

# WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M., AND GOVERNMENT LOT 3 (NORTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

That Westcreek at Wolf Ranch, LLC a Colorado limited liability company being the Owner of the following described Tract of Land:

A tract of land being portions of the Southwest quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M. and of Government Lot 3 (NE1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M. City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of said SE1/4SW1/4; thence N00°28'36"W on the West line of said SE1/4SW1/4, a distance of 48.77 feet; thence N89°31'24"E a distance of 277.00 feet; thence N00°28'36"W a distance of 85.00 feet; thence N05°33'28"W a distance of 65.26 feet; thence S89°31'24"W a distance of 14.22 feet; thence N00°28'36"W a distance of 140.00 feet; thence N89°31'24"E a distance of 115.00 feet; thence N00°28'36"W a distance of 70.00 feet; thence N87°42'25"E a distance of 53.86 feet; thence S00°28'36"W a distance of 75.00 feet; thence N89°31'24"E a distance of 110.00 feet; thence N00°28'36"W a distance of 140.00 feet; thence N16°07'27"E a distance of 38.41 feet; thence N87°58'39"E a distance of 177.25 feet; thence N15°33'25"W a distance of 119.51 feet; thence S25°28'12"W a distance of 100.18 feet; thence S88°07'38"W a distance of 18.04 feet to a point on a curve, from which a radial line bears S88°07'38"W; thence on a curve to the right having a central angle of 43°11'08", a radius of 50.00 feet for an arc distance of 37.69 feet, whose chord bears S19°43'12"W; thence S48°41'14"E a distance of 9.98 feet; thence S00°54'45"W a distance of 150.07 feet; thence S89°31'21"W a distance of 39.72 feet; thence S00°28'39"E a distance of 341.84 feet; thence S89°40'34"E a distance of 114.41 feet; thence S23°53'22"E a distance of 51.56 feet; thence S14°29'54"E a distance of 30.05 feet; thence S10°08'21"E a distance of 33.96 feet; thence S02°15'03"E a distance of 30.05 feet; thence S07°27'21"W a distance of 61.58 feet; thence S22°25'47"W a distance of 66.80 feet; thence S36°43'44"W a distance of 57.90 feet; thence N89°34'06"W a distance of 66.80 feet; thence S00°19'28"W a distance of 192.50 feet; thence S35°35'10"W a distance of 160.34 feet; thence S34°51'23"W a distance of 128.96 feet; thence S38°18'28"W a distance of 65.44 feet; thence S38°20'35"W a distance of 70.74 feet; thence S18°13'18"W a distance of 27.91 feet; thence S24°43'37"W a distance of 109.17 feet; thence S14°08'50"W a distance of 24.00 feet to the North line of the tract of land recorded at Reception No. 214498993 of the records of El Paso County; thence S89°24'34"W on the North line of said West line, a distance of 1221.63 feet to the POINT OF BEGINNING and containing 18,420 acres of land, more or less.

## IN WITNESS WHEREOF:

The aforementioned have executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2018 A.D.

Westcreek at Wolf Ranch, LLC  
Norwood Limited, Inc. (Its' Manager)  
A Colorado corporation

Ralph A. Braden, Vice President

## NOTARIAL:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

The above and foregoing statement was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 A.D., by Ralph A. Braden as Vice President of Norwood Limited, Inc., a Colorado corporation, Manager for Westcreek at Wolf Ranch, LLC, a Colorado limited liability company.

My Commission Expires: \_\_\_\_\_

Address: \_\_\_\_\_

Notary Public

## DEDICATION:

The above owner has caused said tract of land to be platted into Lots, Tracts, Streets and Easements as shown on the plat; the undersigned does hereby dedicate, grant and reserve to the City of Colorado Springs, Colorado, the use of the said tract of land for public use, and further restricts the use of all public easements to the City of Colorado Springs and/or its assigns, provided however, that the sale right and authority to vacate, release or quit claim all or any such public easements shall remain exclusively vested in the City of Colorado Springs. All streets are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as "WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13", City of Colorado Springs, El Paso County, Colorado.

