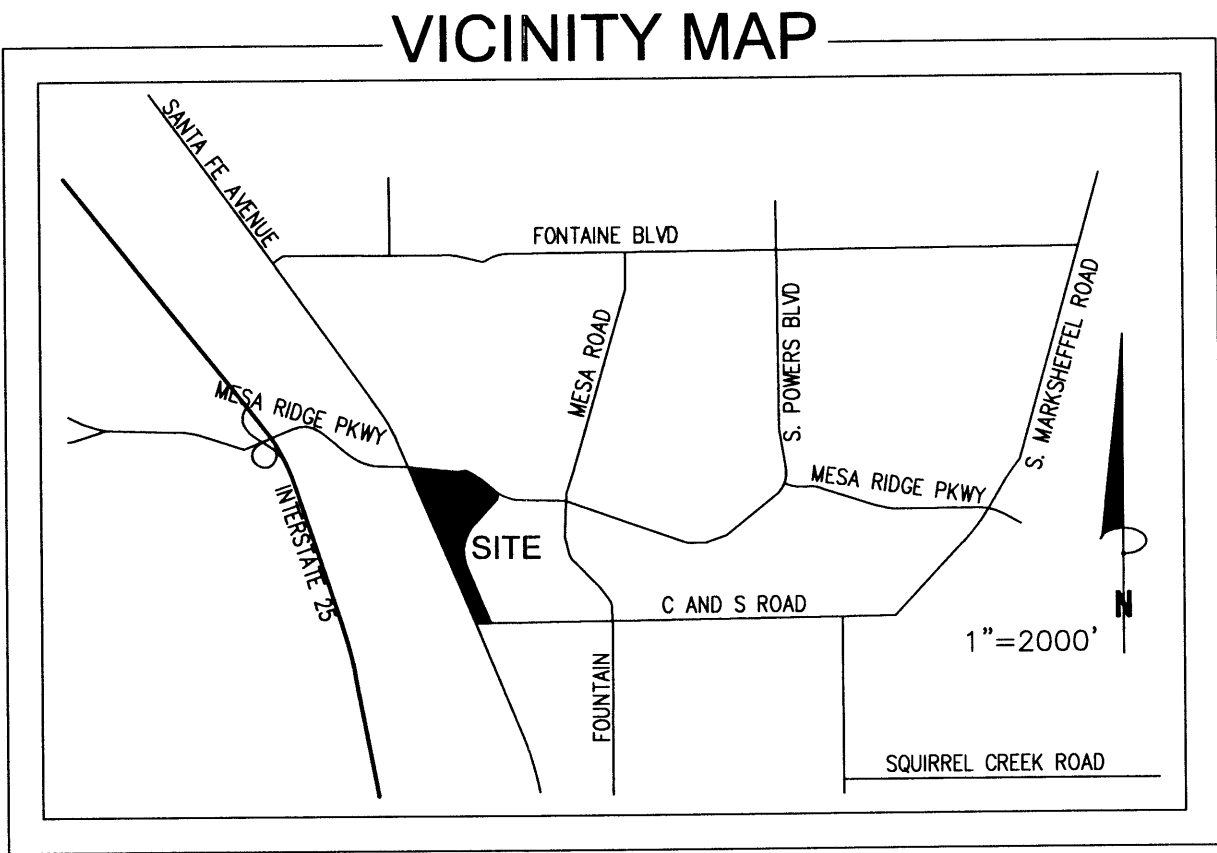


PRELIMINARY PLAT
MESA RIDGE CROSSING

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO



LEGAL DESCRIPTION:

That portion of the Northwest Quarter of Section 30, Township 15 South, Range 65 West of the 6th P.M., El Paso County, Colorado described as follows:

Commencing at the northwest corner of said Section 30; thence along the north line of said Northwest Quarter North 89 degrees 31 minutes 43 seconds East, 745.43 feet to the east right-of-way line of the Burlington Northern Santa Fe Railroad; thence along said right-of-way line South 23 degrees 29 minutes 38 seconds East, 181.73 feet to the south line of the parcel described in Book 2724 at Page 337 and the point of beginning of the parcel to be described;

