

EXHIBIT A
LEGAL DESCRIPTION AND MAPS

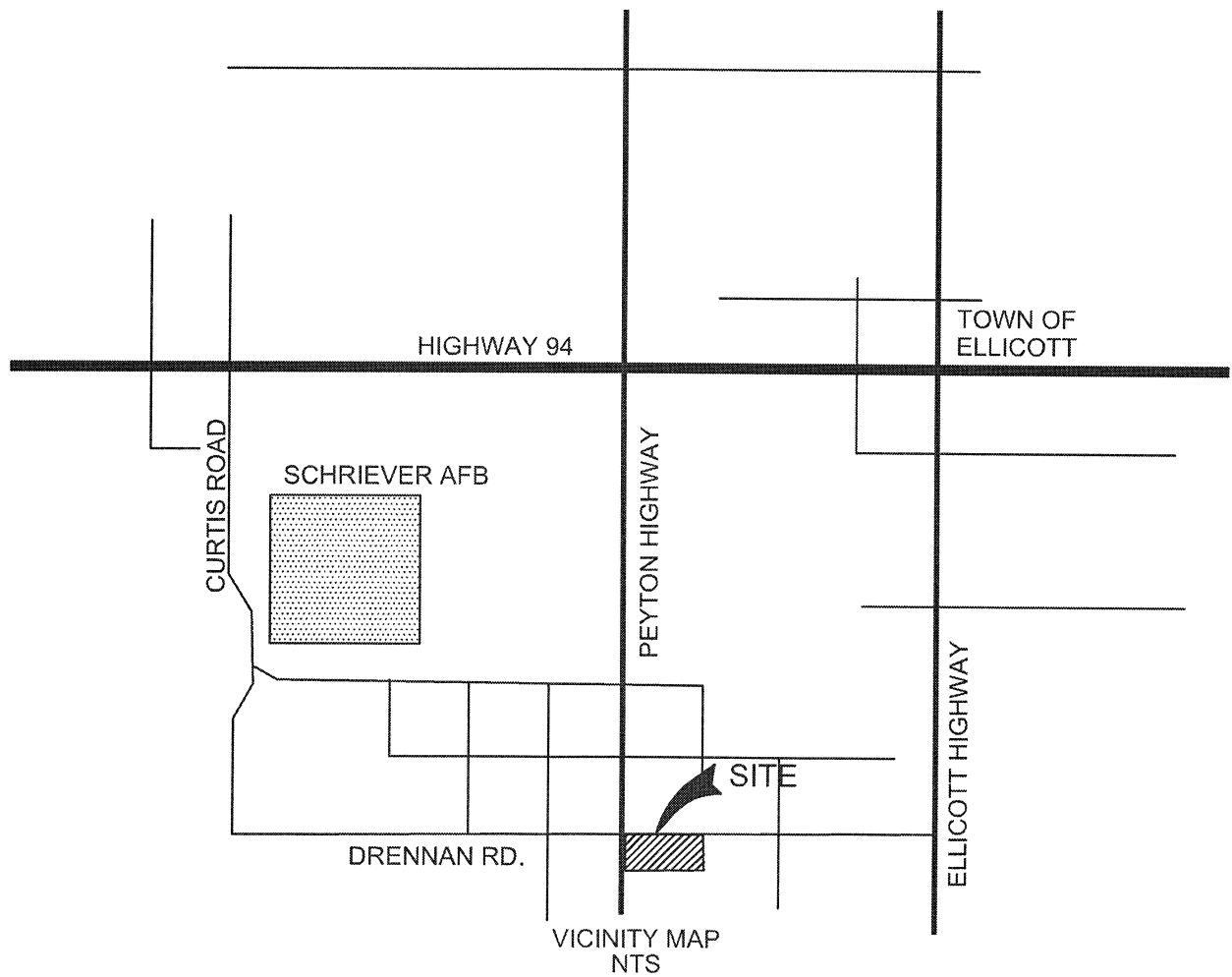
Silverado Ranch Legal Description

THE NORTH HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF SECTION 16; THENCE S 89°58'39" E. ALONG THE NORTH LINE OF SAID NORTH HALF, 5277.06 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 01°02'51" E. ALONG THE EAST LINE OF SAID NORTH HALF, 2635.81 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 89°58'17" W. ALONG THE SOUTH LINE OF SAID NORTH HALF, 5271.91 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 01°09'40" W. ALONG THE WEST LINE OF SAID NORTH HALF, 2632.29 FEET TO THE NORTHWEST CORNER THEREOF AND THE POINT OF BEGINNING AND CONTAINING 318.881 ACRES MORE OR LESS

HOWEVER, EXCLUDING LOTS 2, 3, 5, 6, 7 AND 9 SILVERADO RANCH FILING No. 1, EL PASO COUNTY, COLORADO WHICH LEAVES THE DISTRICT BOUNDARIES AT 249.501 ACRES.

