

EL PASO COUNTY, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT OLD WEST RANCH CO PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND, A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF OF SAID SECTION 3, N00°32'28"W A DISTANCE OF 1510.85 FEET,

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWENTY-ONE (21) COURSES

1. N89°27'32"E A DISTANCE OF 72.00 FEET;
2. S85°42'56"E A DISTANCE OF 166.01 FEET
3. S29°54'26"E A DISTANCE OF 177.09 FEET;
4. S36°18'10"E A DISTANCE OF 428.75 FEET;
5. S40°28'05"E A DISTANCE OF 190.23 FEET;
6. N66°23'24"E A DISTANCE OF 175.25 FEET;
7. N63°48'26"E A DISTANCE OF 930.11 FEET;
8. N39°19'21"E A DISTANCE OF 60.01 FEET, TO A POINT OF NON-TANGENT CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S38°18'29"W, HAVING A RADIUS OF 1660.00 FEET, A CENTRAL ANGLE OF 92°55'40" AND AN ARC LENGTH OF 276.43 FEET, TO A POINT OF NON-TANGENT;

OWNERS CERTIFICATE

[illegible]

SURVEYORS CERTIFICATE

I, _____ DEEKE LEY VAAGA, A CORRECTLY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; THAT THE MONUMENTS SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE

TESTES THE ABOVE ON THIS ____ DAY OF _____ 20____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAN FOR SADDLELEIGH RANCH PLING NO. 1 WAS APPROVED AND ADOPTED BY THE COMMISSIONERS ON THE DAY OF 20, 1960, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF PUBLIC LANDS AND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS, LIST THOSE APPLICABLE) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS HEREON 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.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR SADDLEHORN RANCH FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

