

Chuck Broerman

El Paso County, CO

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## SUBDIVISION/CONDOMINIUM PLAT

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**Reception Number**

**Date**

**Time**

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**Reception Fee**

**Number of Pages**

**File Number**

Saddlehorn Ranch Filing No 1

**Name of Plat**

Gorilla Capital Co Saddlehorn Ranch LLC

**Owner's Name**

**Subdivision**

**Condominium**

# 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

# 14749

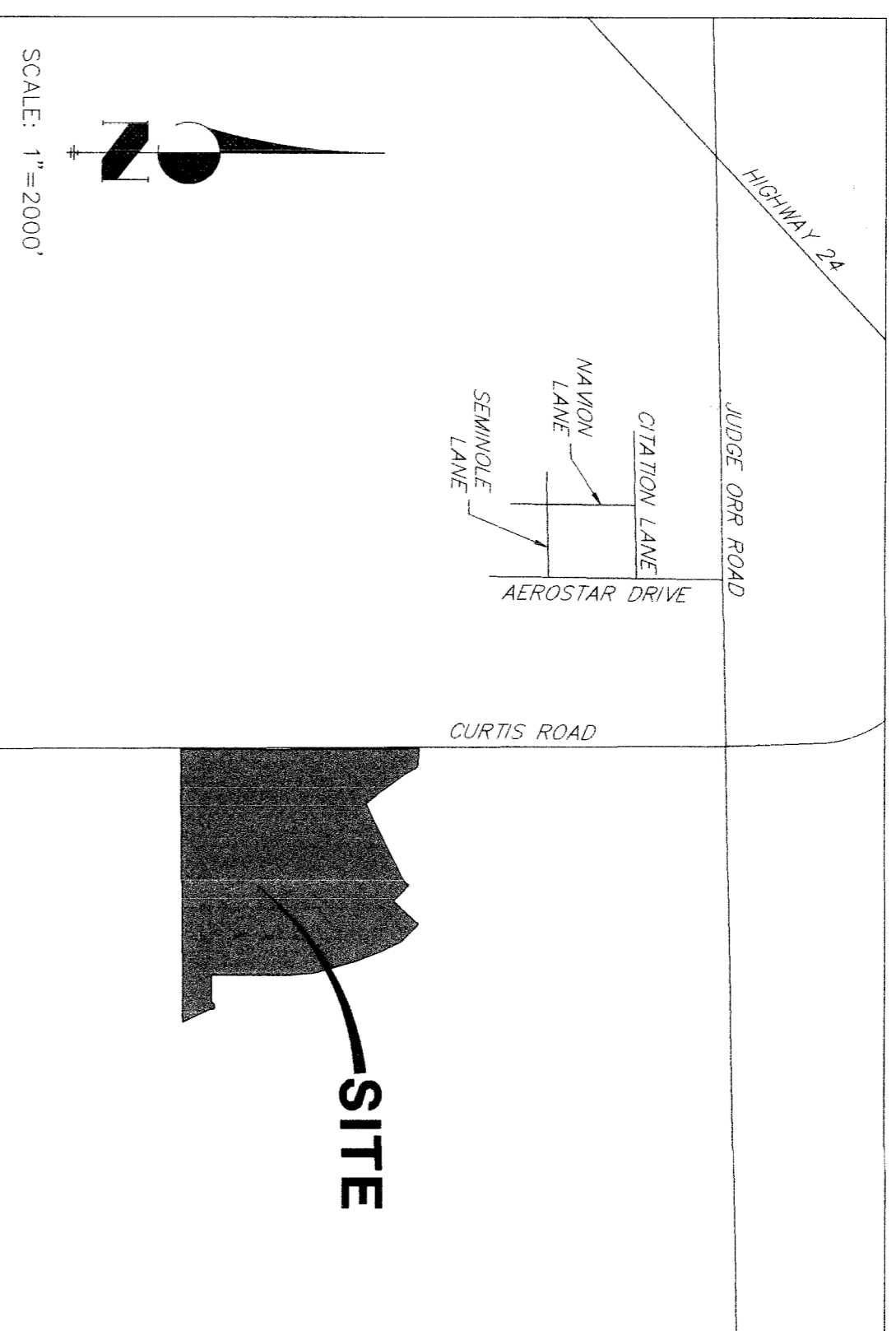
**KNOW ALL MEN BY THESE PRESENTS**

THAT GORILLA CAPITAL CO SADDLEHORN RANCH, LLC, 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 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 SAID SECTION 3, N00°32'28"W A DISTANCE OF 1987.87 FEET;  
 THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. N89°27'32"E A DISTANCE OF 72.00 FEET;
  2. S68°03'22"E A DISTANCE OF 227.58 FEET;
  3. S53°08'37"E A DISTANCE OF 717.78 FEET;
  4. S32°24'01"E A DISTANCE OF 240.57 FEET;
  5. S24°10'40"E A DISTANCE OF 207.55 FEET;
  6. S33°50'17"E A DISTANCE OF 610.26 FEET;
  7. N63°48'28"E A DISTANCE OF 1002.65 FEET;
  8. N42°34'07"E A DISTANCE OF 60.00 FEET, TO THE POINT OF A NON-TANGENT CURVE;
  9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S42°34'07"W, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 08°10'02" AND AN ARC LENGTH OF 1515.51 FEET, TO A POINT OF NON-TANGENT;
  10. N42°31'01"E A DISTANCE OF 422.77 FEET;
  11. S66°30'41"E A DISTANCE OF 35.01 FEET;
  12. S44°25'17"E A DISTANCE OF 280.03 FEET;
  13. S26°10'49"E A DISTANCE OF 286.32 FEET;
  14. S21°16'04"E A DISTANCE OF 343.92 FEET;
