

# STRUTHERS RANCH SUBDIVISION FILING NO. 4

12492

## A REPLAT OF TRACT B, STRUTHERS RANCH SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF (S1/2 S1/2) OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

### KNOW ALL MEN BY THESE PRESENTS:

GEB INVESTMENT GROUP/LLC, A COLORADO LIMITED LIABILITY COMPANY, LINCOLN EARHART, MANAGER AND LARKSPUR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, KEVIN M. PAUL, MANAGER, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### TO WIT:

TRACT B, STRUTHERS RANCH SUBDIVISION FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 204206167 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND LOCATED IN THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF (S1/2 S1/2) OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B, STRUTHERS RANCH SUBDIVISION FILING NO. 2, SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STRUTHERS ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N89°31'30"W, A DISTANCE OF 252.28 FEET; (2) THENCE ALONG THE ARC OF A 690.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°38'59", AN ARC LENGTH OF 501.58 FEET (THE LONG CHORD OF WHICH BEARS N48°42'00"W, A LONG CHORD DISTANCE OF 490.61 FEET) TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 92°32'26", AN ARC LENGTH OF 40.38 FEET (THE LONG CHORD OF WHICH BEARS N18°23'42"E, A LONG CHORD DISTANCE OF 36.13 FEET) TO A POINT OF TANGENCY; SAID POINT ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STRUTHERS RANCH ROAD; THENCE N64°39'55"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 344.18 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT B, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 26, OF SAID STRUTHERS RANCH SUBDIVISION FILING NO. 2; THENCE ALONG THE SOUTHWESTERLY LINE OF LOTS 28 THROUGH 33, OF SAID STRUTHERS RANCH SUBDIVISION FILING NO. 2, THE FOLLOWING SEVEN (7) COURSES: (1) THENCE S25°20'05"E, A DISTANCE OF 82.81 FEET; (2) THENCE S27°37'33"E, A DISTANCE OF 144.07 FEET; (3) THENCE S32°08'53"E, A DISTANCE OF 70.63 FEET; (4) THENCE S36°43'33"E, A DISTANCE OF 70.75 FEET; (5) THENCE S41°18'51"E, A DISTANCE OF 70.96 FEET; (6) THENCE S45°56'57"E, A DISTANCE OF 72.19 FEET; (7) THENCE S36°01'30"E, A DISTANCE OF 74.43 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 33; THENCE S20°49'52"W ALONG THE WESTERLY LINE OF LOTS 35 AND 36, OF SAID STRUTHERS RANCH SUBDIVISION FILING NO. 2, A DISTANCE OF 118.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.16 ACRES OF LAND, MORE OR LESS.

### DEDICATION:

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID LOTS AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "STRUTHERS RANCH SUBDIVISION FILING NO. 4", EL PASO COUNTY, COLORADO. ALL PUBLIC EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

### IN WITNESS WHEREOF:

THE AFORESAIDED, LINCOLN EARHART, MANAGER OF GEB INVESTMENT GROUP/LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 11<sup>th</sup> DAY OF July, 2006, A.D.

Lincoln Earhart  
LINCOLN EARHART, MANAGER

STATE OF COLORADO)

COUNTY OF EL PASO) ss

THE ABOVE AND AFORESAIDED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF July, 2006, A.D. BY LINCOLN EARHART, MANAGER.

WITNESS MY HAND AND OFFICIAL SEAL:  
Notary Seal  
EXPIRES: 2/19/2010

### IN WITNESS WHEREOF:

THE AFORESAIDED, KEVIN M. PAUL, MANAGER OF LARKSPUR PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 11<sup>th</sup> DAY OF December, 2006, A.D.

Kevin M. Paul  
KEVIN M. PAUL, MANAGER

STATE OF COLORADO)

COUNTY OF EL PASO) ss

THE ABOVE AND AFORESAIDED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11<sup>th</sup> DAY OF December, 2006, A.D. BY KEVIN M. PAUL, MANAGER.

WITNESS MY HAND AND OFFICIAL SEAL:  
Notary Seal  
EXPIRES: 2/19/2010

### EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE, REAR AND FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A TWENTY FOOT (20') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

TOTAL ACREAGE = 4.16 ACRES +/-

TOTAL NUMBER OF LOTS = 4

OWNERS: GEB INVESTMENT GROUP, LLC AND LARKSPUR PROPERTIES, LLC

### NOTES:

(1.) ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N89°35'52"E, A DISTANCE OF 2657.49 FEET BETWEEN A 3-1/2" U.S. AIR FORCE ALUMINUM CAP AT THE SOUTH ONE-QUARTER (S1/4) CORNER OF SECTION 36 AND A 3-1/4" U.S. GLO BRASS CAP AT THE SOUTHEAST CORNER OF SAID SECTION 36.

