



INNOVATIVE DESIGN. CLASSIC RESULTS.

**GENERAL UTILITIES REPORT
FOR
THE RANCH ANNEXATIONS NO. 3 & NO. 4**

MARCH 2021

PREPARED FOR:

**LA PLATA CRUZ HOLDINGS, LLC
1755 TELSTAR DR., SUITE 211
COLORADO SPRINGS, CO 80920
(719) 867-2279**

PREPARED BY:

**CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903
719-785-0790**

JOB NO. 2550.03



**GENERAL UTILITIES REPORT FOR
THE RANCH ANNEXATIONS NO. 3 & NO. 4**

REPORT STATEMENT

ENGINEER'S STATEMENT:

The attached plans and report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said report has been prepared according to the criteria established by the City of Fountain for a General Utility Report.

Kyle R. Campbell, Colorado P.E. #29794

Date



**GENERAL UTILITIES REPORT FOR
THE RANCH ANNEXATIONS NO. 3 & NO. 4**

TABLE OF CONTENTS:

PURPOSE	Page 4
GENERAL DESCRIPTION	Page 4
UTILITY SYSTEMS	Page 4
SUMMARY	Page 6
REFERENCES	Page 7

APPENDICES

VICINITY MAP

REDUCED OVERALL DEVELOPMENT PLAN

ANNEXATION MAP

SOILS INFORMATION



GENERAL UTILITIES REPORT FOR THE RANCH ANNEXATIONS NO. 3 & NO. 4

PURPOSE

The purpose of this General Utilities Report is to: identify existing utilities to serve the site and their corresponding jurisdictions, and preliminary concepts for the ultimate facilities required to service this site. The concepts presented in this report are preliminary and will require approval from all necessary agencies at time of future entitlement processing and final construction drawing preparation.

GENERAL DESCRIPTION

The Ranch Annexations No. 3 & No. 4 are a combined 346.283-acres lying within portions of Sections 27,34, and 35 Township 15 South; Range 65 West of the sixth principal meridian, County of El Paso, State of Colorado. The sites are generally located as follows:

The Ranch Addition No. 3

Directly east of The Ranch Addition No. 2, south of Jimmy Camp Creek and approximately half a mile north of Squirrel Creek Road.

The Ranch Addition No. 4

Directly north of Squirrel Creek Road northeast of the Shumway Road Intersection with Squirrel Creek Road.

The sites are predominantly within the existing Jimmy Camp Creek Drainage Basin with a small easterly portion of Annexation No. 3 being within the Williams Creek Drainage Basin. Multiple proposed land uses including multi and single family residential, commercial, parks and open space are included in the proposed Overall Development Plan (ODP) for these two sites (2A and 2B).

There is a mix of on-site soil conditions reflecting Hydrologic Group "A" (Blakeland Loamy, Ellicot Loamy Coarse Sands, and Truckton Sandy Loam and Vona Sandy Loam), Hydrologic Group "B" (Nelson-Tassel Fine Sandy Loam, Fort Collins), and Hydrologic Group "C" (Nunn Clay Loam), as determined by the "Soil Survey of El Paso County Area," prepared by the Soil Conservation Service (see Appendix).

UTILITY SYSTEMS

Wastewater: The Ranch Annexations No. 3 & No. 4 is proposed to be serviced by the Fountain Sanitation District (FSD). Annexation into the District is proposed to take place concurrently with the



City of Fountain annexation process and an application will be made at a later date prior to development. A brief description of the basin is as follows:

1. **Jimmy Camp Basin** – Wastewater flows from these sites are directed northwest and outfall west in a proposed trunkline that connects to the existing 12” Link Road trunkline within Annexation No. 1 and 2. Due to the existing trunkline having capacity for additional flow, it is anticipated that this entire annexation development will be accommodated by this existing system.
2. **Williams Creek Basin** – A small easterly portion of Annexation No. 3 is tributary to the Williams Creek Basin. No wastewater facilities exist within this basin so development within this area will required pumping into the Jimmy Camp Creek basin or planning and construction of the downstream Williams Creek facilities will need totake place.

Based upon the identified wastewater basins, the following design criteria will apply:

The sanitary sewer system will conform to the Engineering Standards and Specifications required in the “Fountain Sanitation District, Part B: Wastewater Collection System Standard Specifications.”

Criteria specifies a demand for single family residential of 250gpd/per capita peak flow for trunk mains, 1,400 gpd for Commercial Land Use and 1,000 gpd for public use, parks, and open space. Other design criteria includes average velocity of not less than 2.0 feet per second, Manning’s roughness of 0.013, and that all sanitary sewers will have a uniform slope between manholes. The minimum grade for an 8” line is 1.0% and the maximum is 15% unless special design provision are met. For a 10” line, the minimum is 1.0% and for 12” it is 0.05%. The sewer mains shall also have a minimum of 5.0’ cover to the finished ground surface and the use of ductile iron pipe is required where depth of cover exceeds 16.0’.

Water: On-site looped systems are anticipated. Mainline sizes and required infrastructure will be determined with future analysis that will utilize Annexation No. 1 and No. 2 infrastructure. Per recent conversation with Fountain Water Department Staff, a third party modeling of the water infrastructure is being initiated to identity any off-site design opportunities and constraints.



The existing Southern Delivery System water facilities are located east of the proposed annexation, and will not be affected by this annexation.

Electric: Once annexed into Fountain, all electric service will be provided by the City of Fountain. We have met with the Electric Department to discuss this project and future electric demands. A Fountain Electric Line Extension Application has been made to the City to support these annexations.

Gas: As reflected on the Overall Development Plan, existing easements are present on the east boundary of the site (but not within the annexation area). Black Hills Energy has existing facilities along Link Road, and they will be the provider or natural gas service for the proposed community.

North South Easement

The existing north south 70' easement (and the proposed Annexation No. 3 westerly boundary) contains two 20" high pressure gas mains owned by Colorado Interstate Gas. These are very significant mains that will be maintained in place.

