

General comment - please do not upload a scanned signed copy for review. We require a clean copy of the plat for review.

TERRA RIDGE NORTH FILING 1A

A VACATION AND REPLAT OF TERRA RIDGE NORTH LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILIP S. MILES AND JENNIFER L. MILES, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

ALL LOTS, TRACTS AND RIGHT-OF-WAY SHOWN ON THE FINAL PLAT OF TERRA RIDGE NORTH, RECORDED OCTOBER 25, 2023 AT RECEPTION NO. 223715211 IN THE OFFICE OF THE EL PASO CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

SAID TRACT CONTAINS 52.67 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID PARCEL TO BE SURVEYED AND REPLATED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE COUNTY OF EL PASO THOSE EASEMENTS AS SHOWN ON THE PLAT. THE SOLE RIGHT AND AUTHORITY TO RELEASE OR CONVEY ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE COUNTY OF EL PASO. ALL EASEMENTS SHALL RETAIN THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS. NO PERMANENT STRUCTURES EXCEPT FENCING UPON COUNTY APPROVAL SHALL BE ALLOWED ON ANY EASEMENT. ALL STREETS AS PLATED ARE HEREBY DEDICATED TO PUBLIC USE, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY. THIS TRACT OF LAND AS HEREIN PLATED SHALL BE KNOWN AS "TERRA RIDGE NORTH FILING 1A", EL PASO COUNTY, COLORADO.

Phillip S. Miles
PHILIP S. MILES
Jennifer L. Miles
JENNIFER L. MILES

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2024, A.D., BY PHILIP S. MILES AND JENNIFER L. MILES, AS OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: April 14th, 2027
Cassandra Barnett
NOTARY PUBLIC

SUMMARY:

13 LOTS	48.32 ACRES	91.8%
OPEN SPACE	2.65 ACRES	5.0%
FOX CREEK LANE ROW	1.70	3.2%
TOTAL	52.67 ACRES	100.0%

FEES:

DRAINAGE FEE:	
BRIDGE FEE:	
SCHOOL FEE:	
PARK FEE:	

According to the plat for Terra Ridge North, the gross acreage is 52.63 acres. Please also include the gross and net densities from the original plat.

Include a note here that indicates that these fees have been paid with the recording of Terra Ridge North.

OWNER/SUBDIVIDER:

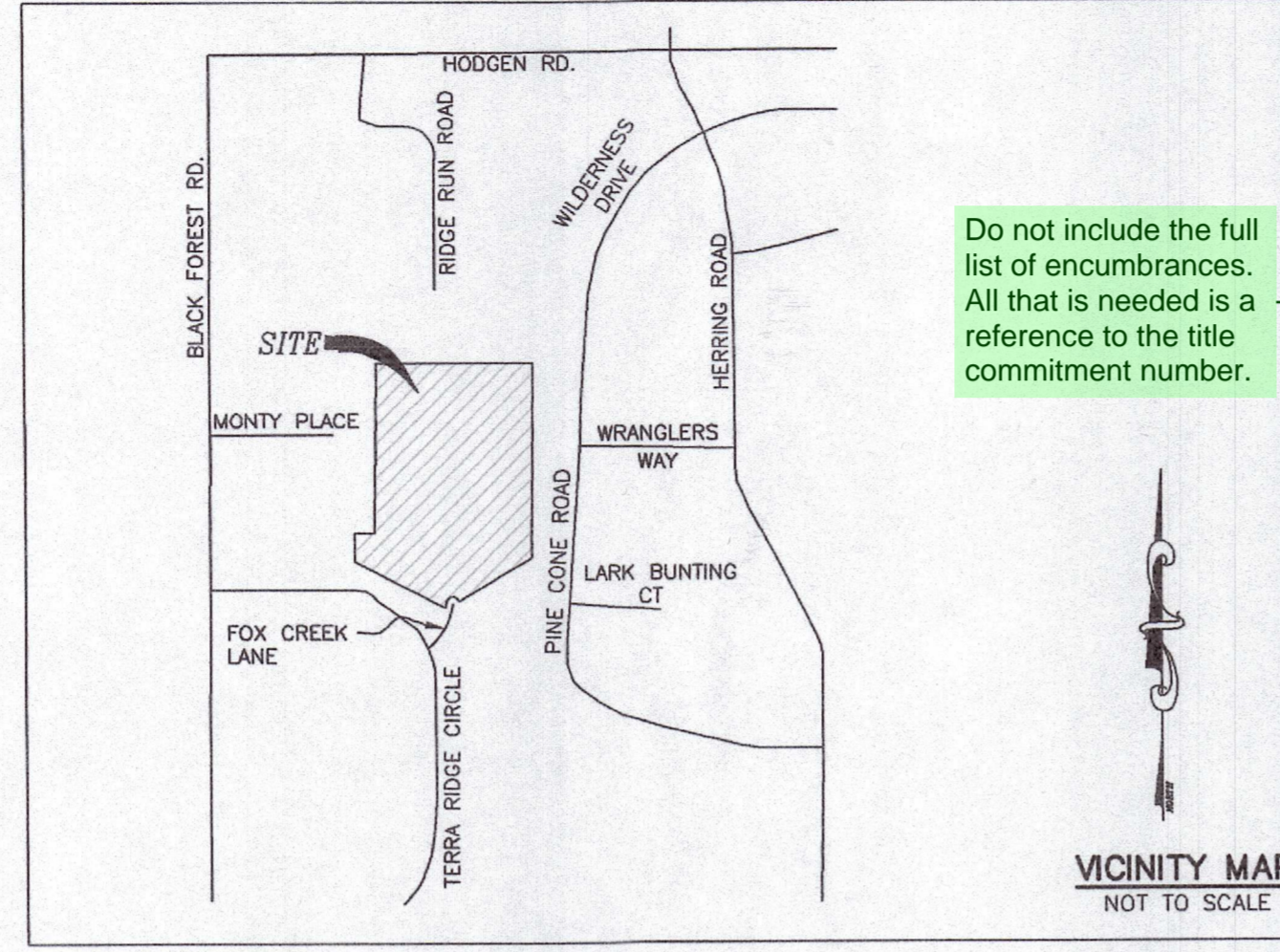
PHILIP S. MILES AND JENNIFER L. MILES
15630 FOX CREEK LANE
COLORADO SPRINGS, CO 80908
(719) 352-8886

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 TEN FOOT (10') PUBLIC UTILITIES AND DRAINAGE EASEMENT. ALL EXTERIOR LINES ARE HEREBY PLATTED WITH A 20 FOOT (20') PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREBY DESCRIBED EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C03050 AND 08041C03150 (EFFECTIVE DATE OF DECEMBER 7, 2018), A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



Do not include the full list of encumbrances. All that is needed is a reference to the title commitment number.

