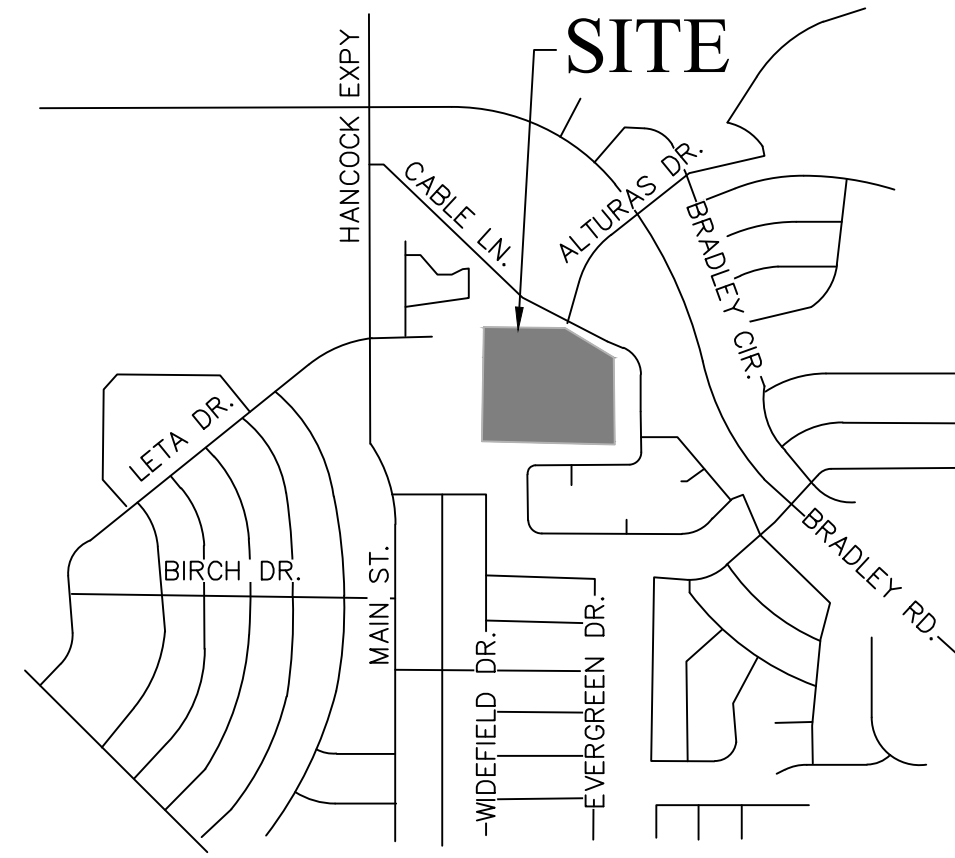


HAVEN VALLEY SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Vicinity Map

Scale: 1" = 1000'

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.

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION:

THE NORTH HALF OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN A WARRANTY DEED RECORDED NOVEMBER 25, 1959 IN BOOK 1779 AT PAGE 409 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPT THAT PORTION LYING WITHIN THE EXISTING RIGHT OF WAY OF FORMER BRADLEY ROAD, NOW DESIGNATED AS CABLE LANE, COUNTY OF EL PASO, STATE OF COLORADO. THE ABOVE-DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12 TO BEAR S89°44'12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED "T16S R66W 2 1 11 12 1995 RMLS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "WKG & ASSOC PLS 14611";

THENCE ALONG SAID NORTH LINE, S89°44'12"E, 539.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, S89°44'12"E, 518.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: 1) S70°41'33"E, 58.84 FEET; 2) S60°02'56"E, 241.03 FEET TO A POINT OF CURVE TO THE RIGHT; 3) 211.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 201.95 FEET, A CENTRAL ANGLE OF 59°21'44", AND BEING SUBTENDED BY A CHORD BEARING S30°20'58"E, 201.95 FEET; 4) S00°40'06"E, 18.98 FEET TO THE NORTHEAST CORNER OF LOT 43 OF PHEASANT RUN RANCH FILING NO. 1, THE PLAT THEREOF RECORDED IN PLAT BOOK X3 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO;

THENCE ALONG THE NORTH LINE OF SAID LOT 43, S89°19'54"W, 100.00 FEET TO THE WEST LINE OF SAID PHEASANT RUN RANCH FILING NO. 1,

