

Timber Ridge West

A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 21,
AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Jacob Decoto, being the owner of the following described tract of land to wit:
Those portions of the Southeast Quarter of Section 21 and the Northeast Quarter of Section 28 in Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado described as follows:

- 1) thence along the west line of said Southeast Quarter North 0 degrees 25 minutes 32 seconds West, 650.00 feet;
- 2) thence North 89 degrees 40 minutes 31 seconds East, 2076.87 feet to the westerly right-of-way line of Vollmer Road as described in Book 2678 at Page 430;
- 3) thence along said right of way line South 21 degrees 41 minutes 10 seconds West, 2018.07 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 28;
- 4) thence along said west line North 0 degrees 35 minutes 59 seconds West, 1220.99 feet to the northwest corner of said Northeast Quarter of the Northeast Quarter;
- 5) thence along the south line of the Southwest Quarter of said Southeast Quarter South 89 degrees 40 minutes 31 seconds West, 1313.52 feet to the point of beginning.

Containing a calculated area of 1,568,545 square feet (36.0088 acres), more or less.

basis of bearing?
This legal does not match the title work.
How come?

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of **TIMBER RIDGE WEST**. 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.

lots?

Jacob Decoto _____ Date _____

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this ____ day of _____, 2018 by Jacob Decoto

My commission expires _____

Witness my hand and official seal _____
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for **TIMBER RIDGE WEST** was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ____ day of _____, 2018, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (Public Utility Easements) are accepted, but public improvements thereon will not become the maintenance 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 _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 2" ON THIS ____ DAY OF _____, 2018, A.D. ADD

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, 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).

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

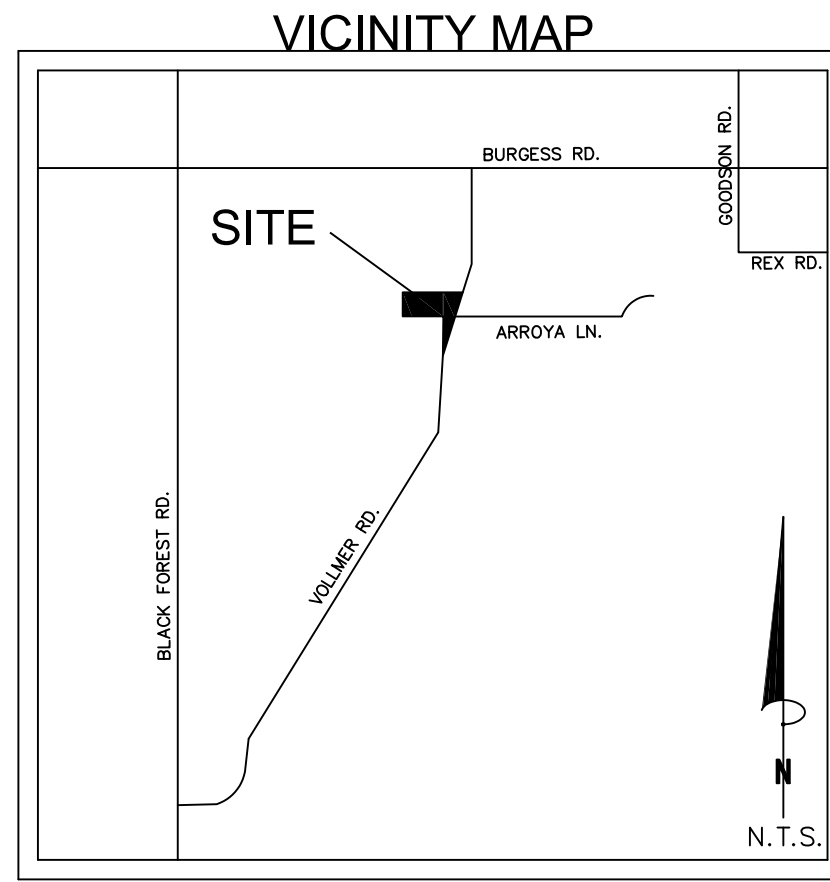
Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Wastewater:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)

Water and wastewater service for this subdivision is provided by the (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

When the Property is Subject to Existing or Proposed Covenants:
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.



Note Regarding Stormwater Drainage:
All property owners are responsible for maintaining proper storm water 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.

