

# CANYON CREEK RANCH

## FINAL PLAT

### A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

#### KNOW ALL MEN BY THESE PRESENTS

THAT GREGG A. CAWLFIELD AND JANNETTE E. CAWLFIELD, BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 13830" AND AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27270", BEARING S89°59'35"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, S89°59'35"W A DISTANCE OF 1213.14 FEET;

THENCE N00°01'19"W A DISTANCE OF 325.92 FEET;

THENCE N00°41'01"W A DISTANCE OF 325.73 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 4, TIMBER LAKE ESTATES NO. 2 RECORDED UNDER RECEPTION NO. 526015 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE S89°57'53"W A DISTANCE OF 285.54 FEET;

THENCE N00°27'12"W A DISTANCE OF 669.21 FEET, TO A POINT ON THE SOUTHERLY LINE OF TIMBER LAKE ESTATES RECORDED UNDER RECEPTION NO. 327454;

THENCE ON SAID SOUTHERLY LINE, N89°38'23"E A DISTANCE OF 141.53 FEET, TO THE NORTHWESTERLY CORNER OF LOT 5, TIMBER LAKE ESTATES NO. 2;

THENCE ON THE WESTERLY LINE OF TIMBER LAKE ESTATES NO. 2, S12°33'54"E A DISTANCE OF 686.34 FEET, TO SAID SOUTHWESTERLY CORNER OF LOT 4, TIMBER LAKE ESTATES NO. 2;

THENCE ON THE SOUTHERLY LINE OF TIMBER LAKE ESTATES NO. 2, THE FOLLOWING FOUR (4) COURSES:

- S89°51'58"E A DISTANCE OF 125.03 FEET;
- S74°33'33"E A DISTANCE OF 367.46 FEET;
- N47°38'22"E A DISTANCE OF 175.00 FEET;
- N50°54'08"E A DISTANCE OF 781.63 FEET, TO A POINT ON THE WESTERLY LINE OF KETTLE CREEK SUBDIVISION RECORDED UNDER RECEPTION NO. 519778 ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14;

THENCE ON SAID EAST LINE, S00°05'58"E A DISTANCE OF 1164.20 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,072,990 SQUARE FEET OR 24.6325 ACRES.

#### DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THE INGRESS/EGRESS EASEMENTS AS PLATTED ARE HEREBY DEDICATED FOR PRIVATE USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "CANYON CREEK RANCH" IN EL PASO COUNTY, COLORADO.

Move this statement to below the 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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CANYON CREEK RANCH. 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: GREGG A. CAWLFIELD AND JANNETTE E. CAWLFIELD

BY: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } ss.

