

Steve Schleiker  
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Rec \$33.00

El Paso County, CO



3  
Pages 223715211

### SUBDIVISION/CONDOMINIUM PLAT

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Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Terra Ridge North  
Name of Plat

Phillip S Miles & Jennifer L Miles  
Owner's Name

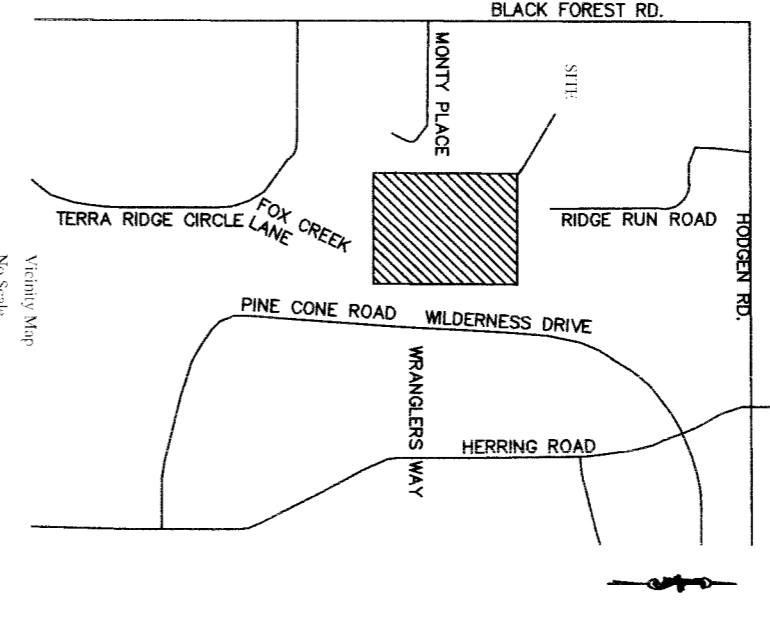
Subdivision

Condominium

# 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  
County, Colorado



- PLAT NOTES:
1. BASIS OF MEASUREMENTS
  2. 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 8000959.0792.
  3. FLOOR PLAN STATEMENT:
  4. 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 0804103D AND 080410315G, DATED DECEMBER 7, 2018.
  5. THIS SURVEY DOES NOT CONSTITUTE THE TITLE SEARCH BY P.L.S. 23890, TO DETERMINE THE CAPABILITY OF THIS DESCRIPTION WITH THAT OF ADVERSE RIGHTS OF EASE OR ENCUMBRANCES OF RECORD.
  6. WATER SERVICE SHALL BE SUPPLIED BY ON SITE WELL IN ACCORDANCE WITH WATER RIGHTS DECREE ISSUED BY DISTRICT COURT, WATER DIVISION 1, CO. CASE NUMBER 2018CV2382.
  7. SEWER SERVICE SHALL BE PROVIDED BY ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS).
  8. ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAINVIEW ELECTRIC ASSOCIATION.
  9. NATURAL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
  10. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
  11. ALL STRUCTURAL FOUNDATIONS SHALL BE COATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
  12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE 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. ANNUAL HAZARDS REPORT
    - f. GEOLOGY AND SOILS REPORT
    - g. WETLAND STUDY
    - h. FIRE PROTECTION PLAN
    - i. NOXIOUS WEED REPORT
  13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ARE SPECIFICALLY NOTED ON THE PLAT. SHALL BE MAINTAINED BY THE INDIVIDUAL FLOW OF RUNOFF SHALL NOT BE PLACED ON DRAINAGE EASEMENTS. VARIATIONS ON DRAINAGE THAT COULD IMPACT THE FLOW OF RUNOFF SHALL NOT BE PLACED ON DRAINAGE EASEMENTS.
  14. LINES OTHER THAN DIRECTED, ALL SITE LOT LINES ARE HEREBY PLACED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLACED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLACED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE DEVELOPER. PROPERTY OWNER UNLESS OTHERWISE NOTED.
  15. 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 SPECIES (E.G., PUEBLO'S MEXICAN HUMMING BIRD).
  16. THE ADDRESSES EMPOWERED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  17. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
  18. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY REAL CONTRACT, NON-SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER PLAT NO. 2230951, OR THE IMPROVEMENTS HAVE BEEN COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE ATTERNAIVE COLATERAL 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 WRITING. THE SUBDIVISION IMPROVEMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
  19. THIS PLAT RESTRICTION MAY BE REMOVED OR RESUNDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLATERAL OR COMPLETION AN PRELIMINARY ACCEPTANCE BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE COMPLETED IN COMPLETED OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
  20. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMANDS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO CRS 18-6.508.
  21. 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.
  22. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A RECIRCULATION OF COVENANTS AS RECORDED AT RECEPTION NO. 223197550. OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
  23. THE SUBDIVISION AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES WITH THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS TO PARTICIPATE IN THE EL PASO COUNTY PUBLIC UTILITY AND DRAINAGE RECONSTRUCTION PROGRAM. THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE OBLIGATION BEFORE SALE OF THE PROPERTY.
  24. 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 PING ENGINEERS/ARCHITECTS DATED MARCH 30, 2022. IN THE RECORDS OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
    - EROSION CONTROL
    - COMPENSATE SOILS AND BEDROCK
    - FILL SOILS
    - RAISON
    - FLOODING AND SURFACE DRAINAGE
    - SPRINKLING AND HIGH GROUND WATER
    - CORROSIIVE MINERALS
    - HILL SOILS
  25. PROPOSED GEODING, EROSION CONTROL, CUTS AND MASSSES OF FILL.
  26. PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR POND NO. 1 IS RECORDED UNDER RECEPTION

