

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	I, INC., HAS EXECUTED THIS INST	RUMENT THIS	DAY OF 2024.
SILVERADO RANCH, INC. STAN SEARLE			
NOTARIAL: STATE OF COLORADO) COUNTY OF EL PASO) SS			
THE FOREGOING INSTRUMENT WAS ACKNC SILVERADO RANCH, INC.			2024 BY STAN SEARLE,
MY COMMISSION EXPIRES:	NOTARY F	PUBLIC	_
SURVEYOR'S CERTIFICAT I, KEVIN M. O'LEARY, A DULY REGISTER COLORADO, DO HEREBY CERTIFY THAT RESULTS OF A SURVEY MADE ON THE SUPERVISION AND THAT ALL MONUMEN CLOSURE ERRORS ARE LESS THAN 1:1 COMPLIANCE WITH ALL APPLICABLE LA MONUMENTS, SUBDIVISION, OR SURVE PASO COUNTY LAND DEVELOPMENT CO	ED PROFESSIONAL LAND SUF T THIS PLAT TRULY AND CORI DATE OF THE SURVEY, BY ME NTS EXIST AS SHOWN HEREC 0,000; AND THAT SAID PLAT H WS OF THE STATE OF COLOF YING OF LAND AND ALL APPL DDE.	RECTLY REPRESE OR UNDER MY D N; THAT MATHEM AS BEEN PREPAR RADO DEALING WI	ENTS THE IRECT IATICAL RED IN FULL ITH
KEVIN M. O'LEARY COLORADO REGISTERED PLS #28658 FOR AND ON BEHALF OF	DATE		
LWA LAND SURVEYING, INC.			

## SILVERADO RANCH FILING NO. 2

EL PASO COUNTY, COLORADO

IN THE NORTHEAST QUARTER OF SECTION 16, T15S, R63W, 6th P.M.

## NOTES:

Lot \_\_\_\_ (or Tract \_\_\_\_) (or entire property) of 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 \_\_\_\_\_ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

Watershed Dam Note (To be used when the subdivision affects or located in areas which are inundated by the high water line of a watershed dam, or downstream in the impacted area.)

Review C1: Please include the following statement to the note.

Tract \_\_\_\_\_ shall be utilized as \_\_\_ etc). Ownership and maintenance of Tract plat, the use of a tract table is encouraged.) Review C2: Unresolved.

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°56'46" 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. Acceptance Certificate for Tracts (accepting entity in existence) The dedication of Tracts (list tracts and use) are hereby accepted for ownership and maintenance by the (Name) District/Homeowner's Association. (Name district or homeowner's association) ACCEPTA BY: (notarized signature) THE DEDICATI

ACCEPTED FC	President	
HOMEOWNER	State of Colorado	
BY:	County of Signed before me on	, 20
	bystatement).	, 20 (name(s) of individual(s) making
NOTARIA STATE OF COI		
COUNTY OF E	(Notary's official signature)	
SILVERADU R	(Title of office)	
MY COMMISSI		
	(Commission Expiration)	

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. MOMEBUILDERS 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 Add the following note: Gas and Electric: The subdivider/developer is response extending utilities to each lot, tract o

IS AREA.

Gas and electric service for this sub provided by name(s)) subject to the District's (P rules, regulations and specifications note, which can be broken into sepa for gas or electric in the case of diffe providers)

> SPECIES. 9. THE ADDRESSE ARE SUBJECT TO 10. MAILBOXES SH 11. INDIVIDUAL W THE STATE ENGIN GEOLOGIC REPO SURFACE SEAL A 12. WATER IN THE PLANNING PURPO AN ALLOCATION / AWARE THAT THE THE 100 YEARS C SHOULD NOT REL AND INCORPORA 13. THE OWNER, I LOT OWNERS SUI REQUIREMENT O REPLACEMENT R **RESPONSIBLE FO** DETERMINATION. 14. THIS PROPER DISTRICT TO DET 15. THIS SUBDIVIS RECORDED AT R **RESPONSIBLE FC** 16. THE FOLLOWII A) NATURAL F WILDLIFE H GEOLOGY C) FRONT RANGE GE D) FINAL DRA EROSION C E) F) PRELIMINA 17. RESEARCH FC AMENDMENT NO. 18. THE PROPERT RECORDED ON A 19. THE PROPERT RECORDED ON A 20. SOIL AND GEO SURFACE SOILS E 21. ALL STRUCTU STATE OF COLOR 22. SEWAGE TRE AND ENVIROMEN SYSTEM PRIOR T DUE TO VARIOUS ENGINEER, CURR 23. PRIVATE TURI EVENT THAT SILV WILL BE RESPONS 24. PROPERTY W PROGRAM (RESO FULL AT THE TIME 25. ROADS IN THIS TO EL PASO COU SILVERADO RANO 26. THE PRIVATE 27. ELECTRIC SEF RULES, REGULAT 28. EASEMENT AN MAINTENANCE VE 29. WATERSHED I AND 11. IF DEVEL ENLARGEMENTS WITHIN, OR ASSO RESPONSIBLE OF EL PASO COUNTY THE COSTS THER

