

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 III, 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 PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER 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 STAMPED "ASC 1999 PLS 28651", IN RANGE BOX, 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 74°01'44" W, A DISTANCE OF 2749.72 FEET TO THE NORTH LINE OF SOUTH ACADEMY HIGHLANDS FILING NO. 4 AS RECORDED AT RECEPTION NO. 22714970 IN THE RECORDS OF EL PASO COUNTY AND THE POINT OF BEGINNING;
THENCE COINCIDENT WITH SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

- 1) S 89°29'47" W, A DISTANCE OF 46.61 FEET;
- 2) 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 147.62 FEET, AND A CHORD BEARING AND DISTANCE OF S 71°44'24" W, 145.17 FEET;
- 3) S 53°58'49" W, A DISTANCE OF 417.13 FEET TO THE EAST LINE OF THAT LAND SWAP PARCEL DESCRIBED AT IN RECEPTION NO. 208073825 OF SAID RECORDS;

THENCE COINCIDENT WITH SAID EAST LINE AND EXTENSION THEREOF N 20°35'36" W, A DISTANCE OF 323.82 FEET TO THE EAST LINE OF COLLEGE VIEW ESTATES FILING NO. 1 AS RECORDED AT RECEPTION NO. 939597 OF SAID RECORDS;
THENCE COINCIDENT WITH THE EASTERLY AND NORTHERLY LINES OF SAID COLLEGE VIEW ESTATES FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- 1) N 26°45'06" W, A DISTANCE OF 387.24 FEET;
- 2) N 06°18'58" W, A DISTANCE OF 399.22 FEET;
- 3) N 00°05'23" W, A DISTANCE OF 275.67 FEET;
- 4) S 84°11'53" W, A DISTANCE OF 10.88 FEET TO THE EASTERLY SOUTHEAST CORNER OF STRATMOOR SOUTH SUBDIVISION FILING NO. 2 AS RECORDED AT RECEPTION NO. 684403 OF SAID RECORDS;

THENCE COINCIDENT WITH THE EASTERLY AND NORTHERLY LINES OF SAID STRATMOOR SOUTH SUBDIVISION FILING NO. THE FOLLOWING THREE (3) COURSES:

- 1) N 06°37'33" W, A DISTANCE OF 276.00 FEET;
- 3) S 83°22'27" W, A DISTANCE OF 220.00 FEET;
- 3) S 89°24'52" W, A DISTANCE OF 594.35 FEET TO THE SOUTHEAST CORNER OF COLLEGE PARK SUBDIVISION NO. 1 AS RECORDED AT RECEPTION NO. 1103838 OF SAID RECORDS;

THENCE COINCIDENT WITH THE EAST LINE OF SAID COLLEGE PARK SUBDIVISION NO. 1 THE FOLLOWING TWO (2) COURSES:

- 1) N 09°39'09" W, A DISTANCE OF 450.06 FEET;
- 2) N 40°46'49" E, A DISTANCE OF 159.53 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT-CLAIM DEED RECORDED AT BOOK 1834, PAGE 271 OF SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTH LINE OF SAID QUIT-CLAIM DEED PARCEL N 71°47'34" E, A DISTANCE OF 193.43 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT BOOK 6477, PAGE 1057 OF SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHEASTERLY AND NORTHEASTERLY LINES OF SAID SPECIAL WARRANTY DEED THE FOLLOWING TWO (2) COURSES:

- 1) N 55°38'43" E, A DISTANCE OF 213.09 FEET;
- 2) N 32°25'12" W, A DISTANCE OF 100.23 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED AT BOOK 3427, PAGE 262 OF SAID RECORDS;

THENCE COINCIDENT WITH THE SOUTHEASTERLY LINE OF SAID WARRANTY DEED PARCEL N 57°25'35" E, A DISTANCE OF 357.90 FEET TO THE SOUTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 208033081 OF SAID RECORDS;

THENCE COINCIDENT WITH THE PERIMETER OF SAID SPECIAL WARRANTY DEED PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) S 44°27'36" E, A DISTANCE OF 77.76 FEET;
- 2) N 48°07'27" E, A DISTANCE OF 86.57 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED AT IN PERSONAL REPRESENTATIVE'S DEED RECORDED AT BOOK 3423, PAGE 81 OF SAID RECORDS;