  15. S16°11'46"E A DISTANCE OF 281.98 FEET;
  16. S16°11'46"E A DISTANCE OF 257.34 FEET;
  17. S05°58'59"E A DISTANCE OF 349.19 FEET;
  18. S00°00'00"E A DISTANCE OF 964.76 FEET;
  19. N89°34'03"E A DISTANCE OF 197.98 FEET, TO A POINT OF CURVE;
  20. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19°02'46" AND AN ARC LENGTH OF 56.51 FEET, TO A POINT OF NON-TANGENT;
  21. S89°37'00"W, A DISTANCE OF 565.01 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;
- THENCE ON SAID SOUTH LINE, S89°34'01"W, A DISTANCE OF 900.39 FEET, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;  
 THENCE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, S89°34'07"W, A DISTANCE OF 2642.73 FEET, TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;  
 THENCE ON SAID WEST LINE, N00°05'54"E, A DISTANCE OF 131914 FEET, TO THE POINT OF BEGINNING;  
 CONTAINING A CALCULATED AREA OF 7,753,314 SQUARE FEET OR 177,991.6 ACRES.

**DEDICATION**

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 48 LOTS, STREETS, 3 TRACTS AND EASEMENTS AS SHOWN ON THE ATTACHED PLAT AND HEREBY DEDICATED SAID LOTS, STREETS, TRACTS AND EASEMENTS TO THE PUBLIC AS SHOWN ON THE PLAT. AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS AGENTS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS 'SADDLEHORN RANCH FILING NO. 1' IN EL PASO COUNTY, COLORADO.



**OWNERS CERTIFICATE**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THE ATTACHED PLAT AND HEREBY DEDICATED SAID LOTS, STREETS, TRACTS AND EASEMENTS TO THE PUBLIC AS SHOWN ON THE PLAT AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS AGENTS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS 'SADDLEHORN RANCH FILING NO. 1' IN EL PASO COUNTY, COLORADO.

