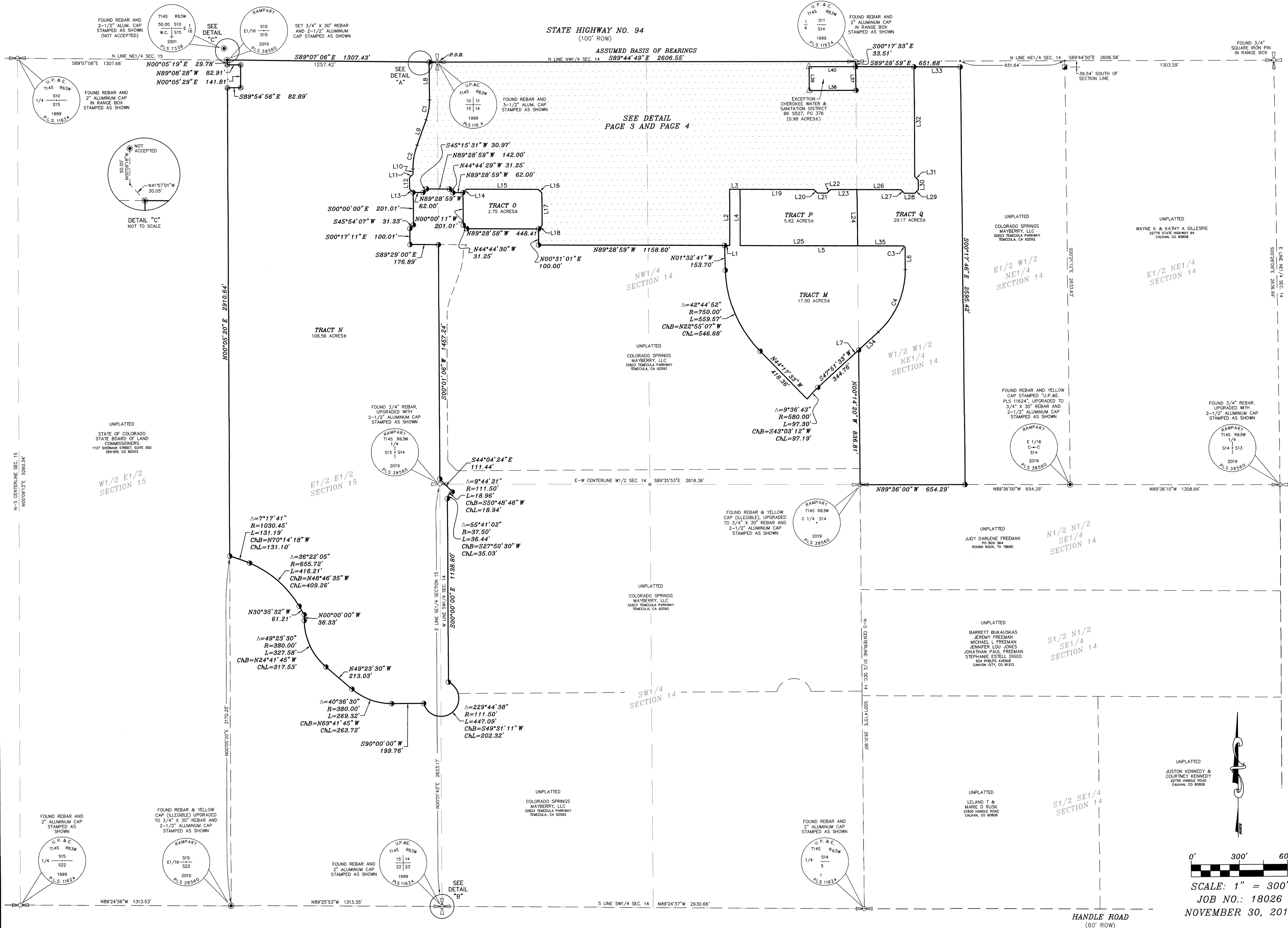


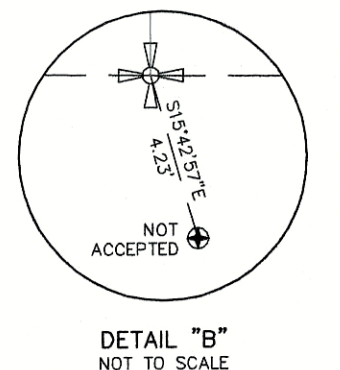
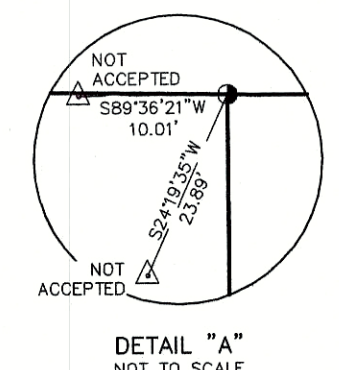
ELLICOTT TOWN CENTER FILING NO. 1
A PORTION OF SECTION 14 & SECTION 15,
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M.,
EL PASO COUNTY, COLORADO



