

ELLICOTT TOWN CENTER FILING NO. 1

A PORTION OF SECTION 14 & SECTION 15,

TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,

EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND.

TO WIT:

A PORTION OF THE NORTH HALF OF SECTION 14 AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, T14S, R63W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE S89°44'49"E ALONG THE NORTH LINE OF SAID SECTION 14, 2606.58 FEET; THENCE S00°14'20"E, 33.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 94; THENCE N89°29'00"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 290.01 FEET; THENCE S00°14'20"E, 147.84 FEET; THENCE S89°44'49"E, PARALLEL WITH SAID NORTH LINE OF SECTION 14, 290.00 FEET; THENCE N00°14'20"W, 146.50 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°29'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 363.96 FEET; THENCE S00°00'00"E, 681.03 FEET; THENCE S44°44'30"E, 31.25 FEET; THENCE S00°00'00"E, 60.00 FEET; THENCE S45°15'30"W, 30.97 FEET; THENCE N89°29'00"W, 65.00 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N89°29'00"W, 437.76 FEET; THENCE S45°15'30"W, 31.10 FEET; THENCE N89°29'00"W, 60.00 FEET; THENCE N44°44'30"W, 31.38 FEET; THENCE N89°29'00"W, 525.06 FEET; THENCE S00°20'22"W, 350.00 FEET; THENCE N89°29'00"W, 1190.38 FEET; THENCE N00°31'00"E, 100.00 FEET; THENCE N45°15'30"E, 30.97 FEET; THENCE N00°00'00"W, 201.01 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N89°29'00"W, 448.42 FEET; THENCE S45°15'30"W, 30.97 FEET; THENCE N89°29'00"W, 62.00 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N89°29'00"W, 62.00 FEET; THENCE N44°44'30"W, 31.25 FEET; THENCE N00°00'00"E, 70.00 FEET; THENCE N45°15'30"E, 30.97 FEET; THENCE N00°00'00"E, 31.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°58'22", A RADIUS OF 435.00 FEET, AN ARC DISTANCE OF 151.64 FEET; THENCE N19°58'22"E, 166.93 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°57'13", A RADIUS OF 365.00 FEET, AN ARC DISTANCE OF 127.11 FEET; THENCE N00°01'08"E, 235.74 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 15; THENCE S89°07'30"E ALONG SAID NORTH LINE, 50.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 64.21 ACRES, MORE OR LESS.

IN WITNESS WHEREOF:

THE FOREMENTIONED, COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER, HAS HERETO SET THEIR HAND AND SEAL THIS DAY OF _____, 2018.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "ELLICOTT TOWN CENTER FILING NO. 1", EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE GRADED AND PAVED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: PROJECT MANAGER

BY: RANDY GOODSON, OPERATING MEMBER

NOTARIAL:

STATE OF _____ } ss
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D., BY RANDY GOODSON, OPERATING MEMBER, COLORADO LAND AND CATTLE, LLC, FOR COLORADO SPRINGS MAYBERRY, LLC, OWNER.

WITNESS MY HAND AND SEAL _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RECORDING:

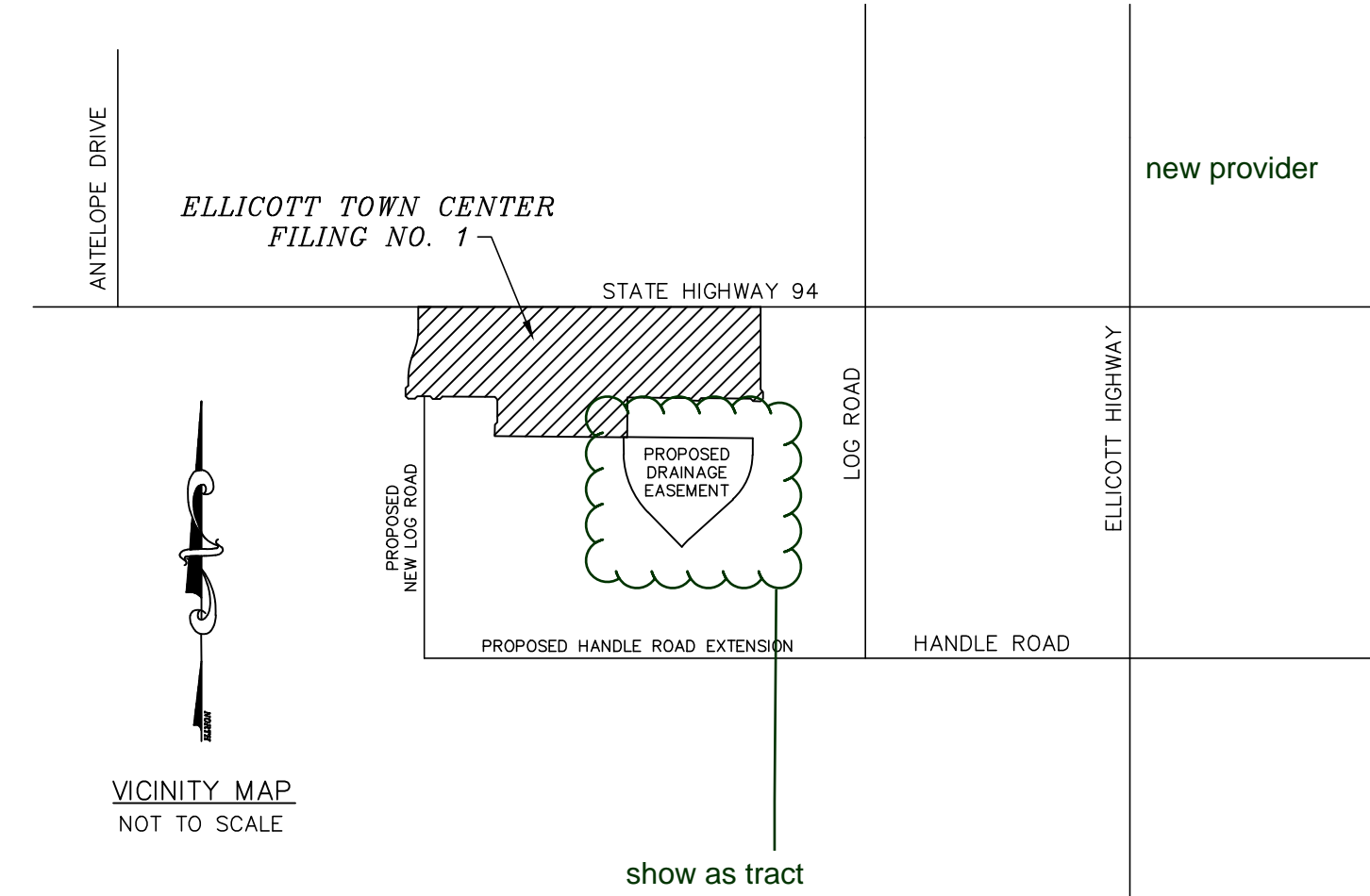
STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT 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.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

SURCHARGE: _____



FILING APPROVALS:

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "ELLICOTT TOWN CENTER FILING NO. 1".

BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

BE IT KNOWN BY THESE PRESENTS:

THAT THE COUNTY OF EL PASO, COLORADO, AUTHORIZES THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THIS PLAT AND AT THE SAME TIME AUTHORIZES THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDINGLY ON BEHALF OF THE COUNTY OF EL PASO THIS _____ DAY OF _____, 2018.

ATTEST: _____

COUNTY CLERK

EASEMENTS:

UNLESS SHOWN IN GREATER WIDTH, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (REUSED TO A THREE FOOT (3') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR LOTS 61 THRU 98). ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FEET (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN AND A HALF (7.5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (REUSED TO A FIVE FOOT (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT FOR LOTS 61 THRU 98). WITH THE SOLE RESPONSIBILITY OF MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

SURVEYORS 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.