N

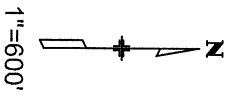


VICINITY MAP
 SILVERADO RANCH
 METRO DISTRICT
 N1/2 SEC. 16, T15S, R63W 6th P.M.

DWG: SILVERADO
 SCALE: none
 DATE: 8/6/21
 DRAWN: KMO
 CHECKED: THK
 PROJECT: 18093

LWA LAND SURVEYING, INC.
 953 E. FILLMORE STREET
 COLORADO SPRINGS, CO 80907
 TELEPHONE (719) 636-5179 FAX (719) 636-5199

REVISIONS:

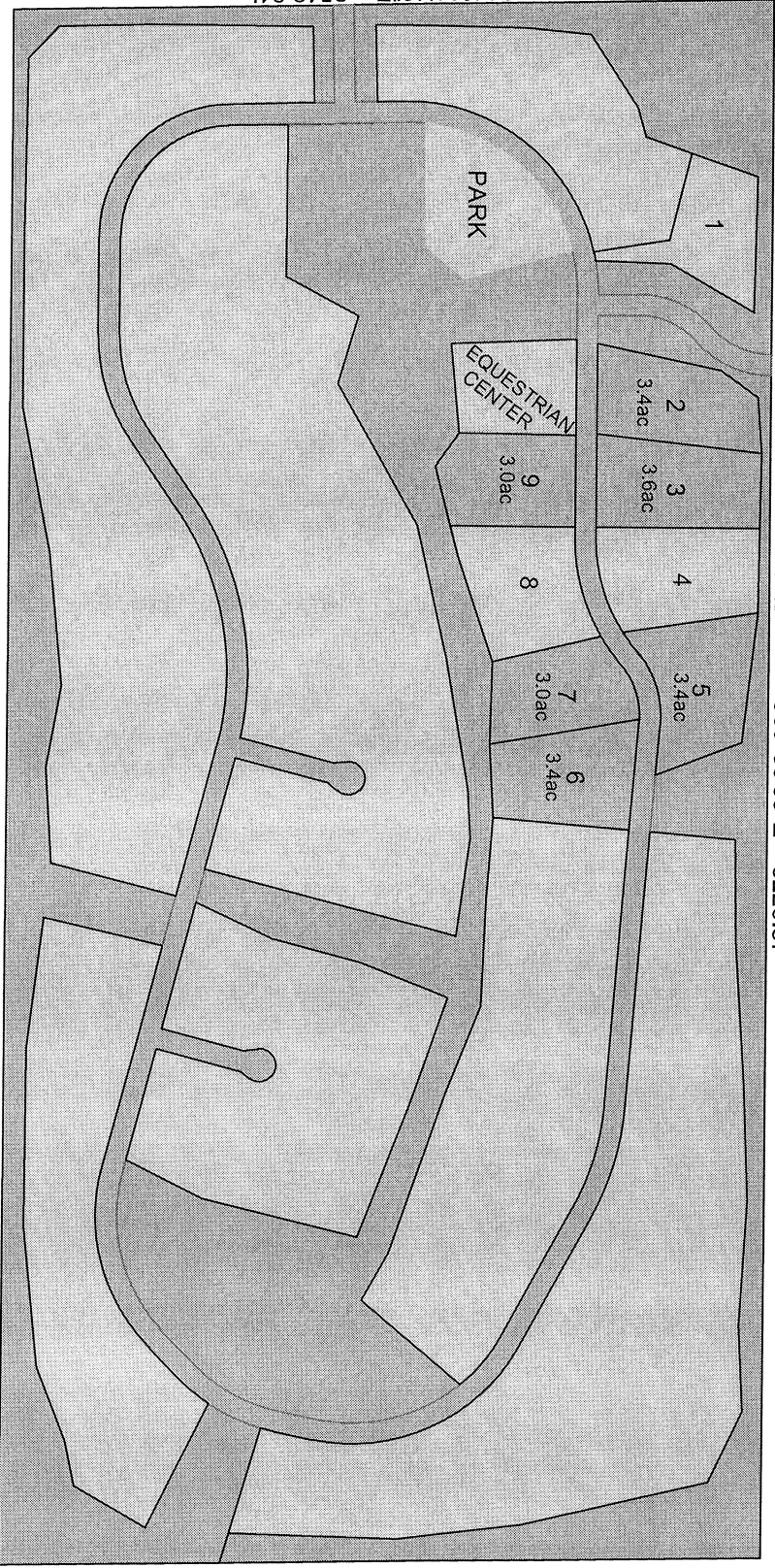


DRENNAN ROAD

S89°58'39"E 5226.87'

