THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9B

A replat of Tract D, The Glen at Widefield Subdivision Filing No. 9A
Located in a portion of 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

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. 9B:

A tract of land located in a Portion of 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, being more particularly described as follows:

Tract D, The Glen at Widefield Subdivision Filing No 9A as recorded under Reception No 220714525 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 13 of said Glen at Widefield Subdivision Filing No 9A, Thence S81°15'58"W along the North line of said Lot 13, a distance of 125.00 feet to the Northwest corner of said Lot 13. Said point being also on the Easterly Right-of-Way line of Spring Glen Drive; Thence N08°44'02"W along the Easterly Right-of-Way line of said Spring Glen Drive, a distance of 120.00 feet to the Southwest corner of Lot 14 of said Glen at Widefield Subdivision Filing No 9; Thence N81°15'58"E along the South line of said Lot 14, a distance of 125.00 feet to the Southeast corner of said Lot 14. Said point being also on the Westerly Right-of-Way line of Bigtooth Maple Drive; Thence S08°44'02"E along the Westerly Right-of-Way line of said Bigtooth Maple Drive, a distance of 120.00 feet to the Point of Beginning.

Said tract contains 0.344 acres (15,000 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. 9B. 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 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, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9B" 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. 79803UTC, effective date November 26, 2020 at 7:30 A.M.

9. Subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; (2) 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, (3) right of way for any ditches or canals constructed by authority of the United States, as set forth in U.S. Patent No. SCS-0395-143 Document No. 40, BLM Serial No. COCOAA 077142, issued November 18, 1895 to Marcus B. Corbin, as posted in the Bureau of Land Management, General Land Office Records.

10. Terms, agreements, provisions, conditions and obligations as contained in Agreement between Widefield Water and Sanitation District and JHW Investment Company recorded May 6, 1997 as Reception No. 97051183.

11. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 01-398 approving The Glen at Widefield (Sunrise Ridge) Sketch Plan recorded November 2, 2001 at Reception No. 201160241.

12. The effect of inclusion of the subject property within the Glen Metropolitan District No. 3 as disclosed Order of Inclusion recorded April 29, 2020 at Reception No. 220057791.

13. 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.

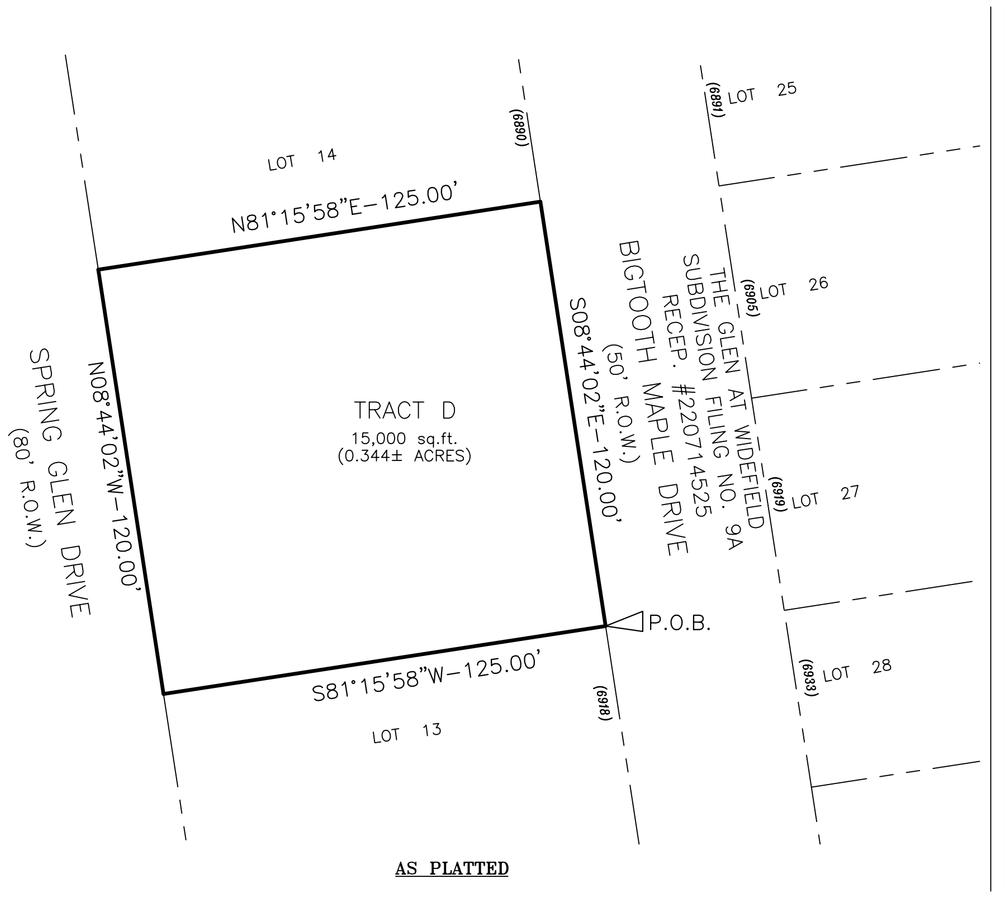
14. The effect of inclusion of the subject property within the Security Fire Protection District as evidenced by Order recorded December 9, 2005 as Reception No. 205196147.

15. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 07-119 Approving Airport Overlay Rezoning-Colorado Springs Municipal Airport (P-06-004)-El Paso County in Conjunction with The Colorado Springs Municipal Airport recorded July 18, 2007 at Reception No. 207095753.

16. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-227 Approving Preliminary Plan Request for Glen at Widefield East (SP-15-004) recorded June 29, 2016 at Reception No. 216070954.

17. Terms, agreements, provisions, conditions, obligations, easements and restrictions, 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 Declaration of Covenants, Conditions, Restrictions and Easements for Glen Filings No. 7 -10 recorded August 1, 2016 at Reception No. 216085646. First Amendment to said Declaration recorded March 15, 2019 at Reception No. 219026578 and Second Amendment to said Declaration recorded June 12, 2019 at Reception No. 219064437.

18. Terms, agreements, provisions, conditions and obligations as contained in Park Lands Agreement Glen at Widefield Filing No. 9 recorded April 24, 2020 at Reception No. 220056073 and May 05, 2020 at Reception No. 220061244. Resolution No. 20-148 approving said agreement recorded April 23, 2020 at Reception No. 220055840.



AS PLATTED

NOTES CONTINUED:

19. The effect of inclusion of the subject property within the El Paso County Public Improvement District No. 2 as disclosed by Resolution No. 20-203 – Resolution Approving a Petition for Inclusion of Property Within El Paso County Public Improvement District No. 2 – Glen at Widefield Filing No. 9 recorded June 2, 2020 at Reception No. 220075639

20. Notes, notices and easements as shown on the plat of The Glen at Widefield Subdivision No. 9 recorded June 09, 2020 at Reception No. 220714525. Resolution No. 18-384 approving the final plat for Glen atWidefield No. 9 (SF-18-005) recorded October 10, 2018 at Reception No. 218118040.

21. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded June 9, 2020 at Reception No. 220079980.

22. Terms, agreements, provisions, conditions and obligations as contained in Subdivision Improvements Agreement recorded June 9, 2020 at Reception No. 220079981.

23. The effect of the Statement of the proposed ownership and maintenance of Tract D to The Glen Metropolitan District as set forth on plat of The Glen at Widefield Subdivision No. 9, recorded June 09, 2020 at Reception No. 220714525.

2. Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.

3. No driveway shall be established unless an access permit has been granted by El Paso County.

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; Submitted 2/12/21 by Jonathan R. Lovekin, P.G. Senior Engineering Geologist, Colorado Geological Survey, 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 applelcant/owner and El Paso County as recorded under Reception Number 220079981 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.

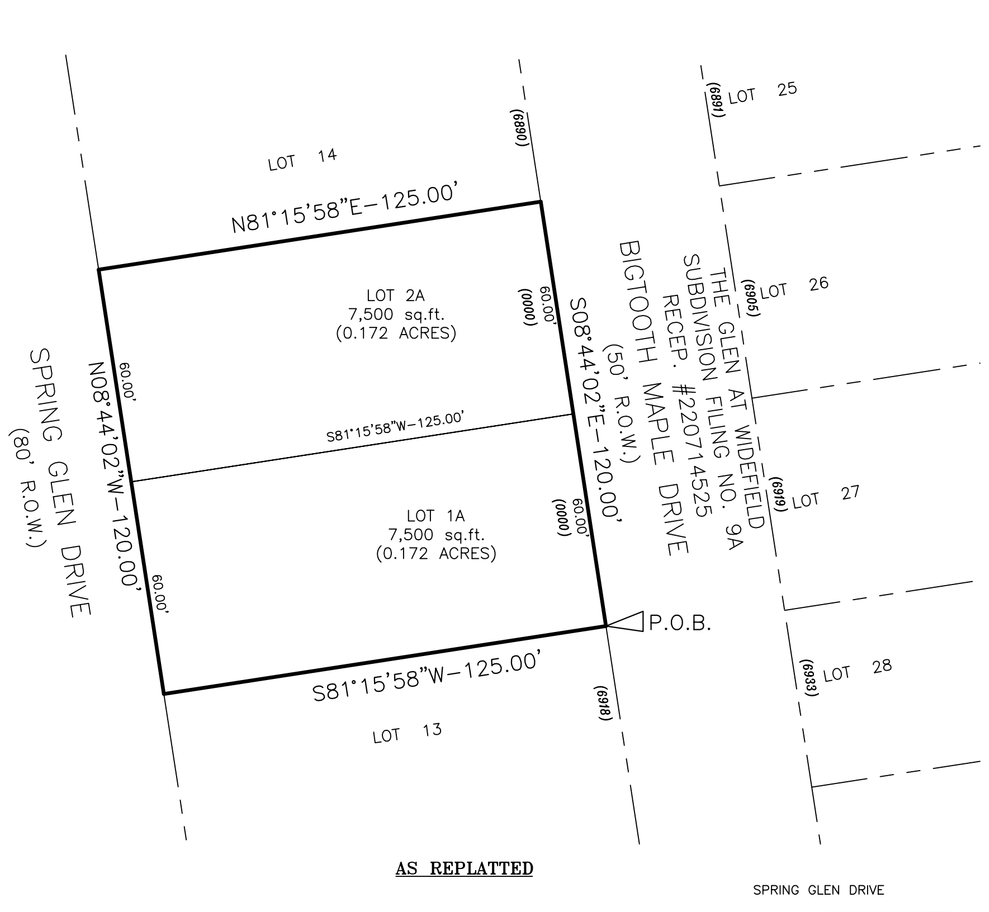
14. Direct lot access to Spring Glen Drive is prohibited.