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°28'59\"E	31.78'
L2	N00°20'22\"E	350.00'
L3	S89°28'59\"E	64.97'
L4	S00°20'22\"W	350.00'
L5	S89°28'59\"E	1016.62'
L6	S00°00'00\"E	139.29'
L7	S47°51'33\"W	510.69'
L8	S00°01'09\"W	235.75'
L9	S19°58'22\"W	166.93'
L10	S00°00'00\"E	31.13'
L11	N45°15'31\"E	30.97'
L12	S00°00'00\"W	70.00'
L13	S44°44'29\"E	31.25'
L14	N45°15'31\"E	30.97'
L15	S89°28'59\"E	448.42'
L16	S44°44'29\"E	31.25'
L17	S00°00'00\"W	201.01'
L18	S45°15'31\"W	30.97'
L19	S89°28'59\"E	460.09'
L20	S44°44'29\"E	31.38'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S89°28'59\"E	60.00'
L22	N45°15'31\"E	31.10'
L23	S89°28'59\"E	163.95'
L24	S00°14'20\"E	350.03'
L25	N89°28'59\"W	731.76'
L26	S89°28'59\"E	273.81'
L27	S44°44'29\"E	31.25'
L28	S89°28'59\"E	65.00'
L29	N45°15'31\"E	30.97'
L30	N00°00'00\"E	60.00'
L31	N44°44'29\"W	31.25'
L32	N00°00'00\"E	681.03'
L33	S89°28'59\"E	287.72'
L34	N47°51'33\"E	165.93'
L35	N89°28'59\"W	284.86'
L36	S00°14'20\"E	146.50'
L37	S00°00'00\"W	290.00'
L38	N89°44'49\"W	290.00'
L39	N00°14'20\"W	147.84'
L40	S89°28'59\"E	290.01'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	127.11'	365.00'	19°57'13\"	S09°59'45\"W
C2	151.64'	435.00'	19°58'22\"	S09°59'11\"W
C3	14.46'	65.00'	12°44'52\"	S56°08'23\"E
C4	434.36'	520.00'	47°51'33\"	S23°55'46\"W



LEGEND:

- SET 5/8\" REBAR AND ORANGE CAP STAMPED \"RAMPART PLS 38560\"
- FOUND 5/8\" REBAR AND ORANGE CAP STAMPED \"RAMPART PLS 26965\"
- FOUND REBAR AND YELLOW CAP STAMPED \"UP&E PLS 11624\"
- FOUND REBAR AND YELLOW CAP STAMPED (ILLEGIBLE)
- FOUND 3-1/4\" ALUMINUM CAP STAMPED \"LS 25361\" (NOT ACCEPTED)
- FOUND OR SET 1/16\" CORNER, STAMPED AS SHOWN
- FOUND OR SET 1/4\" CORNER, STAMPED AS SHOWN
- FOUND SECTION CORNER, STAMPED AS SHOWN

DATE OF PREPARATION: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)

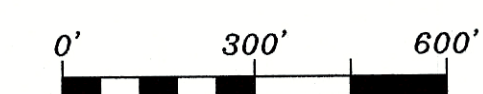
ELLICOTT TOWN CENTER FIL. NO. 1 - PT. SEC. 14 & SEC. 15
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, INC.