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

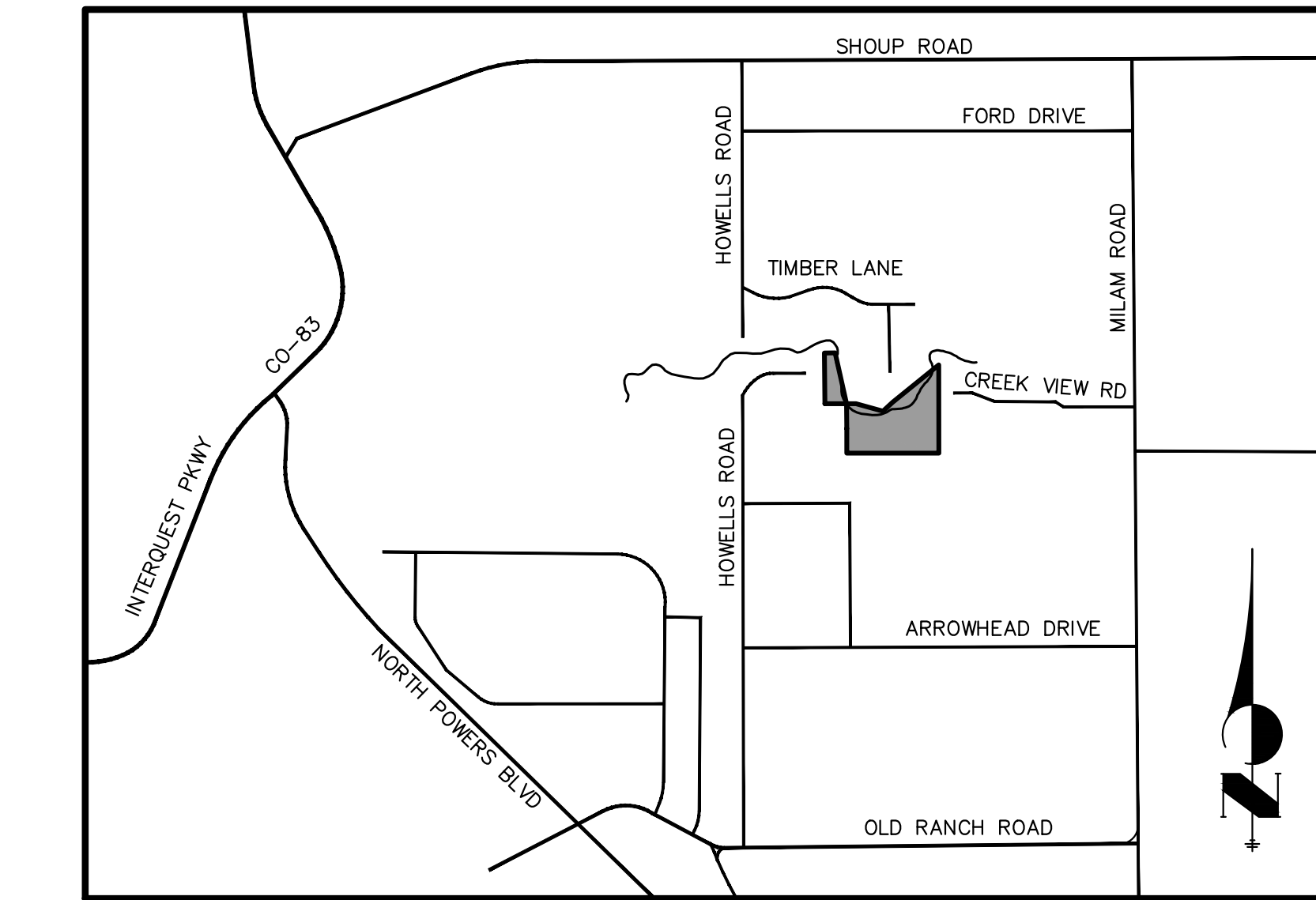
MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusion is presented in the ECM section 1.7.1.B.5:

"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."

Add a note to the plat acknowledging that per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.



VICINITY MAP  
SCALE: 1"=2000'

#### GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- 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
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE EAST END BY A 2" ALUMINUM CAP STAMPED "PLS 13830" AND AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 27270", BEARING S89°59'35"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. \_\_\_\_\_, PREPARED BY \_\_\_\_\_ TITLE COMPANY, DATED \_\_\_\_\_
- PORTIONS OF THIS SITE LIE WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN SPECIAL FLOOD HAZARD AREA "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), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 08041C0295G, 08041C0315G, 08041C0507G AND 08041C0526G, ALL WITH REVISED DATES OF DECEMBER 7, 2018.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- A DRIVEWAY PER Update Note 7: \_\_\_\_\_ AND COMMUNITY DEVELOPMENT DEPARTMENT PER No driveway shall be established unless an access permit has been granted by El Paso County.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM CREEK VIEW ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; PERCOLATION TEST RESULTS; EROSION CONTROL REPORT, FIRE PROTECTION REPORT, OWTS REPORT.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- UNLESS SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANT AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, AND ALL FUTURE LOT OWNERS IN THIS DEVELOPMENT ARE HEREBY ON NOTICE THAT THEY MAY BE REQUIRED TO COMPLY WITH APPLICABLE RULES, IF ANY, OF THE COLORADO GROUNDWATER COMMISSION AND/OR THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, WHICH COMPLIANCE MAY RESULT IN A REDUCTION OF WELL WITHDRAWAL LIMITS, AND THUS A REDUCTION IN WATER AVAILABILITY.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.

When the Property is Subject to Existing or Proposed Covenants:  
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.

