

# VENTURE ON VENETUCCI FILING NO. 1

LOCATED IN SECTION 4,  
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

### BE IT KNOWN BY THESE PRESENTS

THAT CS 2005 INVESTMENTS, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:  
A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST QUARTER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP, 0.1 FEET ABOVE GRADE, STAMPED "ASC 1999 PLS 28651", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 4, AS MONUMENTED BY A RECOVERED 2-1/2" ALUMINUM CAP IN RANGE BOX, STAMPED "ASC 1999 PLS 28651, BEARS N 01°01'43" W, FOR A DISTANCE OF 2633.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;  
THENCE N 73°50'11" W, A DISTANCE OF 2734.78 FEET TO THE NORTHEAST CORNER OF LOT 1, SOUTH ACADEMY HIGHLANDS FILING NO. 4, AS RECORDED AT RECEPTION NO. 222714970 IN THE RECORDS OF EL PASO COUNTY, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S 89°29'47" W, A DISTANCE OF 62.20 FEET;  
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35°30'48", A RADIUS OF 238.00 FEET, AN ARC LENGTH OF 147.52 FEET, AND A CHORD BEARING AND DISTANCE OF S 71°44'24" W, 145.17 FEET;  
THENCE S 53°58'49" W, A DISTANCE OF 416.84 FEET;  
THENCE N 20°37'24" W, A DISTANCE OF 320.82 FEET;  
THENCE N 26°44'06" W, A DISTANCE OF 387.23 FEET;  
THENCE N 06°15'13" W, A DISTANCE OF 399.52 FEET;  
THENCE N 00°08'28" W, A DISTANCE OF 275.53 FEET;  
THENCE S 83°24'29" W, A DISTANCE OF 10.91 FEET;  
THENCE N 06°36'33" W, A DISTANCE OF 275.99 FEET;  
THENCE S 83°23'27" W, A DISTANCE OF 219.99 FEET;  
THENCE S 89°28'58" W, A DISTANCE OF 594.57 FEET;  
THENCE N 09°37'18" W, A DISTANCE OF 449.47 FEET;  
THENCE N 40°43'37" E, A DISTANCE OF 159.52 FEET;  
THENCE N 71°49'11" E, A DISTANCE OF 193.60 FEET;  
THENCE N 55°32'45" E, A DISTANCE OF 209.10 FEET;  
THENCE N 31°24'05" W, A DISTANCE OF 100.19 FEET;  
THENCE N 57°29'26" E, A DISTANCE OF 360.05 FEET;  
THENCE S 44°27'52" E, A DISTANCE OF 77.11 FEET;  
THENCE N 48°34'16" E, A DISTANCE OF 86.57 FEET;  
THENCE S 65°40'10" E, A DISTANCE OF 119.19 FEET;  
THENCE N 10°51'34" E, A DISTANCE OF 270.64 FEET;  
THENCE N 24°27'32" W, A DISTANCE OF 144.76 FEET;  
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 09°32'56", A RADIUS OF 2,815.00 FEET, AN ARC LENGTH OF 469.15 FEET, AND A CHORD BEARING AND DISTANCE OF N 80°14'03" E, 468.61 FEET;  
THENCE N 85°05'41" E, A DISTANCE OF 392.04 FEET;  
THENCE S 04°48'42" W, A DISTANCE OF 431.95 FEET;  
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 17°42'52", A RADIUS OF 546.78 FEET, AN ARC LENGTH OF 169.65 FEET, AND A CHORD BEARING AND DISTANCE OF S 13°24'41" W, 168.38 FEET;  
THENCE S 22°09'49" W, A DISTANCE OF 70.68 FEET;  
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 17°01'46", A RADIUS OF 1,239.34 FEET, AN ARC LENGTH OF 368.35 FEET, AND A CHORD BEARING AND DISTANCE OF S 13°39'04" W, 367.00 FEET;  
THENCE S 05°08'13" W, A DISTANCE OF 574.45 FEET;  
THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 27°13'21", A RADIUS OF 605.00 FEET, AN ARC LENGTH OF 287.45 FEET, AND A CHORD BEARING AND DISTANCE OF S 08°28'27" E, 284.75 FEET;  
THENCE S 22°05'08" E, A DISTANCE OF 501.71 FEET;  
THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 21°34'55", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 210.94 FEET, AND A CHORD BEARING AND DISTANCE OF S 11°17'40" E, 209.69 FEET;  
THENCE N 00°30'10" E, A DISTANCE OF 51.78 FEET;  
THENCE S 89°29'47" W, A DISTANCE OF 17.00 FEET;  
THENCE S 00°30'13" E, A DISTANCE OF 162.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,732,690 SQUARE FEET OR 62.73 ACRES, MORE OR LESS.

### LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:

HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. CS 2005 INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

SIGNED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

### PCD DIRECTOR CERTIFICATE

THIS PLAT FOR VENTURE ON VENETUCCI FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### DEDICATION

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL OF LAND TO BE PLATTED INTO ONE LOT AND FIVE TRACTS, AND PUBLIC EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, CS 2005 INVESTMENTS, LLC, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ITS: \_\_\_\_\_

NAME: \_\_\_\_\_

ITS: \_\_\_\_\_

NOTARIAL:

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) SS

THE ABOVE AND AFOREMENTIONED WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_

WITNESS MY HAND AND SEAL \_\_\_\_\_

ADDRESS: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR VENTURE ON VENETUCCI FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (ACCESS EASEMENT) 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 \_\_\_\_\_

### PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE

THIS PLAT FOR VENTURE ON VENETUCCI FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### ACCEPTANCE CERTIFICATE FOR TRACTS (ACCEPTING ENTITY IN EXISTENCE)

THE DEDICATION OF TRACTS:  
TRACT A (MULTIFAMILY STORM FACILITY)  
TRACT B (FISHERS CANYON CHANNEL IMPROVEMENTS)  
TRACT C (FISHERS CANYON CHANNEL IMPROVEMENTS)  
TRACT D (FUTURE USE OPEN SPACE)  
TRACT E (FUTURE DEVELOPMENT)  
ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE (NAME) DISTRICT / HOMEOWNER'S ASSOCIATION.

BY: (NOTARIZED SIGNATURE)

PRESIDENT

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

SIGNED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_

BY \_\_\_\_\_ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).

(NOTARY'S OFFICIAL SIGNATURE)

(TITLE OF OFFICE)

(COMMISSION EXPIRATION)

### PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS

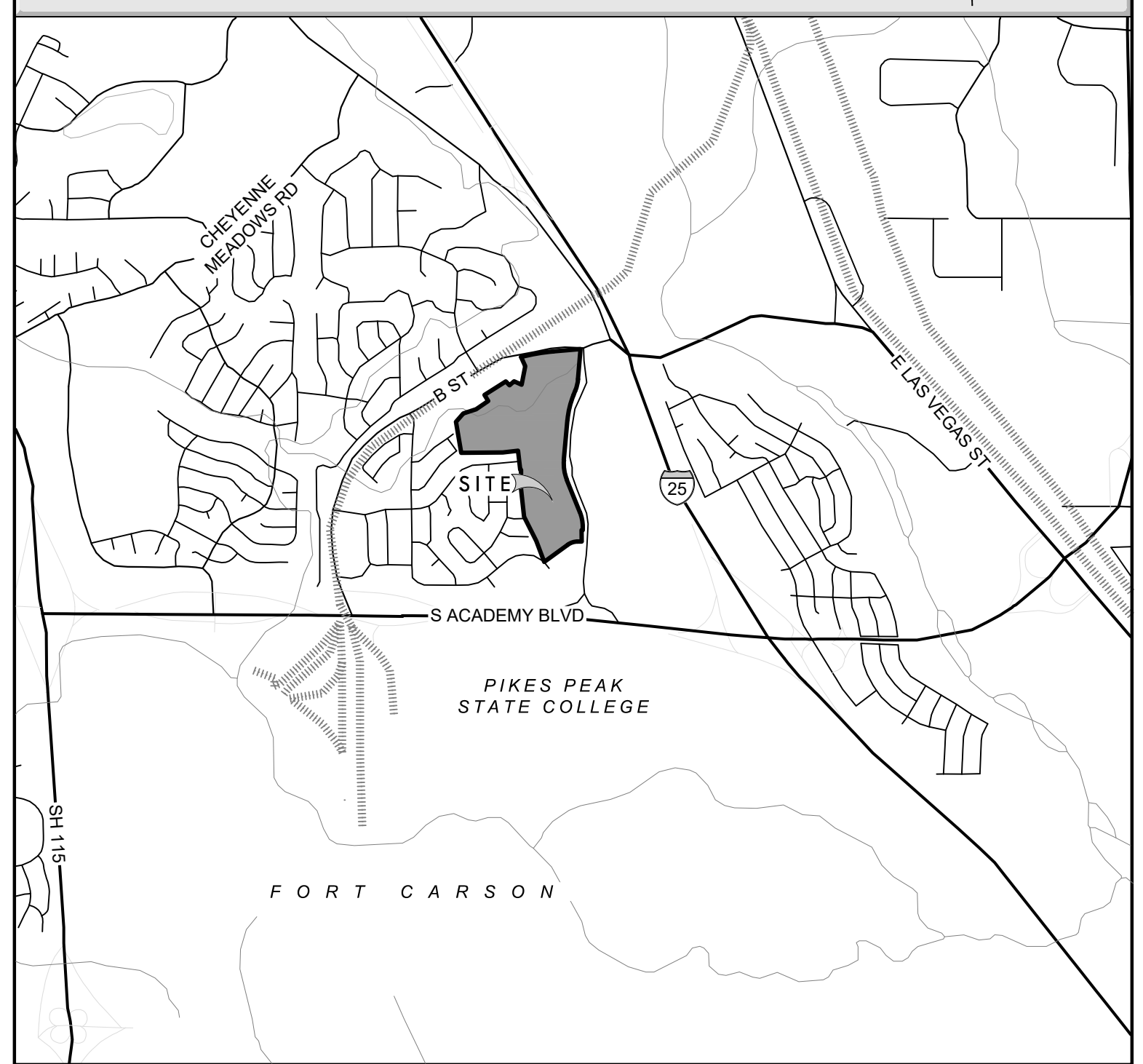
NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/TOWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ 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 DEPARTMENT 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 DEPARTMENT 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.

### NOTES:

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-606, C.R.S.
- BASIS OF BEARINGS:** BEARINGS ARE DERIVED FROM GPS OBSERVATION BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, BEARING N 01°01'43" W, A DISTANCE OF 2633.35 FEET, AS MONUMENTED AT THE SOUTHEAST CORNER BY A RECOVERED 2-1/2" ALUMINUM CAP, 0.1" ABOVE GRADE, STAMPED "ASC 1999 PLS 28651", AND AT THE EAST QUARTER CORNER BY A RECOVERED 2-1/2" ALUMINUM CAP, STAMPED "ASC 1999 PLS 28651", IN RANGE BOX.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- THIS PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE AND ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR COUNTY OF EL PASO, COMMUNITY PANEL NUMBER 08041C0743G, MAP EFFECTIVE DATE 12/7/2018. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 2,732,690 SQ. FT. OR 62.73 ACRES, MORE OR LESS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. NCS-1171373-INDY, EFFECTIVE DATE FEBRUARY 9, 2024, PREPARED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF 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 NO. 19-471), 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 DOCUMENTS ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY CITY OF FOUNTAIN.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- EASEMENTS: UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; (OTHER: MODIFY BASED UPON SPECIFIC REPORTS)
- THE SOLE RESPONSIBILITY FOR THE INSPECTION, CLEANING AND MAINTENANCE OF THE FISHERS CANYON CHANNEL IMPROVEMENTS LOCATED ON TRACT B AND C IS HEREBY VESTED IN THE OWNER OF TRACT B AND C PURSUANT TO THE MAINTENANCE AGREEMENT AND EASEMENT WITH EL PASO COUNTY, COLORADO, RECORDED AT \_\_\_\_\_, EL PASO COUNTY, COLORADO.
- WATER PROVIDED BY \_\_\_\_\_
- WASTEWATER PROVIDED BY \_\_\_\_\_
- ELECTRIC PROVIDED BY \_\_\_\_\_
- GAS PROVIDED BY \_\_\_\_\_

