

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:

A parcel of land 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 Pso 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 Pge 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 NE4) 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.

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 lots 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 _____, 2019 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

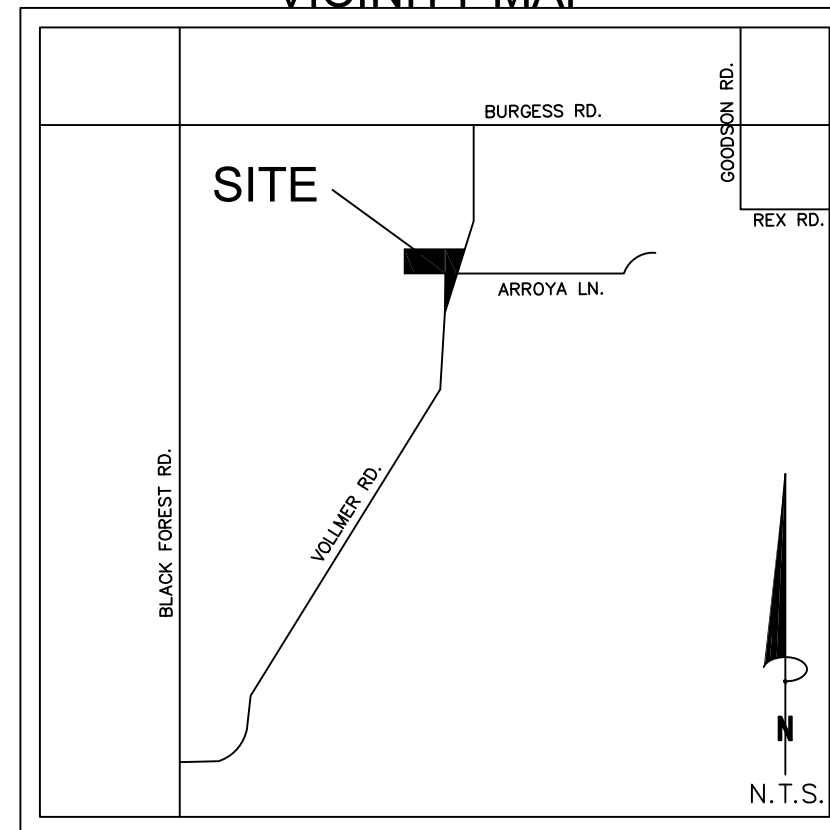
COUNTY APPROVAL:

Approval is granted for this plat of **TIMBER RIDGE WEST** this _____ day of _____, 2019, A.D.

El Paso County Director of Planning and Community Development

El Paso County Assessor

VICINITY MAP



NOTES:

- 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 issued by Westcor Land Title Insurance, File No. 57210UTC Amendment No. 1 with an effective date of November 28, 2018 at 7:30 am.
- 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 G, effective date, December 7, 2018.
- 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.
- El Paso County Planning and Community Development Department Engineering must be contacted prior to the establishment of any driveway.
- 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.
- 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.
- The addresses (10620) exhibited on this plat is for informational purposes only. They are not the legal description and are subject to change.
- This plat is regulated by a P.U.D. Development Plan as recorded under Reception No. 218040692.
- Easements are as shown, with the sole responsibility for maintenance of these easements is hereby vested with the adjacent property owners.
- 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, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Prebles Meadow Jumping Mouse).
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations. Mailboxes for Lots 1 and 2 shall be mounted two to a post and be set back from Vollmer Road.
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 18-471) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
- Individual lot purchasers are responsible for constructing driveways including necessary drainage culverts from Vollmer Road per Land Development Code Section 6.3.3.c.2 and 6.3.3.c.3.
- Water Supply: Water service for this subdivision is provided by individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

NOTES (continued):

- Wastewater: Wastewater service for this subdivision is provided by individual septic systems. 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.
- Utility providers are: Black Hills Energy, Colorado Springs Utilities, Century Link Communications, Falcon Broadband.
- This property has been incorporated into the Black Forest Fire/Rescue Protection District.
- Sediment control is to be provided on each lot and the minimal developed conditions runoff shall be maintained per the El Paso County Drainage Criteria Manual.
- The shared access to Vollmer Road for Lots 1 and 2 is temporary. Permanent access to Vollmer Road for all lots will be located on Lot 3. This permanent access will be constructed by the owner of Lot 3 upon further development of Lot 3.
- Geologic Hazard Note: Lots 1 and 2 have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soil, Geology and Geologic Hazard The Retreat At Timber Ridge by Entech Engineering, Inc., dated April 12, 2017 in file 170209 available at the El Paso County Planning and Community Development Department: Shallow Bedrock, Expansive Soils, Artificial Fill, Seasonal Shallow Groundwater and Potentially Seasonal Groundwater.
- Prior to the Planning Division's authorization of the issuance of building permits on Lots 1 and 2 an approved engineered lot plan will be required, addressing legal locations of all easements and no-build geologic hazard areas in addition to grading and drainage for each lot. The engineered plot plan is required to be signed and sealed by a Professional Engineer, licensed in the state of Colorado and reviewed and approved by the El Paso County Planning and Community Development Department Engineering Division. Prior to the Planning Departments authorization of the issuance of a Certificate of Occupancy, the Engineer shall certify that the builder has complied with the approved building location, drainage and grading plan and the resulting drainage easement(s) have been found acceptable by the Engineering Division and a Drainage Easement document has been properly executed and recorded in the records of the Clerk and Recorder's office Of El Paso County, Colorado.

