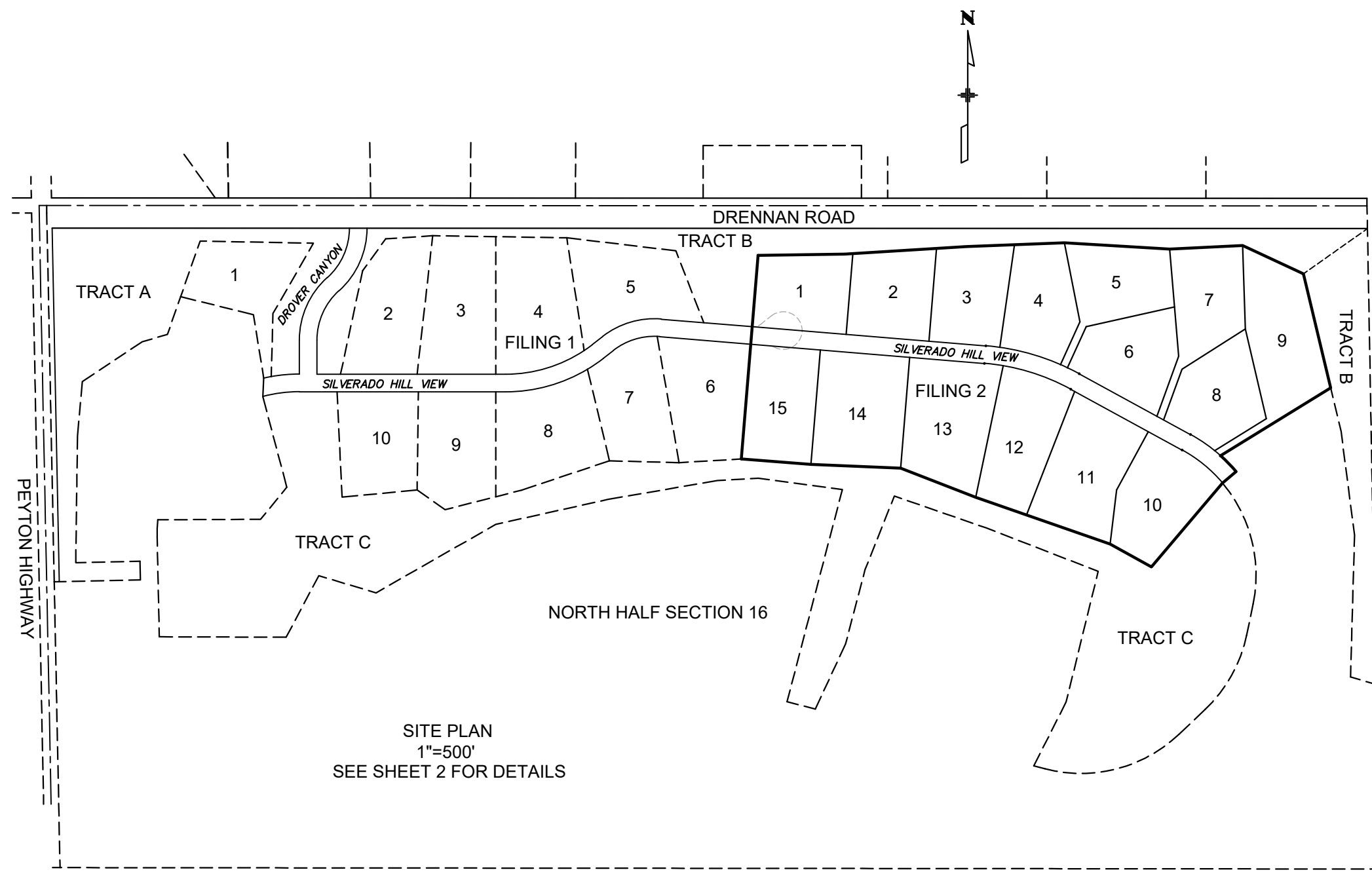