### VICINITY MAP



### SURVEYOR'S CERTIFICATION

I, DARREN R. WOLTERSTORFF A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

DARREN R. WOLTERSTORFF, PLS 38281  
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.  
6200 SYRACUSE WAY, STE 300, GREENWOOD VILLAGE, CO 80111  
PHONE: 303-228-2300  
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

### RECORDING

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, A.D., AND IS DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: \_\_\_\_\_ DEPUTY

SCHOOL FEES: \_\_\_\_\_  
DRAINAGE FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_

OWNER  
CS 2005 INVESTMENTS LLC  
10801 W CHARLESTON BLVD  
SUITE 170  
LAS VEGAS, NV 89135

# Kimley»Horn

6200 S. SYRACUSE WAY, # 300  
GREENWOOD VILLAGE, CO 80111

Tel. No. (303) 228-2300  
www.kimley-horn.com

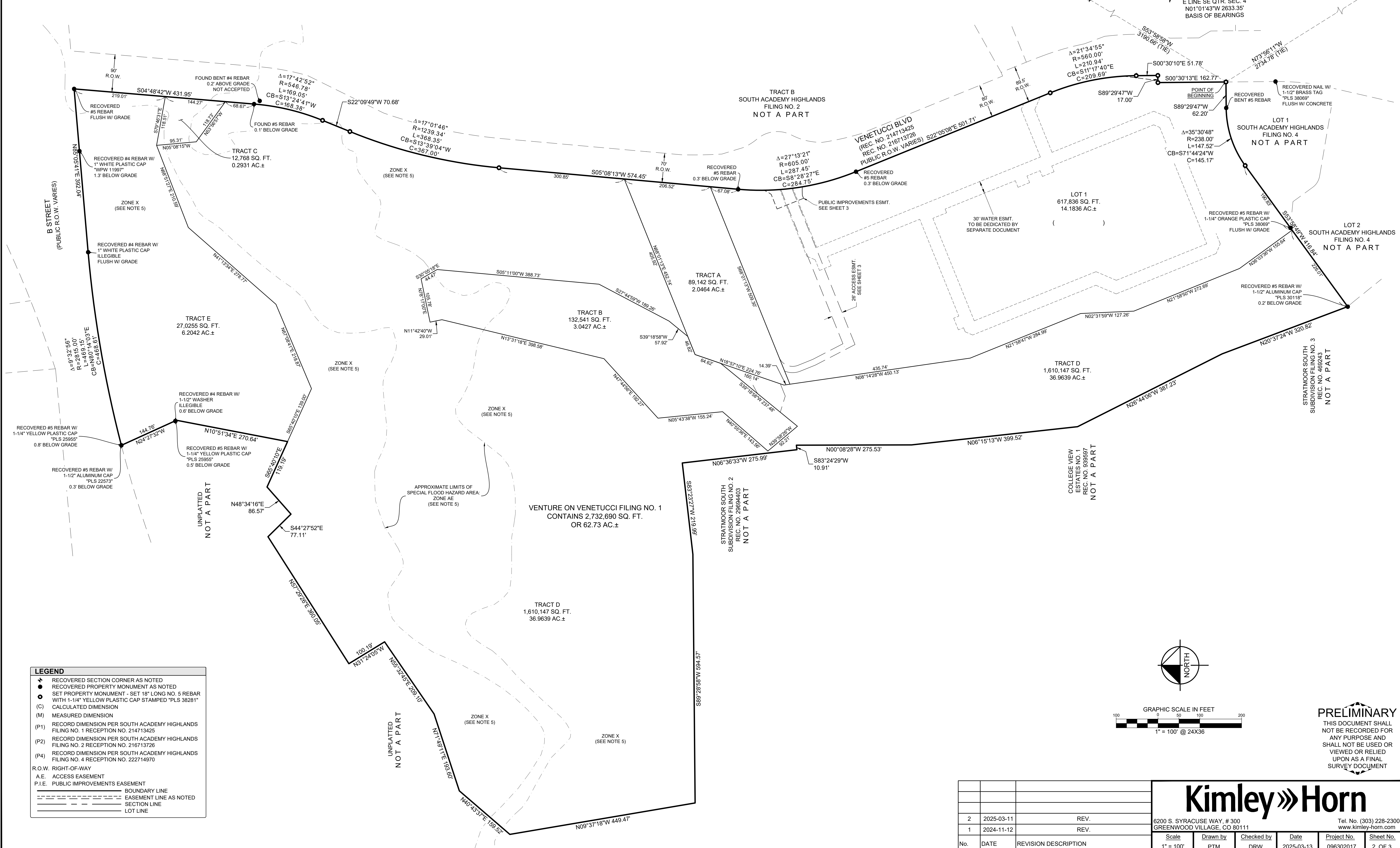
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N/A	PTM	DRW	2025-03-13	096302017	1 OF 3

