

# 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 CAWLFIELD, 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 plat of KETTLE CREEK SUBDIVISION and East line of said Section 14;

THENCE continuing along said West line of KETTLE CREEK SUBDIVISION and East line of said Section 14, S 00°04'12" E, 1167.50 feet to the POINT OF BEGINNING. 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;

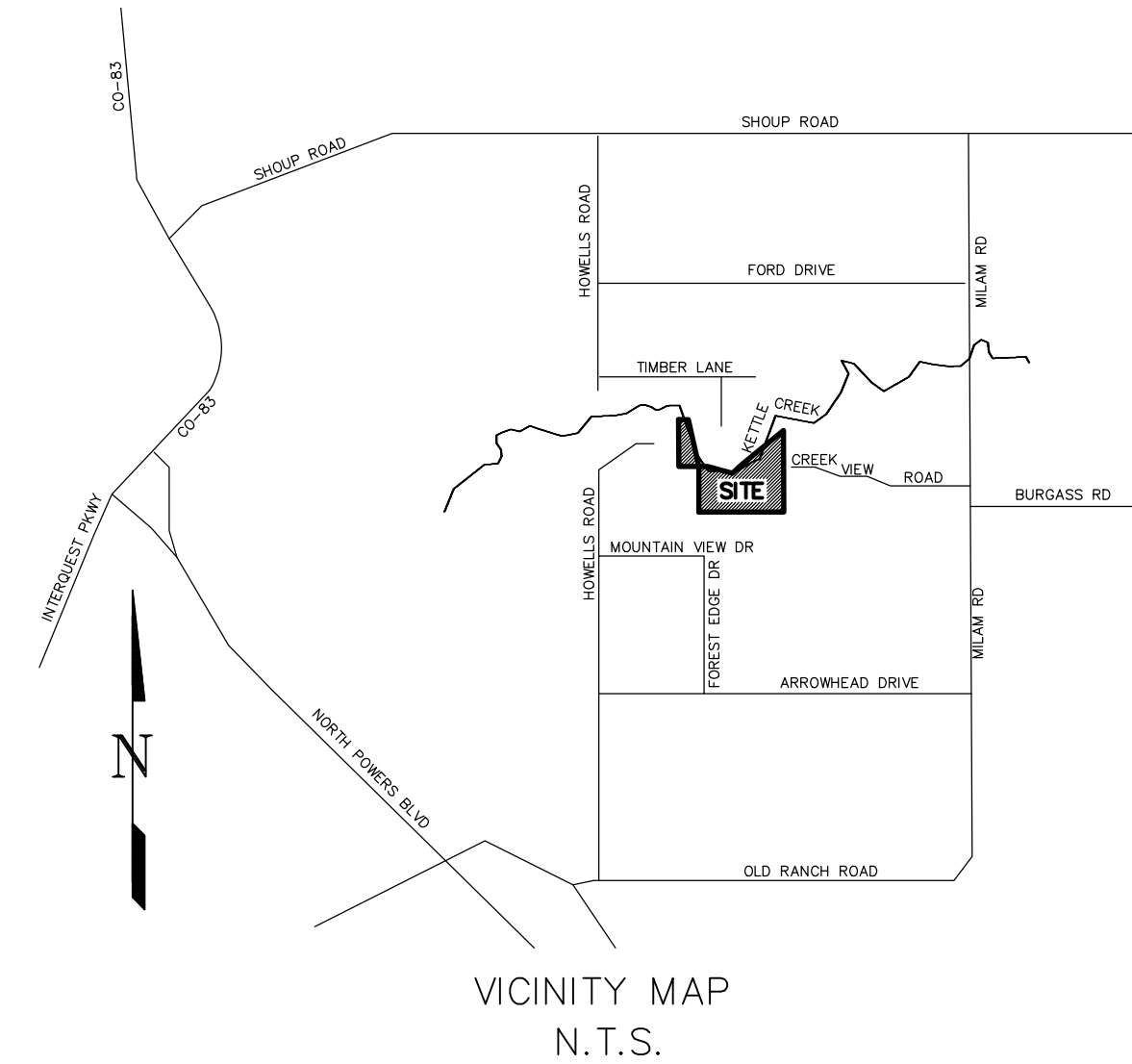
THENCE N 89°59'46" W, 620.81 feet to the Southeast corner of Lot 1, being the POINT OF BEGINNING;

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.



