

From: Amy Vanderbeek amy@pprbd.org
Subject: RE: Rolling Ridge Filing 1 Final Plat Review
Date: January 21, 2021 at 2:17 PM
To: David Jones chipita1@comcast.net
Cc: Carl Turse carturse@icloud.com

I have stamped off on the mylar.

I will be looking for the check in the mail. Thank you

Chuck Broerman
03/17/2021 11:20:08 AM
Doc \$0.00 5
Rec \$33.00 Pages

El Paso County, CO



221052509

Amy Vanderbeek
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2930 **E:** Amy@pprbd.org **W:** 719-327-2953

Please see the following link for Electronic plan submittal help.

<https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/Helpful%20Plan%20Submittal%20Links%209-14-20.pdf>



From: David Jones <chipita1@comcast.net>
Sent: Wednesday, January 20, 2021 3:41 PM
To: Amy Vanderbeek <amy@pprbd.org>
Cc: Carl Turse <carturse@icloud.com>
Subject: Rolling Ridge Filing 1 Final Plat Review

Hi Amy,

The developers of the Rollin Ridge Filing No. 1 subdivision are currently in the process of recording the subdivision's Final Plat. Attached is a copy of the Final Plat for your review and address approval.

Also attached is a copy of the application review fee in the amount of \$180.00 which I will put in today's mail. The fee is based upon 16 lots at \$10.00 per lot and 2 tracts at \$10.00 per tract.

I may not be totally up to date on PPRB's virus protocols so please let me know if there is anything else I need to be doing to facilitate Enumeration's review of this plat.

Thanks for the help.

Dave Jones

DAVE BONES
LAND RESOURCE ASSOCIATES
719.660.1184
chipita1@comcast.net

CAUTION: - This is an external email. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.



PDF

**Rollin Ridge
10.15.20.pdf**

ROLLIN RIDGE FILING NO. 1 LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, LINDSEY COMPANY, CO., INC., HAVE, MANAGED, UNDER THE ORDER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND BEING PARCELS 1 AND PARCELS 2 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE UNDERSIGNED, LINDSEY COMPANY, CO., INC., HAVE, MANAGED, UNDER THE ORDER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

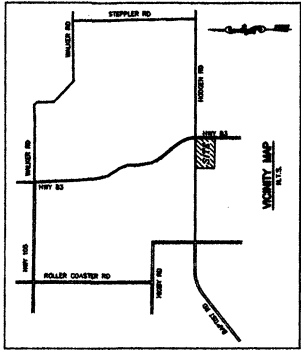
A TRACT OF LAND BEING PARCELS 1 AND PARCELS 2 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE UNDERSIGNED, LINDSEY COMPANY, CO., INC., HAVE, MANAGED, UNDER THE ORDER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A TRACT OF LAND BEING PARCELS 1 AND PARCELS 2 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE UNDERSIGNED, LINDSEY COMPANY, CO., INC., HAVE, MANAGED, UNDER THE ORDER OF THE FOLLOWING DESCRIBED TRACT OF LAND:



PLAT MAP

BOARD OF COUNTY COMMISSIONERS' CERTIFICATE

I, _____, CLERK OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS THE PROPERTY OF _____ AS SHOWN BY THE PLAT MAP ATTACHED HERETO, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE DESCRIBED IN THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND THAT THE UNDERSIGNED HAS REVIEWED THE PLAT MAP AND THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND IS SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE EL PASO COUNTY ORDINANCE RELATIVE TO THE MORTGAGE OF REAL ESTATE, AND THAT THE INSTRUMENT DESCRIBED IN THE FOREGOING IS VALID AND EFFECTIVE AS TO THE MORTGAGE INTEREST THEREIN.

DATE: _____

POD DIRECTOR CERTIFICATE

I, _____, DIRECTOR OF THE EL PASO COUNTY, COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS THE PROPERTY OF _____ AS SHOWN BY THE PLAT MAP ATTACHED HERETO, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE DESCRIBED IN THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND THAT THE UNDERSIGNED HAS REVIEWED THE PLAT MAP AND THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND IS SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE EL PASO COUNTY ORDINANCE RELATIVE TO THE MORTGAGE OF REAL ESTATE, AND THAT THE INSTRUMENT DESCRIBED IN THE FOREGOING IS VALID AND EFFECTIVE AS TO THE MORTGAGE INTEREST THEREIN.

DATE: _____

SURVEYOR'S CERTIFICATION

I, _____, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS THE PROPERTY OF _____ AS SHOWN BY THE PLAT MAP ATTACHED HERETO, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE DESCRIBED IN THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND THAT THE UNDERSIGNED HAS REVIEWED THE PLAT MAP AND THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND IS SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE EL PASO COUNTY ORDINANCE RELATIVE TO THE MORTGAGE OF REAL ESTATE, AND THAT THE INSTRUMENT DESCRIBED IN THE FOREGOING IS VALID AND EFFECTIVE AS TO THE MORTGAGE INTEREST THEREIN.