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 , 20

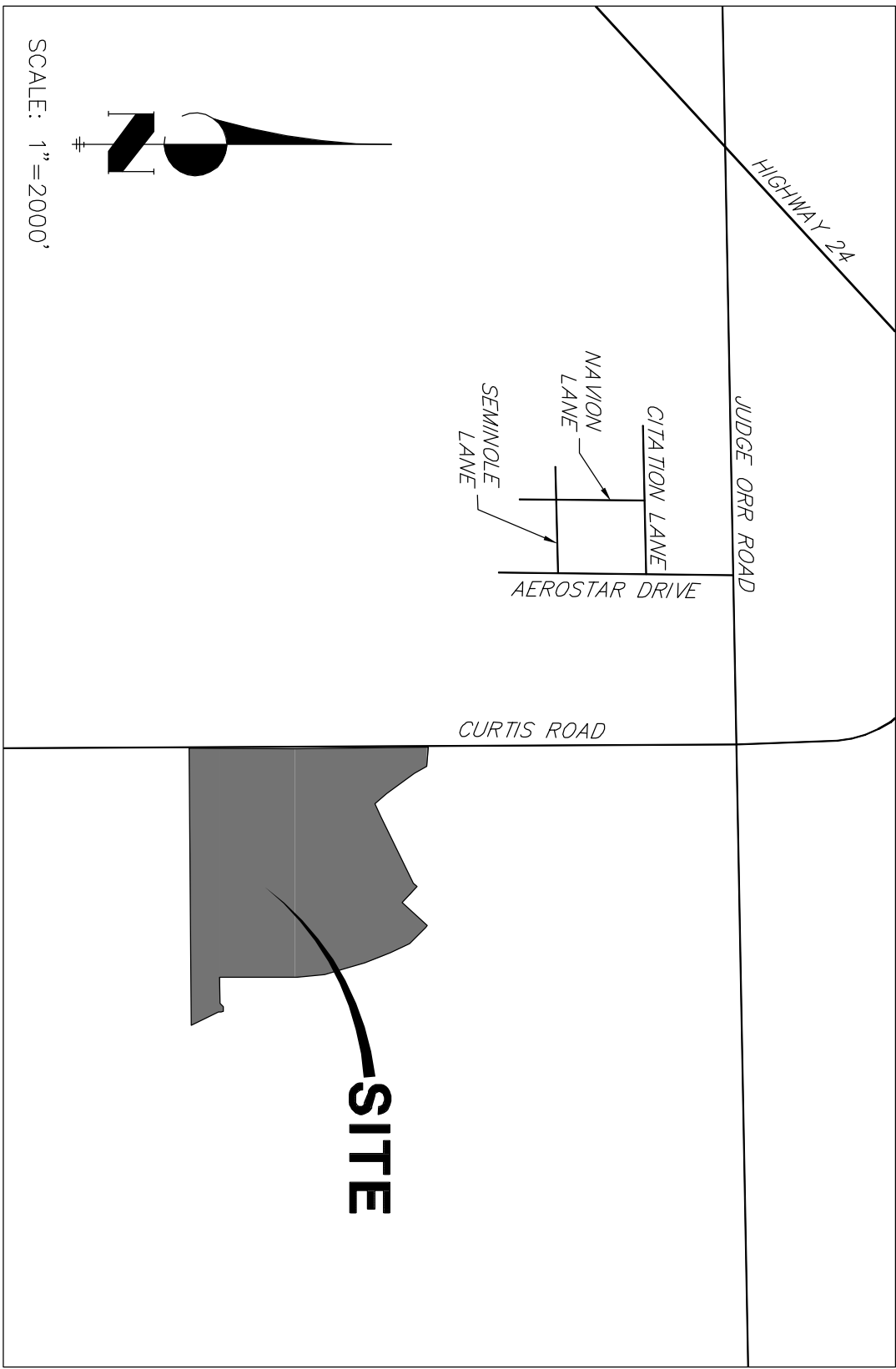
CHUCK BROERMAN, RECORDER

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEES:

RECORDING: _____
 PARK: _____
 SCHOOL: _____
 DRAINAGE: _____
 BRIDGE: _____

| | | USE | OWNER/MAINTENANCE |
|------------------|-----------|--------------------------------------|----------------------------------|
| TRACT | AREA (AC) | | SADDLEHORN METROPOLITAN DISTRICT |
| A | 82.839 | OPEN SPACE, WATER TREATMENT FACILITY | |
| B | 314.867 | OPEN SPACE, DRAINAGE | SADDLEHORN METROPOLITAN DISTRICT |
| C | 317.972 | OPEN SPACE, DRAINAGE | SADDLEHORN METROPOLITAN DISTRICT |
| TOTAL TRACT AREA | 715.648 | | |
| TOTAL LOT AREA | 6,108.313 | | |
| TOTAL ROW AREA | 809.076 | | |
| TOTAL SITE AREA | 7,653.037 | | |



GENERAL NOTES:

1. PER C.R.S. 38-5-106, "ALL UNVEY FEET, DEPENDING ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET. EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY BASIS OF BEARING, THE WEST LINE OF SECTION 3, T3S. 664W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLAT 17498" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 8 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W.
2. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND THE EL PASO COUNTY, STATE OF COLORADO.
3. THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY FLOODING FROM THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, MAP NUMBER 08041C005568, REVISED DATE DECEMBER 7, 2018.
4. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR. ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR. ENGINEERING, LLC RELIED UPON TITLE ORDER NO. 0555073032, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 11, 2018 AT 3:00 P.M.
5. BY APPROVAL OF THIS PLAT EL PASO COUNTY VACATES THE POTENTIAL ROW ALONG THE SOUTH LINE OF SECTION 3 AND THE NORTH LINE OF SECTION 2 TO AS MAY HAVE BEEN ACQUIRED BY BOCC RESOLUTION RECORDED AT BOOK 44, PAGE 78 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED.
6. THE RIGHT OF WAY BETWEEN LOTS 42 AND 43, AND CONSTRUCTION EASEMENTS THAT ARE SHOWN ON LOTS 42 AND 43 OF THIS PLAT ARE FOR THE FUTURE EXTENSION OF DEL CERRO TRAIL EASTERLY AS SADDLEHORN RANCH CONTINUES DEVELOPMENT WITH FUTURE FLUINS.
7. TRACT A IS TO BE USED FOR THE CONSTRUCTION OF A WATER TREATMENT FACILITY. TRACT B & C ARE TO BE USED FOR DRAINAGE PURPOSES.

