

WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13

A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M., AND GOVERNMENT LOT 3 (NORTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Westcreek 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 being portions of the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and of Government Lot 3 (NE1/4NW1/4) of Section 6, Township 13 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 Southwest corner of said SE1/4SW1/4; thence N00°28'36"W on the West line of said SE1/4SW1/4, a distance of 183.77 feet; thence N89°31'24"E a distance of 252.00 feet; thence S00°28'36"E a distance of 15.00 feet; thence N89°31'24"E a distance of 75.00 feet; thence S83°37'42"E a distance of 251.46 feet; thence N89°31'21"E a distance of 39.72 feet; thence S00°54'45"W a distance of 127.21 feet; thence S56°43'33"W a distance of 28.16 feet to a point on a curve, from which a radial line bears S56°43'33"W; thence on a curve to the right having a central angle of 46°07'52", a radius of 50.00 feet for an arc distance of 40.26 feet, whose chord bears S10°10'31"E; thence S77°06'35"E a distance of 28.10 feet; thence S23°53'22"E a distance of 221.46 feet; thence S14°29'54"E a distance of 64.10 feet; thence S10°08'21"E a distance of 33.56 feet; thence S02°15'03"E a distance of 30.05 feet; thence S07°27'21"W a distance of 61.58 feet; thence S22°25'47"W a distance of 66.80 feet; thence S36°43'44"W a distance of 57.57 feet; thence N89°40'34"W a distance of 96.12 feet; thence S00°25'54"W a distance of 150.00 feet; thence S45°58'57"W a distance of 60.81 feet to the Northwest corner of the tract of land recorded at Reception No. 219031386 of the records of said El Paso County, the following seven (7) courses are on the Northwesterly line of said tract of land; thence: 1) S35°35'10"W a distance of 160.54 feet; 2) S34°51'23"W a distance of 128.96 feet; 3) S38°18'28"W a distance of 65.44 feet; 4) S38°20'38"W a distance of 70.74 feet; 5) S38°13'15"W a distance of 27.91 feet; 6) S24°43'37"W a distance of 109.17 feet; 7) S14°06'50"W a distance of 24.00 feet to the North line of the tract of land recorded at Reception No. 214045953 of the records of said El Paso County; thence S89°24'34"W on the North line of said tract of land, a distance of 214.43 feet to the West line of said Government Lot 3; thence N00°19'26"E on said West line, a distance of 1221.63 feet to the POINT OF BEGINNING and containing 17.526 acres of land, more or less.

OWNER:

The aforementioned Westcreek at Wolf Ranch, LLC, a Colorado limited liability company, by Nor'wood Limited, Inc., as manager, by Timothy W. Seibert, as Vice President, has executed this instrument this ____ day of _____, 2020 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 _____, 2020 A.D. by Timothy W. Seibert as, Vice President of Nor'wood Limited, Inc., a Colorado corporation, as Manager of Westcreek 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 _____, 2020 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 _____, 2020 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

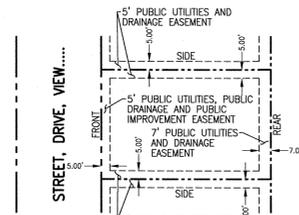
DEDICATION:

The above owner has 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 "WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13", City of Colorado Springs, El Paso County, Colorado.

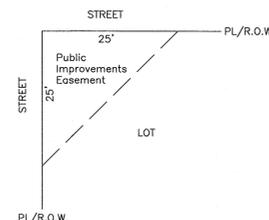
EASEMENTS:

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

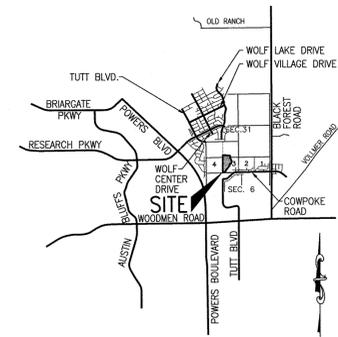
NOTICE IS HEREBY GIVEN:

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:

- No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
- This subdivision plat does not constitute a title search by Rockwell Consulting, Inc. was not provided a current title commitment or requested to search said records. Existing easements shown hereon are from Rockwell Consultings, Inc., knowledge of the property.
- The lineal unit of measure used for the survey of land described herein, is the U.S. survey foot.
- The parcel in this request lies beneath the 40:1 approach surface of Runway 17R at the Colorado Springs Airport and is subject to Colorado Springs Municipal Airport Avigation Easement. Avigation Easement granted to the City of Colorado Springs, a Municipal Corporation, its successors and assigns, appurtenant to the Municipal Airport of said city for the passage of all aircraft. Contained in agreement recorded at Reception Number 216064674.
- This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.
- Bearings used herein are based on the West line of the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, T. 12 S., R. 65 W. of the 6th P.M. which bears N00°28'36"W a distance of 1320.85 feet, between two found monuments as shown.
- Tracts A, B and C are for landscaping, irrigation, public improvement easement, open space, sidewalks, drainage, fencing, site furnishings, signage and public utility easement. Tracts A, B and C shall be owned and maintained by the Wolf Ranch Owners Association as recorded at Reception No. 203254733. Said Tract will be conveyed by separate document to the Wolf Ranch Owners Association.
- Tracts D, E and F are for public improvement easements, open space, neighborhood trails, sidewalks, landscaping, irrigation, fencing, public utility easements and storm drain facilities. Tracts D, E and F will be owned and maintained by the Wolf Ranch Owners Association as recorded at Reception No. 203254733. Said Tract will be conveyed by separate document to the Wolf Ranch Owners Association.
- Tract G is for public improvement easement, open space, sidewalks, landscaping, irrigation, public drainage, private water quality pond and fencing. Tract G will be owned and maintained by the Old Ranch Metropolitan District will be done by separate instrument.
- This subdivision is in the Upper Cottonwood Creek Four (UCC-4) Metropolitan Districts, Notice of Special District Disclosure recorded at Reception No. 216045920.
- The Avigation Easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 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.
- 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.



Vicinity Map

NOT TO SCALE

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 "WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13".

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.

Chuck Broerman, RECORDER

BY: _____ Deputy

SURCHARGE: _____
FEE: _____

FEES:

SCHOOL FEE: _____

BRIDGE FEE: _____

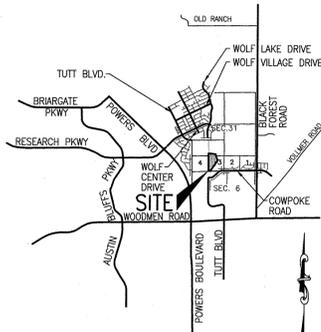
PARK FEE: _____

DRAINAGE FEE: _____

AR FP 17-00331 FILE: 17025FP2.DWG 10/29/20

WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13

A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M., AND GOVERNMENT LOT 3 (NORTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



Vicinity Map
NOT TO SCALE

NOT PLATTED
RECEPTION NO. 202137367

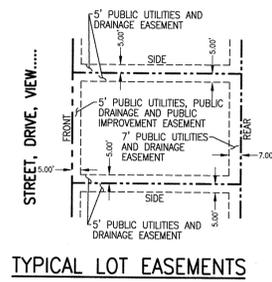
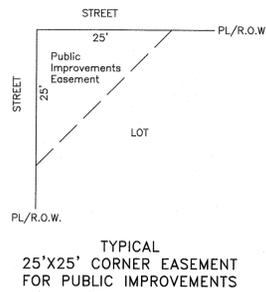


TABLE OF CURVES

NO.	DELTA	RADIUS	ARC	CHORD BRG.
C1	46°07'52"	50.00'	40.26'	S10°10'31"E
C2	00°48'02"	3629.38'	50.71'	N00°04'35"W
C3	19°31'17"	200.00'	68.14'	S74°16'25"E
C4	29°21'37"	100.00'	51.24'	N74°08'17"E
C5	34°58'12"	50.00'	30.52'	N02°28'57"W