ERIC R. SIMONSON, COLORADO P.L.S. NO. 38560
FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FEES:

SCHOOL FEES: _____

PARK FEES: _____

DRAINAGE FEES: _____

BRIDGE FEES: _____

NOTES:

- 1.) PRIOR TO THE ESTABLISHMENT OF ANY OTHER COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- 2.) ALL LOTS SHALL ACCESS FROM THE INTERIOR STREETS AND ALLEYS. NO DIRECT ACCESS IS ALLOWED TO STATE HIGHWAY 94.
- 3.) ELLICOTT TOWN CENTER METROPOLITAN DISTRICT WILL HAVE OVERALL MAINTENANCE AND OPERATION RESPONSIBILITY TO PROVIDE WATER AND WASTEWATER SERVICES.
- 4.) ALL PROPOSED ROADS AND DRAINAGE CONSTRUCTION WITHIN ELLICOTT TOWN CENTER FILING NO. 1 WILL BE PERFORMED TO EL PASO COUNTY STANDARDS. INTERIOR ROADS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ROADS AND DRAINAGE FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY EL PASO COUNTY UPON FINAL ACCEPTANCE OF THESE FACILITIES AFTER THE ONE-YEAR WARRANTY PERIOD. THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT WILL MAINTAIN ALLEYS, DRAINAGE CHANNELS, STORMWATER DETENTION PONDS, AND TRAILS WITHIN THE PROPOSED OPEN SPACE AREAS.
- 5.) THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT:

- A) NATURAL FEATURES
- B) WILDLIFE HAZARD AND VEGETATION
- C) GEOLOGY AND SOILS
- D) WATER SUPPLY
- E) WASTEWATER TREATMENT
- F) FINAL DRAINAGE REPORT
- G) EROSION CONTROL PLAN

6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES. THEY ARE NOT LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.

7.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY ENGINEERING DIVISION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.

8.) PROPERTY CORNERS SET ARE NO. 5 REBAR WITH SURVEYORS CAP P.L.S. 38560 UNLESS OTHERWISE SHOWN.

9.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0825 F (EFFECTIVE DATE: MARCH 17, 1997), THIS PROPERTY LIES WITHIN OTHER AREAS, ZONE X AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

10.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELED ON A PROPERTY INFORMATION BINDER ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: RND 55069040, POLICY NUMBER: PIB55069040.2563822 (ACCORDING TO PUBLIC RECORDS AS OF MARCH 20, 2018 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN ITEM 4. "THE FOLLOWING DOCUMENTS AFFECT THE LAND" IN THE ABOVE REFERENCED PROPERTY INFORMATION BINDER.