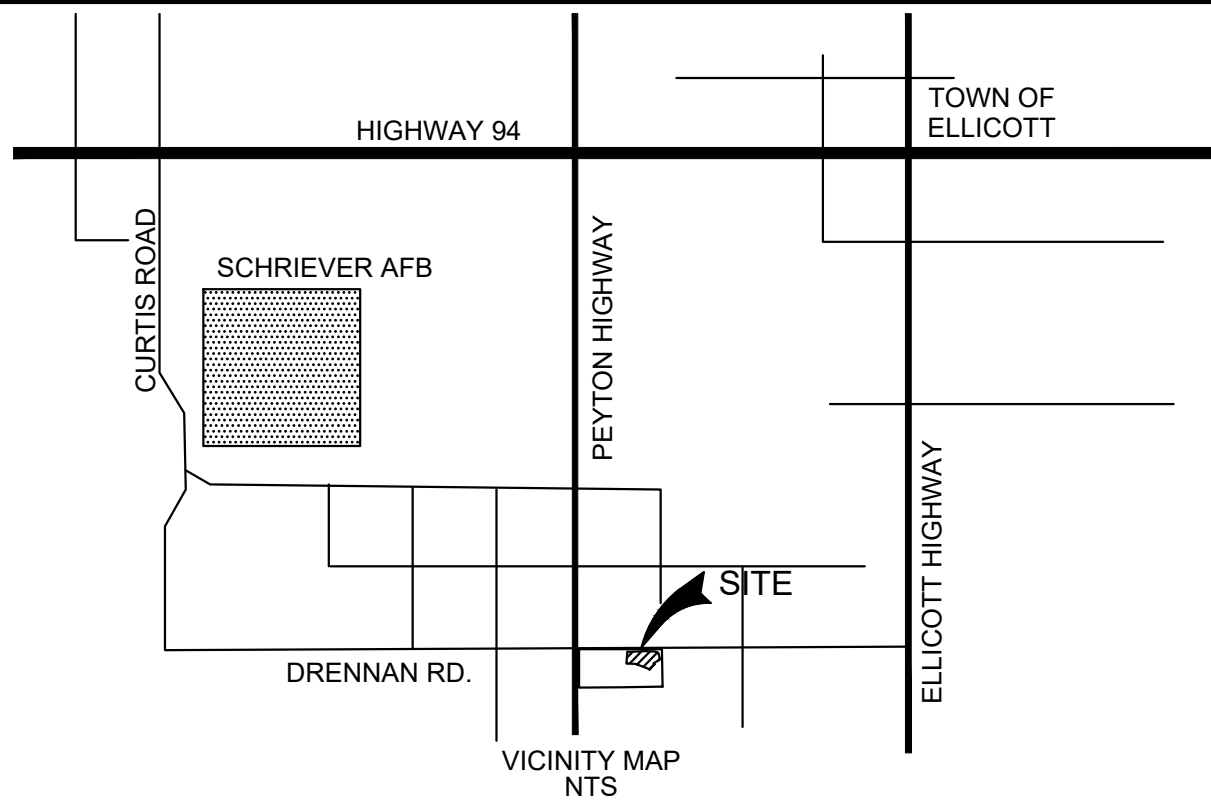


