

# Final Plat Terra Ridge North

## Vacation & Replat of Lots 5 and 6, Terra Ridge Filing No. 1, Together with 11 Proposed Lots in Terra Ridge North

### A Portion of Section 29, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado

BE IT KNOWN BY THESE PRESENTS:  
That Phillip S. Miles & Jennifer L. Miles being the owners of the following described tracts of land,  
TO WIT:  
Legal Description:  
Lots 5 and 6 in Terra Ridge Filing No. 1, County of El Paso, State of Colorado and a portion of the Southwest Quarter of Section 29,  
Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter;  
thence S89°46'29" E along the South line of Whispering Hills Estates as recorded in Plat Book Z-2  
at Page 2 of said county records, 1407.75 feet to the Southeast corner thereof; thence N00°58'34" E, 1327.96 feet to the Northeast  
corner thereof; thence S89°47' 26" E, 1245.16 feet to the Northeast corner of said Southwest Quarter, said Northeast corner also  
being on the West line of Wildwood Village Unit 3 as recorded in Plat Book H-3 at Page 57 of said county records; thence  
S00°59'16" W along the East line of said Southwest Quarter and the West Line of said Wildwood Village Unit 3 and Wildwood  
Village Unit 4 as recorded in Plat Book M-3 at Page 46 of said county records, 1366.91 feet; thence N89°46'29" W, 945.48 feet;  
thence N00°58'34" E, 8.50 feet; thence N89°46'29" W, 1708.14 feet to a point on the west line of said Southwest Quarter; thence  
N00°58'34E, 30.00 feet to the point of beginning, County of El Paso, State of Colorado, said described tract contains 52.63 Acres +/-

**DEDICATION:**  
Owners Certificate - please use this as a basis for this dedication statement. Delete the template text (use where applicable).  
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein,  
have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under  
the name and subdivision of \_\_\_\_\_ 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 proper  
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.

Phillip S. Miles  
Jennifer L. Miles  
Please correct the display errors evident throughout this document

ATTEST:  
NOTARIAL:  
State of Colorado  
County of El Paso  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. by  
Phillip S. Miles and Jennifer L. Miles as owners.  
My commission expires \_\_\_\_\_  
Notary Public

Please increase the spacing to make it easier for us to input the fees at the appropriate time. Please also separate park fees into two separate categories for regional and urban park fees.

TRACT DEDICATION TABLE		
Tract	Area	Ownership/Maintenance
Tract A	0.69 acres	Terra Ridge North Homeowners Association

Please identify the purpose of the tracts.

RECORDING:  
(STATE OF COLORADO)  
(COUNTY OF EL PASO COUNTY) S.S.  
I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock  
\_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. and is duly recorded  
under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.  
Chuck Broerman, Recorder  
Fee: \_\_\_\_\_  
Surcharge: \_\_\_\_\_ By: \_\_\_\_\_ Deputy

John Keilers & Associates, LLC  
9920 Otero Avenue  
Colorado Springs, Colorado 80920  
719-599-5938 719-649-9243 cell  
Jack Keilers@gmail.com

MilesSubdivision1.dwg  
October 7, 2019  
Jan 20, 2020

"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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."

Informational comment: please note that El Paso County Planning and Community Development cannot and will not accept collateral or escrow (use whichever necessary) payment until plat recording (for plats), escrow agreement is signed and recorded (for escrow), financial assurance form is signed and approved (for FAE no plat). Any collateral or escrow payments that are received prior to the appropriate conditions being met will not be accepted and will be returned until such time payment is deemed as appropriate. Please coordinate with PCD Project Manager prior to making any collateral or escrow payments.

Include the following information:  
Name, address and telephone number of the owner of record located in the lower right hand corner,  
Date of preparation, date of survey (if applicable), north arrow, written and graphic scale located in the lower right hand corner of each sheet,  
Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or designer of the plat) located in the lower right hand corner (if applicable),  
Date of submission with provisions for dating revisions located in the lower right hand corner

Include summary note:  
The final total gross acreage, the total number of lots, gross density, net density and net acreage of the subdivision.

