

# 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  
 AREA =11.767 ACRES MORE OR LESS

**KNOW ALL MEN BY THESE PRESENTS:**

THAT MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY AND FOUNTAIN MUTUAL METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

**LEGAL DESCRIPTION:(SEE SURVEY NOTES 6 & 7)**

**PARCEL A** (MIDCO INVESTMENTS, LLC PARCEL)

THE NORTH HALF OF THE NORTHWEST 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 AND EXCEPTING THAT PORTION CONVEYED IN A WARRANTY DEED RECORDED JUNE 21, 1988 IN BOOK 5522, PAGE 19 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.

**PARCEL B** (FOUNTAIN MUTUAL METROPOLITAN DISTRICT PARCEL)

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 201078268 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO.

THE ABOVE-DESCRIBED PARCELS 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 "WKC & 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, 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 203.92 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 REILING 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 \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
 AS MANAGER  
 OF MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY.

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 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 NW1/4 OF THE NW1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 66 WEST OF THE SIXTH P.M. HAVING A BEARING OF SOUTH 89°44'12" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLAIN COORDINATE SYSTEM, CENTRAL ZONE, DERIVED FROM RTK GPS OBSERVATIONS OF 180 EPOCHS, ON 1/21/2021, SAID LINE IS MONUMENTED AS SHOWN HEREON.
3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DISTANCES AND BEARINGS BETWEEN SET AND FOUND MONUMENTS ARE AS MEASURED UNLESS OTHERWISE NOTED. THE TOTAL AREA OF THE SUBDIVISION IS BASED ON THE MEASURED DIMENSIONS AS SHOWN HEREON
4. THE UNDERSIGNED HAS RELIED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. HS0824072, COMMITMENT DATE OF SEPTEMBER 14, 2023 AT 8:00 A.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. §18-44-508.
6. THE PARCEL "A" DESCRIPTION HEREON IS THE SAME AS THAT "PARCEL A" AS DESCRIBED IN RECEPTION NO. 21213859 OF THE RECORDS OF EL PASO COUNTY AND THE ABOVE TITLE COMMITMENT.
7. THE PARCEL B DESCRIPTION HEREON IS THAT PORTION OF THE LAND DESCRIBED IN EXHIBIT A OF RECEPTION NO. 201078268, SAID PORTION LYING NORTH OF LOT 43, PHEASANT RUN RANCH FILING NO. 1 AND SOUTHWEST OF THE THE WESTERLY RIGHT-OF-WAY LINE OF CABLE LANE AS DESCRIBED IN THAT DOCUMENT RECORDED AT RECEPTION NUMBER 202228876 OF THE RECORDS OF EL PASO COUNTY.
8. THE "...MORE PARTICULARLY DESCRIBED..." PORTION WAS PREPARED BY JOHN C. DAY, PLS 29413 FOR AND ON BEHALF OF DREXEL BARRELL & Co.
9. THESE ARE APPURTENANT EASEMENTS PER THE ABOVE TITLE COMMITMENT AND THAT SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 21213859 OF THE RECORDS OF EL PASO COUNTY. REFERRED TO IN SAID WARRANTY DEED AS PARCELS B AND C.

**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. NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO CABLE LANE.
3. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PRIVATE 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.
4. PRIVATE DRAINAGE EASEMENTS TO BE DEDICATED TO THE HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT BY SEPARATE DOCUMENT.
5. TRACTS A, B & C SHALL BE UTILIZED AS PRIVATE DRAINAGE, PUBLIC UTILITY, SIDEWALK AND LANDSCAPE TRACTS. OWNERSHIP OF THESE TRACTS SHALL BE DEEDED TO THE HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT BY SEPARATE DOCUMENT. MAINTENANCE OF TRACTS A, B, & C SHALL BE BY HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACTS.
6. TRACT D SHALL BE UTILIZED AS PRIVATE DRAINAGE, PUBLIC UTILITY, SIDEWALK AND LANDSCAPE TRACT. TRACT D TO BE OWNED BY FOUNTAIN MUTUAL METROPOLITAN DISTRICT AND MAINTAINED BY HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT.
7. EL PASO COUNTY PARKS RECOMMEND A SMALL POCKET PARK IN TRACT C OR D, IF THE DEVELOPER SO CHOOSES. THIS IS NOT A REQUIREMENT.
8. 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 BE 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.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATE POSTAL SERVICE REGULATIONS.
10. 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.

