

FINAL PLAT

RIVERBEND RESIDENTIAL FILING NO. 2

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That _____, being the owners of the following described tract of land to wit:

A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:
Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.
BEGINNING at said North Quarter (N 1/4) corner;
Thence N 89°52'04" E, along the North line of said Northeast Quarter (NE 1/4), a distance of 549.67 feet;
Thence S 00°07'56" E, a distance of 175.58 feet to the most Westerly Northwest corner of the land described in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;
Thence along the Westerly and Southwesterly lines of said land the following three (3) courses:
1) S 15°42'45" E, a distance of 166.22 feet;
2) S 15°48'38" E, a distance of 164.23 feet;
3) S 36°04'35" E, a distance of 23.46 feet;
Thence S 50°00'24" W, a distance of 142.79 feet;
Thence 105.86 feet along the arc of a 170.00 foot radius non-tangent curve to the right, having a central angle of 35°40'40" with a chord that bears S 71°45'30" W, 104.16 feet;
Thence S 89°35'49" W, a distance of 175.85 feet to a point 265.00 feet East of the West line of said Northeast Quarter (NE 1/4);
Thence S 00°24'11" E, parallel with and 265.00 feet East of said West line, a distance of 1,030.00 feet;
Thence S 89°35'49" W, a distance of 60.00 feet;
Thence N 43°24'11" W, a distance of 56.67 feet;
Thence N 00°24'11" W, a distance of 7.96 feet;
Thence S 89°35'49" W, a distance of 50.00 feet;
Thence 24.67 feet along the arc of a 60.00 foot radius non-tangent curve to the right, having a central angle of 23°33'23", with a chord that bears S 11°22'31" W, 24.49 feet;
Thence 90.86 feet along the arc of a 60.00 foot radius tangent curve to the left, having a central angle of 86°46'06", with a chord that bears S 20°13'50" E, 82.43 feet;
Thence S 00°24'11" E, a distance of 96.44 feet;
Thence S 89°35'49" W, a distance of 137.96 feet to a point on the West line of said Northeast Quarter;
Thence N 00°24'11" W, along said West line, a distance of 1,818.79 feet to the POINT OF BEGINNING.

Containing a total calculated area of 657,524 square feet (15.095 acres) of land, more or less.

OWNERS CERTIFICATE

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of RIVERBEND RESIDENTIAL FILING NO. 2. 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 egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature)

By: _____

Title: _____

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)

COUNTY OF _____) SS

Acknowledged before me this _____ day of _____, 20____ by

_____ as _____

My commission expires _____

Witness my hand and official seal _____

Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for Riverbend Residential Filing No. 2 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts 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.

Chair, Board of County Commissioners

Date

This plat for "RIVERBEND RESIDENTIAL FILING NO. 2 was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

