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

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 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 71.78 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°48'26"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 05°10'02" AND AN ARC LENGTH OF 151.51 FEET, TO A POINT OF NON–TANGENT;
10. N42°31'10"E A DISTANCE OF 422.77 FEET;
11. S56°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 266.32 FEET;
14. S21°16'04"E A DISTANCE OF 343.92 FEET;
15. S16°11'46"E A DISTANCE OF 261.98 FEET;
16. S16°11'46"E A DISTANCE OF 257.34 FEET;
17. THENCE S05°58'59"E A DISTANCE OF 349.19 FEET;
18. THENCE S00°00'00"E A DISTANCE OF 964.76 FEET;
19. THENCE N89°34'03"E A DISTANCE OF 197.98 FEET;
20. N89°34'03"E A DISTANCE OF 197.98 FEET, TO A POINT OF CURVE;
21. 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;
22. S49°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 1319.14 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,753,314 SQUARE FEET OR 177.9916 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 49 LOTS, STREETS, 3 TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, 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.

VICINITY MAP

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 HEREON UNDER THE NAME AND SUBDIVISION OF SADDLEHORN RANCH FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

_____
ROI PROPERTY GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY:
TITLE:

ATTEST: (IF CORPORATION)

SECRETARY/TREASURER

STATE OF COLORADO)
) SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY

_____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL_____
NOTARY PUBLIC
SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS:
(PRINT NAME) AS PRESIDENT/VICE PRESIDENT AND PRINT NAME AS SECRETARY/TREASURER, NAME OF CORPORATION, A STATE CORPORATION.
SIGNATURES OF MANAGERS/MEMBERS FOR A LLC SHALL BE ACKNOWLEDGED AS FOLLOWS:
(PRINT NAME) AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY.
(NOTE: REQUIRED WHEN SEPARATE RATIFICATION STATEMENTS FOR DEED OF TRUST HOLDERS, MORTGAGEES ARE NOT UTILIZED)

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B AND C ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SADDLEHORN METROPOLITAN DISTRICT.

SADDLEHORN METROPOLITAN DISTRICT

BY: _____
PRESIDENT
STATE OF COLORADO)
SS.
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY

_____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

824 MD?

OWNERSHIP & MAINTENANCE TABLE

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	82,839	1.9017	OPEN SPACE, WATER TREATMENT FACILITY	SADDLEHORN METROPOLITAN DISTRICT	SADDLEHORN METROPOLITAN DISTRICT
B	323,812	7.4337	OPEN SPACE, DRAINAGE	SADDLEHORN METROPOLITAN DISTRICT	SADDLEHORN METROPOLITAN DISTRICT
C	567,382	13.0253	OPEN SPACE, DRAINAGE	SADDLEHORN METROPOLITAN DISTRICT	824 ACRE METROPOLITAN DISTRICT
TOTAL TRACT AREA	974,033	22.3607			
TOTAL LOT AREA	5,953,778	136.6799			
TOTAL ROW AREA	825,493	18.9507			
TOTAL SITE AREA	7,753,304	177.9914			

Does this MD exist?

GENERAL NOTES:

1. PER C.R.S. 38–51–106, "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, T3S, R64W, 6TH P.M., MONUMENTED BY A 3–1/4" ALUMINUM CAP STAMPED "PLS 17496" 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 AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
3. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER 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 THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 08041C0558G AND 08041C0566G BOTH WITH REVISED DATES OF DECEMBER 7, 2018.
5. 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. SC55073032, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2018 AT 5:00 P.M.
6. 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 10 AS MAY HAVE BEEN ACQUIRED BY BOCC RESOLUTION RECORDED AT BOOK A, PAGE 78 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

SEE SHEET 2 FOR ADDITIONAL NOTES.

SURVEYORS CERTIFICATE

I DEREK LEE VAGIAS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, 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 ; 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 ____ DAY OF _____, 20_____.

_____
DEREK LEE VAGIAS, DATE
COLORADO REGISTERED PLS #38578
FOR AND ON BEHALF OF JR 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 THE _____ DAY OF _____, 20 _____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS: LIST THOSE APPLICABLE) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON 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.

_____ _____
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 _____ 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____, A.D.