SUMMARY

This report is a preliminary general review of the utility conditions associated with The Ranch Annexations No. 3 & No. 4 development. Additional analysis and modeling will be required as this project moves forward in the entitlement process. System capacities and limitations will need to be confirmed/determined with each development. Overall with the annexation of the property into the FSD and water and electric servicing by the City of Fountain, it appears that with facility extensions, the site can be adequately serviced.

PREPARED BY:

Classic Consulting, Engineers & Surveyors, LLC

Kyle R. Campbell, P.E.
Division Manager

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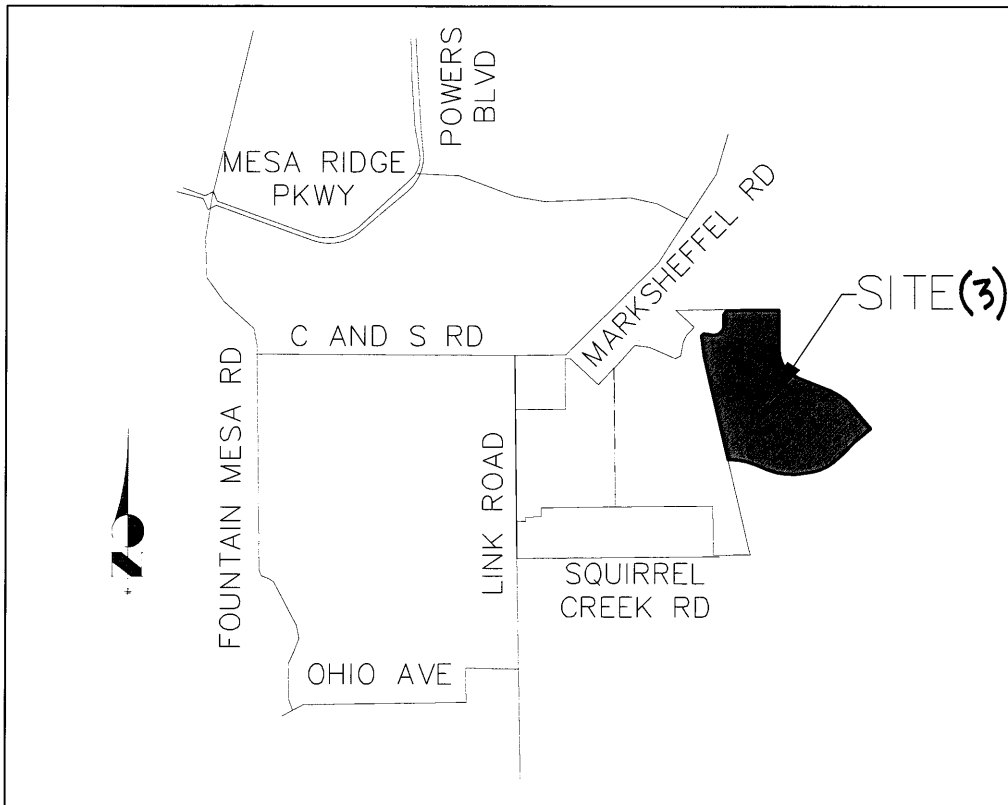


REFERENCES

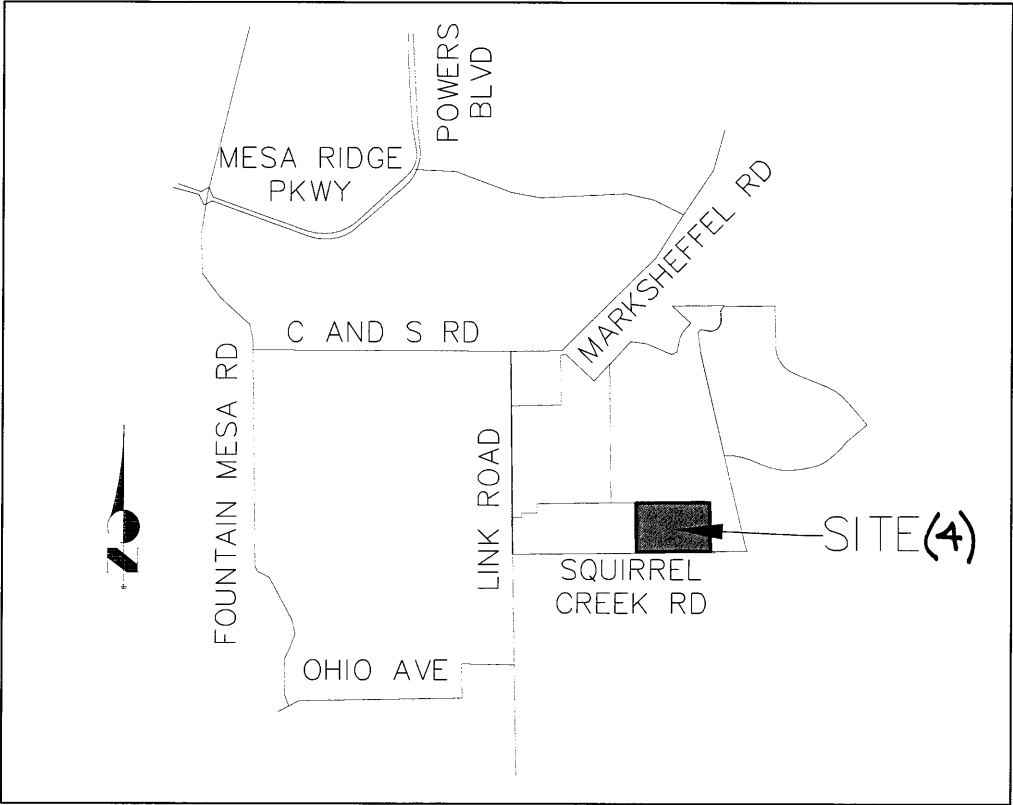
1. El Paso County Land Development Code, revised June 29, 2000.
2. Fountain Sanitation District – Wastewater Collection System Standard Specifications, updated May 9, 2018

