Chuck Broerman
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El Paso County, CO

221714708

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time

Reception Fee	Number of Pages	File Number
	2	

Rollin Ridge Filing No. 1

Name of Plat

TC & C LLC

Owner's Name

Subdivision ☑ Condominium ☐

ROLLIN RIDGE FILING NO. 1

14708

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 TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY, CARL N. TURSE, MANAGER, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PARCEL 1 AND PARCEL 3 OF THOSE TRACTS AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 217125842 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) 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:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 200156068 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR (NO CAP), FROM WHICH THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076668 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439" BEARS N00°06'39"W (S00°06'40"E PER THAT DEED RECORDED UNDER SAID RECEPTION NO. 217125842), A DISTANCE OF 1262.77 FEET (1262.73 FEET OF RECORD) AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE N00°06'39"W ALONG THAT LINE COMMON TO SAID PARCEL 3 AND THAT TRACT AS DESCRIBED UNDER SAID RECEPTION NO. 200156068, A DISTANCE OF 1262.77 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076668;

THENCE S88°54'09"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID RIGHT-OF-WAY PARCEL AND ALONG THE SOUTHERLY LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 206076666 OF SAID COUNTY RECORDS, A DISTANCE OF 1088.19 FEET TO THE SOUTHEAST CORNER OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666;

THENCE N01°38'38"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND THE EASTERLY LINE OF THAT RIGHT-OF-WAY PARCEL AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 206076666, A DISTANCE OF 20.08 FEET TO THE NORTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HODGEN ROAD;

THENCE S88°53'52"E ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 856.44 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 83;

THENCE ALONG THAT LINE COMMON TO SAID PARCEL 3 AND SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES;

1.) THENCE S02°28'37"E, A DISTANCE OF 870.52 FEET;

2.) THENCE S00°34'26"E, A DISTANCE OF 392.85 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, ROLLIN' RIDGE RANCHEROS FILING NO. 2, AS RECORDED IN PLAT BOOK G3 AT PAGE 43 UNDER RECEPTION NO. 437854 OF SAID COUNTY RECORDS;

THENCE N89°30'30"W ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 AND SAID PARCEL 1, AS DESCRIBED IN DEED RECORDED UNDER SAID RECEPTION NO. 217125842, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID ROLLIN' RIDGE RANCHEROS FILING NO. 2 AND THE NORTHERLY LINE OF ROLLIN' RIDGE RANCHEROS FILING NO. 1, AS RECORDED IN PLAT BOOK H2 AT PAGE 78 UNDER RECEPTION NO. 453371 OF SAID COUNTY RECORDS, A DISTANCE OF 1984.04 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 57.01 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLIN RIDGE FILING NO. 1". 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 PROPERTY 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.

CARL N. TURSE, MANAGER, TC&C, LLC

MIKE CASAREZ
Notary Public
State of Colorado
Notary ID # 20144017339
My Commission Expires 04-23-2022

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 1st DAY OF March, 2021, BY CARL N. TURSE, MANAGER, TC&C, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 4-23-22

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

SUMMARY:

16 LOTS	44.39 ACRES	77.86%
2 TRACTS	6.03 ACRES	10.58%
RIGHT-OF-WAY	6.59 ACRES	11.56%
TOTAL	57.01 ACRES	100.00%

FEES:

DRAINAGE FEE: $2584.00 SmithCreek
BRIDGE FEE: $468.80 SmithCreek
SCHOOL FEE: $4920 D38
PARK FEE: $7296.00 Regional

RECORDING:

