

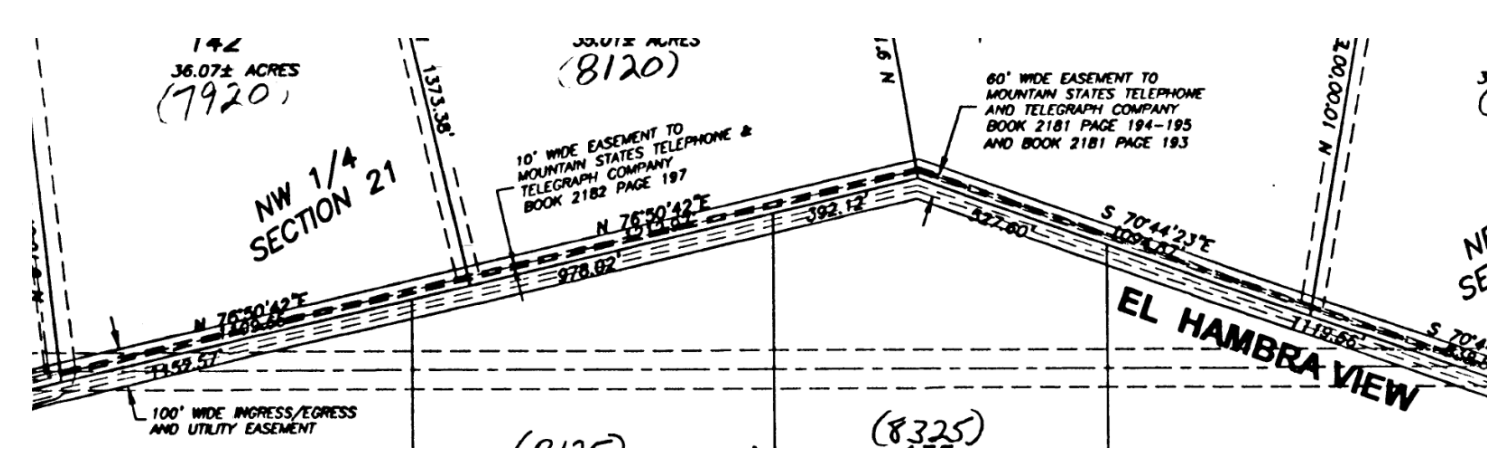
MIDWAY RANCHES FILING NO. 8

A VACATION AND REPLAT OF A PORTION OF MIDWAY RANCHES FILING NO. 7, A PORTION OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST of the 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS

FRONT RANGE-MIDWAY SOLAR PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:
 LOTS 123, 124, 125, 126, 127, 128, 129, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, MIDWAY RANCHES FILING NO. 7, A SUBDIVISION PLAT AS RECORDED UNDER RECEPTION NO 201085497 OF THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO
 TOGETHER WITH LOTS 144 THROUGH 147, SAID MIDWAY RANCHES FILING NO. 7 EXCEPT THOSE PORTIONS LOCATED WITHIN EL DORADO VILLAGE FILING NO. 1, A SUBDIVISION PLAT AS RECORDED UNDER RECEPTION NO. 209712918 OF THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO.