Note 2 is blank.

NOTES:

- ALL ASSURINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF S89°46'23"E, A DISTANCE OF 945.63 FEET BETWEEN A POINT ON THE NORTHLINE OF LOT 13A, ORIGINALLY SET FOR THE BOUNDARY OF TERRA RIDGE NORTH, RECORDED AT RECEPTION NO. 22379 IN THE EL PASO COUNTY CLERK AND RECORDER, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "UP&E 11624" AND THE NORTHEAST CORNER OF LOT 1A, ORIGINALLY SET AS THE NORTHEAST CORNER OF SAID TERRA RIDGE NORTH, AS MONUMENTED BY A REBAR AND YELLOW CAP STAMPED "UP&E 11624".
- 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 UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY AND EMPRE TITLE COMMITMENT NO. 117170-0 (DATE OF COMMITMENT: MARCH 15, 2024, AT 8:40 A.M.) 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:
- 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 UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY AND EMPRE TITLE COMMITMENT NO. 117170-0 (DATE OF COMMITMENT: MARCH 15, 2024, AT 8:40 A.M.) 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:
- THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN UNITED STATES PATENT DATED JULY 30, 1874, AND FILED IN BOOK 1110 AT PAGE 134. (BLM RECORDS)
- THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN UNITED STATES PATENT DATED MARCH 4, 1891, AND FILED IN BOOK 1300 AT PAGE 414. (BLM RECORDS)
- THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN DEED RECORDED MARCH 25, 1952 IN BOOK 1333 AT PAGE 454 AT RECEPTION NO. 873174.
- THE PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED OCTOBER 4, 1954, IN BOOK 1457 AT PAGE 269 AS RECEPTION NO. 937798.
- THE PROPERTY IS SUBJECT TO EASEMENT GRANTED TO THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT RECORDED MARCH 7, 1963, IN BOOK 1949 AT PAGE 258 AS RECEPTION NO. 279335.
- THE PROPERTY IS SUBJECT TO TREASURER'S DEED FOR MINERALS RECORDED JULY 1, 1963, IN BOOK 1964 AT PAGE 649 AS RECEPTION NO. 296236.
- THE PROPERTY IS SUBJECT TO GRANT OF RIGHT OF WAY IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED AUGUST 6, 1963, IN BOOK 1969 AT PAGE 413 AS RECEPTION NO. 301483.
- THE PROPERTY IS SUBJECT TO EXPLORATION PERMIT AND OPTION RECORDED DECEMBER 8, 1969, IN BOOK 2322 AT PAGE 888 AS RECEPTION NO. 703630.
- THE PROPERTY IS SUBJECT TO MINERAL DEED TO RON HENDERSHOT RECORDED OCTOBER 19, 1972, IN BOOK 2532 AT PAGE 939 AS RECEPTION NO. 927843.
- THE PROPERTY IS SUBJECT TO MINERAL DEED TO THE CURANTOR, UNINC. RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 479 AS RECEPTION NO. 928649.
- THE PROPERTY IS SUBJECT TO MINERAL DEED TO SMILJACO, UNINC. RECORDED OCTOBER 24, 1983, IN BOOK 3795 AT PAGE 699 AS RECEPTION NO. 1040089.
- THE PROPERTY IS SUBJECT TO MINERAL DEED TO EL PASO COUNTY RECORDED JANUARY 11, 1989, IN BOOK 5595 AT PAGE 80 AS RECEPTION NO. 1785081.
- THE PROPERTY IS SUBJECT TO EASEMENT CONTAINED IN DEED RECORDED MAY 1, 1992 IN BOOK 5971 AT PAGE 523 AS RECEPTION NO. 2142488.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS CONTAINED IN DEED RECORDED JUNE 25, 1996 IN BOOK 6916 AT PAGE 619 AS RECEPTION NO. 79122.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS CONTAINED IN DEED RECORDED SEPTEMBER 20, 1996 AS RECEPTION NO. 09619735.
- THE PROPERTY IS SUBJECT TO JUDGMENT AND DECREE REGARDING THE APPLICATION FOR WATER RIGHTS RECORDED MARCH 20, 1997, AS RECEPTION NO. 097031239.
- THE PROPERTY IS SUBJECT TO RESOLUTION REGARDING LAND USE RECORDED MAY 8, 1997, AS RECEPTION NO. 097052116.
- THE PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF TERRA RIDGE NORTH RECORDED DECEMBER 15, 1997, AS RECEPTION NO. 09746676.
- THE PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 15, 1997, AS RECEPTION NO. 09746677, AMENDMENT RECORDED JULY 31, 2019, AS RECEPTION NO. 219088331.
- THE PROPERTY IS SUBJECT TO SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 15, 1997, AS RECEPTION NO. 09746678.
- THE PROPERTY IS SUBJECT TO ARTICLES OF INCORPORATION OF TERRA RIDGE NORTH PROPERTY OWNERS ASSOCIATION RECORDED DECEMBER 15, 1997 AS RECEPTION NO. 09746680.
- THE PROPERTY IS SUBJECT TO WATER DEED RECORDED JANUARY 9, 1998, AS RECEPTION NO. 098002884.
- THE PROPERTY IS SUBJECT TO RESOLUTION REGARDING LAND USE RECORDED FEBRUARY 2, 1998 AS RECEPTION NO. 098012163.
- THE PROPERTY IS SUBJECT TO WATER DEED RECORDED JULY 16, 1998, AS RECEPTION NO. 099117888.
- THE PROPERTY IS SUBJECT TO RESOLUTION RECORDED NOVEMBER 28, 2000, AS RECEPTION NO. 200142981.
- THE PROPERTY IS SUBJECT TO OIL AND GAS LEASE IN FAVOR OF EXTERRA RESOURCES, LLC RECORDED JANUARY 10, 2011, AS RECEPTION NO. 211003385.
- THE PROPERTY IS SUBJECT TO OIL QUAM DEED (MINERALS) IN FAVOR OF WHEATLEY OIL COMPANY RECORDED MARCH 24, 2011, AS RECEPTION NO. 211029378.
- THE PROPERTY IS SUBJECT TO MINERAL DEED IN FAVOR OF WHEATLEY OIL COMPANY RECORDED SEPTEMBER 21, 2011, AS RECEPTION NO. 21091828.
- THE PROPERTY IS SUBJECT TO OIL QUAM DEED IN FAVOR OF WHEATLEY OIL COMPANY RECORDED MAY 14, 2012, AS RECEPTION NO. 21205009.
- THE PROPERTY IS SUBJECT TO DECREE CONCERNING THE APPLICATION OF WATER RIGHTS RECORDED JULY 11, 2019, AS RECEPTION NO. 21807630.
- THE PROPERTY IS SUBJECT TO MINERAL DEED IN FAVOR OF RONALD GENE HENDERSHOT JR. ET AL. RECORDED MAY 2, 2022, AS RECEPTION NO. 222061427.
- THE PROPERTY IS SUBJECT TO RESOLUTION REGARDING THE APPROVAL OF TERRA RIDGE NORTH RECORDED SEPTEMBER 7, 2022, AS RECEPTION NO. 222116984.
- THE PROPERTY IS SUBJECT TO RESOLUTION REGARDING THE APPROVAL OF THE FINAL PLAT RECORDED AUGUST 2, 2023, AS RECEPTION NO. 223086516.
- THE PROPERTY IS SUBJECT TO DECLARATION OF PRIVATE ROADWAY COVENANTS RECORDED OCTOBER 13, 2023, AS RECEPTION NO. 223086486.
- THE PROPERTY IS SUBJECT TO ALL MATTERS SHOWN ON THE RECORDED FINAL PLAT TERRA RIDGE NORTH RECORDED OCTOBER 25, 2023, AS RECEPTION NO. 223715211.
- THE PROPERTY IS SUBJECT TO PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED OCTOBER 25, 2023, AS RECEPTION NO. 223089498.
- THE PROPERTY IS SUBJECT TO SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED OCTOBER 25, 2023, AS RECEPTION NO. 223089497.
- THE PROPERTY IS SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FOR TERRA RIDGE NORTH RECORDED OCTOBER 25, 2023, AS RECEPTION NO. 223089500.
- THE PROPERTY IS SUBJECT TO SUBDIVISION IMPROVEMENTS AGREEMENT AMENDED RECORDED NOVEMBER 7, 2023, AS RECEPTION NO. 223089501.

