

THE SHOPPES AT OLD RANCH STATION FILING NO. 1
BEING A REPLAT OF TRACT "B" OF OLD RANCH STATION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27
AND THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO
SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION:

TRACT "B" OF OLD RANCH STATION FILING NO. 1 ACCORDING THE OFFICIAL MAP THEREOF RECORDED JANUARY 25, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 218714082

TOGETHER WITH

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27 AND THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE NORTHWEST LINE OF OLD RANCH STATION FILING NO. 1 ACCORDING THE OFFICIAL MAP THEREOF RECORDED JANUARY 25, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 218714082 BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED MATRIX PLS 38421; ASSUMED TO BEAR NORTH 48°26'16" EAST 298.79 FEET;

BEGIN AT THE MOST NORTHERLY CORNER OF SAID OLD RANCH STATION FILING NO. 1;

THENCE SOUTH 48°26'16" WEST, ALONG THE NORTHWEST LINE OF OLD RANCH STATION FILING NO. 1, A DISTANCE OF 60.00 FEET;

THENCE NORTH 41°33'44" WEST A DISTANCE OF 225.47 FEET TO A TANGENT 328.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°39'58" AN ARC DISTANCE OF 118.31 FEET;

THENCE NORTH 64°09'05" WEST A DISTANCE OF 88.07 FEET;

THENCE NORTH 25°36'38" EAST A DISTANCE OF 223.40 FEET TO THE SOUTH LINE OF THE OLD RANCH ROAD RIGHT-OF-WAY ACCORDING TO THE OFFICIAL MAP OF THE PLAT OF ACADEMY HIGH SCHOOL FILING NO. 5 RECORDED SEPTEMBER 17, 1997 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 97110362;

THENCE ALONG THE SAID SOUTH LINE THE FOLLOWING (4) FOUR COURSES:

1. THENCE SOUTH 63°09'34" EAST A DISTANCE OF 71.81 FEET;
2. THENCE NORTH 26°50'26" EAST A DISTANCE OF 20.50 FEET;
3. THENCE SOUTH 65°20'37" EAST A DISTANCE OF 380.47 FEET;
4. THENCE SOUTH 63°09'34" EAST A DISTANCE OF 148.62 FEET;

THENCE SOUTH 25°31'06" WEST A DISTANCE OF 53.07 FEET TO A TANGENT 500.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHWESTERLY;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°55'10" AN ARC DISTANCE OF 200.01 FEET;

THENCE SOUTH 48°26'16" WEST A DISTANCE OF 80.99 FEET TO THE EXTERIOR OF PREVIOUSLY CITED OLD RANCH STATION FILING NO. 1;

THENCE ALONG THE EXTERIOR OF OLD RANCH STATION THE FOLLOWING (3) THREE COURSES:

1. THENCE NORTH 41°33'44" WEST A DISTANCE OF 30.00 FEET;
2. THENCE NORTH 86°33'44" WEST A DISTANCE OF 28.28 FEET;
3. THENCE NORTH 41°33'44" WEST A DISTANCE OF 46.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 169,310 SQUARE FEET (3.88681 ACRES), MORE OR LESS.

THE COMBINED AREA OF THE ABOVE DESCRIBED PARCELS IS 216,044 SQ. FT. (4.95969 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PUBLIC EASEMENTS AND TRACTS (PRIVATE STREETS) AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE 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 RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "THE SHOPPS AT OLD RANCH STATION FILING NO. 1", IN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER:

THE AFOREMENTIONED, HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION AND SUCCESSOR BY MERGER TO LP47, LLC, BY MICHAEL G. RUEBENSON, VICE PRESIDENT, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2019 A.D.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY MICHAEL G. RUEBENSON, VICE PRESIDENT OF HIGH VALLEY LAND COMPANY, INC., A COLORADO CORPORATION AND SUCCESSOR BY MERGER TO LP47, LLC.

