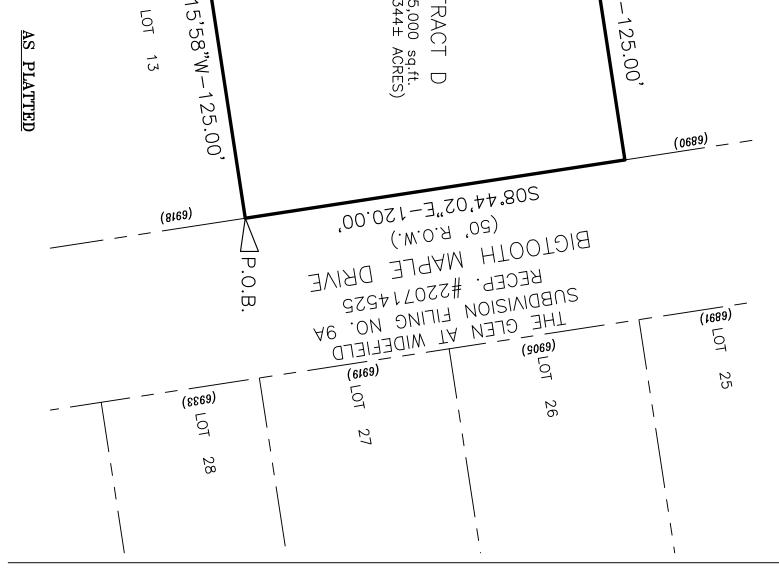
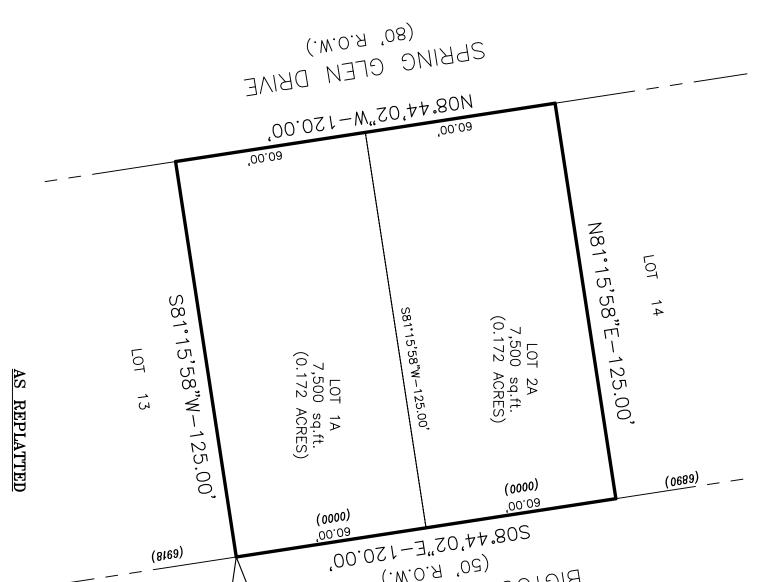
|   | PINNACLE LAND SURVEYING COMPANY, INC.<br>121 COUNTY ROAD 5, DIVIDE, CO 687-7360  |
|---|--|
| <ul> <li>9. The Airpor<br/>mitigation co<br/>NOTICE:<br/>Springs</li> <li>10. All prope<br/>easements a<br/>fences, mate<br/>accepted in a<br/>Reception Nur<br/>provided to m<br/>Engineering O<br/>Subdivision Im<br/>of El Paso Board<br/>Improvements<br/>partial release</li> <li>12. All corner<br/>Easement" de<br/>within this are<br/>change.</li> <li>13. The addre<br/>change.</li> <li>14. Direct lot<br/>15. The Glen<br/><u>220055840</u> i<br/>familiarize hi<br/>17. This prop<br/>familiarize hi<br/>17. This surv<br/>record. For<br/>a Commitme<br/>7:30 A.M.</li> </ul> | <ol> <li>NOTES:</li> <li>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.</li> <li>9. Subject to (1) any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and sights to diches and reservoirs used in connection with such water rights, as my to be recognized and acknowledge by the local customs, should be same be found to perevise or intersect the premises hereby granted, as provided by law, (2) right of way for any diches are and bigations as constructed by authority of the provine Resource and construct (2) right of the provine risk, care to rear water Reservoirs used in the Buenu of Land Managamani, General Land Water Reservoirs used in the subject property within the General Land Office Records.</li> <li>10. Terms, agreements, provisions, conditions and obligations as contained in Agreement between Widefield Water and Inclusion recorded April 29, 2020 at Reception No. 20167241.</li> <li>13. Terms, agreements, provisions, conditions and obligations as contained in Reservoirs No. 20067791.</li> <li>14. The effect of inclusion of the subject property within the Gen Marropolitan District No. 3 as disclosed Order of converting and convertion Sci 20519147.</li> <li>15. Terms, agreements, provisions, conditions and obligations as contained in Development Agreement recorded Movember 23, 2005 at Reception No. 200677406.</li> <li>14. The effect of inclusion of the subject property within the Security Fire Protection District as evidenced by Order feedby and the subject provisions, conditions and obligations as contained in Resolution No. 07–119 Approving Afrip Overlay Reception April 207303.</li> <li>15. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16–227 Approving Fire Protection District as evidenced June 29, 2016 at Reception No. 2007 of Reception No. 210</li></ol> |
| <ol> <li>All structural foundations shall be located and designed by a Profess<br/>Colorado.</li> <li>The following reports have been submitted and are on file at the Co<br/>Geological, Water and wastewater Resources, Drainage Report, Natural Fi<br/>Impact Report.</li> <li>No man-made or non-man-made obstructions shall be allowed to<br/>Springs Municipal Airport.</li> <li>All exterior lighting plans shall be approved by the Director of Aviational<br/>8. No electromagnetic, light, or any other physical emissions which migning shall be allowed</li> </ol>              | <b>EASEMENTS:</b><br>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.   |
