FINAL PLAT
STIMPLE SUBDIVISION FILING NO. 1
A PORTION OF SECTIONS 21 AND 22. TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CCES Responses

BE IT KNOWN BY THESE PRESENTS:

THAT STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853" FOUND FLUSH WITH GRADE AND MONUMENTED ON THE EAST END BY A NO. 6 REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED "T12S 65W, S21 S22, S28 S27, 2006, PLS 10376" FOUND 0.6 FEET BELOW GRADE, AND IS DETERMINED FROM GPS OBSERVATIONS TO BEAR NORTH 89°40'23" EAST A DISTANCE OF 1313.53 FEET.

Make sure to match description to Title work. Please recheck.

COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 21;

THENCE NORTH 00°36'50" WEST, TO A POINT 40 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21 AND THE NORTHERLY BOUNDARY LINE OF RETREAT AT TIMBERRIDGE FILING NO. 3 RECORDED _____, 2023 UNDER RECEPTION NUMBER _____ IN THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE ON SAID NORTHE[Now added] FOLLOWING TWO (2) COURSES:

1) THENCE SOUTH 89°40'23" WEST ALONG SAID BOUNDARY LINE A DISTANCE OF 348.93 FEET, TO A CURVE, HAVING A RADIUS OF 560.00 FEET, WHOSE CENTER BEARS NORTHERLY;

2) THENCE WESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°59'33", AN ARC DISTANCE OF 175.86 FEET TO A SOUTHEAST BOUNDARY CORNER OF BLACK FOREST TRAILS ASSOCIATION, INC. SUBDIVISION EXEMPTION PLAT RECORDED AUGUST 15, 2023 UNDER RECEPTION NUMBER 219122452 RECORDS OF EL PASO COUNT;

THENCE ALONG SAID EASTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1) NORTH 00°00'57" WEST EAST A DISTANCE OF 203.23 FEET;

2) THENCE NORTH 21°41'10" EAST A DISTANCE OF 1,163.40 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF A DOCUMENT RECORDED JANUARY 16, 2018 UNDER RECEPTION NUMBER 218005438 RECORDS OF EL PASO COUNTY;

THENCE ALONG SAID WESTERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES:

1) THENCE SOUTH 03°17'03" WEST A DISTANCE OF 1,004.34 FEET;

2) THENCE SOUTH 45°30'49" EAST A DISTANCE OF 431.40 FEET, TO A POINT ON SAID NORTHERLY BOUNDARY LINE;

THENCE SOUTH 88°38'55" WEST A DISTANCE OF 158.04 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 330,363 SQUARE FEET (7.58411 ACRES).

OWNERS CERTIFICATE:

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 STIMPLE SUBDIVISION FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. 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.

OWNER:

THE AFOREMENTIONED, STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF _____ , 20 __ , A.D.

BY: _____ .
DOUGLAS M. STIMPLE, PARTNER, STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

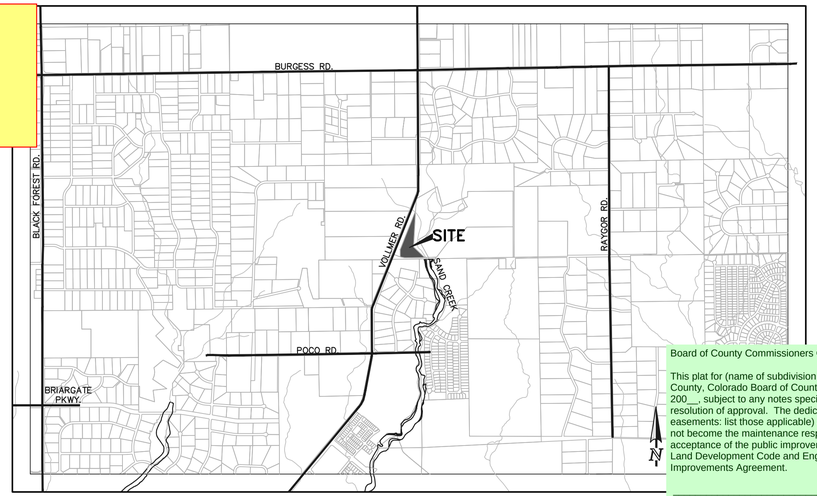
STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ , 20__, A.D. BY DOUGLAS M. STIMPLE, PARTNER, STIMPLE FAMILY LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____. _____
NOTARY PUBLIC

Based on the adjacent property to the west, boundary was adjusted slightly and new title has been ordered to match adjusted legal and plat.