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

NOTARY PUBL

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 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF 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

**Review C1: Please** include drainage fees and bridge fees. **Review C2:** Unresolved.

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	AND DEVELOPMENT CODE SECTION 6.3.3.C.2 A	DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CUL ND 6.3.3.C.3., AS AMENDED, DUE TO THEIR LENGTH, S	
ible for r building		TION DISTRICT REQUIREMENTS. TER QUALITY BMP MAINTENANCE AGREEMENT AND E ASO COUNTY. THE SILVERADO RANCH HOA IS RESPO	
division is	CT DRAINAGE FACILITIES. D WITHIN ZONE X "AREAS DETERMINED TO BE	E OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED	
rider oviders) (Combined	P NUMBER 08041CO825F AND 08041CO1025F, E S SUBDIVISION IS SUBJECT TO A DECLARATIO PASO COUNTY CLERK AND RECORDER AND A	IN OF COVENANTS AS RECORDED AT RECEPTION NO.	218130522
rate notes rent	MPLY WITH FEDERAL AND STATE LAWS, REGI	ULATIONS, ORDINANCES, REVIEW AND PERMIT REQU NCLUDING, BUT NOT LIMITED TO, COLORADO PARKS /	
		RPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE ES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A	
S EXHIBITI CHANGE.	ED ON THIS PLAT ARE FOR INFORMATIONAL PU	IRPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPT	ION AND
HALL BE IN ELLS ARE 1 NEER WHO RT FOR SP T INSTALL	THE RESPONSIBILITY OF EACH PROPERTY OWN BY LAW HAS THE AUTHORITY TO SET CONDITION ECIFIC RECOMMENDATIONS REGARDING WELL ATION. (SEE THE REPORT REFERENCED IN NOT	COUNTY AND UNITED STATES POSTAL SERVICE REGU IER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTA ONS FOR THE ISSUANCE OF THESE PERMITS. REFER DESIGN AND INSTALLATION, PARTICULARLY AN ADE E 16. C) 00-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COU	AINED FROM TO THE QUATE
SES, WATI APPROACH ECONOMI R 300 YEAI	ER IN THE DENVER BASIN AQUIFERS IS EVALUA . APPLICANTS, THE HOME OWNERS ASSOCIATION C LIFE OF A WATER SUPPLY BASED ON WELLS RS INDICATED DUE TO ANTICIPATED WATER LE	ATED BASED ON A 300-YEAR AQUIFER LIFE, WHICH IS ON AND ALL FUTURE OWNERS IN THE SUBDIVISION S IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS TH VEL DECLINES. FURTHERMORE, THE WATER SUPPLY RNATIVE RENEWABLE WATER RESOURCES SHOULD B	BASED ON HOULD BE IAN EITHER PLAN
TS SUCCES FFICIENT W F 0.39 ACRI	SSORS AND ASSIGNS, AT THE TIME OF LOT SAL ATER RIGHTS IN THE LARAMIE- FOX HILLS AQU E-FEET ANNUALLY AND AT LEAST 117.0 ACRE-FI	DES FUTURE GENERATIONS WITH A WATER SUPPLY. ES, SHALL CONVEY BY SPECIAL WARRANTY DEED TO JIFER UNDERLYING EACH LOT TO SATISFY THE DEMA EET TOTAL OVER 300 YEARS, FROM WHICH THE ANNU D MUST BE MET. INDIVIDUAL LOT OWNERS WILL BE	ND
R MAKING	THE REQUIRED ANNUAL FOUR PERCENT (4%) F	REPLACEMENT OF THE AMOUNT WITHDRAWN ANNUAI	
ERMINE TH	E BUILDING REQUIREMENTS RELATIVE TO THE	DISTRICT. THE OWNER OF ANY LOT SHOULD CONTAC ADOPTED FIRE CODE. H PROVIDES DEVELOPMENT GUIDELINES AND STAND	