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other; modify based upon specific reports)

Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and 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 and meet the policy and procedure requirements of El Paso County prior to the release by 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 upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and 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.

only necessary if you have to do public improvements to Vollmer or a detention pond- IF no then delete SIA notes.

Driveway Note:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District). When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat. The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

2.0 cfs and Q100= 9.5 cfs. Per the approved MDDP for The Retreat at Timber Ridge, sediment control is to be provided on each lot and the minimal developed conditions runoff from these lots

Provide a plat note addressing this.

NOTES:

- 1) • - Denotes found monument, marked as noted
○ - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
(1149) - Denotes street address.
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by _____, Order No. _____ with an effective date of _____ at _____.
- 3) Basis of bearings is the north line of the property, monumented as shown and assumed to bear North 89 degrees 40 minutes 31 seconds East, 2077.12 feet.
- 4) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0535 F, effective date, March 17, 1997.
- 5) 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.
- 6) The linear units used in this drawing are U.S. Survey feet.
- 7) The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway.
- 8) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 9) The following reports have been submitted and are on file at the County Planning Department: Soils and Geological study; Water Availability study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- 10) All property owners are responsible for maintaining proper storm water drainage in and through their property.
- 11) No lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and El Paso County as recorded at Reception No. _____, or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements.
- 12) The addresses (1149) exhibited on this plat is for informational purposes only. It is not the legal description and is subject to change.
- 13) This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. _____.
- 14) Easements are as shown, with the sole responsibility for maintenance vested with the adjacent property owners.

Add note about shared access and who is to maintain and responsibilities. Identify this access may go away when subdivision of the tract within this plat is subdivided.

complete and identify all existing easements on plat; identify the PUD zoning as identified in the title work, and all ROW easements; this has been incorporated into Blck Fire protection District and a note should be provided.

whats the basis for this? No geology report was submitted.

revise and correct note

No incorrect use standard language and use all standard plat notes that were emailed previously. They are also provided in green on the redlines. complete as appropriate for this subdivision.

how many lots, and how many tracts?

traffic impact fee note

utility providers are:
XXXXXX
XXXXXX
XXXXXX

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M., this ____ day of _____, 2018, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____ Deputy

SURCHARGE: _____

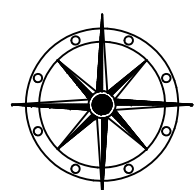
SEE: _____

FEES:

Stamp: Add (sample shown)