# SILVERADO RANCH FILING NO. 2

IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.  
EL PASO COUNTY, COLORADO



**BE IT KNOWN BY THESE PRESENTS:**

THAT SILVERADO RANCH, STAN SEARLE MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SILVERADO RANCH SUBDIVISION FILING NO. 1 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 218714252 OF THE EL PASO COUNTY RECORDS  
THENCE N04°42'22"E A DISTANCE OF 70.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT B, AS PLATTED BY SAID SILVERADO RANCH SUBDIVISION FILING NO. 1;  
THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE BOUNDARY OF SAID TRACT B:  
1. THENCE N04°42'22"E A DISTANCE OF 284.81 FEET;  
2. THENCE N89°17'05"E A DISTANCE OF 342.94 FEET;  
3. THENCE N86°23'17"E A DISTANCE OF 486.04 FEET;  
4. THENCE N87°48'05"E A DISTANCE OF 389.63 FEET;  
5. THENCE S86°29'49"E A DISTANCE OF 418.50 FEET;  
6. THENCE N87°04'08"E A DISTANCE OF 290.42 FEET;  
7. THENCE S65°00'51"E A DISTANCE OF 267.13 FEET;  
8. THENCE S13°23'50"E A DISTANCE OF 465.93 FEET;  
THENCE S58°18'12"W A DISTANCE OF 514.52 FEET;  
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 635.00 THROUGH A CENTRAL ANGLE OF 7°56'48" AN ARC DISTANCE OF 88.07 FEET, THE LONG CHORD OF WHICH BEARS S44°11'46"E A DISTANCE OF 88.00 FEET;  
THENCE S49°46'37"W A DISTANCE OF 70.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT C, AS PLATTED BY SAID SILVERADO RANCH SUBDIVISION FILING NO. 1;  
THE FOLLOWING SIX (6) COURSES ARE ALONG THE BOUNDARY OF SAID TRACT C:  
1. THENCE S40°18'20"W A DISTANCE OF 436.63 FEET;  
2. THENCE N60°57'27"W A DISTANCE OF 187.22 FEET;  
3. THENCE N70°52'30"W A DISTANCE OF 565.92 FEET;  
4. THENCE N68°41'28"W A DISTANCE OF 320.14 FEET;  
5. THENCE N87°39'51"W A DISTANCE OF 356.75 FEET;  
6. THENCE N85°29'18"W A DISTANCE OF 277.29 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LOT 6 OF SILVERADO RANCH SUBDIVISION FILING NO. 1;  
THENCE N04°42'22"E ON THE EAST LINE OF SAID LOT 6 A DISTANCE OF 457.50 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 48.94 ACRES, MORE OR LESS.

**EASEMENTS:**

SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

**OWNERS CERTIFICATE:**

SILVERADO RANCH, LLC, STAN SEARLE, MANAGER, BEING THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, PRIVATE STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SILVERADO RANCH FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024.

SILVERADO RANCH, INC.  
STAN SEARLE

**NOTARIAL:**

STATE OF COLORADO)  
COUNTY OF EL PASO) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024 BY STAN SEARLE,  
SILVERADO RANCH, INC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