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
 By: [Signature]  
 Title: Manager

ATTEST: (IF CORPORATION)  
 SECRETARY/TREASURER  
 STATE OF COLORADO  
 COUNTY OF El Paso  
 COUNTY OF El Paso  
 ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May, 2021 BY  
[Signature]  
 Notary Public  
 My Commission Expires 11-30-2024

MY COMMISSION EXPIRES 11-30-2024  
 WITNESS MY HAND AND OFFICIAL SEAL [Signature]  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 COUNTY OF El Paso  
 COUNTY OF El Paso  
 ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May, 2021 BY  
[Signature]  
 Notary Public  
 My Commission Expires 11-30-2024

**ACCEPTANCE CERTIFICATE FOR TRACTS**

THE DEDICATION OF TRACTS A, B AND C ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT  
 SADDLEHORN RANCH METROPOLITAN DISTRICT  
 By: [Signature]  
 PRESIDENT  
 STATE OF COLORADO  
 COUNTY OF El Paso  
 COUNTY OF El Paso  
 ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May, 2021 BY  
[Signature]  
 My Commission Expires 11-30-2024  
 WITNESS MY HAND AND OFFICIAL SEAL [Signature]  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 COUNTY OF El Paso  
 COUNTY OF El Paso

**OWNERSHIP & MAINTENANCE TABLE**

| TRACT            | AREA (SF) | AREA (AC) | USE                                  | OWNER                                  | MAINTENANCE                            |
|------------------|-----------|-----------|--------------------------------------|--|--|
| A                | 82,899    | 1.9017    | OPEN SPACE, WATER TREATMENT FACILITY | SADDLEHORN RANCH METROPOLITAN DISTRICT | SADDLEHORN RANCH METROPOLITAN DISTRICT |
| B                | 323,812   | 7.4337    | OPEN SPACE, DRAINAGE                 | SADDLEHORN RANCH METROPOLITAN DISTRICT | SADDLEHORN RANCH METROPOLITAN DISTRICT |
| C                | 567,282   | 13.0253   | OPEN SPACE, DRAINAGE                 | SADDLEHORN RANCH METROPOLITAN DISTRICT | SADDLEHORN RANCH METROPOLITAN DISTRICT |
| TOTAL TRACT AREA | 974,093   | 22.3607   |                                      |  |  |
| TOTAL LOT AREA   | 5,353,178 | 136,679.9 |                                      |  |  |
| TOTAL ROW AREA   | 825,493   | 18.9507   |                                      |  |  |
| TOTAL SITE AREA  | 7,753,304 | 177,991.4 |                                      |  |  |

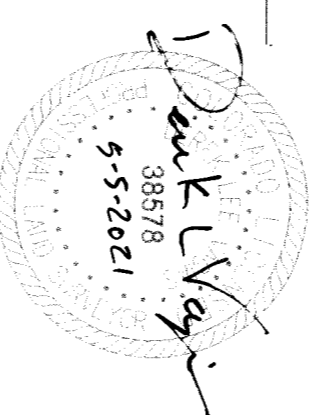
**GENERAL NOTES:**

1. PER C.R.S. 39-51-106, "ALL LINEAL UNITS DEPICTED 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.
  2. BASIS OF BEARING: THE WEST LINE OF SECTION 3, T13S, R64W, 6TH P.M., MONUMENTED BY A 3"-1/4" ALUMINUM CAP STAMPED PLUS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLATE CENTRAL ZONE.
  3. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDS OF EL PASO COUNTY, STATE OF COLORADO.
  4. THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY FLOODS WITH A 1% ANNUAL FLOOD PROBABILITY). FLOODPLAIN INFORMATION WAS OBTAINED BY F.E.M.A. FLOODPLAIN MAPS AS SHOWN ON THE FLOODPLAIN MAP OF TOWNSHIP 13 SOUTH, RANGE 64 WEST, EL PASO COUNTY, COLORADO, MAP NUMBER 0804105558G AND 0804105566G BOTH WITH REVISION DATES OF DECEMBER 7, 2016.
  5. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AN ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. THE SURVEYING FIRM HAS CONDUCTED A LIMITED SEARCH OF THE PUBLIC RECORDS TO DETERMINE THE RECORDS OF THIS TRACT. EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING RECORDS OF THIS TRACT ARE AVAILABLE TO THE PUBLIC. THE ENGINEERING COMPANY, DATED APRIL 19, 2021, 7:30 A.M.
  6. BY APPROVAL OF THIS PLAT EL PASO COUNTY HAS ACCEPTED THE POSITIONAL ROW ALONG THE SOUTH LINE OF SECTION 3, AND THE NORTH LINE OF SECTION 10 AS MAY HAVE BEEN ADJUSTED BY BOOK RESOLUTION RECORDED AT BOOK A, PAGE 79 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- SEE SHEET 2 FOR ADDITIONAL NOTES.