- 1.) THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.
- 2.) THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENTS OF THE UNITED STATES RECORDED SEPTEMBER 28, 1905 IN BOOK 350 AT PAGE 274 AND APRIL 13, 1916 IN BOOK 526 AT PAGE 401.
- 3.) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.
- 4.) THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE EL PASO COUNTY TELEPHONE COMPANY RECORDED JANUARY 29, 1982 IN BOOK 3527 AT PAGE 176.
- 5.) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 15, 1982, IN BOOK 3647 AT PAGE 674.
- 6.) THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 449.
- 7.) THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
- 8.) THE PROPERTY IS SUBJECT TO WATER RIGHTS AS DISCLOSED BY, BUT NOT LIMITED TO, THE INSTRUMENTS RECORDED DECEMBER 31, 1996 UNDER RECEPTION NO. 98159852, MARCH 6, 1997 UNDER RECEPTION NO. 97025786, NOVEMBER 12, 1998 UNDER RECEPTION NO. 98165588, JANUARY 12, 2004 UNDER RECEPTION NOS. 204006312 AND 204006313, APRIL 2, 2004 UNDER RECEPTION NOS. 204053279 AND 204053279, SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 208100005 AND 208100007, MARCH 22, 2013 UNDER RECEPTION NO. 213038017, AND MARCH 25, 2013 UNDER RECEPTION NO. 213038197.
- 9.) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE ELLICOTT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 11, 1997, UNDER RECEPTION 97015577.
- 10.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 00-205 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SPRINGS EAST VILLAGE SKETCH PLAN RECORDED FEBRUARY 15, 2001, UNDER RECEPTION NO. 201019028.
- 11.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 00-364 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE VIEWPOINT VILLAGE SKETCH PLAN RECORDED FEBRUARY 23, 2001 UNDER RECEPTION NO. 201021723.
- 12.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 01-17 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONING RECORDED MARCH 21, 2001, UNDER RECEPTION NO. 201034352.
- 13.) THE PROPERTY IS SUBJECT TO THE EFFECT OF PUD MAP AND DEVELOPMENT PLAN FOR SPRINGS EAST VILLAGE RECORDED NOVEMBER 28, 2001, UNDER RECEPTION NO. 201173795.
- 14.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-97 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING A PRELIMINARY PLAN FOR VIEWPOINT VILLAGE SUBDIVISION RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050995.
- 15.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-98 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING A PRELIMINARY PLAN FOR VIEWPOINT VILLAGE SUBDIVISION RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050996.
- 16.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-42 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE PRELIMINARY PLAN FOR SPRINGS EAST VILLAGE SUBDIVISION RECORDED JUNE 07, 2002, UNDER RECEPTION NO. 202092668.
- 17.) THE PROPERTY IS SUBJECT TO A GRANT OF ACCESS AND UTILITY EASEMENT TO THE SUNSET METROPOLITAN DISTRICT AS RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. 204006308. (AS SHOWN HEREON)
- 18.) THE PROPERTY IS SUBJECT TO A GRANT OF ACCESS AND UTILITY EASEMENT TO THE SUNSET METROPOLITAN DISTRICT AS RECORDED JANUARY 12, 2004 UNDER RECEPTION NO. 204006309. (AS SHOWN HEREON)
- 19.) THE PROPERTY IS SUBJECT TO A CERTIFICATE OF NON-COMPLIANCE FILED BY PIKES PEAK REGIONAL BUILDING DEPARTMENT RECORDED JANUARY 27, 2004 UNDER RECEPTION NO. 204015159.
- 20.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-487F OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE SPRINGS EAST DEVELOPMENT PLAN RECORDED MARCH 18, 2004 UNDER RECEPTION NO. 204043959.
- 21.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-499 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE AMENDED PRELIMINARY PLAN FOR THE SPRINGS EAST VILLAGE SUBDIVISION RECORDED MARCH 22, 2004, UNDER RECEPTION NO. 204045661.

NOTES - CONTINUED:

22.) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR LANDSCAPE, DRAINAGE, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 16, 2004, UNDER RECEPTION 204061415.

23.) THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION NO 598-BD RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189404.

PERMITS TO USE EXISTING WELLS, NOS. 61972-F AND 61973-F FILED IN CONNECTION THEREWITH RECORDED NOVEMBER 17, 2004 UNDER RECEPTION NOS. 204190085 AND 204190086.

24.) THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION 599-BD, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189405.

25.) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 26, 2005, UNDER RECEPTION NO. 205012856. (AS SHOWN HEREON)

26.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-18 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE ELLICOTT TOWN CENTER SKETCH PLAN RECORDED FEBRUARY 28, 2006 UNDER RECEPTION NO. 206029706.

27.) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY RESOLUTION NO. 06-228 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JULY 05, 2006, UNDER RECEPTION NO. 206098620 AND DISTRICT COURT ORDER FROM CASE NO. 06CV3948 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207001700. RESOLUTION NO. 14-12 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN AMENDMENT FOR THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 15, 2014, UNDER RECEPTION NO. 214003507.

SPECIAL DISTRICT DISCLOSURE DOCUMENT-ELLICOTT TOWN CENTER METROPOLITAN DISTRICT IN CONNECTION THEREWITH RECORDED DECEMBER 22, 2014, UNDER RECEPTION NO. 214117420.

28.) THE PROPERTY IS SUBJECT TO THE EFFECT OF THE ELLICOTT TOWN CENTER OVERALL PUD DEVELOPMENT PLANS, RECORDED OCTOBER 06, 2006 UNDER RECEPTION NOS. 206149054 AND 206149055.