#### GENERAL NOTES CONTINUED:

- 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.
- 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 REPORT (TITLE OF REPORT, GENERALLY FROM THE PRELIMINARY PLAN FILE) BY (AUTHOR OF THE REPORT) (DATE OF REPORT) IN FILE (NAME OF FILE AND FILE NUMBER) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:  
  - DOWNSLOPE CREEP: (NAME LOTS OR LOCATION OF AREA)
  - ROCKFALL SOURCE: (NAME LOTS OR LOCATION OF AREA)
  - ROCKFALL RUNOUT ZONE: (NAME LOTS OR LOCATION OF AREA)
  - POTENTIALLY SEASONALLY HIGH GROUNDWATER: (NAME LOTS OR LOCATION OF AREA)
  - OTHER HAZARD: \_\_\_\_\_
  - IN AREAS OF HIGH GROUNDWATER: \_\_\_\_\_

DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

Update Note 20. The note provided is the template note with no changes made. The note needs to be updated to reflect the actual conditions on this property.

Update to provide a note referencing the required shared maintenance agreement for the shared driveway on the east side of the property.

Add the following note:  
"The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement."

#### SUBDIVIDER

I, DEREK LEE VAGIAS, 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\_\_\_\_

DEREK LEE VAGIAS, \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO REGISTERED PLS #38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR CANYON CREEK RANCH 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 (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 \_\_\_\_\_

Delete, as there is no SIA

#### CLERK AND RECORDER

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

#### CONTACTS:

OWNER/DEVELOPER GREGG A. CAWLFIELD & JANNETTE E. CAWLFIELD  
4310 SAXTON HOLLOW RD  
COLORADO SPRINGS, CO 80908  
P~541-393-9043

ENGINEER JR ENGINEERING, LLC  
ATTN: BRYAN LAW  
5475 TECH CENTER DRIVE,  
SUITE 235  
COLORADO SPRINGS, CO 80919  
P~(303) 267-6254

SURVEYOR JR ENGINEERING, LLC  
ATTN: DEREK VAGIAS  
7200 S ALTON WAY,  
SUITE C400,  
CENTENNIAL, CO 80112  
P~(303) 740-9393