15. The Glen at Widefield Filing No. 9B is subject to the provisions of the Park Lands Agreement as recorded at Reception No. 220056840 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. 79803UTC, effective date November 26, 2020 at 7:30 A.M.



AS REPLATTED

NOTES CONTINUED:

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 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. 9B is located in Flood Zone X, determined to be outside the 0.2% annual chance floodplain FEMA Flood Insurance Rate Maps 08041C956 G, Effective date December 7, 2018.

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. 9, Tract D 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.

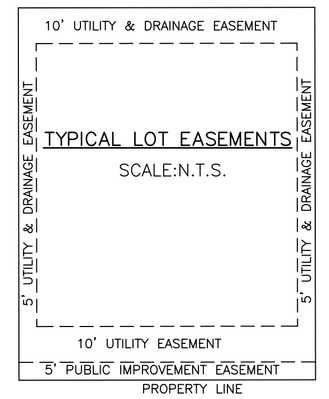
24. Detention Basin Easement is not part of this subdivision. The Detention Basin Easement is owned and maintained by the Glen at Widefield Subdivision Filing No.9A Homeowners Association as recorded under Reception No. 220079980 in the records of the El Paso County Clerk and Recorder.

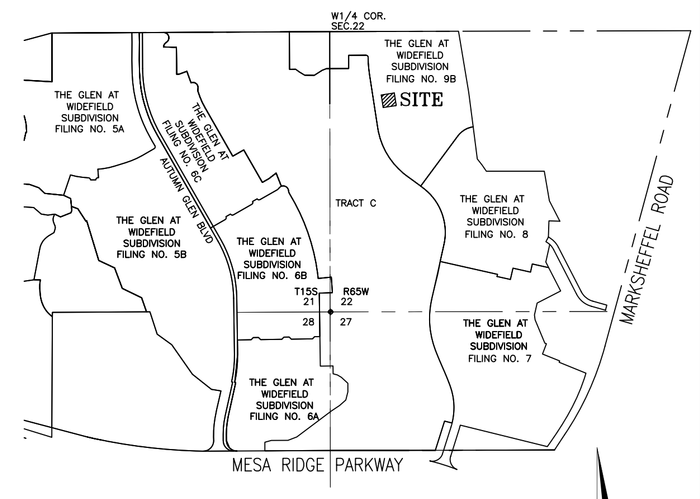
25. This plat has opted to be included in the 10-mil PID #2 for the road impact fee program. The fee is based on the established rate at the time of building permit application.

26. All distances shown hereon are in US Feet.

27. There are 2 lots within this subdivision.

28. The purpose of this replat is to replat Tract D into two (2) residential lots.





VICINITY MAP
N.T.S.

LEGEND

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

APPROVALS:

This plat for The Glen at Widefield Subdivision Filing No. 9B 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. 9B 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.

_____ _____
Chair, Board of County Commissioners Date

ASSESSOR:

_____
Steve Schleiker, El Paso County Assessor

RECORDING

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 June 7, 2000, 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 7TH day of January, 2021.

PINNACLE LAND SURVEYING CO., INC.

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

PCD File No. SF-20-030

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

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.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9B

DRAWN BY:MWW	CHECKED BY: JWT	DATE: 02/16/21
JOB NO.: 20004300	DWG: 20004300FP.DWG	SHEET 1 OF 1