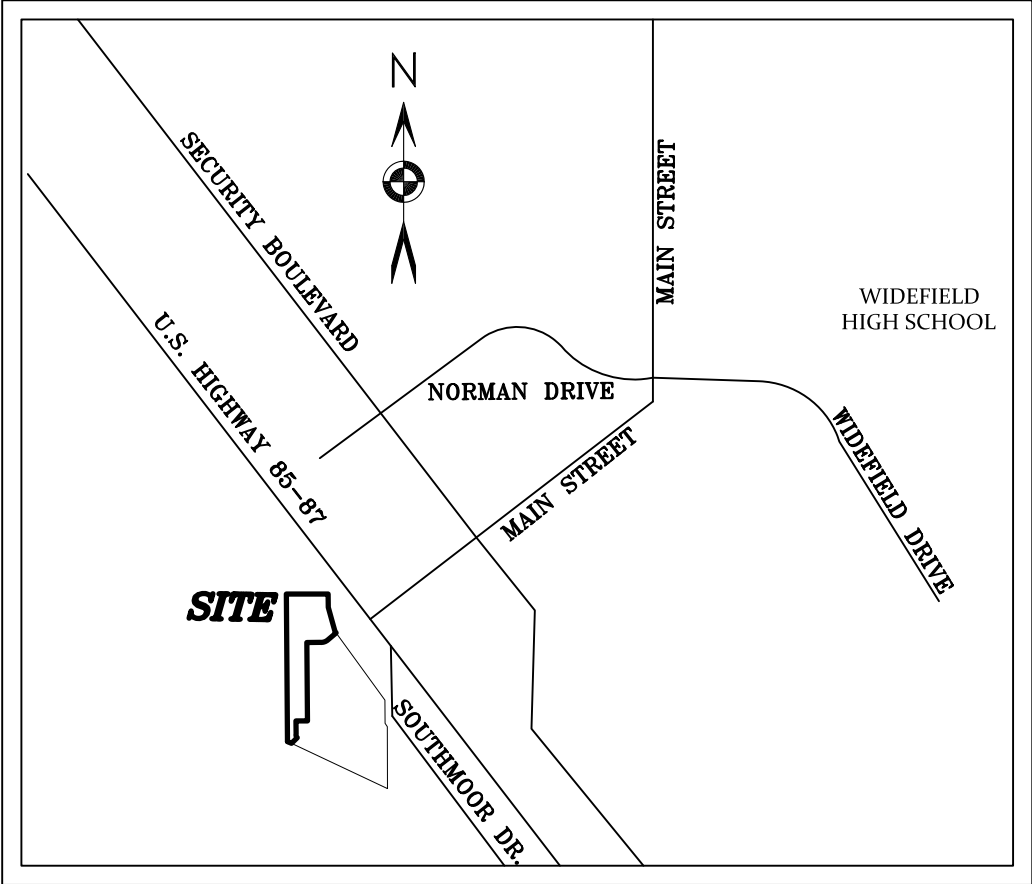
Board of County Commissioners Director

SURVEYOR'S STATEMENT

I, Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000 ; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____.

Spencer J. Barron
State of Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC



VICINITY MAP
(NOT TO SCALE)

ACCEPTANCE CERTIFICATE FOR TRACTS RIVERBEND METRO DISTRICT

The dedication of Tract A, B, C and D is hereby accepted for ownership and maintenance by the Riverbend Metro District

By:

President

STATE OF COLORADO)

COUNTY OF _____) SS

Acknowledged before me this _____ day of _____, 20____ by

_____ as _____

My commission expires _____

Witness my hand and official seal _____

Notary Public

EASEMENT STATEMENT

All lots are hereby platted with the following easements:

All front lot lines and side lot lines adjacent to a public right of way are hereby platted with a 5' public utility, drainage and improvements easement.

All side and rear lot lines are hereby platted with a 5' public utility and drainage easement except side lot lines adjacent to a public right of way.

All exterior lot lines are hereby platted with a 7' public utility and drainage easement except Lots 65-86 which rear lots are adjacent to rear lots of proposed Riverbend Residential Filing No. 1 being submitted concurrently.

Maintenance of said easements are vested with the property owner.

FEES:

Drainage Fee: _____

School Fee: _____

Bridge Fee: _____

Park Fee: _____

CLERK AND RECORDER

STATE OF COLORADO)

COUNTY OF EL PASO) SS

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20____, and

was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

SURVEYOR'S NOTES

1. NOTICE: 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 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lined units used in this drawing are U.S. Survey Feet.

4. This survey was performed in the field on November 21, 2017.

5. The overall subject parcel contains a calculated area of 1,591,987 square feet (36.547 acres) of land, more or less.

6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment File Number 45253ECS Amendment No. 2, with an effective date of November 14, 2017 at 7:30 A.M. as provided by Empire Title of Colorado Springs, LLC as agent for Westcor Land Title Insurance Company.

7. Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.

8. 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 Development Services 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; "Avatar River Bend Crossing Commercial and Residential Development Fountain, Colorado", prepared by RMG Engineers, dated April 2, 2018

9. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

10. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement, front lot lines also platted with a 5 foot improvement easement, unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

11. 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.

12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

13. No driveway shall be established unless an access permit has been granted by El Paso County.

14. 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 Development Services 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 Development Services 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.