Assumed basis of bearing is not acceptable.

Missing note from original plat: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

NOTES (cont.):

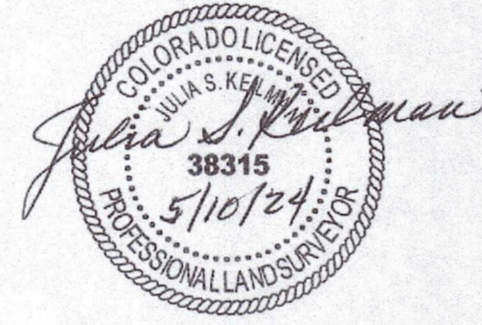
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ASK SPECIFICALLY NOTED ON THE PLATTE SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE DIRECTED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 3. THIS PLAT THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- 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).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY PUBLIC CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 223089497, 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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR IN MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RECONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR APPAN EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AN ALTERNATIVE ACCEPTANCE BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED IN 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. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMANDS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN TERRA RIDGE NORTH FILING 1A. THE DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 223089500 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY IN UNITED STATES POSTAL SERVICE REGULATION.
- 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.
- ALL 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: GEOLOGY AND SOILS STUDY BY RMO ENGINEERS/ARCHITECTS DATED MARCH 30, 2022. IN FILE #22329 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - EXPANSIVE SOILS AND BEDROCK
 - COMPRESSIBLE SOILS
 - FAULTS AND SEISMICITY
 - RADON
 - FLOODING AND SURFACE DRAINAGE
 - SPRINGS AND HIGH GROUNDWATER
 - CORROSIVE MINERALS
 - FILL SOILS
 - PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSES OF FILL
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR POND ONE IS RECORDED UNDER RECEPTION No. 223089496 OF THE RECORDS OF EL PASO COUNTY.
- TRACT A IS DESIGNATED AS A NO BUILD ZONE AND SHALL ONLY BE USED FOR OPEN SPACE FOR A DETENTION POND.
- TRACT B IS DESIGNATED AS OPEN SPACE.
- LOTS 7A, 8A, 9A AND TRACT A ARE SUBJECT TO A SHARED DRIVEWAY AGREEMENT AND ARE RESPONSIBLE FOR THE MAINTENANCE OF THE 18" CULVERT. LOTS 7A AND 8A ARE RESPONSIBLE FOR THE MAINTENANCE OF THE 3-54" CULVERTS. LOT 6 AND TRACT A ARE ADDITIONALLY RESPONSIBLE FOR MAINTENANCE OF THE 24" CULVERT OF THEIR SHARED ACCESS. A MAINTENANCE AGREEMENT FOR SAID INGRESS AND EGRESS EASEMENT IS RECORDED UNDER RECEPTION NO. 223088486.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM FOX CREEK LANE PER LAND DEVELOPMENT SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- LOTS 1 AND 13 WERE ORIGINALLY PART OF TERRA RIDGE FILING 1 AND THEIR REPLAT IS NOT INTENDED TO AFFECT THEIR RECORDING IN RECEPTION NUMBER 97146676. THE CORRESPONDING COVENANTS REMAIN IN EFFECT FOR SAID LOTS.
- THE PRIVATE DRIVEWAY EXTENDING NORTH FROM THE CUL-DE-SAC OF FOX CREEK LANE PROVIDING ACCESS FOR LOTS 7A, 8A, 9A AND TRACT A SHALL INCORPORATE THE RESPECTIVE AREA OF IMPERVIOUS AREA FOR EACH LOT INTO THE IMPERVIOUS AREA CALCULATION FOR THE ENTIRE LOT. PER THE LARGE LOT SINGLE FAMILY SITES EXCLUSION OF EOM APP 11.7.B.5, IF THE IMPERVIOUSNESS OF EACH DEVELOPED LOT EXCEEDS 10 PERCENT WITHOUT INFILTRATION STUDY OR 32 PERCENT WITH AN INFILTRATION STUDY, AN ESCOP WILL BE REQUIRED AND POTENTIALLY THE NEED FOR A WATER QUALITY TREATMENT FACILITY.
- BEFORE BUILDING PERMIT APPROVAL OF ANY BASEMENT OR BELOW-GRADE HABITABLE AREAS, THE EXTENT OF SEASONAL GROUNDWATER FLUCTUATIONS SHOULD BE DISCUSSED AND EVALUATED IN THE REQUIRED LOT-SPECIFIC INVESTIGATION.
- 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.