**IN WITNESS THEREOF:**

FOUNTAIN MUTUAL METROPOLITAN DISTRICT, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
 AS MANAGER  
 OF FOUNTAIN MUTUAL METROPOLITAN DISTRICT, HAS CAUSED THESE PRESENTS TO BE

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 BY \_\_\_\_\_ AS MANAGER OF FOUNTAIN MUTUAL METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT NOTES CONTINUED:**

11. 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, 2019 AND REVISED AUGUST 5, 2021 AND IS HELD IN THE HAVEN VALLEY PUD PRELIMINARY PLAN FILE (PUDSP217) 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. NO BASEMENTS WILL BE PERMITTED.

AT THE TIME OF DRILLING, GROUNDWATER WAS ENCOUNTERED IN NINE OF THE BORINGS AT DEPTHS OF 11 OF 22 FEET BELOW THE EXISTING GROUND SURFACE. THE GROUNDWATER ELEVATION SHOULD BE EXPECTED TO RISE (TYPICALLY LESS THAN ABOUT 5 FEET) DURING THE TRADITIONALLY WETTER MONTHS OF LATE SPRING AND EARLY SUMMER. AND AS A RESULT OF LANDSCAPING IRRIGATION THAT IS ASSOCIATED WITH RESIDENTIAL DEVELOPMENT.

12. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. THE NUMBER OF LOTS HEREBY PLATTED ARE 98. THE NUMBER OF TRACTS ARE 4.
14. 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.

15. 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).

16. 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. 21212548 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.

17. 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 HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT.

18. THE RETAINING WALL EASEMENTS AS SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT.

19. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE ROADS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS AND SPECIFICATIONS. THE REQUEST FOR DEDICATION AND MAINTENANCE. PRIVATE ROADS SHALL BE MAINTAINED BY THE HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT.

20. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS PROVIDED WITHIN THIS SUBDIVISION AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THIS PLAT. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE HAVEN VALLEY HOA OR HAVEN VALLEY METROPOLITAN DISTRICT.

21. 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. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

22. THE SUBDIVIDER/DEVELOPER (OR SPECIFIC NAME) IS RESPONSIBLE FOR EXTENDING UTILITIES TO EACH LOT, TRACT OR BUILDING SITE.

23. WATER AND WASTEWATER SERVICE IS PROVIDED BY SECURITY WATER & SANITATION DISTRICT, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

24. ELECTRIC AND GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY, COLORADO SPRINGS UTILITIES, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

25. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVICE AS NOTED AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.

26. NO BASEMENTS ARE TO BE CONSTRUCTED WITHIN THE SUBDIVISION.

27. 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 OBLIGATIONS, 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.

28. PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 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 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

**ACCEPTANCE CERTIFICATE FOR TRACTS (ACCEPTING ENTITY IN EXISTANCE)**

THE DEDICATION OF TRACTS A, B & C ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE (NAME) DISTRICT/HOMEOWNER'S ASSOCIATION.

