

WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 14

A RE-PLAT OF A PORTION OF LOT 1, RECREATION CENTER AT WOLF RANCH SUBDIVISION FILING NO. 1 AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Westcreek at Wolf Ranch, LLC a Colorado limited liability company and Old Ranch Metropolitan District being the Owners of the following described Tract of Land:

A tract of land being portions Lot 1, Recreation Center at Wolf Ranch Subdivision Filing No. 1 in the City of Colorado Springs, El Paso County, Colorado as recorded at Reception No. 206712462 of the records of said El Paso County, and the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Northwest of Westcreek at Wolf Ranch Subdivision Filing No. 13 as recorded at Reception No. _____ of the records of said El Paso County; thence N00°28'36"W on the West line of said SE1/4SW1/4 a distance of 1137.07 feet; to the North line of said SE1/4SW1/4, also being the South line of Westcreek at Wolf Ranch Subdivision Filing No. 12 as recorded at Reception No. 205068003 of the records of said El Paso County; thence N89°18'35"E on said line, a distance of 338.00 feet to the Southwesterly line of Lot 1, Recreation Center at Wolf Ranch Subdivision Filing No. 1A as recorded at Reception No. 207712614 of the records of said El Paso County, the following five (5) courses are on the Southwesterly, Northwesterly, and Southeasterly line of said Lot 1; thence: 1) S33°13'51"E a distance of 86.96 feet to a point on a curve, from which a radial line bears N62°12'17"W; 2) on a curve to the right having a central angle of 28°56'52", a radius of 47.50 feet for an arc distance of 24.00 feet, whose chord bears S42°16'09"W; 3) S56°44'34"W a distance of 100.57 feet; 4) thence S33°15'26"E a distance of 64.50 feet; 5) N56°44'34"E a distance of 133.57 feet; thence S33°15'26"E a distance of 316.26 feet; thence S38°28'19"E a distance of 104.03 feet; thence S20°13'26"E a distance of 66.75 feet; thence S14°26'58"E a distance of 99.07 feet; thence S10°20'52"E a distance of 63.01 feet; thence S02°02'09"W a distance of 90.94 feet; thence S15°33'25"W a distance of 119.51 feet; thence S25°28'12"W a distance of 153.79 feet; thence S00°54'45"W a distance of 143.49 feet to the Northeast corner of Lot 31 of said Westcreek at Wolf Ranch Subdivision Filing No. 13, the following five (5) courses are on the Northerly line of said Westcreek at Wolf Ranch Subdivision Filing No. 13; thence: 1) S89°31'21"W a distance of 39.72 feet; 2) N83°37'42"W a distance of 251.46 feet; 3) S89°31'24"W a distance of 75.00 feet; 4) N00°28'36"W a distance of 15.00 feet; thence S89°31'24"W a distance of 252.00 feet to the POINT OF BEGINNING and containing 15.891 acres of land, more or less.

OWNER:

The aforementioned Westcreek at Wolf Ranch, LLC, a Colorado limited liability company, by Nor'wood Limited, Inc., as manager, by Timothy W. Seibert, as Vice President, has executed this instrument this _____ day of _____, 2020 A.D.

Timothy W. Seibert, as Vice President

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 A.D. by Timothy W. Seibert as, Vice President of Nor'wood Limited, Inc., a Colorado corporation, as Manager of Westcreek at Wolf Ranch, LLC., a Colorado limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: _____
Notary Public

OWNER:

The aforementioned Old Ranch Metropolitan District, by Timothy W. Seibert, as Vice President, has executed this instrument this _____ day of _____, 2020 A.D.

Timothy W. Seibert, as Vice President

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020 A.D. by Timothy W. Seibert as, Vice President of Old Ranch Metropolitan District.

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: _____
Notary Public

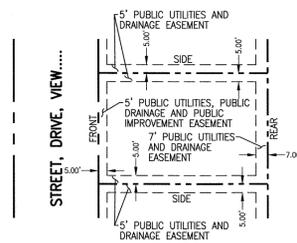
DEDICATION:

The above owner has caused said tract of land to be re-platted into Lots, Tracts, Streets and Easements as shown on the plat. The undersigned does hereby dedicate, grant and convey to the City of Colorado Springs those public streets and public easements as shown on the plat; and further restricts the use of all public easements to the City of Colorado Springs and/or its assigns; provided, however, that the sole right and authority to vacate, release or quitclaim all or any public streets and public easements shall remain exclusively vested in the City of Colorado Springs. All public streets or additional right of way are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as "WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 14", City of Colorado Springs, El Paso County, Colorado.