TABLE OF LINES

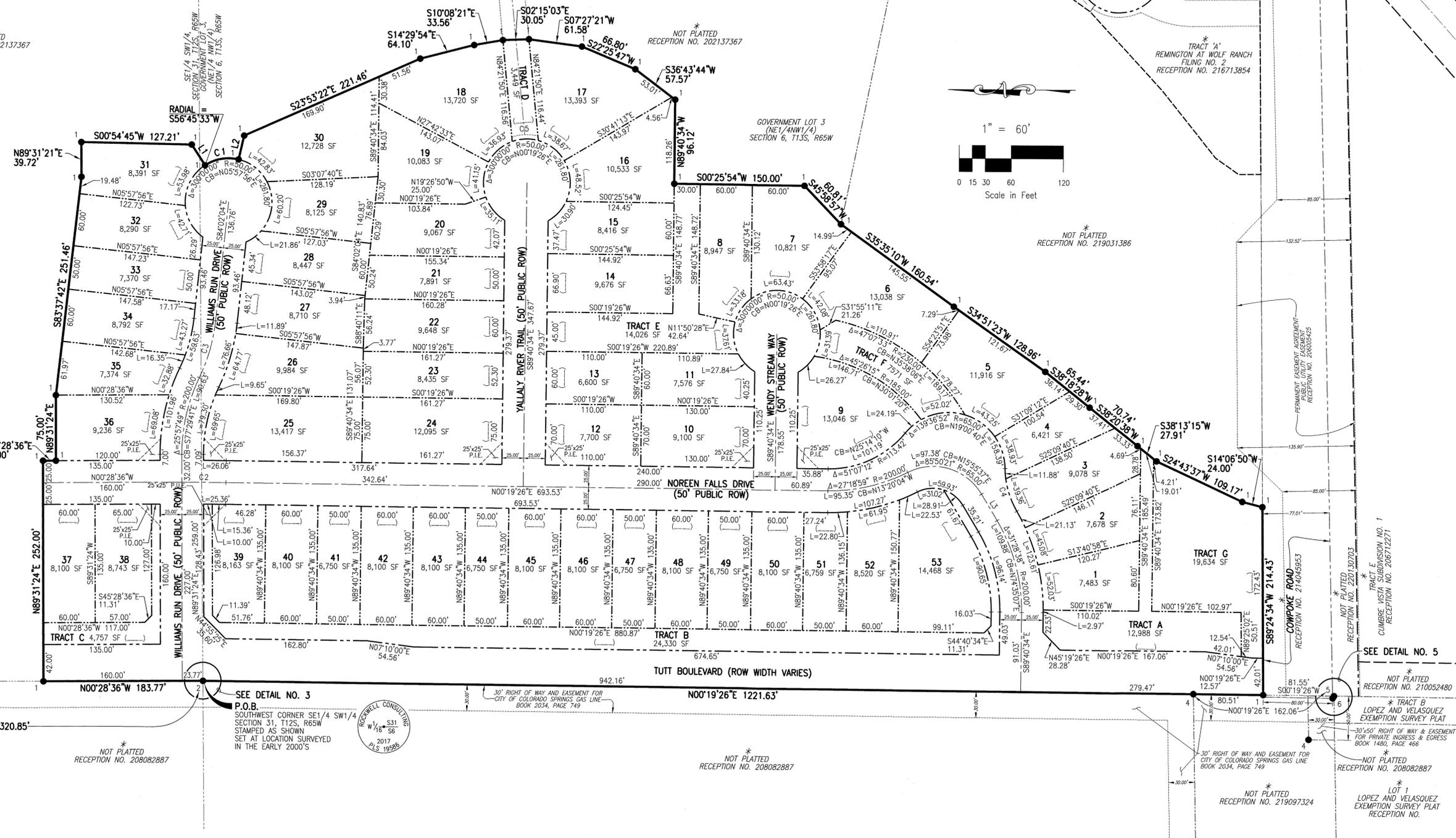
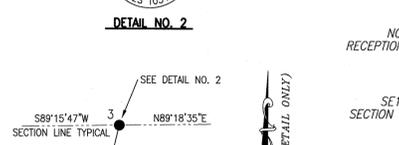
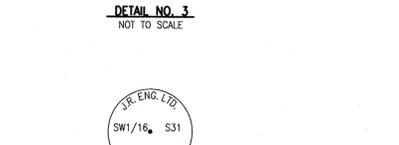
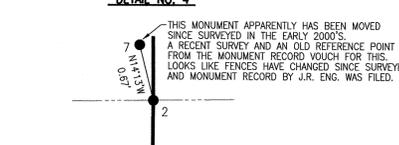
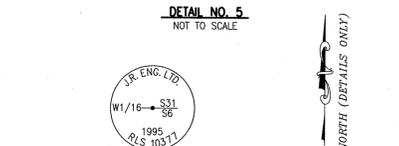
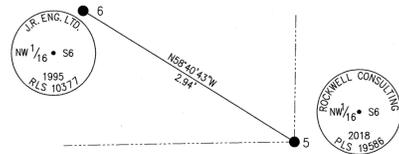
NO.	BEARING	DIST.
L1	S56°45'33"W	28.16'
L2	S77°06'35"E	28.10'