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18026FP.DWG

PAGE 2 OF 4



SCALE: 1\" = 300'
JOB NO.: 18026
NOVEMBER 30, 2018

PCD FILE NO.: SF-18-025

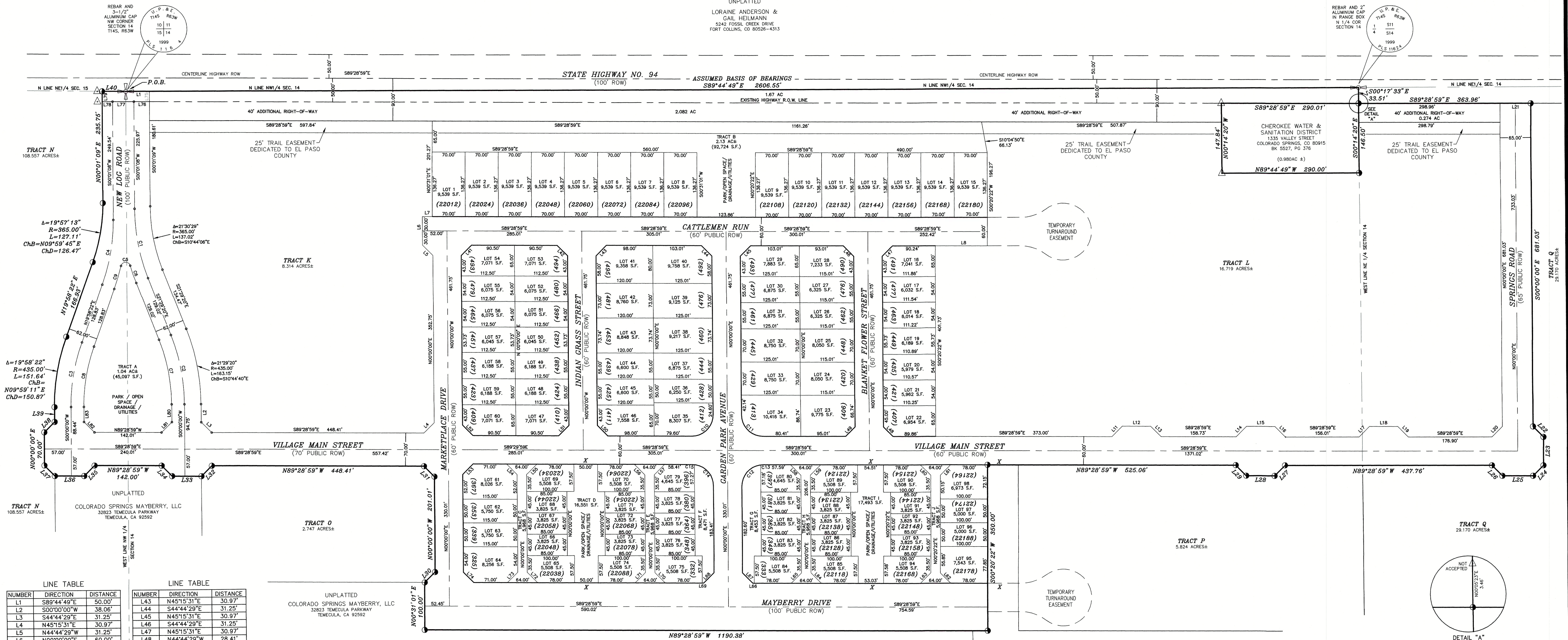
ELLCOTT TOWN CENTER FILING NO. 1

A PORTION OF SECTION 14 & SECTION 15,

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

EL PASO COUNTY, COLORADO

UNPLATTED
LORRAINE ANDERSON &
CAILE HEILMANN
5242 FOSSIL CREEK DRIVE
FORT COLLINS, CO 80526-4313



NUMBER	DIRECTION	DISTANCE
L1	S89°44'49\"E	50.00'
L2	S00°00'00\"W	38.06'
L3	S44°44'29\"E	31.25'
L4	N45°15'31\"E	30.97'
L5	N44°44'29\"W	31.25'
L6	N00°00'00\"E	60.00'
L7	S89°28'59\"E	20.79'
L8	N89°28'59\"W	110.00'
L11	N45°25'29\"E	31.06'
L12	S89°28'59\"E	60.00'
L13	S44°44'29\"E	31.16'
L14	N45°15'31\"E	30.97'
L15	S89°28'59\"E	60.00'
L16	S44°44'29\"E	31.25'
L17	N45°15'31\"E	30.97'
L18	S89°28'59\"E	60.00'
L19	S44°44'29\"E	31.25'
L20	N45°15'31\"E	30.97'
L21	S89°28'59\"E	65.00'
L22	S44°44'29\"E	31.25'
L23	S00°00'00\"E	60.00'
L24	S45°15'31\"W	30.97'
L25	N89°28'59\"W	65.00'
L26	N44°44'29\"W	31.25'
L27	S45°15'31\"W	31.10'
L28	N89°28'59\"W	60.00'
L29	N44°44'29\"W	31.38'
L30	N45°15'31\"E	30.97'
L31	N44°44'29\"W	31.25'
L32	S45°15'31\"W	30.97'
L33	N89°28'59\"W	62.00'
L34	N44°44'29\"W	31.25'
L35	S45°15'31\"W	30.97'
L36	N89°28'59\"W	62.00'
L37	N44°44'29\"W	31.25'
L38	N45°15'31\"E	30.97'
L39	N00°00'00\"E	31.13'
L40	S89°07'06\"E	50.01'
L41	N45°15'31\"E	30.97'
L42	S44°44'29\"E	31.25'