**SURVEYOR'S CERTIFICATION:**

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

DATE

**NOTES:**

1. THERE SHALL BE NO DIRECT LOT ACCESS TO DRENNAN ROAD. LOT ACCESS SHALL BE FROM SILVERADO HILL LOOP.
2. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 218138383 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
3. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. LOTS 2.5 ACRES OR LARGER SHALL BE LIMITED TO A MAXIMUM OF 10% IMPERVIOUS AREA.
4. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM SILVERADO HILL VIEW PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3., AS AMENDED, DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO COMPLY WITH THE ELLICOTT FIRE PROTECTION DISTRICT REQUIREMENTS.
5. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE SILVERADO RANCH HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
6. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0825F AND 08041C01025F, EFFECTIVE DATE MARCH 17, 1997.
7. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 218130522 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND AS SUBSEQUENTLY AMENDED.
8. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. REFER TO THE GEOLOGIC REPORT FOR SPECIFIC RECOMMENDATIONS REGARDING WELL DESIGN AND INSTALLATION, PARTICULARLY AN ADEQUATE SURFACE SEAL AT INSTALLATION. (SEE THE REPORT REFERENCED IN NOTE 16, C)
12. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
13. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF LOT SALES, SHALL CONVEY BY SPECIAL WARRANTY DEED TO INDIVIDUAL LOT OWNERS SUFFICIENT WATER RIGHTS IN THE LARAMIE- FOX HILLS AQUIFER UNDERLYING EACH LOT TO SATISFY THE DEMAND REQUIREMENT OF 0.39 ACRE-FEET ANNUALLY AND AT LEAST 117.0 ACRE-FEET TOTAL OVER 300 YEARS, FROM WHICH THE ANNUAL 4% REPLACEMENT REQUIRED BY DETERMINATION OF WATER RIGHT NO. 325-BD MUST BE MET. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAKING THE REQUIRED ANNUAL FOUR PERCENT (4%) REPLACEMENT OF THE AMOUNT WITHDRAWN ANNUALLY, PER THE DETERMINATION.
14. THIS PROPERTY IS LOCATED WITHIN THE ELLICOTT FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE BUILDING REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
15. THIS SUBDIVISION IS REGULATED BY A PUD DEVELOPMENT PLAN WHICH PROVIDES DEVELOPMENT GUIDELINES AND STANDARDS AS RECORDED AT RECEPTION NO. 217008869, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
16. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:  
A) NATURAL FEATURES  
B) WILDLIFE HAZARD AND VEGETATION  
C) GEOLOGY AND SOILS (THE GEOLOGY, SURFACE SOILS EVALUATION AND SEWAGE DISPOSAL EVALUATION REPORT, PREPARED BY FRONT RANGE GEOTECHNICAL, INC. DATED 10/5/2006)  
D) FINAL DRAINAGE REPORT  
E) EROSION CONTROL PLAN  
F) PRELIMINARY PLAN FILE NUMBER "SP-07-003"
17. RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENT WAS DONE BY FIDELITY NATIONAL TITLE FILE NO. 570-F0570738-370-CSG, AMENDMENT NO. 1, EFFECTIVE DATE 3/27/18.
18. THE PROPERTY IS SUBJECT TO THE EASEMENTS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY THE INSTRUMENT RECORDED ON APRIL 03, 1967 IN BOOK 2174 AT PAGE 658 AND BY RECEPTION NO. 216142286, (BLANKET EASEMENT)
19. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED ON APRIL 05, 1971 IN BOOK 2399 AT PAGE 662, (BLANKET EASEMENT)
20. SOIL AND GEOLOGY CONDITIONS: THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO EROSION PER THE PRELIMINARY GEOLOGY, SURFACE SOILS EVALUATION AND SEWAGE DISPOSAL EVALUATION BY FRONT RANGE GEOTECHNICAL, INC., DATE OCTOBER 5, 2006.
21. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
22. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL AND MAINTAIN. DUE TO VARIOUS SOIL AND GEOLOGIC CONDITIONS, SEPTIC SYSTEMS MAY NEED TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
23. PRIVATE TURN-AROUND EASEMENT: THE TURN-AROUND EASEMENT WILL BE VACATED WHEN SILVERADO VIEW IS EXTENDED. IN THE EVENT THAT SILVERADO VIEW IS NOT EXTENDED, THIS EASEMENT WILL REMAIN IN EFFECT. THE FUTURE DEVELOPER OF THIS PROPERTY WILL BE RESPONSIBLE FOR THE COSTS TO VACATE AND RECLAIM THE CUL-DE-SAC.
24. PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
25. ROADS IN THIS FILING OF SILVERADO RANCH SUBDIVISION, AND ALL SUBSEQUENT FILINGS, SHALL BE PRIVATE AND BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, INCLUDING APPROVED DEVIATIONS, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE SILVERADO RANCH HOMEOWNERS ASSOCIATION. ALL ROADS WILL BE ACCESSIBLE TO THE PUBLIC.
26. THE PRIVATE ROADS WITHIN THIS SUBDIVISION WILL NOT BE MAINTAINED BY EL PASO COUNTY.
27. ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
28. EASEMENT AND TRACT MAINTENANCE: TRACT A SHALL BE UTILIZED AS AN ACCESS AND UTILITY EASEMENT WITH OWNERSHIP AND MAINTENANCE VESTED WITH THE SILVERADO RANCH HOMEOWNERS ASSOCIATION.
29. WATERSHED DAM NOTE: NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGH WATER LINE OF THE DETENTION AREA ON LOTS 10 AND 11. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH THIS DEVELOPMENT, DEVELOPER, THE HOME OWNER'S ASSOCIATION AND/OR THE DAM OWNER SHALL BE RESPONSIBLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS OR REPLACEMENT AND THE COSTS THEREOF; HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL.