Stamp: Basin: Black Forest
Drainage Fee: \$ 25,36.12
Bridge Fee: \$ 232.12

DSD FILE NO: AR FP 18-_____



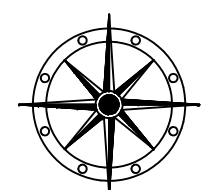
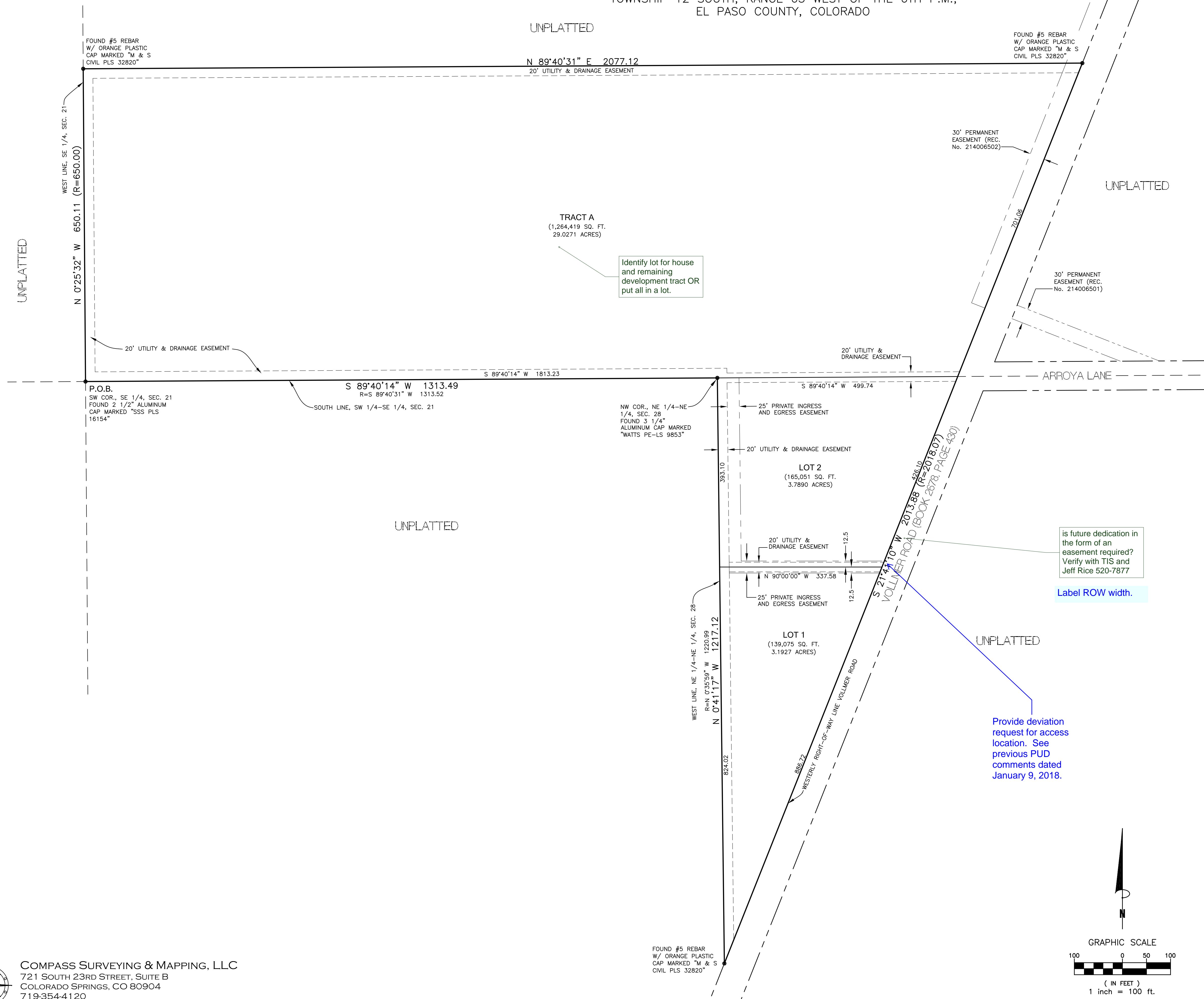
COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
WWW.CSAMLCC.COM

REVISIONS:		

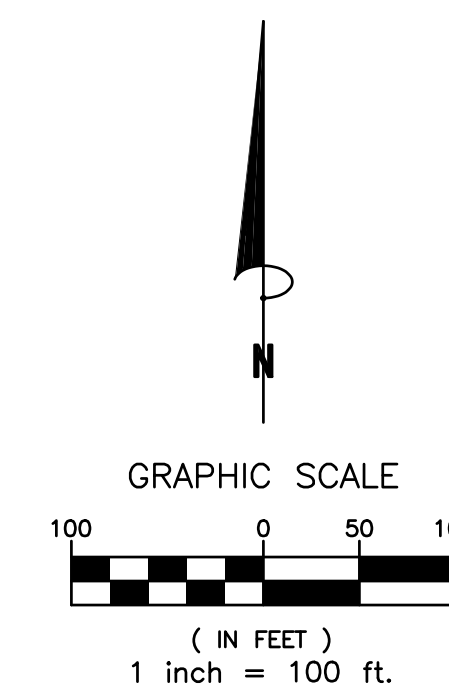
PROJECT No. 18222
OCTOBER 3, 2018
SHEET 1 OF 2

Timber Ridge West

A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF SECTION 21,
AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
WWW.CSAMLLC.COM



REVISIONS:	

DSD FILE No: AR FP 18-_____

PROJECT No. 18222
OCTOBER 3, 2018
SHEET 2 OF 2

Environmental:
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 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).

Subject: Environmental
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:17:26 PM
Color: ■

Environmental:
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).

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

JURV
I Mark hereby the dot

Subject: Address
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:17:37 PM
Color: ■

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Subject: Mailboxes
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:18:12 PM
Color: ■

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and 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 and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

Subject: Subdivision Improvements
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:18:34 PM
Color: ■

Public and Common Subdivision Improvements:
No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and 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 and meet the policy and procedure requirements of El Paso County prior to the release by 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 upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and 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.