**SURVEYORS CERTIFICATE**

I, DEBRA LEE WAGAN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE PUBLIC SUPREVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CALCULATIONS ARE MORE THAN 10,000:1 AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.  
 I ATTEST THE ABOVE ON THIS 20 DAY OF May, 2021

DEBRA LEE WAGAN  
 REGISTERED PLS #38578  
 DATE 5-5-2021  
 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC



**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

THIS PLAT FOR SADDLEHORN RANCH FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON May 24, 2021. THE PUBLIC RECORDS OF LAND AND THE PUBLIC RECORDS OF TRACTS AND EASEMENTS INCLUDED IN THE RESOLUTION OF APPROVAL OF THIS PLAT SHALL BE ACKNOWLEDGED AS FOLLOWS:  
 (PRINT NAME) AS PRESIDENT/VICE PRESIDENT AND PRINT NAME AS SECRETARY/TREASURER, NAME OF CORPORATION, A STATE CORPORATION, (PRINT NUMBER) AS MANAGER/MEMBERS FOR A LLC SHALL BE ACKNOWLEDGED AS FOLLOWS:  
 (NOTE: REQUIRED WHEN SEPARATE RATIFICATION STATEMENTS FOR DEED OF TRUST HOLDERS, MORTGAGEES ARE NOT UTILIZED)

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

**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 24 DAY OF May, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR  
[Signature]

**CLERK AND RECORDER**

STATE OF COLORADO  
 COUNTY OF EL PASO  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE  
 AT 5:10 O'CLOCK A.M., THIS 24 DAY OF May, 2021, A.D.  
 AND IS DULY RECORDED AT RECEPTION NO. 20210524 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 CHLOE BERGMAN, RECORDER  
 By: [Signature]  
 DEPUTY