THENCE ALONG SAID WEST LINE S00°40'06"E, 324.99 FEET TO THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST CORNER OF LOT 37 OF PHEASANT RUN RANCH FILING NO. 1; THENCE ALONG SAID NORTH LINE OF PHEASANT RUN RANCH FILING NO. 1 AND ALONG THE NORTH LINE OF THE SUBDIVISION OF TRACT NO. 1 REFLING OF THE SECURITY, COLORADO ADDITION NO. 4 EL PASO COUNTY, COLORADO, THE PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 76 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°58'19"W, 779.82 FEET TO THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1779 AT PAGE 409 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO;

THENCE ALONG SAID EAST LINE N00°47'43"W, 662.00 FEET TO THE TRUE POINT OF BEGINNING

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11.767 ACRES OR 512,560 SQUARE FEET, MORE OR LESS.

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 AND EASEMENTS FOR PUBLIC IMPROVEMENTS, UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "HAVEN VALLEY". 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.

IN WITNESS THEREOF:

MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

BY: _____ AS MANAGER OF MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT

STATE OF _____) COUNTY OF _____) ss _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY _____ AS MANAGER OF MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

SURVEY 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. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°44'22" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
4. THE UNDERSIGNED HAS RELIED UPON STEWART TITLE GUARANTEE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 01330-88802-AMENDMENT NO.1, HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2018 AT 5:30 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
5. 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 C.R.S. §18-4-508.
6. THE PARCEL A AND PARCEL B PORTION OF THE LEGAL DESCRIPTION IS FROM RECEPTION NO. 216085936. THE "...MORE PARTICULARLY DESCRIBED..." PORTION WAS PREPARED BY JOHN C. DAY, PLS 29413 FOR AND ON BEHALF OF DREXEL BARRELL & Co.

PLAT NOTES:

- 1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN 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 AND NATURAL FEATURES REPORT.
2. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE A-SPECIAL FLOOD HAZARD AREAS FLOODED BY 100-YEAR FLOOD AND ZONE X-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0575 G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018, TO DATE NO NEW LOMR HAS BEEN APPROVED. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO 17-08-0074R, DATED MAY 26, 2017, PIKES PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LOMR REMOVING THE LOTS FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS.
3. NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO CABLE LANE.
4. 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 NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
5. TRACTS A, B & C SHALL BE UTILIZED AS DRAINAGE, UTILITY AND LANDSCAPE TRACTS. OWNERSHIP OF TRACT A SHALL BE DEEDED TO THE HAVEN VALLEY HOA. MAINTENANCE OF TRACTS SHALL BE BY HAVEN VALLEY HOA AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACTS.

Fountain Mutual Irrigation Company Note: NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

The following note shall be placed on the plat: "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 C.R.S. § 18-4-508", and

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

CONSENT OF DEED OF TRUST OF BENEFICIARY

KNOW ALL MEN BY THESE PRESENTS THAT BANK SNB, BY VIRTUE OF THAT CERTAIN DEED OF TRUST TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO, RECORDED AT RECEPTION NO. 216085940, OF THE RECORDS OF SAID COUNTY UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "HAVEN VALLEY", LOCATED IN EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM THIS PLAT.

BY: _____ NAME _____ TITLE _____ ACKNOWLEDGMENT STATE OF _____) COUNTY OF _____) ss _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2023 BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL: NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PLAT NOTES CONTINUED:

- 6. 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 DEVELOPMENTS 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 IN UNDER RECEPTION NO. _____ 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 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.
7. LOTS 1-98 HAVE BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC HAZARDS: POTENTIALLY SEASONALLY HIGH GROUNDWATER AND FLOODPLAIN. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT BY GROUND ENGINEERING DATED AUGUST 25, 2015, WITH ADDENDA #1 DATED MARCH 17, 2017, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. THE NUMBER OF LOTS HEREBY PLATTED ARE 98. THE NUMBER OF TRACTS ARE 3.
10. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND 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).
12. UTILITY PROVIDERS: SECURITY WATER & SANITATION DISTRICT-WATER/WASTEWATER, MOUNTAIN VIEW ELECTRIC ASSOCIATION, COLORADO SPRINGS UTILITIES ELECTRIC & GAS, CENTURY LINK-TELEPHONE, COMCAST-CABLE.
13. 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. 212112548 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.
14. THE SIGHT TRIANGLES AS SHOWN HEREON ARE NON-EXCLUSIVE SIGHT VISIBILITY EASEMENTS DEDICATED TO EL PASO COUNTY COUNTY. NO OBSTRUCTIONS GREATER THAN 30 INCHES ABOVE FLOWLINE ELEVATION ARE ALLOWED IN THE SIGHT VISIBILITY EASEMENTS. MAINTENANCE OF SIGHT VISIBILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNER'S ASSOCIATION.
15. THE PUBLIC IMPROVEMENT EASEMENTS AS SHOWN HEREON ARE DEDICATED TO EL PASO COUNTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC IMPROVEMENTS. THESE EASEMENTS ARE NON-EXCLUSIVE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE COUNTY WILL MAINTAIN THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH STANDARD COUNTY OPERATION AND MAINTENANCE PRACTICES.