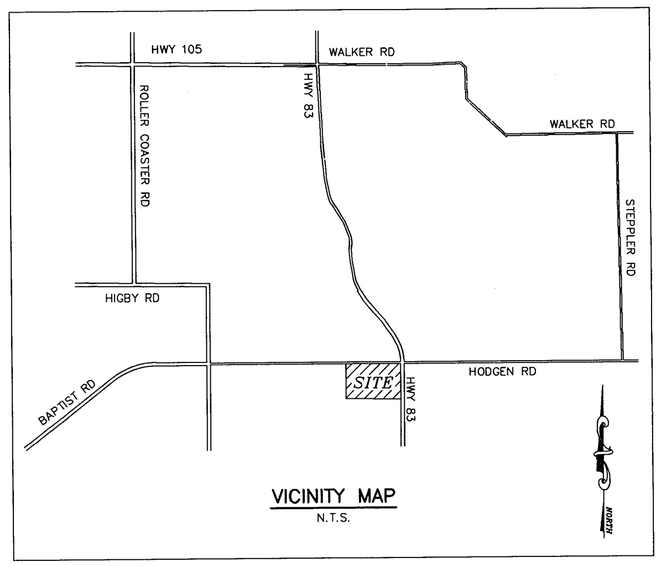
STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 11:20 O'CLOCK A.M., THIS 17th DAY OF March, 2021, C.E., AND IS DULY RECORDED UNDER RECEPTION NUMBER 221714708 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: $20 - SC. $3

BY: DEPUTY



VICINITY MAP
N.T.S.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND 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

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR ROLLIN RIDGE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS 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 KNOWLEDGE AND BELIEF.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR ERIC SIMONSON No. 38560 1-21-21

ERIC SIMONSON, COLORADO PLS NO. 38560 — DATE
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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 TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT AND ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC IMPROVEMENTS, PUBLIC UTILITIES AND DRAINAGE EASEMENT AND AN ADDITIONAL FIVE FOOT (5') ELECTRIC EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0285G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES:

1.) ALL BEARINGS USED HEREIN ARE ASSUMED TO BEAR N00°06'39"W, A DISTANCE OF 1262.77 FEET BETWEEN THE SOUTHWEST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 216022946, AS MONUMENTED BY A 5/8" REBAR (NO CAP), AND THE NORTHWEST CORNER OF SAID TRACT, AS MONUMENTED BY A 5/8" REBAR WITH ORANGE CAP STAMPED "PLS 32439".

2.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

3.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE REPORT NO. F0644744-370-CSP (EFFECTIVE DATE: FEBRUARY 10, 2020 AT 8:00 A.M. AMENDED) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B EXCEPTIONS OF THE REFERENCED TITLE REPORT.

1. THRU 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO PLATEAU NATURAL GAS COMPANY FOR PIPELINE PURPOSES RECORDED SEPTEMBER 18, 1961 IN BOOK 1882 AT PAGE 318; CONVEYANCE OF EASEMENTS AND RIGHT OF WAY RECORDED MARCH 24, 1970 IN BOOK 2336 AT PAGE 636 AND ASSIGNMENT OF EASEMENTS RECORDED JULY 24, 2008 AT RECEPTION NO. 208083871. (NOT PLOTTABLE)

9. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION FOR ELECTRIC, TELEPHONE AND TELEGRAPH LINES RECORDED AUGUST 8, 1963 IN BOOK 1969 AT PAGE 410 (AS SHOWN HEREON); ASSIGNMENT OF EASEMENTS AND RIGHTS OF WAY RECORDED JULY 15, 1998 AT RECEPTION NO. 98098694.

10. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 939. (NOT PLOTTABLE)

11. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE RIGHT OF WAY AGREEMENT RECORDED FEBRUARY 5, 1970 IN BOOK 2329 AT PAGE 943. (NOT PLOTTABLE)

12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE LETTER RECORDED JULY 6, 1993 IN BOOK 6209 AT PAGE 286.

13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ATTACHMENT AGREEMENT RECORDED MAY 9, 1994 IN BOOK 6443 AT PAGE 746.

14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE PERMIT AGREEMENT RECORDED NOVEMBER 19, 1971 IN BOOK 2450 AT PAGE 594 (NOT PLOTTABLE); ASSIGNMENT OF RIGHT OF WAY RECORDED JUNE 12, 1991 IN BOOK 5848 AT PAGE 702. (NOT PLOTTABLE)

15. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED APRIL 20, 2006 AT RECEPTION NO. 206057837. (AS SHOWN HEREON)

16. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, PURPOSE UNKNOWN, RECORDED JUNE 20, 2007 AT RECEPTION NO. 207083447. (AS SHOWN HEREON)

17. THE PROPERTY IS SUBJECT TO FINDINGS AND FACT, CONCLUSIONS OF LAW, JUDGEMENT AND DECREE RECORDED JANUARY 28, 2009 AT RECEPTION NO. 209008061.