15. Security Water and Sanitation district will maintain both the sewer and water for the Lots within the subdivision.

16. No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0951G and 08041C0763G, effective date December 7, 2018, indicates a portion of this parcel of land to be located in Zone X Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood), Zone AE (Base Flood Elevations determined), and Floodway areas in Zone AE (The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights).

17. Tract A is for public utilities, open space, drainage and landscaping buffer purposes. Tract B is for public utility, drainage, future access and drainage purposes. Tract C is for public access and utility purposes. Tract D is for public access private utilities, drainage and landscaping buffer purposes. Tract E is for public access, drainage and landscaping buffer purposes. All tracts will be owned and maintained Riverbend Crossing Metro District.

18. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

19. Special District Disclosure: Riverbend Crossing Metropolitan District
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.

20. The Subdivider(s) agrees on behalf of him/herself and any developer or 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 (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 documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

21. Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District _____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

22. There shall be no direct lot access to Southmoor Drive.

23. A Sight Distance Easement on Lot 18 and Lot 19 shall be dedicated to the County. Maintenance of the sight distance easements shall be the responsibility of the property owner or Riverbend Metropolitan District. Any object within the sight distance triangle or easement more than 30 inches above the flowline elevation of the adjacent roadway shall constitute a sight obstruction, and shall be removed or lowered. The objects may include but are not limited to berms, buildings, parked vehicles on private property, cut slopes, hedges, trees, bushes, utility cabinets or tall crops. Driveways shall not be located in the sight distance easement.

24. CONSTRAINTS & GEOLOGIC HAZARDS NOTE: A "Geology and Soils Report for Riverbend Crossings, Filings No. 1 and 2, Fountain, Colorado", was completed by RMG - Rocky Mountain Group, last amended on September 9, 2021, Job No. 161921. The overall development area has been found to be impacted by these geologic constraints: expansive soils and bedrock, compressive soils, and groundwater. The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. According to the report, conventional shallow foundations consisting of a standard/spread footing/stemwalls are suitable for the proposed residential structures. Expansive soils, bedrock and/or compressive soils will require mitigation as indicated in a site-specific Subsurface Soil Investigation. Basement foundations should be avoided on Lots 1-10 and 78-82 within Filing No. 2. Perimeter drains are recommended around portions of the structures which will have below habitable space or storage space located below the finish ground surface. This includes crawlspace areas but not the walkout trench, if applicable. Each perimeter drain should tie into the underdrain system. Appropriate surface grading and drainage should be established during construction and maintained (over the life of the structure) by the homeowner. Additional mitigation measures can be found in said report, PUDSP File #SF 1843, available at the El Paso County Planning and Community Development Department.

As discussed with the design engineer add the following as Note 25: Basements shall not be installed in the entire Filing No. 2

PCD FILE # SF 1843

DATE: 09/26/2018		REVISIONS	
No.	Remarks	Date	By
1	Tract config changes, few lot config changes	07/27/20	JLP
2	County comments	10/13/20	JLP
3	County comments	04/20/21	TH
4	Add Geo-hazard note	09/17/21	TH