DATE: _____

EL PASO COUNTY, COLORADO

FILE NO. _____

RECORDED IN BOOK _____ PAGE _____

DATE OF RECORDING _____

EASEMENTS

I, _____, OWNER OF THE LAND BEING PARCELS 1 AND PARCELS 2 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS THE PROPERTY OF _____ AS SHOWN BY THE PLAT MAP ATTACHED HERETO, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE DESCRIBED IN THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND THAT THE UNDERSIGNED HAS REVIEWED THE PLAT MAP AND THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND IS SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE EL PASO COUNTY ORDINANCE RELATIVE TO THE MORTGAGE OF REAL ESTATE, AND THAT THE INSTRUMENT DESCRIBED IN THE FOREGOING IS VALID AND EFFECTIVE AS TO THE MORTGAGE INTEREST THEREIN.

DATE: _____

FLOOD PLAIN CERTIFICATION

I, _____, CLERK OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS NOT A FLOOD PLAIN AS SHOWN BY THE PLAT MAP ATTACHED HERETO, AND THAT THE SAME IS SUBJECT TO THE MORTGAGE DESCRIBED IN THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND THAT THE UNDERSIGNED HAS REVIEWED THE PLAT MAP AND THE INSTRUMENT DESCRIBED IN THE FOREGOING, AND IS SATISFIED THAT THE SAME COMPLY WITH THE REQUIREMENTS OF THE EL PASO COUNTY ORDINANCE RELATIVE TO THE MORTGAGE OF REAL ESTATE, AND THAT THE INSTRUMENT DESCRIBED IN THE FOREGOING IS VALID AND EFFECTIVE AS TO THE MORTGAGE INTEREST THEREIN.

DATE: _____

NOTES:

1) ALL EASEMENTS MUST BE ACCORDING TO THE INSTRUMENTS, A LISTING OF WHICH IS SET FORTH IN THE INSTRUMENT COVERED BY THIS FILING. THE INSTRUMENTS MUST BE FILED WITH THE FILING. THE INSTRUMENTS MUST BE FILED WITH THE FILING. THE INSTRUMENTS MUST BE FILED WITH THE FILING.

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NOTES (CONT'D):

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ROLLIN RIDGE FILING NO. 1 - PT. N1/2 N1/2 SEC. 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KAMILLI SURVEYS, LLC

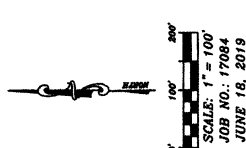
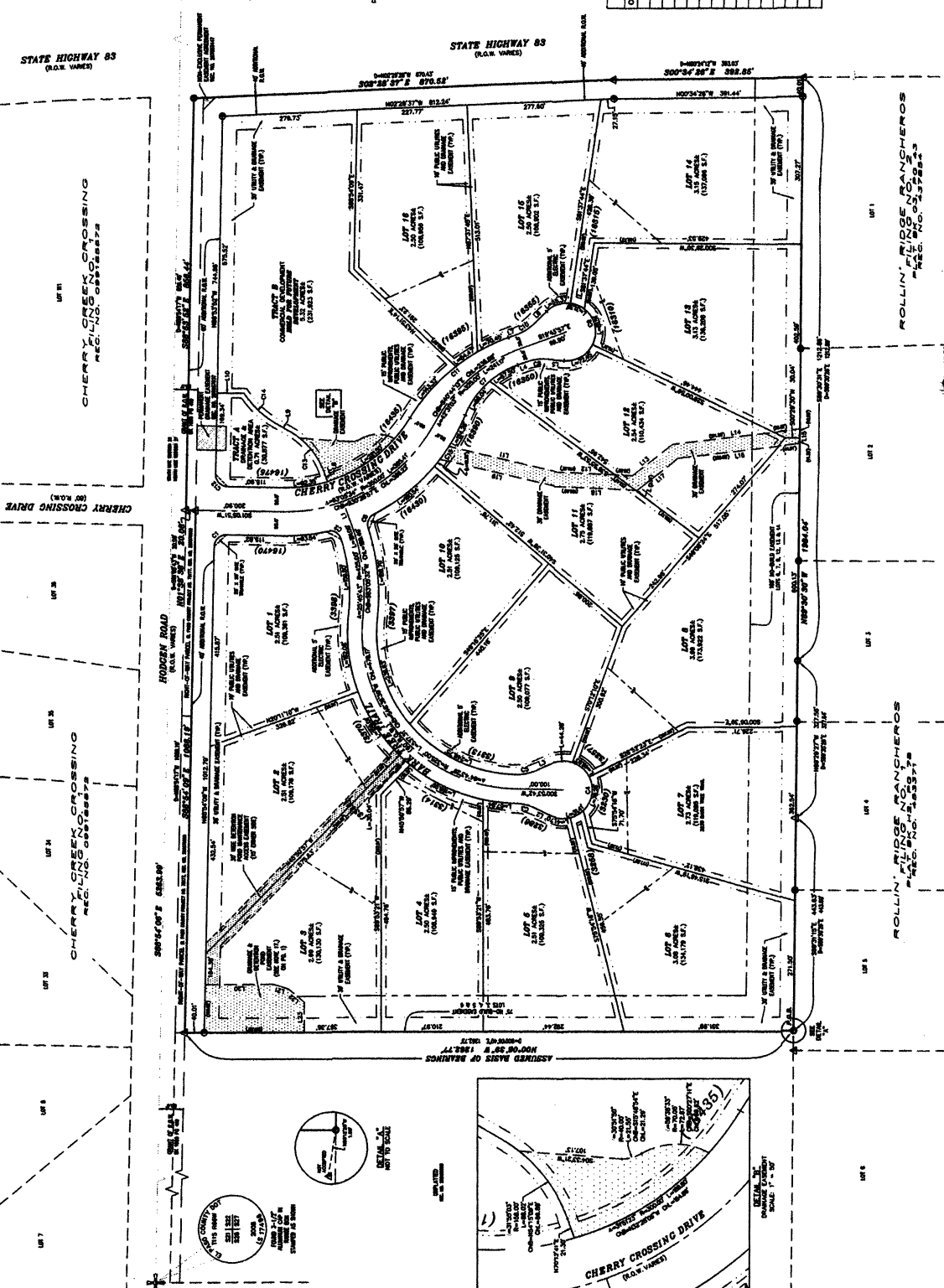
PA. Box 500
Montrose Park, CO 80601 (719) 687-8820