| ۶. × ۲.   | DEDICATION:<br>The above party in interest has caused said tract to be platted into Lots and Easements as shown<br>on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the<br>boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be<br>known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9B" EI Paso County, Colorado. All streets<br>as platted are hereby dedicated to public use and said owner does hereby personally covenant and<br>agree that all platted streets will be graded, paved and that proper drainage for same will be<br>provided at his own expense, all to the satisfaction of the Board of County Commissioners of EI<br>Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become<br>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<br>Filing No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office,<br>County of EI Paso, State of Colorado; Said line being anoumented at the Point of Tangency of said<br>boundary by a found cop and rebar marked "PLSC 25968". Said line bears N29'46'44"W, a distance of 1154.12 feet.   |
| S81°15'58"W-  | 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:  |
| ('M'O'N', 08)<br>300 BLING GLEN DRING<br>0.00.021-M., 20, 44, 80N<br>15,000 sq. ft.<br>ACT D  | 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 soid 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 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         STATE OF COLORADD       \$S         COUNTY OF EL PASD       \$S   |
| LOT 14<br>N81°15'58''E-125.00   | A tract of land located in a Portion of the Southwest One-quarter (SW1/4) of Section 22, Township 15 South (T155),<br>Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as<br>Tract D. The Glen at Widefield Subdivision Filing No 9A as recorded under Reception No 220714525 in the records of<br>the Clerk and Recorder's Office, County of El Paso, State of Colorado, being more particularly described as follows:<br>Beginning at the Northeast corner of Lot 13 of said Glen at Widefield Subdivision Filing No 9A, Thence S81'15'58"W<br>along the North line of said Spring Glen Drive; A distance of 125.00 feet to the Northwest corner of said Lot 13. Said point<br>being also on the Easterly Right-of-Way line of Spring Glen Drive; Thence N08'44'02"W along the Easterly<br>Right-of-Way line of said Spring Glen Drive, a distance of 120.00 feet to the Southwest corner of Lot 14 of said<br>125.00 feet to the Southeast corner of said Lot 14. Said point being also on the Westerly Right-of-Way line of<br>said Lot 15. Context to the Southeast corner of said Lot 14. Said point being also on the Westerly Right-of-Way line of<br>120.00 feet to the Southeast corner of said Lot 14. Said point being also on the Westerly Right-of-Way line of<br>56 to the Southeast corner of said Lot 14. Said point being also on the Westerly Right-of-Way line of<br>56 to the Point of Beginning.<br>Said tract contains 0.344 acres (15,000 S.F.) more or less.   |
| THE GLEN AT M   | KNOW ALL MEN BY THESE PRESENTS:<br>That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:<br>LAND DESCRIPTION, THE GLEN AT WIDEFIELD<br>SUBDIVISION FILING NO. 9B:  |

