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 BEARINGS: 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 3.25ø 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:

1. S89°51'58"E A DISTANCE OF 125.03 FEET;
2. S74°33'33"E A DISTANCE OF 367.46 FEET;
3. N47°38'22"E A DISTANCE OF 175.00 FEET;
4. 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.

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)
)SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY

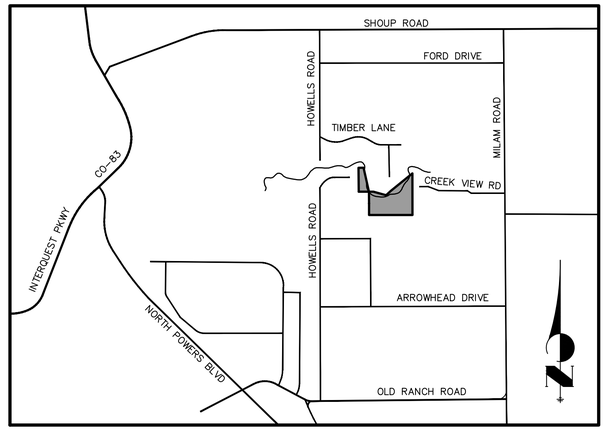
_____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL_____
NOTARY PUBLIC

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.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. 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.
2. 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
3. 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.
4. 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 _____.
5. 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.
6. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. A NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
14. 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.
15. 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 WITHDRAWL LIMITS, AND THUS A REDUCTION IN WATER AVAILABILITY.
16. 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.
17. 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., PREBLES MEADOW JUMPING MOUSE).
18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
19. 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.
20. 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:

21. 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. 24-377), 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.
22. LOTS 1-3 HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARD. FURTHER INFORMATION CAN BE FOUND IN THE REPORT TITLED SOILS AND GEOLOGY STUDY FOR CANYON CREEK RANCH BY ROCKY MOUNTAIN GROUP IN JANUARY 9, 2025.

    LIST OF HAZARDS FOR ALL LOTS: COMPRESSIBLE SOILS, EXPANSIVE SOILS/BEDROCK, FLOOD PRONE AREAS, SEASONALLY WET AREAS WITHIN KETTLE CREEK FEMA 100 YEAR FLOODPLAIN, UNSTABLE OR POTENTIALLY UNSTABLE SLOPES ALONG THE BANKS OF KETTLE CREEK, SEISMICITY, AND RADON.

    MITIGATION MEASURES INCLUDE THE DESIGNATION OF NO BUILD AREAS ON SITE FOR AREAS OF STEEP SLOPE IN THE RAVINES, THESE AREAS ARE HIGHLIGHTED ON THIS PLAT AND INCLUDE A 50' SETBACK. MITIGATION MEASURES FOR THE FLOOD PRONE AREAS, SEASONALLY WET AREAS WITH KETTLE CREEK, AND THE POTENTIALLY UNSTABLE CREEK BANKS INCLUDE A 14-FOOT SETBACK FROM TOP OF ALL CREEK BANKS AND 50-FOOT SETBACK FROM THE 100-YEAR FLOODPLAIN.
23. 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.
24. LOT 2 SHALL BE ACCESSED BY A SHARED DRIVEWAY IN THE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT ON LOT 3. A SHARED MAINTENANCE AGREEMENT AS RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER WILL BE REQUIRED FOR THE SHARED DRIVEWAY, RETAINING WALL(S), & CULVERT LOCATED ON LOTS 2 & 3.
25. ONCE THE LOCATION OF THE RESIDENCES ARE DETERMINED, A SITE SPECIFIC SUBSURFACE SOIL INVESTIGATION WILL BE REQUIRED FOR LOTS 2 AND 3. THE REPORT SHOULD CONSIDER AN EROSIONAL SETBACK FROM THE BANKS OF KETTLE CREEK. IF AN EROSIONAL SETBACK OF 14 FEET, FROM THE TOP OF THE CREEK/RAVINE OR MORE IS NOT UTILIZED, THE FOUNDATION SYSTEM MAY REQUIRE THE USE OF A DEEP FOUNDATION SYSTEM CONSISTING OF DRILLED PIERS OR MICROPILES.
26. PREBELES MEADOW JUMPING MOUSE (PMJM) HABITAT SHALL NOT BE ENCROACHED UPON BY TEMPORARY OR PERMANENT CONSTRUCTION-RELATED IMPACTS RELATED TO THE CANYON CREEK RANCH PROJECT.
27. THE PERMITTED BUILDING AREAS ARE DESIGNED TO CONTAIN ALL TEMPORARY AND PERMANENT STAGING AND CONSTRUCTION-RELATED IMPACTS IN NON-PMJM HABITAT TO ENSURE NO IMPACT TO PMJM HABITAT.

