

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 the Southwest Quarter 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:
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 Terra Ridge North. 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

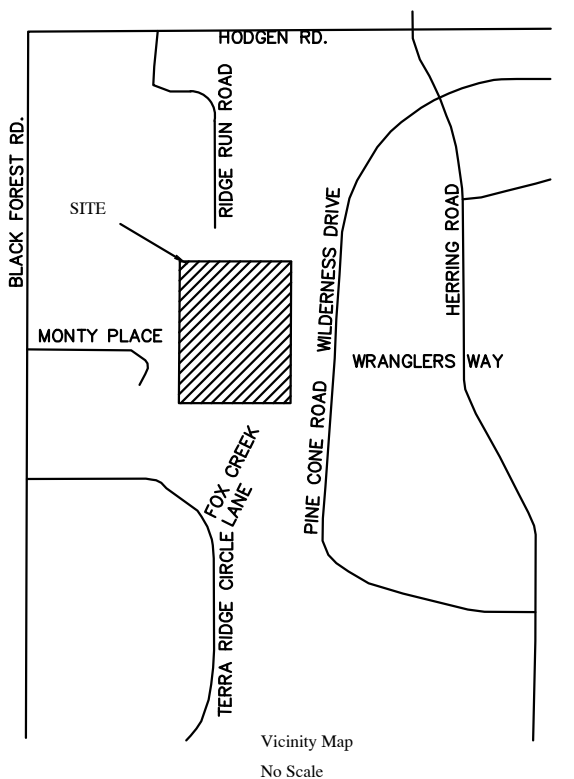
ATTEST:
NOTARIAL:
State of Colorado
County of El Paso
The foregoing instrument was acknowledged before me this this
_____ day of _____, 20__ AD by
Phillip S. Miles and Jennifer L. Miles as owners.

Notary Public

SUMMARY:
GROSS ACREAGE = 52.63 ACRES
TOTAL LOTS = 13
GROSS DENSITY = 0.25 UNITS/ACRE
NET DENSITY = 0.26 UNITS/ACRE
NET ACREAGE = 49.98 ACRES

Fees:
Regional Park fees _____
Urban Park fees _____
School fees _____
Drainage fees _____
Bridge fees _____

Tract	Area	Ownership/Maintenance	Purpose
Tract A	1.68 acres	Terra Ridge North Homeowners Association	Open Space & Detention Pond
Tract B	0.97 acres	Terra Ridge North Homeowners Association	Open Space



- PLAT NOTES:
- BASIS OF BEARINGS:
a. BEARINGS ARE BASED ON THE WEST LINE OF THE SW QUARTER OF SECTION 29, T11S, R65W OF THE 6TH PM BETWEEN FOUND MONUMENTS AS SHOWN ON THIS DRAWING AND WAS ASSUMED N00D59'09"E.
 - 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 08041C03156 AND 08041C03056, DATED DECEMBER 7, 2018.
 - 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 TRACTS 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, AFFECTIVE DATE MONTH _____, 202__ YEAR, AT _____ O'CLOCK _____.
 - WATER SERVICE SHALL BE SUPPLIED BUY ON-SITE WELL IN ACCORDANCE WITH WATER RIGHTS DECREE ISSUED BY DISCRIC COURT, WATER DIVISION 1, CO, CASE NUMBER: 2018CW3226.
 - SEWER SERVICE SHALL BE PROVIDED BY ON-SITE WASTEWATER TREATMENT SYSTEM (WOTS).
 - ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAINVIEW ELECTRIC ASSOCIATION.
 - NATURAL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
 - FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
 - ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED THE STATE OF COLORADO.
 - THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE 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
h. FIRE PROTECTION PLAN
i. NOXIOUS WEED REPORT
 - ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT 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 PLANTED ON EITHER SIDE WITH A TEN-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED. ALL FRONT LOT LINES ARE HEREBY PLANTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, UNLESS OTHERWISE INDICATED. ALL REAR LOT LINES ARE HEREBY PLANTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLANTED 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).
 - THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 - 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 _____ 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 SUBDIVISION IMPROVEMENTS AGREEMENT.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.
 - 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. _____ 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. 19-474), 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 RMG ENGINEERS/ARCHITECTS DATED MARCH 30, 2022. IN FILE SF2239 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 PONDS ONE IS RECORDED UNDER RECEPTION

Unresolved from review 1. Firm number does not match drainage report or FEMA panel. Revise to match panel number.

The flood map for the selected area is number 08041C03156, effective on 12/07/2018

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE



DOWNLOAD
FIRM PANEL

Changes to this FIRM

- Revisions (0)
- Amendments (0)
- Revalidations (0)

County Commissioners Certificate

Terra Ridge North was approved for filing by the El Paso 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 _____ (streets and 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.

Chair, Board of County Commissioners Date

Planning and Community Development Executive Director

Surveyors Certificate

I, John H. Keilers, 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 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____.

Surveyors Name, (Signature) Date
Colorado registered PLS # 23890

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.