MY COMMISSION EXPIRES: _____

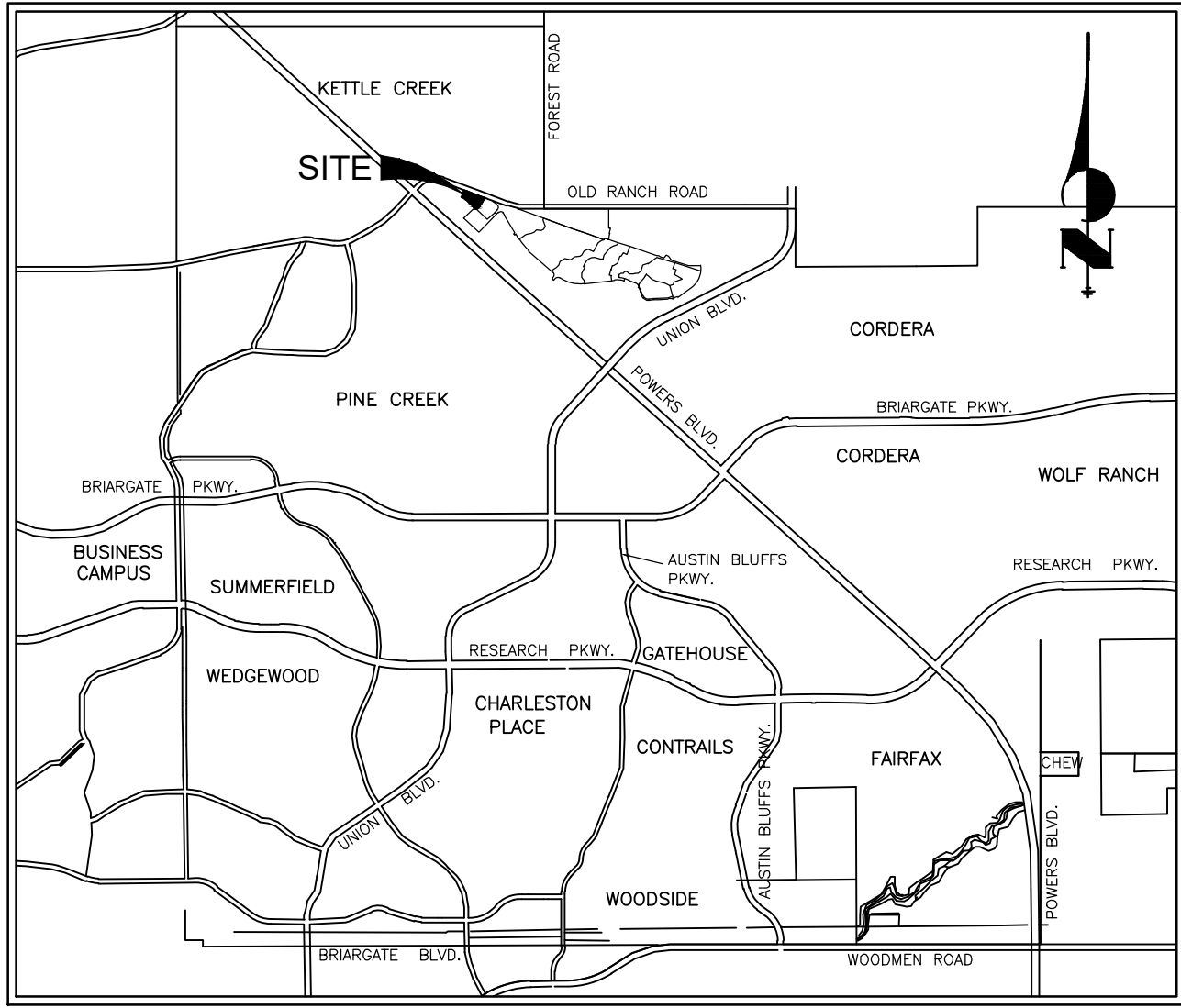
MORTGAGEE:

THE AFOREMENTIONED, ORRL, LLC., A COLORADO LIMITED LIABILITY COMPANY, BY DAVID W. FRANCIS, MANAGER, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2019 A.D.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY DAVID W. FRANCIS, MANAGER, OF ORRL, LLC., A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____



VICINITY MAP

N.T.S.