**ACCEPTANCE CERTIFICATE FOR TRACT:**

THE DEDICATION OF THE TRACT SHOWN ON THIS PLAT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SILVERADO RANCH HOMEOWNERS ASSOCIATION

BY: \_\_\_\_\_  
STAN SEARLE  
SILVERADO RANCH HOMEOWNERS ASSOCIATION

**NOTARIAL:**

STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2024 BY STAN SEARLE, MANAGER  
SILVERADO RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

THIS PLAT FOR SILVERADO RANCH FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ OF 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC, TRACTS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

**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 \_\_\_\_\_ 2024, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER FEE: \_\_\_\_\_  
BY: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

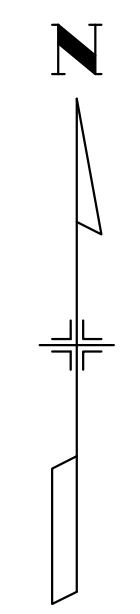
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**FEES:**

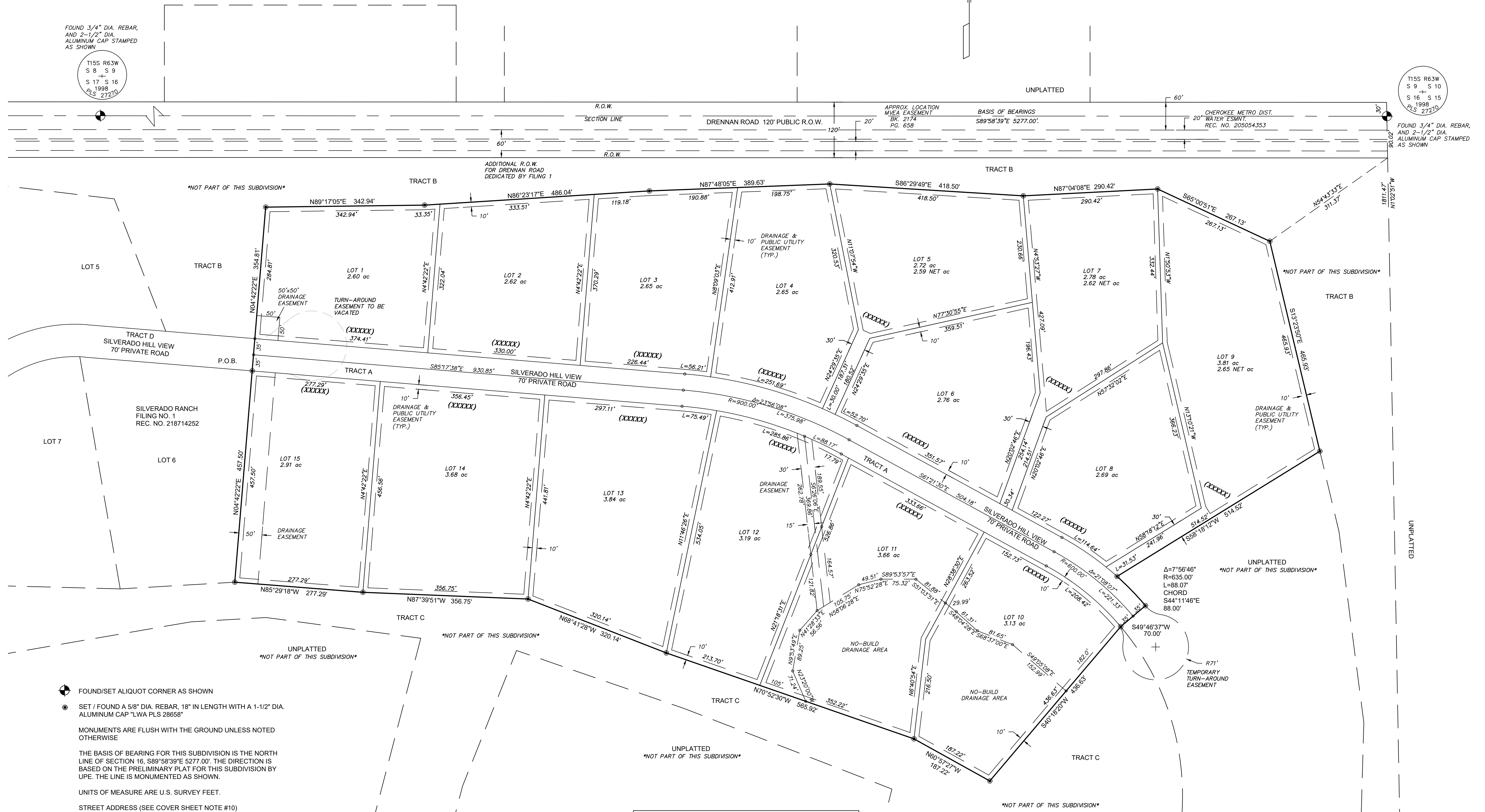
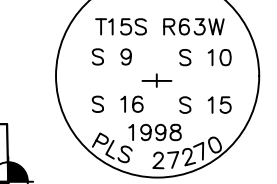
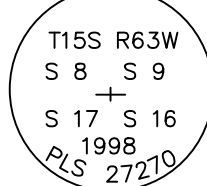
DRAINAGE FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_

