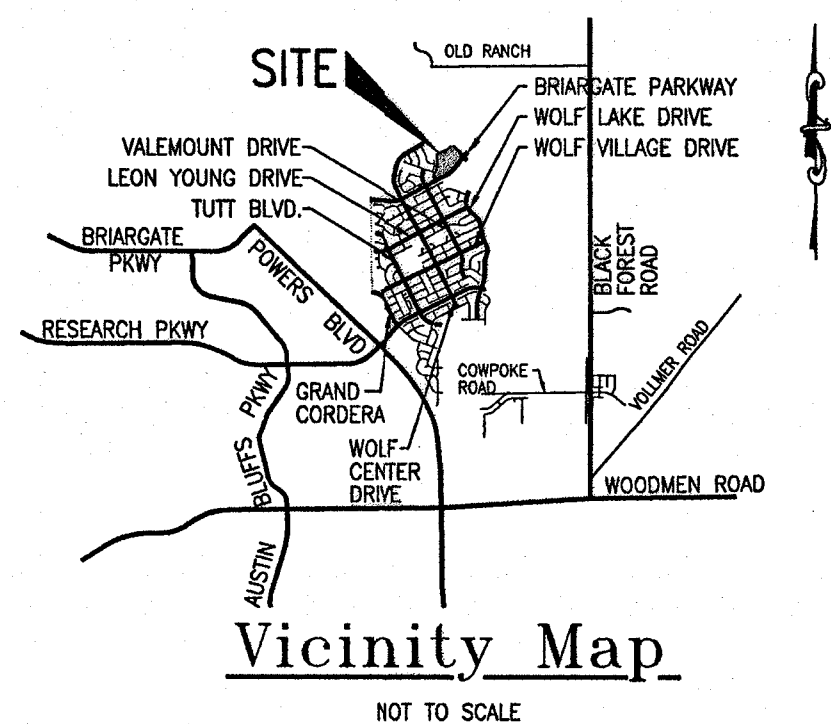


# WOLF RANCH NORTH FILING NO. 4

A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



## KNOW ALL MEN BY THESE PRESENTS:

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

A tract of land being a portions of the Southwest quarter (SW1/4) of Section 30, Township 12 South, Range 65 West of the 6th P.M., and the Southeast quarter (SE1/4) of Section 25, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 7, Wolf Ranch North Filing No. 3 as recorded at Reception No. 219714330 of the records of said El Paso County, the following six (6) courses are on the Easterly line of said Wolf Ranch North Filing No. 3; thence: 1) N20°10'34"E a distance of 123.56 feet; 2) N37°24'43"E a distance of 52.35 feet; 3) N20°10'34"E a distance of 110.00 feet; 4) N09°24'57"E a distance of 129.96 feet; 5) N05°37'54"E a distance of 118.47 feet; 6) N00°26'05"W a distance of 130.49 feet to the Northeast corner of Lot 40 of said Wolf Ranch North Filing No. 3; thence N05°12'16"W a distance of 65.27 feet; thence N08°30'54"W a distance of 65.27 feet; thence N10°26'10"W a distance of 35.97 feet; thence N60°58'08"E a distance of 241.72 feet; thence S44°05'17"E a distance of 51.86 feet; thence N51°02'40"E a distance of 394.08 feet to a point on a curve, from which a radial line bears N41°09'45"E; thence on a curve to the left having a central angle of 00°56'00", a radius of 661.50 feet for an arc distance of 10.78 feet, whose chord bears S49°18'15"E; thence S49°46'15"E a distance of 410.48 feet to a point on a curve on the Northerly right-of-way line of BriarGate Parkway, dedicated to the public in BriarGate Parkway at Wolf Ranch Filing No. 1 as recorded at Reception No. 218714093 of the records of said El Paso County, from which a radial bears N14°23'14"E, the following six (6) courses are on the North right-of-way line of said BriarGate Parkway; thence: 1) on a curve to the right having a central angle of 25°50'31", a radius of 100.00 feet for an arc distance of 45.10 feet, whose chord bears N62°41'31"W; 2) S40°55'59"W a distance of 57.00 feet to a point on a curve, from which a radial line bears S40°13'45"W; 3) on a curve to the right having a central angle of 87°02'24", a radius of 100.00 feet for an arc distance of 151.91 feet, whose chord bears S06°15'03"E; 4) S37°16'09"W a distance of 463.11 feet to a point on a curve; 5) on a curve to the right having a central angle of 24°28'26", a radius of 620.00 feet for an arc distance of 264.83 feet, whose chord bears S49°30'21"W; 6) S61°44'34"W a distance of 409.51 feet to the intersection of the Northeastly line of the 50' Gas Easement recorded Book 1623 at Page 606 of the records of said El Paso County; thence N69°55'50"W on said Northeastly line, a distance of 100.60 feet to the POINT OF BEGINNING and containing 13.516 acres of land, more or less.