APPENDIX

VICINITY MAP



VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

**OVERALL DEVELOPMENT PLAN
(REDUCED)**

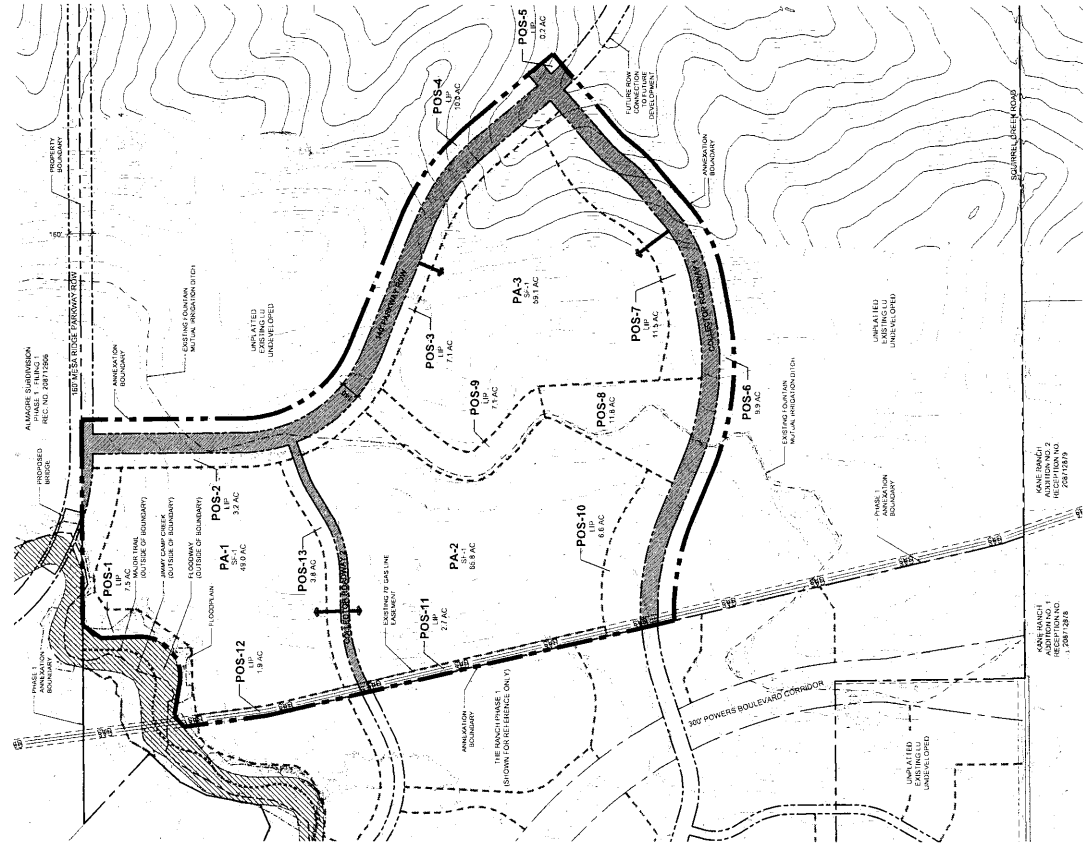


DATE	DESCRIPTION
10/15/2014	INITIAL PLAN
11/10/2014	REVISION 1
12/15/2014	REVISION 2
01/20/2015	REVISION 3
02/10/2015	REVISION 4
03/10/2015	REVISION 5
04/10/2015	REVISION 6
05/10/2015	REVISION 7
06/10/2015	REVISION 8
07/10/2015	REVISION 9
08/10/2015	REVISION 10
09/10/2015	REVISION 11
10/10/2015	REVISION 12
11/10/2015	REVISION 13
12/10/2015	REVISION 14
01/10/2016	REVISION 15
02/10/2016	REVISION 16
03/10/2016	REVISION 17
04/10/2016	REVISION 18
05/10/2016	REVISION 19
06/10/2016	REVISION 20
07/10/2016	REVISION 21
08/10/2016	REVISION 22
09/10/2016	REVISION 23
10/10/2016	REVISION 24
11/10/2016	REVISION 25
12/10/2016	REVISION 26
01/10/2017	REVISION 27
02/10/2017	REVISION 28
03/10/2017	REVISION 29
04/10/2017	REVISION 30
05/10/2017	REVISION 31
06/10/2017	REVISION 32
07/10/2017	REVISION 33
08/10/2017	REVISION 34
09/10/2017	REVISION 35
10/10/2017	REVISION 36
11/10/2017	REVISION 37
12/10/2017	REVISION 38
01/10/2018	REVISION 39
02/10/2018	REVISION 40
03/10/2018	REVISION 41
04/10/2018	REVISION 42
05/10/2018	REVISION 43
06/10/2018	REVISION 44
07/10/2018	REVISION 45
08/10/2018	REVISION 46
09/10/2018	REVISION 47
10/10/2018	REVISION 48
11/10/2018	REVISION 49
12/10/2018	REVISION 50

THE RANCH - PHASE 2A
OVERALL DEVELOPMENT PLAN
A PARCEL OF LAND LOCATED IN SECTIONS 27, 34 AND 35 TOWNSHIP 15
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF FOUNTAIN, CO

LEGEND

AC	ADJACENT	ADJACENT	ADJACENT
DU	DWELLING UNIT	DWELLING UNIT	DWELLING UNIT
DU/AC	DWELLING UNIT PER ACRE	DWELLING UNIT PER ACRE	DWELLING UNIT PER ACRE
PUD	PLANNED UNIT DEVELOPMENT	PLANNED UNIT DEVELOPMENT	PLANNED UNIT DEVELOPMENT
RDW	RIGHT OF WAY	RIGHT OF WAY	RIGHT OF WAY
LU	LAND USE	LAND USE	LAND USE
FP	FLOOD PLAIN	FLOOD PLAIN	FLOOD PLAIN
SE	SQUARE EYE	SQUARE EYE	SQUARE EYE
BN	BANK	BANK	BANK
MA	MANHOLE	MANHOLE	MANHOLE
PA	PLANNING AREA	PLANNING AREA	PLANNING AREA
SI	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY
MF	MULTI-FAMILY	MULTI-FAMILY	MULTI-FAMILY
NP	NEIGHBORHOOD PARK	NEIGHBORHOOD PARK	NEIGHBORHOOD PARK
POS	PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	PUBLIC OPEN SPACE
UP	UNDEVELOPED	UNDEVELOPED	UNDEVELOPED