This should be a different numbered note.

SURVEYOR CERTIFICATE:

I, JULIA S. KEILMAN, 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 APRIL 22, 2024, 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 _____, 2024.



JULIA S. KEILMAN, COLORADO PLS NO. 38315
FOR AND ON BEHALF OF:
RAMPART SURVEYS, INC.
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.

PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

THIS PLAT FOR TERRA RIDGE NORTH FILING 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # 223715211.

PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR _____ DATE _____

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 _____, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____
BY: _____
EL PASO COUNTY CLERK AND RECORDER

DATE OF PREPARATION: APRIL 23, 2024

A VACATION & REPLAT OF TERRA RIDGE NORTH IN THE SW1/4 SEC. 29, T-11-S, R-65-W OF THE 6th P.M., EL PASO COUNTY, COLORADO



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

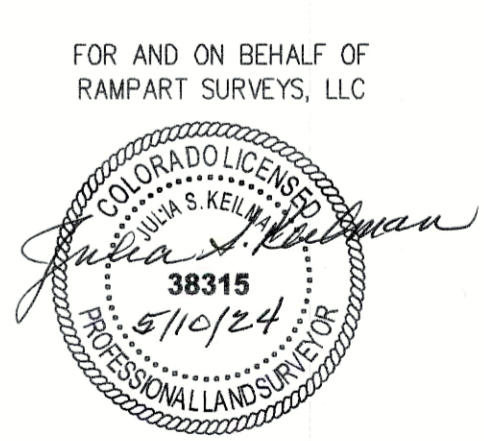
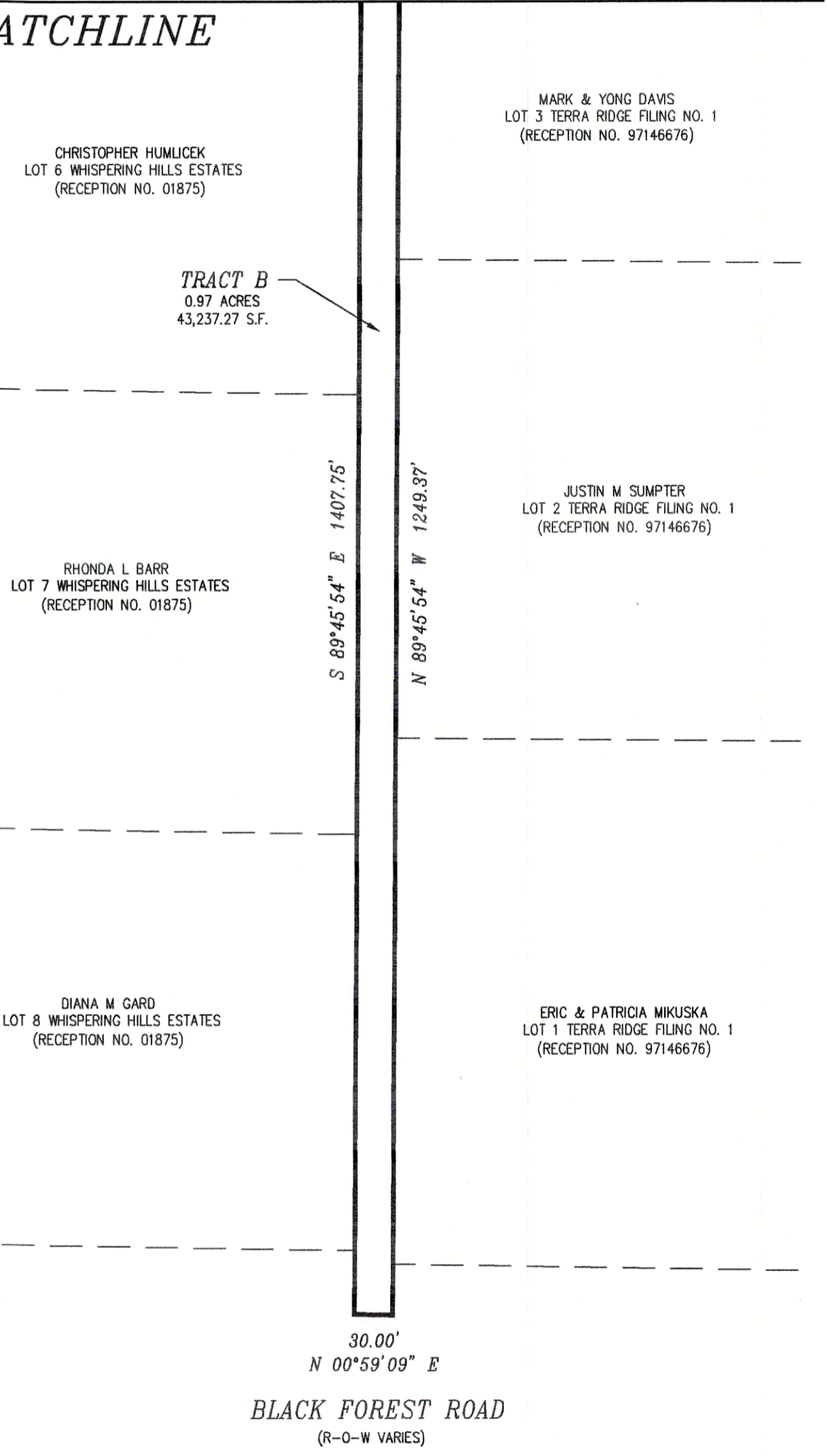
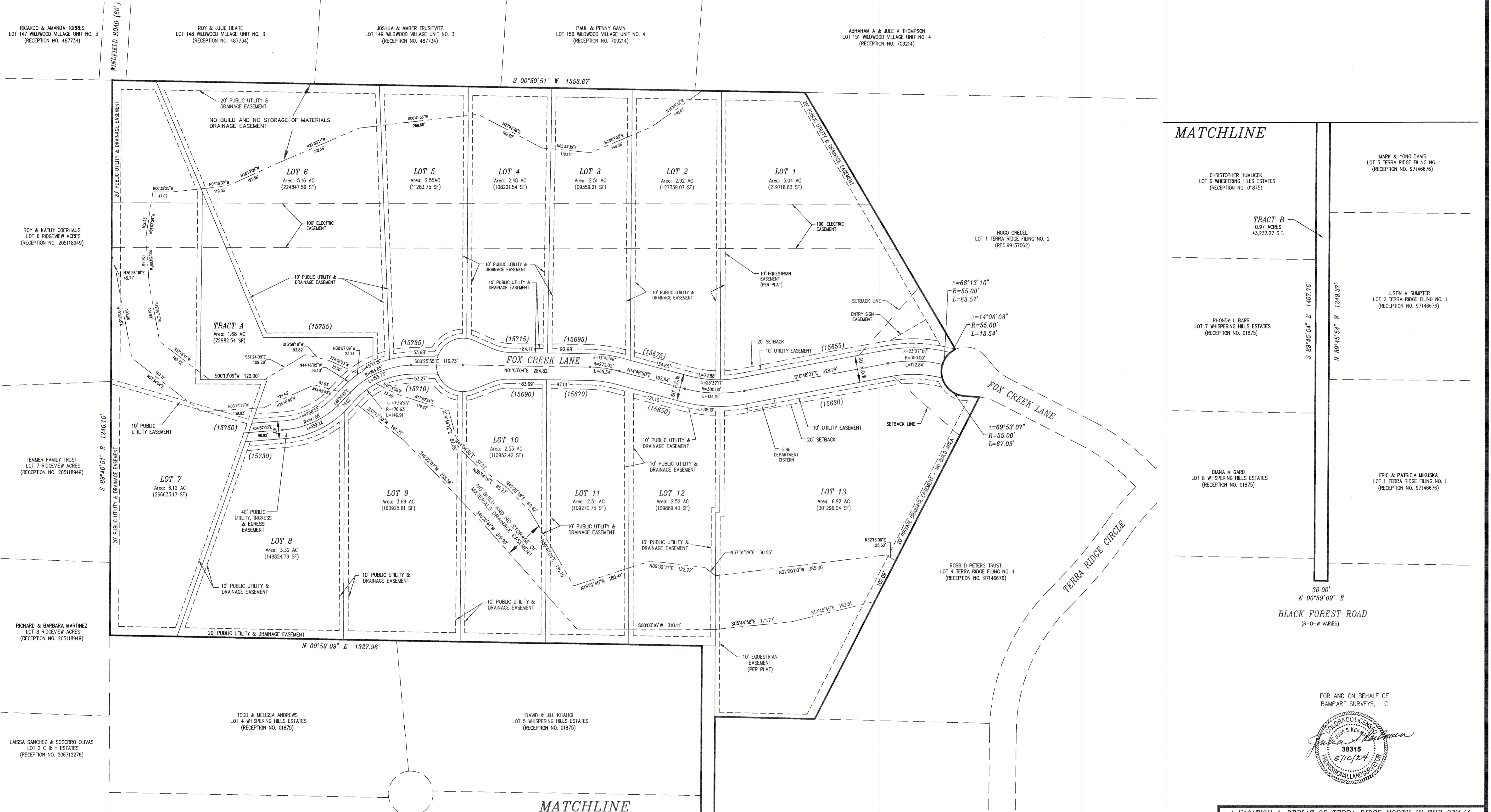
PCD FILE NO. VR245

