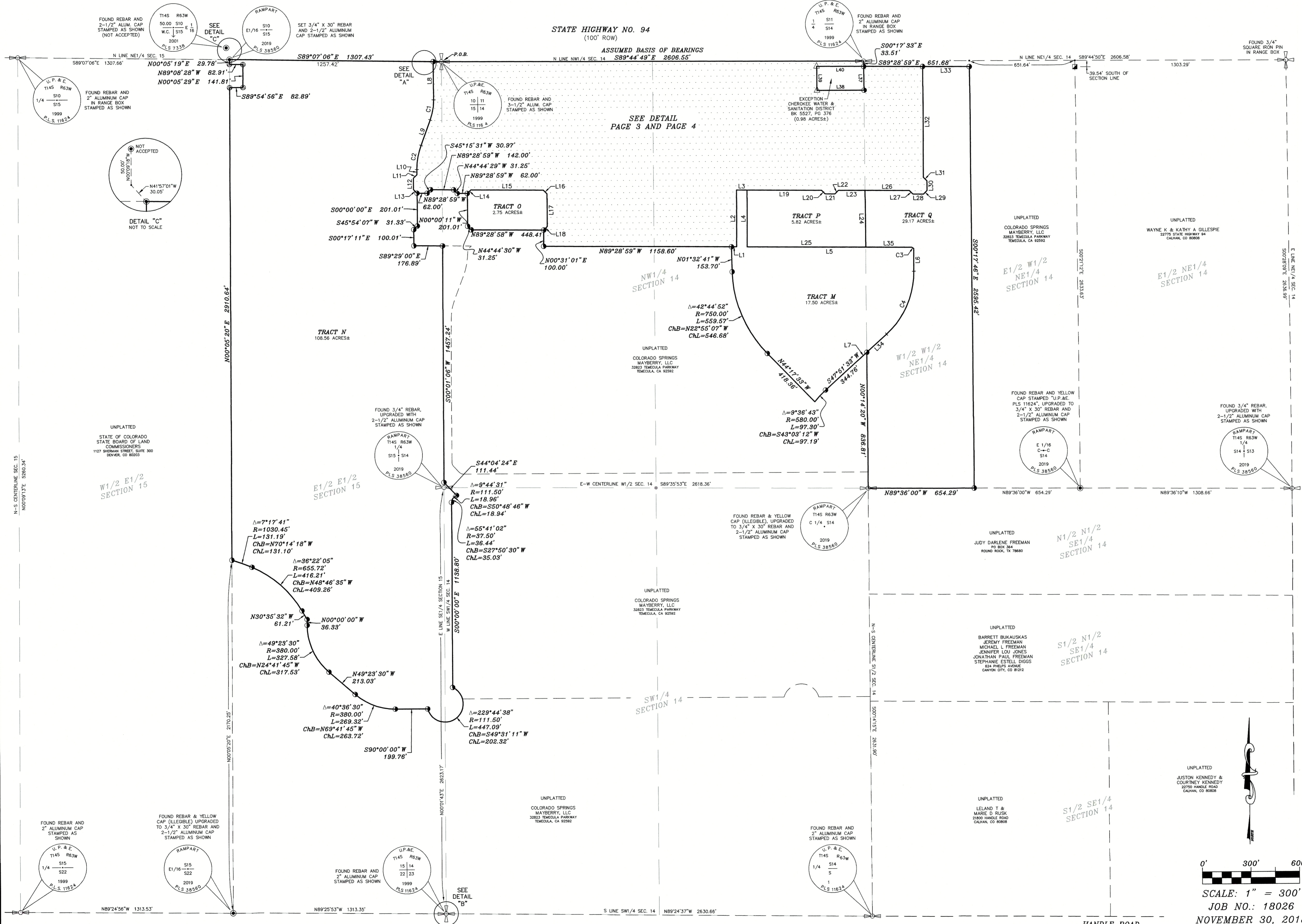




# ELLICOTT TOWN CENTER FILING NO. 1

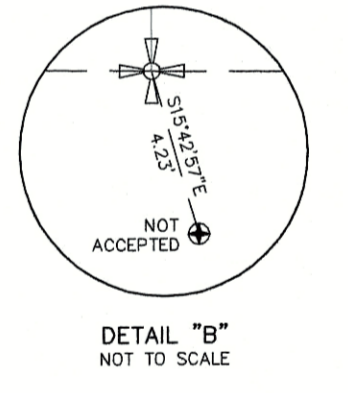
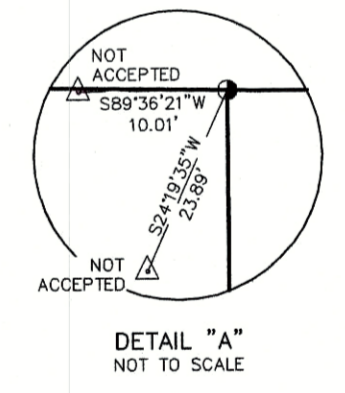
## A PORTION OF SECTION 14 & SECTION 15, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



| 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"W | 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"W | 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'  |
| L37        | S00°14'20"E | 146.50'  |
| 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 | CHORD LENGTH |
| C1          | 127.11'    | 365.00' | 19°57'13"   | S09°59'45"W   | 126.47'      |
| C2          | 151.64'    | 435.00' | 19°58'22"   | S09°59'11"W   | 150.87'      |
| C3          | 14.46'     | 65.00'  | 12°44'52"   | S56°08'23"E   | 14.43'       |
| C4          | 434.36'    | 520.00' | 47°51'33"   | S23°55'46"W   | 421.84'      |



- 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

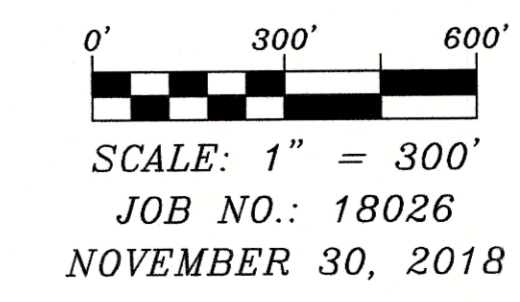
DATE OF PREPARATION: NOVEMBER 30, 2018 (PER COUNTY COMMENTS)