S01°09'40"E 2542.31'

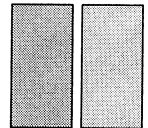
S01°02'51"E 2545.79'



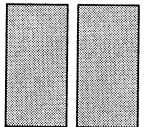
S89°56'17"E 5221.90'

SILVERADO RANCH METROPOLITAN DISTRICT

TOTAL AREA = 305.1 acres
FUTURE INCLUSION = 19.8 acres



EXISTING/FUTURE RESIDENTIAL
OPEN SPACE AND TRAILS



ROADWAYS
FUTURE INCLUSION

LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, CO 80907
APRIL 5, 2022 srm.dwg



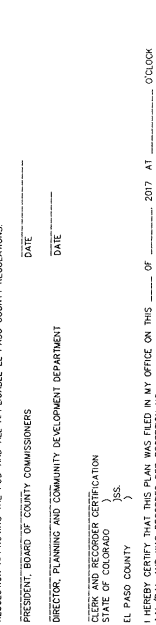
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

Table with 2 columns: REVISION, DATE. Rows include COUNTY COMMENTS and COUNTY SUBMITTAL.

Table with 2 columns: PROJECT, SHEET. Includes information for PUD 17-002, PREVIOUS PUD (PUD-07-002).

GENERAL PROVISIONS
1. THESE PROVISIONS SHALL BE APPLICABLE TO ALL DEVELOPMENT ACTS...
2. THE PROVISIONS OF THIS PLAN SHALL BE APPLICABLE TO ALL DEVELOPMENT ACTS...

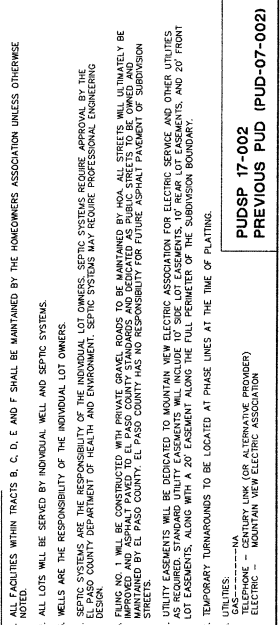
SITE DATA:
TOTAL AREA: 318.88 ACRES
D.W. AREA DEDICATED TO PEXTON HWY / DRENNAN ROAD: 8.42 ACRES
AREA IN RESIDENTIAL LOTS/ROADS: 222.96 ACRES



LEGAL DESCRIPTION:
THE NORTH HALF OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 83 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PUD MODIFICATIONS:
1. PRIVATE GRAVEL ROADS DURING FILING NO. 1
2. INTERIM LACK OF 30' PUBLIC ROW FRONTAGE WITH FILING NO. 1
3. 2770 LF OF PRIVATE ROAD C/D-C-SAC (TRACT C, FILING NO. 1)

TRACT TABLE
TRACT ACREAGE: A 4.7, B 2.8, C 32.9, D 8.7, E 34.7
PER DEVELOPMENT GUIDELINES: HOA, HOA, HOA, HOA, HOA



OWNERSHIP CERTIFICATION
NAME OF LANDOWNER: SILVERADO RANCH, LLC
LANDOWNER'S SIGNATURE, NOTARIZED

TITLE VERIFICATION
I/WE, THE UNDERSIGNED, A QUALIFIED TITLE COMPANY, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREIN...

COUNTY CERTIFICATION
THIS RESOLUTION REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE BOARD'S RESOLUTION APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