18. THE PROPERTY IS SUBJECT TO EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR UTILITIES PURPOSES RECORDED DECEMBER 17, 2009 AT RECEPTION NO. 209144532. (NOT PLOTTABLE)

19. INTENTIONALLY DELETED.

20. INTENTIONALLY DELETED.

21. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SHOWN ON SURVEY RECORDED APRIL 7, 2011 AT RECEPTION NO. 211035247.

22. THE PROPERTY IS SUBJECT TO A QUITCLAIM DEED RECORDED MAY 26, 2017 AT RECEPTION NO. 217060907; MAKES REFERENCE TO WATER RIGHTS.

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-278 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084853.

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-279 RECORDED JULY 24, 2019 AT RECEPTION NO. 219084854.

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-280 RECORDED JULY 25, 2019 AT RECEPTION NO. 219085335.

4.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5.) WATER WILL BE PROVIDED BY INDIVIDUAL ON-SITE WELLS AND WASTEWATER SERVICE WILL BE PROVIDED INDIVIDUAL ON-SITE SEPTIC SYSTEMS.

6.) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT AND TRAFFIC IMPACT STUDY.

7.) 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

8.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9.) NATURAL GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY, ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

10.) ROLLIN RIDGE FILING NO. 1 IS LOCATED WITHIN THE DONALD WESCOTT FIRE PROTECTION DISTRICT AND ACADEMY SCHOOL DISTRICT NO. 20 AND WILL BE SERVED BY BOTH.

11.) THERE ARE 16 LOTS AND 2 TRACTS PLATTED IN THIS SUBDIVISION.

12.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

13.) A MINIMUM 25' X 25' SIGHT TRIANGLE AREA EXISTS FOR ALL CORNER LOTS. NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") IN HEIGHT ARE ALLOWED IN THIS AREA WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE AND OWNERSHIP BEING VESTED WITH INDIVIDUAL PROPERTY OWNERS.

14.) UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR ZONE RR-2.5 TO BE: FRONT-25', SIDE-25', REAR-25'. MINIMUM LOT WIDTH (AT FRONT SETBACK LINE) - 200'.

15.) ALL ROADWAYS AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SPECIFICATIONS.

16.) 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 BARK TREE TRAIL AND CHERRY CROSSING DRIVE PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD AND STATE HIGHWAY 83. THERE SHALL BE NO DIRECT LOT ACCESS TO CHERRY CROSSING DRIVE FOR LOT 1.

17.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. ALL PROPERTY OWNERS SHALL MAINTAIN THE PORTION OF DRAINAGE AND SLOPE EASEMENTS WITHIN THEIR PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE AND SLOPE EASEMENTS. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN AREA DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACES" AREAS.

NOTES (CONT'D):

18.) THE EASEMENT DEPICTED ON PAGE 2 AT THE NORTHWESTERLY SIDE OF LOT 3 IS FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE/DETENTION POND AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 3 IS THE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 221052510 OF THE RECORDS OF EL PASO COUNTY.

19.) LOTS 1 THROUGH 16 IN THIS SUBDIVISION ARE SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED UNDER RECEPTION NO. 221052513 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

20.) TRACT A IS RESERVED FOR DRAINAGE AND DETENTION AREA AND IS OWNED BY TC&C, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS. TRACT A IS SUBJECT TO A DETENTION POND MAINTENANCE AGREEMENT AS RECORDED UNDER RECEPTION NO. 221052510 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THE DRAINAGE/DETENTION POND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT A IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 221052510 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

21.) TRACT B IS RESERVED FOR FUTURE COMMERCIAL DEVELOPMENT AND IS OWNED AND MAINTAINED BY TC&C, LLC, THEIR HEIRS, SUCCESSORS AND ASSIGNS. TRACT B IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

22.) THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 18-471) AND ANY SUBSEQUENT AMENDMENTS. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS OR 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. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE SUBDIVIDER ELECTS TO INCLUDE LOTS 1 THROUGH 16 INTO THE TEN MIL EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2. NO BUILDING PERMITS WILL BE ISSUED UNTIL FURTHER PLATTING ACTION AND RECORDING.