Fee: _____ Steve Schleiker, Recorder
Surcharge: _____ By: _____ Deputy

Owner of Record
Phillip S. & Jennifer Miles
15630 Fox Creek Lane
Colorado Springs, CO 80908
719-352-8886

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

PCD File No. SF-2239

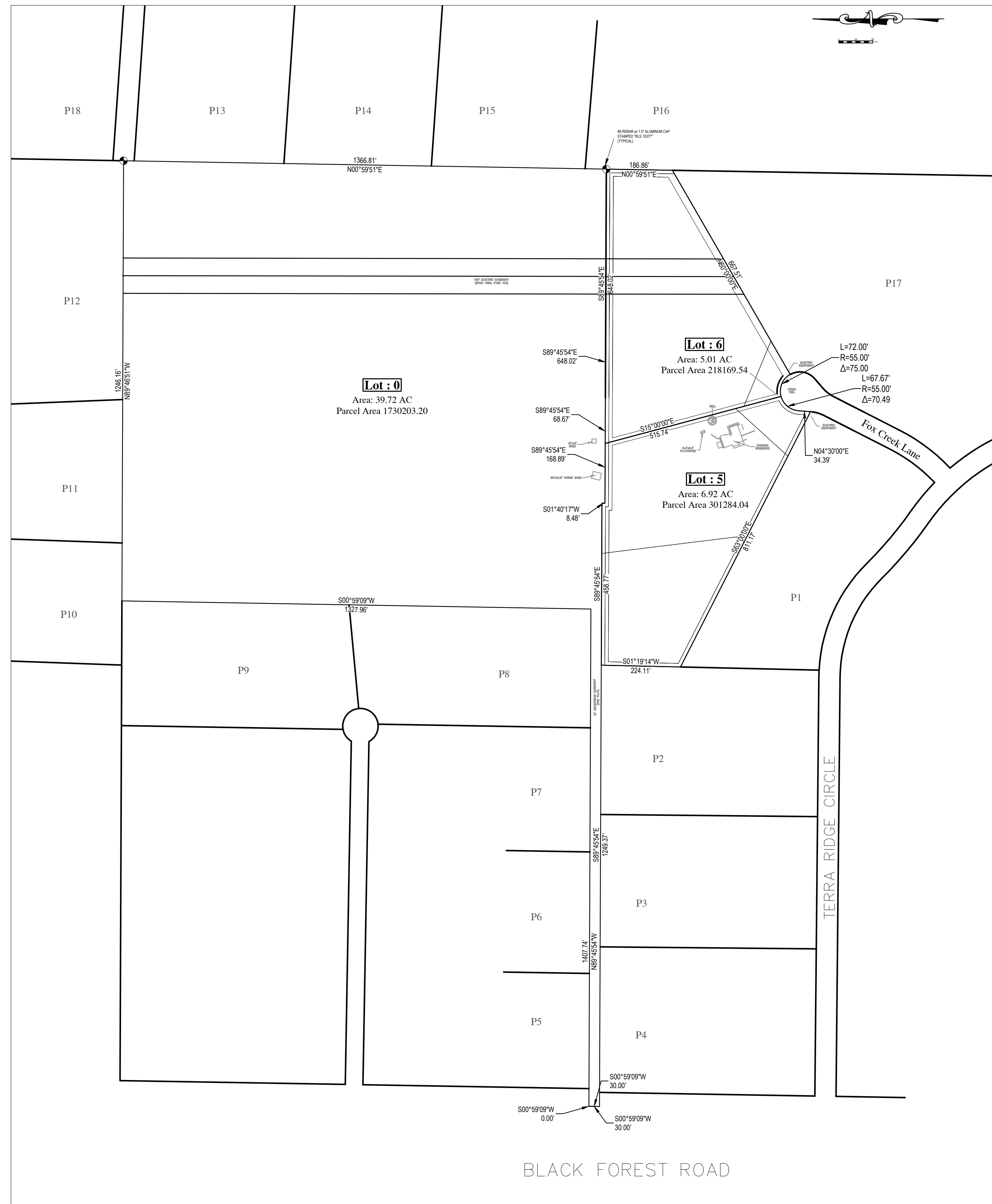
TERRA RIDGE NORTH

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

"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."

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 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: 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 \triangle are rebar with attached Surveyor's cap mkd "PLS 23890" unless otherwise shown on plat.

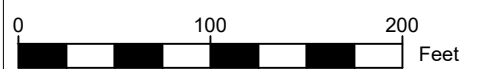
All measured, used or pro-rated information indicated by $S0^{\circ}12'10"E-518.51'$.

