

VENTURE ON VENETUCCI FILING NO. 1

LOCATED IN THE SOUTH HALF OF 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 THE SOUTH HALF 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°56'11" 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 COINCIDENT WITH THE NORTH LINE AND EXTENSION THEREOF OF SAID LOT 1 THE FOLLOWING THREE (3) COURSES:

- 1) S 89°29'47" W, A DISTANCE OF 62.20 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 147.52 FEET; AND A CHORD BEARING AND DISTANCE OF S 71°44'24" W, 145.17 FEET;
- 3) S 53°58'59" W, A DISTANCE OF 190.82 FEET;
- THENCE N 36°03'36" W, A DISTANCE OF 155.64 FEET;
- THENCE N 21°58'50" W, A DISTANCE OF 272.69 FEET;
- THENCE N 02°31'59" W, A DISTANCE OF 127.26 FEET;
- THENCE N 21°58'47" W, A DISTANCE OF 284.99 FEET;
- THENCE N 08°14'28" W, A DISTANCE OF 450.13 FEET;
- THENCE N 18°57'10" E, A DISTANCE OF 224.76 FEET;
- THENCE N 68°01'13" E, A DISTANCE OF 452.74 FEET TO A POINT ON THE WEST LINE OF TRACT B, SOUTH ACADEMY HIGHLANDS FILING NO. 2 AS RECORDED AT RECEPTION NO. 216713726 IN SAID RECORDS;
- THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING TWO (2) COURSES:
- 1) S 05°08'13" W, A DISTANCE OF 273.60 FEET;
- 2) 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 TO A POINT ON THE WEST LINE OF TRACT A, SOUTH ACADEMY HIGHLANDS FILING NO. 1 AS RECORDED AT RECEPTION NO. 214713425 IN SAID RECORDS;

THENCE COINCIDENT WITH THE WEST LINE OF SAID TRACT A AND EXTENSION THEREOF S 22°05'08" E, A DISTANCE OF 501.71 FEET TO A POINT ON THE WEST LINE OF VENETUCCI BOULEVARD AS DEDICATED IN SAID SOUTH ACADEMY HIGHLANDS FILING NO. 1;

- THENCE COINCIDENT WITH SAID WEST LINE THE FOLLOWING FOUR (4) COURSES:
- 1) 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;
 - 2) S 00°30'10" E, A DISTANCE OF 51.78 FEET;
 - 3) S 89°29'47" W, A DISTANCE OF 17.00 FEET;
 - 4) S 00°30'13" E, A DISTANCE OF 162.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 706,978 SQUARE FEET OR 16.2300 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED OWNER HAS CAUSED SAID PARCEL OF LAND TO BE PLATTED INTO ONE LOT AND ONE TRACT, 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

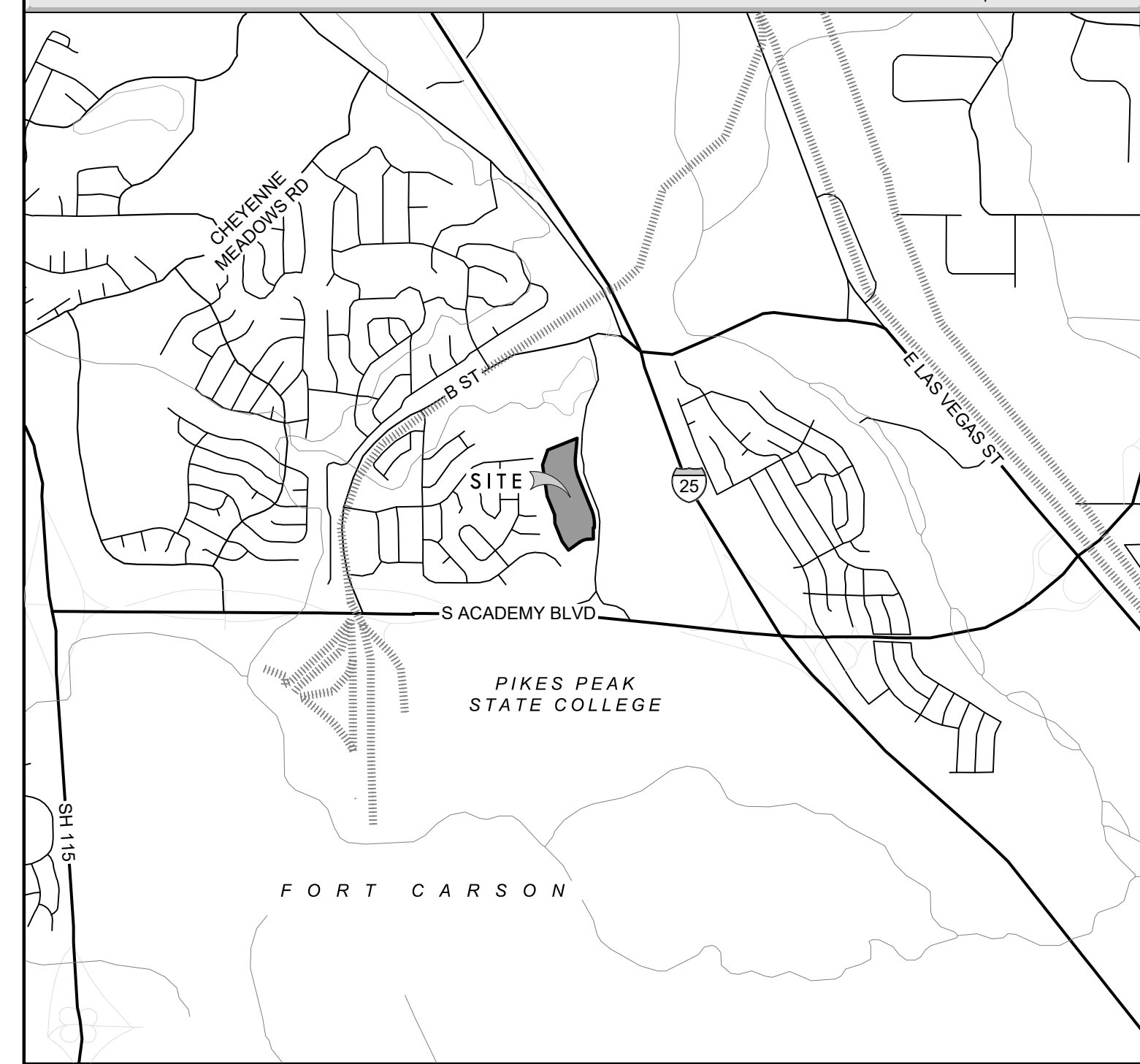
THIS PLAT FOR VENTURE ON VENETUCCI FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 202__, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC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