29.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-161 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONE FROM PUD ZONE DISTRICT TO AN OVERALL PUD ZONE DISTRICT, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165180.

30.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-162 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING REZONE FROM PUD ZONE DISTRICT TO A MORE SPECIFIC DISTRICT WITH A SITE SPECIFIC DEVELOPMENT PLAN RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165181.

31.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-163 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING THE PRELIMINARY PLAN FOR ELLICOTT TOWN CENTER PHASE 1, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165182.

32.) THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 27, 2009, UNDER RECEPTION NO. 209043451.

33.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 09-160 OF THE BOARD OF COUNTY COMMISSIONERS, FOR RECONSIDERATION OF EXPIRED FINAL PLAT OF ELLICOTT TOWN CENTER, RECORDED MARCH 06, 2014, UNDER RECEPTION NO. 214018538.

34.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 10-139 OF THE BOARD OF COUNTY COMMISSIONERS TO APPROVE A TWO-YEAR TIME EXTENSION TO RECORD THE FINAL PLAT FOR ELLICOTT TOWN CENTER FILING NO. 1 SUBDIVISION RECORDED APRIL 15, 2014, UNDER RECEPTION NO. 214030731.

35.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 07-132 OF THE BOARD OF COUNTY COMMISSIONERS APPROVING FINAL PLAT FOR ELLICOTT TOWN CENTER PHASE 1 RECORDED MAY 07, 2014, UNDER RECEPTION NO. 214038069.

36.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 16-345 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN FOR THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT RECORDED OCTOBER 05, 2016 UNDER RECEPTION NO. 216114888.

37.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 17-354 OF THE BOARD OF COUNTY COMMISSIONERS FOR RECONSIDERATION TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT RECORDED DECEMBER 13, 2017 UNDER RECEPTION NO. 217150656 AND AMENDED RESOLUTION RECORDED DECEMBER 14, 2017 UNDER RECEPTION NO. 217151050.

38.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 17-401 OF THE BOARD OF COUNTY COMMISSIONERS TO RECONSIDER TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO. 217156644.

39.) THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 17-402 OF THE BOARD OF COUNTY COMMISSIONERS TO RECONSIDER TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT, RECORDED DECEMBER 28, 2017 UNDER RECEPTION NO. 217156645.

40.) THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY.

11.) THERE WILL BE NO DIRECT LOT ACCESS ALLOWED TO LOG ROAD.

12.) THERE WILL BE NO DIRECT LOT ACCESS ALLOWED TO VILLAGE MAIN STREET.

13.) LOTS 61 THROUGH 69 WILL ACCESS THEIR PROPERTY THROUGH TRACT C. LOTS 70 THROUGH 79 WILL ACCESS THEIR PROPERTY THROUGH TRACT E. LOTS 80 THROUGH 89 WILL ACCESS THEIR PROPERTY THROUGH TRACT F. LOTS 90 THROUGH 98 WILL ACCESS THEIR PROPERTY THROUGH TRACT G.

14.) NO MORE THAN TEN (10) BUILDING PERMITS WILL BE ISSUED FOR THIS SUBDIVISION UNTIL THE SECONDARY ACCESS THROUGH SPRINGS EAST ROAD HAS BEEN CONSTRUCTED TO THE SATISFACTION OF THE EL PASO COUNTY ENGINEERING DIVISION.

15.) THE EASEMENT THAT IS RECORDED IN BOOK 3649 AT PAGE 449 IS A BLANKET EASEMENT. LYING WITHIN ELLICOTT TOWN CENTER FILING NO. 1.

16.) THE EASEMENT THAT IS RECORDED IN BOOK 3649 AT PAGE 449 IS A BLANKET EASEMENT.

17.) TRACT USE AND OWNERSHIP ARE SHOWN ON PAGE 2 OF 3.