Add PCD File No. SF-2239

**8. Floodplain Statement**  
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) numbers 08041C0305G and 08041C0315G dated December 7, 2018 this project is not located within a FEMA designated 100-year Floodplain. Therefore, no map revisions will be

Coordinate with the Floodplain manager at regional building department to verify if this is necessary. Remove if not required.

Update FIRM panel number to match the drainage report.

Unclear. Update statement.

Specify which is for which lots

Remove this approval block and include the Planning and Community Development Director signature line underneath the Chair signature line.

Remove "property boundary adjustment" from the title of the plat

Are the tracts going to be dedicated to EPC?

Development Services Department Director  
Board of County Commissioners Certificate  
This plat (including the boundary adjustment) Terra Ridge North was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedication of land to the public (streets, tracts, easements) are accepted, but public improvements thereon will not become the 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.

**Surveyors Certificate**  
I, \_\_\_\_\_, 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 date of survey, by me or under my direct supervision and that all monuments exist as shown on a survey 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 \_\_\_\_\_, 20\_\_\_\_.  
Surveyor's Name (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
Colorado registered PLS # \_\_\_\_\_

**RATIFICATION OF PLAT:**  
KNOW ALL MEN BY THESE PRESENTS: Shay P. Miles & Jennifer Miles, by virtue of that certain Deed of Trust to the Public Trustee of El Paso County, Colorado recorded under Reception No. \_\_\_\_\_ of the records of said County, do hereby certify that the above described subdivision as described on this plat of records under Reception No. \_\_\_\_\_ of the records of said County, Colorado.

Why have ratification statement on plat? The ratification is typically if the mortgage company cannot sign the physical copy of the plat. If they are available to sign the physical copy of the plat, include them as an owner under the owner certification. If not, then plat ratification will be provided by separate instrument.

Replace Note 13: 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).

Revise Note 23: Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following 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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Downslope Creep: (name lots or location of area)  
•Rockfall Source: (name lots or location of area)  
•Rockfall Runout Zone: (name lots or location of area)  
•Potentially Seasonally High Groundwater: (name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

- PLAT NOTES:
1. BASIS OF BEARINGS:  
a. BEARINGS ARE BASED ON THE WEST LINE OF THE SW QUARTER OF SECTION 29, T11S, R65W OF THE 6<sup>TH</sup> PM BETWEEN FOUND MONUMENTS AS SHOWN ON THIS DRAWING AND WAS ASSUMED N00D59'09"E.
  2. FLOODPLAIN STATEMENT:  
a. THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP HAS BEEN EXAMINED, BY SCALE ONLY. THE PROPERTY LIES IN ZONE X, AS SHOWN ON FEMA MAP PANEL 0841C031, DATED DECEMBER 7, 2018. AN ELEVATION CERTIFICATE IS REQUIRED TO DETERMINE THE ELEVATION IF REQUIRED.
  3. TITLE COMMITMENT:  
a. THIS SURVEY DOES NOT CONSTITUTE THE TITLE SEARCH BY PLS. 23890, TO DETERMINE THE CAPABILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACKS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS WAY OR TITLE OF RECORD, RELIED UPON TITLE COMMITMENT FILE NUMBER \_\_\_\_\_, PREPARED BY \_\_\_\_\_ TITLE GUARANTEE COMPANY, EFFECTIVE DATE MONTH \_\_\_\_\_, 202\_\_\_\_ YEAR, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.
  4. WATER SERVICE SHALL BE SUPPLIED BUY ON-SITE WELL IN ACCORDANCE WITH WATER RIGHTS DECREE ISSUED BY DISTRICT COURT, WATER DIVISION 1, CO, CASE NUMBER: 2018CW3226.
  5. SEWER SERVICE SHALL BE PROVIDED BY ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS).
  6. ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAINVIEW ELECTRIC ASSOCIATION.
  7. NATURAL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
  8. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
  9. ALL STRUCTURE FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
  10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:  
a. TRANSPORTATION IMPACT STUDY  
b. DRAINAGE REPORT  
c. WATER RESOURCES REPORT  
d. WASTEWATER DISPOSAL REPORT  
e. NATURAL HAZARDS REPORT  
f. GEOLOGY AND SOILS REPORT  
g. WETLAND STUDY
  11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS 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.
  12. UNLESS OTHERWISE DIRECTED, ALL SIDE LOT LINES ARE HEREBY PLANTED ON EITHER SIDE WITH A FIVE-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLANTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT (COMMA) AND ALL REAR LOT LINES ARE HEREBY PLANTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATED WITH A 20 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATED 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.
  13. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS COMMA AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO COMMA THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, US ARMY CORE OF ENGINEERS IN THE US FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
  14. THE ADDRESS IS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE PERIOD.
  15. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
  16. 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 \_\_\_\_\_ 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 RESCINDED 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 PRELIMINARY 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