PREPARED BY  
**LWA LAND SURVEYING, INC.**  
REVISED JUNE 6, 2024  
JANUARY 9, 2024  
953 EAST FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179  
SILVERADO RANCH  
PROJECT 16093  
SHEET 1 OF 2

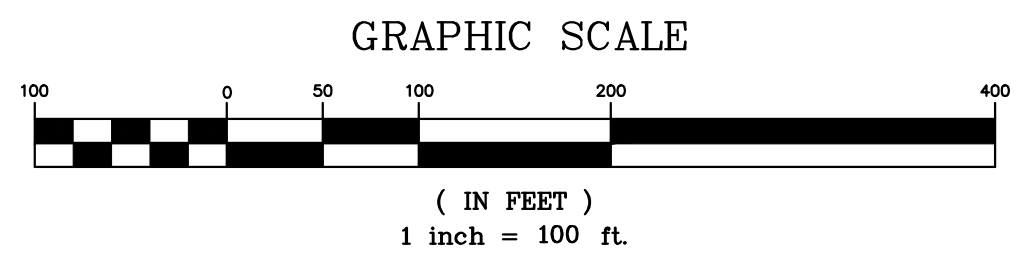
**SILVERADO RANCH FILING NO. 2**  
 IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.  
 EL PASO COUNTY, COLORADO



FOUND 3/4" DIA. REBAR,  
 AND 2-1/2" DIA.  
 ALUMINUM CAP STAMPED  
 AS SHOWN



- FOUND/SET ALIQUOT CORNER AS SHOWN
- SET / FOUND A 5/8" DIA. REBAR, 18" IN LENGTH WITH A 1-1/2" DIA. ALUMINUM CAP "LWA PLS 28658"
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE
- THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF SECTION 16, S89°58'39"E 5277.00'. THE DIRECTION IS BASED ON THE PRELIMINARY PLAT FOR THIS SUBDIVISION BY UPE. THE LINE IS MONUMENTED AS SHOWN.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.
- STREET ADDRESS (SEE COVER SHEET NOTE #10)



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	3°26'40"	935.00	56.21	S83°14'17"E	56.20
C2	15°25'23"	935.00	251.69	S74°08'15"E	250.93
C3	1°50'18"	935.00	30.00	S65°30'25"E	30.00
C4	3°17'46"	935.00	52.70	S62°58'23"E	52.69
C5	10°20'39"	635.00	114.64	S56°11'10"E	114.49
C6	2°50'41"	635.00	31.53	S49°35'30"E	31.53
C7	21°8'7"	865.00	208.42	S50°47'27"E	207.24
C8	18°56'5"	865.00	285.86	S70°49'33"E	284.56
C9	5°0'2"	865.00	75.49	S82°47'37"E	75.47

TRACT DEDICATION TABLE			
TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	3.27 ac.	PRIVATE ROAD - SILVERADO HILL VIEW	SILVERADO RANCH HOA (SEE NOTES #25 & 26)

"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."

PREPARED BY  
**LWA LAND SURVEYING, INC.**  
 953 EAST FILLMORE STREET  
 COLORADO SPRINGS, COLORADO 80907  
 Phone (719) 636-5179

REVISED 5-16-24  
 SILVERADO RANCH  
 JANUARY 9, 2024  
 PROJECT 16093  
 SHEET 2 OF 2