Acceptance Certificate for Tracts (accepting entity in existence)

The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association)

BY: (notarized signature)

President STATE OF COLORADO) ss COUNTY OF _____)

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

My commission expires: _____ Witness my hand and official seal

Notary Public

Surveyors Certificate

I, a surveyor's name, 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____.

Surveyor's Name, (Signature) _____ Date _____ Colorado registered PLS # _____

SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY PLAT IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY DATE: _____ PLS NUMBER 29413 FOR AND BEHALF OF DREXEL BARRELL & CO.

Please change this not to note number 5 from the PUD Preliminary Plan

- 5. Geologic Hazard Note: The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson Inc., dated October 8, 2018 and revised August 5, 2021 and is held in the Haven Valley PUD Preliminary Plan File (PUDSP2187) at the El Paso County Planning and Community Development Department.
-Artificial/Undocumented Fill Lots: 17-21, 35-38, 44-41, 55-70 and 91-96.
These conditions can be mitigated by regrading, properly engineered foundations and recognized construction techniques. Undocumented fill should be removed and reworked or replaced. Design-level geotechnical studies should be undertaken to confirm the presence of fill and depth of fill and to provide recommendations for reworking.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "HAVEN VALLEY" SUBDIVISION WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION, THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

Please remove highlighted in Green

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Please add park fees spot Total Regional Park Fees: 49,490 Urban Park Fees: 29,694

FEES: School Fees _____

DRAINAGE FEE: _____

BRIDGE FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO) COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

_____, El Paso County Clerk and Recorder

_____, RECORDER FEE: _____

BY: _____ DEPUTY SURCHARGE: _____

Sheet 1 - Description, Dedication, Notes and Certificates Sheet 2 - Plat Graphic, Lots & Tracts