18.) THE DISTANCE FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AS MONUMENTED BY A 3-1/2" ALUMINUM CAP STAMPED "U. P. & E. 1999 PLS 116.4" AND THE NORTH ONE-QUARTER CORNER OF SAID SECTION 14, AS MONUMENTED BY A 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U. P. & E. 1999 PLS 11624".

Is it being vacated?

It is not shown on this page.

Add PCD file # SF-18-025

DATE OF PREPARATION: MARCH 27, 2018

ELLICOTT TOWN CENTER FIL. NO. 1 - PT. SEC. 14 & SEC. 15
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, LLC

P.O. Box 5101

Woodland Park, CO. 80866

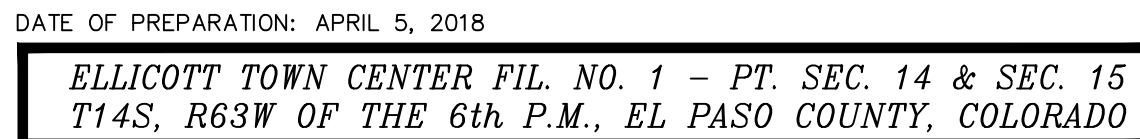
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PAGE 1 OF 3

APPROVED PUD PLAN RECEPTION NO. 206149055

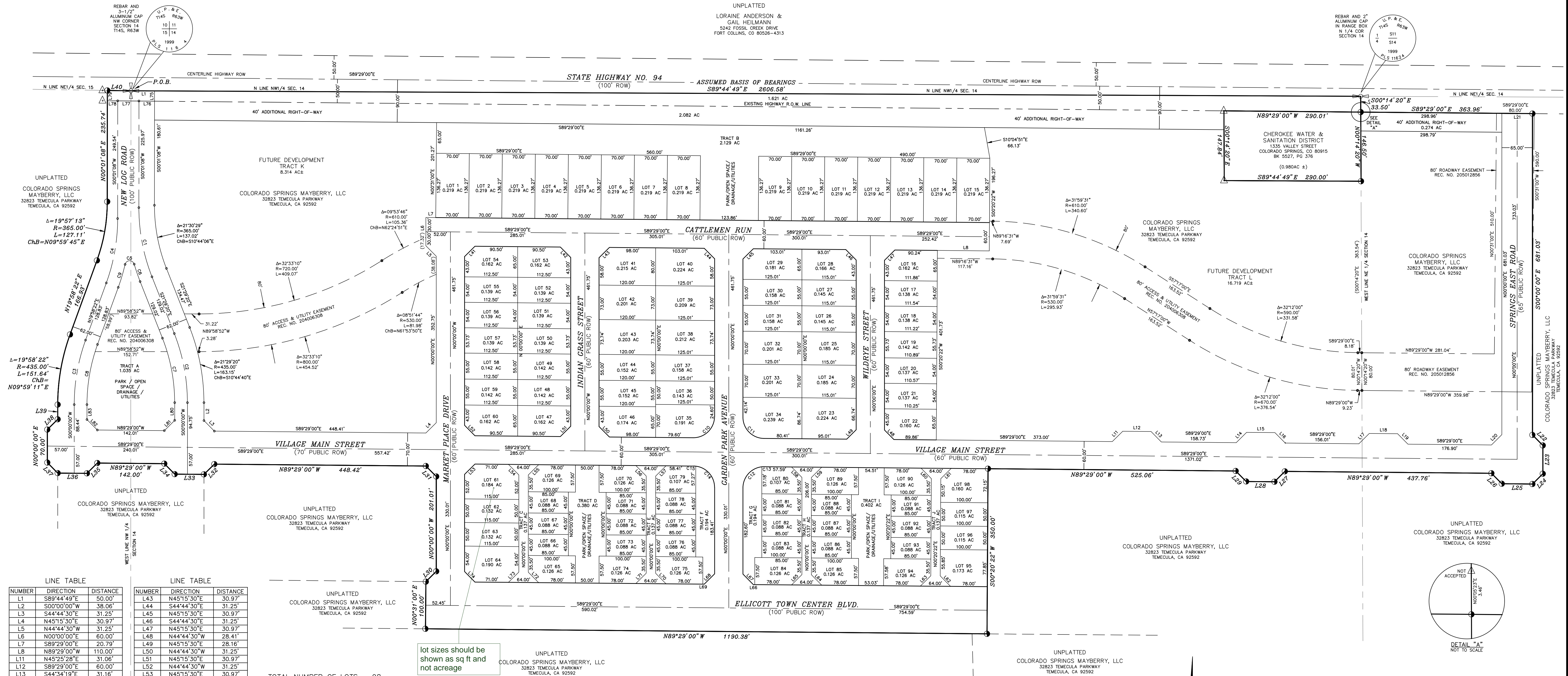
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APPROVED PUD PLAN RECEPTION NO. 206149055