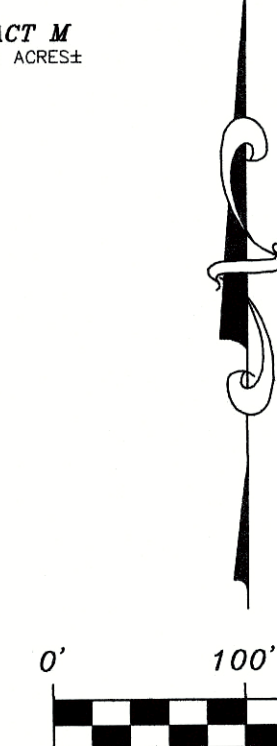
NUMBER	DIRECTION	DISTANCE
L43	N45°15'31\"E	30.97'
L44	S44°44'29\"E	31.25'
L45	N45°15'31\"E	30.97'
L46	S44°44'29\"E	31.25'
L47	N45°15'31\"E	30.97'
L48	N44°44'29\"W	28.41'
L49	S45°15'31\"W	28.16'
L50	N44°44'29\"W	31.25'
L51	S45°15'31\"W	30.97'
L52	N44°44'29\"W	31.25'
L53	S45°15'31\"E	30.97'
L54	S44°44'29\"E	31.25'
L55	N45°15'31\"E	30.97'
L56	S44°44'29\"E	31.25'
L57	N45°15'31\"E	30.97'
L58	S44°44'29\"E	31.25'
L59	N45°15'31\"E	30.97'
L60	S44°44'29\"E	31.16'
L61	N45°25'41\"E	31.06'
L62	N44°34'19\"W	31.16'
L63	S45°25'41\"W	31.06'
L64	N44°44'29\"W	31.25'
L65	S45°15'31\"W	30.97'
L66	N89°28'59\"W	30.97'
L67	N44°44'29\"W	31.25'
L68	S45°15'31\"W	30.97'
L69	N89°28'59\"W	30.97'
L70	N44°44'29\"W	31.25'
L71	S45°15'31\"W	30.97'
L72	N44°44'29\"W	31.25'
L73	S45°15'31\"W	30.97'
L74	N44°44'29\"W	31.25'
L75	S00°01'08\"E	21.73'
L76	N89°28'59\"W	33.00'
L77	N89°28'59\"W	45.00'
L78	N89°28'59\"W	22.00'
L79	N00°01'08\"E	21.82'
L80	S00°00'00\"W	37.50'
L81	S45°15'31\"E	30.97'
L82	N44°44'29\"W	31.25'
L83	N00°00'00\"E	31.69'

TOTAL NUMBER OF LOTS = 98
TOTAL AREA OF LOTS = 15.03 ACRES±
TOTAL AREA OF TRACTS = 193.71 ACRES±
EXISTING ACCEPTED RIGHT-OF-WAY AREA = 1.67 ACRES±
ADDITIONAL RIGHT-OF-WAY AREA = 2.36 ACRES±
INTERIOR RIGHT-OF-WAY AREA = 15.24 ACRES±
TOTAL AREA FILING NO. 1 = 228.01 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	15°33'42\"	10.00'	26.28'	N88°28'51\"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°15'31\"E
C11	89°29'00\"	45.00'	70.28'	S44°44'29\"E
C12	83°37'13\"	45.00'	65.68'	N41°48'37\"E
C13	08°54'16\"	45.00'	5.42'	N87°04'21\"E
C14	83°37'13\"	45.00'	65.68'	N41°48'37\"E
C15	05°51'45\"	45.00'	4.60'	S86°33'06\"E