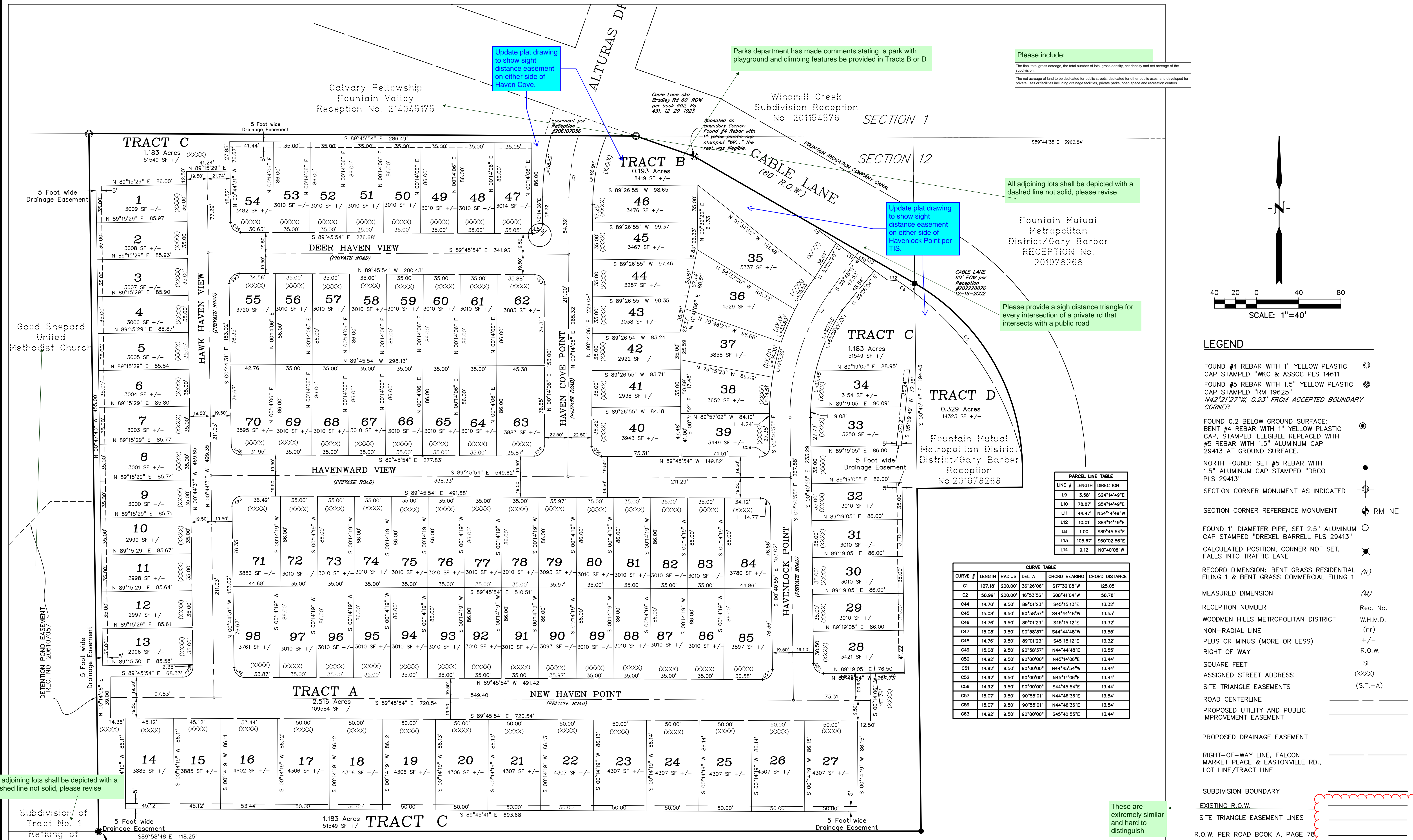
FILE NUMBER: SF2323

SEPTEMBER 21, 2023 SHEET 1 OF 2

DREXEL, BARRELL & CO. Engineers • Surveyors 3 SOUTH 7TH STREET COLORADO SPGS, COLORADO 80905 (719) 260-0887 Fax: (719) 260-8352 Job No. 21085-03

HAVEN VALLEY SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Update plat drawing to show sight distance easement on either side of Haven Cove.

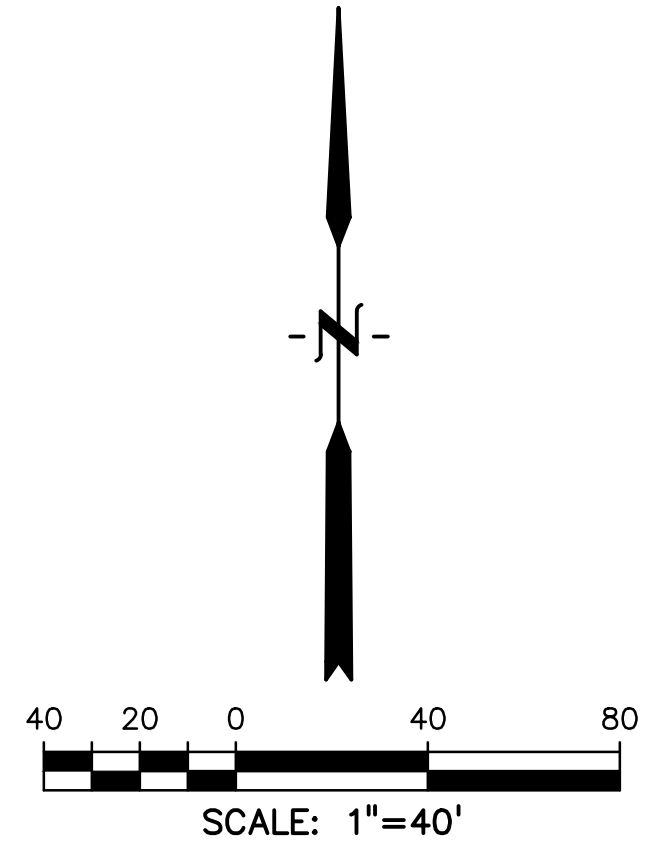
Parks department has made comments stating a park with playground and climbing features be provided in Tracts B or D

Please include:
The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.
The net acreage of land to be dedicated for public streets, dedicated for public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers.

