PINNACLI 121 COU OWNERS 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. BASIS OF 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. The undersigned, being all the owners, mortgages interests in the land described herein, have laid and easements as shown hereon ander the name FILING NO. 9A. All public improvements so platte does hereby covenant and agree that the public standards and that proper drainage and erosion all to the satisfaction of the Board of County Coacceptance by resolution, all public improvements Paso County, colorado. The utility easements shown communication systems and the public improvements shown in the easements are established egress from and to adjacent properties for install related facilities. LAND DESCRIPTION, SUBDIVISION FILING DEDICATION: NOTARIAL: ne bearings of this plat are based upon a poling No. 5B as recorded under Reception No. 5Unty of El Paso, State of Colorado; Said line utumn Glen Avenue as described in said subdoundary by a found cap and rebar marked "Fundary by a found cap and rebar marked "Fundary by a found cap marked "PLSC 25968". ginning at the Northeast corner of Lot 13 of said Glen at Widefield Subdivision Filing No 9, Thence S81*15*58*W ang the North line of said Lot 13, a distance of 125.00 feet to the Northwest corner of said Lot 13. Said point inpt-of-Way line of said Spring Glen Drive, a distance of 120.00 feet to the Southwest corner of said Lot 13. Said point at Widefield Subdivision Filing No 9; Thence N81*15*58*E along the Southwest corner of Lot 14 of said not the Southeast corner of said Lot 14. Said point being also on the Westerly Right-of-Way line of tance of 120.00 feet to the Point of Beginning.

The casement Contains 0.344 acres (15.000 set) Investment 유 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 any 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—0.395—1.43 Document No. 40, BLM Serial No. COCOAA 0.77142, issued November 18, 1895 to Marcus B. Corbin, as posted in the Bureau of Land Management, General Land Office Records. 12. The effect of inclusion of the subject property within the Glen Inclusion recorded April 29, 2020 at Reception No. 220057791. 10. Terms, agreements, provisions, conditions and obligations as contained in Agreement between Widefield Water Sanitation District and JHW Investment Company recorded May 6, 1997 as Reception No. 97051183. 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. tracts of land are subject to the following per the Commitment for Title Insurance, prepared tle Company, Order No. 79803UTC, effective date November 26, 2020 at 7:30 A.M. The effect of inclusion of the subject property within the orded December 9, 2005 as Reception No. 205196147. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 01—398 approving The n at Widefield (Sunrise Ridge) Sketch Plan recorded November 2, 2001 at Reception No. 201160241. Terms, agreements, provisions, conditions, obligations, easements and restrictions, if any, eiture or reverter clause, (deleting any restrictions indicating any preference, limitation or color, religion, sex, handicap, familial status or national origin) as contained in Declara ditions, Restrictions and Easements for Glen Filings No. 7 —10 recorded August 1, 2016 (085646. First Amendment to said Declaration recorded March 15, 2019 at Reception No. 219064437. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 07—119 roving Airport Overlay Rezoning—Colorado Springs Municipal Airport (P—06—004)—El Paso County in junction with The Colorado Springs Municipal Airport recorded July 18, 2007 at Reception No. 207095753. CERTIFICATE: BEARINGS MEN OUNTY ROAD 5, Group ВҮ in a Portion of the of the 6th P.M., Co Seal: THESE STATEMENT: tract \$ 8 Southwest One— bunty of El Paso, nortgagees, beneficiaries of deeds of trust and holders of other ave laid out, <u>subdivided</u>, and platted said lands into lots, streets, the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION so platted are hereby dedicated to public use and said owner republic improvements will be constructed to EI Paso County erosion control for same will be provided at said owner's expense, County Commissioners of EI Paso County, Colorado. Upon covernents so dedicated will become matters of maintenance by EI ments shown hereon are hereby dedicated for public utilities and ses as shown hereon. The entities responsible for providing the stablished are hereby granted the perpetual right of ingress and for installation, maintenance, and replacement of utility lines and a portion of the Easterly boundary of the Glen at Widefield Subdivision. No. 206712326 in the records of the Clerk and Recorder's Office, of line being also a portion of the Easterly Right—of—Way line of subdivision, being monumented at the Point of Tangency of said ed "PLSC 25968" and at the Point of Curvature of said boundary bears N29*46'44"W, a distance of 1154.12 feet. litions and obligations as contained in Resolution Glen at Widefield East (SP—15—004) recorded Ju obligations as contained in Park Lands Agreement Gk No. 220056073 and May 05, 2020 at Reception No. recorded April 23, 2020 at Reception No. 220055840. DIVID No public improvements with this replat CO 68 No. which do not r discrimination ation of Covenal at Reception N 219026578 an \mathbb{Z} Just lots and easements **a**t len at Widefield . 220061244. ot contain a on based on enants, n No. and Second ьy 09 (80, B'O'M') SPRING GLEN DRIVE 17. This property is subject to County Clerk and Recorder. 12. All corner lots will be platted with a Sight Visibility and Easement" detail. No obstructions greater than thirty (30") within this area. The sole responsibility for maintenance a 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. 9. The Airport Advisory Commission suggests that resid mitigation construction techniques to obtain at least a 3. This property may be adversely in smiliarize himself/herself with this position. This property is subject to the P The following reports have been submitted and are sological, Water and wastewater Resources, Drainage spact Report. NOTICE: This property may be adversely impacted Springs Municipal Airport. The buyer should familic El Paso NO8.44,02"W-120.00" 19. The effect of inclusion of disclosed by Resolution No. County Public Improvement I 220075639 CONTINUED: 21. Terms, agreements, provis Basin/Stormwater Quality Best Reception No. 220079980. 23. The effect of the Statement of District as set forth on plat of The 220714525. Terms, agreements, provisions recorded June 9, 2020 at Recepti . Notes, notices and , 2020 at Reception | -18-005) recorded (does not constitute a title search by information regarding easement, rights for Title Insurance, prepared by Unified Please revise to the following:
No driveway shall be
established unless an access
permit has been granted by El
Paso County. shall or a g No. 9, Tract D i of El Paso Count all be No. Octo impacted by possit potentiality and ran e appro φ conditions and obligat No. 220079981. If the proposed owners by the ω, Ω, TRACT D
15,000 sq.ft.
0.344± ACRES) TRACT operty within the El Paso County Public lution Approving a Petition for Inclusion Glen at Widefield Filing No. 9 recorded 15'58"W-Public Improvements Easement as shown in the "Typical Public Improvement inches in height above flow line elevation of the adjacent roadway are allowed nd ownership being vested with individual property owners. by noise caused by aircraft operating into and out of the Colorado rize himself/herself with this potentiality and the ramifications thereof. osed ownership and maintenance of Tract D to The Glen Metropolitan Widefield Subdivision No. 9, recorded June 09, 2020 at Reception No innacle Land Surveying Company to determine ownership of easements of -of-way and title of record, Pinnacle Land Surveying Company relied upon Title Company, Order No. 79803UTC, effective date November 26, 2020 at ences constructed in this area sho 25db reduction in interior noise. on the plat of The Glen at Widefield Subdivision No. ution No. 18—384 approving the final plat for Glen Reception No. 218118040. Located 107 .125.00 AS PLATTED wed to pene Township replat in a .125.00 ents as contained eement and Easem (0000) ut Tract portion of Park Lands Agreement day of <u>April</u>, 20<u>20</u>. 216085646, in the records of the El Paso (0000) 208.44,05,,E-120.00, rtion of the Journal of the Journal of the Journal of South (T15S), Range (Improvement District No. 2 as of Property Within El Paso June 2, 2020 at Reception No (.W.O.A '02) BIGTOOTH MAPLE DRIVE ☐ P.O.B. BECEP. #220714525 SUBDIVISION FILING NO. 9 THE CLEN AT WIDEFIELD (6906) Ò The at Recep Glen (8833) 107 at One-qua 65 West Widefield State of NOTES -quarter (SW1/4) of Vest (R65W) of the ne property in The Glen at Widefield Sub vined to be outside the 500—year floodp C957 F, Effective dates March 17, 1907 Subdivision Colorado (80, B'O'M') SPRING CLEN DRIVE Filing NO8.44,02"W-120.00 of Section 6TH P.M. Z 0. ision Filing No. 9, Tract D is located in Flood Zone X, n FEMA Flood Insurance Rate Maps $08041C956\ F$ and Lot 1A 9 Please update the FEMA FIRM Map # and date. N81°15'58"E-1 for the road impact fee program it application. 22 Lot 2A rectors, El Paso County Public County Clerk and Recorder at ries of Glen at Widefield Subdivision aso County Public Improvement District 107 S81.15,28,M-\(7,500 \) \((0.172 A) ___ LOT 1 7,500 sq.ft. (0.172 ACRES) -125.00 T 2 sq.ft. ACRES) AS REPLATTED -125.00 (0000) ⁽⁰⁰⁰⁰⁾ (50° R.O.W.) BICTOOTH MAPLE DRIVE COO'S (6919)

(6906)

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(6906)

(6906)

(6906)

(6906)

(6906)

(6906) ∐P.O.B. This will be Filing 9B. Revise throughout. 5' UTILITY & DRAINAGE EASEMENT UTILITY & DRAINAGE EASEMENT (1689) LOT 25 (8883) 26 **EASEMENTS** 101 27 28 5' UTILITY & DRAINAGE EASEMENT Surveyor's Name, (Signatu Colorado registered PLS # PARK FEES: ASSESSOR: APPROVALS: BOARD OF COUNTY This plat for THE GLEN AT WIDEFIELD SUBDIVISION by the EI Paso County, Colorado Board of County of _____, 20__, subject to any notes of the resolution of approval. The dedicated in the resolution of approval. The dedicated in the resolution of approval of the dedicated in the resolution of approval. The dedicated in the resolution of EI Paso County unto maintenance responsibility of EI Paso County unto maintenance responsibility of EI Paso County unto maintenance. RECORDING: STATE OF COLORADO e accompanying plat relopment this _____ veyor's name, a duly registered Professional Land Surveyor in the State of Colorereby certify that this plat truly and correctly represents the results of a survey may of survey, by me or under my direct supervision and that all monuments exist as on; that mathematical closure errors are less than 1:10,000; and that said plat hat prepared in full compliance with all applicable laws of the State of Colorado dea monuments, subdivision, or surveying of land and all applicable provisions of the County Land Development Code. JNTY OF EL PASO duly recorded at County, Colorado FEE certify that GLEN AT WIDEFIELD SUBDIVISION FILING NO. REGIONAL: NEIGHBORHOOD: DISTRICT# (1000) LEGEND COMMISSIONERS PCD File No. RIDGE PARKWAY Ψ day of LOT LINE EASEMENT LINE NO STRUCTURE ADJACENT LOT LINE R65W 22 27 THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9 CERTIFICATE: mmissioners on the _____ mmissioners on the _____ fled kereon and any conditions fled kereon to the public streets, as of land to the public streets, is thereon will not become the public eliminary acceptance of the public and pevelopment code and THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7 20 \leq 9A Same comment regarding land dedication. No infrastructure to dedicate with this replat. MARKSHEFFEL ROAD MAP