SURVEYORS CERTIFICATE

I DEREK LEE VAGIAS, 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____,

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

COLORADO LICENSED
DEREK LEE VAGIAS
38578
PROFESSIONAL LAND SURVEYOR

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.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

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
JOB NO. 25322.00
OCTOBER 27, 2026
SHEET 1 OF 4

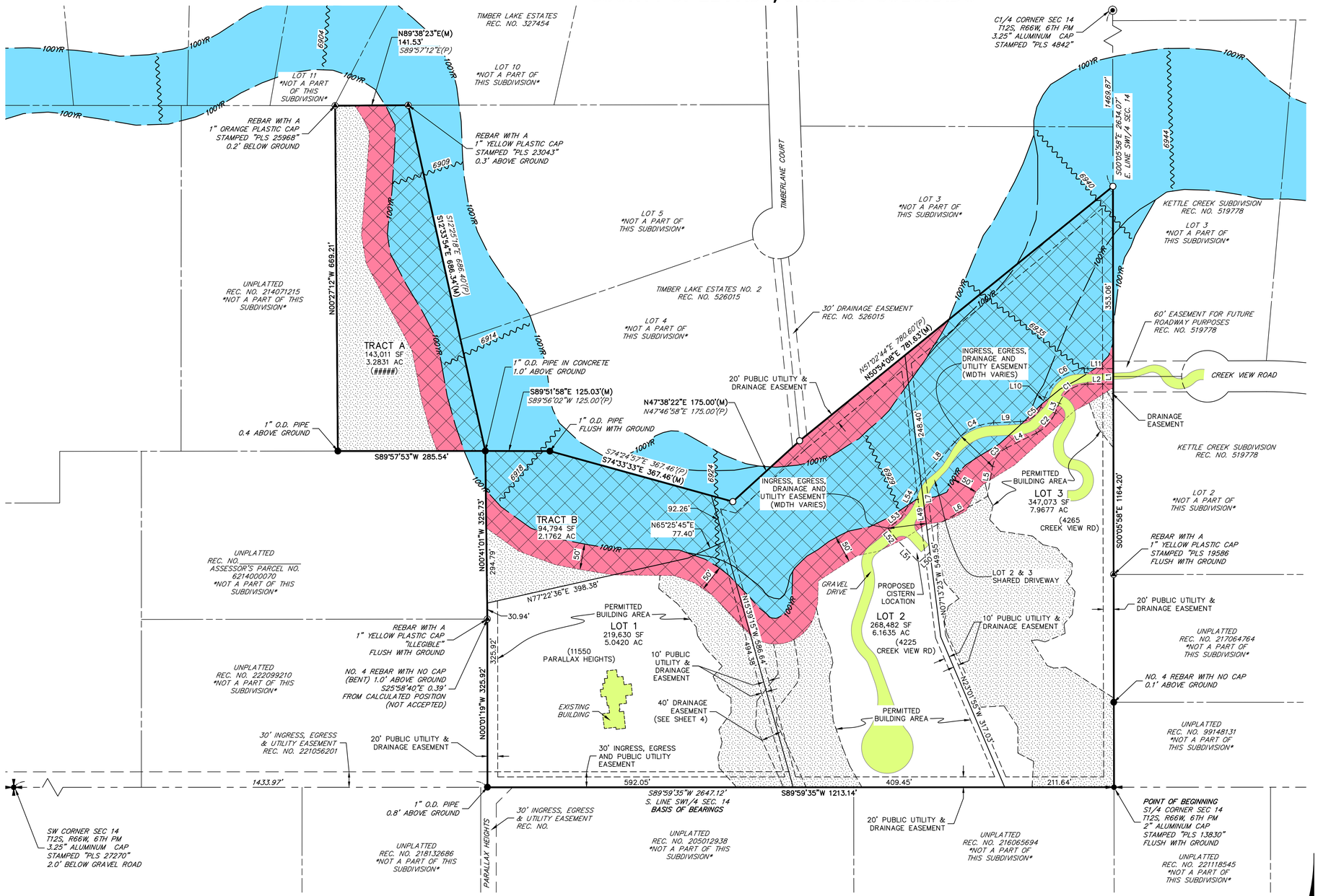
J·R ENGINEERING
A Westrian Company

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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
- PROPOSED SETBACK LINE
- 100YR / 100YR — 100-YEAR FLOODPLAIN (NO-BUILD AREA & DRAINAGE EASEMENT) (SEE GENERAL NOTE #5)
- EXISTING SWALE
- 50' SETBACK FROM THE 100-YEAR FLOODPLAIN (NO-BUILD AREA)
- PREBLES MEADOW JUMPING MOUSE HABITAT (PMJM) (SEE GENERAL NOTE #26)
- NO BUILD/NO IMPACT AND NO STORAGE OF MATERIALS (SEE SHEET 3)
- EXISTING STRUCTURES AND FEATURES