### NOTES:

- - Indicates survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #18465.
- - Indicates recovered survey monument as noted.
- \* - Indicates Not a Part of this Subdivision.

- 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.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, issued by STEWART TITLE GUARANTY COMPANY Policy No. 0-9301-005077655 dated March 22, 2021.

### 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.
- The addresses exhibited on this plat (\_\_\_\_\_) are for informational purposes only. They are not the legal description and are subject to change.
- The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway on a public road.
- 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.
- 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.
- 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.
- 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.
- Easements are as shown hereon with sole responsibility for maintenance 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. 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.
- 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.

### 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 above owner has caused said tract of land to be surveyed and platted into lots, tracts and driveway easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots, tracts and easements, and which tract so platted shall be known as CANYON CREEK RANCH, El Paso County, Colorado. The road easements as platted are hereby dedicated to private use.

### IN WITNESS WHEREOF:

The aforementioned, GREGG CAWLFIELD, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

By \_\_\_\_\_ GREGG CAWLFIELD

### NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by GREGG CAWLFIELD.

Witness my hand and seal \_\_\_\_\_

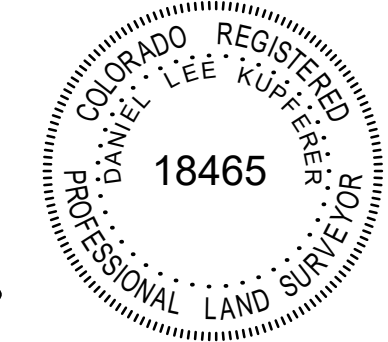
Address \_\_\_\_\_

My commission expires \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

Daniel L. Kupferer Date  
Colorado Professional Land Surveyor No. 18465



PRELIMINARY COPY  
SUBJECT TO FINAL  
COUNTY APPROVAL

### APPROVALS:

This subdivision was approved by the El Paso County Planning and Community Development Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Craig Dossey, Executive Director

Approved by the Board of County Commissioners of El Paso County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman

### RECORDING:

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 under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

\_\_\_\_\_  
Chuck Broerman, Clerk and Recorder

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

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

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

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 three years after the date of this survey.