## OWNER:

The aforementioned Wolf Ranch North, LLC, a Colorado limited liability company, of Norwood Limited, Inc., a Colorado corporation by Timothy W. Seibert, as Vice President,

has executed this instrument this 26 day of JUNE, 2019 A.D.

Timothy W. Seibert  
Timothy W. Seibert, as Vice President

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of

June, 2019 A.D. by Timothy W. Seibert as Vice President of Norwood Limited, Inc., a Colorado corporation, Manager of Wolf Ranch North, LLC, a Colorado limited liability company

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: 02-2021

Rebecca D. Johnson  
Notary Public

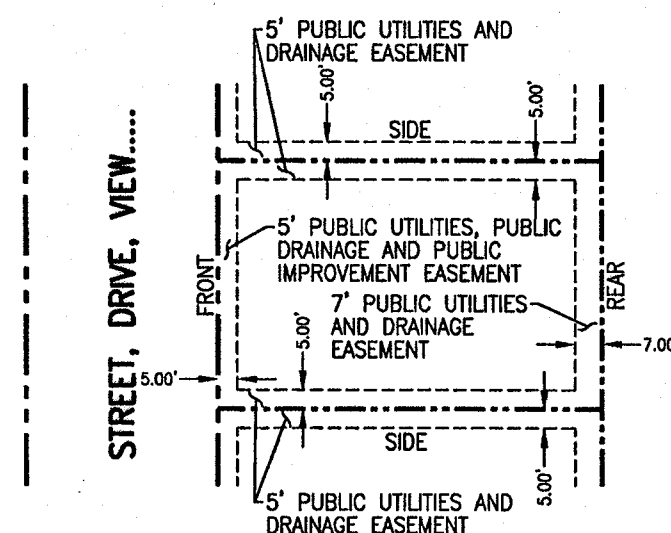
## DEDICATION:

The above owner has caused said tract of land to be platted into Lots, a Tract, Streets 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 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 public streets, and public easements shall remain exclusively vested in the City of Colorado Springs. All public streets or additional right of way are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as "WOLF RANCH NORTH FILING NO. 4", City of Colorado Springs, El Paso County, Colorado.

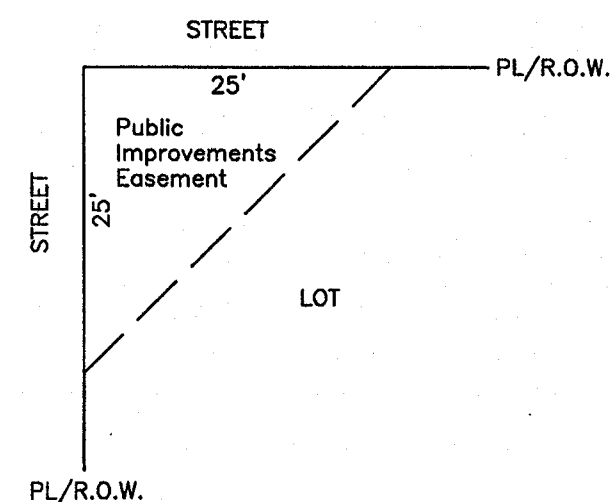
## EASEMENTS:

All Lots will have a 5 foot wide front and 7 foot wide rear yard easement for public utilities and drainage purposes only. All side lot lines will have a 5 foot wide easement for public utilities and drainage purposes only. All lot lines abutting a public Right-of-Way are hereby platted with a 5 foot wide easement for public utilities, public drainage and public improvements. All lots adjacent to two street right-of-ways are hereby platted with a 25 foot by 25 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.



## TYPICAL LOT EASEMENTS



## TYPICAL 25'X25' CORNER EASEMENT FOR PUBLIC IMPROVEMENTS

## 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 and private drainage improvements have been placed on file with the City of Colorado Springs.