THENCE COINCIDENT WITH THE PERIMETER OF SAID PERSONAL REPRESENTATIVE'S DEED PARCEL THE FOLLOWING THREE (3) COURSES:

- 1) S 65°41'10" E, A DISTANCE OF 119.19 FEET;
- 2) N 10°47'44" E, A DISTANCE OF 270.82 FEET;
- 3) N 24°11'37" W, A DISTANCE OF 141.26 FEET TO THE SOUTH LINE OF B STREET AS CONVEYED IN THE RIGHT OF WAY DEED RECORDED AT BOOK 1005, PAGE 166 OF SAID RECORDS;

THENCE COINCIDENT WITH SAID RIGHT OF WAY DEED SOUTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) 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;
- 2) THENCE N 85°05'41" E, A DISTANCE OF 392.04 FEET TO THE NORTHWEST CORNER OF SOUTH ACADEMY HIGHLANDS FILING NO. 1 AS RECORDED AT RECEPTION NO. 214713425 OF SAID RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF SAID SOUTH ACADEMY HIGHLANDS FILING NO. 1 THE FOLLOWING EIGHT (8) COURSES:

- 1) S 04°48'42" W, A DISTANCE OF 431.95 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 17°17'50", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 189.06 FEET, AND A CHORD BEARING AND DISTANCE OF S 13°25'34" W, 168.42 FEET;
- 3) S 22°09'19" W, A DISTANCE OF 70.88 FEET;
- 4) ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 17°01'06", A RADIUS OF 1,240.00 FEET, AN ARC LENGTH OF 368.31 FEET, AND A CHORD BEARING AND DISTANCE OF S 13°38'46" W, 366.96 FEET;
- 5) S 05°08'13" W, A DISTANCE OF 574.45 FEET;
- 6) 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;
- 7) S 22°05'08" E, A DISTANCE OF 501.71 FEET;
- 8) ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 03°52'19", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 37.84 FEET, AND A CHORD BEARING AND DISTANCE OF S 20°08'58" E, 37.84 FEET TO THE NORTH CORNER OF THAT PARCEL DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 213146604 OF SAID RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF SAID SPECIAL WARRANTY DEED PARCEL THE FOLLOWING EIGHT (8) COURSES:

- 1) S 12°22'00" W, A DISTANCE OF 5.95 FEET;
- 2) ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 07°30'59", A RADIUS OF 557.00 FEET, AN ARC LENGTH OF 73.07 FEET, AND A CHORD BEARING AND DISTANCE OF S 13°55'54" E, 73.02 FEET;
- 3) ALONG A COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 17°31'05", A RADIUS OF 43.00 FEET, AN ARC LENGTH OF 13.15 FEET, AND A CHORD BEARING AND DISTANCE OF S 01°24'52" E, 13.10 FEET;
- 4) S 07°20'54" W, A DISTANCE OF 128.67 FEET;
- 5) ALONG A NON-TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 07°51'01", A RADIUS OF 77.00 FEET, AN ARC LENGTH OF 10.55 FEET, AND A CHORD BEARING AND DISTANCE OF S 03°25'17" W, 10.54 FEET;
- 6) S 00°30'13" E, A DISTANCE OF 116.24 FEET;
- 7) S 29°29'47" W, A DISTANCE OF 7.17 FEET;
- 8) S 00°30'13" E, A DISTANCE OF 34.55 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,731,049 SQUARE FEET OR 62.6963 ACRES, MORE OR LESS.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF:

HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____, A.D. CS 2005 INVESTMENTS III, 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)

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)

ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY TTRES CO COLORADO SPRINGS VENETUCCI BLVD, LLC.

BY:

(SIGNATURE)

(TITLE)

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)

ACCEPTANCE CERTIFICATE FOR TRACTS (ACCEPTING ENTITY IN EXISTENCE)

THE DEDICATION OF TRACTS:

TRACT B (FISHER'S CANYON CHANNEL IMPROVEMENTS)

TRACT C (FISHER'S CANYON CHANNEL IMPROVEMENTS)

TRACT D (FUTURE USE OPEN SPACE)

TRACT E (FUTURE DEVELOPMENT)

ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY CS INVESTMENTS III, 2005 LLC.