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of El Paso County Clerk and Recorder.

Subject: Driveway
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:18:53 PM
Color: ■

Driveway Note:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).
When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.
The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of El Paso County Clerk and Recorder.

Subject: Wastewater
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:19:21 PM
Color: ■

Wastewater:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

individual wells and septic systems

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:20:33 PM
Color: ■

individual wells and septic systems

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of El Paso County Clerk and Recorder.

Subject: Covenants
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:20:36 PM
Color: ■

When the Property is Subject to Existing or Proposed Covenants:
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.

When the Property is Subject to Existing or Proposed Covenants:
All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of El Paso County Clerk and Recorder.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:22:31 PM
Color: ■

No incorrect use standard language and use all standard plat notes that were emailed previously. They are also provided in green on the redlines. complete as appropriate for this subdivision.

owners are all shown, with the site responsibility for maintenance of each property owner.

XXXXXX
XXXXXX
XXXXXX

ORDING:

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:23:01 PM
Color: ■

utility providers are: XXXXXXXX
XXXXXXXXXX
XXXXXX

[148] exhibited on this plot is for informational purposes only. Plans are to adjust for change.

itled by a P.U.D. Development Plan as recorded under Receipt
as shown, with the site responsibility for maintenance vested of
ty owner.

Public Impact Fee Note

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:24:52 PM
Color: ■

traffic impact fee note

2018 by Jacob

Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:25:01 PM
Color: ■

Site
DATE: 1/24/2019
DRAWN BY: dsdparsons
CHECKED BY: dsdparsons
DATE: 1/24/2019

Subject: Image
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:26:22 PM
Color: ■

EL PASO COUNTY PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING
MUST BE CONTACTED PRIOR TO THE
ESTABLISHMENT OF ANY DRIVEWAY.

Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:30:11 PM
Color: ■

EL PASO COUNTY PLANNING AND
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING
MUST BE CONTACTED PRIOR TO THE
ESTABLISHMENT OF ANY DRIVEWAY.

120 The address
121 This plot is r
140 Comments or
141 adjacent prop

How many lots, and
how many tracts?

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:31:19 PM
Color: ■

how many lots, and how many tracts?

only necessary if you
have to do public
improvements to
Vollmer or a detention
pond- IF no then
delete SIA notes.

Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:32:37 PM
Color: ■

only necessary if you have to do public
improvements to Vollmer or a detention pond- IF
no then delete SIA notes.

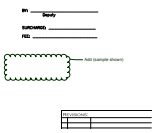
ADD

Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:33:18 PM
Color: ■

ADD

TABLE

Subject: Image
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:34:37 PM
Color: ■



Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:34:52 PM
Color: ■

Add (sample shown)

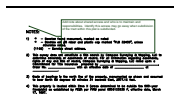


Subject: Image
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:36:22 PM
Color: ■



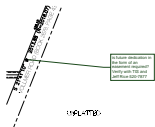
Subject: Cloud+
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:36:47 PM
Color: ■

Add note but use RES 18-471



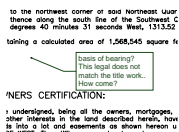
Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 3:38:54 PM
Color: ■

Add note about shared access and who is to maintain and responsibilities. Identify this access may go away when subdivision of the tract within this plat is subdivided.



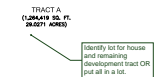
Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/24/2019 4:01:24 PM
Color: ■

is future dedication in the form of an easement required? Verify with TIS and Jeff Rice 520-7877



Subject: Callout
Page Label: 1
Author: dsdparsons
Date: 1/24/2019 4:02:04 PM
Color: ■

basis of bearing?
 This legal does not match the title work.. How come?



Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 1/29/2019 9:37:06 AM
Color: ■

Identify lot for house and remaining development tract OR put all in a lot.

dsdrice (5)



Subject: Callout
Page Label: 2
Author: dsdrice
Date: 1/25/2019 8:09:19 AM
Color: ■

Provide deviation request for access location. See previous PUD comments dated January 9, 2018.

Label ROW width.

Subject: Text Box
Page Label: 2
Author: dsdrice
Date: 1/25/2019 8:10:17 AM
Color: ■

Label ROW width.