PARCEL LAND USE TABULATION

PLANNING AREA	AC	DU/AC	DU RANGE	% OF	
				TOTAL AC	TOTAL AC
RESIDENTIAL	173.9 AC			60.3%	
PA-1	40.0 AC	2 - 5	98 - 245	23.0%	
PA-2	49.9 AC	2 - 5	139 - 339	28.8%	
PA-3	83.9 AC	2 - 5	139 - 339	48.5%	
OPEN SPACE	85.3 AC			28.5%	
POS-1	75.5 AC			2.6%	
POS-2	3.7 AC			3.1%	
POS-3	1.0 AC			0.5%	
POS-4	10.0 AC			3.5%	
POS-5	0.2 AC			0.1%	
POS-6	9.9 AC			3.4%	
POS-7	11.5 AC			4.0%	
POS-8	11.8 AC			4.1%	
POS-9	7.1 AC			2.5%	
POS-10	6.6 AC			2.3%	
POS-11	2.7 AC			0.9%	
POS-12	1.9 AC			0.7%	
POS-13	3.8 AC			1.3%	
RIGHT OF WAY	31.1 AC			10.8%	
Right of Way	31.1 AC			10.8%	

1. This table is meant to demonstrate the potential density ranges and dwelling unit ranges allowed within each parcel.

OVERALL LAND USE TABULATION - MAXIMUM ALLOWANCE

LAND USE TOTAL	AC	DU/AC	% OF	
			TARGET	TOTAL AC
288.3 AC	(VARIES)	500	100.0%	

Note: This table is meant to demonstrate the overall maximum allowed dwelling units for the entire PUD area.



THE RANCH - PHASE 2B
OVERALL DEVELOPMENT PLAN
A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 15 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF FOUNTAIN, CO

LEGEND

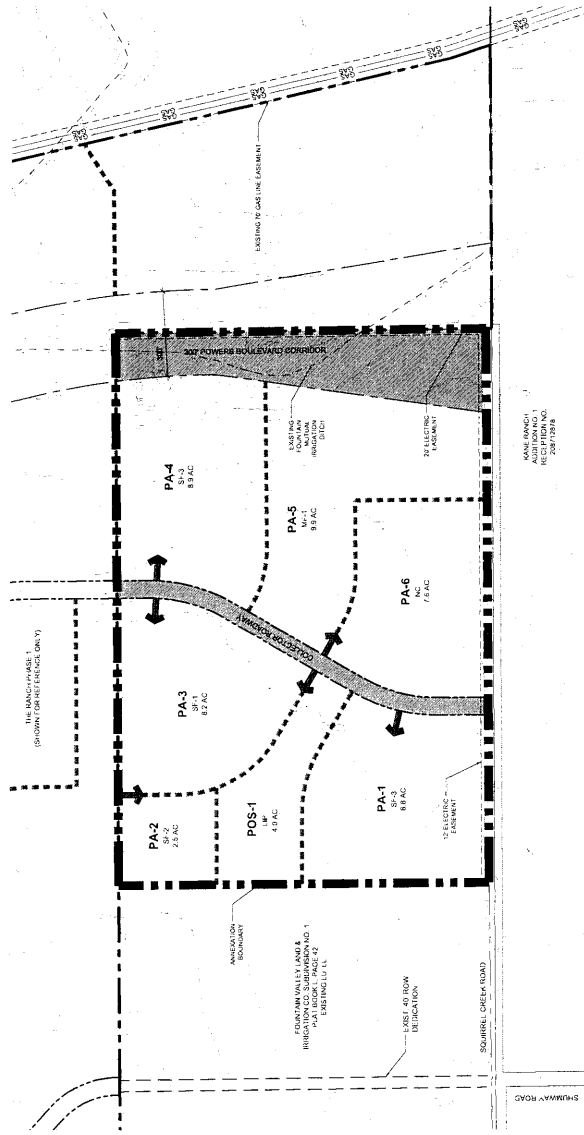
AC	ADJACENT	ADJACENT	ADJACENT
DU	DWELLING UNIT PER ACRE	DWELLING UNIT PER ACRE	DWELLING UNIT PER ACRE
PHD	PLANNED UNIT DEVELOPMENT	PLANNED UNIT DEVELOPMENT	PLANNED UNIT DEVELOPMENT
RDW	RIGHT OF WAY	PROPOSED ROADWAY	PROPOSED ROADWAY
LU	LAND USE	CONCEPTUAL PARCEL ACCESS	CONCEPTUAL PARCEL ACCESS
LP	LINEAR PARK	EASEMENT LOCATION	EASEMENT LOCATION
SE	SQUARE FOOT	GAS LINE LOCATION	GAS LINE LOCATION
MIN	MINIMUM		
MAX	MAXIMUM		
PA	PLANNING AREA		
SP	SINGLE FAMILY		
MI	MULTI-FAMILY		
NP	NEIGHBORHOOD PARK		
POS	PUBLIC OPEN SPACE		
LP	LINEAR PARK		

PARCEL LAND USE TABULATION

PLANNING AREA	AC	DU/AC (MIN)	DU RANGE (MIN/MAX)	FAR (MIN/MAX)	TARGET COMM. SQ. FT.	% OF TOTAL AC
RESIDENTIAL	38.3 AC	8-14	70 - 122	1.0 - 2.0	15,200	66.0%
PA-1	8.8 AC	8-14	70 - 122	1.0 - 2.0	3,600	15.2%
PA-2	2.8 AC	8-14	70 - 122	1.0 - 2.0	1,100	4.8%
PA-3	2.1 AC	8-14	70 - 122	1.0 - 2.0	800	3.5%
PA-4	8.8 AC	8-14	70 - 122	1.0 - 2.0	3,600	15.2%
PA-5	8.8 AC	8-14	70 - 122	1.0 - 2.0	3,600	15.2%
PA-6	7.8 AC	8-14	70 - 122	1.0 - 2.0	3,100	13.1%
COMMERCIAL	7.8 AC	1.0-2.0	1.0 - 2.0	1.0 - 2.0	16,000	20.0%
POS-1	4.0 AC	1.0-2.0	1.0 - 2.0	1.0 - 2.0	16,000	17.6%
OPEN SPACE	10.2 AC	0.0	0.0	0.0	0.0	6.9%
PA-1	4.0 AC	0.0	0.0	0.0	0.0	6.9%
PA-2	2.8 AC	0.0	0.0	0.0	0.0	3.2%
PA-3	2.1 AC	0.0	0.0	0.0	0.0	2.5%
PA-4	2.1 AC	0.0	0.0	0.0	0.0	2.5%
PA-5	2.1 AC	0.0	0.0	0.0	0.0	2.5%
PA-6	2.1 AC	0.0	0.0	0.0	0.0	2.5%

