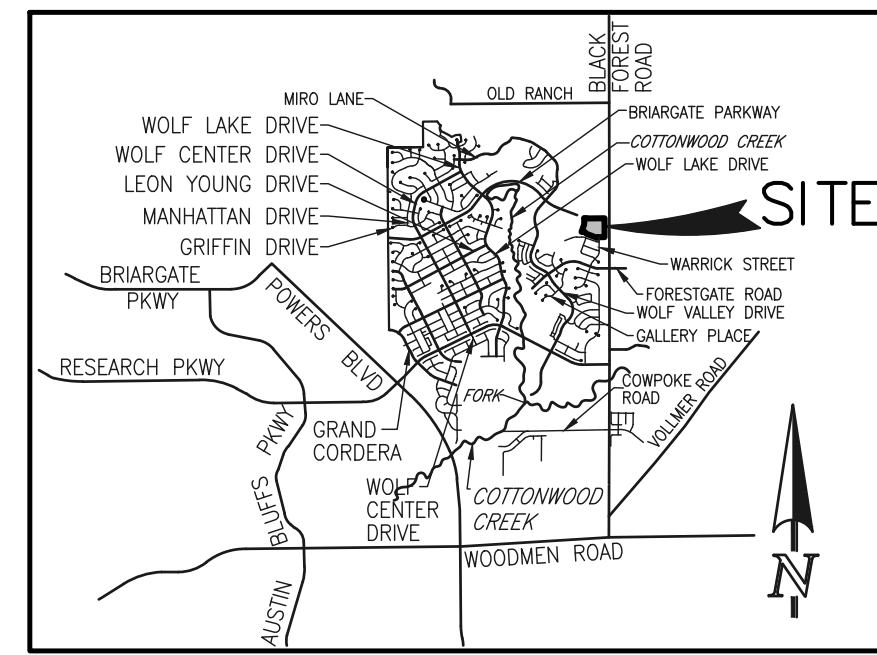


REVEL AT WOLF RANCH FILING NO. 11

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP
N.T.S.

BE IT KNOWN BY THESE PRESENTS:

THAT REVEL 1 LLC., A COLORADO LIMITED LIABILITY COMPANY AND OLD RANCH METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND NO. 5 REBAR AND 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" AT THE NORTHWEST CORNER OF LOT 29 OF REVEL AT WOLF RANCH FILING NO. 10 SUBDIVISION ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED FEBRUARY 12, 2026 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 226715648;

THENCE NORTH 69°57'39" WEST ON THE NORTHEASTERLY LINE OF LOTS 30 THROUGH 36, INCLUSIVE, A DISTANCE OF 380.00 FEET TO A FOUND NO. 5 REBAR AND 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" AT THE NORTHEAST CORNER OF LOT 37 OF SAID REVEL AT WOLF RANCH FILING NO. 10, SAID LINE BEING THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 45°39'35" WEST ON THE NORTHEASTERLY LINE OF SAID LOT 37 AND LOT 38 OF SAID REVEL AT WOLF RANCH FILING NO. 10, A DISTANCE OF 115.14 FEET TO AN ANGLE POINT IN SAID LOT 38;

THENCE SOUTH 89°57'19" WEST ON THE NORTHERLY LINE OF SAID LOT 38 AND LOT 39 OF SAID REVEL AT WOLF RANCH FILING NO. 10, A DISTANCE OF 111.53 FEET TO THE NORTHWEST CORNER OF SAID LOT 39;

THENCE NORTH 20°03'02" EAST A DISTANCE OF 261.47 FEET;

THENCE NORTH 08°21'32" EAST A DISTANCE OF 64.57 FEET;

THENCE NORTH A DISTANCE OF 189.21 FEET TO A POINT ON A CURVE, FROM WHICH A RADIAL LINE BEARS NORTH 04°53'43" EAST;

THENCE EASTERLY ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°04'18", A RADIUS OF 1,080.00 FEET FOR AN ARC DISTANCE OF 95.60 FEET;

THENCE NORTH 89°49'25" EAST A DISTANCE OF 651.42 FEET TO THE WEST RIGHT-OF-WAY LINE OF BLACK FOREST ROAD AS DESCRIBED IN DOCUMENT RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78 AND IN DOCUMENT RECORDED DECEMBER 21, 2022 UNDER RECEPTION NUMBER 222151628 OF SAID RECORDS;