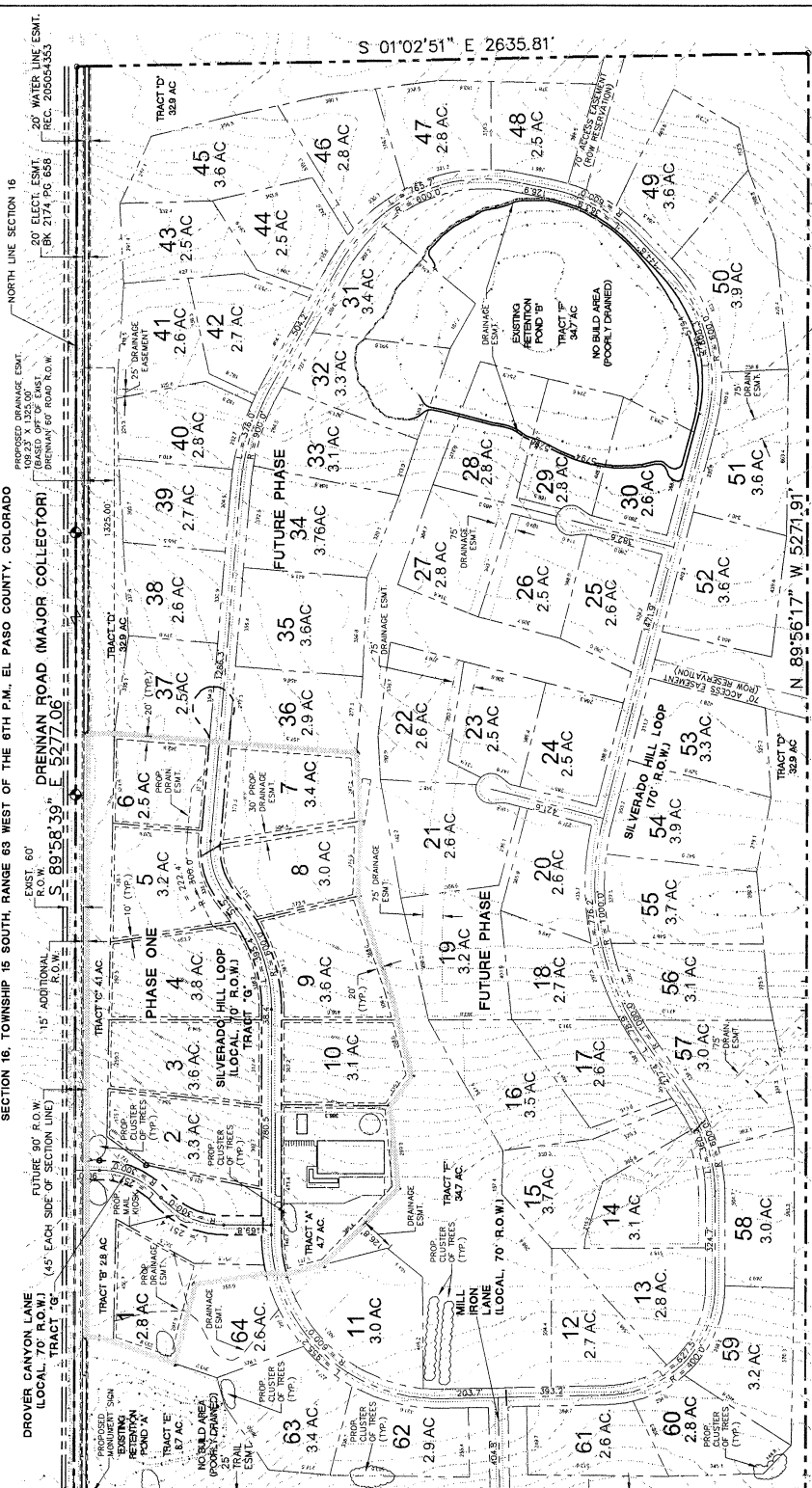
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CLERK AND RECORDER CERTIFICATION
STATE OF COLORADO

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS DATE OF 2017 AT OGLECOK EL PASO COUNTY AND WAS RECORDED PER RECEPTION NO. 353.

PUD Development Guidelines:
1. PERMITTED PRINCIPAL USES ARE SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, ACCESSORY USES SHALL INCLUDE...
2. ACCESSORY BUILDINGS SHALL NOT BE LOCATED CLOSER TO A ROAD THAN THE FRONT OF THE MAIN BUILDING...

GENERAL NOTES:
1. ALL FACILITIES WITHIN TRACTS B, C, D, E AND F SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED.
2. ALL LOTS WILL BE RESPONSIBLE FOR INDIVIDUAL WELL AND SEPTIC SYSTEMS.

SILVERADO RANCH PUD & PRELIMINARY PLAN AMENDMENT



TRACT 'A' DETAIL
SCALE: 1" = 100'

TYPICAL RURAL LOCAL GRAVEL ROADWAY SECTION (A)
SCALE: 1/4" = 5'

TYPICAL RURAL LOCAL PAVED ROADWAY SECTION (ULTIMATE) (B)
SCALE: 1/4" = 5'

TRAIL NOTE:
TRAILS ARE PERMITTED THROUGHOUT THIS PUD FOR EQUESTRIAN USE. TRAILS SHALL BE MAINTAINED BY THE HOA.

PROPOSED DRAINAGE EASEMENT
109.23' X 1325.00' (SILVERADO HILL LOOP LOCAL ROADWAY)

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NO.	REVISION	DATE
1	CALL UTILITY INFORMATION	3/8/17
2	CLINCH & KRAMER	6/13/17
3	80% PLAN	8/16/17
4	BEFORE THE BOARD OF ADJUSTMENT	10/17/17

JPS ENGINEERING
18 E. Bennett Ave.
Colorado Springs, CO 80905
Phone: 719-577-8459
Fax: 719-577-0769

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN AMENDMENT

SILVERADO RANCH PUD & PRELIMINARY PLAN AMENDMENT

PUD2

PROJECT: 17-07-002
SHEET: 01-0001