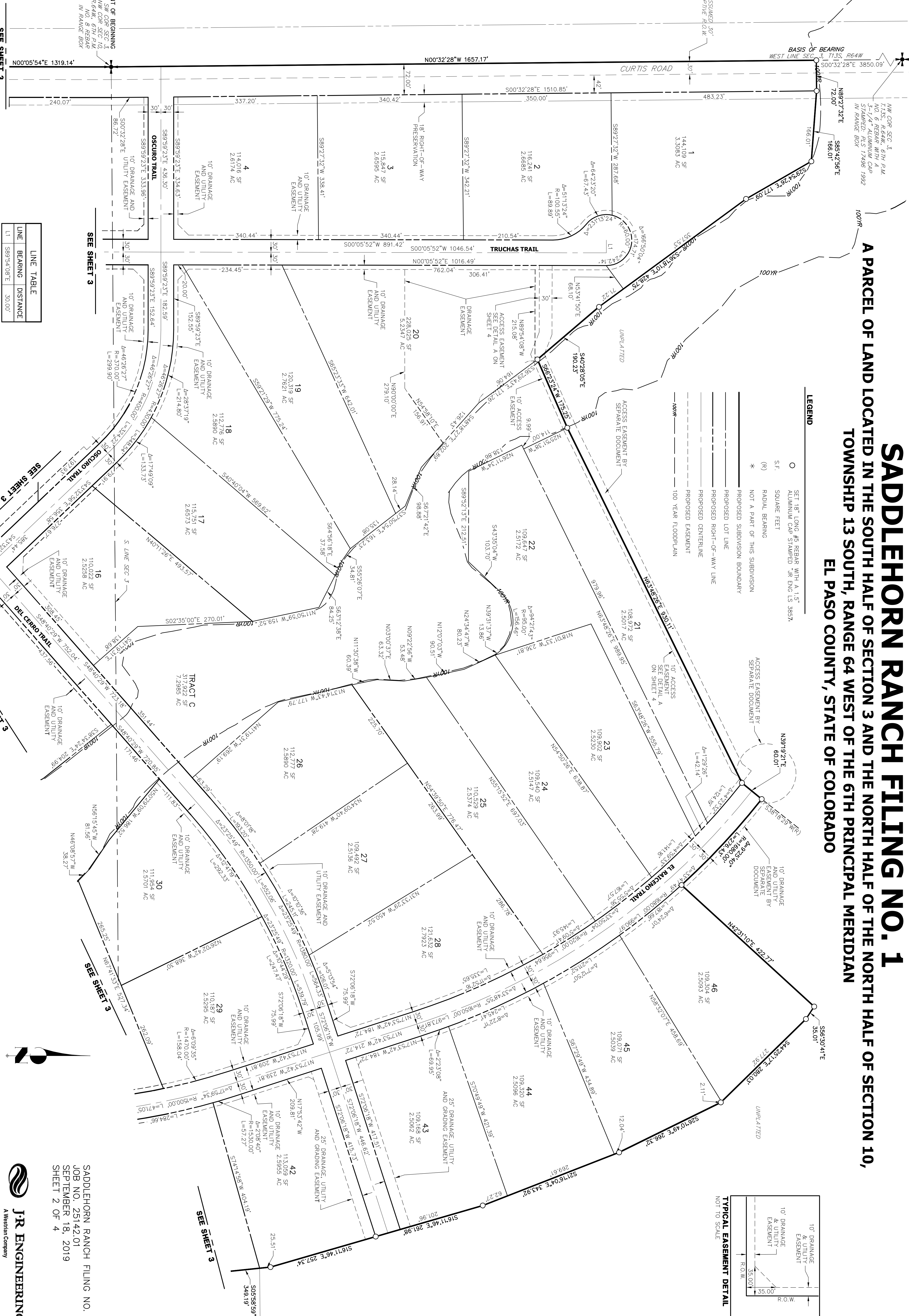
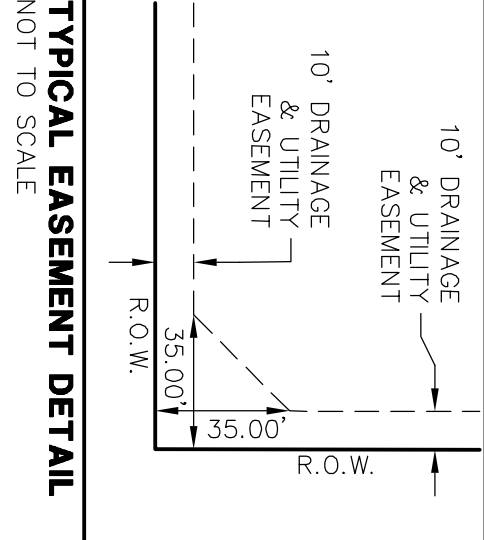
SADDLEHORN RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