TRACT NAME	TRACT AREA	TRACT USE	TRACT OWNERSHIP
A	45,097 SF - 1.035 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
B	92,724 SF - 2.129 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
C	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
D	16,551 SF - 0.380 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
E	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
F	8,471 SF - 0.194 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
G	8,453 SF - 0.194 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
H	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
I	17,493 SF - 0.402 AC±	PARK/OPEN SPACE/DRAINAGE/UTILITY	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
J	5,968 SF - 0.137 AC±	ALLEY/DRAINAGE/UTILITIES/UTILITY ACCESS/EMERGENCY ACCESS	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
K	362,155 SF - 8.314 AC±	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
L	728,321 SF - 16.720 AC±	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
M	762,335 SF - 17.501 AC±	DRAINAGE	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
N	4,728,739 SF - 108.557 AC±	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
O	119,674 SF - 2.747 AC±	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
P	253,684 SF - 5.824 AC±	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.
Q	1,270,637 SF - 29.170 AC±	FUTURE DEVELOPMENT	ELLCOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

TRACT M
17,501 ACRES±



SCALE: 1" = 100'
JOB. NO. 18026
APRIL 5, 2018

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)

REVISION DATE: FEBRUARY 12, 2019 (ENUMERATIONS)
REVISION DATE: JANUARY 17, 2019 (PER JPS ENGINEERING)
REVISION DATE: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)
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) 687-0920