23.) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 221052514 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

24.) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. WATER WITHDRAWAL AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE TERMS OF THE WATER COURT APPROVED WATER ADJUDICATION PLAN CASE NUMBER 2017CW3076, DIVISION 1 AS RECORDED UNDER RECEPTION NO. 221052511 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS FOUND IN THE COVENANTS FOR THIS SUBDIVISION RECORDED AT RECEPTION NO. 221052513 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

25.) 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 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.

26.) COORDINATES SHOWN FOR THE NORTHWEST CORNER AND NORTHEAST CORNER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, ARE BASED ON THE COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE 502, NAD83 HORIZONTAL DATUM.

NORTHWEST CORNER
NORTHING: 1451574.187
EASTING: 3205655.017

NORTHEAST CORNER
NORTHING: 1451516.580
EASTING: 3210916.564

27. Enumeration Approval recorded at 221052509

OWNER/SUBDIVIDER:

CARL N. TURSE, MANAGER
TC&C, LLC
17572 COLONIAL PARK DRIVE
MONUMENT, CO 80132
(719) 651-4013

PCD FILE NO. SF-19-022

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

RAMPART SURVEYS, LLC
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 17084FP-RevA.DWG

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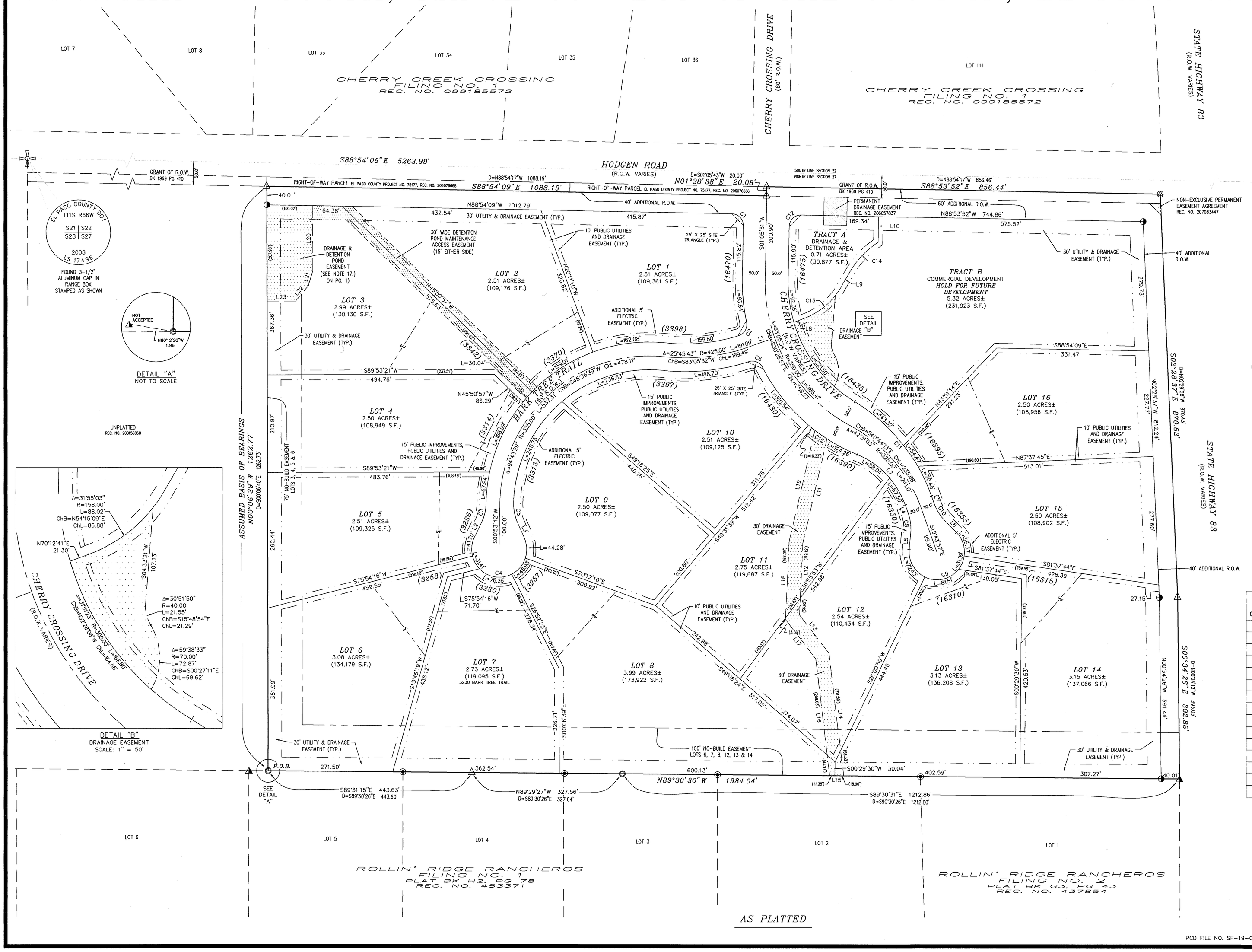
ROLLIN RIDGE FILING NO. 1