(2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR OWNERSHIP, EASEMENTS, TITLE OR OTHER MATTERS OF RECORD. RAMPART SURVEYS RELIED UPON TITLE COMMITMENT NO. LTP0002619 C-3, EFFECTIVE DATE APRIL 6, 2006, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION FOR ALL MATTERS OF RECORD. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

- 1.-6. & 16.-19. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
- 7. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE BAPTIST ROAD RURAL TRANSPORTATION AUTHORITY AS EVIDENCED BY CERTIFICATE OF ORGANIZATION RECORDED DECEMBER 3, 1997 AT RECEPTION NO. 97142147 AND WITHIN THE DONALA WATER AND SANITATION DISTRICT AS EVIDENCED BY ORDER FOR INCLUSION RECORDED NOVEMBER 4, 2003 AT RECEPTION NO. 203259832.
- 8. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS INCLUSION AGREEMENT WITH DONALA WATER AND SANITATION DISTRICT RECORDED SEPTEMBER 26, 2003 AT RECEPTION NO. 203226555.
- 9. THE PROPERTY IS SUBJECT TO RESERVATION, IN PATENTS FROM THE STATE OF COLORADO RECORDED IN BOOK 290 AT PAGES 175 AND 178, OF ALL COAL, OIL, MINERALS AND MINERAL RIGHTS, TOGETHER WITH THE RIGHT OF SURFACE ENTRY.
- 10. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT, GIVEN TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, FOR COMMUNICATION PURPOSES, AS DESCRIBED IN INSTRUMENT, RECORDED SEPTEMBER 24, 1951 IN BOOK 1312 AT PAGE 266.
- 11. INTENTIONALLY OMITTED.
- 12. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS RANCH SUBDIVISION SKETCH PLAN - RESOLUTION NO. 01-27 RECORDED MARCH 25, 2002 AT RECEPTION NO. 202048725.
- 13. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AND CREATED BY DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 2, 2003 AT RECEPTION NO. 203204477.
- 14. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 03-302 AND RESOLUTION NO. 03-303 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED NOVEMBER 20, 2003 AT RECEPTION NOS. 203272607 AND 203272608 RESPECTIVELY AND AS CONTAINED IN RESOLUTIONS NOS. 04-225, 04-226 AND 04-227 RECORDED JUNE 28, 2004 AT RECEPTION NOS. 204107113, 204107114 AND 204107115 RESPECTIVELY AND AS CONTAINED IN RESOLUTION NO. 04-216 RECORDED JULY 1, 2004 AT RECEPTION NO. 204109627 AND AS CONTAINED IN RESOLUTION 04-223 RECORDED FEBRUARY 1, 2005 AT RECEPTION NO. 205015819.
- 15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS CONTAINED IN STRUTHERS RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES RECORDED APRIL 19, 2004 AT RECEPTION NO. 204062716.

(3.) ADDITIONAL BLANKET ACCESS AND SHARED PARKING EASEMENTS ARE HEREBY ESTABLISHED ON THESE FOUR LOTS ALLOWING INTERNAL CIRCULATION BETWEEN PARKING AREAS. LOCATION OF CROSS-LOT CIRCULATION POINTS IS TO BE ESTABLISHED THROUGH INDIVIDUAL PLOT PLAN APPROVALS FOR EACH LOT.

(4.) NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 2, 3 AND 4 IN THIS SUBDIVISION UNTIL STRUTHERS ROAD NORTH TO BAPTIST ROAD IS EITHER CONSTRUCTED OR FINANCING IS PROVEN.

(5.) NO GRADING OR OTHER SITE WORK IS PERMITTED ON ANY LOT PRIOR TO APPROVAL OF A PLOT PLAN FOR THE LOT.

(6.) PERMANENT WATER QUALITY REQUIREMENTS AS DEFINED IN THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME II AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL SHALL BE INCLUDED WITH THE ADMINISTRATIVE PLOT PLAN (OR EQUIVALENT) APPLICATION FOR EACH LOT IN THE SUBDIVISION AND IMPLEMENTED IN CONJUNCTION WITH DEVELOPMENT OF THE LOT.

(7.) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

(8.) THE WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE DONALA WATER AND SANITATION DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. NATURAL GAS WILL BE PROVIDED BY AQUILA. ELECTRICITY WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

(9.) 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 200172353 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

(10.) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF THE APPLICABLE AGENCIES, INCLUDING BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR THE COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT AS IT RELATES TO THE PREBLE'S JUMPING MOUSE AS A LISTED ENDANGERED SPECIES.

(11.) NO STRUCTURES WILL BE ALLOWED IN EASEMENTS.