LEGEND

- 1 SET #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
- 2 SET #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN
- 3 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 1 & NO. 2
- 4 FOUND 1/2" INSIDE DIAMETER IRON PIPE
- 5 FOUND 5/8" INSIDE DIAMETER IRON PIPE, UPGRADED TO #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN IN DETAIL NO. 5
- 6 FOUND 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN, THIS MONUMENT WAS NOT ACCEPTED TO AN ABUNDANTS OF OLDER MONUMENTS, THAT ESTABLISHED THESE LINES AND PROPERTIES, IN THIS QUARTER SECTION.
- 7 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 3 & NO. 4
- 8 FOUND #5 REBAR (NO CAP), BELIEVED TO BE REFERENCE MONUMENT
- * THE FOLLOWING IS NOT PART OF THIS SUBDIVISION
- (NR) NON-RADIAL LINE
- SF SQUARE FEET

LEGEND

- (###) ADDRESS
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- NEW SUBDIVISION PROPERTY BOUNDARY
- - - EXISTING SUBDIVISION PROPERTY BOUNDARY
- - - NEW RIGHT-OF-WAY LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - NEW LOT LINE
- - - EXISTING LOT LINE AND/OR PROPERTY LINE
- - - NEW CENTERLINE
- - - EXISTING CENTERLINE
- - - NEW EASEMENT LINE
- - - EXISTING EASEMENT LINE



NOT PLATTED
RECEPTION NO. 202137367

SE1/4 SW1/4
SECTION 31, T12S, R65W

BASIS OF BEARINGS N00°28'36"W 1320.85'

NOT PLATTED
RECEPTION NO. 208082887

SEE DETAIL NO. 3
P.O.B.
SOUTHWEST CORNER SE1/4 SW1/4
SECTION 31, T12S, R65W
STAMPED AS SHOWN
SET AT LOCATION SURVEYED
IN THE EARLY 2000'S

NOT PLATTED
RECEPTION NO. 208082887

NOT PLATTED
RECEPTION NO. 219097324

NOT PLATTED
RECEPTION NO. 208082887

NOT PLATTED
RECEPTION NO. 210052480

NOT PLATTED
RECEPTION NO. 220130703

NOT PLATTED
RECEPTION NO. 206712271

NOT PLATTED
RECEPTION NO. 219031386

NOT PLATTED
RECEPTION NO. 216713854

ROCKWELL CONSULTING, INC.
ENGINEERING - SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 429-2975 • FAX (719) 429-3233

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.

**WESTCREEK AT WOLF RANCH
SUBDIVISION FILING NO. 13**
DRAWN BY: JLB CHECKED BY: JLB DATE: 04/21/17
J.M. 17-025 SHEET 2 OF 2

AR FP 17-00331 FILE: 17025FP2.DWG 10/29/20