ELLCOTT TOWN CENTER FILING NO. 1
A PORTION OF SECTION 14 & SECTION 15,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,
EL PASO COUNTY, COLORADO



LINE	DIRECTION	DISTANCE
L1	S89°44'49\"E	50.00'
L2	S00°00'00\"W	38.06'
L3	S44°44'30\"E	31.25'
L4	N45°15'30\"E	30.97'
L5	N44°44'30\"W	31.25'
L6	N00°00'00\"E	60.00'
L7	S89°29'00\"E	20.79'
L8	N89°29'00\"W	110.00'
L9	N45°15'30\"E	31.06'
L10	S89°29'00\"E	60.00'
L11	N45°15'30\"E	31.06'
L12	S89°29'00\"E	60.00'
L13	S44°34'19\"E	31.16'
L14	N45°15'30\"E	30.97'
L15	S89°29'00\"E	60.00'
L16	S44°44'30\"E	31.25'
L17	N45°15'30\"E	30.97'
L18	S89°29'00\"E	60.00'
L19	S44°44'30\"E	31.25'
L20	N45°15'30\"E	30.97'
L21	S89°29'00\"E	65.00'
L22	S44°44'30\"E	31.25'
L23	S00°00'00\"E	60.00'
L24	S44°44'30\"W	31.25'
L25	N89°29'00\"W	65.00'
L26	N44°44'30\"W	31.25'
L27	S45°15'30\"W	31.10'
L28	N89°29'00\"W	60.00'
L29	N44°44'30\"W	31.38'
L30	N45°15'30\"E	30.97'
L31	N44°44'30\"W	31.25'
L32	S45°15'30\"W	30.97'
L33	N89°29'00\"W	62.00'
L34	N44°44'30\"W	31.25'
L35	S45°15'30\"W	30.97'
L36	N89°29'00\"W	62.00'
L37	N44°44'30\"W	31.25'
L38	N45°15'30\"E	30.97'
L39	N00°00'00\"E	31.13'
L40	S89°07'30\"E	50.01'
L41	N45°15'30\"E	30.97'
L42	S44°44'30\"E	31.25'

LINE	DIRECTION	DISTANCE
L43	N45°15'30\"E	30.97'
L44	S44°44'30\"E	31.25'
L45	N45°15'30\"E	30.97'
L46	S44°44'30\"E	31.25'
L47	N45°15'30\"E	30.97'
L48	N44°44'30\"W	28.41'
L49	N45°15'30\"E	28.16'
L50	N44°44'30\"W	31.25'
L51	N45°15'30\"E	30.97'
L52	N44°44'30\"W	31.25'
L53	N45°15'30\"E	30.97'
L54	S44°44'30\"E	31.25'
L55	N45°15'30\"E	30.97'
L56	S44°44'30\"E	31.25'
L57	N45°15'30\"E	30.97'
L58	S44°44'30\"E	31.25'
L59	N45°15'30\"E	30.97'
L60	S44°34'19\"E	31.16'
L61	N45°25'41\"E	31.06'
L62	N44°34'19\"W	31.16'
L63	N45°25'41\"E	31.06'
L64	N44°44'30\"W	31.25'
L65	N45°15'30\"E	30.97'
L66	N89°29'00\"W	3.00'
L67	N44°44'30\"W	31.25'
L68	S45°15'30\"W	30.97'
L69	N89°29'00\"W	3.00'
L70	N44°44'30\"W	31.25'
L71	N45°15'30\"E	30.97'
L72	N44°44'30\"W	31.25'
L73	N45°15'30\"E	30.97'
L74	N44°44'30\"W	31.25'
L75	S00°00'00\"W	21.73'
L76	N89°29'00\"W	33.00'
L77	N89°29'00\"W	45.00'
L78	N89°29'00\"W	22.00'
L79	N00°01'08\"E	21.82'
L80	S00°00'00\"W	37.50'
L81	S45°15'30\"W	30.97'
L82	N44°44'30\"W	31.25'
L83	N00°00'00\"E	31.69'