BE IT KNOWN BY THESE PRESENTS, That Philip S. Miles & Jennifer L. Miles being the owners of the following described tracts of land, to wit:

Legal Description:  
Township 1 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 Estate as recorded in Plat Book 2, 2, thence S89°46'29" E, along the South line of the Southwest corner tract; thence N89°38'34" E, 1327.96 feet to the Northwest at Page 2 of said county records, 1497.25 feet to the Southwest corner tract; thence S89°46'29" E, along the West line of Willowood Village Unit 3 as recorded in Plat Book E 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 Willowood Village Unit 3 and Willowood Village Unit 4 as recorded in Plat Book M-3 at Page 46 of said county records, 1866.91 feet; thence N89°46'29" W, 945.48 feet; thence N00°58'54" E, 8.50 feet; thence N89°46'29" W, 1788.14 feet to a point on the west line of said Southwest Quarter; thence N00°58'54" E, 50.00 feet to the point of beginning. County of El Paso, State of Colorado, said described tract contains 52.63 Acres +/-.



NOTARIAL:  
Cristina Miercoza  
Notary Public  
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 2023 AD by Philip S. Miles and Jennifer L. Miles, as owners.  
My commission expires 09/22/2023  
Notary Public

STIMMARY:  
GROSS ACREAGE = 52.63 ACRES  
TOTAL LOTS = 13  
GROSS DENSITY = 0.23 UNITS/ACRE  
NET DENSITY = 0.26 UNITS/ACRE  
NET ACREAGE = 49.98 ACRES

Fees:

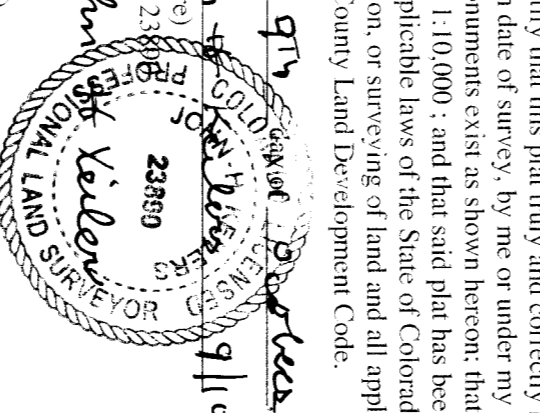
Regional Park fees	\$5,060.00
Urban Park fees	0
School fees	\$5,000.00
Drainage fees	0
Bridge fees	0

Item	Area	Purpose
Tract A	1.68 acres	Open Space & Homeowners Association
Tract B	0.97 acres	Open Space

1. JOHN H. KELLER, 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 the same is in full compliance with all applicable laws, regulations, ordinances, and other agency requirements, including, but not limited to, the provisions of the El Paso County Land Development Code.
  2. I attest the above on this 25<sup>th</sup> day of October, 2023.
  3. Surveyor Name, Signature: John H. Keller, Date: 10/25/23
  4. Colorado registered PLS # 22309, Date: 10/25/23
  5. Signature: John H. Keller, Date: 10/25/23
- RECORDING:  
(STATE OF COLORADO)  
(COUNTY OF EL PASO COUNTY) S.S.  
I, M. this 25<sup>th</sup> day of October, 2023, A.D. and is duly recorded under Reception No. 223195311, of the records of El Paso County, Colorado.

Supervisors Certificate  
I, John H. Keller, 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 the same is in full compliance with all applicable laws, regulations, ordinances, and other agency requirements, including, but not limited to, the provisions of the El Paso County Land Development Code.- 2. I attest the above on this 25<sup>th</sup> day of October, 2023.
- 3. Surveyor Name, Signature: John H. Keller, Date: 10/25/23
- 4. Colorado registered PLS # 22309, Date: 10/25/23
- 5. Signature: John H. Keller, Date: 10/25/23



Owner of Record:  
Phillip S. & Jennifer Miles  
15630 Fox Creek Circle  
Colorado Springs, CO 80908  
719-552-8886

Supervisor  
John Kellers & Associates, LLC  
John Kellers, PLS  
9920 Otero Avenue  
Colorado Springs, CO 80920  
719-599-5938 office  
719-649-9243 cell  
JackKellers@fnal.com

PCD File No. SF-2239

DRAWN BY: PSM	CHECKED BY: JHK	DATE: 2/22/23	REV:
FILE: TERRARIDGENORTHFINALPLAT.DWG	SHEET: 1 OF 3		

TERRA RIDGE NORTH

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, any action based upon any defect in this survey be commenced more than five years from the date of the certification shown herein.

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 the Southwest Quarter 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: S1293-00-002  
 Lot 5: S1293-02-011  
 Lot 6: S1293-02-012

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  $\triangle$  are rebar with attached Surveyor's cap mkd "PLS 23890" unless otherwise shown on plat.
- All measured, used or pro-rated information indicated by S0712°10'E=518.51';
- All record information indicated by (S0712°10'E=518.90');
- All bearings are relative to the east line of JensShoy Farms as monumented and shown, and was assumed S00712°10'E.
- All research for recorded easements or rights-of-way was done by Emphette of Colorado Springs, LLC, File No. 54837EGS, dated May 29, 2018.

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 Khalilqi 51293-01-005 Lot 5, Whispering Hills Estates Zoned RR-5
P9 Not a part of this subdivision Todd Andrews 51293-01-004 Lot 4, Whispering Hills Estates 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 Termer 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 Heure 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



PCD File No. SF-2239

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

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 herein.

TERRA RIDGE NORTH  
 DRAWN BY: PSM CHECKED BY: JHK DATE: 2/17/23 REV:  
 FILE: TERRARIDGENORTHFINALPLAT.DWG SHEET: 2 OF 3