BY:

(SIGNATURE)

(TITLE)

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)

LOT / TRACT	SQ. FT.	LAND USE	OWNERSHIP	MAINTENANCE
LOT 1	613,009 SQ. FT.	MULTIFAMILY	TTRES CO COLORADO SPRINGS VENETUCCI BLVD, LLC	TTRES CO COLORADO SPRINGS VENETUCCI BLVD, LLC
TRACT A	89,142 SQ. FT.	MULTIFAMILY STORM FACILITY	TTRES CO COLORADO SPRINGS VENETUCCI BLVD, LLC	TTRES CO COLORADO SPRINGS VENETUCCI BLVD, LLC
TRACT B	132,541 SQ. FT.	FISHER'S CANYON CHANNEL IMPROVEMENTS	CS 2005 INVESTMENTS III	CS 2005 INVESTMENTS III
TRACT C	12,768 SQ. FT.	FISHER'S CANYON CHANNEL IMPROVEMENTS	CS 2005 INVESTMENTS III	CS 2005 INVESTMENTS III
TRACT D	1,618,882 SQ. FT.	FUTURE USE OPEN SPACE	CS 2005 INVESTMENTS III	CS 2005 INVESTMENTS III
TRACT E	270,708 SQ. FT.	FUTURE DEVELOPMENT	CS 2005 INVESTMENTS III	CS 2005 INVESTMENTS III

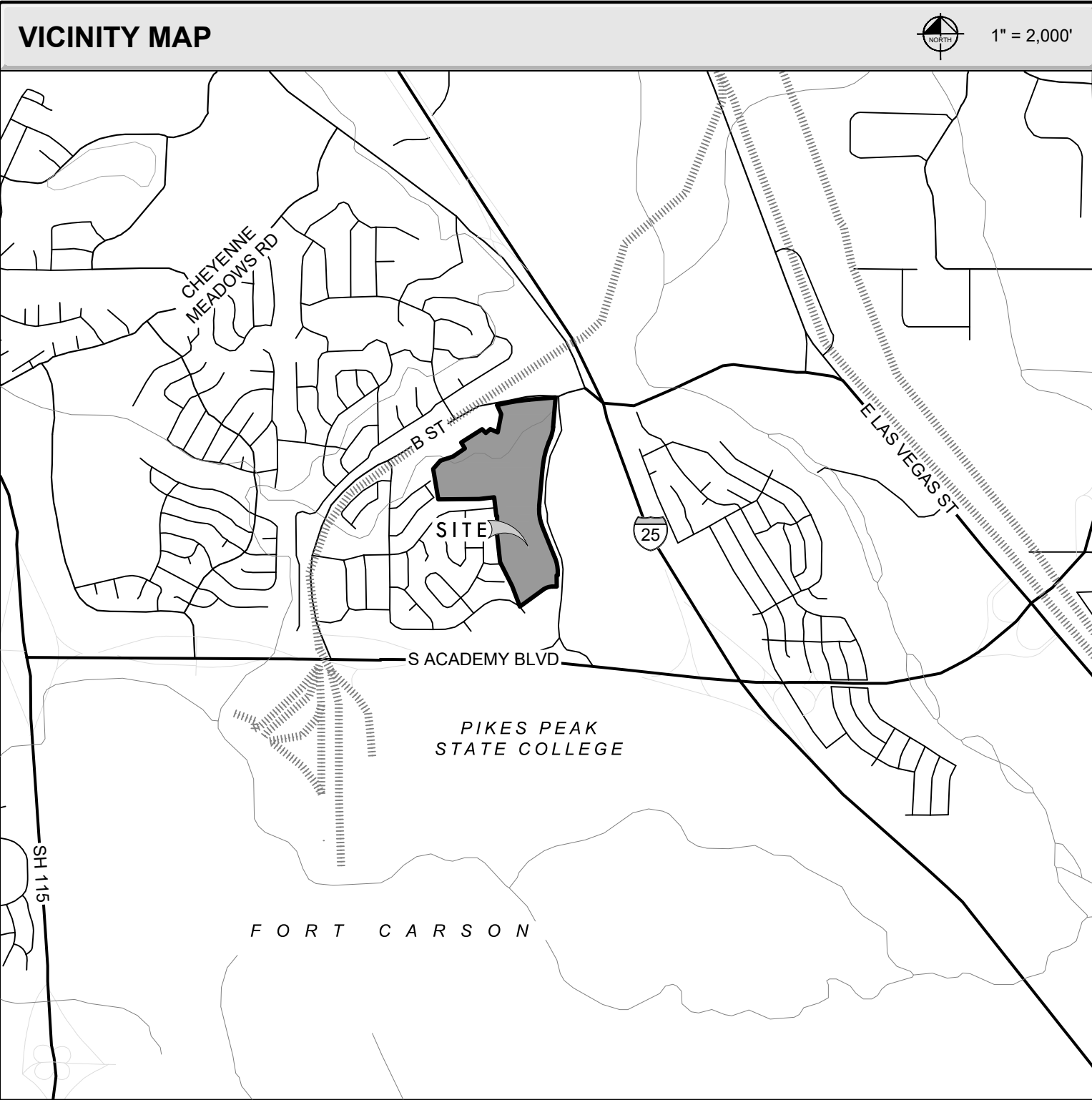
NOTES:

1. 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.
2. 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 18-4-508, C.R.S.
3. **BASIS OF BEARINGS:** BEARINGS ARE DERIVED FROM GPS OBSERVATION BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., 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.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. 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.
6. 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.
7. THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 2,731,049 SQ. FT. OR 62.6963 ACRES, MORE OR LESS.
8. 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-1171373D1-INDY, EFFECTIVE DATE APRIL 29, 2025, PREPARED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES.
9. 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.
10. 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).
11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
12. NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
13. 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. 24-377), 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.
14. 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.
15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY CITY OF FOUNTAIN.
16. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
17. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS.
18. 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.
19. 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.
20. 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.
21. NOTE REGARDING REPORTS ON FILE: THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE 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)
22. THE RESPONSIBILITY FOR THE INSPECTION, CLEANING AND MAINTENANCE OF THE FISHER'S CANYON CHANNEL IMPROVEMENTS LOCATED ON TRACT B AND C IS PURSUANT TO THE MAINTENANCE AGREEMENT AND EASEMENT WITH EL PASO COUNTY, COLORADO, RECORDED AT _____, EL PASO COUNTY, COLORADO.
23. 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/OWNER 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.

24. WATER PROVIDED BY STRATMOOR HILLS WATER AND SANITATION DISTRICT
25. WASTEWATER PROVIDED BY STRATMOOR HILLS WATER AND SANITATION DISTRICT
26. ELECTRIC PROVIDED BY COLORADO SPRINGS UTILITIES
27. GAS PROVIDED BY COLORADO SPRINGS UTILITIES

No.	DATE	REVISION DESCRIPTION
4	2025-06-27	REV.
3	2025-05-05	REV.
2	2025-03-11	REV.
1	2024-11-12	REV.



NOTES (CONT.):

28. SOIL AND GEOLOGY CONDITIONS, GEOLOGICAL HAZARD NOTE - FINAL PLAT: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGICAL HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGICAL HAZARD REPORT PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC., DATED JUNE 30, 2025, PROJECT NO. 05322879 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

*DOWNSLOPE CREEP: SLOPES DO NOT APPEAR UNSTABLE AND WILL BE AMENDED DURING CONSTRUCTION.

*ROCKFALL SOURCE: N/A

*ROCKFALL RUNOUT ZONE: N/A

*POTENTIALLY SEASONALLY HIGH GROUNDWATER: N/A

*OTHER HAZARD: N/A

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.

