N

0 20 40 80 160
SCALE: 1" = 80'

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