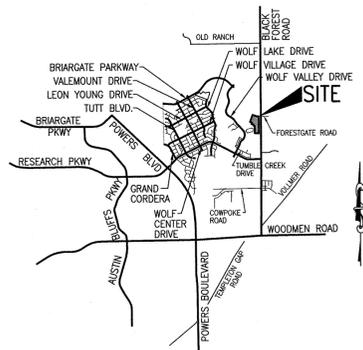


REVEL AT WOLF RANCH FILING NO. 6

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER (NE1/4) SECTION 31, T12S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



Vicinity Map
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

That Remington 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 located in a portion of the Northeast quarter (NE1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 22, Enclave III at Wolf Ranch Filing No. 1 as recorded at Reception No. _____ of the records of said El Paso County; thence N00°06'08"W on the East line of said Enclave III at Wolf Ranch Filing No. 1, the basis of bearings used herein, a distance of 602.00 feet to the Northeast corner of Lot 16 of said Enclave III at Wolf Ranch Filing No. 1; thence S89°53'52"W on the Northerly line of said Enclave III at Wolf Ranch Filing No. 1, a distance of 76.78 feet; thence N09°25'51"W a distance of 119.83 feet; thence N69°58'11"W a distance of 180.00 feet; thence N20°01'49"E a distance of 130.00 feet; thence N69°58'11"W a distance of 170.91 feet; thence N20°01'49"E a distance of 619.00 feet to the Northeastly line of the gas line easement recorded in Book 1623 at Page 606 of the records of said El Paso County; thence S69°58'11"E on said Northeastly line, a distance of 299.19 feet; thence N89°56'37"E a distance of 150.41 feet; thence N44°54'26"E a distance of 38.62 feet; thence N89°56'37"E a distance of 55.00 feet to the West right-of-way line of Black Forest Road as described in Road Book A at Page 78 of the records of said El Paso County; thence S00°03'23"E on said West right-of-way line, a distance of 1468.42 feet to the Northeast corner of Wolf Ranch East Filing No. 5 as recorded at Reception No. _____ of the records of said El Paso County; thence S89°53'52"W on the Northerly line of said Wolf Ranch East Filing No. 5, a distance of 344.59 feet to the POINT OF BEGINNING and containing 16.638 acres of land, more or less.

OWNER:

The aforementioned Remington at Wolf Ranch, LLC., a Colorado limited liability company, by Nor'wood Limited, Inc., a Colorado corporation Its Manager, by Timothy W. Seibert, Vice President, has executed this instrument this _____ day of _____, 2021 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 _____, 2021 A.D. by Timothy W. Seibert as, Vice President of Nor'wood Limited, Inc., a Colorado corporation, Manager of Remington 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 _____, 2021 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 _____, 2021 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

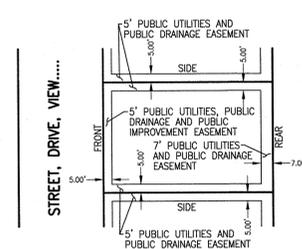
DEDICATION:

The above owners have caused said tract of land to be 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 "REVEL AT WOLF RANCH FILING NO. 6", City of Colorado Springs, El Paso County, Colorado.

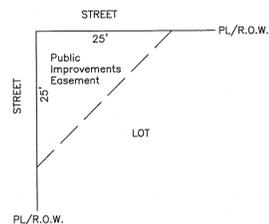
EASEMENTS:

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:

- 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, if any, are from Rockwell Consultings, Inc., knowledge of the property.
- Bearings used herein are based on the East line of Enclave III at Wolf Ranch Filing No. 1, as recorded at Reception No. _____ of the records of El Paso County, Colorado, monumented at the Southeast corner of Lot 22 and the Northeast corner of Lot 16 with a 1/2" rebar with a red plastic cap, flush to ground and stamped "ROCKWELL PLS 19586". Said line bears N00°06'08"W a distance of 602.00 feet.
- The lineal unit of measure used for the survey of land described herein, is the U.S. survey foot.
- This subdivision is in the Upper Cottonwood Creek Four (UCC-4) Metropolitan Districts.
- Tracts A and B are for common open space, landscape materials, sidewalks, private drainage, signage, fencing public trails, retaining walls, and site furniture. Said Tracts shall be owned and maintained by the Wolf Ranch Homeowners Association as recorded at Reception No. 203254733 of the records of El Paso County, Colorado. The Wolf Ranch Homeowners Association shall maintain surface landscape, irrigation, signage, fencing, public trails, retaining walls and site furniture. Ownership to be conveyed by separate instrument.
- 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 08041C0529G effective date December 7, 2018.

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 "REVEL AT WOLF RANCH FILING NO. 6".

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.

By: _____ Deputy
Chuck Broerman, RECORDER
SURCHARGE: _____
FEE: _____

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____



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.