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

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 _____, _____, 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: \$34,272
DRAINAGE FEES: \$278,696
PARK FEES: \$271,488
BRIDGE FEES: \$0

EL PASO ROAD IMPACT FEE: \$868,560
FOUNTAIN ROAD IMPACT FEE: \$768,788

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

Kimley»Horn

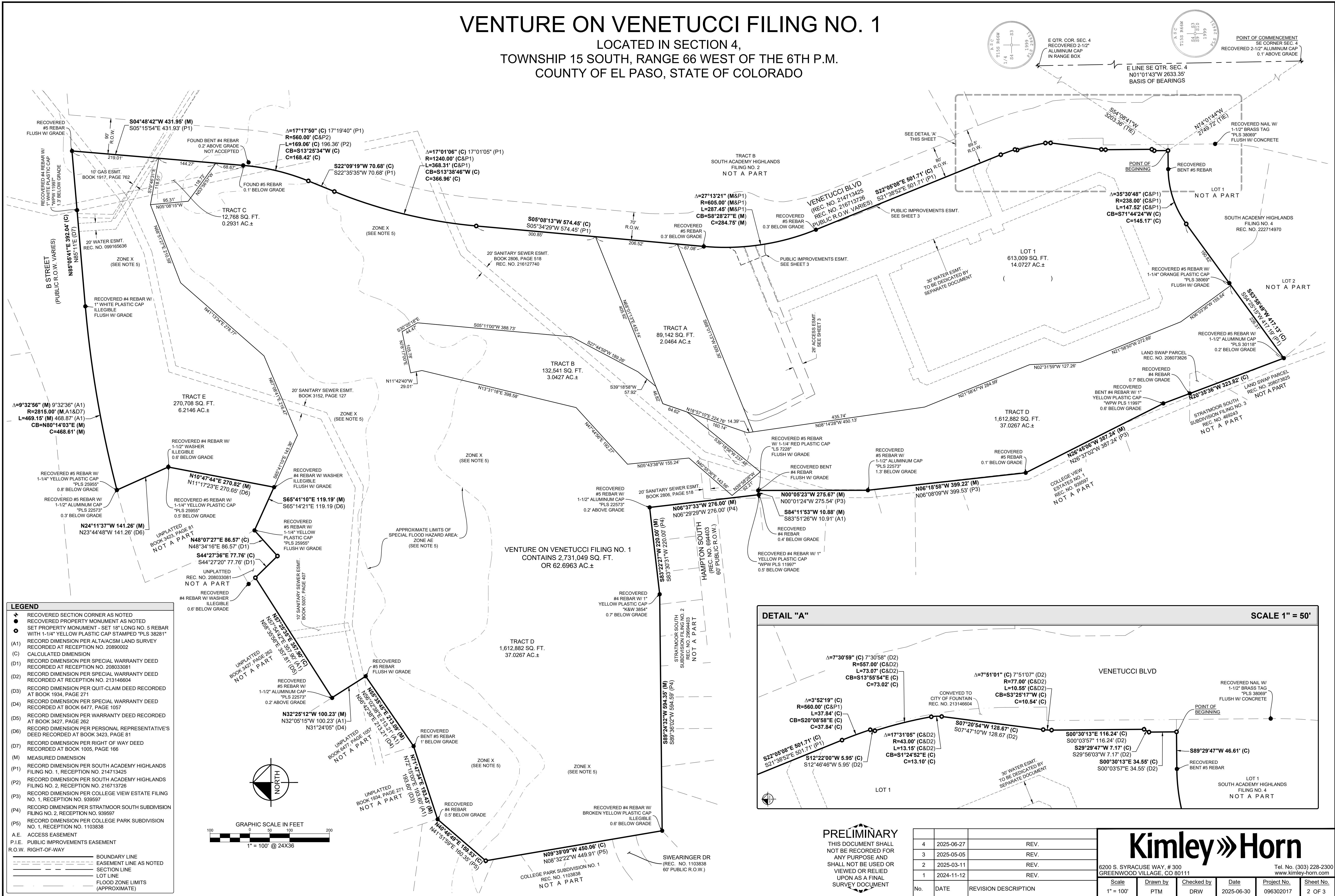
6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM	DRW	2025-06-30	096302017	1 OF 3

