Chuck Broerman 12/17/2021 11:57:51 AM Doc \$0.00 2 Rec \$23.00 Pages El Paso County, C0

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
	a	•
Reception Fee	Number of Pages	File Number
The Glen at	Widefield Subdivi	sion filing NO.10
Gen In	ICSTMENT Group (Owner's Name	VO.VIII, LLC
Subdivision 🏹	Condomin	ium 🗌

portion the Southwest One WIDEFIE (SW1/4)Section and the Northwest One: (NW1/4)of Section

-quarter Range 65 22 West (R65W) HT9 -quarter P.M.

14879

THE GLEN AT WIDEFIELD SUBDIMISION FILING NO. 8

SPRING GLEN DRIVE

MARKSHEFFEL,

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 7

SITE

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 8

ROAD

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 8

NO. 3 GLEN AT . 10:

tract of land located in a Portion of the Southwest One-quarter (SW1/4) of sction 27, Township 15 South (T155), Range 65 West (R65W) of the 6th P.M., irricularly described as follows:

Beginning at the most Northeast corner of Lot 98, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado. Said point being also a point on the Southerly Right-of-Way line of Peaceful Valley Road as platted in said Glen at Widefield Subdivision No. 8; Thence along said Southerly Right-of-Way line the following four (4) courses: 1.) along the arc of a non-tengential curve to the right, howing a central angle of 120710°, a radius of 175.00 feet, an arc length of 37.02 feet, whose chord bears \$3371700°E; 2.) Thence \$2713'25°E, a distance of 488.13 feet; 3.) Thence soft Right-of-Way line, soft Right-of-Way line of Marksheffel Road; Thence along the Archerty and Research Right-of-Way line on the Archerty line of the Glen at Widefield Subdivision Filing No. 7 as recorded under Reception No. 217713903 in the records of the Clerk and Recorder's Office of said County; Thence along the Archerty boundary lines of said Glen at Widefield Filing No. 7, the following ten (10) courses: 1.) N6754/25 W, a distance of 293.95 feet; 2.) Thence along the arc of a non-tangential curve to the left having a central angle of 00° 175.00 feet; 4.) Thence N2074709°E, a distance of 104.08 feet; 5.) Thence N70715'87E, 3.) Thence N82745'51E, and distance of 115.00 feet; 3.) Thence N82745'51E, and di

(385,757 S.F.) more

Beginning at the Southeast corner of Lot 97, Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N01°44'08"E along the Easterly line of said Glen at Widefield Subdivision No. 8, a distance of 160.14 feet; Thence S88°15'51"E along the Southerly line of said Glen widefield Subdivision No. 202092771 in the records of the Westerly line of a 110.00 foot Gas Line Easement as described under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence along the Westerly line of said 110.00 foot Gas Line Easement, the following four (4) courses:

1.) S27′15'04"E, a distance of 188.77 feet;

2.) Thence S32°5'46"E, a distance of 190.67 feet;

3.) Thence S24°24'25"E, a distance of 220.92 feet;

4.) Thence S06°05'38"E, a distance of 115.36 feet; (T15S),

Thence S4321'16"W, a distance of 34.29 feet; Thence along the arc of a curve to the right having a central angle of 106'52'38", a radius of 20.00 feet, an arc length of 37.31 feet to a point on the Northerly Right—of—Way line of Peaceful Valley Road as described in said Glen at Widefield Subdivision No. 8; Thence along said Northerly Right—of—Way line the following three (3) courses:

1.) on the arc of a curve to the right having a central angle of 02'32'41", a radius of 175.00 feet, an arc length of 7.77 feet;

2.) Thence N2713'25"W. a distance of 468.13 feet; 1.) on the arc of a curve to the right having a central angle 2.) Thence N27°13'25"W, a distance of 468.13 feet;
3.) Thence along the arc of a curve to the left having a cent 112.25 feet to the Point of Beginning.

Said Parcel contains 1.615 acres (70,349 S.F.) more or less Said Parcels combined contain 10.471 acres (456,106 S.F.)

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 said lands into lots, streets, and easements as shown hereon under the name and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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 are established are hereby granted the perpetual right of ingress and related facilities.

COUNTY OF EL PASO STATE OF COLORADO SS (

My Commission
Address: _______ In Expires: They 23, 2022 Co./o

DEDICATION:

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. 10" EI 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.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right—of—Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

Unless shown greater in width, both sides of all side utilities only, and both sides of all rear lot lines will only, and all lot lines adjoining a street which has a being a five (5') foot easement adjacent to that fiff a ten (10') foot easement adjacent to the five (5') with the adjoining property owners.

10. Any rights of the Spring Lake Reservoir as own on Map recorded under Rece obligations as contained in Agreen No. 331050. ok 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page secorded November 15, 1982 in Book 3634 at Page 80, as modified by and subject to the Colorado Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by ded February 21, 2008 as Reception No. 208020313. Reception No. 499772, File No. 836.

11. Terms, agreements, provisions, conditions and ol 9, 1922 in Book 606 at Page 542 at Reception No 12. Right of Way recorded December 1, 1927 in Bo 324, subject to the Agreement and Partial Release Interstate Gas Company Right of Way agreement record the Partial Release of Right of Way Agreement records. Right of Way recorded October 15, 1927 in Boo 324, subject to the Partial Release recorded May 25 3634 at Page 80, as modified by and subject to the June 7, 2002 as Reception No. 202092771, and as 208020313. ook 798 at Page 147, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 25, 964 in Book 2014 at Page 794 and Agreement and Partial Release recorded November 15, 1982 in Bc the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No.

Terms, agreements, provisions, conditions and npany recorded May 6, 1997 as Reception No

22.

