

CANYON CREEK RANCH

FINAL PLAT
A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST, OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That GREGG CRAWFIELD, being the owner of the following described tract of land to wit:

A Tract of Land Being a Portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 12 South, Range 66 West, of the 6th P.M., El Paso County, Colorado, Described as follows;

COMMENCING at the Southwest corner of the plat of KETTLE CREEK SUBDIVISION, Reception No. 000519778 of the records of El Paso County, Colorado;

THENCE S 00°04'12" E, 412.00 feet to South 1/4 Corner of said Section 14, being the POINT OF BEGINNING;

THENCE N 89°59'46" W, 1212.84 feet along the South line of said Section 14;

THENCE N 00°02'04" E, 325.74 feet;

THENCE N 00°40'50" W, 325.64 feet to the Southwest corner of Lot 4 as platted in TIMBER LAKE ESTATES #2, Reception No. 000526015 of the records of El Paso County, Colorado;

THENCE S 89°56'33" W, 285.54 feet;

THENCE N 00°26'22" W, 669.32 feet to a point on the South line of the plat of TIMBER LAKE ESTATES, Reception No. 000327454 of the records of El Paso County, Colorado;

THENCE continuing along said South plat line, N 89°36'09" E, 141.29 feet to the Northwest corner of Lot 5 in said plat of TIMBER LAKE ESTATES #2;

THENCE S 12°34'01" E, 686.45 feet along the West line of said TIMBER LAKES ESTATES #2 to the Southwest corner of said Lot 4;

THENCE following 4 courses along the South line of said TIMBER LAKES ESTATES #2;

THENCE S 89°57'06" E, 124.90 feet;

THENCE S 74°53'43" E, 369.78 feet;

THENCE N 27°27'30" E, 175.00 feet;

THENCE N 50°43'16" E, 780.60 feet to a point on the West line of said Section 14;

THENCE continuing along said West line of KETTLE CREEK SUBDIVISION, Reception No. 000519778 of the records of El Paso County, Colorado, CONTAINING 24.654 acres more or less.

Subject to a variable width Ingress, Egress, Drainage and Utilities easement across Lot 3 and Being a Portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 12 South, Range 66 West, of the 6th P.M., El Paso County, Colorado, Described as follows;

COMMENCING at the Southwest corner of the plat of KETTLE CREEK SUBDIVISION, Reception No. 000519778 of the records of El Paso County, Colorado;

THENCE N 00°04'12" E, 369.18 feet along the West line of said KETTLE CREEK SUBDIVISION, also being the East line of said Section 14 to the POINT OF BEGINNING of this Easement;

THENCE continuing N 00°04'12" E, 30.00 feet to the North line of said Easement;

THENCE following 7 courses along the North Easement line;

THENCE S 89°55'48" W, 49.49 feet;

THENCE on a curve to the left 105.82 feet, which has a radius of 90.00 feet, a Delta Angle of 67°22'09", and a long chord bearing S 56°14'44" W, 99.83 feet;

THENCE S 22°33'39" W, 20.96 feet;

THENCE on a curve to the right 50.63 feet, which has a radius of 45.00 feet, a Delta Angle of 64°27'40", and a long chord bearing S 54°47'29" W, 48.00 feet;

THENCE S 87°01'19" W, 52.14 feet;

THENCE on a curve to the left 86.19 feet, which has a radius of 105.00 feet, a Delta Angle of 47°01'58" and a long chord bearing S 63°30'20" W, 83.79 feet;

THENCE S 39°59'21" W, 101.81 feet to the property line between Lots 2 and 3;

THENCE S 07°13'23" E, 93.49 feet along said line to the South line of said Easement;

THENCE following 7 courses along the South Easement line;

THENCE N 60°39'25" E, 133.50 feet;

THENCE N 10°18'01" E, 59.40 feet;

THENCE on a curve to the right 46.37 feet, which has a radius of 50.00 feet, a Delta Angle of 53°07'49" and a long chord bearing N 36°51'56" E, 44.72 feet;

THENCE N 63°25'50" E, 65.08 feet;

THENCE on a curve to the left 53.50 feet, which has a radius of 75.00 feet, a Delta Angle of 40°52'11" and a long chord bearing N 42°59'45" E, 52.87 feet;

THENCE N 22°33'39" E, 20.96 feet;

THENCE on a curve to the right 70.55 feet, which has a radius of 60.00 feet, a Delta Angle of 67°22'09" and a long chord bearing N 56°14'44" E, 66.55 feet;

THENCE N 89°55'48" E, 49.49 feet to the POINT OF BEGINNING of this Easement; CONTAINING 0.627 acres more or less.