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



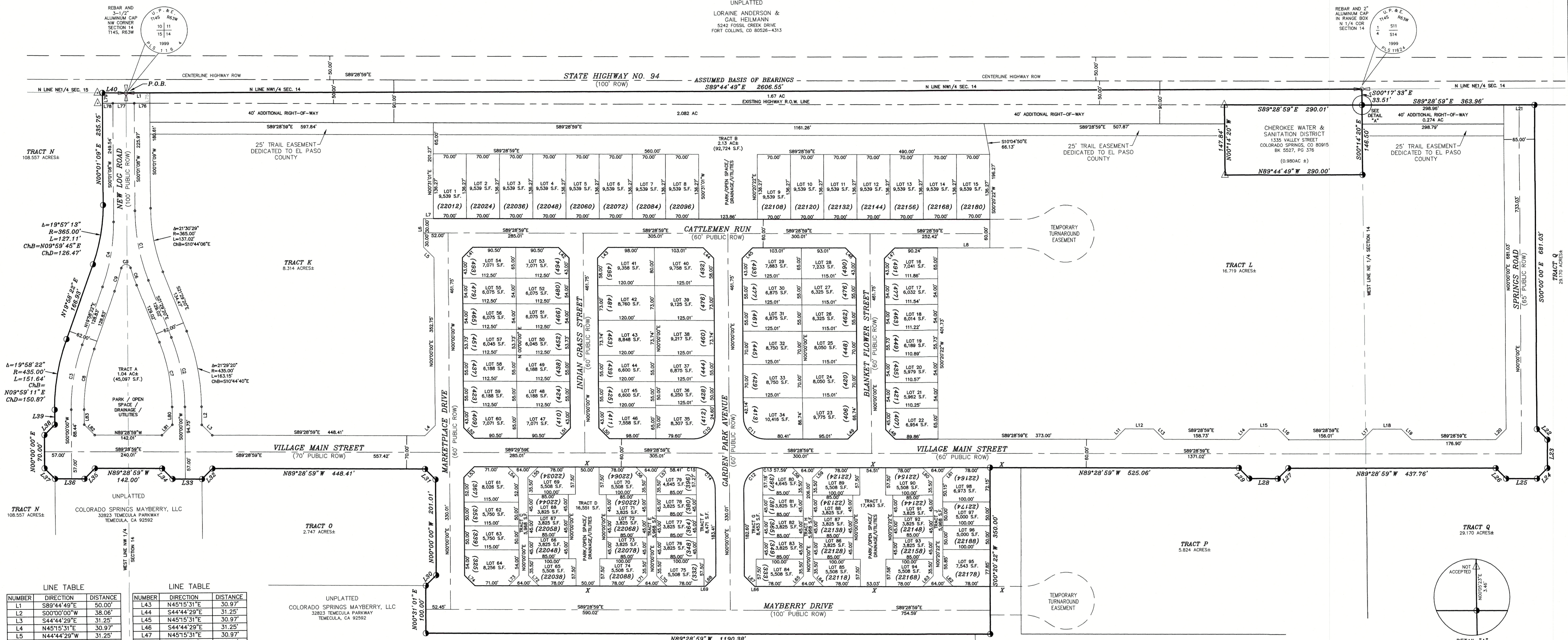
PCD FILE NO.: SF-18-025

# 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

UNPLATTED  
LORRAINE ANDERSON &  
CAIL HELLMANN  
5242 FOSSIL CREEK DRIVE  
FORT COLLINS, CO 80526-4313

REBAR AND 2" ALUMINUM CAP IN RANGE BOX N 1/4 COR SECTION 14  
U.P. & E. 1145 R63W  
10 11 14  
1999  
P.L.S. 11624



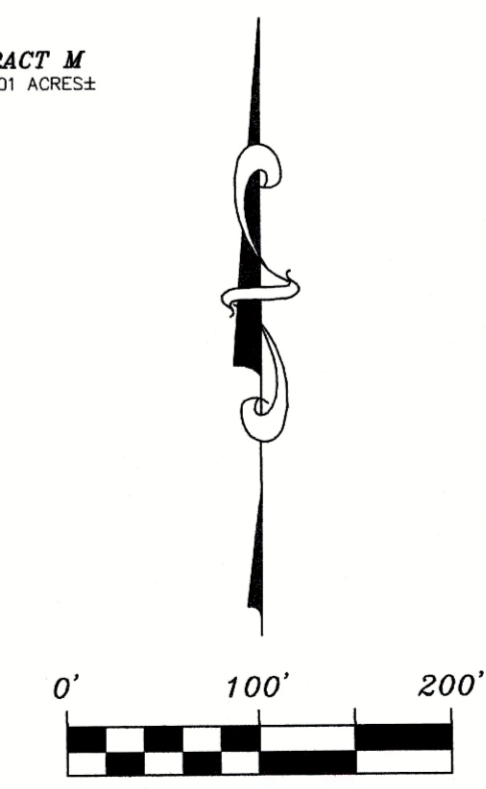
| NUMBER | DIRECTION   | DISTANCE |
|--------|-------------|----------|
| L1     | S89°44'49"E | 50.00'   |
| L2     | S00°00'00"W | 38.06'   |
| L3     | S44°44'29"E | 31.25'   |
| L4     | N45°15'31"E | 30.97'   |
| L5     | N44°44'29"W | 31.25'   |
| L6     | N00°00'00"E | 60.00'   |
| L7     | S89°28'59"E | 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"W | 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    | N45°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 | 31.16'   |
| 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 | 30.07'   |
| 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°01'06"W | 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"W | 30.97'   |
| L82    | N44°44'29"W | 31.25'   |
| L83    | N00°00'00"E | 31.69'   |