CALL BEFORE YOU DIG . . .  
**811**  
DIAL 811  
AN INTER-CONNECTED SERVICE FOR UTILITY LOCATIONS

No.	Description	By	Date

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



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

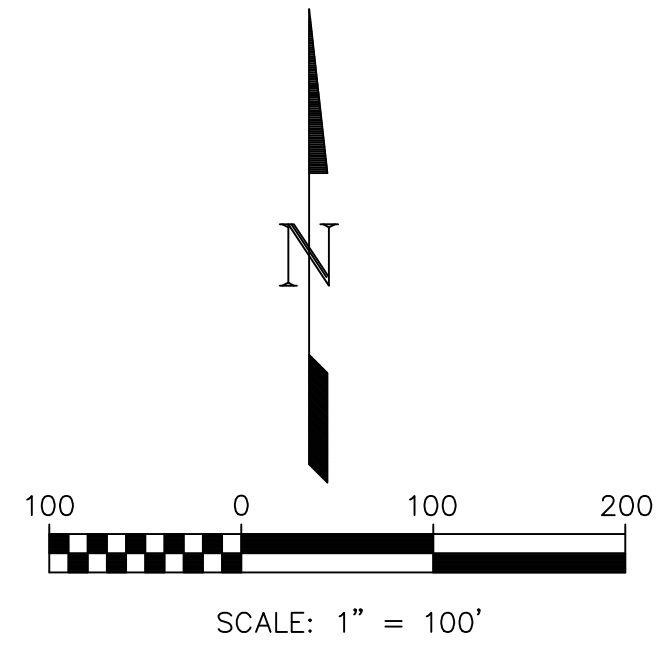
Project No.: \_\_\_\_\_

Sheet: \_\_\_\_\_ 21

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



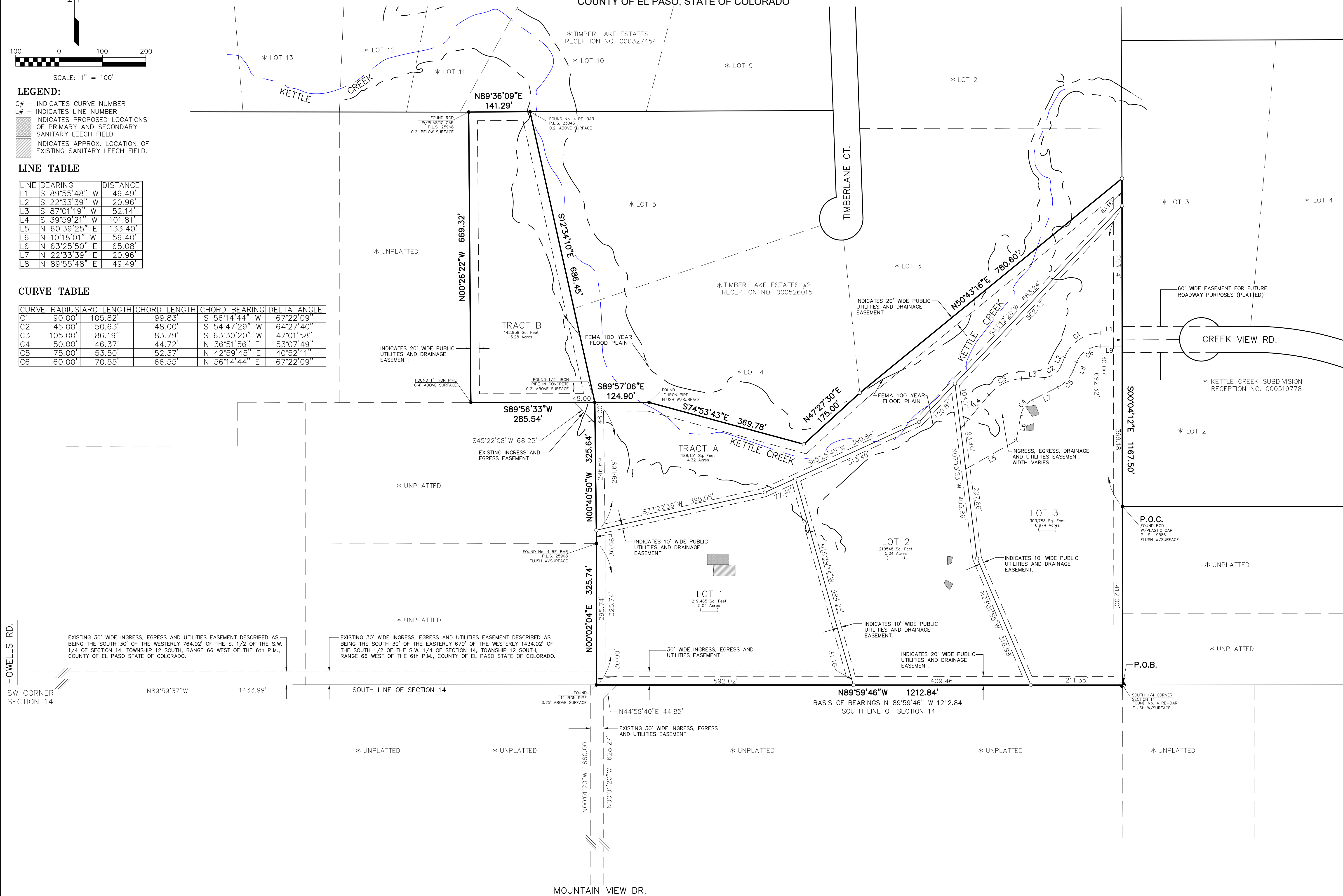
**LEGEND:**  
 C# - INDICATES CURVE NUMBER  
 L# - INDICATES LINE NUMBER  
 [Symbol] INDICATES PROPOSED LOCATIONS OF PRIMARY AND SECONDARY SANITARY LEACH FIELD  
 [Symbol] INDICATES APPROX. LOCATION OF EXISTING SANITARY LEACH FIELD.

**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 this plat within three years after you first discover such defect. In no event may any action based on this plat be commenced more than ten years from the date of the certification.

CALL BEFORE YOU DIG ...  
**811**  
 DIAL 811  
 48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER.

**REVISIONS**

No.	Description	By	Date

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

**Land Development Consultants, Inc.**  
 PLANNING • SURVEYING  
 www ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-8848  
 3888 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

**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