VENTURE ON VENETUCCI FILING NO. 1

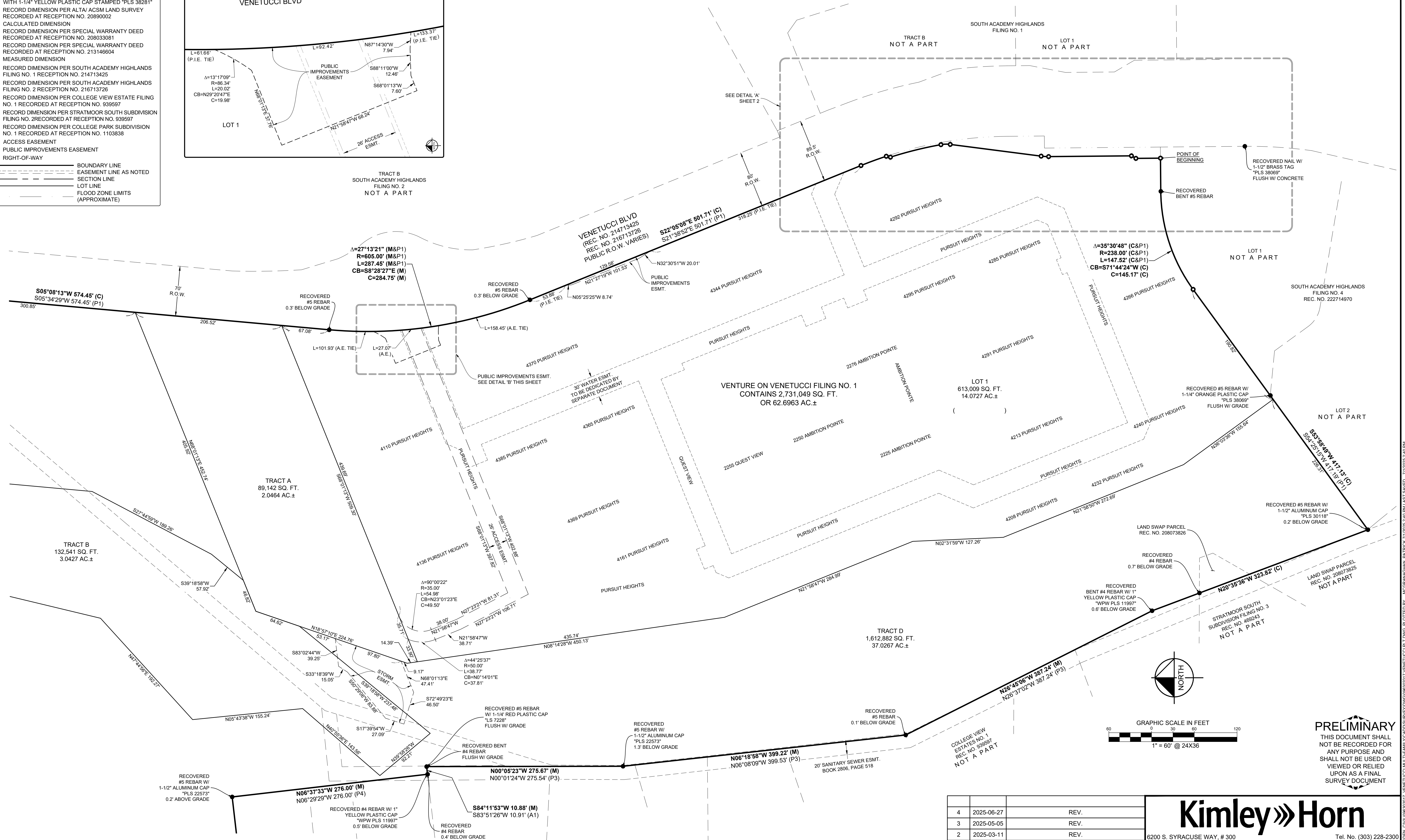
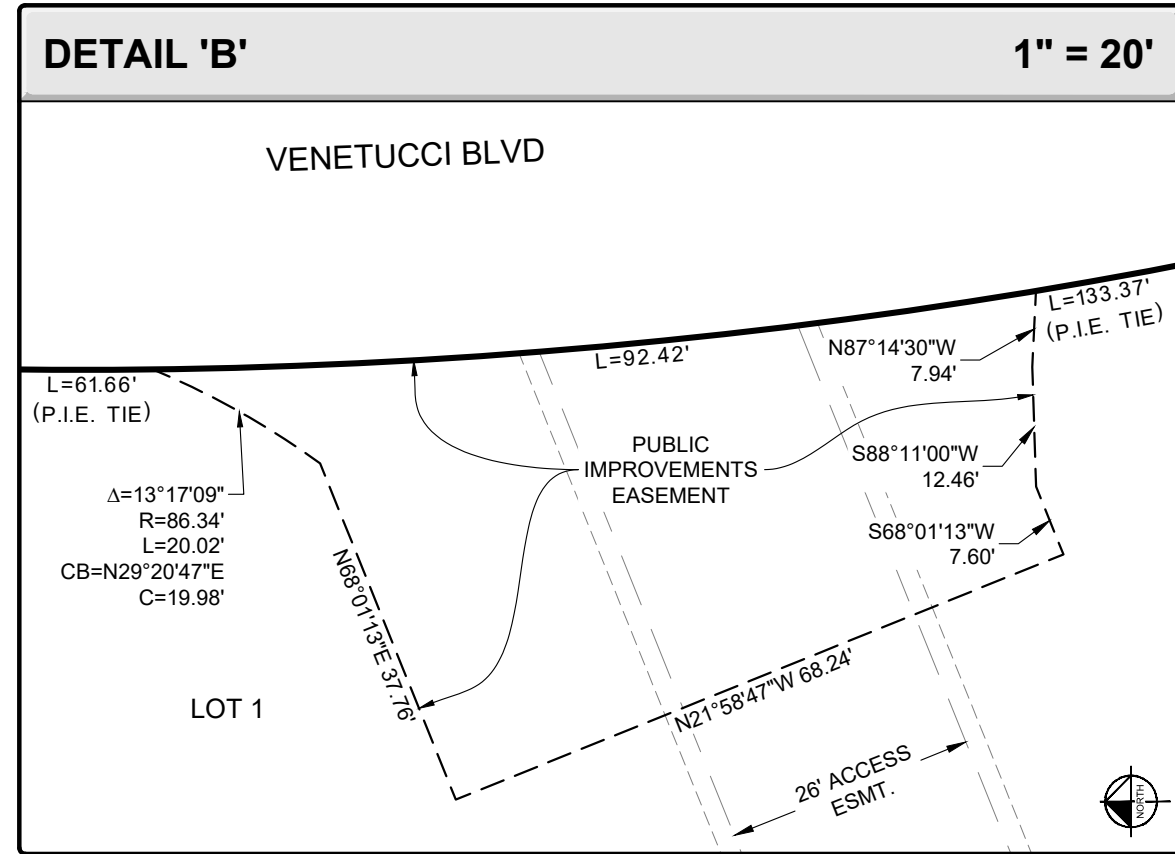
LOCATED IN SECTION 4,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