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A replat Located in a Township t of Tract D, The Glen at W portion of the Southwest ( p 15 South (T15S), Range 6 County of El Paso, \$ County of Widefield Widefield Subdivision Filing No. 9A One-quarter (SW1/4) of Section 65 West (R65W) of the 6TH P.M. State of Colorado 22





erty within the El Paso County Public Improvement District No. 2 as on Approving a Petition for Inclusion of Property Within El Paso on at Widefield Filing No. 9 recorded June 2, 2020 at Reception No. the plat of The Glen at Widefield Subdivision No. 9 recorded June on No. 18-384 approving the final plat for Glen atWidefield No. 9 ception No. 218118040. iligations and easements as contained ice Maintenance Agreement and Easem in Private Detention 1ent, recorded June 9, 2020

NOTES CONTINUED:

19. Developer shall comply with federal and state law requirements, and other agency requirements, if any, the Colorado Department of Wildlife, Colorado Departr Engineers, the U.S. Fish & Wildlife Service and/or Co Species Act, particularly as it relates to the Preble's species.

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ordinances, review and permit gencies including, but not limited to rtation, U.S. Army the Corps of int of Wildlife regarding the Endang g Mouse as a listed threatened

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21. The Subdivider(s) agrees on behalf of assignees that Subdivider and/or said succ in accordance with the El Paso County Ro-any amendments thereto, at or prior to th poid at final plat recording, shall be docur that a title search would find the fee oblic

m/herself and any developer or builder successors and ssors and assigns shall be required to pay traffic impact fees Impact Fee Program Resolution (Resolution No. 16–454), or time of building permit submittals. The fee obligation, if not nted on all sales documents and on plat notes to ensure ion before sale of the property.

nd obligat 79981. ownership and maintenance of Tract D to The Glen Metropolitan ield Subdivision No. 9, recorded June 09, 2020 at Reception No. s as đ Ξ.

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file at the County Planning and Community Developme rt, Natural Features Inventory Report, Erosion Control ent: Soils and Report, Wetland

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This plat has opted to be included in the 10-mil PID #2 for the road used on the established rate at the time of building permit application.

Detention Basin Easement is not part of this subdivision. The Detenti ntained by the Glen at Widefield Subdivision Filing No.9A Homeowners ption No. <u>220079980</u> in the records of the El Paso County Clerk ar

ion Basin Easement is owned and Association as recorded under nd Recorder.

impact fee program.

The fee

ursuant to Resolution No.20–203, approved by the Board of Directors, El Paso County Public vement District 2 and recorded in the records of the El Paso County Clerk and Recorder at tion Number <u>220075639</u>, the parcels within the platted boundaries of Glen at Widefield Subdivision No. 9, Tract D are included within the boundaries of the El Paso County Public Improvement District d as such is subject to applicable road impact fees and mill levy.

ne property in The Glen at Widefield Subdivision Filing No. 9B is located in Flood Zone X, determined outside the 0.2% annual chance floodplain FEMA Flood Insurance Rate Maps 08041C956 G, Effective December 7, 2018.

