

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, INC., 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:
- N89°43'17"W, A DISTANCE OF 864.60 FEET TO A POINT OF CURVE;
 - 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;
 - N89°43'17"W, A DISTANCE OF 93.61 FEET;
 - N01°53'16"W, A DISTANCE OF 282.50 FEET;
 - N06°14'16"W, A DISTANCE OF 87.00 FEET;
 - N61°18'16"W, A DISTANCE OF 132.00 FEET;
 - S61°10'44"W, A DISTANCE OF 205.00 FEET;
 - S46°41'44"W, A DISTANCE OF 90.00 FEET;
 - S36°59'44"W, A DISTANCE OF 194.00 FEET;
 - S34°52'16"E, A DISTANCE OF 143.06 FEET;
 - 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 407 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 202219680;
 - 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 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 N60°21'00"E, A DISTANCE OF 55.63 FEET;

THENCE N37°58'46"E, A DISTANCE OF 62.61 FEET;

THENCE N25°32'13"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 33.37 FEET;

THENCE S09°11'29"E, A DISTANCE OF 171.83 FEET;

THENCE S80°48'31"W, A DISTANCE OF 28.73 FEET;

THENCE S06°00'34"E, A DISTANCE OF 166.42 FEET;

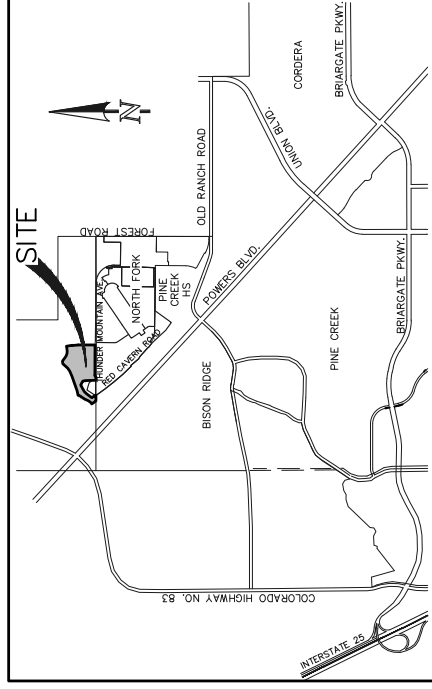
THENCE S00°16'43"W, A DISTANCE OF 474.93 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 21.332 ACRES.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.



VICINITY MAP
N.T.S.

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 22 AND LOTS 24 AND 25: REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, 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 PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT 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 _____
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. NO DEFECT MAY BE CLAIMED OR ASSERTED 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 } 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., OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

FEES: _____

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



CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)765-0790
(719)765-0799 (fax)

Land Use Review
Approved

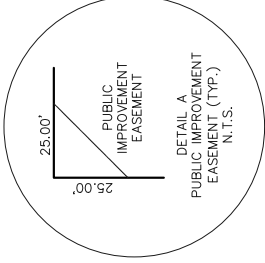
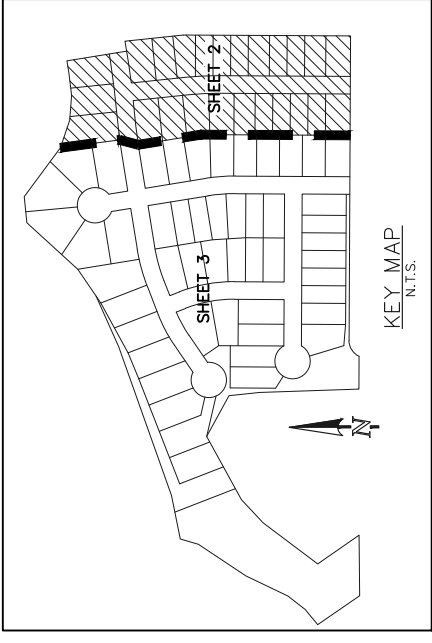
04/06/2021

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hannah.vannim

KETTLE CREEK NORTH FILING NO. 1

- LEGEND**
- S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - NO. 5 BEARS WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS ILLC PLS 30118" SET FLUSH WITH GROUND
 - ▲ NO. 5 BEARS WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS ILLC PLS 30118" RECOVERED FLUSH WITH GROUND
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS



SCALE: 1" = 50'
U.S. SURVEY FOOT

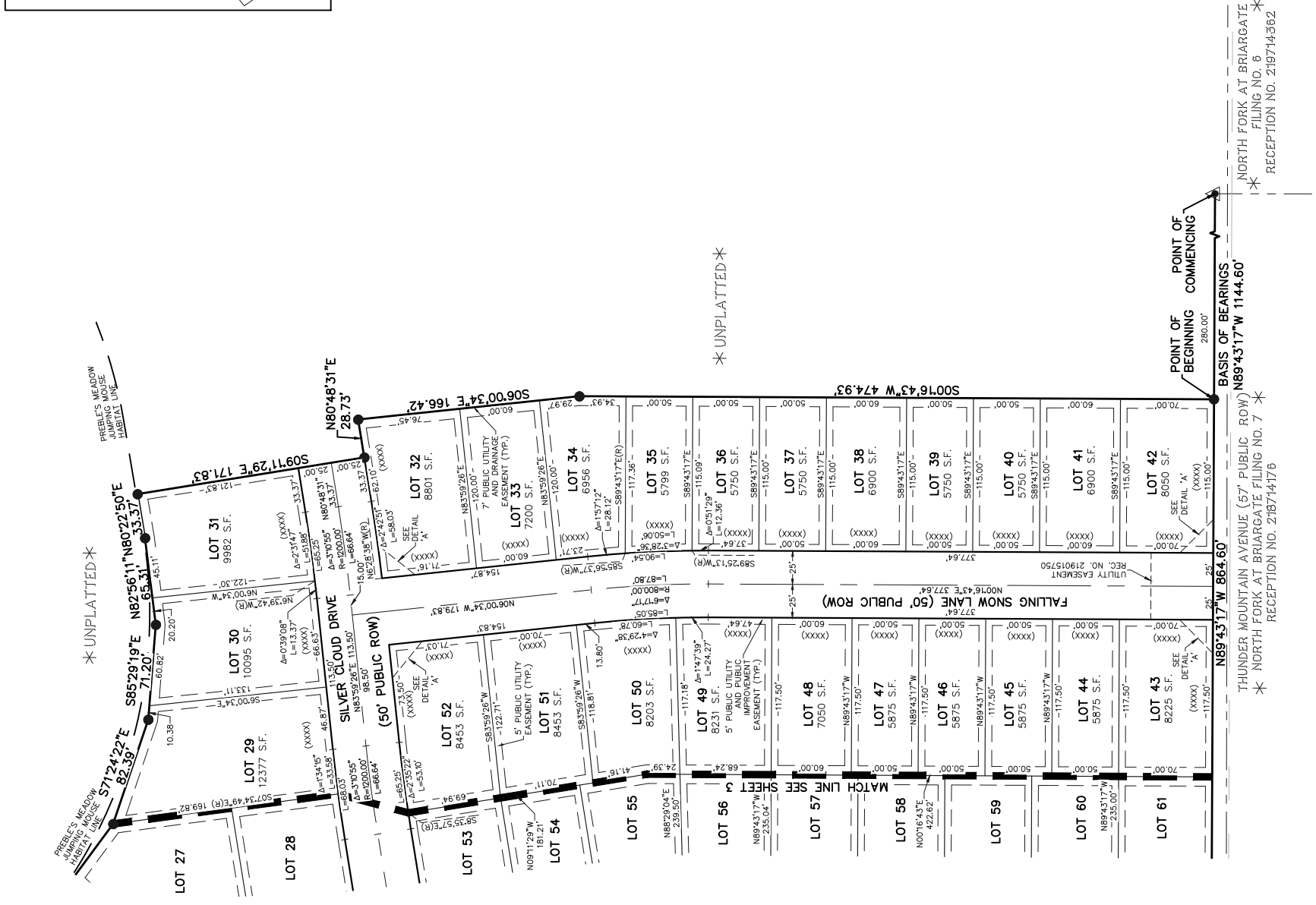
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SHEET 2 OF 3

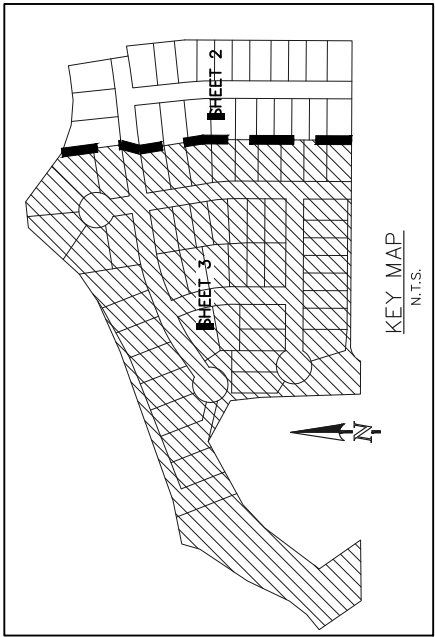


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hannah.vannim

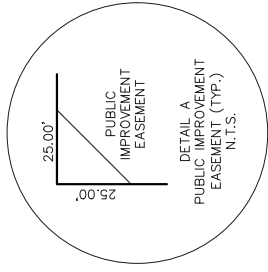
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (fax)