No.	DATE	REVISION DESCRIPTION
2	2025-03-11	REV.
1	2024-11-12	REV.

DWG NAME: \\KIMLEY-HORN\COMP\DRAWING\096302017\_VENETUCCI\MULTIFAMILY\CA\DWG\SURVE\DWG\096302017\_VENETUCCI\_PLT.DWG, PLOTTED BY: MCGRAWHILL, PATRICK, 3/13/2025 6:07 AM, LAST SAVED: 3/13/2025 6:07 AM

# VENTURE ON VENETUCCI FILING NO. 1

LOCATED IN SECTION 4,  
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
	RECOVERED SECTION CORNER AS NOTED
	RECOVERED PROPERTY MONUMENT AS NOTED
	SET PROPERTY MONUMENT - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
(C)	CALCULATED DIMENSION
(M)	MEASURED DIMENSION
(P1)	RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 1 RECEPTION NO. 214713425
(P2)	RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 2 RECEPTION NO. 216713726
(P4)	RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECEPTION NO. 222714970
R.O.W.	RIGHT-OF-WAY
A.E.	ACCESS EASEMENT
P.I.E.	PUBLIC IMPROVEMENTS EASEMENT
	BOUNDARY LINE
	EASEMENT LINE AS NOTED
	SECTION LINE
	LOT LINE

No.	DATE	REVISION DESCRIPTION
2	2025-03-11	REV.
1	2024-11-12	REV.

