

# KETTLE CREEK NORTH FILING NO. 1

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTH HALF OF SECTION 22,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT JOVENCHI-I, LLC A COLORADO LIMITED LIABILITY COMPANY, SHEILA M. VENEZIA, AS PERSONAL REPRESENTATIVE OF ESTATE OF JOHN VENEZIA DECEASED AND HIGH VALLEY LAND COMPANY, NC., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND THE NORTH HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY LINE OF NORTH FORK AT BRIARGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 218714176, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118", IS ASSUMED TO BEAR N89°43'17"W, A DISTANCE OF 1144.60 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF NORTH FORK AT BRIARGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 218714176, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N89°43'17"W, ON THE NORTHERLY BOUNDARY OF SAID NORTH FORK AT BRIARGATE FILING NO. 7, A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID NORTH FORK AT BRIARGATE FILING NO. 7 THE FOLLOWING ELEVEN (11) COURSES:

1. N89°43'17"W, A DISTANCE OF 864.60 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 64°31'57", A RADIUS OF 50.00 FEET AND A DISTANCE OF 56.32 FEET TO A POINT ON CURVE;
3. N89°43'17"W, A DISTANCE OF 93.61 FEET;
4. N01°53'16"W, A DISTANCE OF 282.50 FEET;
5. N06°14'16"W, A DISTANCE OF 87.00 FEET;
6. N61°18'16"W, A DISTANCE OF 132.00 FEET;
7. S61°10'44"W, A DISTANCE OF 205.00 FEET;
8. S46°41'44"W, A DISTANCE OF 90.00 FEET;
9. S36°59'44"W, A DISTANCE OF 194.00 FEET;
10. S34°52'16"E, A DISTANCE OF 143.06 FEET;
11. S89°26'52"W, A DISTANCE OF 152.40 FEET TO THE NORTHWESTERLY CORNER OF SAID NORTH FORK AT BRIARGATE FILING NO. 7 SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF POWERS BOULEVARD BEING PARCEL 405REV AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202195215;

THENCE CONTINUING S89°26'52"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID POWERS BOULEVARD A DISTANCE OF 19.96 FEET TO A POINT ON CURVE ON THE EASTERLY RIGHT OF WAY LINE POWERS BOULEVARD BEING PARCEL 407 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202219680; THENCE ON SAID EASTERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N55°03'27"E, HAVING A DELTA OF 00°54'37", A RADIUS OF 9095.00 FEET AND A DISTANCE OF 144.50 FEET TO A POINT ON CURVE;

- THENCE N50°21'00"E, A DISTANCE OF 55.63 FEET;
- THENCE N37°56'46"E, A DISTANCE OF 62.51 FEET;
- THENCE N25°32'33"E, A DISTANCE OF 131.60 FEET;
- THENCE N33°42'00"E, A DISTANCE OF 162.85 FEET;
- THENCE N16°06'25"E, A DISTANCE OF 53.33 FEET;
- THENCE N78°37'12"E, A DISTANCE OF 126.04 FEET;
- THENCE N70°28'00"E, A DISTANCE OF 448.25 FEET;
- THENCE N65°52'57"E, A DISTANCE OF 157.84 FEET;
- THENCE N55°44'54"E, A DISTANCE OF 92.05 FEET;
- THENCE N42°23'50"E, A DISTANCE OF 196.04 FEET;
- THENCE N84°25'25"E, A DISTANCE OF 74.28 FEET;
- THENCE S53°33'00"E, A DISTANCE OF 172.93 FEET;
- THENCE S71°24'22"E, A DISTANCE OF 82.39 FEET;
- THENCE S85°29'19"E, A DISTANCE OF 71.20 FEET;
- THENCE N82°56'11"E, A DISTANCE OF 65.31 FEET;
- THENCE N80°22'50"E, A DISTANCE OF 70.00 FEET;
- THENCE S09°11'29"E, A DISTANCE OF 172.10 FEET;
- THENCE S80°48'31"W, A DISTANCE OF 7.90 FEET;
- THENCE S06°00'34"E, A DISTANCE OF 166.42 FEET;
- THENCE S00°16'43"W, A DISTANCE OF 474.93 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21.477 ACRES.