Also subject to a 30 foot wide Ingress, Egress and Utilities easement across Lot 1 and Being a Portion of the South 1/2 of the Southwest 1/4 of Section 14, Township 12 South, Range 66 West, of the 6th P.M., El Paso County, Colorado, Described as follows;

COMMENCING at the Southwest corner of the plat of KETTLE CREEK SUBDIVISION, Reception No. 000519778 of the records of El Paso County, Colorado;

THENCE S 00°04'12" E, 412.00 feet to the south 1/4 Corner of said Section 14;

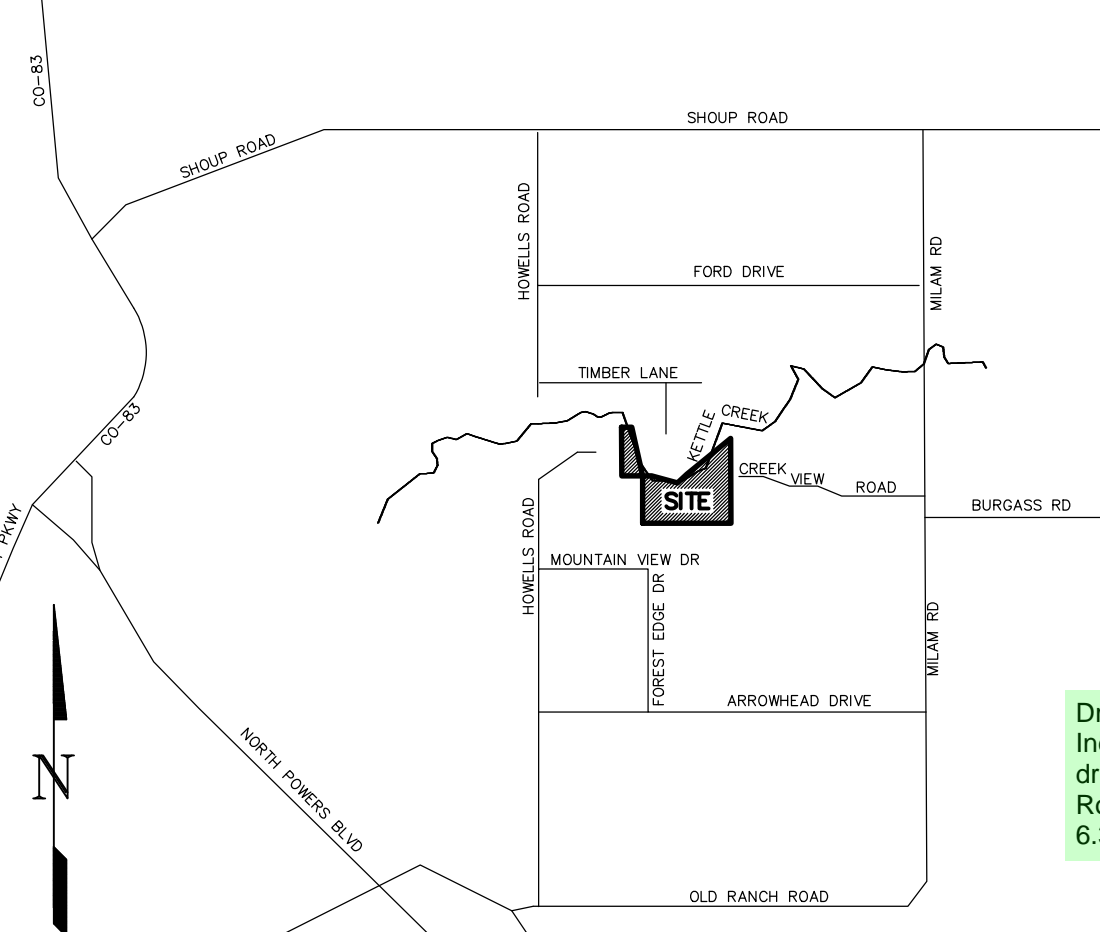
THENCE N 89°59'46" W, 620.81 feet to the Southeast corner of Lot 1, being the POINT OF BEGINNING of this Easement;

THENCE continuing N 89°59'46" W, 592.02';

THENCE N 00°02'04" E, 30.00';

THENCE S 89°59'46" E, 583.59 feet;

THENCE S 15°39'14" E, 31.16 feet to the POINT OF BEGINNING of this Easement; CONTAINING 0.45 acres more or less.