PLAT NOTES:

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE THE NORTHWEST LINE OF OLD RANCH STATION FILING NO. 1 ACCORDING THE OFFICIAL MAP THEREOF RECORDED JANUARY 25, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. 218714082 BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED MATRIX PLS 38421; ASSUMED TO BEAR NORTH 48°26'16" EAST 298.79 FEET;
1. SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "MATRIX, PLS 38421" AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES REPRESENTED IN U.S. SURVEY FEET.
3. 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.
4. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0507F, WITH AN EFFECTIVE DATE OF MARCH 17, 1997.
5. TRACTS "A" AND "B" ARE FOR PRIVATE STREET FOR PUBLIC ACCESS, PUBLIC IMPROVEMENTS AND DRAINAGE. THE IMPROVEMENTS WILL BE OWNED AND MAINTAINED BY THE OLD RANCH STATION OWNERS ASSOCIATION. THIS TRACT WILL BE DEEDED VIA SEPARATE INSTRUMENT.
6. TRACTS "A" AND "B" IN THEIR ENTIRETY ARE HEREBY DEDICATED AS A PUBLIC UTILITY EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THAT INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548. THE UTILITIES WITHIN THIS TRACT SHALL BE OWNED AND MAINTAINED BY COLORADO SPRINGS UTILITIES.
7. ARTICLES OF INCORPORATION FOR OLD RANCH STATION OWNERS ASSOCIATION, INC. ARE FILED WITH THE COLORADO SECRETARY OF STATE UNDER DOCUMENT NUMBER 20171936989.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP, INC., RELIED UPON ALTA TITLE COMMITMENT ORDER NO. SC55070572-4 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE MAY 23, 2018 AT 5:00 P.M. ALL SCHEDULE B, EXCEPTIONS THAT ARE GRAPHICALLY PLOTTABLE ARE DEPICTED ON PAGE 2 OF THIS PLAT. ALL EXCEPTIONS THAT IMPACT THE PROPERTY THAT ARE NOT PLOTTABLE, COMPLETELY ENCOMPASS THE PROPERTY OR ARE OUTSIDE THE LIMITS OF THIS PLAT ARE LISTED BELOW.
 - 8.1. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENTS FROM THE UNITED STATES OF AMERICA NOVEMBER 27, 1928 IN BOOK 290 AT PAGES 353 AND 360, AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN BOOK 290 AT PAGE 353 DESCRIBES A PARCEL OF LAND THAT AFFECTS THE NORTHERN PORTION OF THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION CITED IN BOOK 290 AT PAGE 360 DESCRIBES A PARCEL OF LAND THAT AFFECTS THE SOUTHERN PORTION OF THE SUBJECT PROPERTY. BOTH DOCUMENTS, WHEN COMBINED, COMPLETELY ENCOMPASS THE SUBJECT PROPERTY AND ARE SHOWN HEREON.)
 - 8.2. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED DECEMBER 10, 1982 IN BOOK 3646 AT PAGE 206. ANNEXATION ORDINANCE 82-138 AND PLAT OF BRIARGATE ADDITION NO. 5 IN CONNECTION THEREWITH RECORDED OCTOBER 7, 1982 IN BOOK 3619 AT PAGE 807. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THESE DOCUMENTS AFFECT AND COMPLETELY ENCOMPASS THE SUBJECT PROPERTY AND ARE NOT PLOTTABLE DUE TO THE SCALE OF THIS MAP.)
 - 8.3. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT (AIR FORCE/BRIARGATE) RECORDED MARCH 25, 1986 IN BOOK 5144 AT PAGE 1022. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTIONS CITED IN THIS DOCUMENT AFFECT AND COMPLETELY ENCOMPASS THE SUBJECT PROPERTY AND ARE NOT PLOTTABLE DUE TO THE SCALE OF THIS MAP.)
 - 8.4. THE EFFECT OF NOTICE CONCERNING UNDERGROUND FACILITIES OF THE MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.)
 - 8.5. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GROUNDWATER WITHDRAWAL CONSENT AGREEMENTS RECORDED AUGUST 13, 1985 IN BOOK 5047 AT PAGES 479 AND 491 AND 509. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THESE DOCUMENTS COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.)
 - 8.6. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 08, 2014 UNDER RECEPTION NO. 214112650. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.)
 - 8.7. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AND EASEMENTS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS FOR OLD RANCH STATION RECORDED JANUARY 22, 2018 UNDER RECEPTION NO. 218007872. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY AND IS SHOWN HEREON.)