Add fire protection report and noxious weed management plan

Replace with "unless otherwise indicated."

Revise to 10-ft

fix spelling: Plat

Addresses

add "open space" as use. Add a second sentence identifying Tract B use.

Significant geologic constraints have been noted on the geology report. Additionally, there is a large no-build area included on the plat for the creek / potentially shallow groundwater area. Please update this note to include a description of the purpose of the no-build and a summary of the geologic constraints on the site. Use the revised Note 23 below for an example.

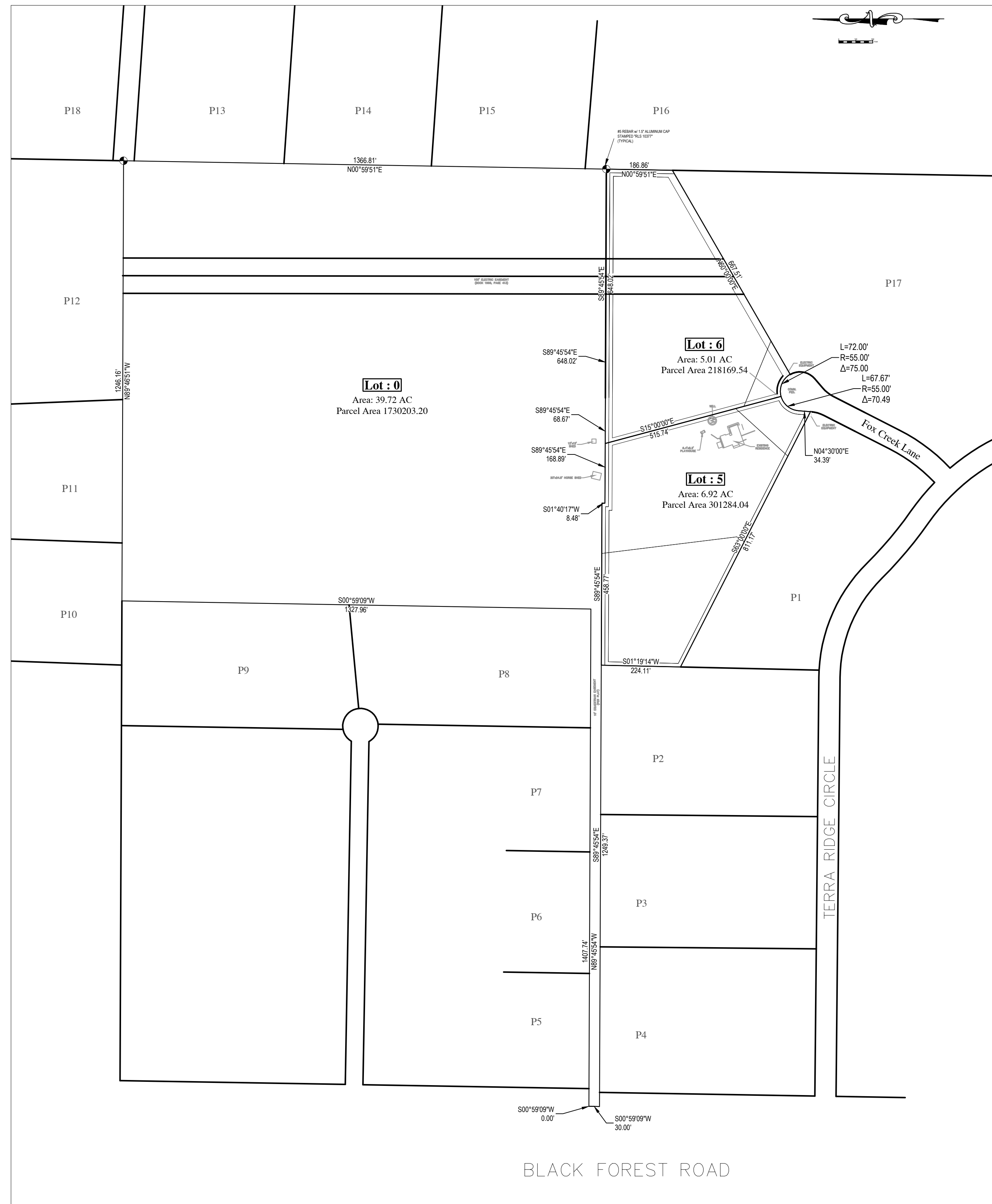
Add a note to identify the specific lots and tract that are subject to the shared driveway within the ingress & egress easement. Include the following statement at the end: "A maintenance agreement for said ingress and egress easement is recorded under reception no. \_\_\_\_\_. Note: the developer shall create a maintenance agreement regarding the shared driveway. The maintenance agreement should provide details about the division of financial responsibility and division of decision-making (e.g. who decides if repair/maintenance is needed and what happens if there's a disagreement?). Agreement to also define maintenance responsibility of the driveway culvert."