- 1) thence along said south line South 84 degrees 36 minutes 11 seconds East, 767.09 feet;
- 2) thence continuing along said south line North 80 degrees 12 minutes 15 seconds East, 84.24 feet;
- 3) thence continuing along said south line North 80 degrees 29 minutes 08 seconds East, 44.30 feet to its intersection with the southerly right-of-way line of Mesa Ridge Parkway described in a deed recorded at Reception Number 96153183 (the following five courses are along said southerly line and the westerly right-of-way line of Syracuse Street, also recorded at Reception Number 96153183;
- 4) thence along a non-tangential curve concave to the southwest, said curve having a central angle of 17 degrees 03 minutes 37 seconds, a radius of 1,520.00 feet, for an arc length of 452.59 feet, (the center of said curve bears South 24 degrees 52 minutes 25 seconds West);
- 5) thence South 48 degrees 03 minutes 58 seconds East, 110.35 feet;
- 6) thence along a curve to the west, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 100.00 feet, for an arc length of 157.08 feet,
- 7) thence South 41 degrees 56 minutes 02 seconds West, 489.54 feet;
- 8) thence along a curve to the east, said curve having a central angle of 65 degrees 25 minutes 41 seconds, a radius of 640.00 feet, for an arc length of 730.84 feet,
- 9) thence along said westerly right-of-way line and the westerly line of the parcel described in Book 2576 at Page 810 South 23 degrees 29 minutes 39 seconds East, 929.11 feet to the north line of a parcel described in Book 3070 at Page 999;
- 10) thence along said north line South 89 degrees 29 minutes 33 seconds West, 239.18 feet to said east line of the Burlington Northern Santa Fe Railroad;
- 11) thence along said east line North 23 degrees 29 minutes 38 seconds West, 2,633.20 feet to the point of beginning.

Containing a calculated area of 1,300,070 square feet (29.8455 acres), more or less.

TOGETHER WITH

That portion of the Northwest Quarter of said Section 30 lying between the rights of way of the Atchison, Topeka and the Santa Fe Railroad and the Denver & Rio Grande Western Railroad described as follows:

Beginning at a point on the North line of said Northwest Quarter from which the aforementioned North Quarter corner bears N 89° 32' 02" E, 2044.40 feet, said point being on the westerly right of way of the aforementioned Atchison, Topeka and Santa Fe Railroad; thence along said North line, S 89° 32' 02" W, 29.02 feet to intersect the easterly right of way of said Denver & Rio Grande Western Railroad; thence along said easterly right of way, along a curve to the right, southeasterly, whose radius of 5830.00 feet through a central angle of 02° 30' 01", an arc distance of 254.41 feet (the long chord of which bears S 23° 26' 29" E, 254.39 feet); thence tangent to said curve, S 22° 11' 28" E, 2564.83 feet to intersect a line parallel to and 25.00 feet North of the South line of said Northwest Quarter; thence along said parallel line, N 89° 41' 01" E, 93.25 feet to intersect the westerly right of way of said Atchison, Topeka and Santa Fe Railroad; thence along said westerly right of way, N 23° 30' 12" W, 2843.91 feet to the point of beginning.

Except those portions of the above described tract as conveyed to the Department of Highways, State of Colorado, by deed recorded December 20, 1974 in Book 2724 at Page 337 and as conveyed to El Paso County, Colorado, by deeds recorded August 30, 1978 in Book 3079 at Pages 998 in the records of said El Paso County and any portions hereof taken or used as Mesa Road South.

Containing a calculated area of 152,814 square feet (3.5081 acres), more or less.

DEDICATION STATEMENT:

The undersigned owner has caused said tract of land to be replatted into a lot and public easements as shown on the accompanying plat. The undersigned does hereby grant to the City of Fountain those public utility easements as shown on the replat, and further restricts the use of all said public easements to the City of Fountain and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such public easements shall remain exclusively vested in the City of Fountain. This tract of land as herein replatted shall be known as MESA RIDGE CROSSING in the City of Fountain, El Paso County, Colorado. Maintenance of the public easements shall be vested With the adjoining property owners.