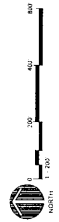
OVERALL LAND USE TABULATION - MAXIMUM ALLOWANCE

LAND USE TOTAL	AC	DU/AC (MIN)	TARGET RESIDENTIAL DU	TARGET COMM. SQ. FT.	% OF TOTAL AC
	58.0 AC	1.0	350	165,000	100.0%



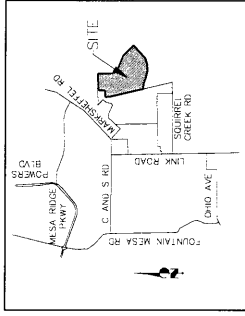
REVISIONS

NO.	DATE	DESCRIPTION
1	08/14/2018	ISSUED FOR PERMITTING
2	08/14/2018	ISSUED FOR PERMITTING
3	08/14/2018	ISSUED FOR PERMITTING
4	08/14/2018	ISSUED FOR PERMITTING
5	08/14/2018	ISSUED FOR PERMITTING
6	08/14/2018	ISSUED FOR PERMITTING
7	08/14/2018	ISSUED FOR PERMITTING
8	08/14/2018	ISSUED FOR PERMITTING
9	08/14/2018	ISSUED FOR PERMITTING
10	08/14/2018	ISSUED FOR PERMITTING



ANNEXATION MAP

ANNEXATION PLAT THE RANCH ADDITION NO. 3 TO THE CITY OF FOUNTAIN, COLORADO A PARCEL OF LAND LOCATED IN SECTIONS 27, 34 AND 35 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



MONTE CARLO
NORTH 500 FT

DETERMINATION OF CONTIGUOUS BOUNDARY
 WHETHER TO ANNEX TO CITY LIMITS: 15,451.96 FEET
 PERCENTAGE OF TOTAL: 6.2429 PERCENT
 NET AREA TO BE ANNEXED: 288,205 ACRES

LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN SECTIONS 27, 34 AND 35 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BASE OF BEARINGS: THE NORTH-SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 AT BOTH ENDS WITH A 3-1/2" ALUMINUM SURVEYORS CAP IN A RANGE BOX WITH APPROPRIATE MARKINGS, ASSUMED TO BEAR N00°42'31"W, A DISTANCE OF 5274.82 FEET.
 COMMENCING AT THE SOUTH-EAST CORNER CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
 THENCE N87°45'07"W, A DISTANCE OF 6527.78 FEET TO A POINT ON THE EASTERN BOUNDARY OF THE POINT OF BEGINNING;
 THENCE ON THE EASTERN BOUNDARY OF SAID SECTION 34, THE FOLLOWING SEVEN (7) COURSES:
 1. N12°14'49"W, A DISTANCE OF 2936.65 FEET;
 2. S50°00'00"E, A DISTANCE OF 102.45 FEET;
 3. S10°00'00"E, A DISTANCE OF 218.00 FEET TO A POINT OF CURVE;
 4. S10°00'00"E, A DISTANCE OF 1015.00', A RADIUS OF 286.00 FEET
 5. N07°45'00"W, A DISTANCE OF 286.50 FEET TO A POINT OF TANGENT;
 6. N07°45'00"W, A DISTANCE OF 494.80 FEET TO A POINT OF TANGENT;
 7. ANNEXATION RECORDED UNDER RECEPTION NO. 201712481;
 THENCE N87°22'33"E, ON THE SOUTHERLY BOUNDARY OF SAID SECTION 34, AN ANNEXATION, A DISTANCE OF 1459.59 FEET;
 THENCE N87°22'33"E, ON THE SOUTHERLY BOUNDARY OF SAID SECTION 34, AN ANNEXATION, A DISTANCE OF 700.89 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF SAID CURVE HAVING A DELTA OF 07°25'30", A RADIUS OF 830.00 FEET TO A POINT OF TANGENT;
 THENCE ON THE ARC OF SAID CURVE HAVING A DELTA OF 27°15'48", A RADIUS OF 1670.00 FEET AND A DISTANCE OF 804.38 FEET TO A POINT OF TANGENT;
 THENCE S49°37'51"W, A DISTANCE OF 681.14 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A DELTA OF 08°34'22", A RADIUS OF 658.00 FEET TO A POINT OF TANGENT;
 THENCE S40°31'59"W, A DISTANCE OF 127.00 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 09°45'41", A RADIUS OF 942.00 FEET TO A POINT OF TANGENT;
 THENCE S49°39'29"W, A DISTANCE OF 347.68 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 29°32'36", A RADIUS OF 1084.00 FEET TO A POINT OF TANGENT;
 THENCE S19°12'06"W, A DISTANCE OF 264.82 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 137°12'50", A RADIUS OF 1942.00 FEET TO A POINT OF TANGENT;
 THENCE N87°29'59"W, A DISTANCE OF 367.06 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 251°10'27", A RADIUS OF 1658.00 FEET AND A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 788,795 ACRES.

SURVEYOR'S STATEMENT:
 I, THE UNDERSIGNED, A PERSONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE BOUNDARIES OF THE PARCEL OF LAND SHOWN AND THAT AT LEAST ONE-SIXTH (1/6) OF THE PERMITS BEING ISSUED TO ME FOR THIS SURVEY WERE OBTAINED IN ACCORDANCE WITH THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR, I.C. DATE _____
 FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
 10000 W. WYOMING ST., SUITE 100, FOUNTAIN, CO 80820

NOTICE:
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDATION OF THIS SURVEY. ANY DEFECT IN AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

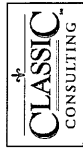
IN WITNESS WHEREOF:
 I, THE UNDERSIGNED, HAVE CAUSED THESE INSTRUMENTS TO BE SIGNED AND THIS PLAT APPROVED THIS _____ DAY OF _____, 2021, PURSUANT TO THE ORDNANCES OF THE CITY OF FOUNTAIN, COLORADO, ANNEXING SAID REAL PROPERTY.