EASEMENTS:

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.

PROPOSED EASEMENTS TO BE DEDICATED TO THE PUBLIC ARE DEPICTED ON SHEET 3. SURFACE MAINTENANCE OF THESE EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

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 COMBINATION THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED 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.

ROBERT L. MEADOWS JR., PLS 34977
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

CITY APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF: "THE SHOPPES AT OLD RANCH STATION FILING NO. 1"

CITY ENGINEER

CITY PLANNING DIRECTOR

CITY CLERK

FEES:

SCHOOL FEE: _____ BRIDGE FEE: _____

PARK FEE: _____ DRAINAGE FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK __M.,

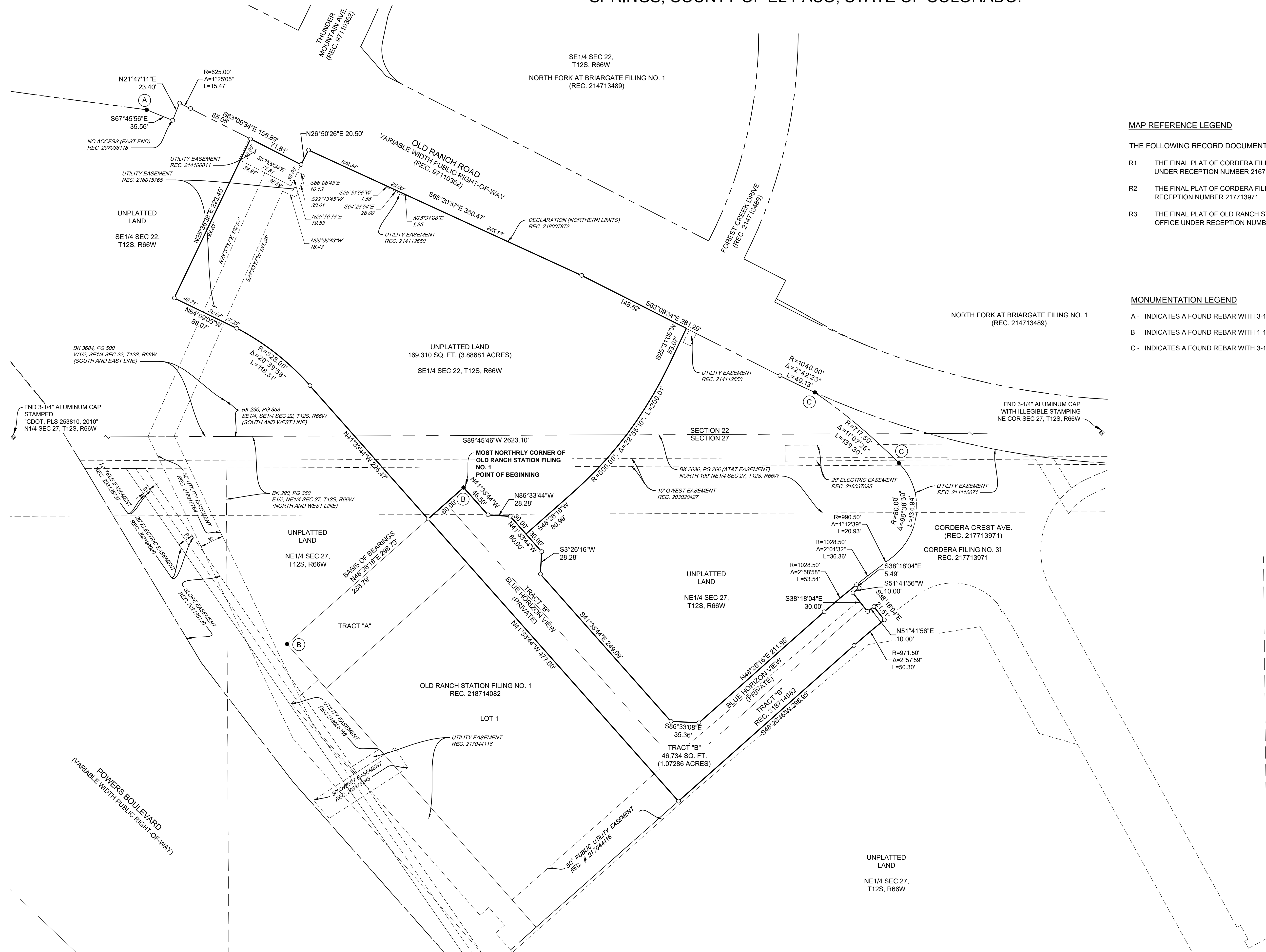
THIS _____ DAY OF _____, 2019, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ CHUCK BROERMAN, RECORDER
SURCHARGE: _____ BY: _____