DRAWING: 23332 FINAL PLAT.DWG

PAGE 1 OF 4

TERRA RIDGE NORTH FILING 1A

A VACATION AND REPLAT OF TERRA RIDGE NORTH LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

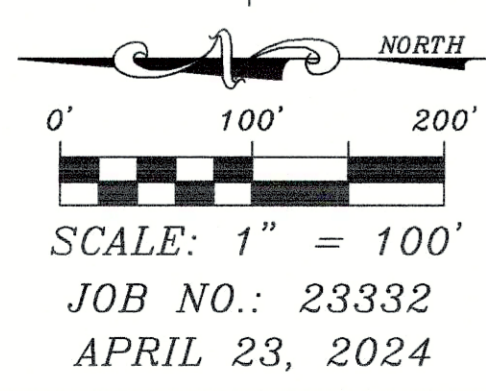


FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC

RAMPART SURVEYS, LLC

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

DRAWING: 23332 PLAT.DWG PAGE 2 OF 4

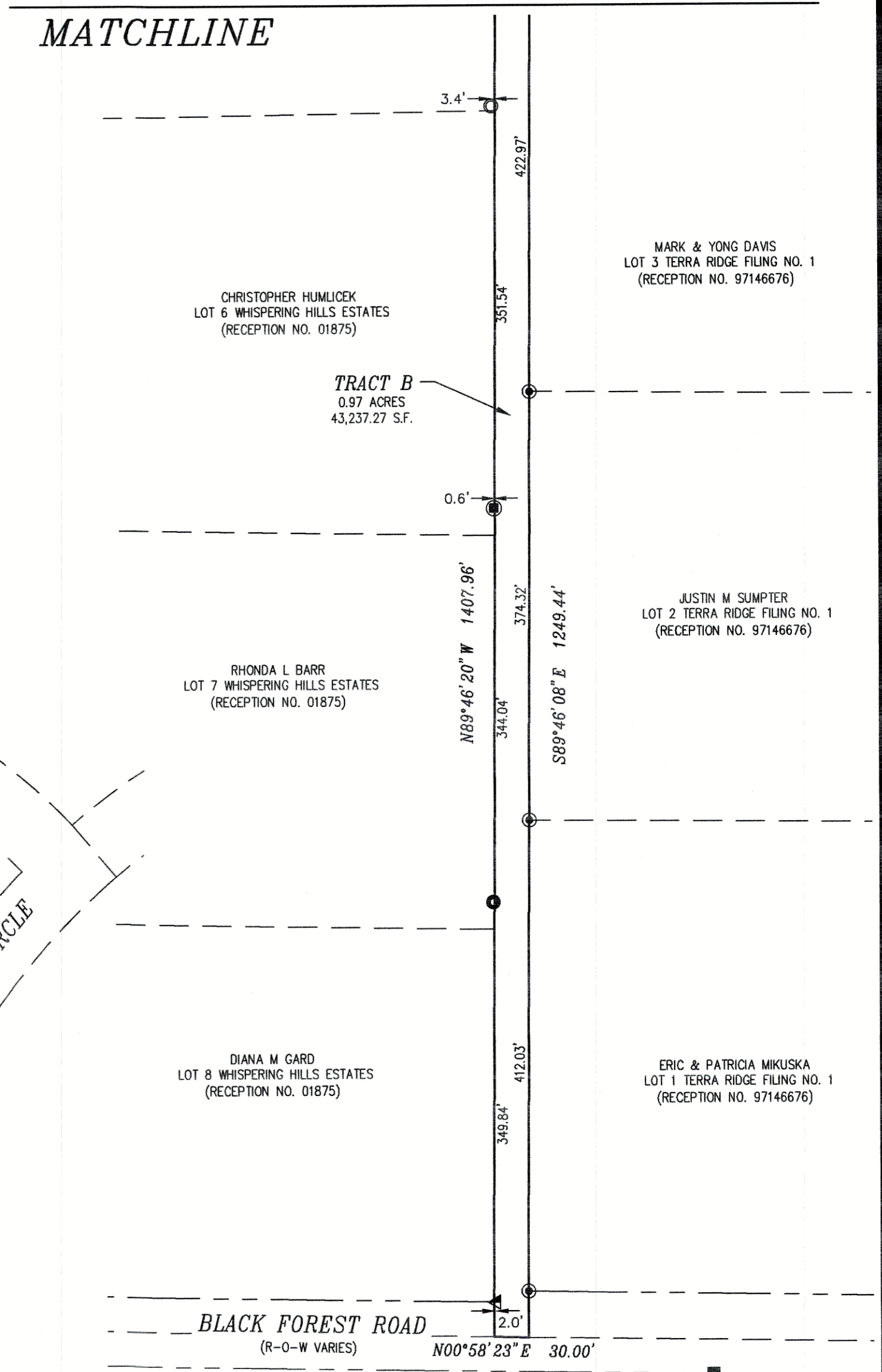
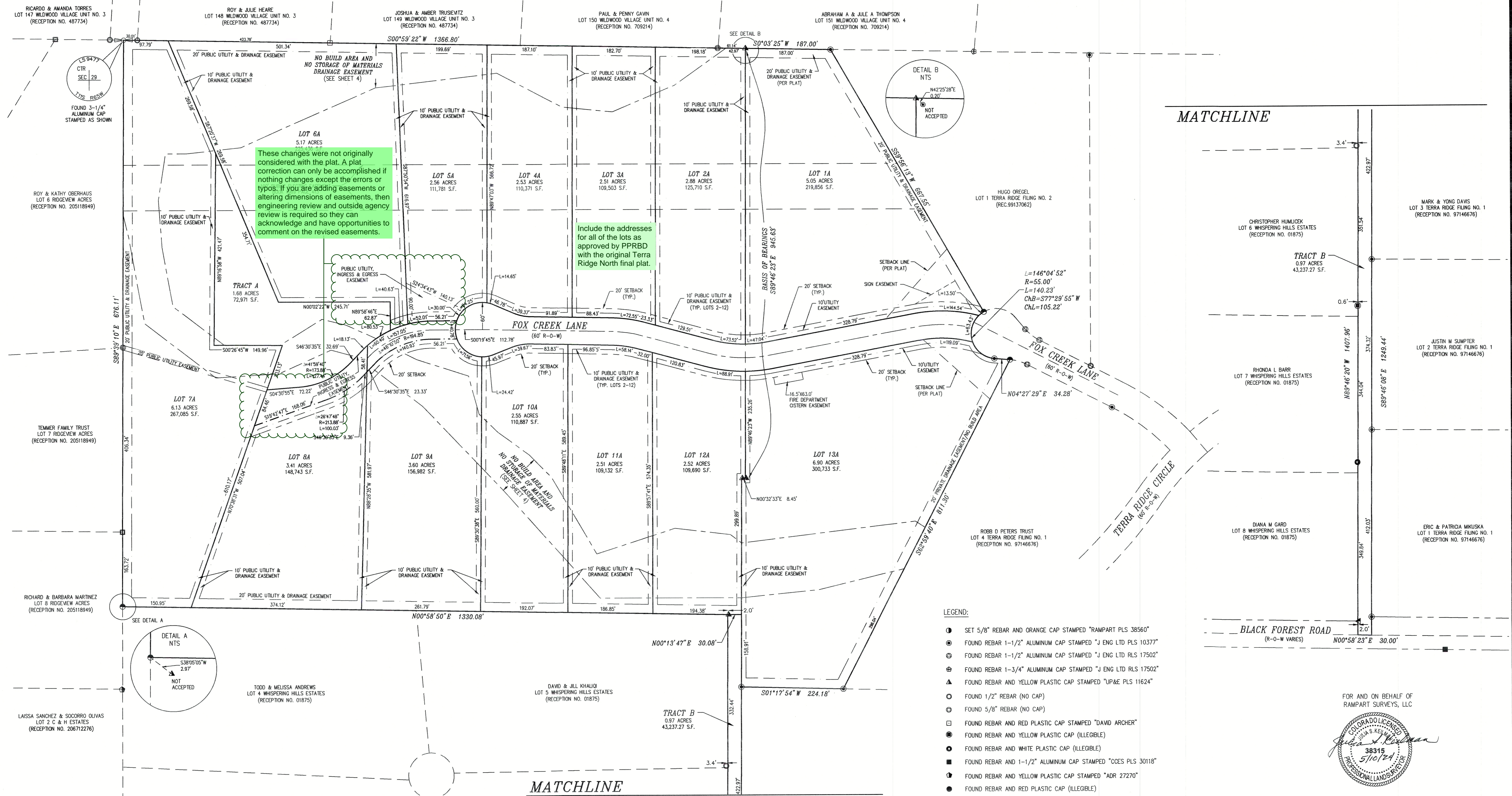