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 DEFACTS 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 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.
4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE 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 706,978 SQ. FT. OR 16.2300 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-1171373-INDY, EFFECTIVE DATE FEBRUARY 9, 2024, 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.

Please include Springs Utilities Easement Clause: 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.

VICINITY MAP 1" = 2,000'



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 _____ 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

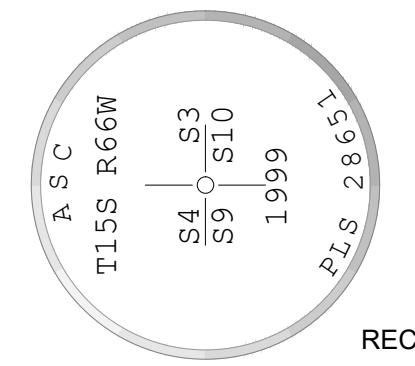
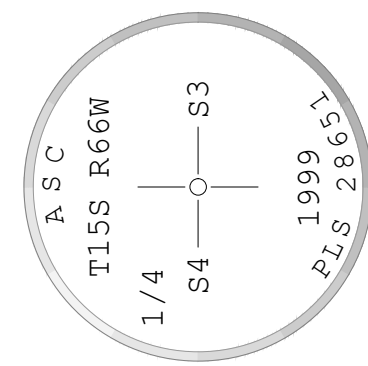
BY: _____
DEPUTY

SURCHARGE: _____
SCHOOL FEES: _____
DRAINAGE FEES: _____
PARK FEES: _____
BRIDGE FEES: _____

		6200 S. SYRACUSE WAY, # 300 GREENWOOD VILLAGE, CO 80111 Tel. No. (303) 228-2300 www.kimley-horn.com	
1	2024/11/12	REV.	
No.	DATE	REVISION DESCRIPTION	
Scale	Drawn by	Checked by	Date
N/A	PTM	DRW	2024-11-05
Project No.	Sheet No.		
096302017	1 OF 2		