THE SHOPPES AT OLD RANCH STATION FILING NO. 1

BEING A REPLAT OF TRACT "B" OF OLD RANCH STATION FILING NO. 1 AND A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 27
AND THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO
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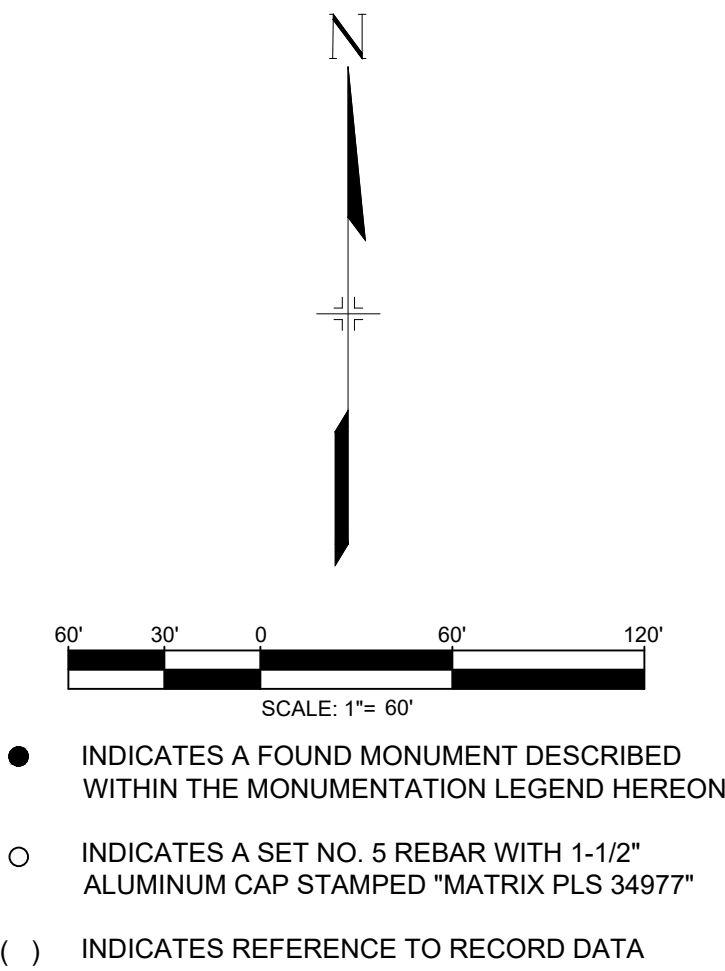
MAP REFERENCE LEGEND