AS PLATTED
ONLY PLATTED BEARINGS AND DISTANCES SHOWN

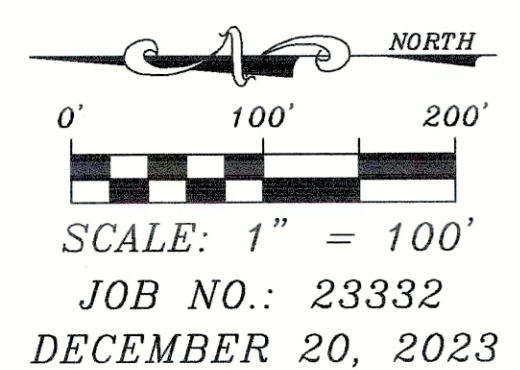
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TERRA RIDGE NORTH FILING 1A

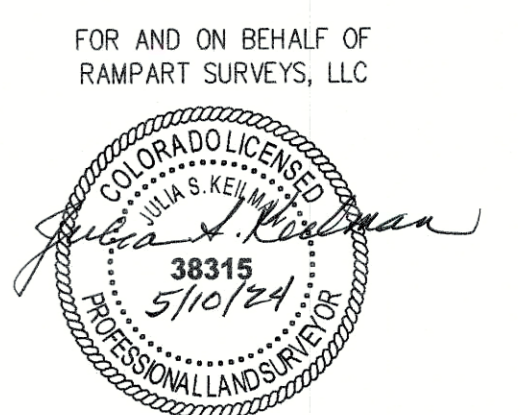
A VACATION AND REPLAT OF TERRA RIDGE NORTH LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - ⊙ FOUND REBAR 1-1/2" ALUMINUM CAP STAMPED "J ENG LTD PLS 10377"
 - ⊙ FOUND REBAR 1-1/2" ALUMINUM CAP STAMPED "J ENG LTD RLS 17502"
 - ⊙ FOUND REBAR 1-3/4" ALUMINUM CAP STAMPED "J ENG LTD RLS 17502"
 - ▲ FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "UP&E PLS 11624"
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 5/8" REBAR (NO CAP)
 - FOUND REBAR AND RED PLASTIC CAP STAMPED "DAVID ARCHER"
 - FOUND REBAR AND YELLOW PLASTIC CAP (ILLEGIBLE)
 - FOUND REBAR AND WHITE PLASTIC CAP (ILLEGIBLE)
 - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118"
 - ▲ FOUND REBAR AND YELLOW PLASTIC CAP STAMPED "ADR 27270"
 - FOUND REBAR AND RED PLASTIC CAP (ILLEGIBLE)
 - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "GBS 17658"
 - FOUND AS SHOWN (1/4 CORNER)