VENTURE ON VENETUCCI FILING NO. 1

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

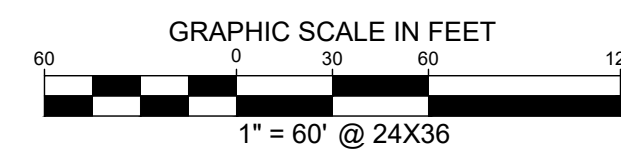
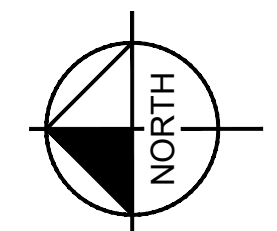
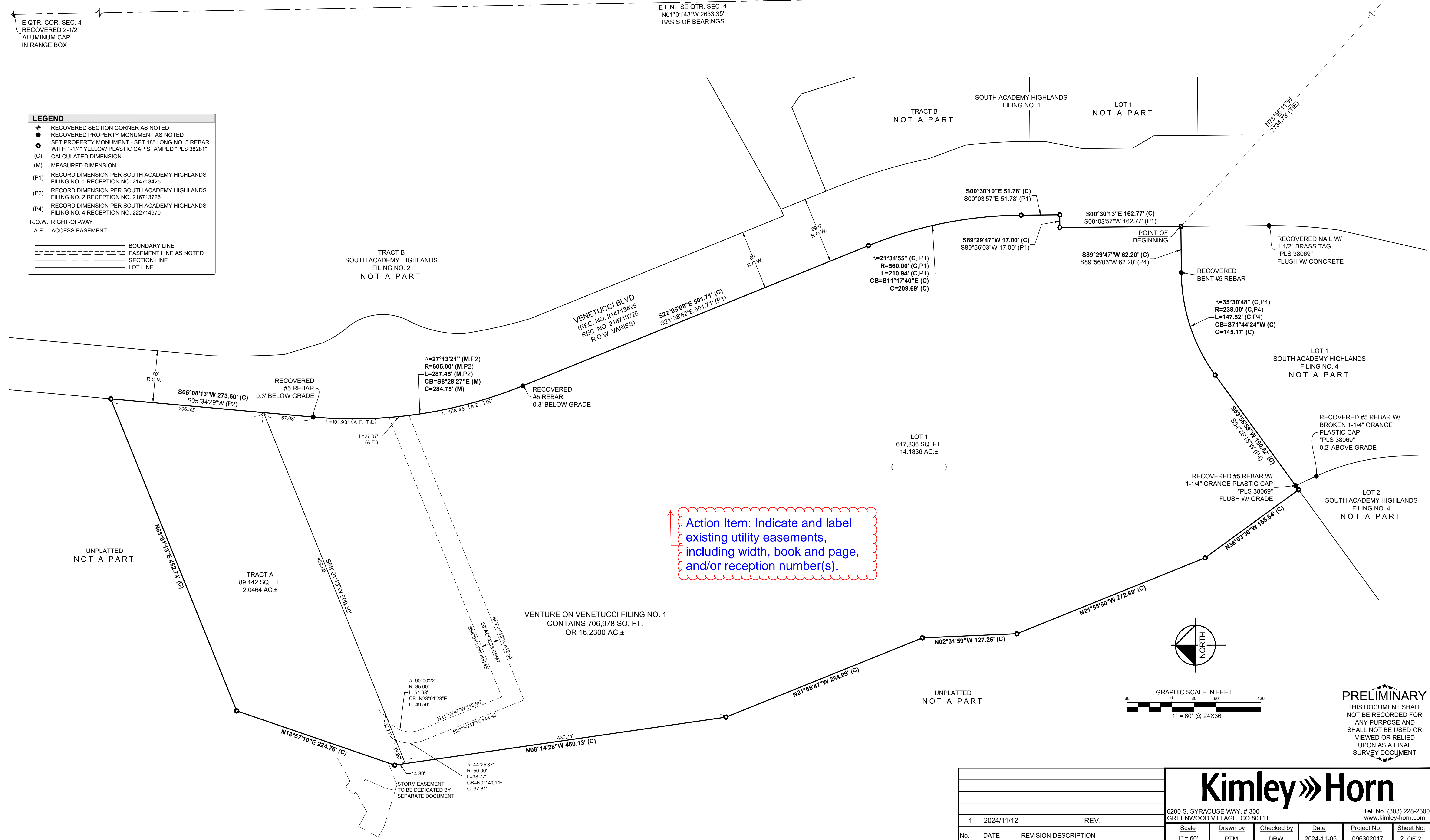


POINT OF COMMENCEMENT
SE QTR. SEC. 4
RECOVERED 2-1/2" ALUMINUM CAP
0.1' ABOVE GRADE

E QTR. COR. SEC. 4
RECOVERED 2-1/2" ALUMINUM CAP
IN RANGE BOX

E LINE SE QTR. SEC. 4
N01°01'43"W 2633.35'
BASIS OF BEARINGS

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 3828" CALCULATED DIMENSION
(C)	MEASURED DIMENSION
(M)	RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 1 RECEPTION NO. 214713425
(P1)	RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 2 RECEPTION NO. 216713726
(P2)	RECORD DIMENSION PER SOUTH ACADEMY HIGHLANDS FILING NO. 4 RECEPTION NO. 222714970
(P4)	
R.O.W.	RIGHT-OF-WAY
A.E.	ACCESS EASEMENT
—	BOUNDARY LINE
- - -	EASEMENT LINE AS NOTED
---	SECTION LINE
---	LOT LINE



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1	2024/11/12	REV.

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	2024-11-05	096302017	2 OF 2