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

TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

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"
(A1)	RECORD DIMENSION PER ALTAI ACSM LAND SURVEY RECORDED AT RECEPTION NO. 20890002
(C)	CALCULATED DIMENSION
(D1)	RECORD DIMENSION PER SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 208033081
(D2)	RECORD DIMENSION PER SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 213146604
(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
(P3)	RECORD DIMENSION PER COLLEGE VIEW ESTATE FILING NO. 1 RECORDED AT RECEPTION NO. 939597
(P4)	RECORD DIMENSION PER STRATMOOR SOUTH SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 939597
(P5)	RECORD DIMENSION PER COLLEGE PARK SUBDIVISION NO. 1 RECORDED AT RECEPTION NO. 1103838
A.E.	ACCESS EASEMENT
P.I.E.	PUBLIC IMPROVEMENTS EASEMENT
R.O.W.	RIGHT-OF-WAY
-----	BOUNDARY LINE
-----	EASEMENT LINE AS NOTED
-----	SECTION LINE
-----	LOT LINE
-----	FLOOD ZONE LIMITS (APPROXIMATE)



4	2025-06-27	REV.
3	2025-05-05	REV.
2	2025-03-11	REV.
1	2024-11-12	REV.
No.	DATE	REVISION DESCRIPTION

Kimley»»Horn

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

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

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 60'	PTM	DRW	2025-06-30	096302017	3 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