Note Regarding Stormwater Drainage: 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.

Environmental: 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, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).

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

Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.

Add the following notes: 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.

- List of symbols: Circle indicates survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #18465. Square indicates recovered survey monument as noted. Asterisk indicates Not a Part of this Subdivision.
List of notes: 1. Basis of Bearings... A Portion of the South line of Section 14, Township 14 South, Range 66 West, 6th P.M. monumented as shown and assumed to bear North 89°59'46" West, a distance of 1212.84 feet.
2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record.

SCHEDULE B - 2 EXCEPTIONS:

- Item 8 - Right of Way and/or Easement, given to MOUNTAIN VIEW ELECTRIC for electrical purposes recorded August 27, 1968 in Book 2250 at Page 687... "blanket easement condition".
Item 10 - Right of Way and/or Easement, given to EL PASO COUNTY MUTUAL TELEPHONE COMPANY for communication purposes recorded August 17, 1973 in Book 2614 at Page 372... "blanket easement condition".
Items 1 through 7, and Items 11 through 13, were not examined or addressed by LDC, Inc.
Item 9 does not affect Lots 1 thru 4.

- 3. The addresses exhibited on this plat () are for informational purposes only. They are not the legal description and are subject to change.
4. The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway on a public road.
5. The following reports have been submitted 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.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, Portions of this Plat fall within Flood Insurance Rate Map Numbers 08041C0295 G, 08041C0315 G, 08041C0507 G and 08041C0526 G, all with effective dates of December 7, 2018. FIRM data indicates the majority of area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain), but also indicates that portions along Kettle Creek fall within Zone AE, a Regulatory Floodway area.
7. 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 a specially designed system prior to permit approval.
8. 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.
9. Easements are as shown hereon with sole responsibility for maintenance hereby vested with the individual property owners.
10. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

- 11. 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. Applicants, the Home Owners Association, 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 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.

- 2. The property owner, its successors and assigns, and all future lot owners in this developer are hereby on notice that they may be required to comply with applicable rules, if any, of El Paso County 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.

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.

Soil and Geologic Conditions: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances). 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 4: No driveway shall be established unless an access permit has been granted by El Paso County.

Revise to "Planning and Community Development"

Please update this note to include fire protection report and OWTS report.

Include a note identifying the purposes of the tracts

Include the following information: Name, address and telephone number of the owner of record located in the lower right hand corner.

Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet,

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),

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"

EASEMENTS:

Unless otherwise shown, both sides of all side lot lines and common rear lot lines are hereby platted with a ten (10) feet wide public utilities and drainage easement on each side and a twenty (20) feet wide public utilities and drainage easement on the subdivision boundary lines. Said easements are hereby dedicated to the public for installation and maintenance of public utilities and drainage facilities as shown hereon, with the sole responsibility for maintenance being vested with the property owners.

DEDICATION:

The undersigned, being all the owners, mortgages, 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 said tract of land. All public improvements so plated are hereby dedicated to public use and 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 WITNES:

The foregoing is the true and correct copy of the original of the foregoing instrument as the same appears from the records of the County Clerk and Recorder of El Paso County, Colorado.
Witness my hand and official seal this day of 20__ at the City of El Paso, Colorado.
By: Owners/Mortgagee (Signature)
By: Title:
ATTEST: (if corporation)
Secretary/Treasurer
STATE OF COLORADO
COUNTY OF EL PASO
Acknowledged before me this day of 200__ by
The above and of
My commission expires
Witness my hand and official seal
Notary Public
Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Address
Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.
(My Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)
My commission

SURVEYOR'S CERTIFICATION:

I, Daniel L. Kull, 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 the 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
Daniel L. Kull Colorado registered PLS #

SUBJECT TO FINAL COUNTY APPROVAL

APPROVALS:

This Board of County Commissioners Certificate is hereby approved by the Board of County Commissioners on this 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, easements: list those applicable) 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.
Approved: Chair, Board of County Commissioners Date
Chairman

RECORDING:

STATE OF COLORADO
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 under Reception No. of the records of El Paso County, Colorado.
Chuck Broerman, Clerk and Recorder
BY: Deputy

Add PCD File No. MS2213

NOTICE: According to Colorado law you must commence any legal action based upon any error on this plat 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

CALL BEFORE YOU DIG... 811... DIAL 811... AS PART OF THE PREPARED FOR THE CITY OF COLORADO

Table with columns: No., Description, Date, By.

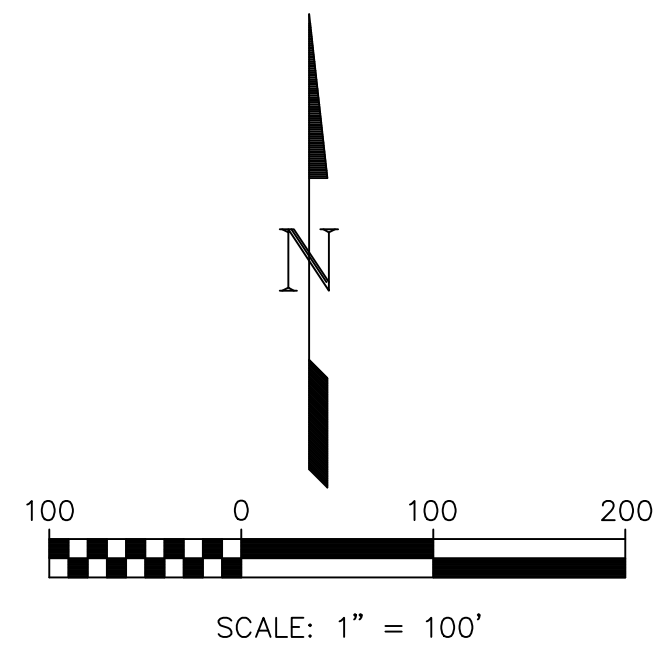
H Scale: NONE V Scale: NONE Designed By: DLK Drawn By: DAS Checked By: WCS

Land Development Consultants, Inc. PLANNING • SURVEYING

CANYON CREEK RANCH FINAL PLAT A PORTION OF THE SOUTH 1/2 OF THE S.W. 1/4, SECTION 14, T. 12 S., R. 66 W., OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO Project No.: 21 Sheet: 1 of 2

CANYON CREEK RANCH

FINAL PLAT
A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST, OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO



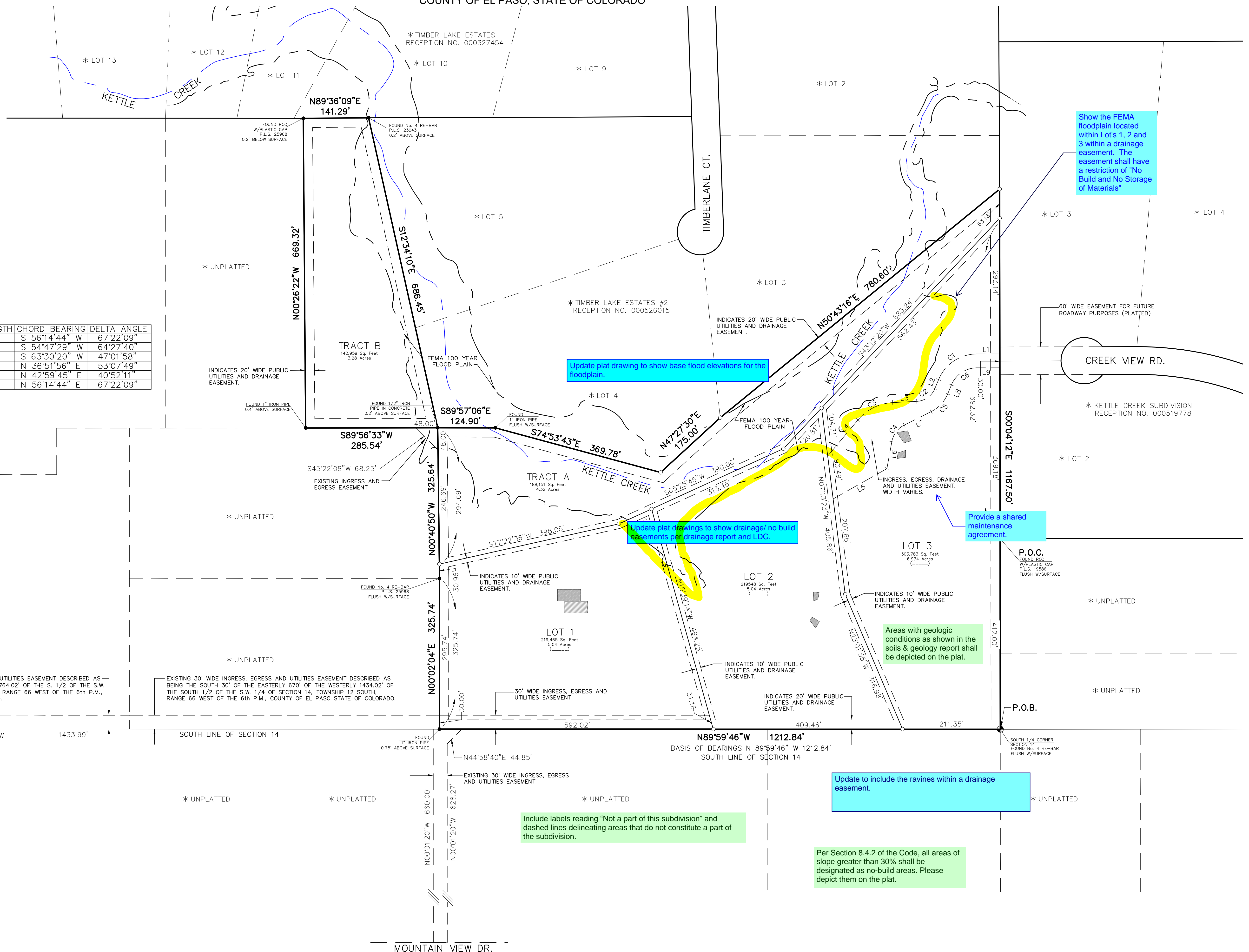
LEGEND:
C# - INDICATES CURVE NUMBER
L# - INDICATES LINE NUMBER
[Symbol] INDICATES PROPOSED LOCATIONS OF PRIMARY AND SECONDARY SANITARY LEACH FIELD
[Symbol] INDICATES APPROX. LOCATION OF EXISTING SANITARY LEACH FIELD.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°55'48" W	49.49'
L2	S 22°33'39" W	20.96'
L3	S 87°01'19" W	52.14'
L4	S 39°59'21" W	101.81'
L5	N 60°39'25" E	133.40'
L6	N 10°18'01" W	59.40'
L6	N 63°25'50" E	65.08'
L7	N 22°33'39" E	20.96'
L8	N 89°55'48" E	49.49'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	90.00'	105.82'	99.83'	S 56°14'44" W	67°22'09"
C2	45.00'	50.63'	48.00'	S 54°47'29" W	64°27'40"
C3	105.00'	86.19'	83.79'	S 63°30'20" W	47°01'58"
C4	50.00'	46.37'	44.72'	N 36°51'56" E	53°07'49"
C5	75.00'	53.50'	52.37'	N 42°59'45" E	40°52'11"
C6	60.00'	70.55'	66.55'	N 56°14'44" E	67°22'09"



NOTICE: According to Colorado law you must commence any action to enforce any defect in this subdivision within three years after you first discover such defect. In no event may any action based on this survey be commenced more than ten years from the date of the certification.

811
CALL BEFORE YOU DIG
DIAL 811
FOR LOCATING AND MARKING UTILITY LOCATIONS FOR GROUND AND WATER

REVISIONS

No.	Description	By	Date

H Scale: NONE
V Scale: NONE
Designed By: DUK
Drawn By: DAS
Checked By: WCS
Date: 12/20/2020

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