SADDLEHORN RANCH FILING NO. 1  
 JOB NO. 25142.01  
 MAY 4, 2021  
 SHEET 1 OF 5



POD FILE# SF-19-012



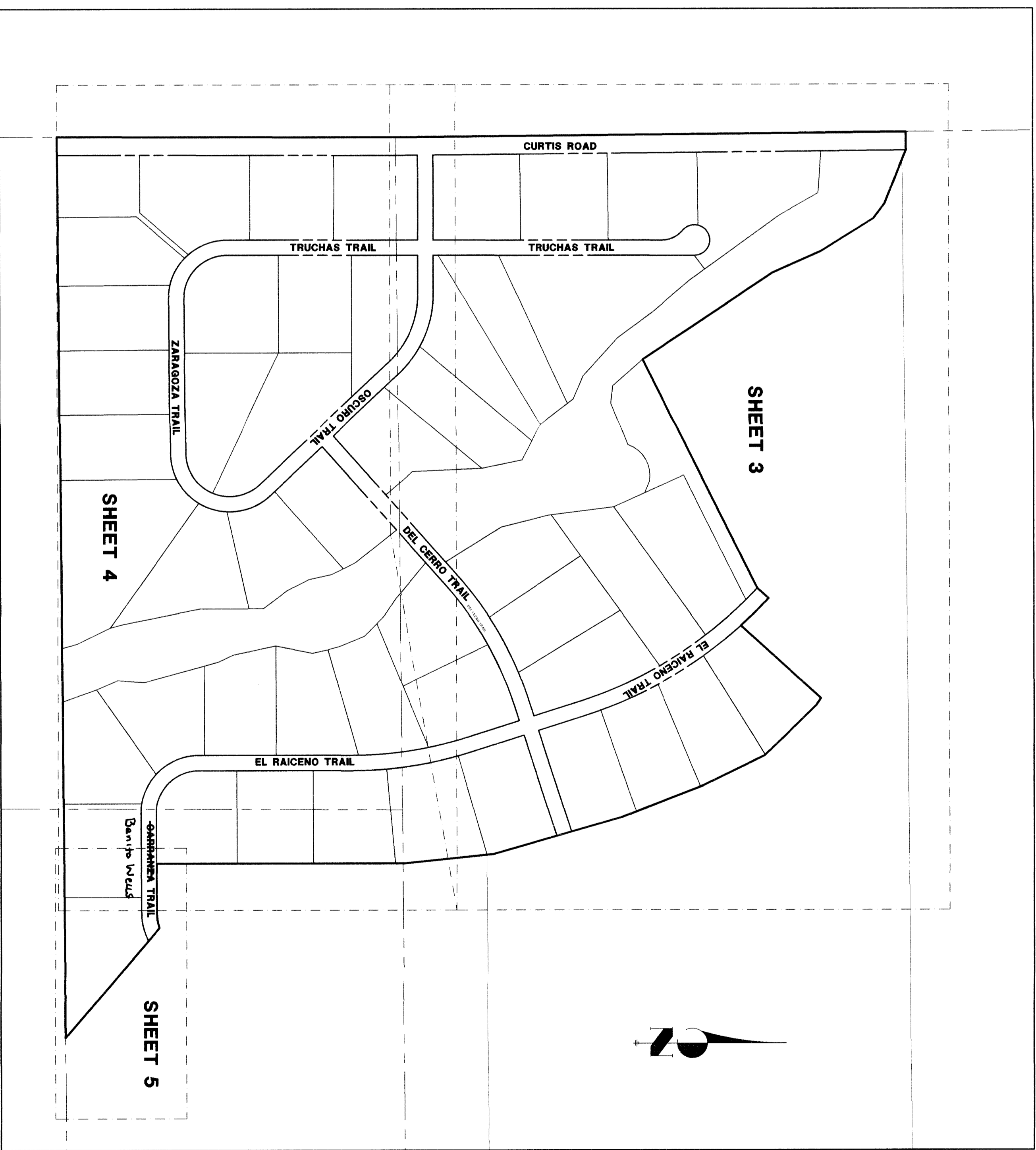
**SADDLEHORN RANCH FILING NO. 1**  
**A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF SECTION 10,**  
**TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN**  
**EL PASO COUNTY, STATE OF COLORADO**