TOTAL NUMBER OF LOTS = 98
TOTAL ACREAGE OF LOTS = 15.054 ACRES±
TOTAL ACREAGE OF TRACTS = 29.915 ACRES±
EXISTING ACCEPTED RIGHT-OF-WAY ACREAGE = 1.621 ACRES±
ADDITIONAL RIGHT-OF-WAY ACREAGE = 2.356 ACRES±
INTERIOR RIGHT-OF-WAY ACREAGE = 15.268 ACRES±

NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION
C1	21°30'29\"	400.00'	150.15'	S10°44'06\"E		
C2	21°29'20\"	400.00'	150.02'	S10°44'40\"E		
C3	19°58'22\"	400.00'	139.44'	N09°59'11\"E		
C4	19°57'13\"	400.00'	139.30'	N09°59'45\"E		
C5	150°33'42\"	10.00'	26.28'	N88°26'51\"E		
C6	05°13'03\"	427.00'	38.88'	S18°52'49\"E		
C7	21°29'20\"	373.00'	139.90'	S10°44'40\"E		
C8	19°58'22\"	373.00'	130.02'	N09°59'11\"E		
C9	06°48'22\"	427.00'	50.72'	N16°34'11\"E		
C10	90°31'00\"	45.00'	71.09'	N45°15'30\"E		
C11	89°29'00\"	45.00'	70.28'	S44°44'30\"E		
C12	83°37'13\"	45.00'	65.68'	N41°48'37\"E		
C13	06°54'16\"	45.00'	5.42'	N87°04'21\"E		
C14	83°37'13\"	45.00'	65.68'	N41°48'37\"W		
C15	05°51'45\"	45.00'	4.60'	N86°33'06\"W		

TRACT NAME	TRACT AREA	TRACT USE	TRACT OWNERSHIP
A	45,085 SF - 1.035 AC	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
B	92,739 SF - 2.129 AC	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
C	5,968 SF - 0.137 AC	ALLEY/DRAINAGE/UTILITIES/ UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
D	16,553 SF - 0.380 AC	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
E	5,968 SF - 0.137 AC	ALLEY/DRAINAGE/UTILITIES/ UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
F	8,451 SF - 0.194 AC	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
G	8,451 SF - 0.194 AC	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
H	5,968 SF - 0.137 AC	ALLEY/DRAINAGE/UTILITIES/ UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
I	17,511 SF - 0.402 AC	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
J	5,968 SF - 0.137 AC	ALLEY/DRAINAGE/UTILITIES/ UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
K	362,158 SF - 8.314 AC	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT
L	732,810 SF - 16.823 AC	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT

LEGEND:

- SET 5/8\" REBAR AND ORANGE CAP STAMPED \"RAMPART PLS 38560\"
- FOUND REBAR AND YELLOW CAP STAMPED \"UP&E PLS 11624\"
- FOUND AS SHOWN (1/4 CORNER)
- FOUND AS SHOWN (SECTION CORNER)

DATE OF PREPARATION: APRIL 5, 2018

ELLCOTT TOWN CENTER FIL. NO. 1 - PT. SEC. 14 & SEC. 15
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-9920

DRAWING: 18026FP.DWG PAGE 2 OF 3

0' 100' 200'

SCALE: 1\" = 100'

JOB. NO. 18026

APRIL 5, 2018

APPROVED PUD PLAN RECEPTION NO. 206149055