## NOTES:

- No man-made or non-man-made obstructions allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.
- All exterior lighting plans to be approved by the Director of Aviation to prevent a hazard to aircraft.
- 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.
- The lineal unit of measure used for the survey of land described herein, was the U.S. survey foot.
- The parcel in this request lies beneath the 40:1 approach surface of Runway 17R.
- NOTICE: This property may be impacted by noise and similar incidental sensory effects of flight caused by aircraft used in the USAF Academy's Airmanship Program. This notice shall remain in effect until the Academy shall cease to be actively used. This notice shall run with the land. Existing Aviation Easement as recorded in Book 5144 at Page 1022.
- Bearings used herein are based on the Northwesterly right-of-way line of BriarGate Parkway as platted in BriarGate Parkway at Wolf Ranch Filing No. 1 recorded at Reception No. 218714093 of the records of El Paso County, Colorado, which bears S37°16'09"W a distance of 463.11 feet, between two found monuments as shown.
- Tract A is for public open space, public trail and sidewalk, public drainage, public improvements, public utilities, landscape, irrigation, fencing, signage and neighborhood collection box units. Tract A shall be owned and maintained by the Old Ranch Metropolitan District as recorded at Reception No. 202204061. Said Tract will be conveyed by separate document to the Old Ranch Metropolitan District.
- This subdivision is in the Upper Cottonwood Creek Three (UCC-3) Metropolitan District.
- This property is located within Zone X (Areas determined to be outside the 500-year floodplain) as established by F.E.M.A. flood plain as determined by the Flood Insurance Rate Map (FIRM), Community Panel Number 0804100526-G effective date December 7, 2018.

## SURVEYOR'S STATEMENT:

The undersigned Registered 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.

ROCKWELL CONSULTING, INC.

John L. Bailey  
JOHN L. BAILEY, PL2 119586



## CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "WOLF RANCH NORTH FILING NO. 4".

City Planning Director 7/2/2019  
Date  
City Engineer 7/2/2019  
Date  
City Clerk 7/2/2019  
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

2:34 o'clock P.M., this 30<sup>th</sup> day of July

2019 A.D., and is duly recorded at Reception No. 219714364

of the Records of El Paso County, Colorado.

Chuck Broerman, RECORDER

BY: Rebecca D. Johnson  
Deputy

SURCHARGE: \$3-  
FEE: \$20-

## FEES:

SCHOOL FEE: LAND DEDICATION  
BRIDGE FEE: PAID  
PARK FEE: LAND DEDICATION  
DRAINAGE FEE: N/A NO FEE BASIN

CITY FILE NO.: AR FP 19-00116

FILE: 18019FP1.DWG 05/09/19



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.

## WOLF RANCH NORTH FILING NO. 4

DRAWN BY: JLB CHECKED BY: JLB DATE: 09/23/18  
J.N. 18-019 SHEET 1 OF 2



A SUBDIVISION OF A PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AND THE SOUTHEAST QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

● 1	SET #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
● 2	FOUND #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
*	THE FOLLOWING IS NOT PART OF THIS SUBDIVISION
(NR)	NON-RADIAL LINE
22	NEW LOT NUMBER
SF	SQUARE FEET
(####)	ADDRESS
P.I.E.	PUBLIC IMPROVEMENT EASEMENT

\_\_\_\_\_ NEW SUBDIVISION PROPERTY BOUNDARY  
 ----- EXISTING SUBDIVISION PROPERTY BOUNDARY  
 - - - - - NEW RIGHT-OF-WAY LINE  
 - - - - - EXISTING RIGHT-OF-WAY LINE  
 - - - - - NEW LOT LINE  
 - - - - - EXISTING LOT LINE AND/OR PROPERTY LINE  
 \_\_\_\_\_ NEW CENTERLINE  
 \_\_\_\_\_ EXISTING CENTERLINE  
 ----- NEW EASEMENT LINE  
 ..... EXISTING EASEMENT LINE

### Vicinity Map

NOT TO SCALE

Diagram illustrating the 7' Public Utilities Easement area, showing the front, side, and rear views. The easement is defined by a 5' Public Utilities and Drainage Easement and a 5' Public Utilities, Public Drainage and Public Improvement Easement. The diagram shows the easement area relative to the street drive view, with dimensions indicating the easement width (5.00') and the easement depth (5.00').

## TYPICAL LOT EASEMENTS

The diagram shows a street on the left and a lot on the right. A dashed line represents the PL/R.O.W. (Public Right of Way) line. The area between the street and the PL/R.O.W. line is labeled 'Public Improvements Easement' and is dimensioned as 25' on both the street and lot sides. The lot is labeled 'LOT'.

TYPICAL  
25'X25' CORNER EASEMENT  
FOR PUBLIC IMPROVEMENTS

NO.	BEARING	DIST.
L1	S69°49'26"E	27.55'

NO.	DELTA	RADIUS	ARC	CHORD BRG.
C1	25°50'31"	100.00'	45.10'	N62°41'31"W
C2	01°24'26"	694.50'	17.06'	N49°04'02"W

**RBD** <sup>AV</sup> ✓

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 FILE NO.: AR FP 19-00116 FILE: 18019FP1.DWG 05/09/19

WOLF RANCH NORTH FILING NO. 4

DRAWN BY: JLB      CHECKED BY: JLB      DATE: 09/23/18  
J.N. 18-019      SHEET 2 OF 2