The effects of Order and Decree Organizing Reception No. 204105070. Glen Metropolitan District No. 3 and issuance of Certificate of Election recorded June 24, 2004 at Recep District No. 2 and Issu nce of Certificates of Election recorded June 24, 2004 at

17. Terms, 0 204150530.

6

 Terms, agreements, provisions, conditions and and rerecorded May 26, 2006 at Reception No. 2
 Inclusion within the Security Fire Protection D recorded March 7, 2005 at Re

23. The effects of the Order of Exclusion in rego

28. Terms, agreements, 215131214. 27. Terms, agreements, provisions, at Reception No. 215087837. gust 13, 2015

31. Covenants, conditions, restrictions and easempreference, limitation or discrimination based on rangust 1, 2016 at Reception No. 216085646 and Reception No. 219026578. Second Amendment the June 29, 2016 at

igations and easements as contained in Private Dete unuary 30, 2017 at Reception No. 217011405.

32. Terms, agreements, provisions, conditions, oblinatenance Agreement and Easement recorded J

33. Temporary Access easement for ingress a record 2. Water and sewer service is provided by Widefield Water and 3. The El Paso County Planning and Community Development n 4. All structural foundations shall be located and designed by 5. The following reports have been submitted and are on file a Resources, Drainage Report, Natural Features Inventory Reports

All property within this subdivision is subject to an Aviga County Clerk and Recorder. No man-made or non-man-Municipal Airport.

All exterior lighting plans shall be approved by the Directon No electromagnetic, light, or any other physical emissions. The Airport Advisory Commission suggests that residences at least a 25db reduction in interior noise.

10.

10. All property owners are responsible for maintaining proper the plat shall be maintained by the individual lot owners unrunoff shall not be placed in drainage easements.

11. No lot or interest therein, shall be sold, conveyed, or transferre required public and common development improvements have be Agreement between the appleicant/owner and El Paso County at County, Colorado or, in the alternative, other collateral is provid Land Development Code and Engineering Criteria Manual. Any su Subdivision improvements Agreement, by the Planning and Common the release by the County of any lots for sale, conveyance or permitted by the Subdivision improvements Agreement, by the portial release of said Subdivision improvements. The partial release of flots authorized by the Subdivision improvements Agreement.

 The addresses (0000) exhibited on this plat are for information.
 The Glen at Widefield Filing No. 10 is subject to the plan of El Paso County, Colorado, recorded on the ______ This property may be adversely impacted by pospotentiality and ramification thereof. are not the legal descri

21906 44 3 the records of the El Paso

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 Department of Wildlife, Colorado Department of Transportation, U.S. Army the Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species. with all El Paso County and United States Postal Ser to aetermine ownership of easements of record. For all reying Company relied upon a Commitment for Title Insu 23, 2019 at 7:30 A.M.

MESA RIDGE PARKWAY

VICINITY

N.T.S.

assignees that Subdivider and/or said successors Road Impact Fee Program Resolution (Resolution The fee obligation, if not paid at final plat search would find the fee obligation before sale

The property in The Glen at Wide FEMA Flood Insurance Rate Maps Subdivision Filing No. 10 is located in Flood Zone X, deter 11C956 G and 08041C957 G, Effective dates December 07, mined to be outside the 500-year floodplain per 2018.

20 Japproved by the Board of Directors E Para County Public erk and Recorder at Reception Number 2 Para County Public are included within the boundaries of the El Paso County Public e fee is based on the esta Improvement District _ and recorded in the within the platted boundaries of Glen at : Improvement District #2 and as such is su

This plat has opted to be included in the 10-mil PID #2 for the time of building permit application.

RIGHT-OF-WAY (R.O.W.)
TOTAL ACREAGE 1.093 AC 10 ACREAGE TABLE
OWNERSHIP & THE GLEN METROPOLITAN DISTRICT

LOTS (40 TOTAL)
TOTAL ACREAGE 7.253 AC

APPROVALS:

The panying plat was approved by the EL Paso County Planning this 24th day of NOVEMBER 2021 A.D. Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

by the El Paso County, Colorado Board of County Commissioners on the 23 day of El Paso County, Colorado Board of County Commissioners on the 23 day of El Paso County, Subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets, and easements 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. Ami Brand.

Board of County Commissioners

ENUMERATIONS:

Vice 號

12/14/2/ Date

Pikes Peak Regional Building Enumerations approval provided by email dated <u>July 23, 2021</u> and recorded in the El Paso County Clerk and Recorder records at Reception Number 2212213.

ASSESSOR:

RECORDING:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at LiSJ o'clock A.M., this 17th day of 0800 0800 ..., 2021 A.D., and is duly recorded at Reception No. 22111819 of the records of El Paso County, Colorado.

SURCHARGE \$3.00 FEE: \$30.00 SCHOOL FEE - DISTRICT# 16.3 By: Confidential (Deputy C .. |(} 8,280

DRAINAGE BASIN: SIMMY CAMP CALL BOSSING BASIN: SIMMY CAMP CALL BOSING AND SURETY FEES: SALACO BRIDGE FEE: \$12,250.04 PARK FEES: REGIONAL: NOW 18 18 240.

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge with RECONTING.

PINNACLE LAND SURVEYING CO.,

ofm W. Towner SF-19-021 onal Land

GLEN AT WIDEFIELD SUBDIVISION FILING NO.10

PINNACLE LAND 121 COUNTY RO. SURVE)AD 5, DIVID DIVID \Box CO 68 ZC. 0

DRAWN BY:MWW
CHECKED BY: JWT
JOB NO.: 19001600
DWG: 19001600—FP.DWG
SHEET 1 OF 2