*	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'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S07°13'23"E	136.38'
L50	S47°39'18"W	29.07'
L51	N43°42'11"W	63.96'
L52	N38°05'22"W	25.00'
L53	N51°54'38"E	32.35'
L54	N29°09'19"E	79.01'

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'

100 50 0 100

ORIGINAL SCALE: 1" = 100'

CANYON CREEK RANCH
JOB NO. 25322.00
OCTOBER 27, 2026
SHEET 2 OF 4

J·R ENGINEERING
A Westrian Company

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

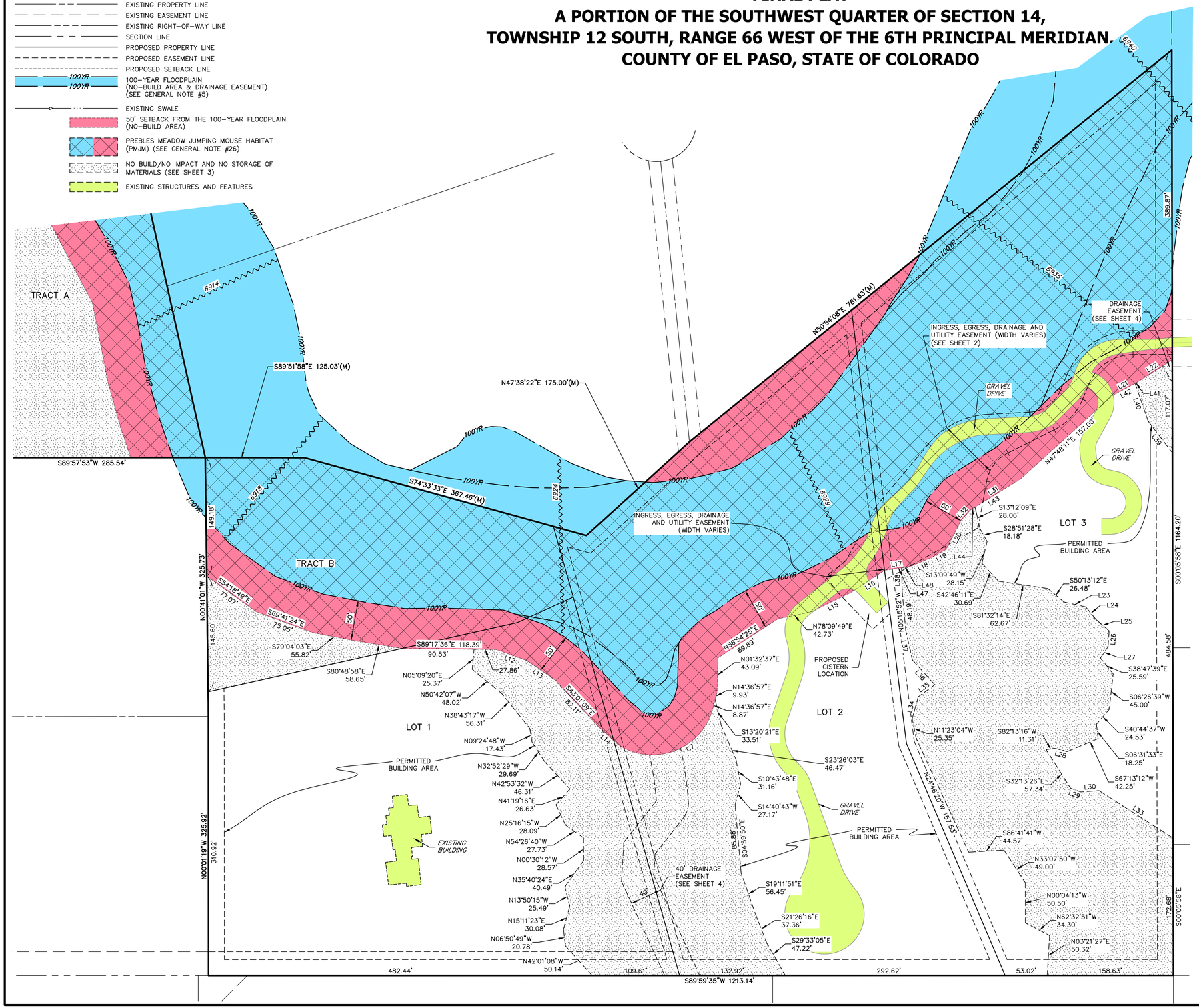
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LEGEND

- BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- 100-YEAR FLOODPLAIN (NO-BUILD AREA & DRAINAGE EASEMENT) (SEE GENERAL NOTE #5)
- EXISTING SWALE
- 50' SETBACK FROM THE 100-YEAR FLOODPLAIN (NO-BUILD AREA)
- PREBLES MEADOW JUMPING MOUSE HABITAT (PMJM) (SEE GENERAL NOTE #26)
- NO BUILD/NO IMPACT AND NO STORAGE OF MATERIALS (SEE SHEET 3)
- EXISTING STRUCTURES AND FEATURES



LINE TABLE		
LINE	BEARING	DISTANCE
L12	S70°19'48"E	41.03'
L13	S55°24'06"E	42.19'
L14	S47°14'38"E	33.21'
L15	N63°54'20"E	55.56'
L16	N56°41'50"E	50.62'
L17	N81°29'42"E	32.68'
L18	N67°24'06"E	30.15'
L19	N60°13'06"E	20.07'
L20	N27°03'32"E	40.56'
L21	N61°59'45"E	34.27'
L22	N57°25'16"E	52.93'
L23	S77°19'22"E	28.02'
L24	S39°15'45"E	20.76'
L25	S49°01'42"E	21.59'
L26	S04°07'30"W	19.99'
L27	S33°52'52"W	17.03'
L28	N74°58'18"W	15.67'
L29	S69°39'33"E	13.71'
L30	N86°00'08"E	23.09'
L33	S57°20'59"E	110.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N15°23'27"E	28.62'
L35	N54°02'20"E	25.75'
L36	N42°03'36"W	42.18'
L37	N12°39'09"W	37.79'
L38	N01°38'07"W	31.03'
L39	N37°25'02"W	50.21'
L40	N19°04'57"W	50.31'
L41	N61°59'45"E	2.44'
L42	N61°59'45"E	31.83'
L43	S58°16'26"W	66.99'
L44	S58°16'26"W	6.66'
L47	N81°29'42"E	21.66'
L48	N81°29'42"E	11.02'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C7	109°05'18"	78.93'	150.27'	N67°45'00"E 128.58'

60 30 0 60

ORIGINAL SCALE: 1" = 60'

CANYON CREEK RANCH
JOB NO. 25322.00
OCTOBER 27, 2026
SHEET 3 OF 4

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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

LINE TABLE		
LINE	BEARING	DISTANCE
L45	N29°56'12"W	24.03'
L46	N57°25'16"E	14.17'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C10	8°22'20"	399.85'	58.43'	N08°36'50"W 58.37'
C11	29°21'36"	78.93'	40.44'	N77°54'43"E 40.00'
C12	8°53'04"	439.85'	68.20'	S08°17'35"E 68.13'
C13	41°53'08"	29.42'	21.51'	S17°05'30"W 21.03'

TRACT A

TRACT B

LOT 1

LOT 2

LOT 3

S89°57'53"W 285.54'

S89°51'58"E 125.03'(M)

N47°38'22"E 175.00'(M)

N50°54'08"E 781.63'(M)

S74°33'33"E 367.46'(M)

N00°41'01"W 325.73'

N00°01'19"W 325.92'

S00°05'58"E 1164.20'

745.88'

S89°59'35"W 1213.14'

6914

6918

6924

6929

6935

6940

100YR

50'

DRAINAGE EASEMENT

INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT (WIDTH VARIES) (SEE SHEET 2)

GRAVEL DRIVE

EXISTING BUILDING

N38°02'04"E 66.40'

N03°24'48"E 49.23'

S38°02'04"W 58.02'

S03°24'48"W 26.78'

40' DRAINAGE EASEMENT

N24°36'58"W 130.16'

S24°36'58"E 138.50'

18.73'

25.27'

28.45'

L45

L46

C10

C11

C12

C13

LEGEND

- BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- SECTION LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED SETBACK LINE
- 100YR 100YR — 100-YEAR FLOODPLAIN (NO-BUILD AREA & DRAINAGE EASEMENT) (SEE GENERAL NOTE #5)
- EXISTING SWALE
- 50' SETBACK FROM THE 100-YEAR FLOODPLAIN (NO-BUILD AREA)
- PREBLES MEADOW JUMPING MOUSE HABITAT (PMJM) (SEE GENERAL NOTE #26)
- NO BUILD/NO IMPACT AND NO STORAGE OF MATERIALS (SEE SHEET 3)
- EXISTING STRUCTURES AND FEATURES

N

60 30 0 60

ORIGINAL SCALE: 1" = 60'

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SHEET 4 OF 4

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