AS REPLATTED
ONLY MEASURED BEARINGS AND DISTANCES SHOWN



A VACATION & REPLAT OF TERRA RIDGE NORTH IN THE SW1/4 SEC. 29, T-11-S, R-65-W OF THE 6th P.M., EL PASO COUNTY, COLORADO

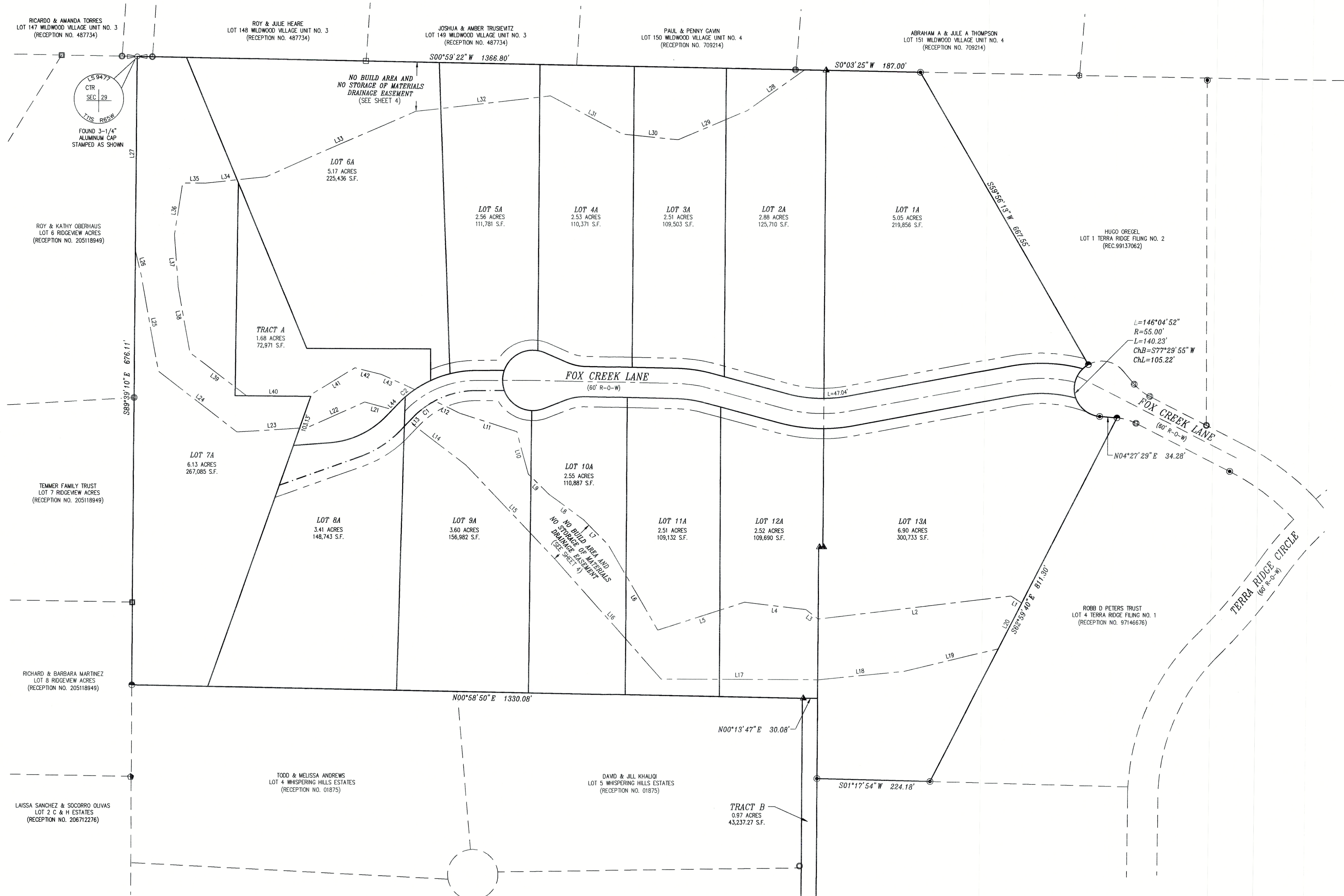
RAMPART SURVEYS, LLC

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

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TERRA RIDGE NORTH FILING 1A

A VACATION AND REPLAT OF TERRA RIDGE NORTH LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



LINE TABLE

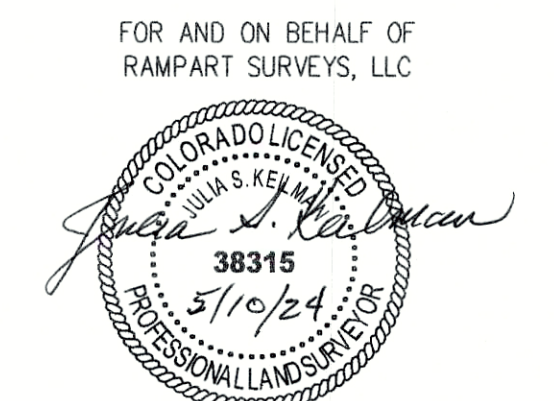
LINE #	BEARING	DISTANCE
L1	N32°13'11"E	25.47
L2	N07°00'08"W	384.88
L3	N37°23'23"E	30.64
L4	N06°39'21"E	122.72
L5	N18°02'49"W	180.41
L6	N59°40'00"E	196.15
L7	N45°20'38"E	69.42
L8	N36°14'19"E	85.27
L9	N44°04'30"E	57.51
L10	N74°44'12"E	87.08
L11	N17°40'24"E	119.22
L12	N26°14'38"E	54.96
L13	N46°30'35"W	9.99
L14	S37°13'50"W	141.78
L15	S46°22'07"W	255.58
L16	S48°20'41"W	319.90
L17	S00°03'16"W	310.11
L18	S05°44'38"E	171.77
L19	S13°44'10"E	192.42
L20	S62°59'40"E	102.09
L21	N14°50'52"E	57.14
L22	N24°10'58"W	124.43

LINE TABLE

LINE #	BEARING	DISTANCE
L23	N03°49'22"W	139.82
L24	N37°34'04"E	197.11
L25	N79°39'05"E	193.98
L26	N76°34'36"E	49.36
L27	S89°39'10"E	385.10
L28	N35°32'23"W	139.53
L29	N23°03'03"W	148.56
L30	N05°33'39"E	110.15
L31	N27°42'46"E	162.62
L32	N06°41'36"W	268.60
L33	N23°30'11"W	202.16
L34	N06°16'32"W	119.35
L35	N00°32'25"W	47.02
L36	N81°07'55"W	102.93
L37	S85°54'09"W	104.48
L38	S79°36'12"W	131.99
L39	S37°16'50"W	140.67
L40	S00°26'45"W	122.00
L41	S31°34'31"E	109.49
L42	S13°59'19"W	53.82
L43	S24°20'22"W	72.84
L44	N46°30'35"W	15.38

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.81	174.85	181°7'20"	N37°21'55"W	55.58
C2	43.94	214.85	114°3'05"	N40°39'02"W	43.86



FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC

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NO BUILD AREA / NO STORAGE OF MATERIALS & DRAINAGE EASEMENT