EASEMENTS:

Easements are as shown. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

LOT AND TRACT TABLE:

Number of lots: 5 lots

Number of Tracts: 6 Tracts

Gross Acreage: 33.3536 acres

NOTES:

- 1) Water service for this subdivision is provided by the City of Fountain subject to the District's rules, regulations and specifications.
- 2) Wastewater service for this subdivision is provided by the Fountain Widefield Sanitation District subject to the District's rules, regulations and specifications.
- 3) No direct access will be allowed to Highway 16 from any lot.
- 4) 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.
- 5) Bench Mark: NGS bench mark T 347. Elevation = 5625.02 (NAVD-1988).

FLOODPLAIN STATEMENT:

This site, Mesa Ridge Commons is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0952 G and 08041C0954 G, effective December 7, 2018.

NOTICE IS HEREBY GIVEN:

That the area included in the plat/replat described herein is subject to the Code of the City of Fountain, as amended.

The City shall not be obligated to issue building permits for building sites within this plat/replat until all required fees have been paid and all required public and private improvements have been installed as specified by the Subdivision Ordinance of the City of Fountain or any applicable Subdivision Improvement Agreement. The City shall not be obligated to authorize the issuance of any certificate of occupancy for any habitable structure within this plat/replat until all required public improvements are completed and formally accepted for maintenance and ownership by the City of Fountain.

CITY APPROVAL:

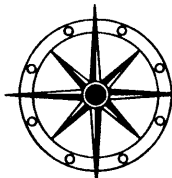
On behalf of the City of Fountain Planning Commission, the undersigned hereby approves the preliminary plat of MESA RIDGE COMMONS as approved by the Planning Commission at its meeting on the _____ day or _____2020, in the City of Fountain, El Paso County Colorado.

By: _____
Chairperson, Planning Commission

Date: _____

Attest: _____
City Clerk

Date: _____

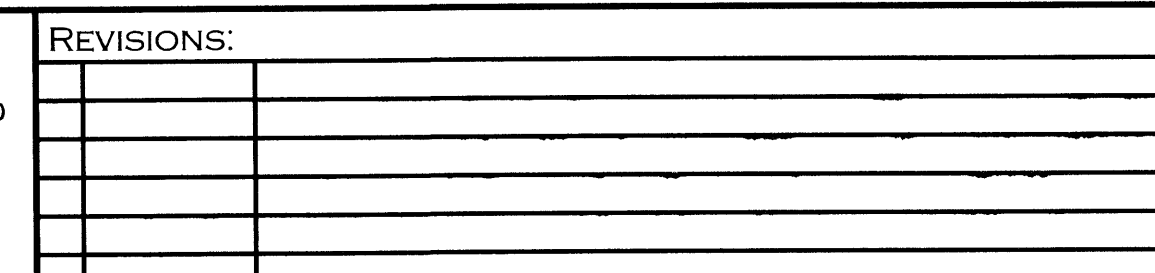
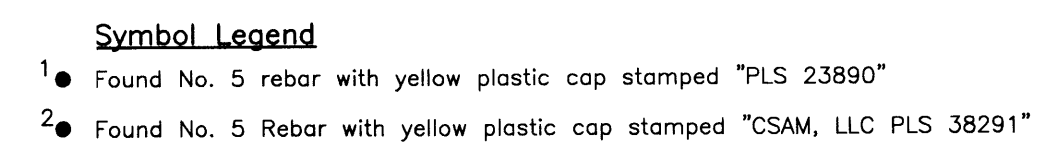


COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD ST., SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
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REVISIONS:

PROJECT NO. 19084
JANUARY 13, 2020
SHEET 1 OF 2

A PORTION OF THE NORTHWEST QUARTER OF SECTION 30,
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SHEET 2 OF 2

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