THE FOLLOWING RECORD DOCUMENTS WERE CONSIDERED IN DEVELOPING THE SUBDIVISION BOUNDARY:

- R1 THE FINAL PLAT OF CORDERA FILING NO. 3H RECORDED JUNE 16, 2016 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 216713791.
- R2 THE FINAL PLAT OF CORDERA FILING NO. 3I RECORDED MAY 25, 2017 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 217713971.
- R3 THE FINAL PLAT OF OLD RANCH STATION FILING NO. 1 RECORDED JANUARY 25, 2018 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 218714082.

MONUMENTATION LEGEND

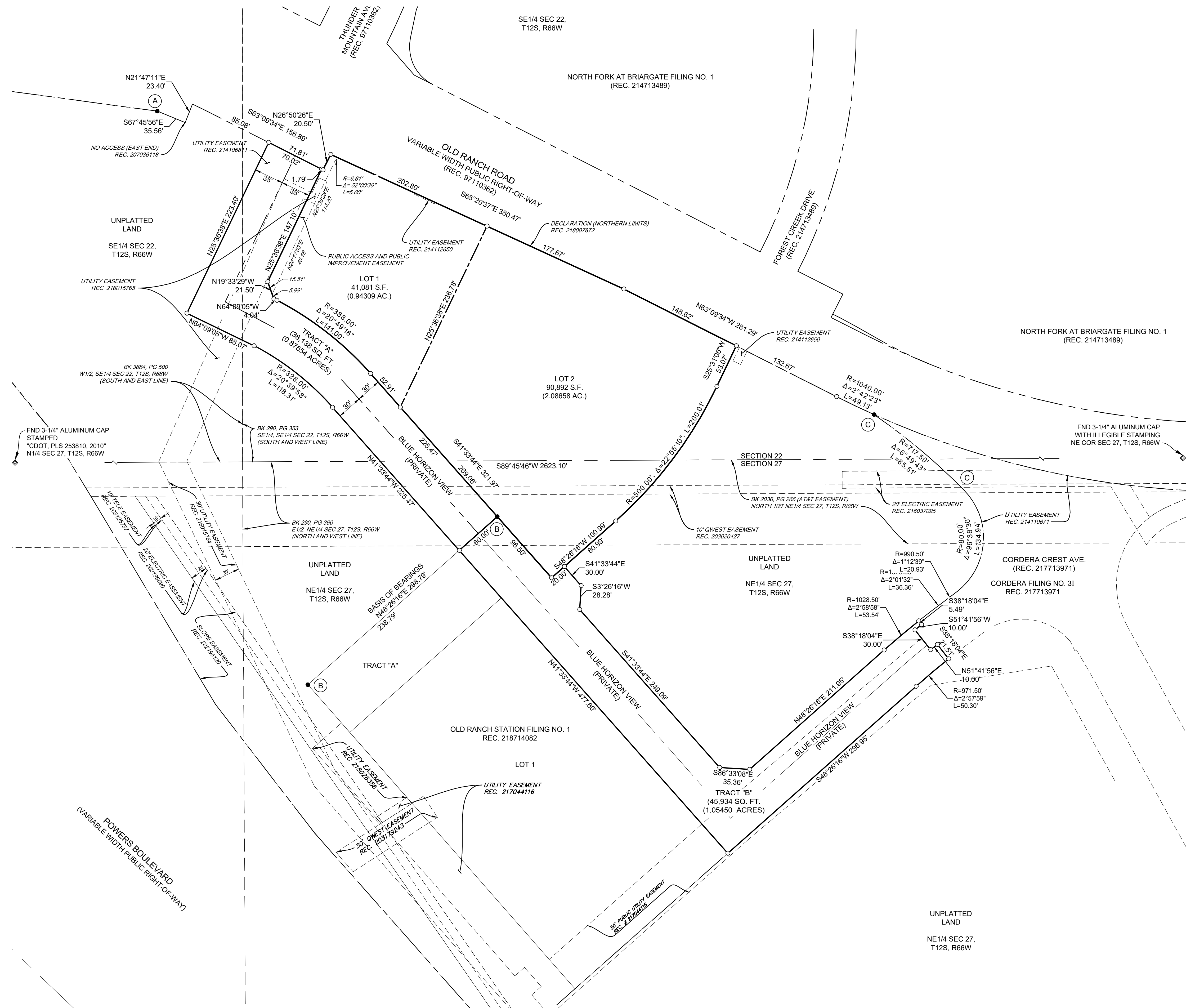
- A - INDICATES A FOUND REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED "CDOT - ROW"
- B - INDICATES A FOUND REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "PLS 38421" PER MAP REFERENCE R3
- C - INDICATES A FOUND REBAR WITH 3-1/4 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" PER MAP REFERENCE R2