#### FEES:

RECORDING: \_\_\_\_\_  
PARK: \_\_\_\_\_  
SCHOOL: \_\_\_\_\_  
DRAINAGE: \_\_\_\_\_  
BRIDGE: \_\_\_\_\_

PCD FILE: MS2213

# CANYON CREEK RANCH

## FINAL PLAT

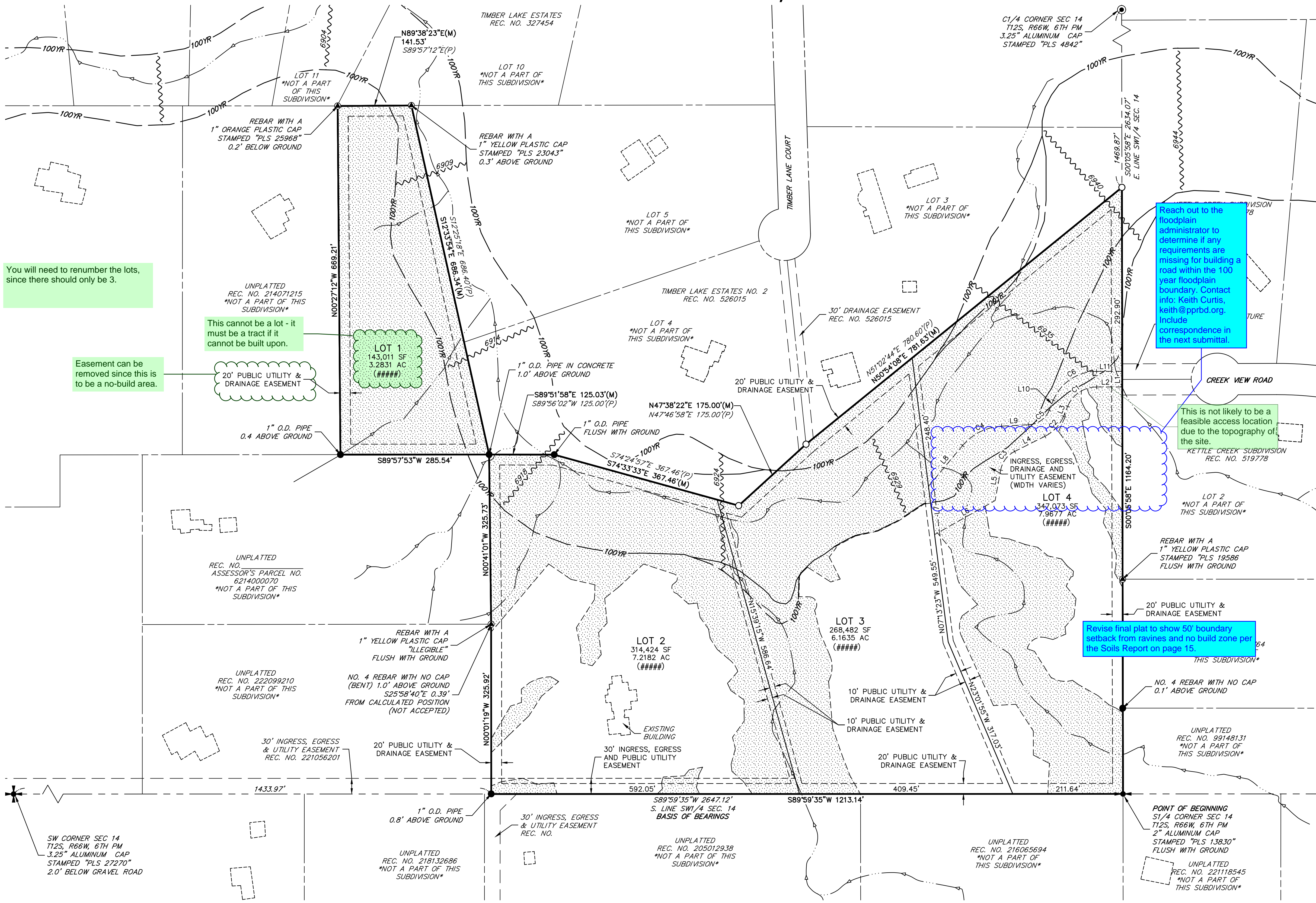
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

### LEGEND

- BOUNDARY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- 100YR 100 YEAR FLOOD PLAIN (SEE GENERAL NOTE #5)
- SWALE
- ▨ DRAINAGE EASEMENT NO BUILD AND NO STORAGE OF MATERIALS (SEE SHEET 3)
- \* NOT A PART OF THIS SUBDIVISION
- SF SQUARE FEET
- AC ACRE(S)
- (#####) ADDRESS
- (M) MEASURED BEARING / DISTANCE PER THIS PLAT
- (P) BEARING / DISTANCE PER RECORDED PLAT
- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG PLS 38578"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°05'58"E	30.00'
L2	S89°55'48"W	49.39'
L3	S22°33'39"W	20.96'
L4	S63°25'50"W	65.08'
L5	S10°18'01"W	59.40'
L6	S60°39'25"W	133.40'
L7	N07°13'23"W	93.49'
L8	N39°59'21"E	101.81'
L9	N87°01'19"E	52.14'
L10	N22°33'39"E	20.96'
L11	N89°55'48"E	49.38'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	67°22'09"	60.00'	70.55'	S56°14'44"W 66.55'
C2	40°52'11"	75.00'	53.50'	S42°59'45"W 52.37'
C3	53°07'49"	50.00'	46.37'	S36°51'56"W 44.72'
C4	47°01'58"	105.00'	86.19'	N63°30'20"E 83.79'
C5	64°27'40"	45.00'	50.63'	N54°47'29"E 48.00'
C6	67°22'09"	90.00'	105.82'	N56°14'44"E 99.83'