## NOTICE IS HEREBY GIVEN:

That the area included in the Plat described herein, as stipulated in 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 and private drainage improvements have been placed on file with the City of Colorado Springs.

## FILING APPROVALS:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13".

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

City Planning Director \_\_\_\_\_ Date \_\_\_\_\_

City Clerk \_\_\_\_\_ Date \_\_\_\_\_

## NOTES:

- No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
- This subdivision plat does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of-Way record. Rockwell Consulting, Inc. was not provided a current title commitment or requested to search said records. Existing easements shown hereon are from Rockwell Consulting, Inc., knowledge of the property.
- The lineal units used for the survey of land described herein, is the U.S. survey foot.
- The parcel in this request lies beneath the 40-1 approach surface of Runway 17R at the Colorado Springs Airport and is subject to Colorado Springs Municipal Airport Aviation Easement. Aviation Easement granted to the City of Colorado Springs, a Municipal Corporation, its successors and assigns, appurtenant to the Municipal Airport of said city for the passage of all aircraft. Contained in agreement recorded at Reception Number 216064674.
- This property may be impacted by noise caused by aircraft, operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.
- Bearings used herein are based on the West line of the Southeast quarter of the Southwest quarter (SE1/4SW1/4) of Section 31, T. 13 S., R. 65 W. of the 6th P.M., which bears N00°28'36"W a distance of 1320.85 feet, between two found monuments as shown.

Tract "A" is for public access, landscaping, public utilities, public and private drainage, and public improvements. Tract "A" will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061. Transfer of ownership of this tract to the Old Ranch Metropolitan District will be conveyed by separate instrument.

Tract "B" is for public access, landscaping, public utilities, public drainage and public improvements. Tract "B" shall be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061. Transfer of ownership of this tract to the Old Ranch Metropolitan District will be conveyed by separate instrument.

Tract "C" is for public access, neighborhood trails, landscaping, and public and private drainage. Tract "C" will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061. Transfer of ownership of this tract to the Old Ranch Metropolitan District will be conveyed by separate instrument.

Tract "D" is for public access, neighborhood trails, landscaping, and public utilities. Tract "D" will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061. Transfer of ownership of this tract to the Old Ranch Metropolitan District will be conveyed by separate instrument.

Tract "E" is for public access, neighborhood trails, and landscaping. Tract "E" will be owned and maintained by the Old Ranch Metropolitan District as recorded in Reception No. 202204061. Transfer of ownership of this tract to the Old Ranch Metropolitan District will be conveyed by separate instrument.

This subdivision is in the Upper Cottonwood Creek Four (UCC-4) Metropolitan Districts. Notice of Special District Disclosure recorded at Reception No. 216045920.

The Property being platted herein in its entirety is subject to an avigation easement for public avigation purposes. Said easement shall be considered a public easement and shall be subject to the same rules and regulations as the instrument recorded at Reception No. 217069667 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.