AS PLATTED

THE SHOPPES AT OLD RANCH STATION FILING NO. 1

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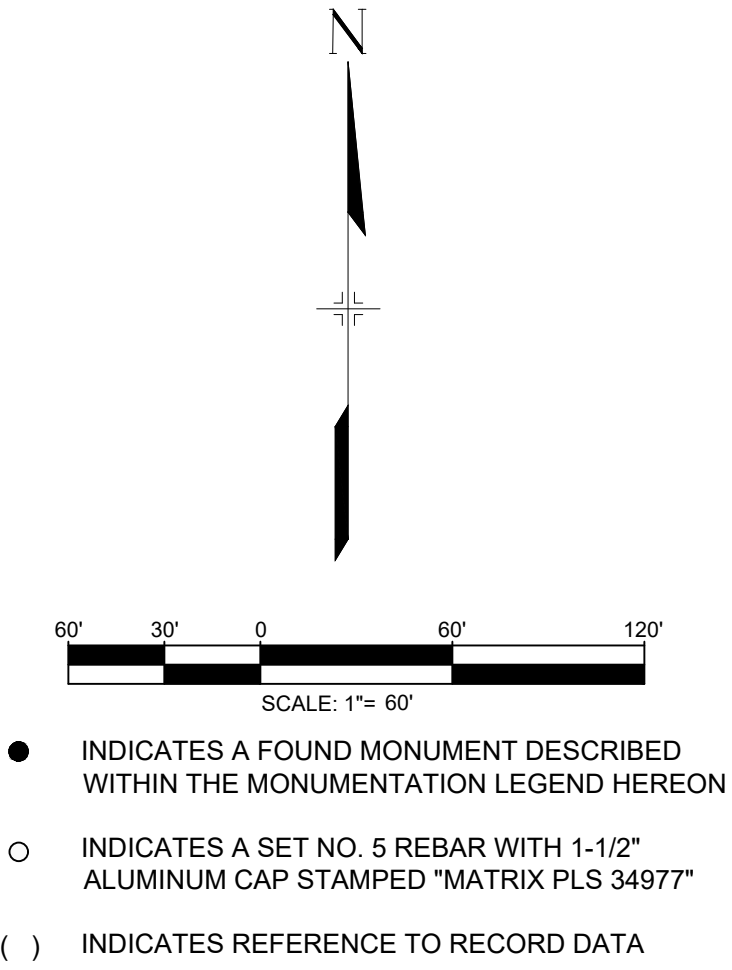
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- INDICATES A FOUND MONUMENT DESCRIBED WITHIN THE MONUMENTATION LEGEND HEREON
- INDICATES A SET NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "MATRIX PLS 34977"
- () INDICATES REFERENCE TO RECORD DATA

AS RE PLATTED