Add the following note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Fox Creek Lane per Land Development Code section 6.3.3.C.2 and 6.3.3.C.3.

Add a note indicating that regarding the lots that are proposed to be replatted, the original plat notes for Terra Ridge will still apply for those lots and reference the original plat number. Do the same for the covenants.

# Final Plat Terra Ridge North

Vacation & Replat of Lots 5 and 6, Terra Ridge Filing No. 1, Together with 11 Proposed Lots in Terra Ridge North  
A Portion of Section 29, Township 11 South, Range 65 West of the 6th P.M., El Paso County, Colorado



## As Platted

### Owner:

Phillip S. Miles & Jennifer L. Miles  
15630 Fox Creek Lane  
Colorado Springs, Colorado 80908

### SUMMARY:

Total Acreage: 52.63 acres, +/-  
Number of Lots: 3

Tracts are zoned RR-5

### Tax Parcel Numbers:

Unplatted tract: 51293-00-002  
Lot 5: 51293-02-011  
Lot 6: 51293-02-012

### Building setback requirements:

Front: 25 feet  
Side: 25 feet  
Rear: 25 feet

### NOTES:

All points found indicated by  $\bullet$  are as shown on plat.

All points set indicated by  $\text{---}$  are rebar with attached Surveyor's cap mkd "PLS 23890" unless otherwise shown on plat.

All measured, used or pro-rated information indicated by  $S0^{\circ}12'10"E-518.51'$ .

All record information indicated by  $(S0^{\circ}12'10"E-518.90')$ .

All bearings are relative to the east line of JeniShay Farms as monumented and shown, and was assumed  $S0^{\circ}12'10"E$ .