BY: _____ ATTEST: _____ CITY CLERK
 CHAIRMAN, PLANNING COMMISSION

CITY APPROVAL:
 THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE ORDNANCES OF THE CITY OF FOUNTAIN, COLORADO, BY THE ACTION OF THE CITY COUNCIL OF THE CITY OF FOUNTAIN, COLORADO, AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 2021, AT _____ A.M.

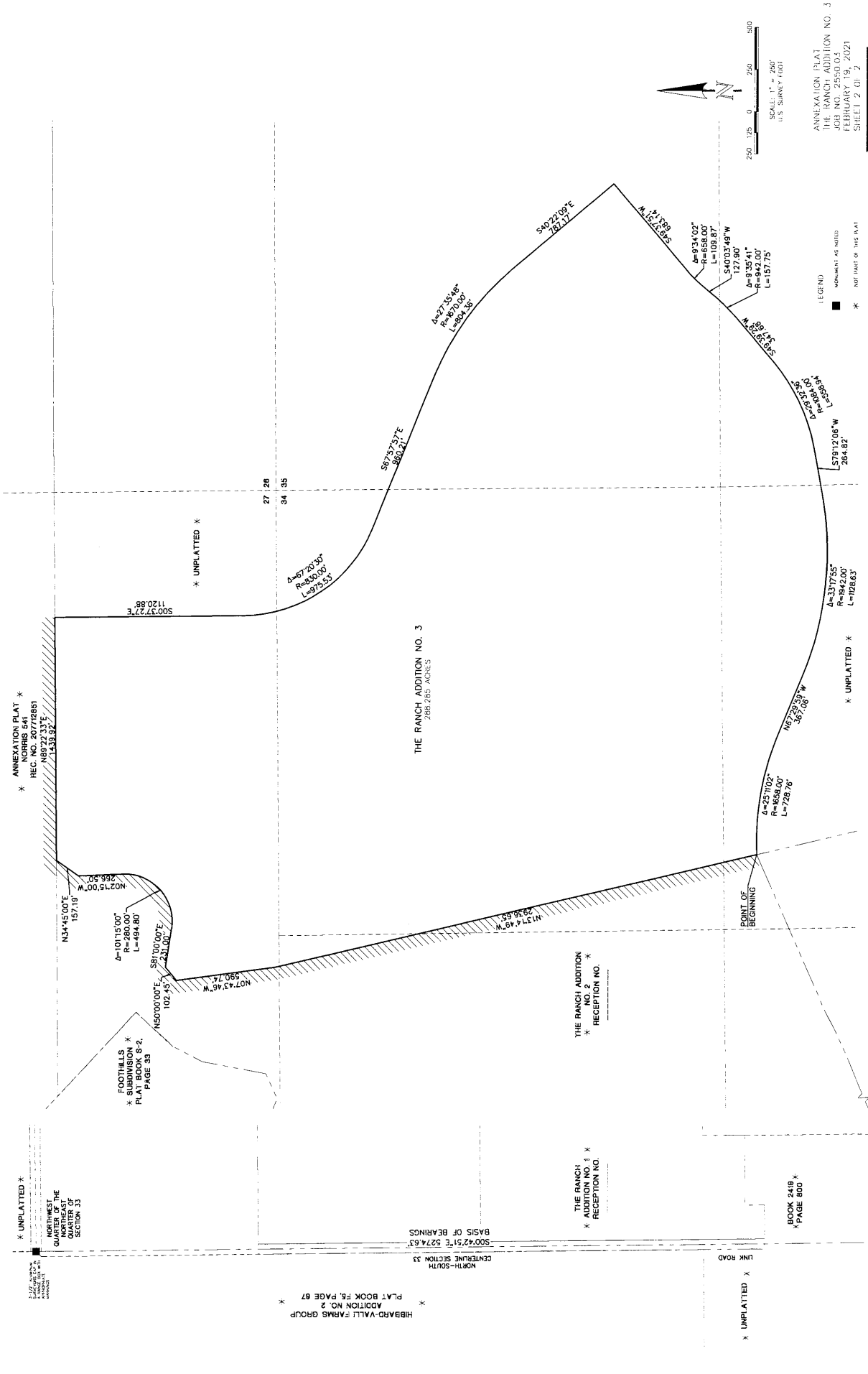
CLERK AND RECORDER:
 STATE OF COLORADO }
 COUNTY OF EL PASO } ss
 I, _____, CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2021, A.D., OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 CHUCK BRENNAN, RECORDER
 BY: _____ DEPUTY

ANNEXATION PLAT
 THE RANCH ADDITION NO. 3
 JOB NO. 21540.03
 FEBRUARY 19, 2021
 SHEET 1 OF 2



601 S. Cascade Street, Suite 300
 Fountain, Wyoming, Colorado, 82001
 (719) 846-0780
 (719) 846-0789 (fax)

ANNEXATION PLAT - THE RANCH ADDITION NO. 3



ANNEXATION PLAT *
NORRIS 541
REC. 188272317E
14333.92'

FOOTHILLS *
SUBDIVISION *
PLAT BOOK S-2,
PAGE 33

ANNEXATION PLAT *
NORRIS 541
REC. 188272317E
14333.92'

ANNEXATION PLAT *
NORRIS 541
REC. 188272317E
14333.92'

ANNEXATION PLAT *
NORRIS 541
REC. 188272317E
14333.92'

ANNEXATION PLAT *
NORRIS 541
REC. 188272317E
14333.92'