## FEES:

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

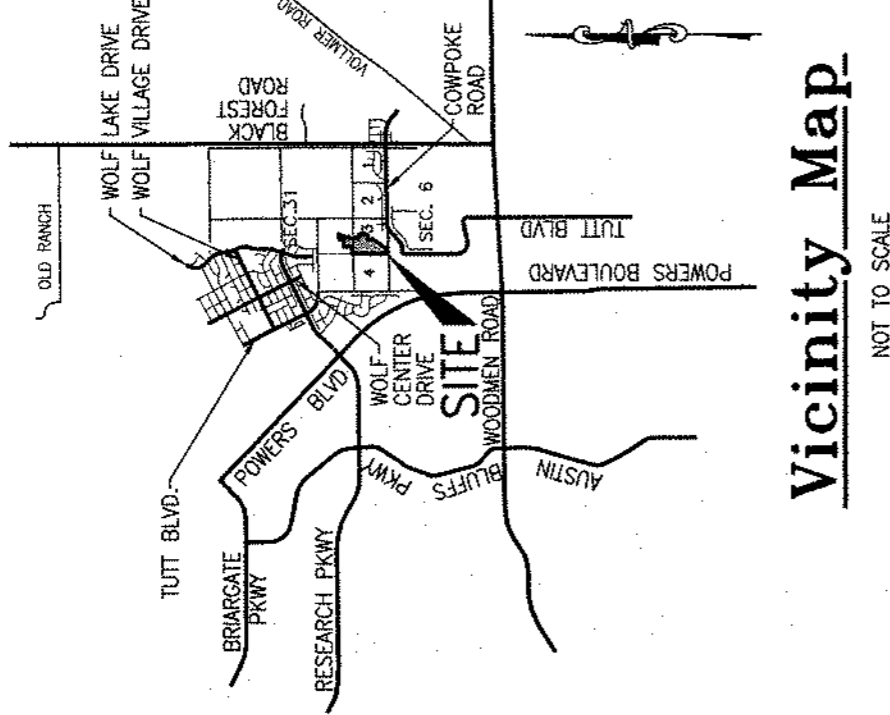
BRIDGE FEE: \_\_\_\_\_

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

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

## FLOODPLAIN STATEMENT:

This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by the Federal Emergency Management Agency (FEMA), per Flood Insurance Rate Map (FIRM) panel 080410029 F, effective date March 17, 1997.



Vicinity Map  
NOT TO SCALE

## EASEMENTS:

All front lot lines will have a 5 foot wide easement for public utilities, private and public drainage, and public improvements. All rear lot lines will have a 7 foot wide easement for public utilities and private drainage purposes only. All side lot lines will have a 5 foot wide easement for public utilities and private drainage purposes only. All lots adjacent to two street right-of-ways are hereby platted with a 20 foot by 20 foot triangle easement for public improvements only. Surface maintenance of all public easements is vested in the property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 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.

## SURVEYOR'S CERTIFICATION:

The undersigned Registered Professional Land Surveyor in the State of Colorado, hereby certifies that the accompanying plat was surveyed and drawn under his supervision 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.  
ROCKWELL CONSULTING, INC.

JOHN L. BAILEY, PLS #19586

## RECORDING:

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 \_\_\_\_\_, 2018 A.D. and is duly recorded at Reception No. \_\_\_\_\_ of the Records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy  
FEE: \_\_\_\_\_  
Chuck Broermon, RECORDER