KETTLE CREEK NORTH FILING NO. 1



- LEGEND**
- S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP
 - STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
 - * NOT PART OF THIS PLAT
 - (XXXX) STREET ADDRESS



SCALE: 1" = 50'
U.S. SURVEY FOOT

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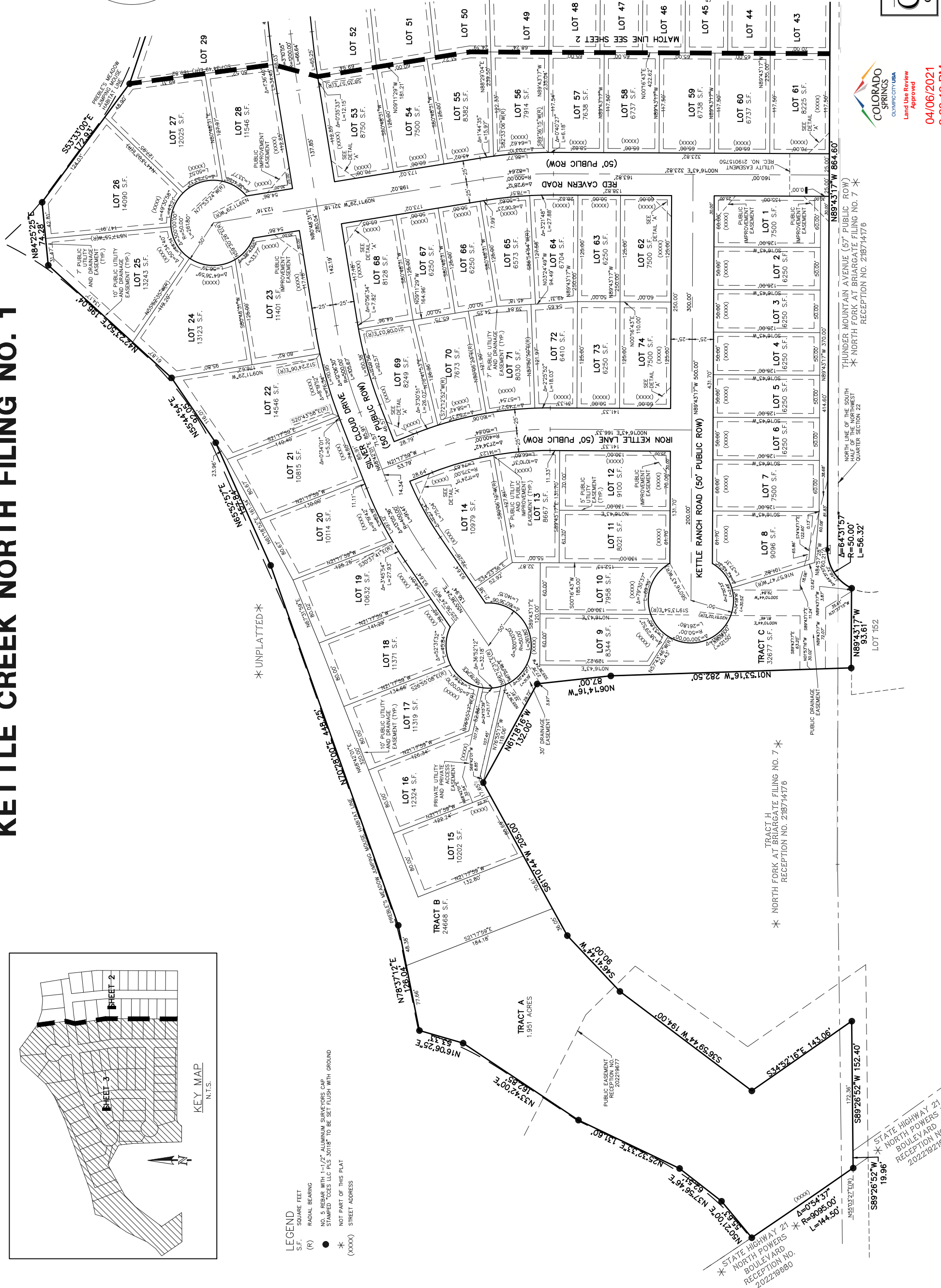
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SHEET 3 OF 3



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FINAL PLAT