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

FEES:

Drainage Fee: _____ School Fee: _____

Bridge Fee: _____ Park Fee: _____

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 _____, 2019, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

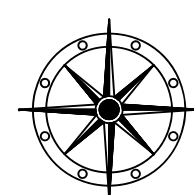
CHUCK BROERMAN, RECORDER

BY: _____
Deputy

SURCHARGE: _____

FEE: _____

DSD FILE NO: MS 19-1



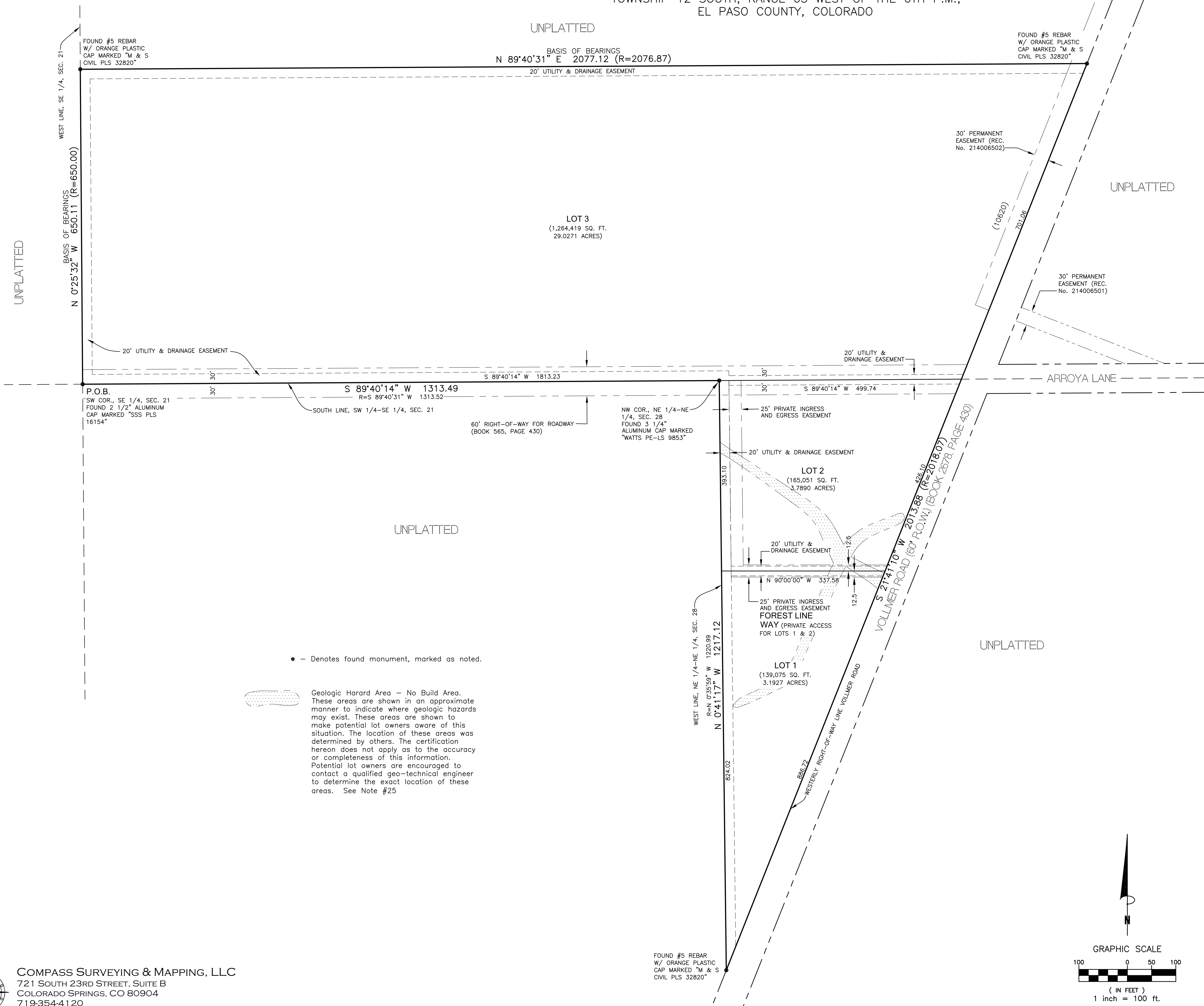
COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:	
1	2/07/19 County comments.
2	4/04/19 County comments.

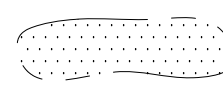
PROJECT No. 18222
OCTOBER 3, 2018
SHEET 1 OF 2

Timber Ridge West

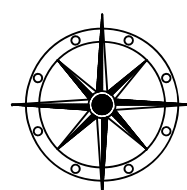
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AND OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



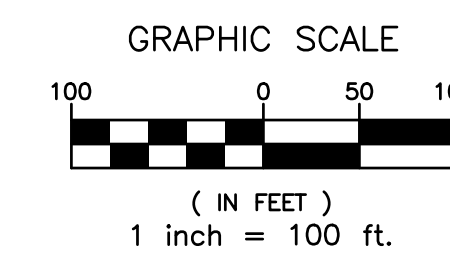
• - Denotes found monument, marked as noted.

 Geologic Hazard Area - No Build Area. These areas are shown in an approximate manner to indicate where geologic hazards may exist. These areas are shown to make potential lot owners aware of this situation. The location of these areas was determined by others. The certification hereon does not apply as to the accuracy or completeness of this information. Potential lot owners are encouraged to contact a qualified geo-technical engineer to determine the exact location of these areas. See Note #25

DSD FILE NO: MS 19-1



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REVISIONS:	
1	2/07/19 County comments.
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PROJECT No. 18222
OCTOBER 3, 2018
SHEET 2 OF 2