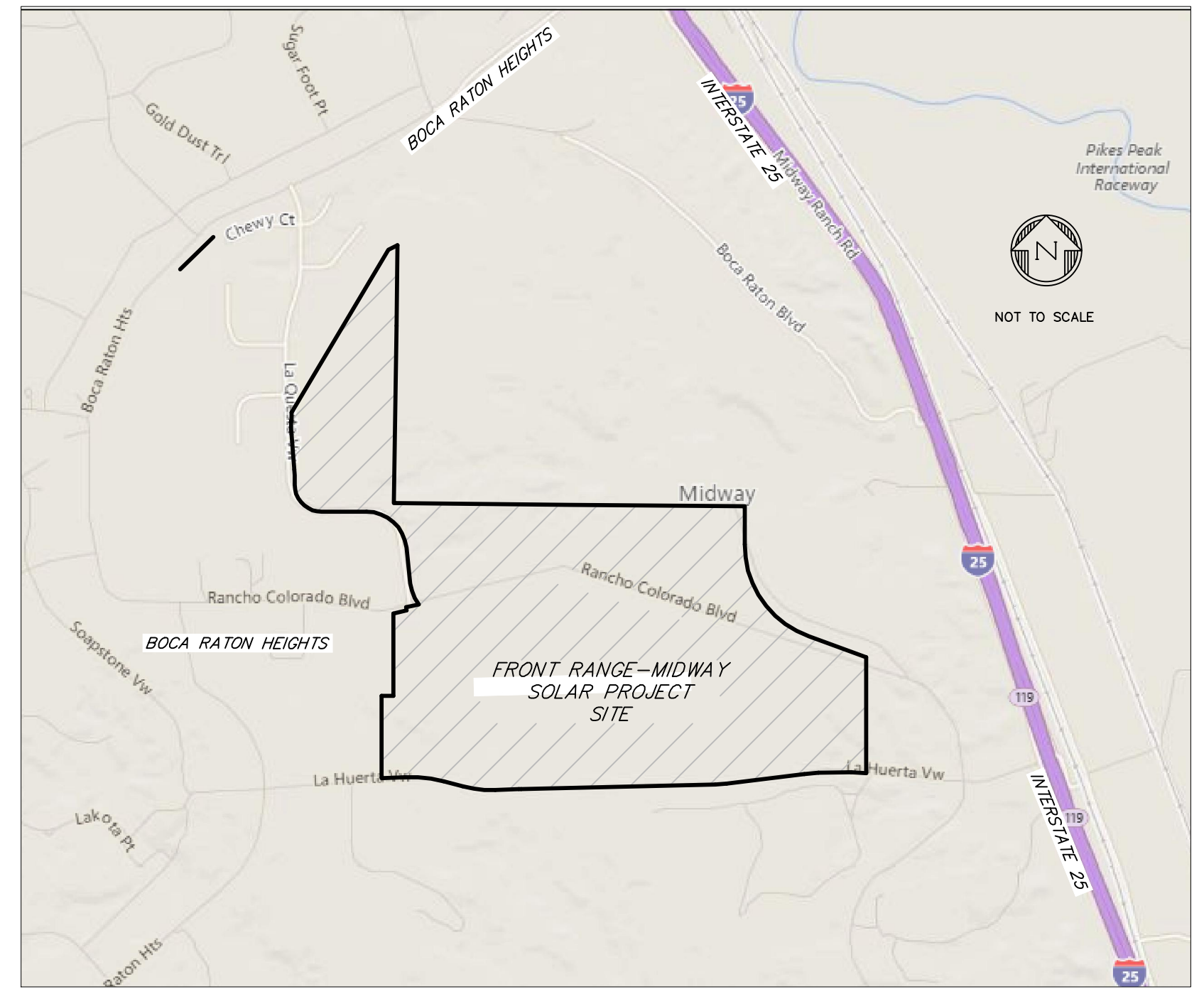
AREA = complete total area



please add a note as to how or whom el Hambre View a private road easement will be used and maintained... It is open to emergency services correct. Is it open to ll others or a few private parties under a separate private agreement?

GENERAL NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE OR ENCUMBRANCES OF RECORD, POLARIS SURVEYING, INC., RELIED UPON STEWART TITLE GUARANTEE COMPANY OWNER PROFORMA OF TITLE INSURANCE TITLE NO: 18000331662.
- THE BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO SAID LINE BEARING S89°26'12"E, MONUMENTS SHOWN ON PLAT.
- 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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THE SUBJECT PROPERTY IS ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C1155G, 08041C1165G, AND 08041C1170G DATED DECEMBER 17, 2018.
- LINEAL UNITS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.



VICINITY MAP

SHEET LEGEND
 SHEET 1: COVER SHEET
 SHEET 2: MAP OF AS PLATTED
 SHEET 3: MAP OF AS REPLATTED

SURVEYOR'S STATEMENT
 I, RANDALL D. HENCY, 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 1/03/2020, 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 _____ 2020.
 RANDALL D. HENCY
 COLORADO REGISTERED PLS #27605
 FOR AND ON BEHALF OF M.V.E., INC.

OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MIDWAY RANCHES FILING NO. 8. 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.

FRONT RANGE-MIDWAY SOLAR PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 MANAGER _____
 STATE OF COLORADO)) SS
 COUNTY OF EL PASO))
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY _____ AS
 MY COMMISSION EXPIRES _____
 WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

EL PASO COUNTY PLANNING AND COMMUNITY CERTIFICATE

THIS REPLAT FOR MIDWAY RANCHES FILING NO. 8 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____ 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

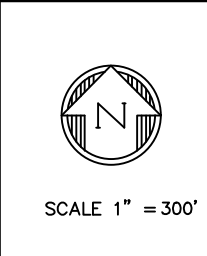
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

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 _____, 2020, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 CHARLES D. BROERMAN, RECORDER
 BY: _____ DEPUTY

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

MIDWAY RANCHES FILING NO. 8
 A VACATION AND REPLAT OF A PORTION OF MIDWAY RANCHES FILING NO. 7, A PORTION OF SECTIONS 17, 20, 21, & 22, T17S, R65W of the 6th PM, EL PASO COUNTY, COLORADO



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	REVISE EASMENTS LOT S 145 & 146	03-23-20	

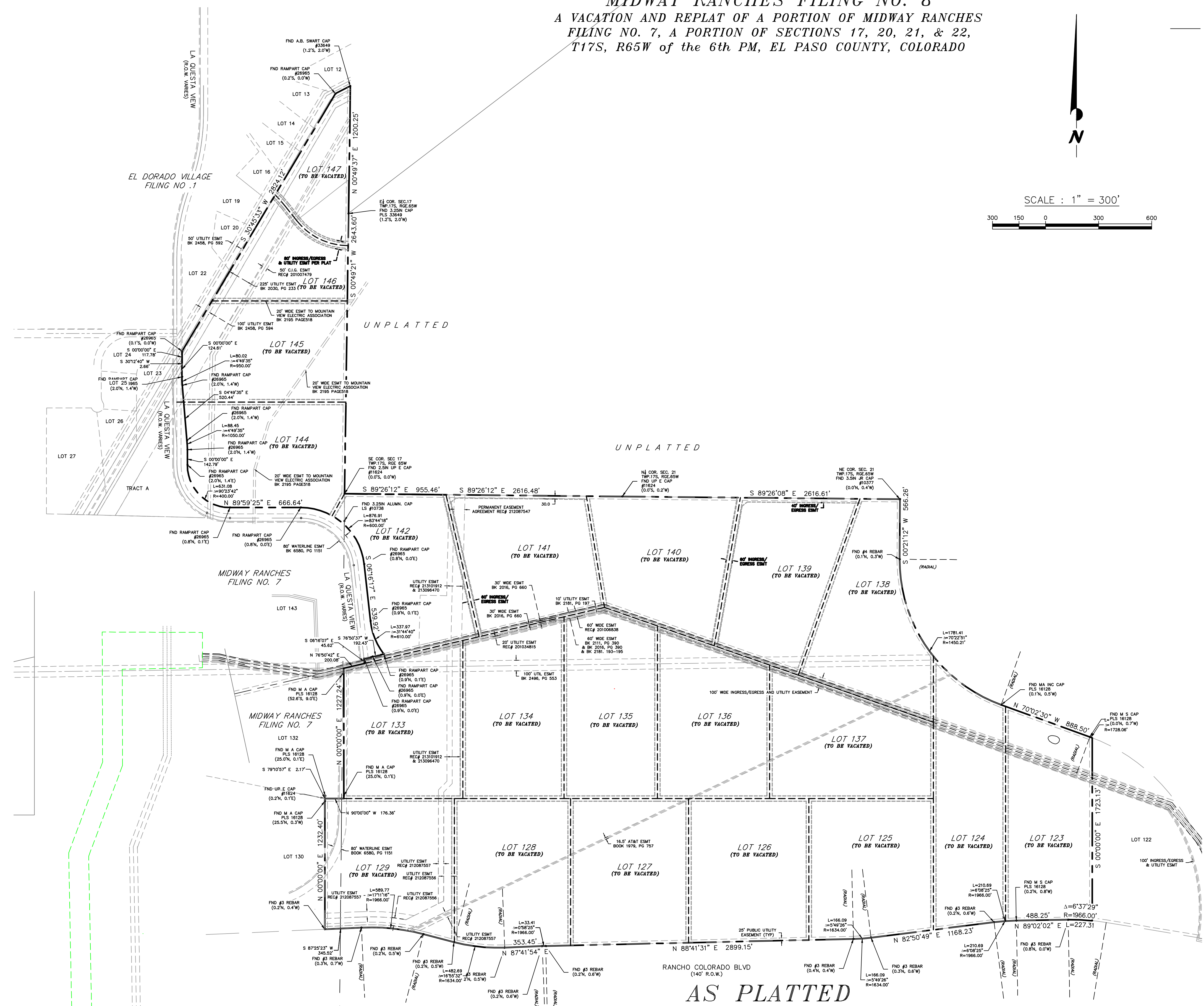
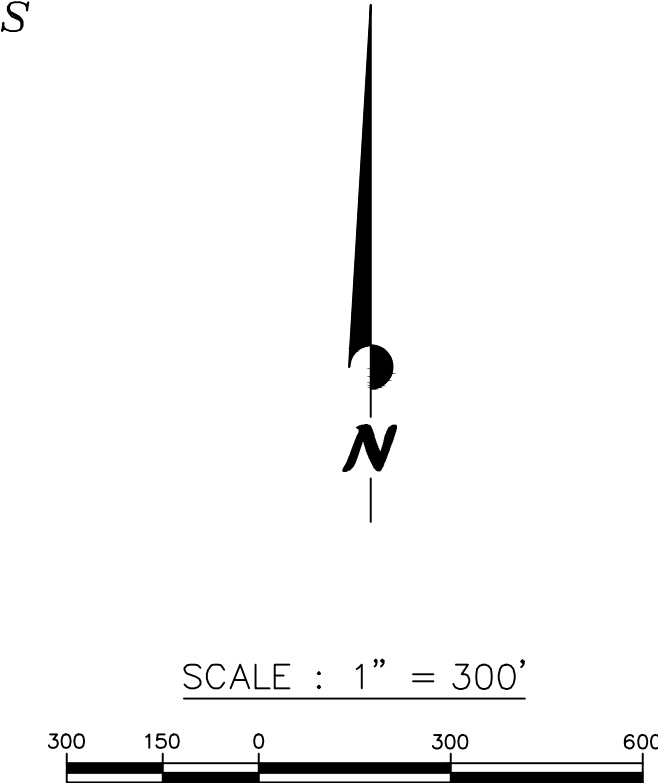
DRAWN BY: T.J.W. DATE: 1/10/2020
 CHECKED BY: RDH DRAWING NO: N/A
 JOB NO: 191116 SHEET: 1 OF 3

POLARIS SURVEYING, INC.
 1903 Lelaray Street, Suite 102
 COLORADO SPRINGS, CO 80909
 (719)448-0844 FAX (719)448-9225

MIDWAY RANCHES FILING NO. 8
 LOT LINE VACATION
 For: SAVION

MIDWAY RANCHES FILING NO. 8
 A VACATION AND REPLAT OF A PORTION OF MIDWAY RANCHES
 FILING NO. 7, A PORTION OF SECTIONS 17, 20, 21, & 22,
 T17S, R65W of the 6th PM, EL PASO COUNTY, COLORADO

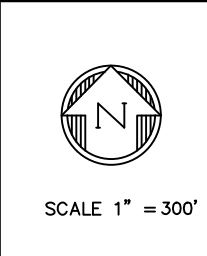
- LEGEND**
- BOUNDARY LINE
 - LOT LINE (TO REMAIN)
 - LOT LINE (TO BE VACATED)
 - - - EASEMENT LINE
 - - - EASEMENT LINE (TO BE VACATED)
 - o FOUND CORNER AS SHOWN



AS PLATTED

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

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REVISIONS			
ZONE	REV	DESCRIPTION	DATE

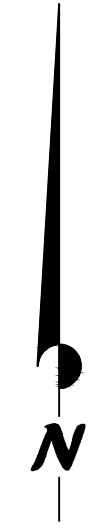
DRAWN BY:	TJW	DATE:	1/10/2020
CHECKED BY:	RDH	DRAWING NO.:	N/A
JOB NO.:	191116	SHEET:	2 OF 3

POLARIS SURVEYING, INC.
 1903 Lelary Street, Suite 102
 COLORADO SPRINGS, CO 80909
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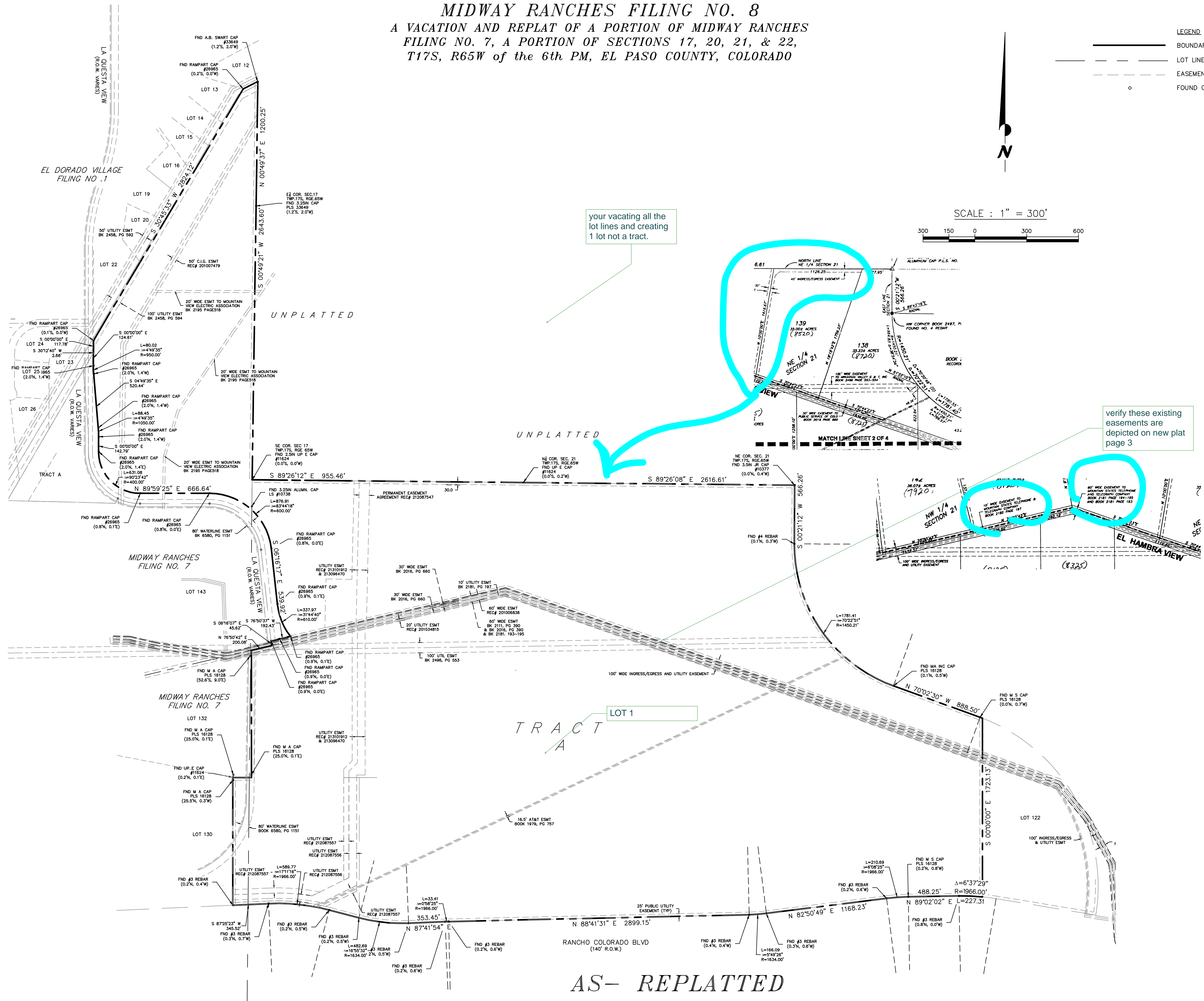
MIDWAY RANCHES FILING NO. 8
 LOT LINE VACATION
 For:
 SAVION