**GENERAL NOTES CONTINUED.**

7. TRACT A IS FOR OPEN SPACE AND CONSTRUCTION OF A WATER TREATMENT FACILITY. TRACT B AND C ARE TO BE USED FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACTS A, B AND C SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
10. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
11. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
12. IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
13. UNLESS SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC DUTY AND DRAINAGE EASEMENT. ALL EXISTING SUBDIVISION BOUNDARIES HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC DUTY AND DRAINAGE EASEMENT SHALL REMAIN THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARDS REPORT; NATURAL FEATURES REPORT.
15. PERILOUS SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEWS AND PERMIT REQUIREMENTS AND OTHER AGENCY REQUIREMENT IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING SPECIES ACT PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
16. 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT OR THE COUNTY OWNER HAS ACCEPTED THE SUBDIVISION IMPROVEMENTS AGREEMENT UNDER A CONVEYANCE AGREEMENT BETWEEN THE COUNTY OWNER AND RECORDER OF EL PASO COUNTY, COLORADO OR IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER PARTY'S REQUEST AND UPON RECEIVING A WRITTEN AND COMPLETED DEVELOPMENT IMPROVEMENTS AGREEMENT FROM THE COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE COLLECTRS FROM TRUCHAS TRAIL, OSORNO TRAIL, DEL CERRO TRAIL, EL RAICENO TRAIL, AND BEHIND WELLS TRAIL PER LAND DEVELOPMENT CODE SECTION 13.02.2. THE FALCON E.S.S. CO. DRAINAGE DITCH LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
18. THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD.
19. THE FOLLOWING LOTS (1, 7, 8, 27, 28, 31, 34, 34, 35, 36, 37, 38, TRACT A) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD ARE CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED APRIL 24, 2020 IN THE SADDLEHORN RANCH PRELIMINARY PLAN FILE # SP-19-008 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE HAZARD AREAS AND SUBSURFACE SOILS INVESTIGATION AND ANALYZED SITE PLAN STRUCTURES ARE PROPOSED FOR HAZARD AREA, A SUBSURFACE SOILS INVESTIGATION AND ANALYZED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
20. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-5.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS ASSOCIATED WITH AGRICULTURE. AGRICULTURE IS A LEGAL USE OF LAND AND SHOULD BE ENCOURAGED AND SUPPORTED. AGRICULTURAL OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGALIGANT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, WIND, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-REQUIRED AGRICULTURAL OPERATIONS.
21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
23. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT. CREATED UNDER LOCAL ORDINANCE 100000. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
24. THE PRIVATE DETENTION BASINS WITHIN PORTIONS OF LOTS 12, 13, 20, 37 AND 38 ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AT RECEPTION NO. 241122604 OF THE RECORDS OF EL PASO COUNTY. THE SADDLEHORN RANCH METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
25. THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT AND REFERENCED IN THE EASEMENT AGREEMENT AS RECORDED AT RECEPTION NOS. 241122604 OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON THE COMPLETION OF ROADWAY CONSTRUCTION OF EL RAICENO TRAIL AND CARRANZA TRAIL WITH A FUTURE FINAL PLAT.
26. EMERGENCY ACCESS EASEMENT SHOWN ON TRACT A IS TEMPORARY AND WILL BE VACATED ONCE A SECOND PERMANENT CONNECTION IS MADE TO CURTIS OR JUDGE GHR ROAD.

**GENERAL NOTES CONTINUED.**

27. PER THE SADDLEHORN RANCH RESTRICTIVE COVENANT ON TRANSFER OF TITLE DOCUMENT RECORDED IN THE RECORDS OF EL PASO COUNTY UNDER RECEPTION NUMBER 241122604, THE FIRST 15 LOTS (1, GONELLA CAPITAL CO SADDLEHORNS RANCH, LOTS 1-15) AND LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000) SHALL BE CONSIDERED TO BE CRITICAL TO THE WATER SYSTEM INFRASTRUCTURE BEING CONSTRUCTED BUT CERTIFICATE OF OCCUPANCY'S WILL NOT BE ISSUED FOR SADDLEHORN RANCH UNTIL THE WATER SYSTEM INFRASTRUCTURE HAS BEEN COMPLETED AND HAS RECEIVED FINAL APPROVAL TO SERVE AS A COMMUNITY WATER SYSTEM INCLUDING APPROVAL OF THE TMF ASSESSMENT FROM THE CDPHE.
28. WATER IN THE DENVER BASIN ACQUIRES IS ALLOCATED BASED ON A 100 YEAR ACQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN SHOULD BE EVALUATED BASED ON A 300 YEAR ACQUIFER LIFE. APPLICANT 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 SHOULD BE EVALUATED BASED ON A 300 YEAR ACQUIFER LIFE. BECAUSE OF THE LIMITED LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN, FUTURE OWNERS OF THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE ACQUIRES. ALTERNATIVE REWARDABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
29. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. Airport operations or inconsistencies associated with proximity to sensitivities to have airports can vary from person to person and are associated with the property. It is the responsibility of the buyer to determine whether you are acceptable to you.



*David L. Vignone*  
198578  
5-52021

SADDLEHORN RANCH FILING NO. 1  
JOB NO. 25142.01  
MAY 4, 2021  
SHEET 2 OF 5

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