14708

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 "RAMPART PLS 38560"
- 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 1-1/2" ALUMINUM CAP (ILLEGIBLE)
- FOUND REBAR AND ORANGE CAP STAMPED "CLSI PLS 32439"
- 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	S70°12'41"W	54.71'
L2	S25°45'51"W	36.06'
L3	N23°58'28"W	36.06'
L4	S19°48'34"E	19.10'
L5	N05°12'20"E	35.77'
L6	N44°40'14"W	35.77'
L7	N19°48'20"W	18.37'
L8	N70°12'41"E	21.30'
L9	N30°09'58"E	36.11'
L10	N01°05'51"E	55.49'
L11	S13°14'57"W	231.04'
L12	S02°46'22"W	155.74'

LINE TABLE		
LINE #	BEARING	DISTANCE
L13	S38°01'37"E	104.99'
L14	S06°49'22"E	266.82'
L15	N89°30'30"W	30.25'
L16	N06°49'22"W	254.59'
L17	N38°01'37"W	107.77'
L18	N02°46'22"E	169.65'
L19	N13°14'57"E	245.69'
L20	S00°06'39"E	141.52'
L21	S16°57'44"W	32.90'
L22	S40°15'19"W	43.18'
L23	S89°53'21"W	62.38'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N43°54'09"W	35.36'
C2	37.13'	25.00'	85°05'43"	N30°14'44"E	33.81'
C3	42.44'	100.00'	24°18'57"	N13°36'23"E	42.12'
C4	240.58'	60.00'	229°44'19"	N89°06'18"W	108.87'
C5	45.55'	100.00'	26°05'55"	S10°55'30"E	45.16'
C6	35.17'	25.00'	80°36'14"	N67°29'11"W	32.34'
C7	155.54'	185.00'	48°10'16"	N43°53'34"W	151.00'
C8	43.66'	100.00'	25°00'55"	N07°18'07"W	43.31'
C9	240.73'	60.00'	229°52'35"	S70°16'03"W	108.81'
C10	43.46'	100.00'	24°54'12"	S32°13'08"E	43.12'
C11	268.22'	393.69'	39°02'06"	S39°19'30"E	263.06'
C12	39.27'	25.00'	90°00'18"	S46°05'59"W	35.36'
C13	110.43'	158.00'	40°02'43"	N50°11'20"E	108.20'
C14	90.95'	192.00'	27°08'25"	S43°44'11"W	90.10'
C15	32.28'	400.00'	4°37'27"	S55°07'04"E	32.27'

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