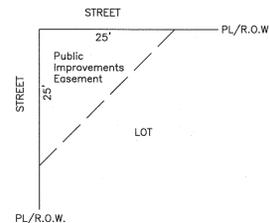
EASEMENTS:

All Lots will have a 5 foot wide side and 7 foot wide rear yard easement for public utilities and public drainage purposes only. All lot lines abutting a public right-of-way are hereby platted with a 5 foot wide easement for public utilities, public drainage and public improvements. All lots adjacent to two street right-of-ways are hereby platted with a 25 foot by 25 foot triangle easement for public improvements only. Surface maintenance of all public easements is vested in the property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.



TYPICAL LOT EASEMENTS



TYPICAL 25'X25' CORNER EASEMENT FOR PUBLIC IMPROVEMENTS

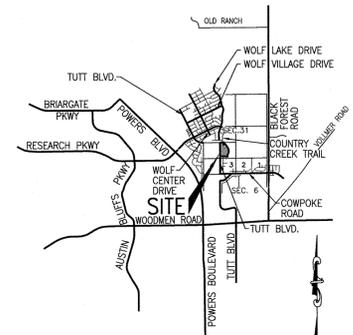
NOTICE IS HEREBY GIVEN:

That the area included in the Plat described herein, is subject to the Code of the City of Colorado Springs, 2001, as Amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs, or, alternatively, until acceptable assurances, including but not limited to letters of credit, cash, subdivision bonds, or combinations thereof, guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control and private drainage improvements have been placed on file with the City of Colorado Springs.

NOTES:

- No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
- This subdivision plat does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of-Way record. Rockwell Consulting, Inc. was not provided a current title commitment or requested to search said records. Existing easements shown hereon are from Rockwell Consultings, Inc., knowledge of the property.
- The lineal unit of measure used for the survey of land described herein, is the U.S. survey foot.
- The parcel in this request lies beneath the 40:1 approach surface of Runway 17R at the Colorado Springs Airport and is subject to Colorado Springs Municipal Airport Aviation Easement, Aviation Easement granted to the City of Colorado Springs, a Municipal Corporation, its successors and assigns, appurtenant to the Municipal Airport of said city for the passage of all aircraft. Contained in agreement recorded at Reception Number 216064674.
- This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.
- Bearings used herein are based on the West line of the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, T. 12 S., R. 65 W. of the 6th P.M. which bears N00°28'36"W a distance of 1320.85 feet, between two found monuments as shown.
- Tracts A is for landscaping, irrigation, public improvement easement, open space, sidewalks, drainage, fencing, site furnishings, signage and public utility easement. Tract A shall be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061. Transfer of ownership of this Tract A to the Old Ranch Metropolitan District will be done by separate instrument.
- Tracts B and C are for public improvement easements, open space, neighborhood trails, sidewalks, landscaping, irrigation and fencing. Tracts B and C will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061. Transfer of ownership of these tracts to the Old Ranch Metropolitan District will be done by separate instrument.
- This subdivision is in the Upper Cottonwood Creek Four (UCC-4) Metropolitan Districts, Notice of Special District Disclosure recorded at Reception No. 216045920.
- The Aviation Easement dedicated herein for public aviation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217089667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
- This property is not within a flood prone area as established by F.E.M.A. flood plain as determined by the Flood Insurance Rate Map (FIRM), Community Panel Number 08041C0529 G effective date December 7, 2018.
- The approval of this re-plat vacates all prior plats for the area described by this re-plat.



Vicinity Map

NOT TO SCALE

SURVEYOR'S STATEMENT:

The undersigned Registered Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge 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.

ROCKWELL CONSULTING, INC.

JOHN L. BAILEY, PLS #19586

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 14".

City Planning Director _____ Date _____

City Engineer _____ Date _____

City Clerk _____ Date _____

CLERK AND RECORDER:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2020 A.D., and is duly recorded at Reception No. _____ of the Records of El Paso County, Colorado.