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

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES:

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

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
JULY 14, 2020
SHEET 1 OF 5

PCD FILE# SF-19-012

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

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

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 UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. 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. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW 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 THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLES 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 BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS 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 APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT 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 CULVERTS FROM TRUCHAS TRAIL, OSCURO TRAIL, DEL CERRO TRAIL, EL RAICENO TRAIL, ZARAGOZA TRAIL AND CARRANZA TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C3. DUE TO THEIR 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-19-006 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, AN ENGINEERED 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. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGANT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPAYING 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-NEGLIGENT 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 OF THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. 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 _____ AND _____ ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ 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. _____ AND _____ 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 ORR ROAD

Add note requiring lot-specific subsurface soil investigations per LOI?

KEY MAP

300 150 0 300
ORIGINAL SCALE: 1" = 300'

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
JULY 14, 2020
SHEET 2 OF 5

J·R ENGINEERING
A Westrian Company

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PCD FILE# SF-19-012

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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" ALUMINUM CAP STAMPED "JR ENG LS 38578"
- 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
- 100YR — 100 YEAR FLOODPLAIN
- 6698 — FEMA FIRM BASE FLOOD ELEVATION
- GEOLOGIC HAZARD AREA
- NO BUILD AREA

TYPICAL EASEMENT DETAIL
NOT TO SCALE

TYPICAL EASEMENT DETAIL
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°54'08"E	30.00'
L2	N53°41'50"E	68.10'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	231°13'24"	60.00'	242.14'
C4	2°15'36"	1620.00'	63.90'

ORIGINAL SCALE: 1" = 100'

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
JULY 14, 2020
SHEET 3 OF 5

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SADDLEHORN RANCH FILING NO. 1

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EL PASO COUNTY, STATE OF COLORADO

LEGEND

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- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
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- 100YR 100 YEAR FLOODPLAIN
- 6698 FEMA FIRM BASE FLOOD ELEVATION
- GEOLOGIC HAZARD AREA
- NO BUILD AREA

LINE TABLE		
LINE	BEARING	DISTANCE
EL7	N11°52'47"W	43.06'
EL8	N02°19'53"E	195.50'
EL9	N08°42'11"W	60.04'
EL10	N15°09'46"W	128.28'
EL11	N15°49'37"W	114.32'
EL12	N25°39'54"W	61.48'

LINE TABLE		
LINE	BEARING	DISTANCE
EL13	N12°40'57"W	116.21'
EL14	N09°48'22"W	58.93'
EL15	N10°46'49"E	138.00'
EL16	N10°17'28"W	22.09'
EL17	N15°33'36"W	109.44'
EL18	N31°07'39"W	112.11'

LINE TABLE		
LINE	BEARING	DISTANCE
EL19	N46°02'28"W	104.70'
EL20	N54°58'19"W	150.20'
EL21	N81°56'55"W	92.99'
EL22	S48°40'29"W	6.80'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	133°07'03"	200.00'	464.67'
C5	5°00'19"	230.00'	20.09'
C6	28°52'50"	230.00'	115.93'
C7	32°23'53"	230.00'	130.05'
C8	32°23'04"	230.00'	130.00'

TYPICAL EASEMENT DETAIL
NOT TO SCALE

TYPICAL EASEMENT DETAIL
NOT TO SCALE

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
JULY 14, 2020
SHEET 4 OF 5

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

DETAIL A

100 50 0 100
ORIGINAL SCALE: 1" = 100'

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 SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100YR 100 YEAR FLOODPLAIN
- 6698 FEMA FIRM BASE FLOOD ELEVATION
- GEOLOGIC HAZARD AREA
- NO BUILD AREA

LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N00°05'52"E	30.00'
EL2	S89°54'08"E	191.50'
EL3	S40°28'05"E	45.04'
EL4	S36°29'43"E	116.87'
EL5	N56°09'43"E	128.11'
EL6	S33°50'17"E	21.66'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	23°55'17"	200.00'	83.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S49°37'00"E	32.70'
L4	S49°37'00"E	33.85'

DETAIL B

100 50 0 100
ORIGINAL SCALE: 1" = 100'

DETAIL C

100 50 0 100
ORIGINAL SCALE: 1" = 100'

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SHEET 5 OF 5

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