THENCE SOUTH 00°02'41" EAST ON SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 690.07 FEET TO THE NORTHEAST CORNER OF SAID REVEL AT WOLF RANCH FILING NO. 10;

THENCE ON THE NORTHERLY LINE OF SAID REVEL AT WOLF RANCH FILING NO. 10 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°57'19" WEST A DISTANCE OF 225.00 FEET;
2. SOUTH 00°02'41" EAST A DISTANCE OF 17.09 FEET;
3. SOUTH 89°57'19" WEST ON THE NORTHERLY LINE OF SAID LOT 29, A DISTANCE OF 70.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.424 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PUBLIC STREETS, A TRACT, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS, AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "REVEL AT WOLF RANCH FILING NO. 11", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, REVEL 1, LLC., A COLORADO LIMITED LIABILITY COMPANY, BY NORWOOD LIMITED, INC., A COLORADO CORPORATION ITS MANAGER BY TIMOTHY W. SEIBERT, AS VICE PRESIDENT, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2026, AD.

TIMOTHY W. SEIBERT, AS VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,

_____, 2026, A.D. BY TIMOTHY W. SEIBERT AS, VICE PRESIDENT OF NORWOOD LIMITED, INC., A COLORADO CORPORATION, MANAGER OF REVEL 1, LLC., A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE AS SHOWN. ALL FRONT LOT LINES ABUTTING A PUBLIC RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS AND ALL LOTS ADJACENT TO TWO STREET RIGHT-OF-WAYS ARE HEREBY PLATTED WITH A TWENTY-FIVE (25) FOOT BY TWENTY-FIVE (25) FOOT TRIANGLE EASEMENT FOR PUBLIC IMPROVEMENTS AS SHOWN WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF ALL OTHER PUBLIC IMPROVEMENT EASEMENTS SHOWN HEREON ARE HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

GENERAL NOTES:

1. THE DATE OF PREPARATION IS AUGUST 13, 2024.
2. FLOODPLAIN STATEMENT: THIS SITE, REVEL AT WOLF RANCH FILING NO. 10, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0527G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE AE)
3. THE ARTICLES OF INCORPORATION FOR WOLF RANCH OWNERS ASSOCIATION WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20031075467. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOLF RANCH RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 203254733 RECORDS OF EL PASO COUNTY, COLORADO, AND AS AMENDED.
4. NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP, RIGHT-OF-WAYS, EASEMENTS OR OTHER MATTERS OF RECORD. CLASSIC CONSULTING ENGINEERS AND SURVEYORS WAS NOT PROVIDED A CURRENT TITLE COMMITMENT OR REQUESTED TO SEARCH SAID RECORDS.
8. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
9. ALL LOTS WITHIN THIS SUBDIVISION ARE IN THE UPPER COTTONWOOD CREEK METROPOLITAN DISTRICT NO. 4 RECORDED UNDER RECEPTION NO. 206074024 AND AS AMENDED.
10. TRACT A IS FOR PUBLIC IMPROVEMENTS, SIDEWALKS, LANDSCAPING/OPEN SPACE, IRRIGATION AND FENCING. SAID TRACT SHALL BE OWNED AND MAINTAINED BY WOLF RANCH OWNERS ASSOCIATION, INC. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WOLF RANCH RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 203254733 RECORDS OF EL PASO COUNTY, COLORADO. OWNERSHIP TO BE CONVEYED BY SEPARATE INSTRUMENT.
11. WOLF RANCH OWNERS ASSOCIATION, INC., SHALL MAINTAIN ALL LANDSCAPING LYING WITHIN PUBLIC RIGHTS OF WAY WITHIN THIS SUBDIVISION.
12. NO DIRECT LOT ACCESS TO BLACK FOREST ROAD OR FORESTGATE DRIVE WILL BE PERMITTED.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE 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/HER KNOWLEDGE AND BELIEF.



JOHN L. BAILEY, PROFESSIONAL LAND SURVEYOR _____ DATE _____
COLORADO P.L.S. NO. 19586 FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "REVEL AT WOLF RANCH FILING NO. 11".

CITY PLANNING MANAGER _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

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.