LEGEND

- MONUMENT AS NOTED
- * NOT PART OF THIS PLAT

CITY OF FOUNTAIN LIMES

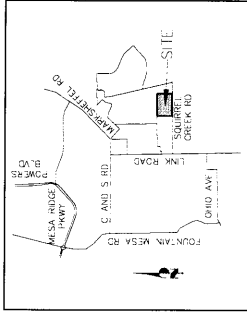
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

ANNEXATION PLAT NO. 3
THE RANCH ADDITION NO. 3
FEBRUARY 19, 2021
SHEET 2 OF 2

CLASSIC CONSULTING

814 S. Colorado Avenue, Suite 200
Colorado Springs, Colorado 80901
(719) 585-0799 (FAX)

ANNEXATION PLAT
THE RANCH ADDITION NO. 4
TO THE CITY OF FOUNTAIN, COLORADO
A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 15 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



MONUMENT MAP

DETERMINATION OF CONTIGUOUS BOUNDARY
PERMITS TO ANNEX 6,485.31 FEET
PERCENTAGE OF TOTAL 19,182.20 FEET
NET AREA TO BE ANNEXED 57,298 ACRES

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 34 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASED UPON THE NORTH-SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT REGULAR INTERVALS OF 1/4 MILE WITH APPROXIMATE 40-FOOT WIDE EASEMENTS, ASSUMED TO BEAR N20°25'31"W, A DISTANCE OF 5174.63 FEET

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°08'51"E, A DISTANCE OF 1584.05 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF PARCEL 10 AS PLATTED IN FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 RECORDED IN EL PASO COUNTY RECORDS UNDER RECEPTION NO. 2087179786 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N02°38'35"W, A DISTANCE OF 1301.80 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL 9 AS PLATTED IN FOUNTAIN VALLEY LAND & IRRIGATION CO. SUBDIVISION NO. 1 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°28'45"W, A DISTANCE OF 1942.58 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 57,298 ACRES

SURVEYOR'S STATEMENT:
I, THE SIGNER, AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO. I HEREBY CERTIFY THAT THE MAP HEREON SHOWN IS A CORRECT DELINEATION OF THE BOUNDARIES OF THE LAND DESCRIBED THEREON AND THAT AT LEAST ONE-SIXTH (1/6) OF THE BOUNDARIES OF SAID LAND HAVE BEEN PERSONALLY MEASURED BY ME OR AN ASSISTANT OF MINE AND THAT SAID LAND IS IN ACCORDANCE WITH THE PRESENT BOUNDARY OF THE CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO.

DATE: _____
COLORADO P.L.S. NO. 5078
BY: [Signature] **CITY CLERK**
ON BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
(REGISTERED PROFESSIONAL ENGINEER)

NOTICE:
TO COORDINATE ANY CITY ACTIONS, THE SURVEYOR HAS CAUSED THESE REVISIONS TO BE EXECUTED AND HAS RELEASED THIS INSTRUMENT TO THE CITY OF FOUNTAIN, COLORADO. ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDATION IS AT THE RISK OF THE SURVEYOR AND HIS OR HER SUCCESSORS. THE SURVEYOR HAS CONDUCTED A REASONABLE INVESTIGATION AND HAS NOT DISCOVERED SUCH DEFECTS IN AND EVENT MAY ANY ACTION BE TAKEN AGAINST THE SURVEYOR WITHIN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

IN WITNESS WHEREOF:
I, THE SIGNER, HAVE CAUSED THESE REVISIONS TO BE EXECUTED AND HAVE RELEASED THIS INSTRUMENT TO THE CITY OF FOUNTAIN, COLORADO, PURSUANT TO THE DUTIES AND FUNCTIONS OF THE CITY OF FOUNTAIN, COLORADO, AND HAVE SIGNED SAID REAL PROPERTY.

BY: _____ ATTEST: _____
CHAIRMAN, PLANNING COMMISSION CITY CLERK

CITY APPROVAL:
THE ANNEXATION OF THE REAL PROPERTY SHOWN ON THIS PLAT IS APPROVED PURSUANT TO THE CITY CHARTER AND CITY ORDINANCES OF THE CITY OF FOUNTAIN, COLORADO, BY THE ACTION OF THE CITY COUNCIL AT ITS MEETING ON THE _____ DAY OF _____ 20____ A.D.

BY: _____ ATTEST: _____
MAYOR OF FOUNTAIN CITY CLERK

CLERK AND RECORDER:

STATE OF COLORADO } 58
COUNTY OF EL PASO }
I, _____, COUNTY CLERK, HAVE FILED THIS INSTRUMENT AS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ THIS DAY OF _____ 20____ A.D. OF THE RECORDS OF EL PASO COUNTY, COLORADO
CHUCK BERGMAN, RECORDER
BY: _____
DEPUTY

ANNEXATION PLAT
THE RANCH ADDITION NO. 4
JOB NO. 19-003-0001
FEBRUARY 19, 2021
SHEET 1 OF 2

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

CLASSIC CONSULTING

48 N. Colorado, Suite 300
Colorado Springs, Colorado 80903
(719) 595-0796
(719) 595-0799 (fax)

ANNEXATION PLAT - THE RANCH ADDITION NO. 4

1 1/2" ALUMINUM
STAMPED "CASES ILLC"
PLUS "001P" UNCOVERED
FLUSH W/GROUND

THE RANCH ADDITION NO. 2
RECEPTION NO. 208712876

CENTER 3/4" SEC 34
CORNER 208712876
208712876
FLUSH W/GROUND

3 1/2" ALUMINUM
A HANGING BOX WITH
ALPHABETIC MARKINGS
STAMPED "J.D."
1/8" DIA. 1.5 1951
1985

C & S ROAD

NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF
SECTION 33

57,998 ACRES

FOUNTAIN VALLEY LAND &
SUBDIVISION NO. 1
PLAT BOOK L PAGE 42

POINT OF BEGINNING

HOOK 2419
PAGE 800

POINT OF BEGINNING

UNPLATTED

FOUNTAIN VALLEY LAND &
SUBDIVISION NO. 1
PLAT BOOK L PAGE 42

POINT OF BEGINNING

UNPLATTED

FOUNTAIN VALLEY LAND &
SUBDIVISION NO. 1
PLAT BOOK L PAGE 42

POINT OF BEGINNING

UNPLATTED

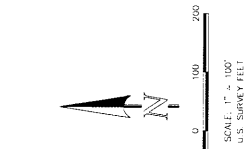
FOUNTAIN VALLEY LAND &
SUBDIVISION NO. 1
PLAT BOOK L PAGE 42

POINT OF BEGINNING

UNPLATTED

LEGEND

- 1 1/2" ALUMINUM SURVEY MARK
- STAMPED "CASES ILLC" PLUS "001P" UNCOVERED FLUSH W/GROUND
- 3 1/2" ALUMINUM HANGING BOX WITH ALPHABETIC MARKINGS STAMPED "J.D." 1/8" DIA. 1.5 1951 1985
- RECORDED MONUMENT AS NOTED
- NOT A PART OF THIS SURVEY
- ADJACENT
- DIRTY OR FOGHORN MARKS



