

Steve Schleiker  
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El Paso County, CO



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Pages 223715211

### SUBDIVISION/CONDOMINIUM PLAT

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Reception Number	Date	Time
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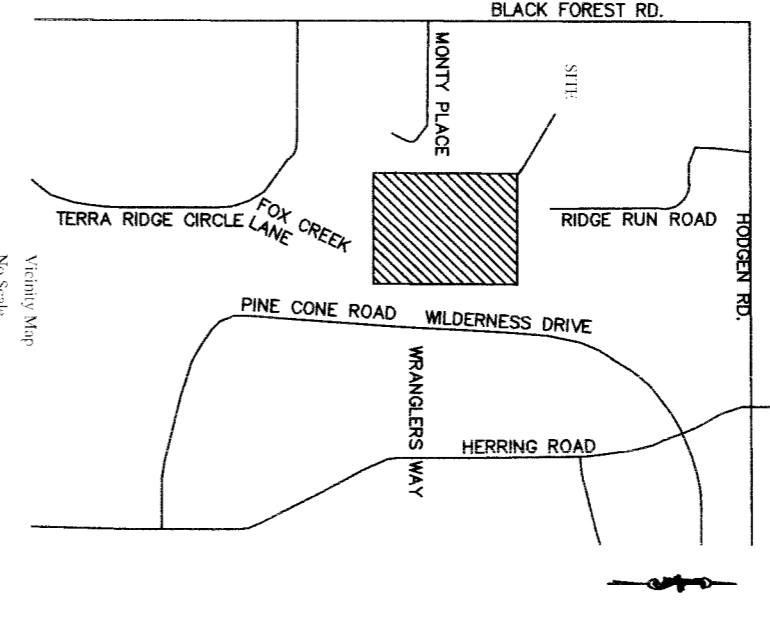
Terra Ridge North  
Name of Plat

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 0000593097°.
  3. FLOOR PLAN STATEMENT.
  4. THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 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. TITLE COMMITMENT.
  6. THIS SURVEY DOES NOT CONSTITUTE THE TITLE SEARCH BY P.L.S. 23890, TO DETERMINE THE CAPABILITY OF THIS SUBDIVISION WITH THAT OF ADJACENT TRACTS OR OF OVERLAPPING OR OVERLAPPING SUBDIVISIONS OF RECORD.
  7. 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 2018CV2342.
  8. SEWER SERVICE SHALL BE PROVIDED BY ON-SITE WASTEWATER TREATMENT SYSTEM (OWTS).
  9. ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAINVIEW ELECTRIC ASSOCIATION.
  10. NATURAL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
  11. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
  12. ALL STRUCTURAL FOUNDATIONS SHALL BE COATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
  13. 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 HAZARD REPORT
    - f. GEOLOGY AND SOILS REPORT
    - g. WETLAND STUDY
    - h. FIRE PROTECTION PLAN
    - i. NOXIOUS WEED REPORT
  14. 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 IN DRAINAGE EASEMENTS. VARIATIONS ON DRAINAGE THAT COULD IMPAIR THE DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXISTING SUBDIVISION BOUNDARIES ARE HEREBY PLATED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE 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 GRASSHOPPER). PARTICULAR ASPECTS RELATIVE TO THE LISTED SPECIES (E.G., PUEBLO'S MEXICAN GRASSHOPPER) SHALL BE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
  16. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
  17. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY REAL CONTRACT, NOR 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. 2250824156, OR THE SUBDIVISION IMPROVEMENTS HAVE BEEN COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERATIVE 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 WRITING. THE SUBDIVISION IMPROVEMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE OF THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
  18. 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 UPON 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 COMPLETED IN COMPLETED OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
  19. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMANDS A CLASS TWO (2) MISDEMEANOR PUNISHMENT TO CRS 18-6-508.
  20. 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.
  21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A RECIRCULATION OF COVENANTS AS RECORDED AT RECEPTION NO. 223197550.
  22. THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDS.
  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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT RECORDING, 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 2022 REPORT, FIGURE 14 OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
    - EROSION CONTROL AND REDROCK
    - COMPACTIBLE SOILS
    - RAFTS AND STABILITY
    - RAIDS
    - FLOODING AND SURFACE DRAINAGE
    - SPRINKLES AND HIGH GROUND/WATER
    - CORROSIVE MINERALS
    - FILL SOILS
  25. 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 2022 REPORT, FIGURE 14 OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
    - EROSION CONTROL, CUTS AND MASSSES OF FILL
    - PROPOSED GRADING, EROSION CONTROL, CUTS AND MASSSES OF FILL
    - PRIVATE RETENTION 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:



My commission expires September 22, 2025  
Philip S. Miles and Jennifer L. Miles, as owners

STAIRCASE:  
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: \$5,060.00

Drainage fees: 0

Bridge fees: 0

TRACT DEDICATION TABLE

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

26. TRACT 5 IS DESIGNATED AS OPEN SPACE.
27. LOTS 6, 7, 8 AND TRACT 4 ARE SUBJECT TO A SHARED DRIVEWAY AGREEMENT AND ARE RESPONSIBLE FOR THE MAINTENANCE OF THE 18' CLUSTER LOTS 7 AND 8 ARE RESPONSIBLE FOR THE MAINTENANCE OF THE 3.54' CLUSTERS, LOT 6 AND TRACT A ARE ADDITIONALLY RESPONSIBLE FOR MAINTENANCE OF THE 24' CLUSTER OF THEIR SHARED ACCESS. A MAINTENANCE AGREEMENT FOR SAND NIGGERS AND TIGERS EASEMENTS IS RECORDED UNDER RECEPTION NO. 2250824156.
28. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRAINWAYS, INCLUDING NECESSARY DRAINAGE EASEMENTS FROM ONE LOT TO ANOTHER AND DRAINAGE FROM SECTION 8.3.3.2 AND 8.3.3.3.
29. THE REPORTER HAS CONDUCTED A PRELIMINARY INSPECTION OF THE PROPOSED SUBDIVISION AND HAS NOT EFFECTED A WATER SUPPLY PLAN FOR THE PROPOSED SUBDIVISION. THE REPORTER HAS CONDUCTED A PRELIMINARY INSPECTION OF THE PROPOSED SUBDIVISION AND HAS NOT EFFECTED A WATER SUPPLY PLAN FOR THE PROPOSED SUBDIVISION. THE REPORTER HAS CONDUCTED A PRELIMINARY INSPECTION OF THE PROPOSED SUBDIVISION AND HAS NOT EFFECTED A WATER SUPPLY PLAN FOR THE PROPOSED SUBDIVISION.
30. THE PRIVATE DRAINAGE EXTENSION NORTH FROM THE CU-05-54C OF FOX CREEK AND PROVISION ACCESS FOR LOTS 8 SHALL INCORPORATE THE RESPECTIVE AREA OF IMPROVEMENTS AREA FOR EACH LOT INTO THE IMPROVEMENTS AREA CALCULATION FOR EACH DEVELOPER LOT EXCEPT WITHOUT INITIATION STUDY FOR 20 PERCENT WITH AN INITIATION STUDY. AN EASMENT WILL BE REQUIRED AND NOTED ON THE PLAT FOR A WATER QUALITY TREATMENT FACILITY.
31. BEFORE BUILDING PERMIT APPROVAL OF ANY DRAINAGE OR BELOW-GROUND TREATMENT AREAS, THE EXTENT OF SEASONAL WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES.
32. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES. WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 30-YEAR AQUIFER LIFE, UNDER THE EL PASO COUNTY PLANNING PURPOSES.

John H. Kellers, 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 the provisions of the laws of the State of Colorado relating to full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this 9<sup>th</sup> day of October, 2023  
Surveyor Name, Signature John H. Kellers 22800  
Colorado registered PLS # 22800  
Date October 9, 2023

Steve Schuler, Recorder  
By Michelle Conally  
Deputy

Owner of Record  
Phillip S. & Jennifer Miles  
15630 Fox Creek Circle  
Colorado Springs, CO 80920  
719-599-5388  
719-352-8886

Supervisor  
John Kellers & Associates, LLC  
John Kellers, PLS  
9920 Otero Avenue  
Colorado Springs, CO 80920  
719-599-5388 office  
719-649-9243 cell  
jckellers@jrnal.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, any action based upon any defect in this survey be commenced more than ten years from the date of the subdivision 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

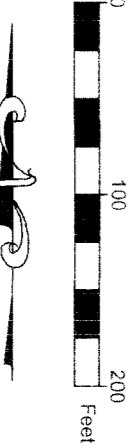
Building setback requirements:

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 EmpireTitle of Colorado Springs, LLC, File No. 54837EGS, dated May 29, 2018.

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 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 80930  
 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 hereon."

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