(12.) PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.

(13.) A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA EXISTS FOR ALL CORNER LOTS EXCEPT AS NOTED. NO OBSTRUCTIONS GREATER THAN EIGHTEEN INCHES (18") ARE ALLOWED IN THIS AREA.

(14.) THERE SHALL BE NO DIRECT LOT ACCESS TO STRUTHERS ROAD.

(15.) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

(16.) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

(17.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

(18.) NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

(19.) 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. 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

(20.) THIS PLAT IS REGULATED BY AN AMENDED PUD DEVELOPMENT PLAN AND AMENDED PUD DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 200182353 AND RECEPTION NO. 200182354 RESPECTIVELY OF THE RECORDS OF EL PASO COUNTY.

(21.) THE LAND USES ESTABLISHED WITH THIS AMENDED PUD & AMENDED DEVELOPMENT GUIDELINES ARE PREDICATED ON TRAFFIC ENGINEERING ANALYSIS, BASED ON LSC TRANSPORTATION CONSULTANTS SUBMITTAL LETTER DATED OCTOBER 30, 2006 CALCULATED WITH TRIP GENERATION RATES FOUND IN "TRIP GENERATION, 8TH EDITION, 1997" BY ITE. THE ALLOWED SITE USES ARE INCLUDED WITH AND WILL BE RECORDED AS PART OF THE AMENDED PUD & AMENDED DEVELOPMENT GUIDELINES.

### FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0287 F (EFFECTIVE DATE MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

### COUNTY APPROVAL:

APPROVAL IS GRANTED THIS 13 DAY OF July, 2006, A.D.

Scott Clark  
CHAIR OF BOARD OF COUNTY COMMISSIONERS

### COUNTY APPROVAL:

APPROVAL IS GRANTED THIS 11<sup>th</sup> DAY OF December, 2006, A.D.

R.A. Anderson  
EL PASO COUNTY DEVELOPMENT SERVICES DIRECTOR

### RECORDING:

STATE OF COLORADO )

COUNTY OF EL PASO ) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 10:31 O'CLOCK A.M., THIS 15<sup>th</sup> DAY OF December, 2006, A.D., AND IS DULY RECORDED UNDER RECEPTION NO. 206712492 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

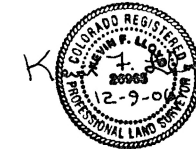
ROBERT C. BALINK, RECORDER

FEES: 20.00  
SC 1.00

BY: Benny A. Blahut  
DEPUTY

### SURVEYOR'S CERTIFICATION:

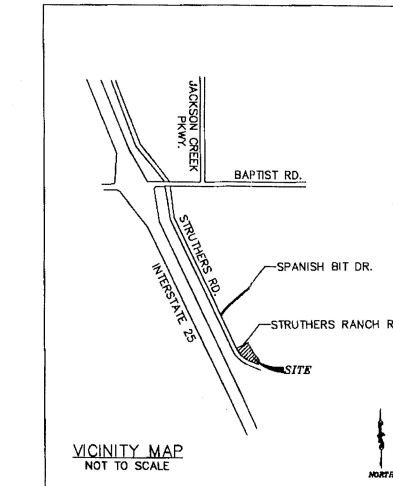
THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



KEVIN F. LLOYD  
FOR AND ON BEHALF OF:  
RAMPART SURVEYS, INC.  
P.O. BOX 5101  
WOODLAND PARK, CO 80866  
(719) 687-0920

DATE

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.



FEES:  
DRAINAGE FEE: 500  
BRIDGE FEE: 500  
SCHOOL FEE: 500  
PARK FEE: 500

REVISED: DEC. 9, 2006 (PER REVIEW COMMENTS DATED 12/4/2006)  
REVISED: OCTOBER 2, 2006 (LANDAMERICA LAWYERS TITLE)  
REVISED: SEPTEMBER 15, 2006 (ENUMERATIONS)  
REVISED: MAY 17, 2006 (PER PLANNING COMMENTS DATED 5/11/2006)  
REVISED: APRIL 18, 2006 (PER REVISED TITLE COMM DATED 4/6/2006)  
REVISED: FEB. 22, 2006 (PER PLANNING COMMENTS DATED 1/24/2006)