RECEPTION NO. 2

RECEPTION NO. 2

RECEPTION NO. 2

RECEPTION NO. 2

RECEPTION NO. 2

RECEPTION NO. 2

RECEPTION NO. 2

RECEPTION NO. 2

ANNEXATION PLAT
THE RANCH ADDITION NO. 4
JOB NO. 25552.03
FEBRUARY 19, 2021
SHEET 2 OF 2

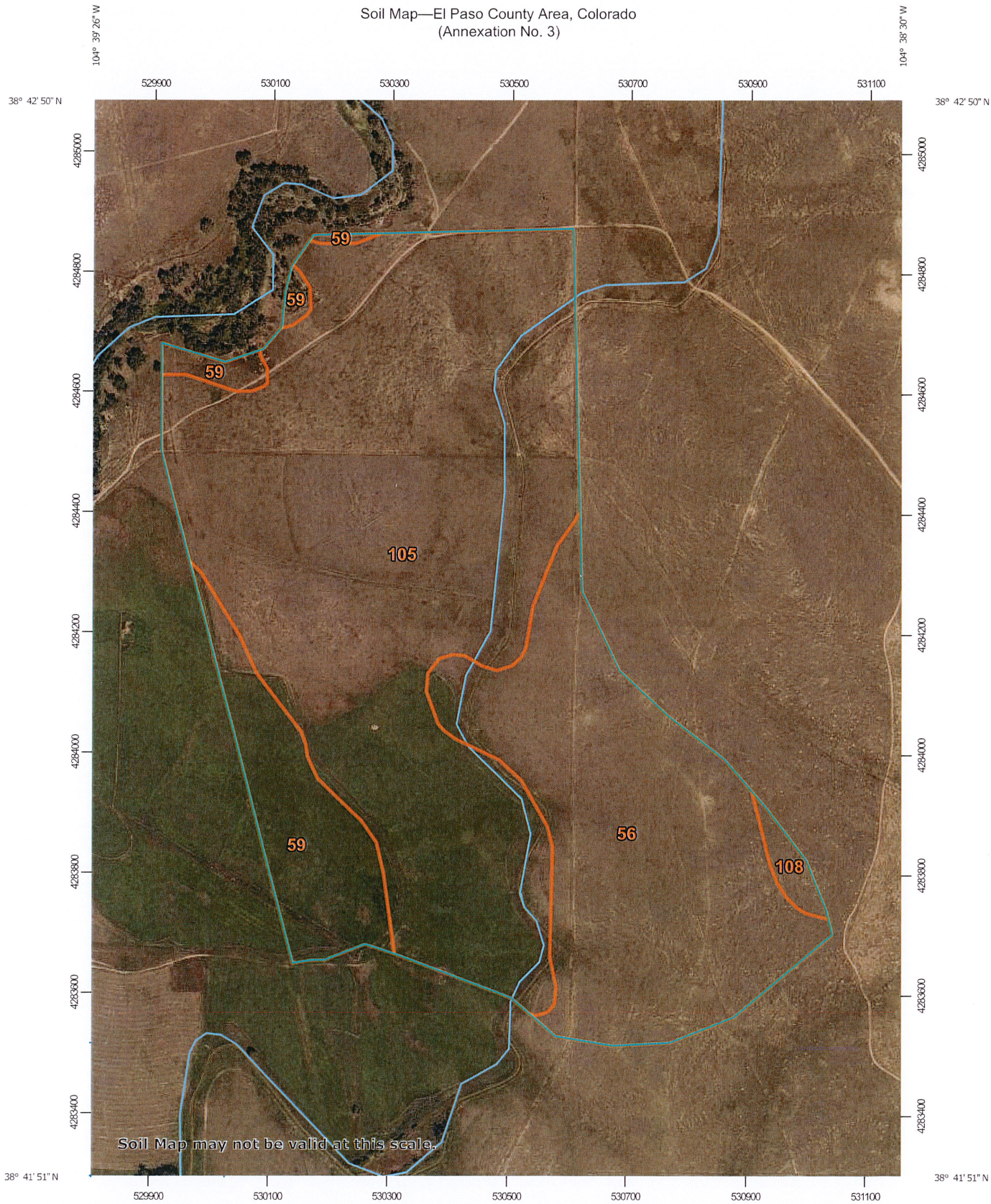


88 N. Cooper Street, Suite 200
Durand, Michigan 48830
(989) 639-1099
info@classicconsulting.com

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

SOILS INFORMATION

Soil Map—El Paso County Area, Colorado
(Annexation No. 3)



Soil Map may not be valid at this scale.

Map Scale: 1:8,730 if printed on A portrait (8.5" x 11") sheet.



0 100 200 400 600 Meters

0 400 800 1600 2400 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



MAP LEGEND

- Area of Interest (AOI)
- Soils**
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features**
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: El Paso County Area, Colorado
Survey Area Data: Version 18, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2018—Sep 23, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
56	Nelson-Tassel fine sandy loams, 3 to 18 percent slopes	63.4	28.0%
59	Nunn clay loam, 0 to 3 percent slopes	22.4	9.9%
105	Vona sandy loam, warm, 3 to 6 percent slopes	138.5	61.2%
108	Wiley silt loam, 3 to 9 percent slopes	2.2	1.0%
Totals for Area of Interest		226.5	100.0%