Chuck Broerman, RECORDER

BY: _____ Deputy

SURCHARGE: _____

FEE: _____

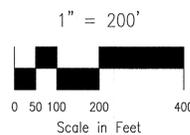
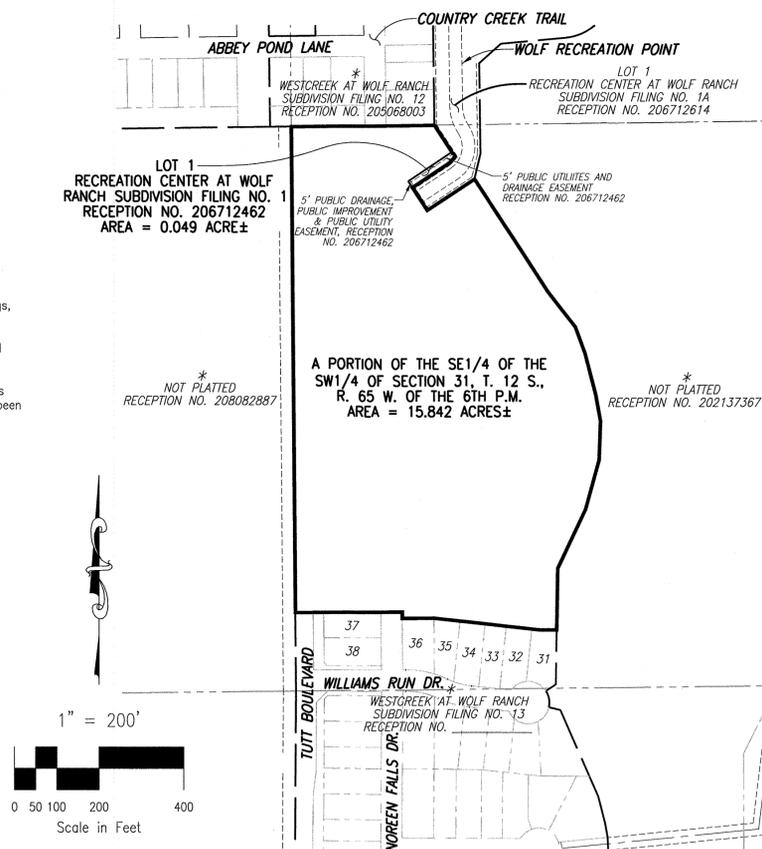
FEE:

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____



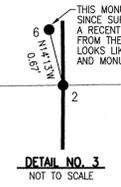
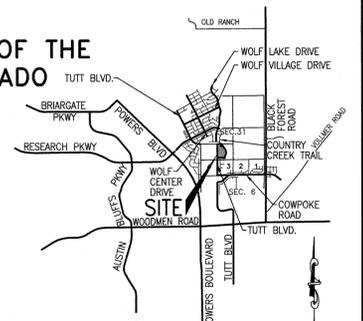
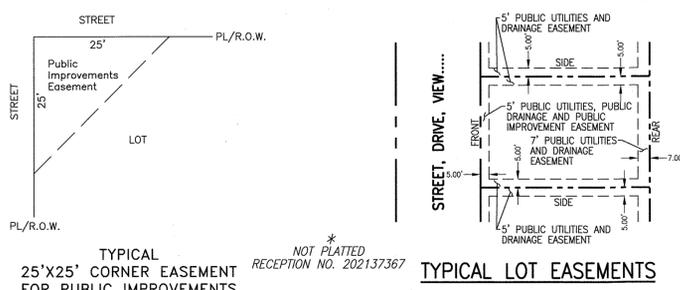
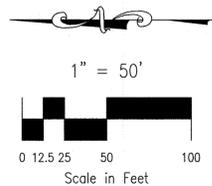
AS PLATTED

WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 14

A RE-PLAT OF A PORTION OF LOT 1, RECREATION CENTER AT WOLF RANCH SUBDIVISION FILING NO. 1 AND A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