STEVE SCHLEIKER, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

DRAINAGE FEE: _____

REVEL AT WOLF RANCH
FILING NO. 11
JOB NO. 2555.48
MARCH 8, 2026
SHEET 1 OF 2

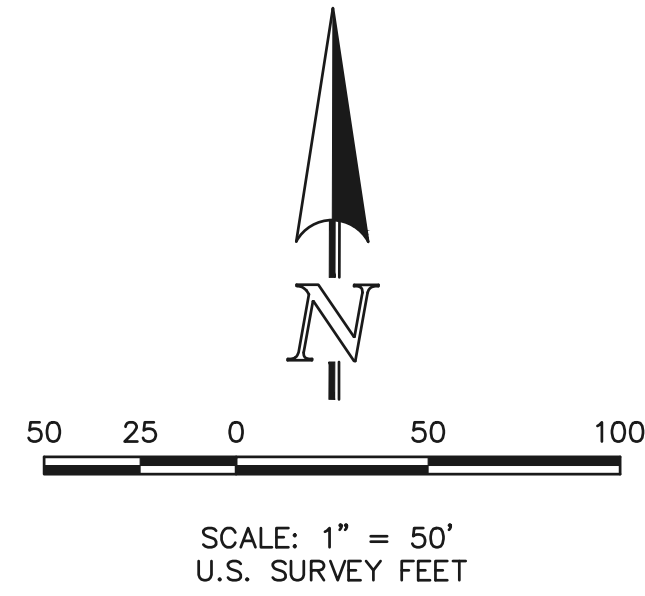
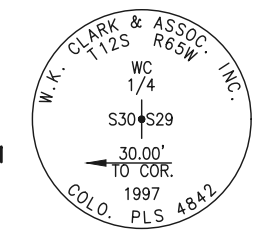