**DEDICATION:**

THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, TRACTS, 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 SUCH 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 SUCH PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "KETTLE CREEK NORTH FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

**OWNER:**

JOVENCHI-I, LLC A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

JOVENCHI-I, LLC A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

\_\_\_\_\_ AS \_\_\_\_\_

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF JOVENCHI-I, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**OWNER:**

HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION, SUCCESSOR BY MERGER WITH LP47, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

BY: \_\_\_\_\_  
HIGH VALLEY LAND COMPANY, INC.  
MICHAEL G. RUEBENSON, VICE PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY MICHAEL G. RUEBENSON AS VICE PRESIDENT OF HIGH VALLEY LAND COMPANY, INC.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**OWNER:**

SHEILA M. VENEZIA, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN VENEZIA, DECEASED, HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

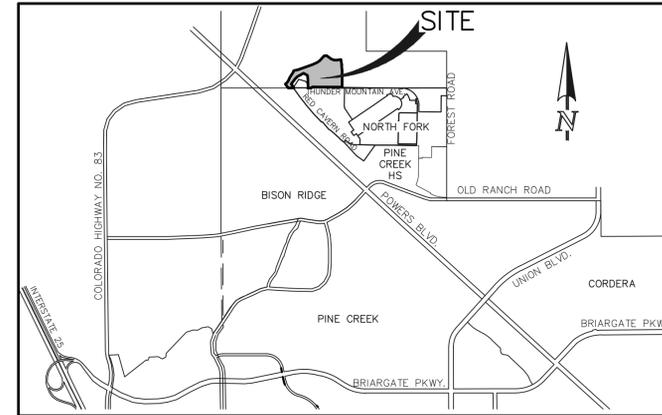
BY: \_\_\_\_\_  
AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN VENEZIA, DECEASED

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY SHEILA M. VENEZIA AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN VENEZIA, DECEASED

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC



**VICINITY MAP**  
N.T.S.

**GENERAL NOTES:**

1. THE DATE OF PREPARATION IS JULY 15, 2020.
2. FLOODPLAIN STATEMENT:  
THIS SITE, KETTLE CREEK NORTH FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0507G, EFFECTIVE DECEMBER 7, 2018.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
5. **NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.**
6. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 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.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 19005LGT ISSUED BY LEGACY TITLE GROUP, LLC, DATED JUNE 23, 2020 AT 7:30 A.M.
8. ARTICLE OF INCORPORATION FOR \_\_\_\_\_ ARE FILED WITH THE COLORADO SECRETARY OF STATE UNDER DOCUMENT NUMBER \_\_\_\_\_ DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR \_\_\_\_\_ ARE RECORDED UNDER RECEPTION NO. \_\_\_\_\_ AND AS AMENDED.
9. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: \_\_\_\_\_ WITH THE CITY OF COLORADO SPRINGS - DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO., IF YOU WOULD LIKE TO REVIEW SAID REPORT.
10. TRACTS A AND B ARE FOR PUBLIC DRAINAGE, LANDSCAPING, SIGNAGE, MAIL BOXES AND PEDESTRIAN ACCESS, TO BE OWNED AND MAINTAINED BY THE \_\_\_\_\_ OWNERSHIP OF TRACTS A AND B TO BE CONVEYED BY SEPARATE INSTRUMENT.
11. THE RETAINING WALL EASEMENT ON LOTS 15 THRU 21 IS RESERVED BY THE DEVELOPER FOR THE CONSTRUCTION OF A RETAINING WALL. MAINTENANCE OF THE WALL IS TO BE BY INDIVIDUAL LOT OWNER.
12. THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY.
13. THERE SHALL BE NO ACCESS TO STATE HIGHWAY 21 (NORTH POWERS BOULEVARD).