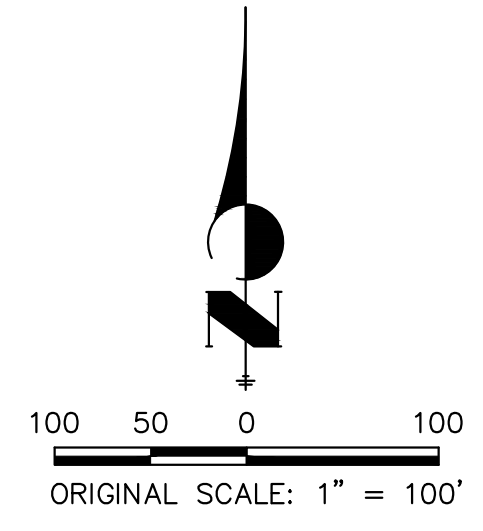
Reach out to the floodplain administrator to determine if any requirements are missing for building a road within the 100 year floodplain boundary. Contact info: Keith Curtis, keith@pprbd.org. Include correspondence in the next submittal.

This is not likely to be a feasible access location due to the topography of the site.

Revise final plat to show 50' boundary setback from ravines and no build zone per the Soils Report on page 15.

It may be beneficial to establish more concrete access easements in specific areas for Lots 2 and 3, which have significant limitations on the north sides due to the topography of the site. It is not clear how Lot 3 will obtain access.

It may also be beneficial to establish building envelopes for these lots due to the significant environmental hazards. The building envelope will need to be set back beyond the 50 ft. setback from the ravines.



update to show complete driveway on plat, as well as required turnout.

