

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;

- thence along the west line of said Southeast Quarter North 0 degrees 25 minutes 32 seconds West, 650.00 feet;
- 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;
- 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;
- 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;
- 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.

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.

Jacob Decoto Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

My commission expires _____

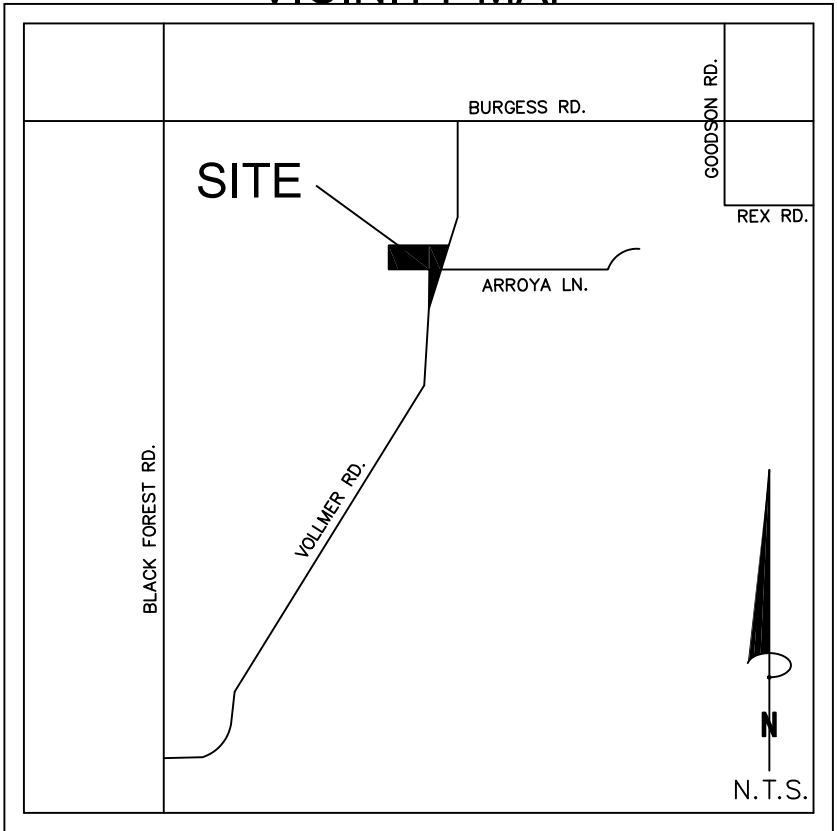
Witness my hand and official seal _____
Notary Public

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 _____, 200____, 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

VICINITY MAP



SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, 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 the date of survey shown hereon, 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.

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 and Mapping, LLC

NOTES:

- - Denotes found monument, marked as noted
 - o - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
 - (1149) - Denotes street address.
- 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 _____.
- 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.
- 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.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- The El Paso County Department of Transportation must be contacted prior to the establishment of any driveway.
- All structural foundations shall be located and designed by o Professional Engineer, currently registered in the State of Colorado.
- 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.
- All property owners are responsible for maintaining proper storm water drainage in and through their property.
- 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.
- The addresses (1149) exhibited on this plat is for informational purposes only. It is not the legal description and is subject to change.
- This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. _____.
- Easements are as shown, with the sole responsibility for maintainance vested with the adjacent property owners.

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.

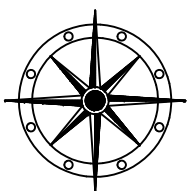
CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