ECEPTION I		ASO COUNTY CLERK AND RECORDER. HOMEOWNERS	
EATURES	TS ARE ON FILE AT THE EL PASO COUNTY PLAN D VEGETATION	INING AND COMMUNITY DEVELOPMENT DEPARTMEN	Γ:
AND SOILS EOTECHNIC NAGE REP	(THE GEOLOGY, SURFACE SOILS EVALUATION CAL, INC. DATED 10/5/2006) ORT	N AND SEWAGE DISPOSAL EVALUATION REPORT, PRE	PARED BY
	LE NUMBER "SP-07-003"	E BY FIDELITY NATIONAL TITLE FILE NO. 570-F057073	8-370-CSG,
Y IS SUBJE PRIL 03, 19	67 IN BOOK 2174 AT PAGE 658 AND BY RECEPTIO	AIN VIEW ELECTRIC ASSOCIATION BY THE INSTRUMEN ON NO. 216142266. (BLANKET EASEMENT) OUNTY MUTUAL TELEPHONE COMPANY BY THE INSTR	
PRIL 05, 19 <sup>.</sup> DLOGY CON EVALUATIO RAL FOUNI	71 IN BOOK 2399 AT PAGE 662. (BLANKET EASEN IDITIONS: THE LOTS IN THIS SUBDIVISION ARE \$ N AND SEWAGE DISPOSAL EVALUATION BY FRO		GY, 2006.
T MUST AP O PERMIT <i>I</i>	PROVE EACH SYSTEM AND, IN SOME CASES TH APPROVAL. THESE SYSTEMS MAY COST MORE		IGNED
ENTLY REC	GISTERED IN THE STATE OF COLORADO. EASEMENT; THE TURN-AROUND EASEMENT WI	Y NEED TO BE LOCATED AND DESIGNED BY A PROFES LL BE VACATED WHEN SILVERADO VIEW IS EXTENDE EMAIN IN EFFECT. THE FUTURE DEVELOPER OF THIS F	D. IN THE
SIBLE FOR THIN THIS	THE COSTS TO VACATE AND RECLAIM THE CUL SUBDIVISION IS SUBJECT TO THE TERMS AND F	DE-SAC. PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT	FEE
OF BUILD	ING PERMIT ISSUANCE.	ES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL E	
H HOMEO	WNERS ASSOCIATION. ALL ROADS WILL BE ACC THIN THIS SUBDIVISION WILL NOT BE MAINTAINE	ED BY EL PASO COUNTY.	
IONS AND	SPECIFICATIONS.	VIEW ELECTRIC ASSOCIATION, SUBJECT TO THE PRO AN ACCESS AND UTILITY EASEMENT WITH OWNERSH	
STED WITH DAM NOTE:	H THE SILVERADO RANCH HOMEOWNERS ASSO NO IMPROVEMENTS SHALL BE PLACED WITHIN	DCIATION. I THE HIGH WATER LINE OF THE DETENTION AREA ON	
TO, OR REI	PLACEMENT OF, ANY DAM, SPILLWAY, SPILLWA	N RESULT IN REQUIRED MODIFICATIONS, REPAIRS, Y CHANNEL OR OTHER WATER DETENTION FACILITY   //E OWNER'S ASSOCIATION AND/OR THE DAM OWNER	
SHALL NO		IENTS OR REPLACEMENT AND THE COSTS THEREOF. IFICATIONS, REPAIRS, ENLARGEMENTS OR REPLACE	
	ECORDING:		
	ATE OF COLORADO) SS DUNTY OF EL PASO)		
		FILED FOR RECORD AT MY OFFICE AT O'CLOCK RECORDED AT RECEPTION NO DO.	M., THIS
ST BY	EVE SCHLEIKER		05040
	COUNTY CLERK AND RECORDER	SURCHARGE:	SF246
	EES: RAINAGE FEES:	PREPARED BY REW LWA LAND SURVE	SED JUNE 6, 2024 YING, INC.
	RIDGE FEES:	SILV	ERADO RANCH JARY 9, 2024
	CHOOL FEES:	COLORADO SPRINGS, COLORADO 80907 PRO	

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 \_(park, neighborhood park, school site, fire station droin are kind, criteria manual. Any such alternative collateral must be approved by the board of county shall be vested to (name the entity: CBMR assiONERS/OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT Special District, Homeowners Association, etc.) (Where multiple tracts are included in DIBEGTORIADD 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.

1. THERE SHALL BE NO DIRECT LOT ACCESS TO DRENNAN ROAD. LOT ACCESS SHALL BE FROM SILVERADO HILL LOOP.