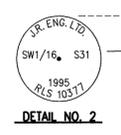
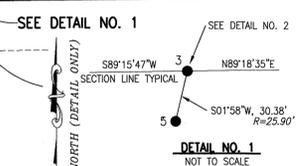
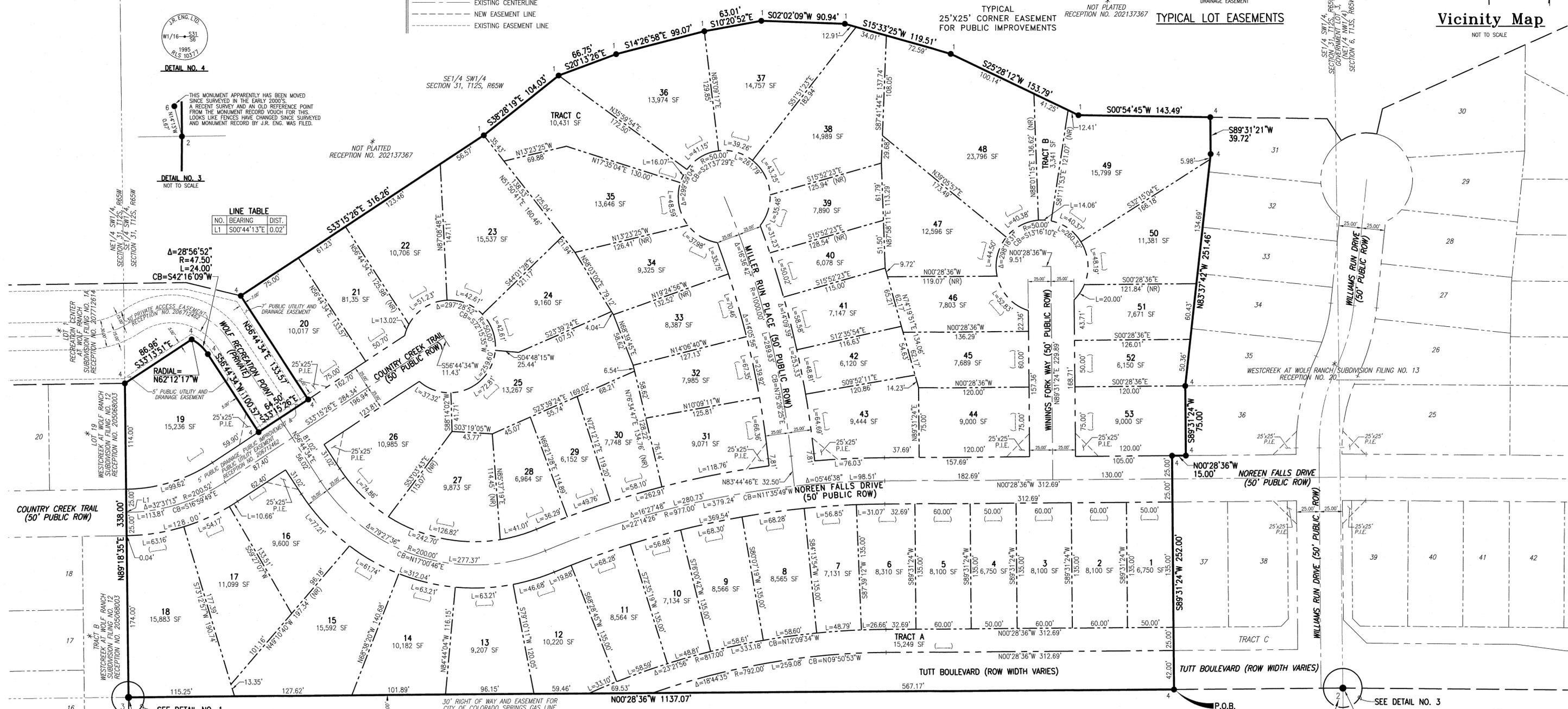
- LEGEND**
- 1 SET #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
 - 2 SET #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN
 - 3 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 1 & NO. 2
 - 4 FOUND #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
 - 5 FOUND #5 REBAR (NO CAP), BELIEVED TO BE REFERENCE MONUMENT
 - 6 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 3 & NO. 4
 - * THE FOLLOWING IS NOT PART OF THIS SUBDIVISION
 - (NR) NON-RADIAL LINE
 - SF SQUARE FEET

- LEGEND**
- (###) ADDRESS
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - NEW SUBDIVISION PROPERTY BOUNDARY
 - - - EXISTING SUBDIVISION PROPERTY BOUNDARY
 - - - NEW RIGHT-OF-WAY LINE
 - - - EXISTING RIGHT-OF-WAY LINE
 - - - NEW LOT LINE
 - - - EXISTING LOT LINE AND/OR PROPERTY LINE
 - - - NEW CENTERLINE
 - - - EXISTING CENTERLINE
 - - - NEW EASEMENT LINE
 - - - EXISTING EASEMENT LINE



LINE TABLE

NO.	BEARING	DIST.
L1	S00°44'13\"/>	



BASIS OF BEARINGS N00°28'36\"/>

AS RE-PLATTED

* NOT PLATTED
RECEPTION NO. 208082887

* NOT PLATTED
RECEPTION NO. 208082887

SOUTHWEST CORNER SE1/4 SW1/4 SECTION 31, T12S, R65W STAMPED AS SHOWN SET AT LOCATION SURVEYED IN THE EARLY 2000'S

ROCKWELL CONSULTING, Inc.
ENGINEERING - SURVEYING
1955 N. WOOD BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 • FAX (719) 475-9233

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.

WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 14
DRAWN BY: JLB CHECKED BY: JLB DATE: 10/04/20
J.N. 20-019 SHEET 2 OF 2