**EASEMENTS:**

UNLESS SHOWN GREATER IN WIDTH BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND A FIVE (5) FOOT EASEMENT ALONG THE FRONT LOT LINES FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS, LOTS 15 THRU 19: REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND RETAINING WALLS, LOTS 20 AND 21: REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AND RETAINING WALLS. WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ANY PUBLIC IMPROVEMENT EASEMENT LYING WITHIN ANY LOT, AS SHOWN ON THIS PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

**SURVEYOR'S STATEMENT:**

THE UNDERSIGNED 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.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS, LLC

**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.

**CITY APPROVAL:**

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "KETTLE CREEK NORTH FILING NO. 1".

CITY PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER:**

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 \_\_\_\_\_, 20\_\_\_\_, A.D., AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

DRAINAGE FEE: \_\_\_\_\_

**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

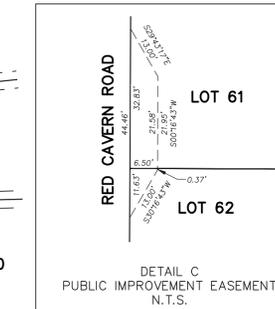
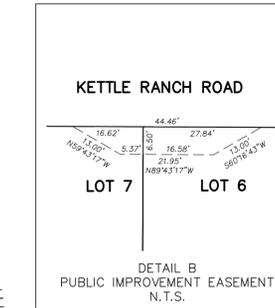
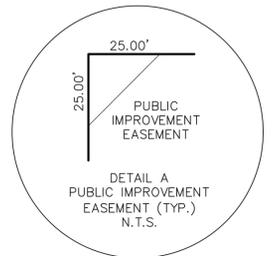
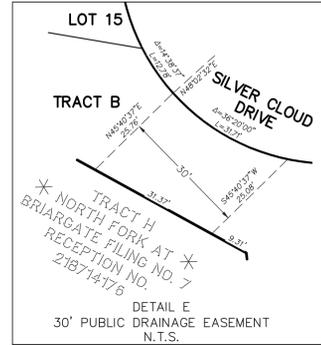
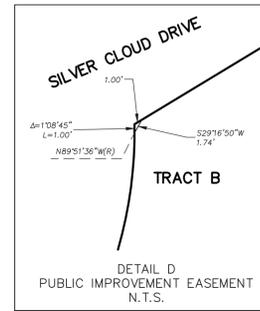
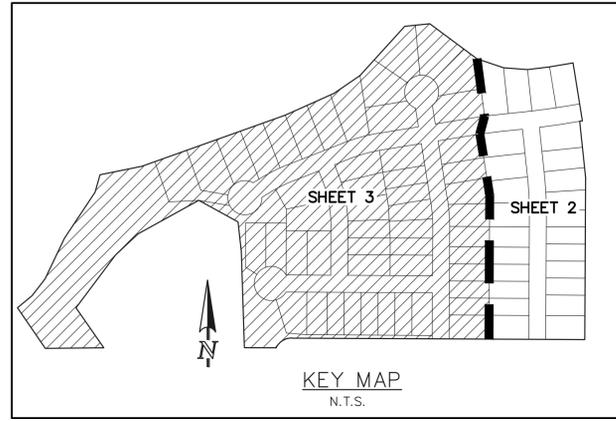
KETTLE CREEK NORTH  
FILING NO. 1  
JOB NO. 2553.00  
JULY 15, 2020  
SHEET 1 OF 3



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# KETTLE CREEK NORTH FILING NO. 1



- LEGEND**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - P.U. PUBLIC UTILITY
  - P.I. PUBLIC IMPROVEMENT
  - D. DRAINAGE
  - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
  - ▲ NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED FLUSH WITH GROUND
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS