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

CITY FILE NO. SUBD-26-_____

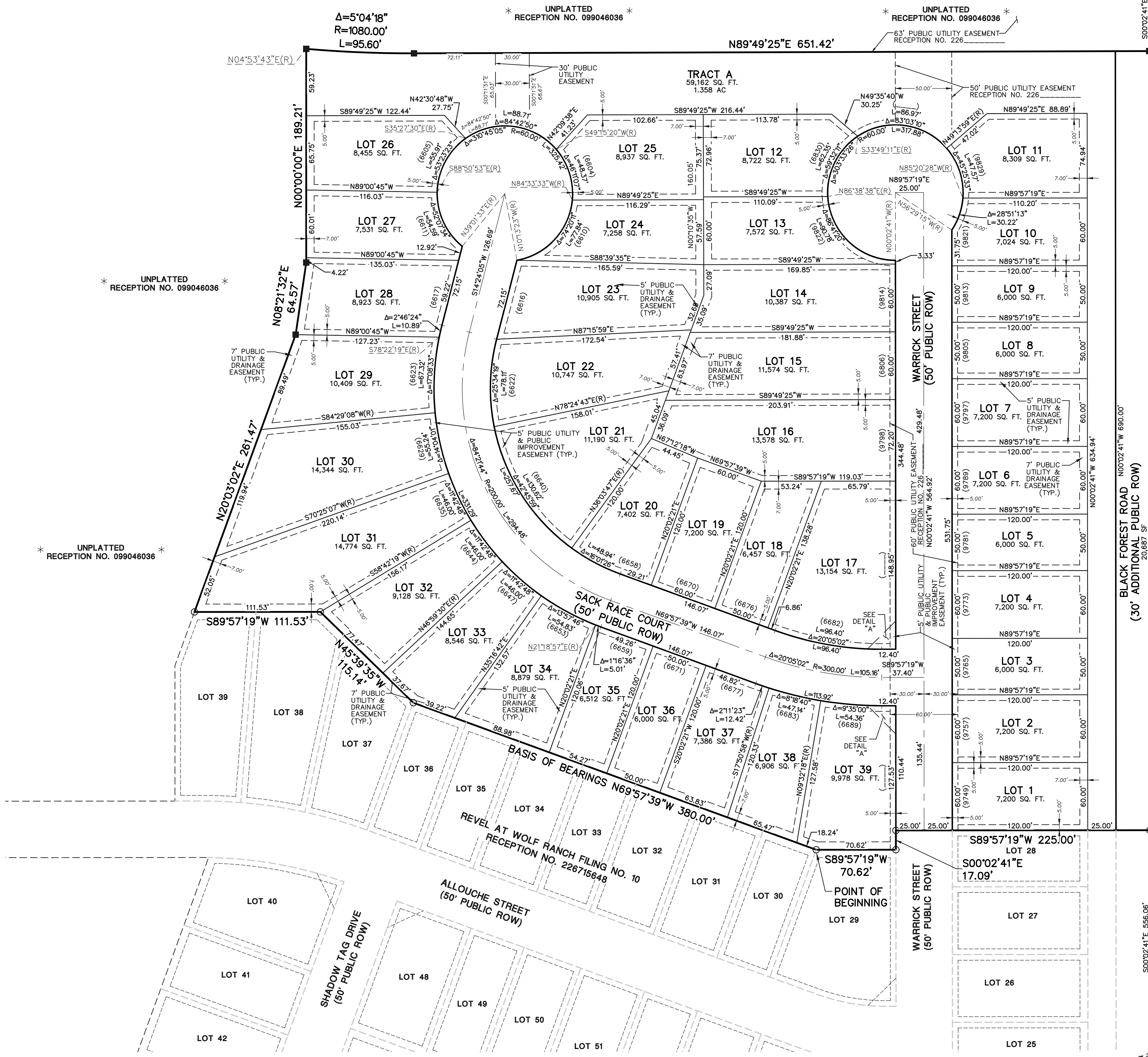
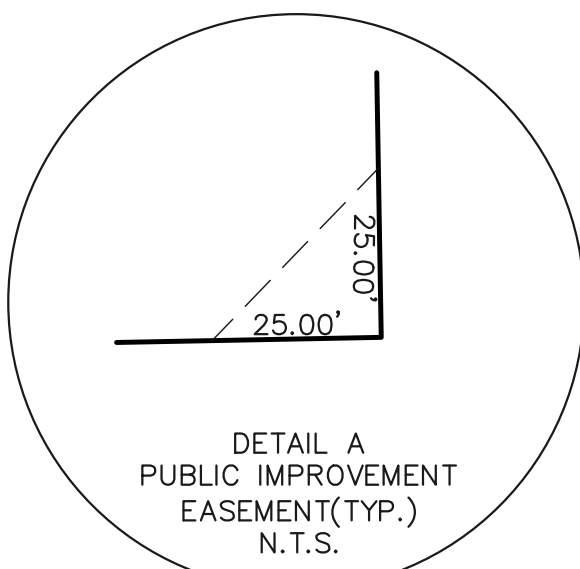
REVEL AT WOLF RANCH FILING NO. 11

EAST 1/4 CORNER SECTION 30, T12S, R65W NOT FOUND OR SET
 WITNESS CORNER TO EAST 1/4 CORNER SECTION 30, T12S, R65W FOUND 3-1/4" ALUMINUM CAP



LEGEND

- SET NO. 5 REBAR & 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" TO BE SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- NO. 5 REBAR & 1-1/4" BLUE PLASTIC SURVEYORS CAP STAMPED "CCES LLC PLS 19586" RECOVERED FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED
- NO. 5 REBAR YELLOW PLASTIC SURVEYORS CAP STAMPED "NOLTE PLS 25955" RECOVERED 0.3' BELOW THE GROUND
- ⊕ SECTION CORNER AS SHOWN
- ⊕ ONE-QUARTER SECTION CORNER AS SHOWN
- () ADDRESS
- * NOT A PART OF THIS MAP
- (R) RADIAL BEARING
- SF SQUARE FEET
- AC ACRES



PRELIMINARY
 THIS DOCUMENT HAS NOT BEEN PLAT CHECKED



REVEL AT WOLF RANCH
 FILING NO. 11
 JOB NO. 2555.48
 MARCH 8, 2026
 SHEET 2 OF 2



NORTHEAST CORNER SECTION 31, T. 12 S., R. 65 W. FOUND 5/8" REBAR (NO CAP) FLUSH WITH SURFACE OF BLACK FOREST ROAD. THIS MONUMENT IS IN A BUSY HIGHWAY AND IS NOT PRACTICAL TO RE-ESTABLISH AT THIS LOCATION. SAID CORNER HAS BEEN REFERENCED BY LS #4842 TO THE NE AND SE AND BY PLS #25955 30' TO THE WEST.

519 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790