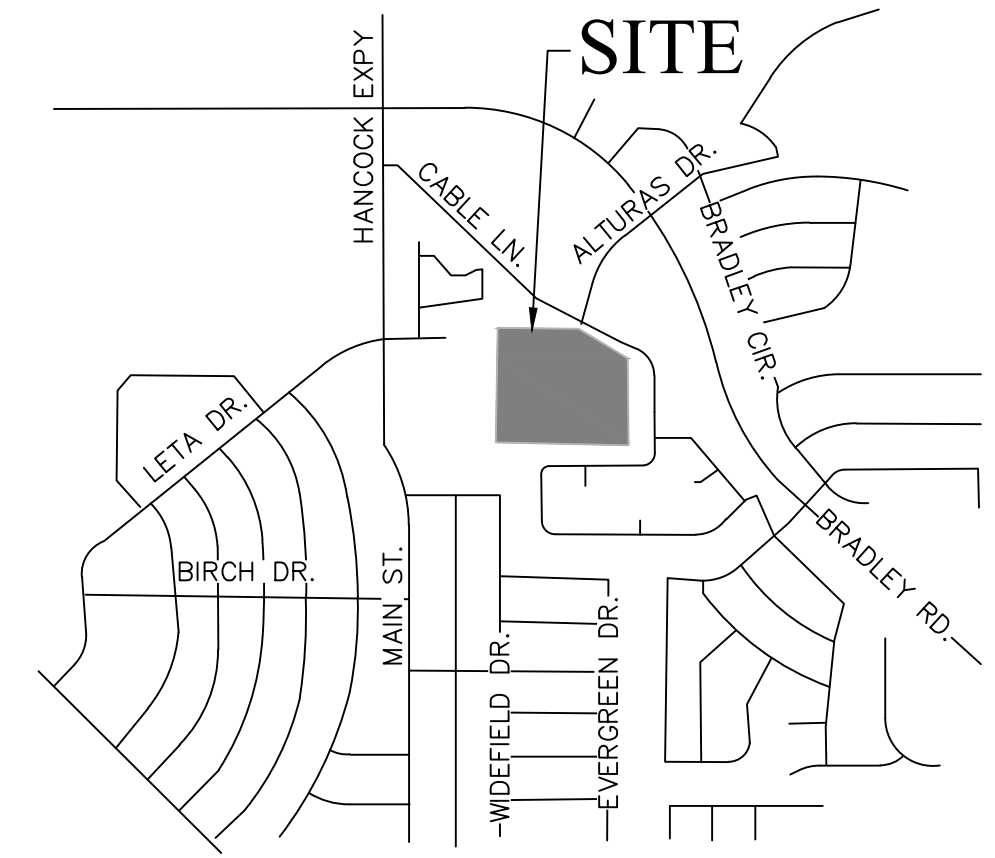
By: \_\_\_\_\_  
 NAME  
 TITLE

STATE OF COLORADO )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_



Vicinity Map  
 Scale: 1" = 1000'

**SURVEYOR'S STATEMENT:**

I, JOHN C. DAY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ 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, SUBDIVISIONS, 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\_\_\_\_

\_\_\_\_\_  
 JOHN C. DAY  
 PLS NUMBER 29413  
 FOR AND BEHALF OF  
 DREXEL BARRELL & CO.

DATE: \_\_\_\_\_

**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 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.

\_\_\_\_\_  
 EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

**FEES:**

DRAINAGE FEE:	_____
BRIDGE FEE:	_____
TOTAL REGIONAL PARK FEES:	\$49,490
URBAN PARK FEES:	\$29,694
SCHOOL FEES:	_____

**CLERK AND RECORDER'S CERTIFICATE:**

STATE OF COLORADO )  
 ) ss  
 COUNTY OF EL PASO )

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED IN MY OFFICE ON  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 AND WAS RECORDED AT  
 RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF  
 EL PASO COUNTY.

\_\_\_\_\_  
 EL PASO COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_

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

OCTOBER 29 2024 SHEET 1 OF 2  
  
**DREXEL, BARRELL & CO.**  
 Engineers & Surveyors  
 101 S. SAWATCH ST. SUITE 100  
 COLORADO SPRINGS, COLORADO 80903  
 (719) 260-0887 Fax: (719) 260-8352  
 Job No. 21085-03

FILE NUMBER: SF2323