| 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°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°15'31"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    | 06°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                         | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| B          | 92,724 SF - 2.129 AC±      | PARK/OPEN SPACE/DRAINAGE/UTILITY                         | ELLICOTT 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 | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| D          | 16,551 SF - 0.380 AC±      | PARK/OPEN SPACE/DRAINAGE/UTILITY                         | ELLICOTT 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 | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| F          | 8,471 SF - 0.194 AC±       | PARK/OPEN SPACE/DRAINAGE/UTILITY                         | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| G          | 8,453 SF - 0.194 AC±       | PARK/OPEN SPACE/DRAINAGE/UTILITY                         | ELLICOTT 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 | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| I          | 17,493 SF - 0.402 AC±      | PARK/OPEN SPACE/DRAINAGE/UTILITY                         | ELLICOTT 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 | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| K          | 362,155 SF - 8.314 AC±     | FUTURE DEVELOPMENT                                       | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| L          | 728,321 SF - 16.720 AC±    | FUTURE DEVELOPMENT                                       | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| M          | 762,335 SF - 17.501 AC±    | DRAINAGE   | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| N          | 4,728,739 SF - 108.557 AC± | FUTURE DEVELOPMENT                                       | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| O          | 119,674 SF - 2.747 AC±     | FUTURE DEVELOPMENT                                       | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| P          | 253,684 SF - 5.824 AC±     | FUTURE DEVELOPMENT                                       | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |
| Q          | 1,270,637 SF - 29.170 AC±  | FUTURE DEVELOPMENT                                       | ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, c/o SPECIAL DISTRICT MANAGEMENT SERVICES, INC. |

TRACT M  
17,501 ACRES±



**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

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

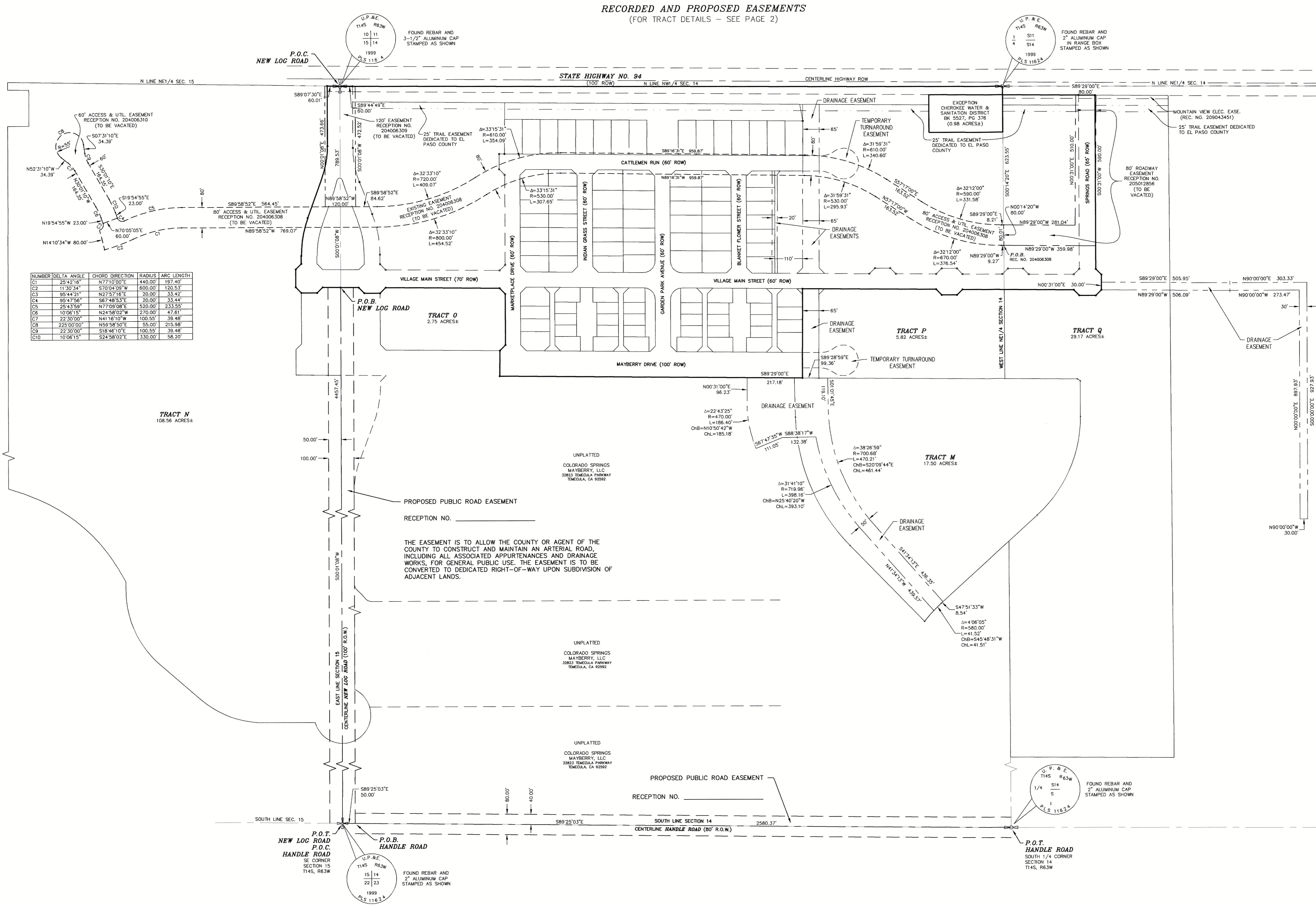
**RAMPART SURVEYS, LLC**  
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18026FP.DWG PAGE 3 OF 4