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 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	
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 Kimberly Tebrugge 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



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

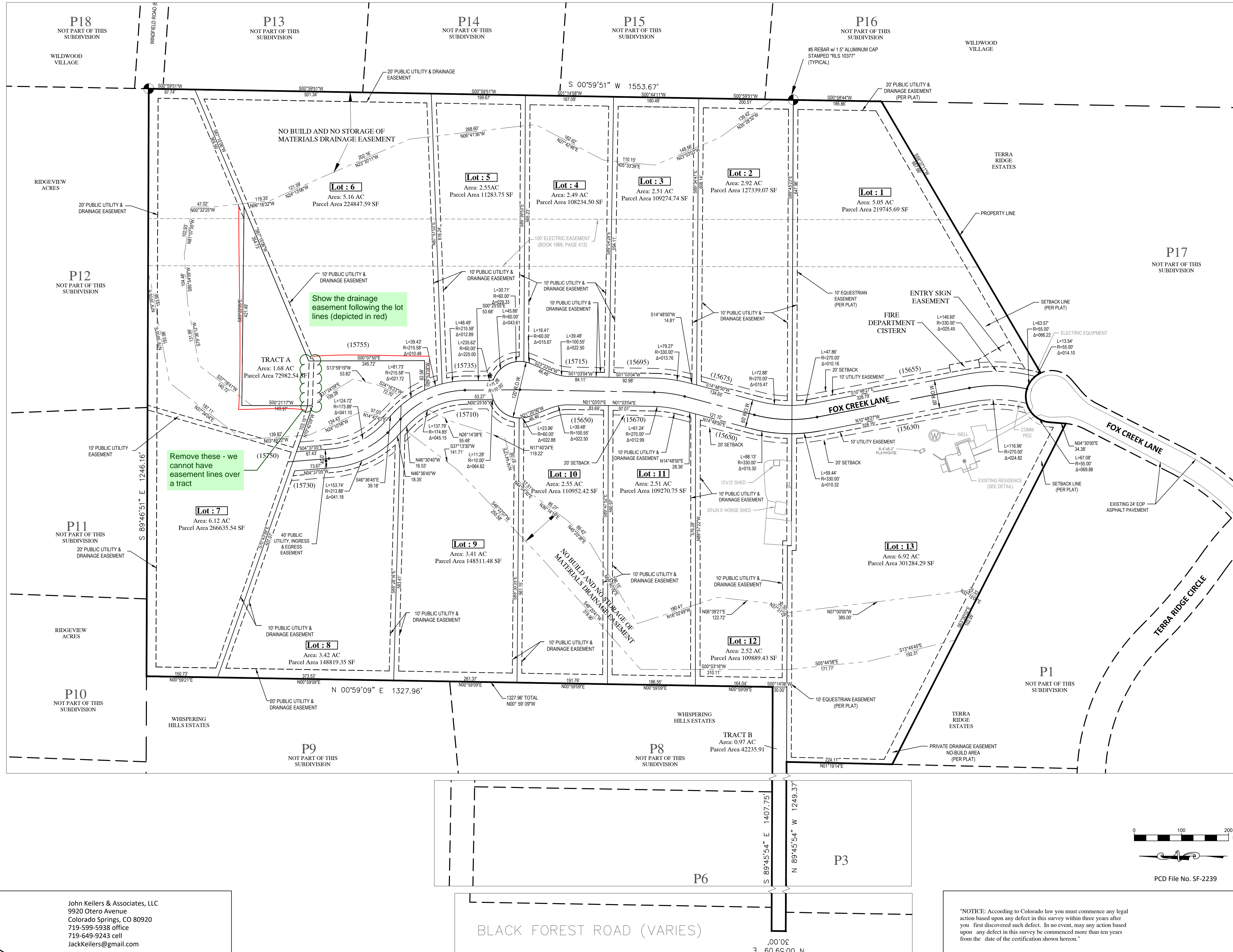
"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

TERRA RIDGE NORTH

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

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

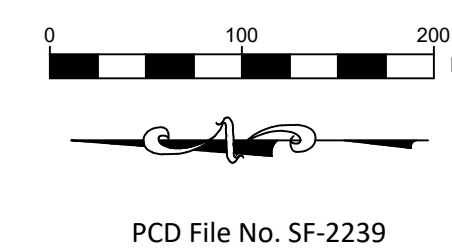


As Replatted

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 Stumpler 51293-02-002 Lot 2, Terra Ridge Fil. No 1 Zoned RR-5
P4	Not a part of this subdivision Eric Miskuska 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 Humnick 51293-01-006 Lot 6, Whispering Hills Estates Zoned RR-5
P8	Not a part of this subdivision David Khalqi 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 Lemmer Family Trust 51290-04-012 Lot 7, Ridgeview Acres Zoned RR-5
P12	Not a part of this subdivision Kimberly Tebrugge 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 are as shown on plat.
- All points set indicated by are rebar with attached Surveyor's cap mkd "PLS 23890" unless otherwise shown on plat.
- All measured, used or pro-rated information indicated by S0'12'10"E-518.51'.
- All record information indicated by (S0'12'10"E-518.90').
- All bearings are relative to the east line of JeniShay Farms as monumented and shown, and was assumed S00'12'10"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.



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: 3 OF 3