MIDWAY RANCHES FILING NO. 8
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 T17S, R65W of the 6th PM, EL PASO COUNTY, COLORADO

- LEGEND**
- BOUNDARY LINE
 - - - - LOT LINE (TO REMAIN)
 - - - - EASEMENT LINE
 - o FOUND CORNER AS SHOWN

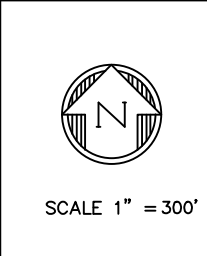


SCALE : 1" = 300'



REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

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 T17S, R65W of the 6th PM, EL PASO COUNTY, COLORADO



REVISIONS			
ZONE	REV	DESCRIPTION	DATE

DRAWN BY:	TJW	DATE:	1/10/2020
CHECKED BY:	RDH	DRAWING NO.:	N/A
JOB NO.:	191116	SHEET:	3 OF 3

POLARIS SURVEYING, INC.
 1903 Lelary Street, Suite 102
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MIDWAY RANCHES FILING NO. 8
 LOT LINE VACATION
 For:
 SAVION

PLat V_1 REDLINES REVIEW 1.pdf Markup Summary

dspdparsons (12)

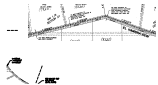


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Author: dsdparsons
Date: 5/19/2020 10:01:54 AM
Status:
Color: ■
Layer:
Space:

please add a note as to how or whom el Hambre View a private road easement will be used and maintained... It is open to emergency services correct. Is it open to ll others or a few private parties under a separate private agreement?



Subject: Image
Page Label: [1] 191116_Midway Replat-031720-Sht 1 of 3
Author: dsdparsons
Date: 5/19/2020 10:09:05 AM
Status:
Color: ■
Layer:
Space:



Subject: Image
Page Label: [3] 191116_Midway Replat-031720-Sht 3 of 3
Author: dsdparsons
Date: 5/19/2020 10:11:25 AM
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Color: ■
Layer:
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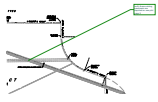
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Author: dsdparsons
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Space:



Subject: Owner Certification
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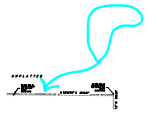


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Author: dsdparsons
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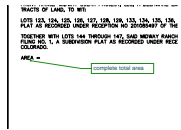


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Author: dsdparsons
Date: 5/19/2020 10:11:52 AM
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Space:

verify these existing easements are depicted on new plat page 3

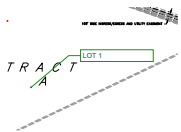


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Layer:
Space:



Subject: Callout
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Author: dsdparsons
Date: 5/19/2020 9:44:05 AM
Status:
Color: ■
Layer:
Space:

complete total area



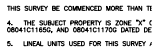
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Author: dsdparsons
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Color: ■
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Space:

LOT 1



Subject: Callout
Page Label: [3] 191116_Midway Replat-031720-Sht 3 of 3
Author: dsdparsons
Date: 5/19/2020 9:45:34 AM
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Color: ■
Layer:
Space:

your vacating all the lot lines and creating 1 lot not a tract.



Subject: Callout
Page Label: [1] 191116_Midway Replat-031720-Sht 1 of 3
Author: dsdparsons
Date: 5/19/2020 9:46:17 AM
Status:
Color: ■
Layer:
Space:

This Vacates X lots and creates 1 lot.