# 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

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



| NUMBER | DELTA ANGLE | CHORD      | DIRECTION  | RADIUS  | ARC LENGTH |
|--------|-------------|------------|------------|---------|------------|
| C1     | 25.4218°    | N77.0000°E | N77.0000°E | 440.00' | 187.40'    |
| C2     | 11.3034°    | S70.0409°W | S70.0409°W | 600.00' | 120.53'    |
| C3     | 99.4421°    | N23.2716°E | N23.2716°E | 20.00'  | 33.42'     |
| C4     | 95.4758°    | S87.4853°E | S87.4853°E | 20.00'  | 33.44'     |
| C5     | 25.4359°    | N77.0908°E | N77.0908°E | 520.00' | 233.55'    |
| C6     | 10.0615°    | N44.5802°W | N44.5802°W | 270.00' | 47.65'     |
| C7     | 22.3000°    | N41.1610°W | N41.1610°W | 100.55' | 39.48'     |
| C8     | 225.0000°   | N59.5850°E | N59.5850°E | 55.00'  | 215.98'    |
| C9     | 22.3000°    | S18.4610°E | S18.4610°E | 100.55' | 39.48'     |
| C10    | 10.0615°    | S24.5802°E | S24.5802°E | 330.00' | 58.20'     |

**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

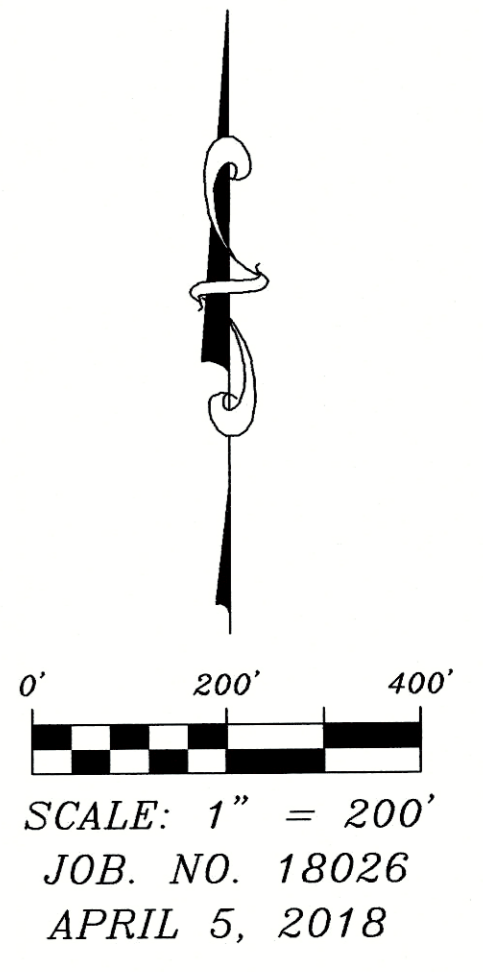
STATE OF COLORADO } ss.  
COUNTY OF EL PASO

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

**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. 80886 (719) 687-0920

DRAWING: 18026FP.DWG PAGE 4 OF 4