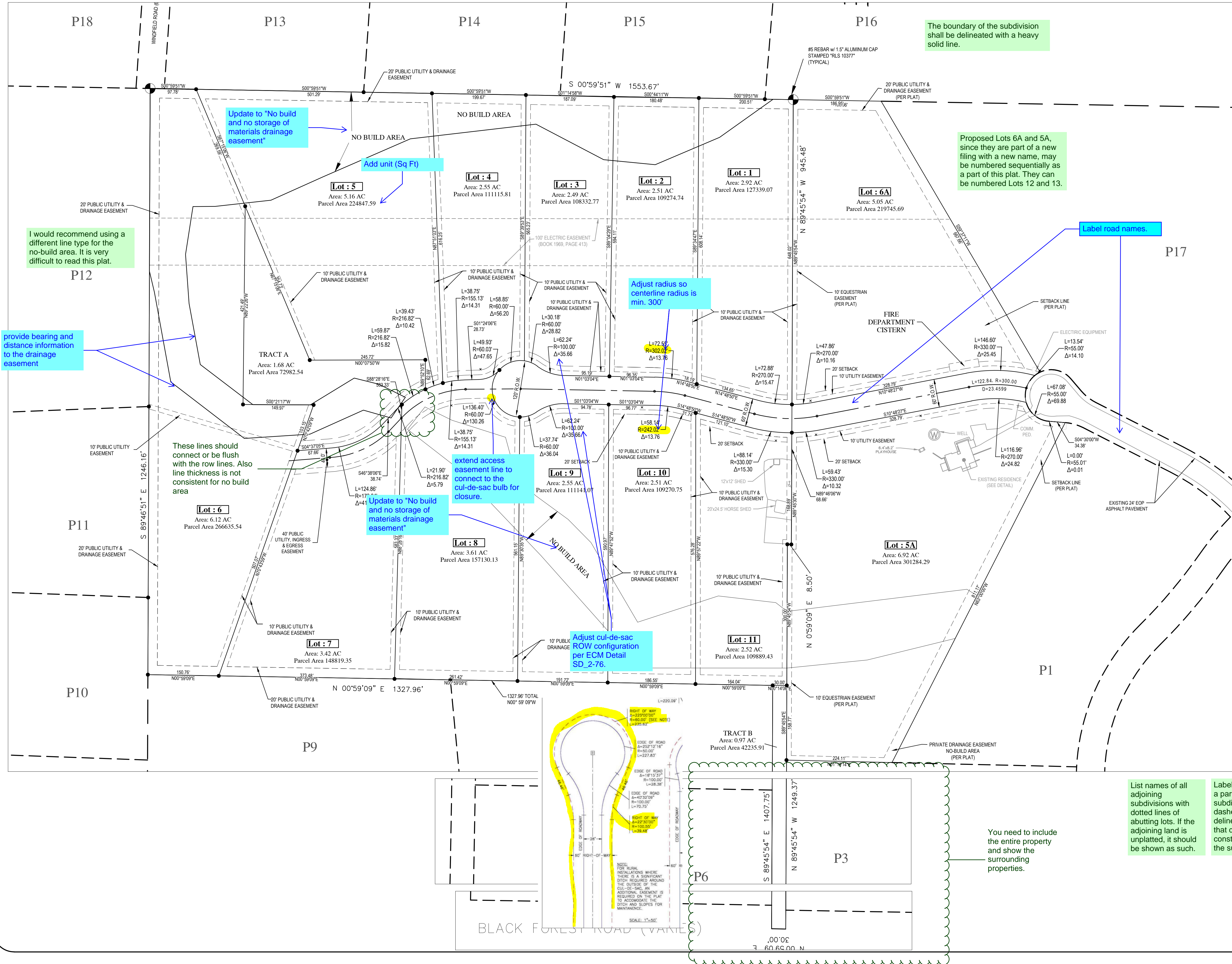
All reasearch for recorded easements or rights-of-way was done by EmpireTitle of Colorado Springs, LLC., File No. 54837ECS, dated: May 29, 2018.