DRAWING: 17084FP-Rev1.DWG PAGE 1 OF 2

FILE NO. 17-19-02

ROLLIN RIDGE FILING NO. 1

LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP OR PK. NAIL AND 1-1/2" WASHER STAMPED "MAY 1987 PLS. 3500"
 - SET 3/4" REBAR AND 1-1/2" ALUMINUM CAP STAMPED AS SHOWN
 - FOUND 7/8" O.D. IRON PIPE
 - ▲ FOUND 1" O.D. IRON PIPE
 - ▲ FOUND REBAR AND ORANGE CAP STAMPED "OCS PLS. 3243"
 - FOUND 5/8" REBAR (NO CAP)
 - FOUND AS SHOWN (SECTION CORNER)
 - MINIMUM FRONT YARD BUILDING SETBACK AT 200' LOT WIDTH

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S75°24'00"W	51.77'
L2	S25°02'00"W	26.52'
L3	S82°02'00"W	26.52'
L4	S15°02'00"W	18.57'
L5	S82°02'00"W	26.52'
L6	S15°02'00"W	18.57'
L7	S82°02'00"W	26.52'
L8	S15°02'00"W	18.57'
L9	S82°02'00"W	26.52'
L10	S15°02'00"W	18.57'
L11	S82°02'00"W	26.52'
L12	S15°02'00"W	18.57'
L13	S82°02'00"W	26.52'
L14	S15°02'00"W	18.57'

CHORD TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.37'	26.00'	89°00'00"	N43°24'00"W	33.36'
C2	27.17'	26.00'	89°00'00"	N37°44'42"	33.81'
C3	42.41'	100.00'	214°32'37"	N17°32'37"	42.17'
C4	30.62'	60.00'	229°41'42"	N69°30'00"	108.37'
C5	30.62'	60.00'	229°41'42"	N69°30'00"	108.37'
C6	30.62'	60.00'	229°41'42"	N69°30'00"	108.37'
C7	104.54'	100.00'	44°02'00"	N43°24'00"	151.00'
C8	104.54'	100.00'	44°02'00"	N43°24'00"	151.00'
C9	210.77'	60.00'	229°41'42"	S75°24'00"W	108.37'
C10	43.46'	100.00'	214°32'37"	S25°02'00"W	43.17'
C11	268.52'	26.00'	89°00'00"	S82°02'00"W	264.50'
C12	30.62'	26.00'	89°00'00"	S75°24'00"	30.36'
C13	116.42'	100.00'	80°02'00"	N69°30'00"	108.37'
C14	60.62'	27.00'	270°00'00"	S15°02'00"	60.37'
C15	23.58'	40.00'	47°37'37"	S43°24'00"	32.37'

ROLLIN RIDGE FILING NO. 1 - PT. N1/2 N1/2 SEC. 27, T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

KAMARU SURVEYS, LLC

P.O. Box 508
 Boulder Park, CO, 80506
 (719) 687-0020

DRAWING: 17064FP-Rev. DFC
 PAGE 2 OF 2




AS PLATTED



PIKES PEAK REGIONAL BUILDING DEPARTMENT

2880 International Circle
Colorado Springs, Colorado 80910
Website: <http://www.pprbd.org>

Follow us on social media

-  facebook.com/PPRegionalBuilding/
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Invoice

1/25/2021 2:56:01 PM
(AMY)

Receipt #: 1745403

Customer: Land Resource Assoc.

Transaction Summary

Account	Description	Reference	Amount
1301-40039	FINAL PLAT FEE		\$180.00

Total Due: \$180.00

Payment Summary

Account	Description	Reference	Amount
9801-55200	COLLECTION, CHECK	1008	\$180.00

Total Tendered: \$180.00

Comment: ROLLIN RIDGE FIL NO 1- 16 LOTS & 2 TRACTS