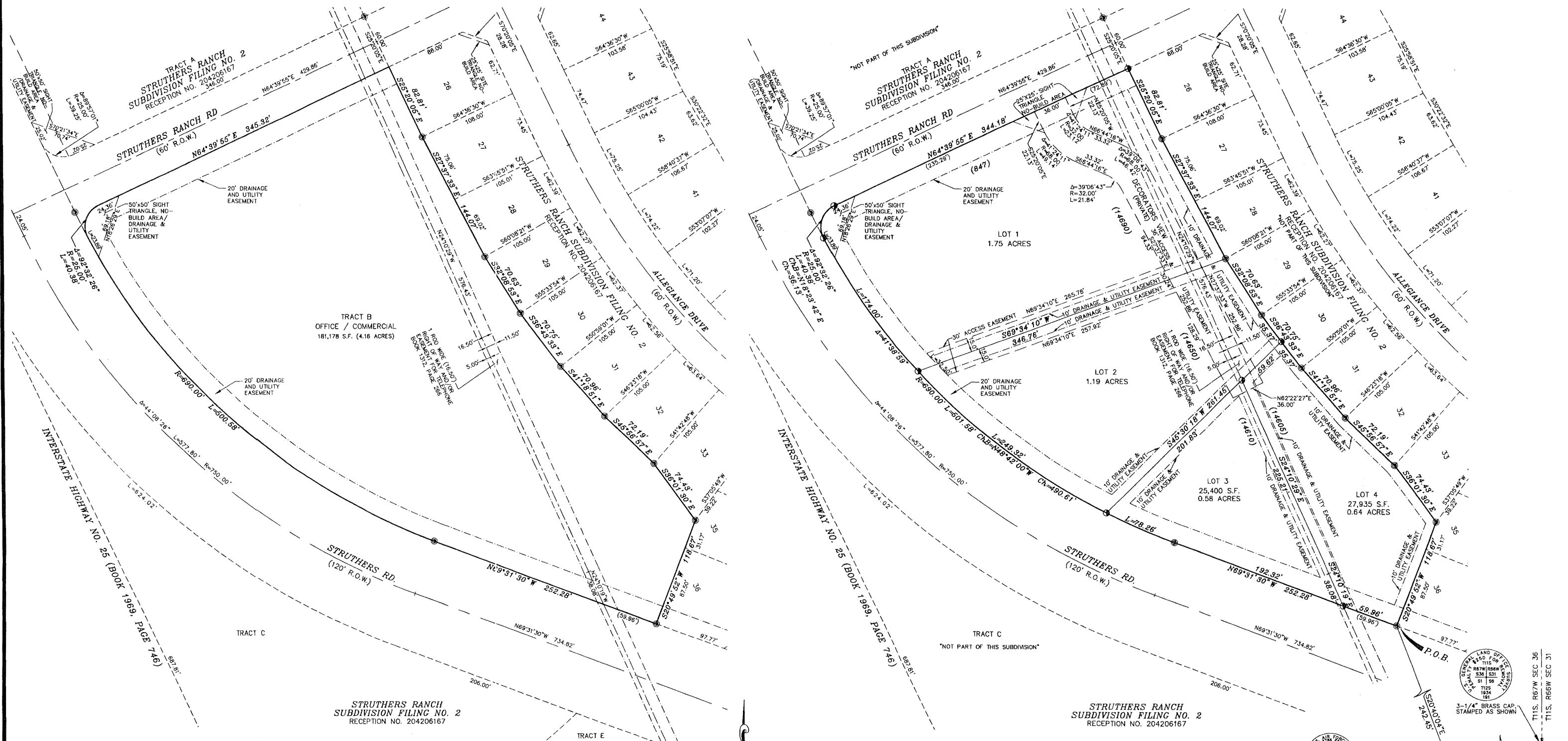
**STRUTHERS RANCH SUB. NO. 4, S1/2 S1/2 SEC. 36, T.11S., R.67W., EL PASO CO., CO**

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

DRAWING: 05240REP.DWG PAGE 1 OF 2

# STRUTHERS RANCH SUBDIVISION FILING NO. 4

## A REPLAT OF TRACT B, STRUTHERS RANCH SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF (S1/2 S1/2) OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



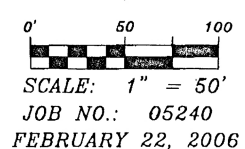
### AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

### AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
  - ⊙ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART P.S 26965"
  - ⊕ FOUND ONE-QUARTER CORNER, STAMPED AS SHOWN
  - ⊗ FOUND SECTION CORNER, STAMPED AS SHOWN



LAND OF COLORADO  
GENERAL SURVEY  
SECTION 36  
T11S, R67W, SEC 36  
T11S, R66W, SEC 31

3-1/4" BRASS CAP, STAMPED AS SHOWN

3-1/2" ALUMINUM CAP, STAMPED AS SHOWN

ASSUMED BASIS OF BEARINGS  
N89°35'52" E  
2657.49'

STRUTHERS RANCH SUB. NO. 4, S1/2 S1/2 SEC. 36, T.11S., R.67W., EL PASO CO., CO

**RAMPART SURVEYS**

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