### ADJACENT PROPERTY DESCRIPTION

Lot	Adjacent Property Description
P1	Not a part of this subdivision Robb Peters 51293--02-004 Lot 4, Terra Ridge Fil. No 1 Zoned RR-5
P2	Not a part of this subdivision Mark Davis 51293--02-003 Lot 3, Terra Ridge Fil. No 1 Zoned RR-5
P3	Not a part of this subdivision Justin Sumpter 51293--02-002 Lot 2, Terra Ridge Fil. No 1 Zoned RR-5
P4	Not a part of this subdivision Eric Mikuska 51293--02-001 Lot 1, Terra Ridge Fil. No 1 Zoned RR-5
P5	Not a part of this subdivision Diana Gard 51293--01-008 Lot 8, Whispering Hills Estates Zoned RR-5
P6	Not a part of this subdivision Rhonda Barr 51293--01-007 Lot 7, Whispering Hills Estates Zoned RR-5
P7	Not a part of this subdivision Christopher Humlicek 51293--01-006 Lot 6, Whispering Hills Estates Zoned RR-5
P8	Not a part of this subdivision David Khaliqi 51293--01-005 Lot 5, Whispering Hills Ests Zoned RR-5
P9	Not a part of this subdivision Todd Andrews 51293--01-004 Lot 4, Whispering Hills Ests Zoned RR-5
P10	Not a part of this subdivision Richard Martinez 51290--04-013 Lot 8, Ridgeview Acres Zoned RR-5
P11	Not a part of this subdivision Temmer Family Trust 51290--04-012 Lot 7, Ridgeview Acres Zoned RR-5
P12	Not a part of this subdivision Roy Oberhaus 51290--04-011 Lot 6, Ridgeview Acres Zoned RR-5
P13	Not a part of this subdivision Roy & Julie Heare 51290--05-002 Lot 148, Wildwood Village Unit 3 Zoned RR-5
P14	Not a part of this subdivision David Porter 51290--05-001 Lot 149, Wildwood Village Unit 3 Zoned RR-5
P15	Not a part of this subdivision Paul Gavin 51290--05-001 Lot 149, Wildwood Village Unit 3 Zoned RR-5
P16	Not a part of this subdivision Edwin Bedford 51290--05-004 Lot 151, Wildwood Village Unit 4 Zoned RR-5
P17	Not a part of this subdivision Hugo Oregel 51293--02-007 Lot 1, Terra Ridge Fil No. 2 Zoned RR-5
P18	Not a part of this subdivision Ricardo Torres 51290--04-001 Lot 147, Wildwood Village Unit No 3 Zoned RR-5

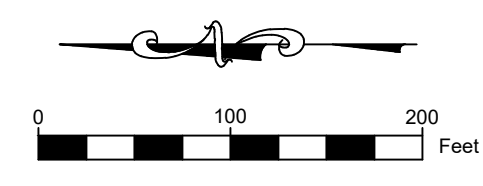
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## As Replatted

ADJACENT PROPERTY DESCRIPTION	
P1	Not a part of this subdivision Robb Peters 51293-02-004 Lot 4, Terra Ridge Fil. No 1 Zoned RR-5
P2	Not a part of this subdivision Mark Davis 51293-02-003 Lot 3, Terra Ridge Fil. No 1 Zoned RR-5
P3	Not a part of this subdivision Justin Sumpter 51293-02-002 Lot 2, Terra Ridge Fil. No 1 Zoned RR-5
P4	Not a part of this subdivision Eric Mikuska 51293-02-001 Lot 1, Terra Ridge Fil. No 1 Zoned RR-5
P5	Not a part of this subdivision Diana Gurd 51293-01-008 Lot 8, Whispering Hills Estates Zoned RR-5
P6	Not a part of this subdivision Rhonda Barr 51293-01-007 Lot 7, Whispering Hills Estates Zoned RR-5
P7	Not a part of this subdivision Christopher Humlicek 51293-01-006 Lot 6, Whispering Hills Estates Zoned RR-5
P8	Not a part of this subdivision David Khalilji 51293-01-005 Lot 5, Whispering Hills Ests Zoned RR-5
P9	Not a part of this subdivision Todd Andrews 51293-01-004 Lot 4, Whispering Hills Ests Zoned RR-5
P10	Not a part of this subdivision Richard Martinez 51290-04-013 Lot 8, Ridgeview Acres Zoned RR-5
P11	Not a part of this subdivision Temmer Family Trust 51290-04-012 Lot 7, Ridgeview Acres Zoned RR-5
P12	Not a part of this subdivision Kimberly Tebruge 51290-04-011 Lot 6, Ridgeview Acres Zoned RR-5
P13	Not a part of this subdivision Roy & Julie Heare 51290-05-002 Lot 148, Wildwood Village Unit 3 Zoned RR-5
P14	Not a part of this subdivision Joshua Trusevitz 51290-05-001 Lot 149, Wildwood Village Unit 3 Zoned RR-5
P15	Not a part of this subdivision Paul Gavin 51290-05-001 Lot 149, Wildwood Village Unit 3 Zoned RR-5
P16	Not a part of this subdivision Abraham Thompson 51290-05-004 Lot 151, Wildwood Village Unit 4 Zoned RR-5
P17	Not a part of this subdivision Hugo Oregel 51293-02-007 Lot 1, Terra Ridge Fil No. 2 Zoned RR-5
P18	Not a part of this subdivision Ricardo Torres 51290-04-001 Lot 147, Wildwood Village Unit No 3 Zoned RR-5