DSD FILE NO: AR FP 18-_____

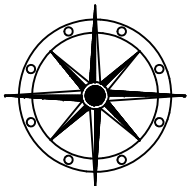
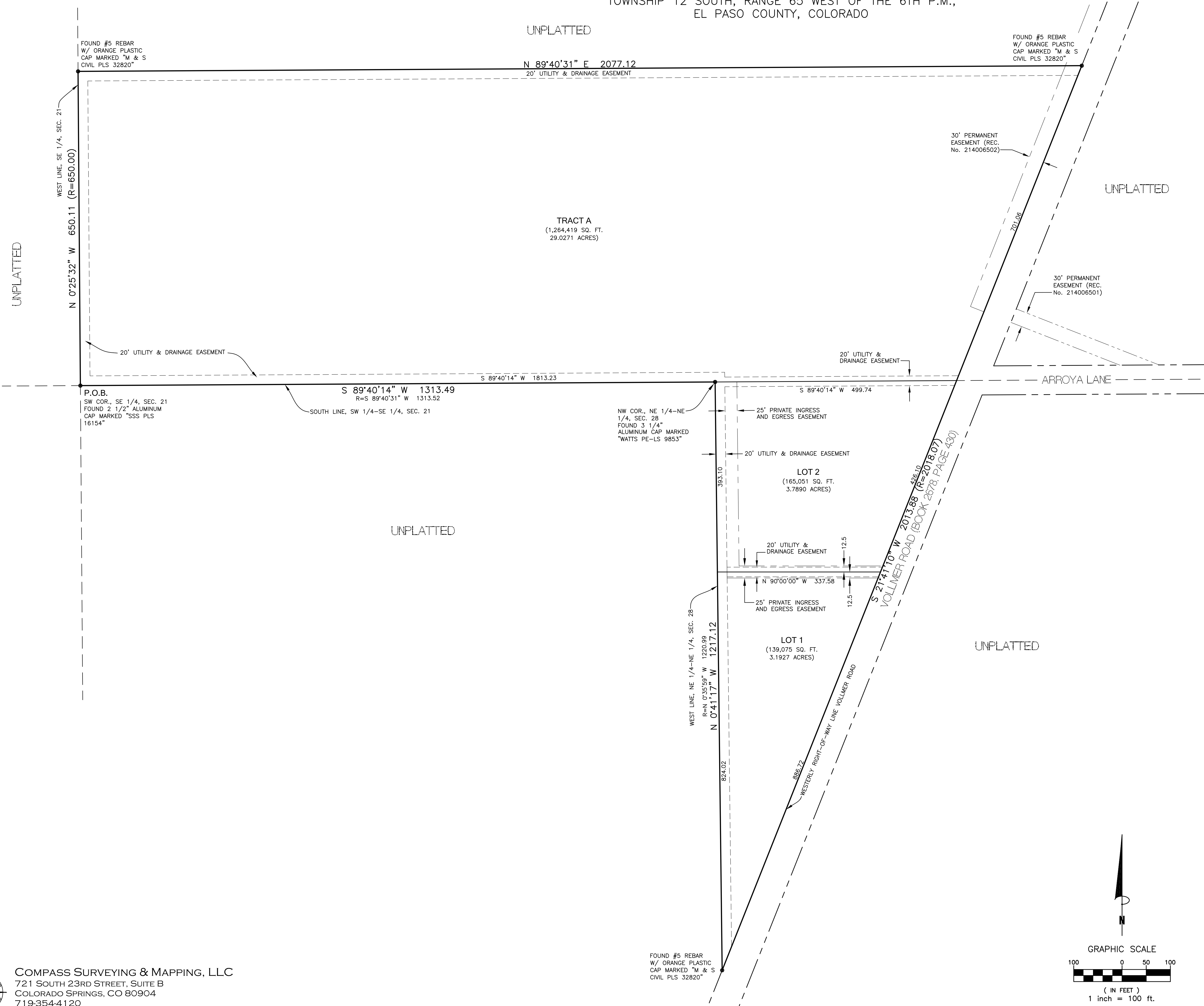


COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
WWW.CSAMLLC.COM

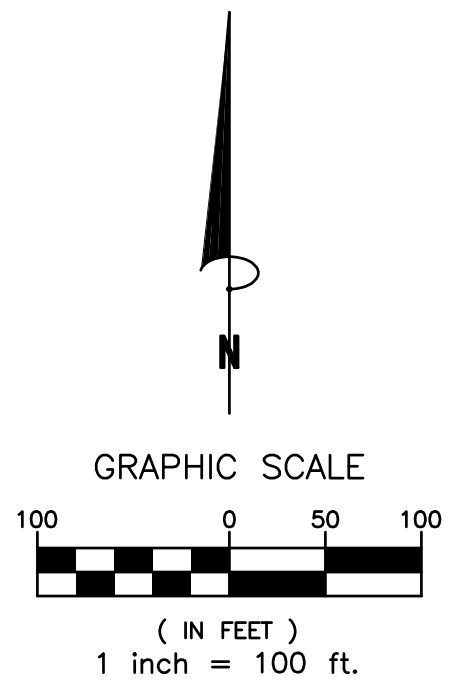
REVISIONS:		PROJECT No. 18222 OCTOBER 3, 2018 SHEET 1 OF 2

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TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
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REVISIONS:	

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SHEET 2 OF 2

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