

WATER SUPPLY INFORMATION SUMMARY

Section 30-28-133,(d), C.R.S. requires that the applicant submit to the County, "Adequate evidence that a water supply that is sufficient in terms of quantity, quality and dependability will be available to ensure an adequate supply of water.

1. NAME OF DEVELOPMENT AS PROPOSED Timber Ridge West			
2. LAND USE ACTION Minor Subdivision			
3. NAME OF EXISTING PARCEL AS RECORDED Metes & bounds - See attached EXHIBIT A Legal			
SUBDIVISION	FILING	BLOCK	LOTS
4. TOTAL ACREAGE 36.01	5. NUMBER OF LOTS PROPOSED 3	PLAT MAP ENCLOSED <input checked="" type="checkbox"/> YES Proposed Plat Attached as EXHIBIT B	
6. PARCEL HISTORY - Please attach copies of deeds, plats or other evidence or documentation. See attached EXHIBIT C			
A. Was parcel recorded with county prior to June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO B. Has the parcel ever been part of a division of land action since June 1, 1972? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, describe the previous action _____			
7. LOCATION OF PARCEL - Include a map delineating the project area and tie to a section corner. See attached EXHIBIT B			
_____ 1/4 OF <u>SE</u> 1/4 SECTION <u>21</u> TOWNSHIP <u>12</u> <input type="checkbox"/> N <input checked="" type="checkbox"/> S RANGE <u>65</u> <input type="checkbox"/> E <input checked="" type="checkbox"/> W AND NE 1/4 of Section 28, Township 12 South, Range 65 West, 6ht P.M. PRINCIPAL MERIDIAN: <input checked="" type="checkbox"/> 6TH <input type="checkbox"/> N.M. <input type="checkbox"/> UTE <input type="checkbox"/> COSTILLA			
8. PLAT - Location of all wells on property must be plotted and permit numbers provided. Surveyors plat <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, scaled hand drawn sketch <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No No wells currently constructed			
9. ESTIMATED WATER REQUIREMENTS - Gallons per Day or Acre Feet per Year		10. WATER SUPPLY SOURCE	
HOUSEHOLD USE # <u>3</u> of units _____ GPD <u>0.6</u> AF	COMMERCIAL USE # <u>N/A</u> of S.F. _____ GPD <u>0</u> AF	<input type="checkbox"/> EXISTING WELLS <input type="checkbox"/> DEVELOPED SPRING WELL PERMIT NUMBERS _____ _____	<input checked="" type="checkbox"/> NEW WELLS - PROPOSED AQUIFERS - (CHECK ONE) <input type="checkbox"/> ALLUVIAL <input type="checkbox"/> UPPER ARAPAHOE <input checked="" type="checkbox"/> UPPER DAWSON <input type="checkbox"/> LOWER ARAPAHOE <input type="checkbox"/> LOWER DAWSON <input type="checkbox"/> LARAMIE FOX HILLS <input type="checkbox"/> DENVER <input type="checkbox"/> DAKOTA <input type="checkbox"/> OTHER Decree in 18CW3005 will allow for wells to NNT Dawson aquifer only
IRRIGATION # _____ of acres _____ GPD up to <u>.62</u> AF	STOCK WATERING # _____ of head _____ GPD up to <u>.62</u> AF the .62 af/year other than household may OTHER be any combination of other uses _____ GPD up to <u>.62</u> AF		
TOTAL _____ GPD <u>1.22</u> AF			
11. ENGINEER'S WATER SUPPLY REPORT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, PLEASE FORWARD WITH THIS FORM. (This may be required before our review is completed.)			
12. TYPE OF SEWAGE DISPOSAL SYSTEM: Non-evaporative individual septic disposal system			
<input checked="" type="checkbox"/> SEPTIC TANK/LEACH FIELD		<input type="checkbox"/> CENTRAL SYSTEM - DISTRICT NAME _____	
<input type="checkbox"/> LAGOON		<input type="checkbox"/> VAULT - LOCATION SEWAGE HAULED TO _____	
<input type="checkbox"/> ENGINEERED SYSTEM (Attach a copy of engineering design)		<input type="checkbox"/> OTHER _____	

EXHIBIT A**TRAILS AT TIMBERLINE WEST PARCEL 1:**

A PARCEL OF LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 21 AND A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST IS ASSUMED TO BEAR N00°25'32"W, A DISTANCE OF 2638.67 FEET;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE1/4) SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
THENCE N00°25'32"W

ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 650.00 FEET;
THENCE N89°40'31"E, A DISTANCE OF 2076.87 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S21°41'10"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2018.07 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW1/4 NE1/4) OF SAID SECTION 28;
THENCE N00°35'59"W ALONG SAID EAST LINE, A DISTANCE OF 1220.99 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW1/4 SE1/4) OF SAID SECTION 21;
THENCE S89°40'31"W ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW1/4 SE1/4), A DISTANCE OF 1313.52 FEET TO THE POINT OF BEGINNING;

TRAILS AT TIMBERLINE WEST PARCEL 2:

A PARCEL OF LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-QUARTER (SE1/4);
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THENCE N00°25'32"W CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 706.70 FEET;
THENCE N89°40'31"E, A DISTANCE OF 2363.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S21°41'10"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 762.26 FEET;
THENCE S89°40'31"W, A DISTANCE OF 2076.87 FEET TO THE POINT OF BEGINNING;

PREPARED BY:

CORY L. SHARP, COLORADO P.L.S. NO. 32820
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

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:

Beginning at the southwest corner of said Southeast Quarter:

- 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, 2078.87 feet to the westerly right-of-way line of Volmer Road as described in Book 2678 of Page 430;
- 3) thence along said right-of-way line South 21 degrees 41 minutes 15 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 Southeast 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.

OWNERS CERTIFICATION:

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 plotted 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 signatories 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.

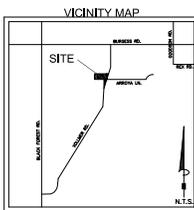
Jacob Decoto _____ Date _____

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 _____



SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plot truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that monuments used as shown hereon, both mathematical closure errors are less than 1:10,000; and that said plot has been prepared in full compliance with all applicable laws of the State of Colorado relating to monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying & Mapping, LLC

NOTES:

- 1) * - Denotes found monument, marked as noted
o - Denotes set #0 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 _____ of _____ with an effective date of _____ at _____
- 3) Beads 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 0804100535 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 two years from the date of this certification shown hereon.
- 6) The finer 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; Wetland 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 as 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 plot is for informational purposes only. It is not the legal description and is subject to change.
- 13) This plot is regulated by a P.L.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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plot 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 _____

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 BRODERMAN, RECORDER

By: _____ Deputy

SURCHARGE: _____

FEE: _____

DSD FILE NO: AR FP 1 B _____

REVISIONS:	

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



State Documentary Fee
Date: November 14, 2016
\$ 68.50

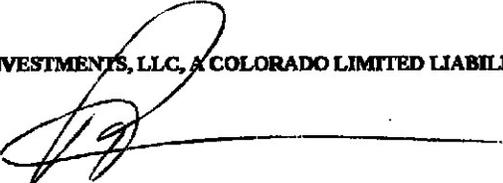
Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on November 14, 2016 by ARROYA INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the County of EL PASO and State of COLORADO for the consideration of (\$685,000.00) * Six Hundred Eighty Five Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to JACOB DECOTO Grantee(s), whose street address is 23045 JONES ROAD CALHAN, CO 80808, County of EL PASO, and State of COLORADO, the following real property in the County of El Paso, and State of Colorado, to wit:**

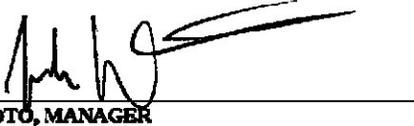
SEE ATTACHED "EXHIBIT A"

also known by street and number as: **TRAILS AT TIMBERLINE WEST PARCELS 1 AND 2 COLORADO SPRINGS CO 80908**

with all its appurtenances and warrants the title to the same, subject to covenants, easements, reservations, restrictions, and rights of way of record, if any, and taxes and assessments for the current and subsequent years. None

ARROYA INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY


By: PAUL HOWARD, MANAGER



By: JACOB DECOTO, MANAGER

State of COLORADO)
County of EL PASO) ss.

The foregoing instrument was acknowledged before me on this day of November 14, 2016 by PAUL HOWARD AS MANAGER AND JACOB DECOTO AS MANAGER OF ARROYA INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY


Notary Public
My commission expires 02/02/2018

KRISTEN L. DE HERRERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064004626
MY COMMISSION EXPIRES 02/02/2018

When Recorded Return to: JACOB DECOTO
23045 JONES ROAD CALHAN, CO 80808



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FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC
20 BOULDER CRESCENT, SUITE 110
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