DRAWING: 18026FP.DWG PAGE 3 OF 4

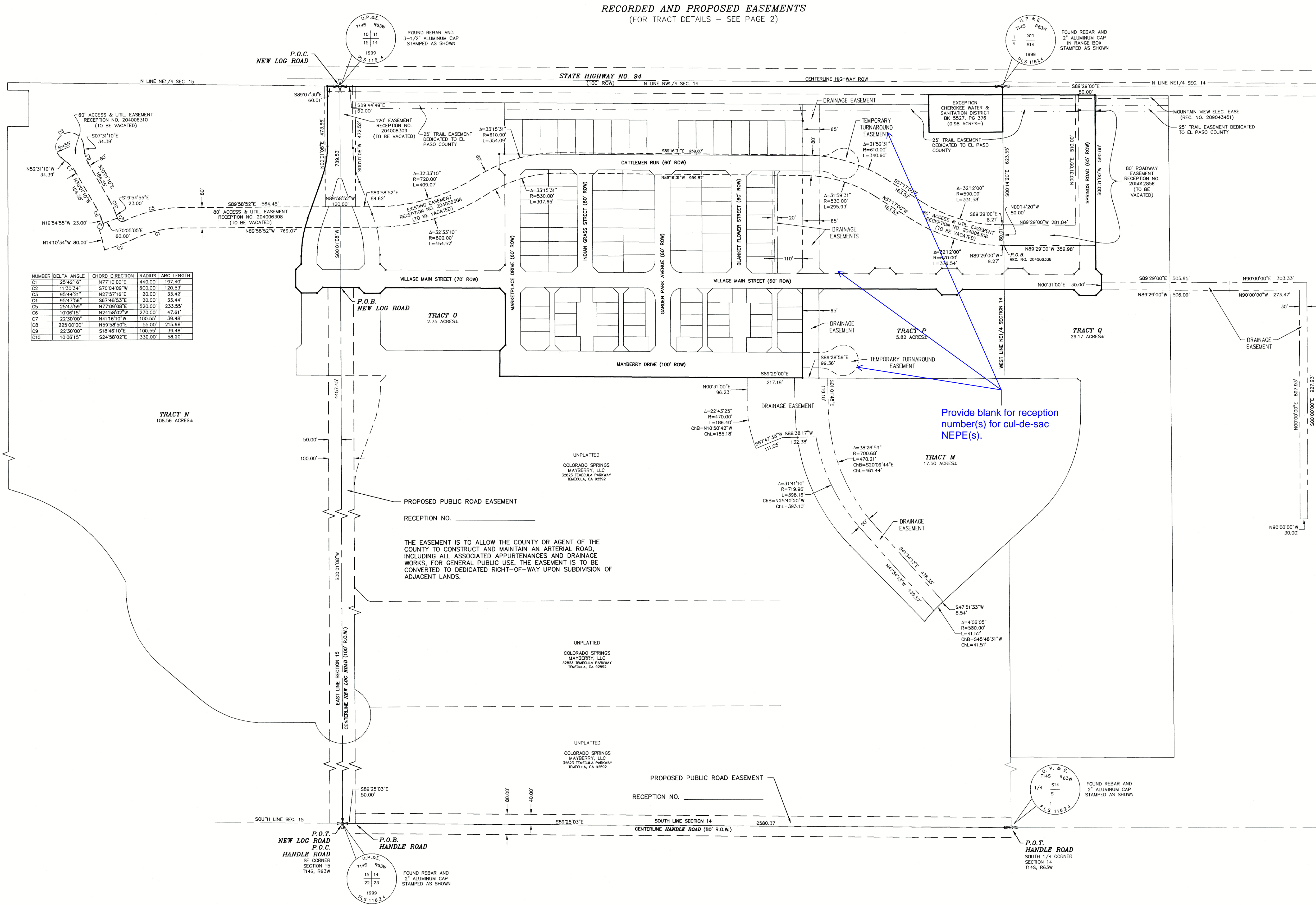
ELLICOTT TOWN CENTER FILING NO. 1

A PORTION OF SECTION 14 & SECTION 15,

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

EL PASO COUNTY, COLORADO

RECORDED AND PROPOSED EASEMENTS
(FOR TRACT DETAILS - SEE PAGE 2)



ACCEPTANCE CERTIFICATE FOR VACATION OF EASEMENTS:

THE VACATION OF THOSE EASEMENTS AS DESCRIBED IN DEEDS RECORDED UNDER RECEPTION NO.'S 204006308, 204006309 AND 204006310 IS HEREBY ACCEPTED BY SUNSET METROPOLITAN DISTRICT AS GRANTEE OF SAID EASEMENTS.

BY: _____
MANAGER, SUNSET METROPOLITAN DISTRICT

STATE OF _____ } ss.
COUNTY OF _____ }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019
BY _____ AS MANAGER, SUNSET METROPOLITAN DISTRICT.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR VACATION OF EASEMENTS:

THE VACATION OF THAT EASEMENT AS DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 205012856 IS HEREBY ACCEPTED BY EL PASO COUNTY AS GRANTEE OF SAID EASEMENT.

BY: _____
CHAIR, BOARD OF COUNTY COMMISSIONERS

STATE OF COLORADO } ss.
COUNTY OF EL PASO }

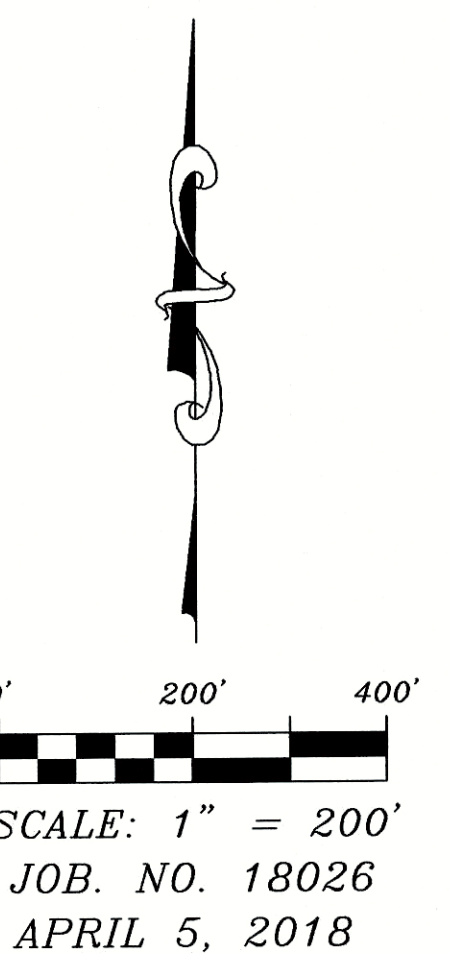
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019
BY _____ AS CHAIR, BOARD OF COUNTY COMMISSIONERS.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

LEGEND:

- FOUND AS SHOWN (1/4 CORNER)
- FOUND AS SHOWN (SECTION CORNER)



REVISION DATE: JULY 23, 2019 (PER COUNTY COMMENTS)
REVISION DATE: JANUARY 17, 2019 (PER JPS ENGINEERING)
REVISION DATE: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)
DATE OF PREPARATION: APRIL 5, 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 (719) 687-0920

DRAWING: 18026FP.DWG PAGE 4 OF 4

PCD FILE NO.: SF-18-025