Land Use Review  
Approved  
02/22/2018  
8:59:14 AM  
dsxton

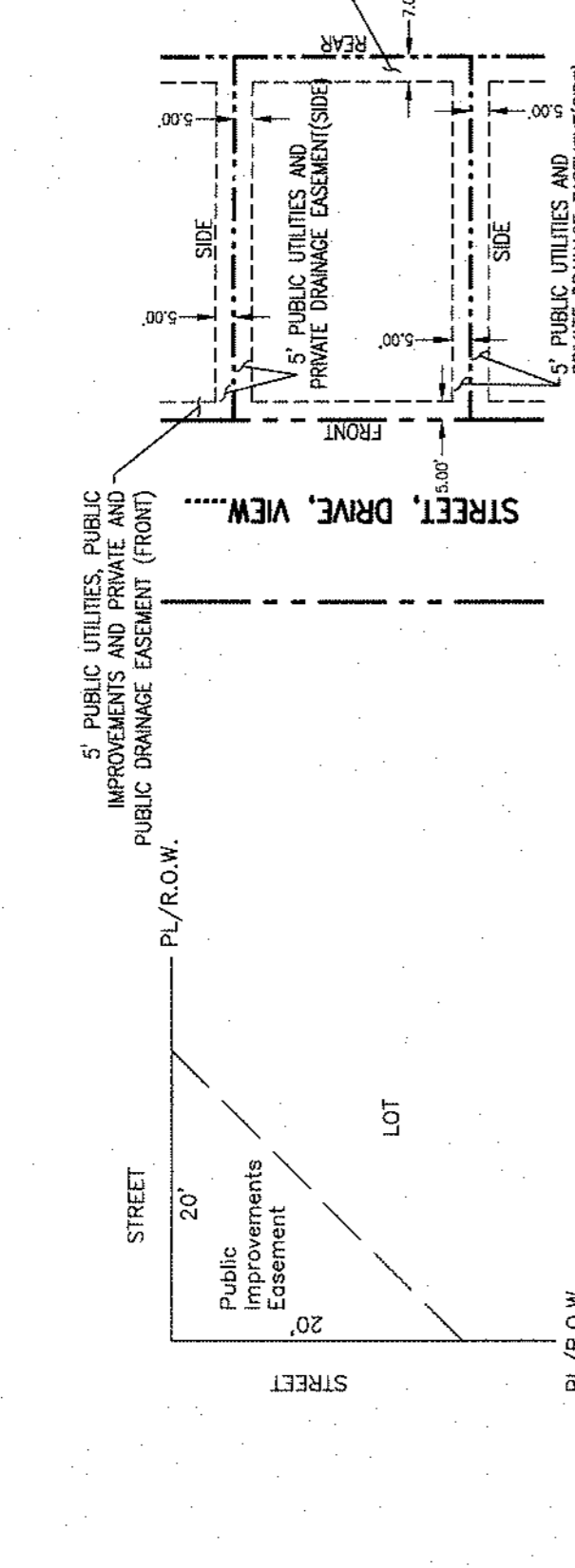
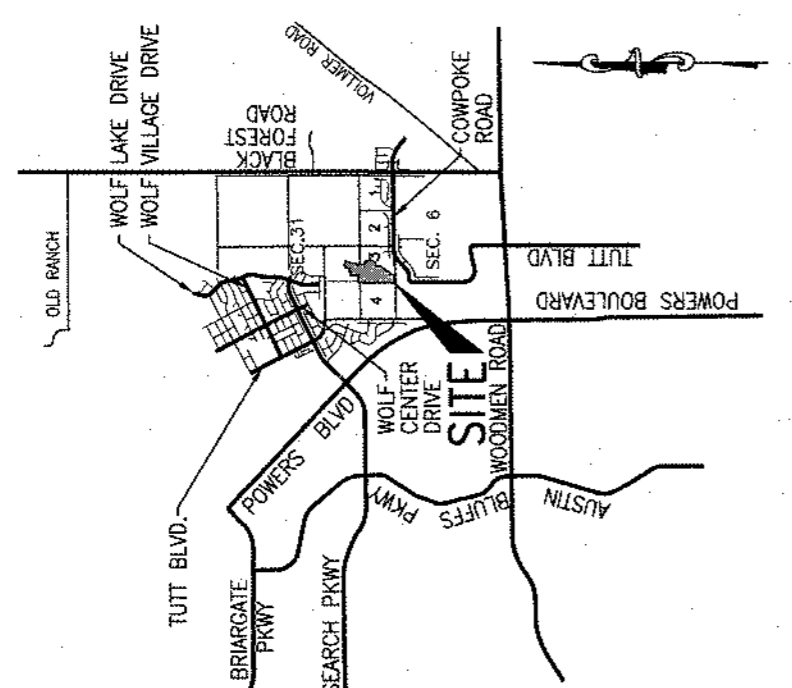
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY, MEASUREMENT, OR CALCULATION FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



AR FP 17-00331 FILE: 17025PP.DWG 02/21/18  
WESTCREEK AT WOLF RANCH  
SUBDIVISION FILING NO. 13  
DRAWN BY: JLB CHECKED BY: JLB DATE: 02/21/18  
SHEET 1 OF 2

# WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13

A SUBDIVISION OF PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4), SECTION 31, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P. M., AND GOVERNMENT LOT 3 (NORTHEAST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



**TABLE OF BOUNDARY LINES**

| NO. | BEARING     | DIST.  |
|-----|-------------|--------|
| L1  | S89°31'24"W | 14.22' |
| L2  | S89°07'38"W | 18.04' |
| L3  | S48°41'14"E | 9.98'  |