BARRON LAND

BOUNDARY ▲ MAPPING ▲ SURVEYING ▲ CONSTRUCTION

2790 N. Academy Blvd, Suite 311 P: 719.360.6827

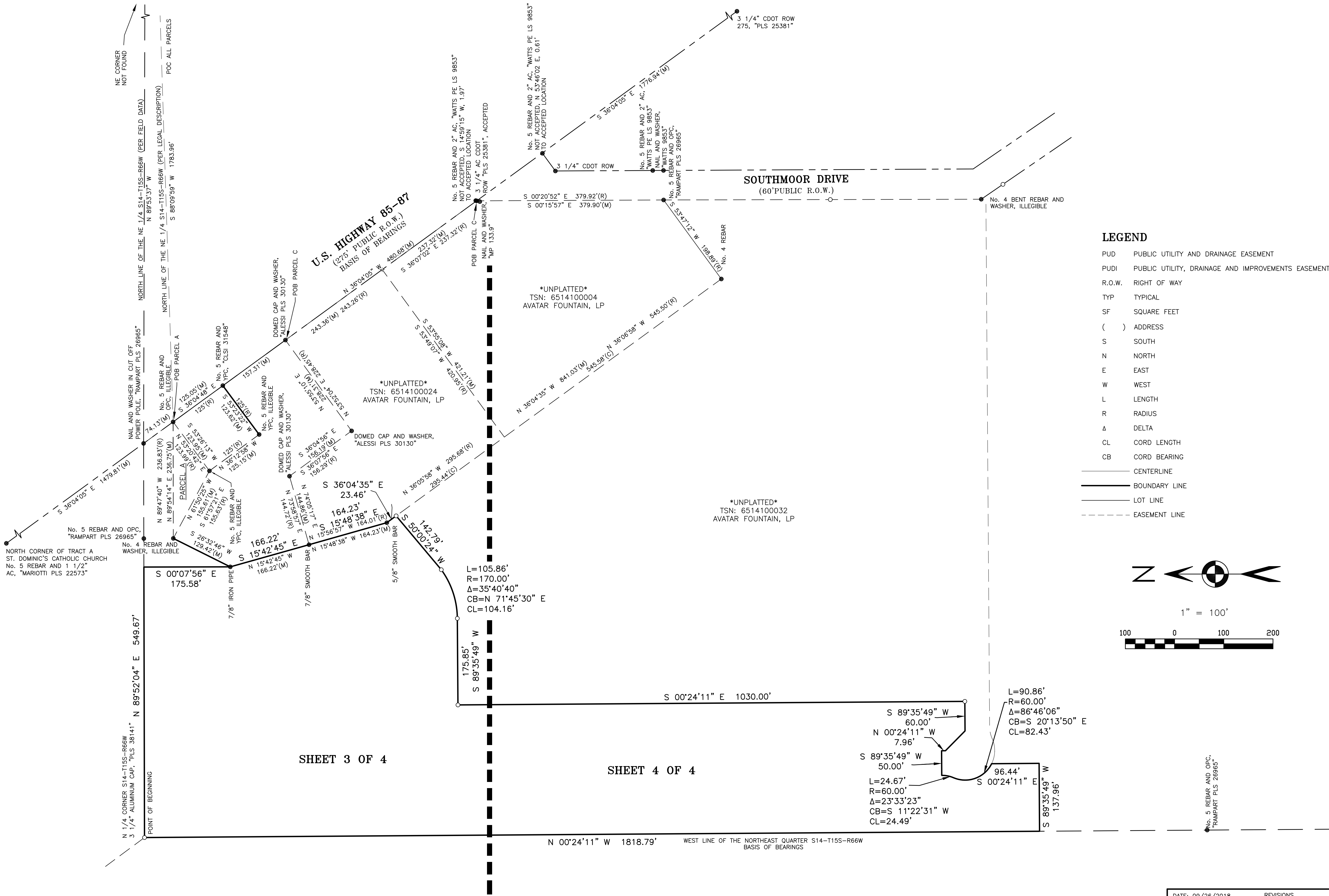
Colorado Springs, CO 80917 F: 719.466.6527

www.BARRONLAND.com

PROJECT No.: 17-054 SHEET 1 OF 4


FINAL PLAT
RIVERBEND RESIDENTIAL FILING NO. 2
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

OVERALL PARCEL MAP



PCD FILE # SF 1843

DATE: 09/26/2018		REVISIONS	
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1	County comments	01/31/19	JLP
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3	County comments	10/13/20	JLP
4	County comments	04/20/21	TH

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Colorado Springs, CO 80917 F: 719.466.6527
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PROJECT No.: 17-054 SHEET 2 OF 4

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

REC NO. 208712743

REC NO. 208712743

N 89°52'04" E 549.67'



All lots are hereby platted with the following easements:

All side and rear lot lines are hereby platted with a 5' public utility and drainage easement except side lot lines adjacent to a public right of way.