## Kimley»Horn

6200 S. SYRACUSE WAY, # 300  
GREENWOOD VILLAGE, CO 80111

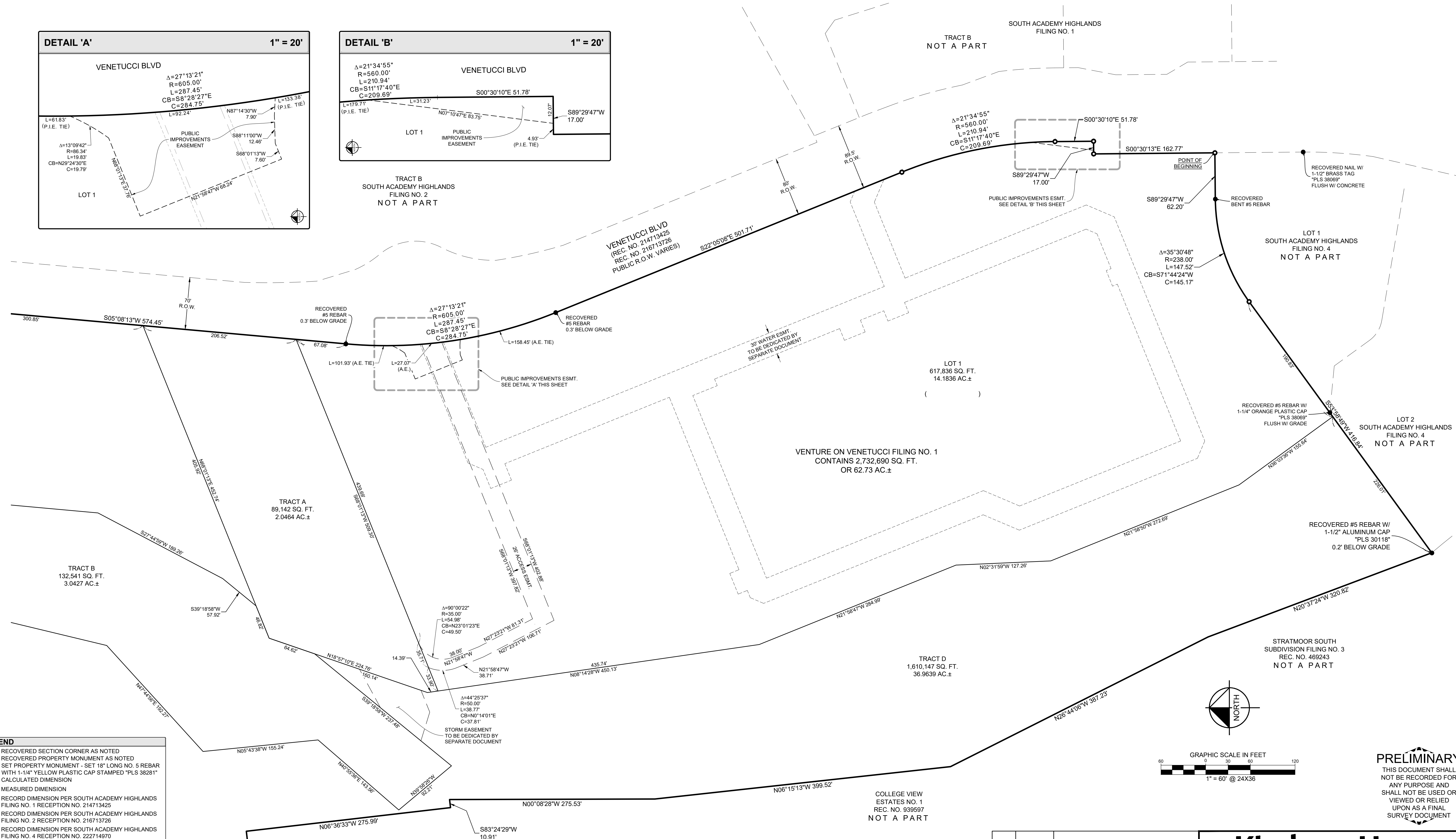
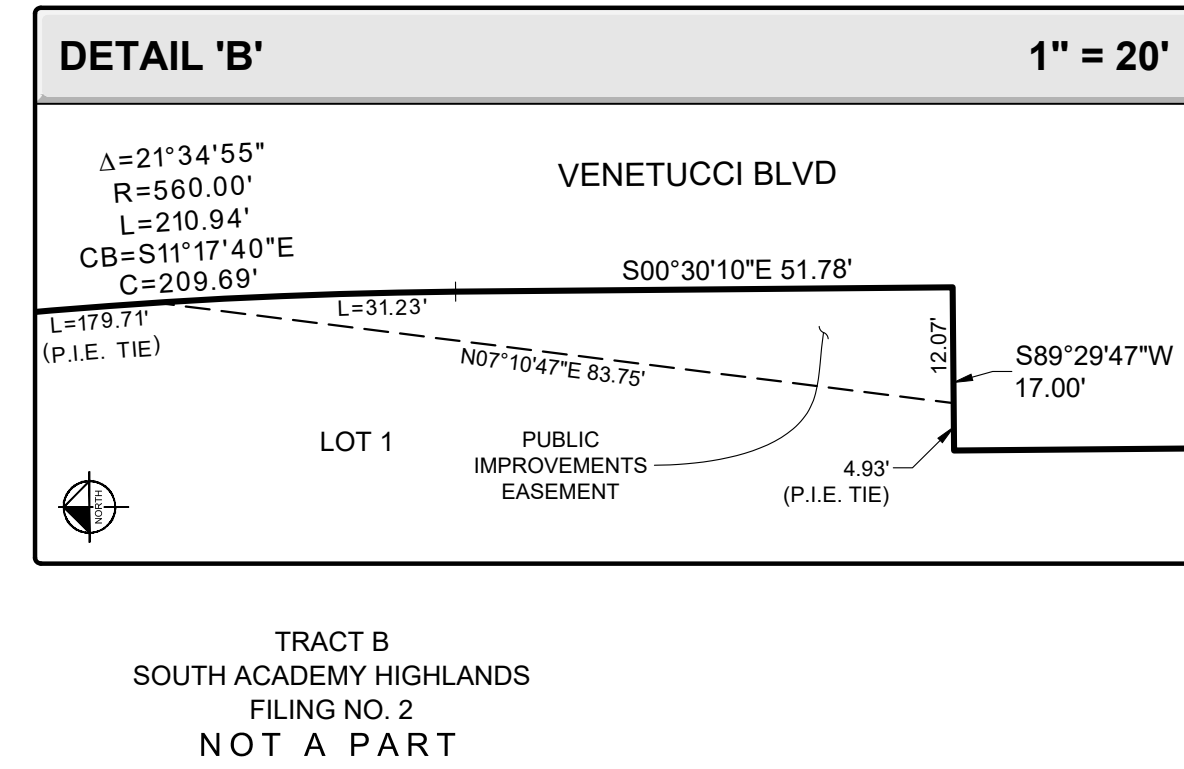