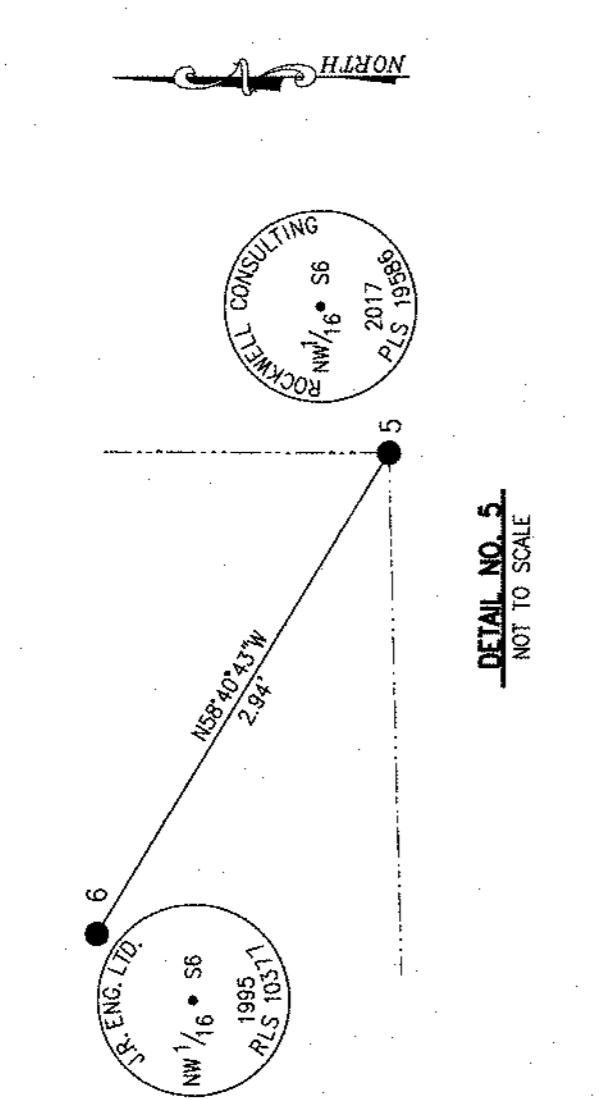
**TABLE OF CENTER LINE CURVES**

| NO. | BEARING     | RADIUS  | ARC    | CHORD   | BRG.  |
|-----|-------------|---------|--------|---------|-------|
| C1  | S11°12'18"E | 300.00' | 58.67' | 105.55' | 36.1° |
| C2  | S11°16'04"E | 300.00' | 59.00' | 106.06' | 36.5° |