CANYON CREEK RANCH  
JOB NO. 25322.00  
DECEMBER 6, 2024  
SHEET 2 OF 3



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

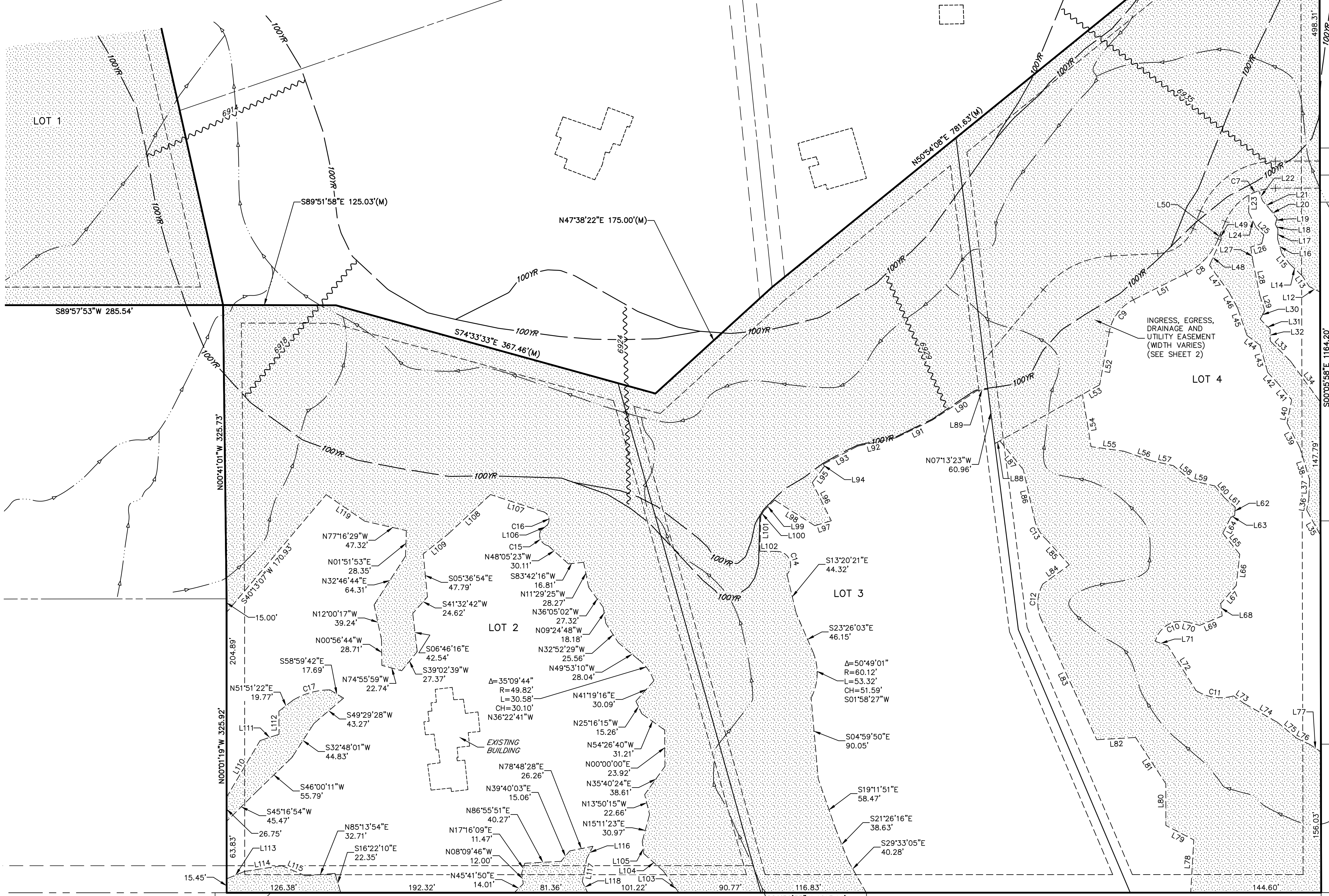
# CANYON CREEK RANCH

## FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

**LEGEND**

- BOUNDARY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT LINE
- 100YR 100 YEAR FLOOD PLAIN (SEE GENERAL NOTE)
- SWALE
- DRAINAGE EASEMENT  
NO BUILD AND NO STORAGE OF MATERIALS  
(SEE SHEET 3)



**LINE TABLE**

LINE	BEARING	DISTANCE
L12	N63°09'15"W	13.51'
L13	N32°51'49"W	13.83'
L14	N46°18'49"W	19.72'
L15	N37°45'31"W	13.98'
L16	N16°08'38"W	17.34'
L17	N02°34'55"E	10.60'
L18	N28°29'50"W	6.33'
L19	N17°05'04"E	6.64'
L20	N37°32'24"W	13.51'
L21	N41°30'34"W	11.72'
L22	N20°52'31"W	12.00'
L23	S01°00'26"W	19.32'
L24	S26°19'16"E	18.65'
L25	S46°32'20"E	11.79'
L26	S73°11'19"W	12.66'
L27	S08°55'25"E	17.50'
L28	S11°28'31"E	37.30'
L29	S18°07'36"E	17.48'
L30	S28°08'47"W	10.73'
L31	S44°00'29"E	15.77'

**LINE TABLE**

LINE	BEARING	DISTANCE
L32	S00°49'52"E	12.93'
L33	S45°06'20"E	31.64'
L34	S36°07'57"E	56.07'
L35	N28°41'00"W	31.99'
L36	N10°17'50"E	13.07'
L37	N02°24'15"E	20.87'
L38	N16°55'07"W	36.64'
L39	N27°23'35"W	31.10'
L40	N11°12'52"E	26.23'
L41	N39°46'33"W	22.58'
L42	N42°42'03"W	17.86'
L43	N15°44'09"W	31.26'
L44	N52°52'14"W	18.12'
L45	N18°58'56"W	31.79'
L46	N28°34'51"W	20.89'
L47	N36°00'55"W	36.13'
L48	N24°06'27"E	31.68'
L49	N07°05'40"W	6.43'
L50	S22°33'39"W	6.54'
L51	S63°25'50"W	65.08'

**LINE TABLE**

LINE	BEARING	DISTANCE
L52	S10°18'01"W	59.40'
L53	S60°39'25"W	21.87'
L54	S09°34'07"E	35.35'
L55	S82°10'48"E	36.57'
L56	S70°58'30"E	33.26'
L57	S77°27'27"E	24.16'
L58	S50°13'12"E	25.93'
L59	S77°19'22"E	26.56'
L60	S39°15'45"E	17.12'
L61	S49°01'42"E	15.78'
L62	S04°07'30"W	9.27'
L63	S62°10'02"W	4.99'
L64	S26°51'29"W	19.35'
L65	S38°47'39"E	30.05'
L66	S06°26'39"W	34.85'
L67	S40°44'37"W	26.33'
L68	S06°31'33"E	13.88'
L69	S67°13'12"W	26.96'
L70	N74°58'18"W	13.70'
L71	S70°28'29"E	14.69'