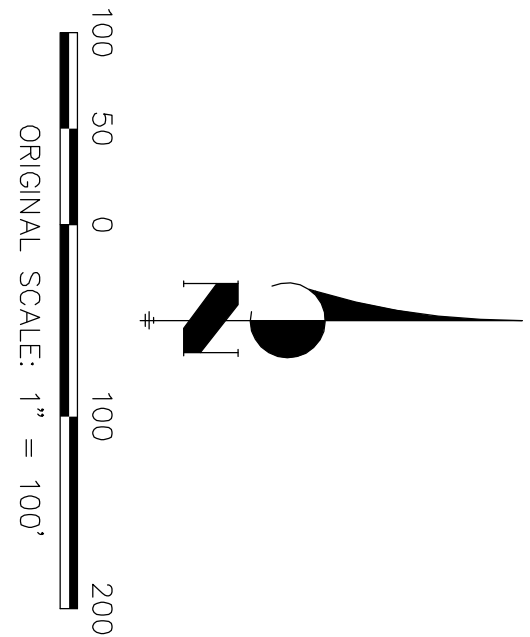
EL PASO COUNTY, STATE OF COLORADO

LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5" SQUARE FEET
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100' YEAR FLOODPLAIN



| LINE TABLE | |
|------------|---------------------|
| LINE | BEARING DISTANCE |
| L1 | S89°54'08\"E 30.00' |

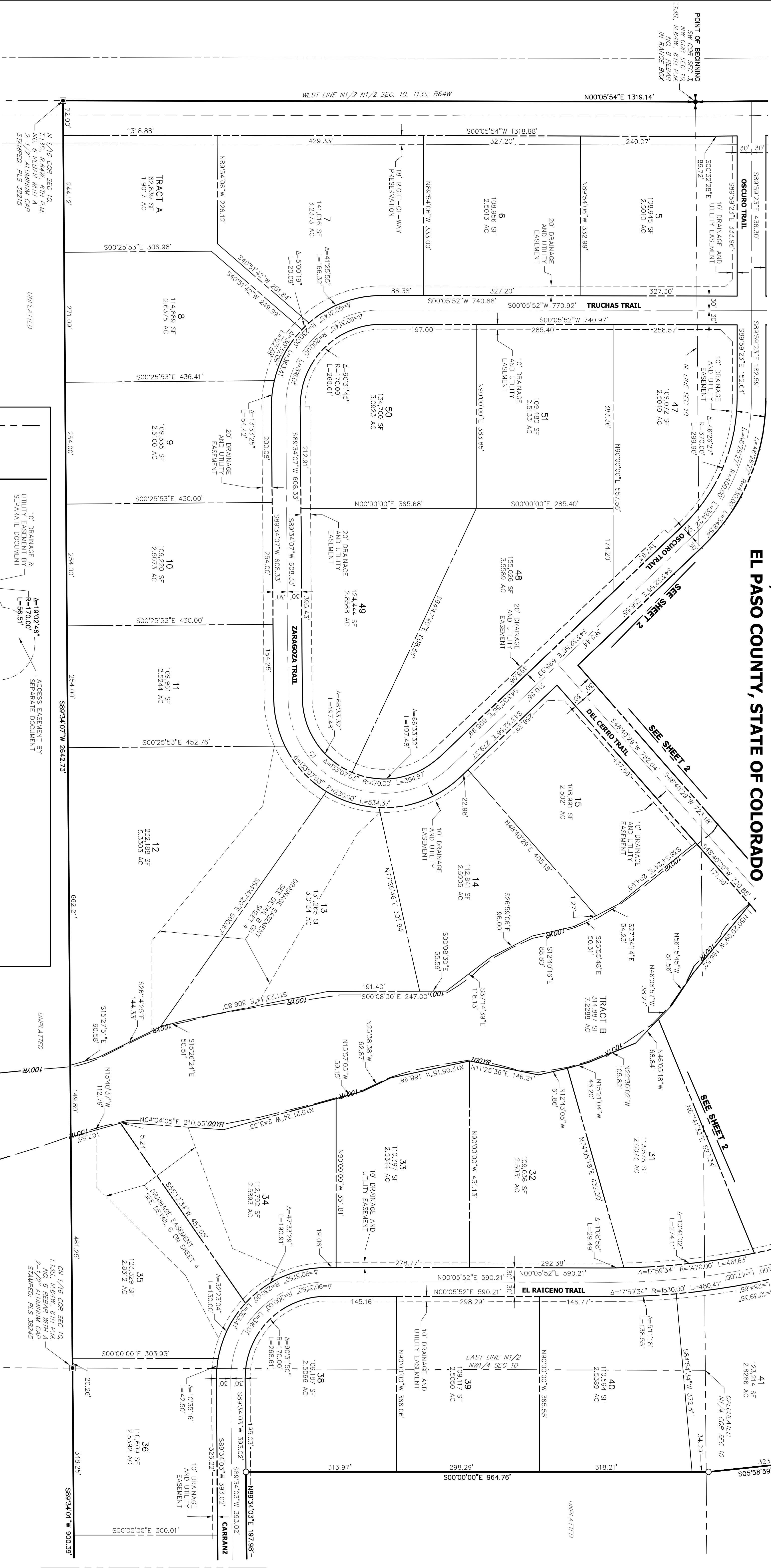


SADDLEHORN RANCH FILING NO. 1

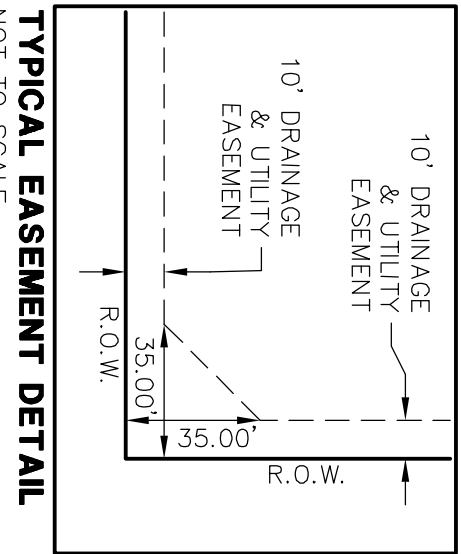
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO

SEE SHEET 2

SEE SHEET 2



| CURVE TABLE | | | |
|-------------|------------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH |
| C1 | 133°07'03" | 200.00' | 464.67' |
| C2 | 23°55'17" | 200.00' | 83.50' |



SEE ABOVE

LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED LOT LINE
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTRINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN



A Western Company

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142 01
SEPTEMBER 18, 2019
SHEET 3 OF 4

Central 303-740-5333 • Colorado Springs 719-593-2833
Fort Collins 970-491-8888 • www.jrengineering.com