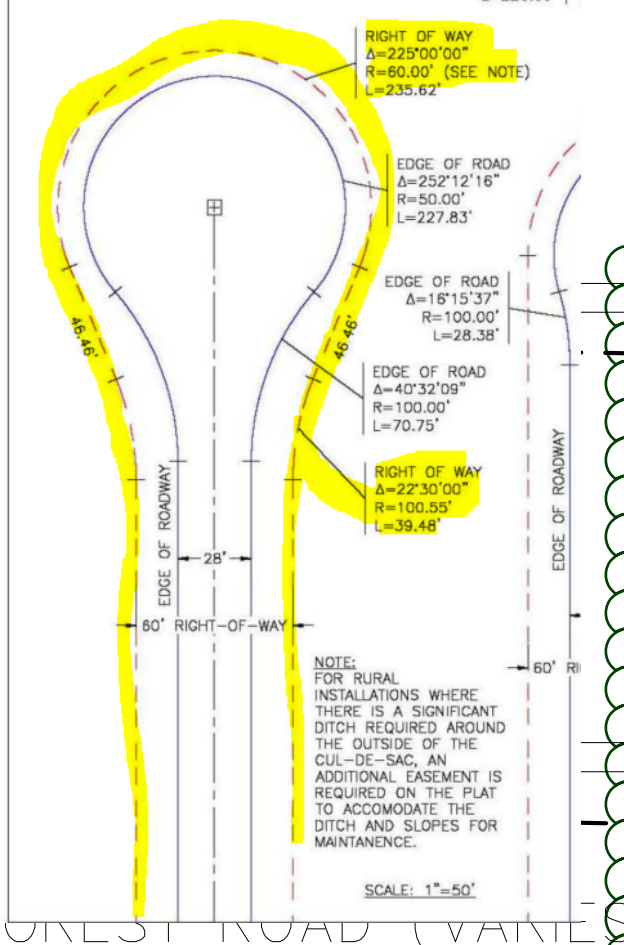
**NOTES:**

- All points found indicated by  $\ominus$  are as shown on plat.
- All points set indicated by  $\triangle$  are rebar with attached Surveyor's cap mkd "PLS 23890" unless otherwise shown on plat.
- All measured, used or pro-rated information indicated by  $S0^{\circ}12'10"E-518.51'$ .
- All record information indicated by  $(S0^{\circ}12'10"E-518.90')$ .
- All bearings are relative to the east line of JeniShay Farms as monumented and shown, and was assumed  $S00^{\circ}12'10"E$ .
- All research for recorded easements or rights-of-way was done by EmpireTitle of Colorado Springs, LLC., File No. 54837ECS, dated: May 29, 2018.

List names of all adjoining subdivisions with dotted lines of abutting lots. If the adjoining land is unplatted, it should be shown as such.

Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.

You need to include the entire property and show the surrounding properties.



BLACK FOREST ROAD (WANT)