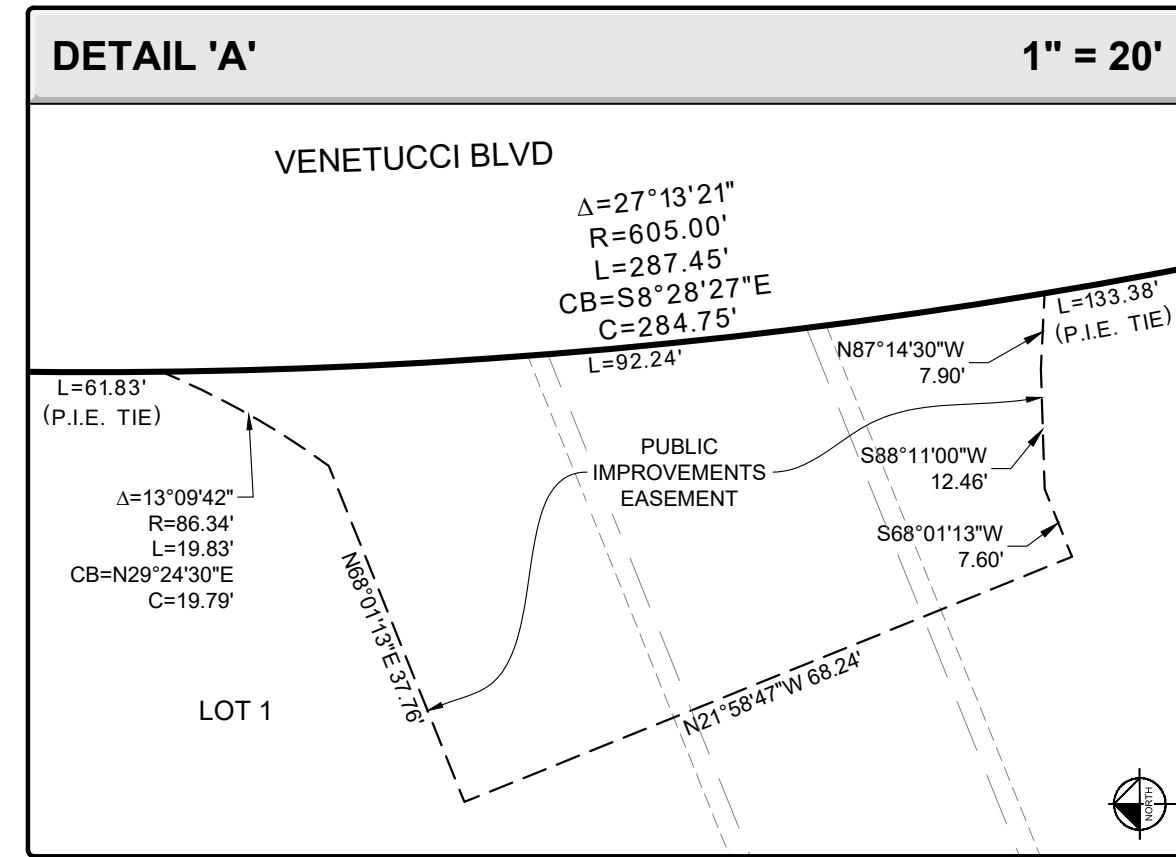
Scale 1" = 100'  
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Checked by DRW  
Date 2025-03-13  
Project No. 096302017  
Sheet No. 2 OF 3