Maintenance of said easements are vested with the property owner.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.67'	60.00'	23°33'23"	M 12°10'52" W	24.49'
C2	143.58'	60.00'	137°06'47"	N 44°35'49" E	111.69'
C3	24.67'	60.00'	23°33'23"	S 78°37'29" E	24.49'
C4	24.67'	60.00'	23°33'23"	N 77°49'08" E	24.49'
C5	143.58'	60.00'	137°06'47"	S 45°24'11" E	111.69'
C6	24.67'	60.00'	23°33'23"	S 11°22'31" W	24.49'
C7	81.68'	52.00'	90°00'00"	N 44°35'49" E	73.54'

PUD	PUBLIC UTILITY AND DRAINAGE EASEMENT
PUDI	PUBLIC UTILITY, DRAINAGE AND IMPROVEMENTS EASEMENT
R.O.W.	RIGHT OF WAY
TYP	TYPICAL
SF	SQUARE FEET
()	ADDRESS
S	SOUTH
N	NORTH
E	EAST
W	WEST
L	LENGTH
R	RADIUS
Δ	DELTA
CL	CORD LENGTH
CB	CORD BEARING
_____	CENTERLINE
=====	BOUNDARY LINE
_____	LOT LINE
- - - - -	EASEMENT LINE



SEE SHEET 4

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DATE: 09/26/2018		REVISIONS	
No.	Remarks	Date	By
1	County comments	01/31/19	JLP
2	Tract config changes, few lot config changes	07/27/20	JLP
3	County comments	10/13/20	JLP
4	County comments	04/20/21	TH


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2790 N. Academy Blvd. Suite 311
 Colorado Springs, CO 80917

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PROJECT NO: 17-054



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 F: 719.466.6527

SHEET 3 OF 4

FINAL PLAT
RIVERBEND RESIDENTIAL FILING NO. 2
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

SEE SHEET 3

EASEMENT STATEMENT

All lots are hereby platted with the following easements:

All front lot lines and side lot lines adjacent to a public right of way are hereby platted with a 5' public utility, drainage and improvements easement.

All side and rear lot lines are hereby platted with a 5' public utility and drainage easement except side lot lines adjacent to a public right of way.

All exterior lot lines are hereby platted with a 7' public utility and drainage easement except Lots 65-86 which rear lots are adjacent to rear lots of proposed Riverbend Residential Filing No. 1 being submitted concurrently.

Maintenance of said easements are vested with the property owner.

CURVE	ARC	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	24.67'	60.00'	23'33"23"	N 12°10'52" W	24.49'				
C2	143.58'	60.00'	137°08'42"	N 44°35'49" E	111.69'				
C3	24.67'	60.00'	23'33"23"	S 78°37'29" E	24.49'				
C4	24.67'	60.00'	23'33"23"	N 77°49'08" E	24.49'				
C5	143.58'	60.00'	137°08'42"	S 45°24'11" E	111.69'				
C6	24.67'	60.00'	23'33"23"	S 11°22'31" W	24.49'				
C7	81.68'	52.00'	90°00'00"	N 44°35'49" E	173.54'				

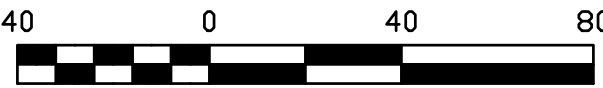
LEGEND

- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
PUDI PUBLIC UTILITY, DRAINAGE AND IMPROVEMENTS EASEMENT
R.O.W. RIGHT OF WAY
TYP TYPICAL
SF SQUARE FEET
() ADDRESS
S SOUTH
N NORTH
E EAST
W WEST
L LENGTH
R RADIUS
Δ DELTA
CL CORD LENGTH
CB CORD BEARING

- CENTERLINE
— BOUNDARY LINE
— LOT LINE
- - - EASEMENT LINE



1" = 40'



PCD FILE # SF 1843

DATE: 09/26/2018		REVISIONS			
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PROJECT No.: 17-054 SHEET 4 OF 4