**TABLE OF LOT CURVES**

| NO. | BEARING     | DIST.  |
|-----|-------------|--------|
| L4  | S89°40'34"E | 10.51' |

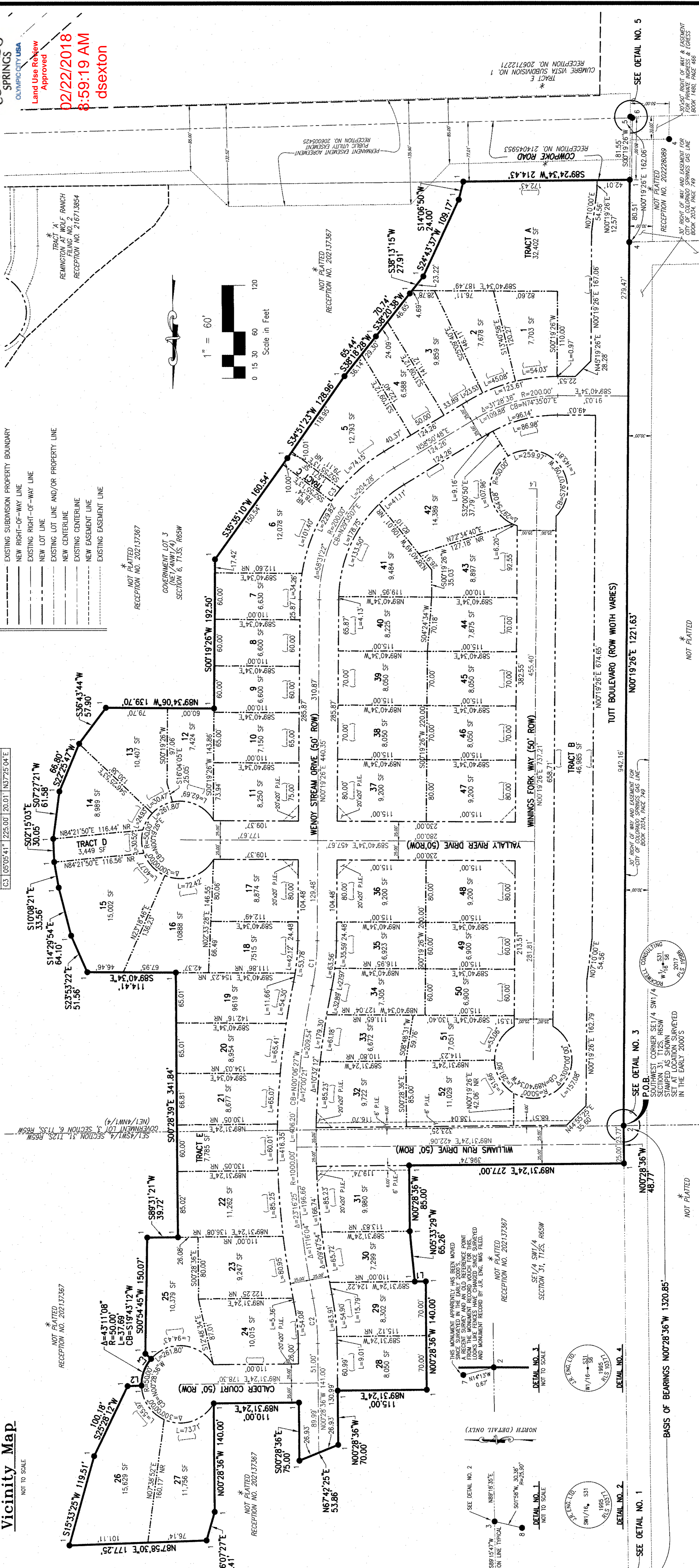
- LEGEND**
- 1 SET #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
  - 2 SET #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN
  - 3 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 1 & NO. 2
  - 4 FOUND 1/2" INSIDE DIAMETER IRON PIPE
  - 5 FOUND 5/8" INSIDE DIAMETER IRON PIPE UPGRADED TO #6 REBAR
  - 6 FOUND 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN IN DETAIL NO. 5
  - 7 FOUND 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN, THIS MONUMENT WAS NOT ACCEPTED DO TO AN ABUNDANCE OF OLDER MONUMENTS THAT ESTABLISHED THESE LINES AND PROPERTIES. IN THIS QUARTER SECTION.
  - 8 FOUND #6 REBAR W/ 3-1/4" ALUMINUM CAP, SEE DETAIL NO. 3 & NO. 4
  - \* THE FOLLOWING IS NOT PART OF THIS SUBDIVISION
  - (#) NON-RADIAL LINE
  - (##) SF SQUARE FEET
  - (###) ADDRESS
  - R= RECORD DIMENSION FROM CREATION RECORD
  - P.I.E. PUBLIC IMPROVEMENT EASEMENT
  - NEW SUBDIVISION PROPERTY BOUNDARY
  - EXISTING SUBDIVISION PROPERTY BOUNDARY
  - EXISTING RIGHT-OF-WAY LINE
  - NEW RIGHT-OF-WAY LINE
  - NEW LOT LINE
  - EXISTING LOT LINE AND/OR PROPERTY LINE
  - NEW CENTERLINE
  - EXISTING CENTERLINE
  - NEW EASEMENT LINE
  - EXISTING EASEMENT LINE



TYPICAL 20'X20' CORNER EASEMENTS FOR PUBLIC IMPROVEMENTS

TYPICAL LOT EASEMENTS

1" = 60'  
Scale in Feet



**WESTCREEK AT WOLF RANCH SUBDIVISION FILING NO. 13**

DRAWN BY: JIB CHECKED BY: JIB DATE: 02/21/18 SHEET 2 OF 2

AR FP 17-00331 FILE: 17028P.DWG 02/21/18

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BE BRINGED UPON ANY DEFECT IN THIS SURVEY OF ANY PART OF THE PROPERTY SHOWN HEREON.

ROCKWELL CONSULTING, INC.