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constructed in this area should inc reduction in interior noise. ude F.A.A. approved so ٦

ise caused by aircraft operating into and out of the Colorado mself/herself with this potentiality and the ramifications thereof.

r storm water drainage in and through their property. Public drainage ned by the individual lot owners unless otherwise indicated. Structures, of runoff shall not be placed in drainage easements.

rred whether by deed or by contract, nor shall building permits be issued, ent improvements have been constructed and completed and preliminary rent between the appleicant/owner and El Paso County as recorded under order of El Paso County, Colorado or, in the alternative, other collateral is in a accordance with the El Paso County Land Development Code and e approved by the Board of County Commissioners or, if permitted by the inity Development Director and meet the policy and procedure requirements is for sale, conveyance or transfer. This plat restriction may be removed or by the Subdivision Improvements Agreement, by the Planning and native form of collateral or completion and preliminary acceptance by the irred to be constructed and completed in accordance with said Subdivision veyance or transfer may only be granted in accordance with any planned Agreement.

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cle Land Surveying Company to determine ownership of easements of way and title of record, Pinnacle Land Surveying Company relied upon Company, Order No. 79803UTC, effective date November 26, 2020 at

EARS ACTION

ded at Reception No.

216085646, in the records of the El Paso

Improvements Easement as shown in the "Typical Public Improvement in height above flow line elevation of the adjacent roadway are allowed arship being vested with individual property owners.

| 40    |   | Fill in the date<br>Fill in the date<br>This appears to be a<br>display error. Please<br>correct.<br>PIN   | DR PA    | S       FUBLIC       IMPROVEMENT       EASEMENT       R)         PROPERTY       LINE       BIGTOOTH       MAPLE       DRIVE       ST         ST       ST       ST       ST       ST       ST         E       E       ST       ST |   | DRAINAGE EASEMENT<br>10' UTILITY & DRAINAGE EASEMENT<br>TYPICAL LOT EASEMENT<br>SCALE:N.T.S.<br>DRAINAGE EASEMENT<br>DRAINAGE EASEMENT<br>DRAINAGE EASEMENT   | AP   | MM)<br>P.O. JALIAE<br>90.<br>90.<br>90.<br>90.<br>90.<br>90.<br>90.<br>90.  | BIGTOOTH MAP | THE OF TH |
|-------|---|--|----------|--|---|---|--|---|--------------|--|
| ם ו ר | in W. Towner, Registered Professional Land Surveyor No. 25968 Date Date | IRVEYOR'S CERTIFICATION:<br>John W. Towner, a duly registered Professional Land Surveyor in the State of Colorado,<br>AlexeDycertify that this plat truly and correctly represents the results of a survey made<br>date of survey, by me or under my direct supervision and that all monuments exist as<br>ble provisions of<br>the Paso County Land Development Code. Attest the above on this <u>ZIH</u> day of <u>January</u> ,<br>NACLE LAND SURVEYING CO., INC. | RCHARGE: | RECORDING:         STATE OF COLORADO         ) SS         COUNTY OF EL PASO         I hereby certify that this instrument was filed for record in my office at   | ASSESSOR:<br>Steve Schleiker, El Paso County Assessor | 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 | <b>PROVALS:</b><br>s plat for The Glen at Widefield Subdivision Filing No. 9B Plat Note Amendment was<br>roved for filing by the EL Paso County, Colorado Planning and Community<br>elopment Department, Department Director on the day of<br>day of<br>, 20 A.D. subject to any notes or conditions specified<br>eon. | Image: Decent of the image: Decent of th | PARKWAY      | CLEN AT<br>CLEN AT<br>CLEN AT<br>GENO. 5A<br>FLING NO. 5B<br>FLING NO. 5B  |