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Tel. No. (303) 228-2300  
www.kimley-horn.com

# VENTURE ON VENETUCCI FILING NO. 1

LOCATED IN SECTION 4,  
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COUNTY OF EL PASO, STATE OF COLORADO

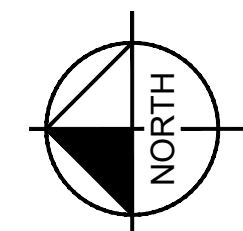
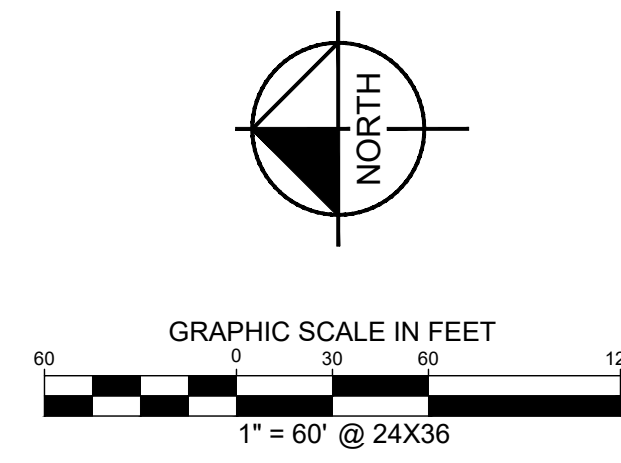


**LEGEND**

- ◆ RECOVERED SECTION CORNER AS NOTED
- RECOVERED PROPERTY MONUMENT AS NOTED
- SET PROPERTY MONUMENT - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- (P1) RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 1 RECEPTION NO. 214713425
- (P2) RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 2 RECEPTION NO. 216713726
- (P4) RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECEPTION NO. 222714970

R.O.W. RIGHT-OF-WAY  
A.E. ACCESS EASEMENT  
P.I.E. PUBLIC IMPROVEMENTS EASEMENT

— BOUNDARY LINE  
- - - EASEMENT LINE AS NOTED  
- - - SECTION LINE  
- - - LOT LINE



COLLEGE VIEW  
ESTATES NO. 1  
REC. NO. 939597  
NOT A PART

No.	DATE	REVISION DESCRIPTION
2	2025-03-11	REV.
1	2024-11-12	REV.

**Kimley»Horn**

6200 S. SYRACUSE WAY, # 300  
GREENWOOD VILLAGE, CO 80111

Scale: 1" = 60'  
Drawn by: PTM  
Checked by: DRW  
Date: 2025-03-13  
Project No.: 096302017  
Sheet No.: 3 OF 3

Tel. No. (303) 228-2300  
www.kimley-horn.com

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DRAWN BY: MCGRAWHILL, CHECKED BY: MCGRAWHILL, DATE: 2025-03-13, TIME: 10:07 AM, LAST SAVED: 3/13/2025 10:07 AM