**LINE TABLE**

LINE	BEARING	DISTANCE
L72	S32°13'26"E	58.64'
L73	S54°33'43"E	13.97'
L74	S60°26'45"E	42.86'
L75	S50°22'10"E	27.82'
L76	S64°41'22"E	16.38'
L77	S55°58'14"E	14.45'
L78	N03°21'27"E	58.57'
L79	N62°32'51"W	34.89'
L80	N00°04'13"W	46.17'
L81	N33°07'50"W	61.26'
L82	S86°41'41"W	43.14'
L83	N24°46'20"W	146.34'
L84	N54°02'20"E	36.42'
L85	N42°03'36"W	36.92'
L86	N12°39'09"W	57.08'
L87	N39°09'13"W	41.28'
L88	S60°39'25"W	6.46'
L89	S81°09'03"W	12.67'
L90	S56°33'54"W	58.66'
L91	S64°00'53"W	44.63'

**LINE TABLE**

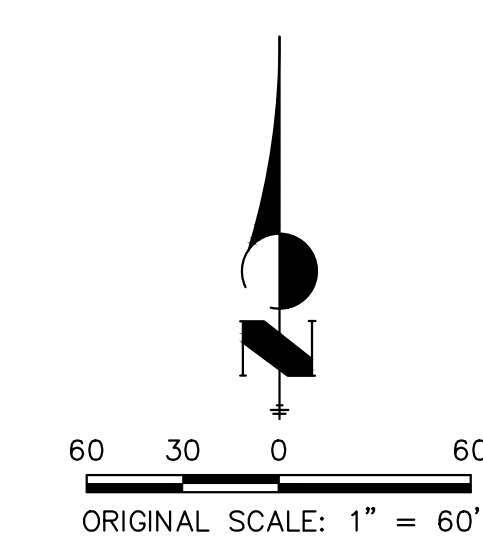
LINE	BEARING	DISTANCE
L92	S77°38'33"W	43.83'
L93	S62°12'29"W	42.90'
L94	S25°40'00"E	2.75'
L95	S36°58'27"W	22.39'
L96	S26°30'46"E	47.29'
L97	S73°11'12"W	19.02'
L98	N57°32'54"W	52.84'
L99	S45°40'08"W	16.45'
L100	S31°04'55"W	6.99'
L101	S01°35'06"W	39.20'
L102	S89°21'00"E	19.33'
L103	N35°44'40"W	29.74'
L104	N48°28'10"W	28.93'
L105	N06°50'49"W	13.62'
L106	N49°01'03"E	10.40'
L107	N71°51'33"W	59.69'
L108	S47°00'24"W	64.29'
L109	S51°23'38"W	35.25'
L110	N30°35'22"E	72.80'
L111	N71°37'08"E	22.16'

**LINE TABLE**

LINE	BEARING	DISTANCE
L112	N00°21'33"W	25.53'
L113	N67°31'04"E	21.57'
L114	N81°22'08"E	41.65'
L115	S66°59'14"E	28.67'
L116	S26°40'06"W	15.42'
L117	S11°08'48"W	25.81'
L118	S25°44'22"E	13.71'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C7	11°15'19"	60.00'	11.79'	S66°22'20"W 11.77'
C8	40°52'11"	75.00'	53.50'	S42°59'45"W 52.37'
C9	53°07'49"	50.00'	46.37'	S36°51'56"W 44.72'
C10	91°13'43"	29.23'	46.54'	S59°24'50"W 41.77'
C11	48°40'38"	50.92'	43.26'	S81°49'43"E 41.97'
C12	53°33'02"	44.00'	41.12'	N02°00'11"E 39.64'
C13	34°26'11"	44.30'	26.63'	N31°23'32"W 26.23'
C14	132°44'12"	15.07'	34.90'	S22°58'54"E 27.61'
C15	101°32'41"	12.07'	21.39'	N27°31'12"W 18.70'
C16	115°56'35"	9.52'	19.27'	N23°44'11"W 16.15'
C17	30°58'20"	79.77'	43.12'	N74°19'56"E 42.60'



CANYON CREEK RANCH  
JOB NO. 25322.00  
DECEMBER 6, 2024  
SHEET 3 OF 3

**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com