All adjoining lots shall be depicted with a dashed line not solid, please revise

Update plat drawing to show sight distance easement on either side of Havenlock Point per TIS.

Please provide a sight distance triangle for every intersection of a private rd that intersects with a public road



LEGEND

- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611" ⊙
- FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP STAMPED "RM 19625" ⊗
- FOUND 0.2 BELOW GROUND SURFACE: BENT #4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED ILLEGIBLE REPLACED WITH #5 REBAR WITH 1.5" ALUMINUM CAP 29413 AT GROUND SURFACE. ⊙
- NORTH FOUND: SET #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "DBCO PLS 29413" ●
- SECTION CORNER MONUMENT AS INDICATED ⊕
- SECTION CORNER REFERENCE MONUMENT ⊕ RM NE
- FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413" ○
- CALCULATED POSITION, CORNER NOT SET, FALLS INTO TRAFFIC LANE ✕
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1 (R)
- MEASURED DIMENSION (M)
- RECEPTION NUMBER Rec. No.
- WOODMEN HILLS METROPOLITAN DISTRICT W.H.M.D.
- NON-RADIAL LINE (nr)
- PLUS OR MINUS (MORE OR LESS) +/-
- RIGHT OF WAY R.O.W.
- SQUARE FEET SF
- ASSIGNED STREET ADDRESS (XXXX)
- SITE TRIANGLE EASEMENTS (S.T.-A)
- ROAD CENTERLINE ---
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT ---
- PROPOSED DRAINAGE EASEMENT ---
- RIGHT-OF-WAY LINE, FALCON MARKET PLACE & EASTONVILLE RD., LOT LINE/TRACT LINE ---
- SUBDIVISION BOUNDARY ---
- EXISTING R.O.W. ---
- SITE TRIANGLE EASEMENT LINES ---
- R.O.W. PER ROAD BOOK A, PAGE 78 ---

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L9	3.58'	S24°14'49"E
L10	78.87'	S54°14'49"E
L11	44.47'	N54°14'49"W
L12	10.01'	S84°14'49"E
L8	1.00'	S89°45'54"E
L13	105.67'	S60°02'56"E
L14	9.12'	N0°40'06"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	127.18'	200.00'	36°26'06"	S17°32'08"W	125.05'
C2	58.99'	200.00'	16°53'56"	S08°41'04"W	58.78'
C44	14.76'	9.50'	89°01'23"	S45°15'13"E	13.32'
C45	15.08'	9.50'	90°58'37"	S44°44'48"W	13.55'
C46	14.76'	9.50'	89°01'23"	S45°15'12"E	13.32'
C47	15.08'	9.50'	90°58'37"	S44°44'48"W	13.55'
C48	14.76'	9.50'	89°01'23"	S45°15'12"E	13.32'
C49	15.08'	9.50'	90°58'37"	N44°44'48"E	13.55'
C50	14.92'	9.50'	90°00'00"	N45°14'06"E	13.44'
C51	14.92'	9.50'	90°00'00"	N44°45'54"W	13.44'
C52	14.92'	9.50'	90°00'00"	N45°14'06"E	13.44'
C56	14.92'	9.50'	90°00'00"	S44°48'36"E	13.44'
C57	15.07'	9.50'	90°55'01"	N44°46'36"E	13.54'
C59	15.07'	9.50'	90°55'01"	N44°46'36"E	13.54'
C63	14.92'	9.50'	90°00'00"	S45°40'55"E	13.44'

All adjoining lots shall be depicted with a dashed line not solid, please revise

These are extremely similar and hard to distinguish

Subdivision of Tract No. 1 Refiling of Security, Colorado Springs No. 4 Reception #82833, Book Z, Page 76
Found 3/4" PIPE, 0.4' below ground surface. FOUND 1/4" 5/8" E, 1.64' FROM SET BOUNDARY CORNER.

Pheasant Run Ranch Reception No. 201078268
Anything that is not part of the subdivision shall state, "not a part of subdivision"