VICINITY MAP
1"=2000'

GENERAL NOTES:

1. THE DATE OF PREPARATION IS NOVEMBER 14, 2023.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 1.
4. FLOODPLAIN STATEMENT: THIS SITE, STIMPLE SUBDIVISION FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018.
5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP-___.
6. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THE PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS
4. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
5. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
6. THE ADDRESSES (____) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. A D[Filled in when address has been determined.] APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE
8. A M[illegible]RDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
9. INDIVIDUAL LOT OWNER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAY, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.,
10. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED ON NOVEMBER 29, 1922 IN BOOK 565 AT PAGE 346 AND ON MAY, 06 1924 IN BOOK 565 AT PAGE 430, AS THEY MAY AFFECT THIS PLAT.
11. STIMPLE FAMILY LLLP IS RESPONSIBLE FOR EXTENDING UTILITIES TO THE LOT OR BUILDING SITE.

WATER SERVICE IS PROVIDED BY FALCON AREA WATER & WASTEWATER AUTHORITY
WASTEWATER SERVICE IS PROVIDED BY OWNER AS ON-SITE SEPTIC SYSTEM.
ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
GAS SERVICE FOR THIS SUBDIVISION IS PROVIDED BY BLACK HILLS ENERGY SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.

12. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPROVAL.

GENERAL NOTES CONT'D.:

20. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
21. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
22. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO
23. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____ .
24. 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 ORDER NUMBERS 230927 PREPARED BY CAPSTONE TITLE, WITH A COMMITMENT DATE OF SEPTEMBER 11, 2023 AT 8:00 A.M.
25. RESERVATION BY KAY JUANITA MCGINNIS AND JOAN CHARLEEN CORNELL AND RITA ANN O'DELL AND CHARLES L. O'DELL IN DEED REC[illegible]15, 2016 AT RECEPTION NO. 216132317 OF ANY AND ALL RIGHTS TO ANY AND AL[illegible]OTHER MINERALS UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY. [Revised]

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)

26. There shall be no direct lot access to Vollmer Road.
27. Add Geologic Hazard note
28. The subdivider agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligations, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
29. Per ECM Section I.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM section and the impervious area may not exceed 20 percent. this impervious are of each lot must include the proposed driveway.

Revised, however there is a 100' wide parcel of land between this property and Vollmer. No need for note 26.

Revised

Board of County Commissioners Certificate

This plat for (name of subdivision or plat) 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 (streets, tracts, easements: list those applicable) 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

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
LOTS (1 LOT)	330,363	100%	OWNER OF RECORD	OWNER OF RECORD

SURVEYOR'S STATEMENT:

I, ROBERT L. MEADOWS JR., A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ , 20__,

ROBERT L. MEADOWS JR., COLORADO P.L.S. NO. 34977
PREPARED 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.

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR STIMPLE SUBDIVISION NO. 1 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS ___ DAY OF , 20 __ , SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION . THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME 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.

Revised

Please remove above but keep the Director signature block.

_____ _____
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

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.

STEVE SCHLEIKER, RECORDER

BY: _____ .
DEPUTY

DRAINAGE: _____ .

BRIDGE FEES: _____ .

URBAN PARK: _____ .

REGIONAL PARK: _____ .

SCHOOL FEE: _____ .

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

Please remove.

Company std. to keep this on document until final plat check. It will be removed prior to mylar.

SHEET 1 OF 2
AUGUST 16, 2024
JOB NO. 1185.80
STIMPLE SUBDIVISION
FILING NO. 1

OWNER
STIMPLE FAMILY LLLP, A COLORADO
LIMITED LIABILITY LIMITED PARTNERSHIP
14842 LONGWALL DRIVE
COLORADO SPRINGS, CO 80908

Added

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

PCD File: MS244

N:\118580\DRAWINGS\SURVEY\PLAT\118580 PLAT\118580P1.DWG

FINAL PLAT
STIMPLE SUBDIVISION FILING NO. 1

Based on the adjacent property to the west, boundary was adjusted slightly and new title has been ordered to match adjusted legal and plat.

Check line bearings and lengths with closure sheet, title commitment

Company std. to keep this on document until final plat check. It will be removed prior to mylar.

Remove

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

Revised

check vs closure sheet

Added

LEGEND

AC	ACRES
SQ. FT.	SQUARE FEET
(XXXX)	ADDRESS
○	1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 34977"
●	FOUND MONUMENT AS NOTED UNDER MONUMENT LEGEND
+0.1 Ⓒ	MONUMENT LEGEND IDENTIFICATION WITH INDICATION OF MONUMENTS HEIGHT ABOVE OR BELOW EXISTING GRADE
✠	SECTION CORNER RECOVERED, AS NOTED

MONUMENT LEGEND

A. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH PLASTIC CAP STAMPED "EDWARD JAMES PLS 37909". NO PUBLIC RECORD FOUND DOCUMENTING THE PLACEMENT OF THIS MONUMENT.

B. INDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/2 INCH ALUMINUM CAP STAMPED "EPCDPWP LS 38701", PER BLACK FOREST TRAILS ASSOCIATION, INC. SUBDIVISION EXEMPTION PLAT RECORDED AUGUST 15, 2023 UNDER RECEPTION NUMBER 223715180.

C. NDICATES REFERENCE TO A FOUND NUMBER 5 REBAR WITH A 1-1/4 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 32820" PER AN ALTA/NSPS LAND TITLE SURVEY DEPOSITED FOR RECORDED ON APRIL 10, 2017 UNDER RECEPTION NUMBER 217900058.

✳UNPLATTED✳

✳UNPLATTED✳

✳UNPLATTED✳

✳UNPLATTED✳

✳UNPLATTED✳

✳UNPLATTED✳

UNPLATTED
REC. NO 218005438

Ⓒ -0.1

+0.1 Ⓒ

222.14'

POSITION NOT ACCEPTED
S87°50'09"E
2.41'

Ⓒ +0.2

N21°41'10"E
1163.33'

S03°17'03"W
1004.34'

EAST LINE SE1/4, SE1/4 SEC. 21 T12S, R65W

WEST LINE SW1/4, SW1/4 SEC. 22 T12S, R65W

N21°41'10"E
2020.21'

VOLLMER ROAD
(60' PUBLIC ROW)

BLACK FOREST TRAILS ASSOCIATION, INC. SUBDIVISION EXEMPTION PLAT
REC. NO. 223715180

PUBLIC DRAINAGE EASEMENT

S45°30'49"E
1664.25'

LOT 1
330,363 SF
7.58411 AC

1664.25'

+0.2 Ⓑ

30' WATERLINE EASEMENT
CHEROKEE METRO AGREEMENT
REC NO. 214006501

20' PUB. UTIL. ESMT
REC NO. 220154818

20' PUBLIC UTILITY
& DRAINAGE EASEMENT

N00°00'57"W
203.32'

USED FOR FOR LINE ONLY
N00°00'57"W 0.23'

S45°30'49"E
437.40'

30' R.O.W
BK 565 PAGE 430 TO BE VACATED PER EL PASO COUNTY SEE SHEET 1 NOTE 15

30' R.O.W
BK 565 PAGE 346 TO BE VACATED PER EL PASO COUNTY SEE SHEET 1 NOTE 15

PRIVATE ACCESS EASEMENT
BOOK 5054 PAGE 1178

RECOVERED
2-1/2" ALUMINUM PIPE WITH 3" ALUMINUM CAP STAMPED "LS 13830, T12S S22 R65W, 1/4, S27, 30' WC, 1991" FLUSH WITH GROUND.

N88°38'49"E
2662.19'

SOUTH LINE SW1/4 OF SW1/4 SEC. 22 T12S, R65W

-0.0 Ⓐ

S68°18'50"E
145.92'

113.82'

Δ=4°01'14"
R=560.00'
L=39.30'

Ⓑ +0.2

Δ=17°59'33"
R=560.00'
L=175.86'

(XXXX)

POINT OF BEGINNING

Ⓐ -0.0

S89°40'23"W
348.93'

S88°38'55"W
158.04'

N00°36'50"W
40.00'

40'

151.5'

PERMANENT EASEMENT
AGREEMENT
RE NO. 214006503

60' R.O.W.
BOOK 2678,
PAGE 431

ARROYA LANE

RETREAT AT TIMBERRIDGE FILING NO. 3
REC. NO. _____

SOUTH LINE SE1/4 SEC. 21 T12S, R65W

BASIS OF BEARINGS
N89°40'23"E 1313.53'

RECOVERED #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "OLIVER E. WATTS, DO NOT DISTURB, E. 1/16, S21, S28, 2010, SURVEY MARK, PE-LS 9853" FLUSH WITH GROUND.

POINT OF COMMENCING
RECOVERED #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "T12S R65W, S21 S22, S28 S27, 2006, PLS 10376" 0.6' BELOW GROUND.

N

100 50 0 100 200

SCALE: 1" = 100'

SHEET 2 OF 2
AUGUST 16, 2024
JOB NO. 1185.80
STIMPLE SUBDIVISION
FILING NO. 1

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
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PCD File: MS244

N:\118580\DRAWINGS\SURVEY\PLAT\118580 PLAT\118580P2.DWG