

# MIDWAY RANCHES FILING NO. 8

14562

## 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

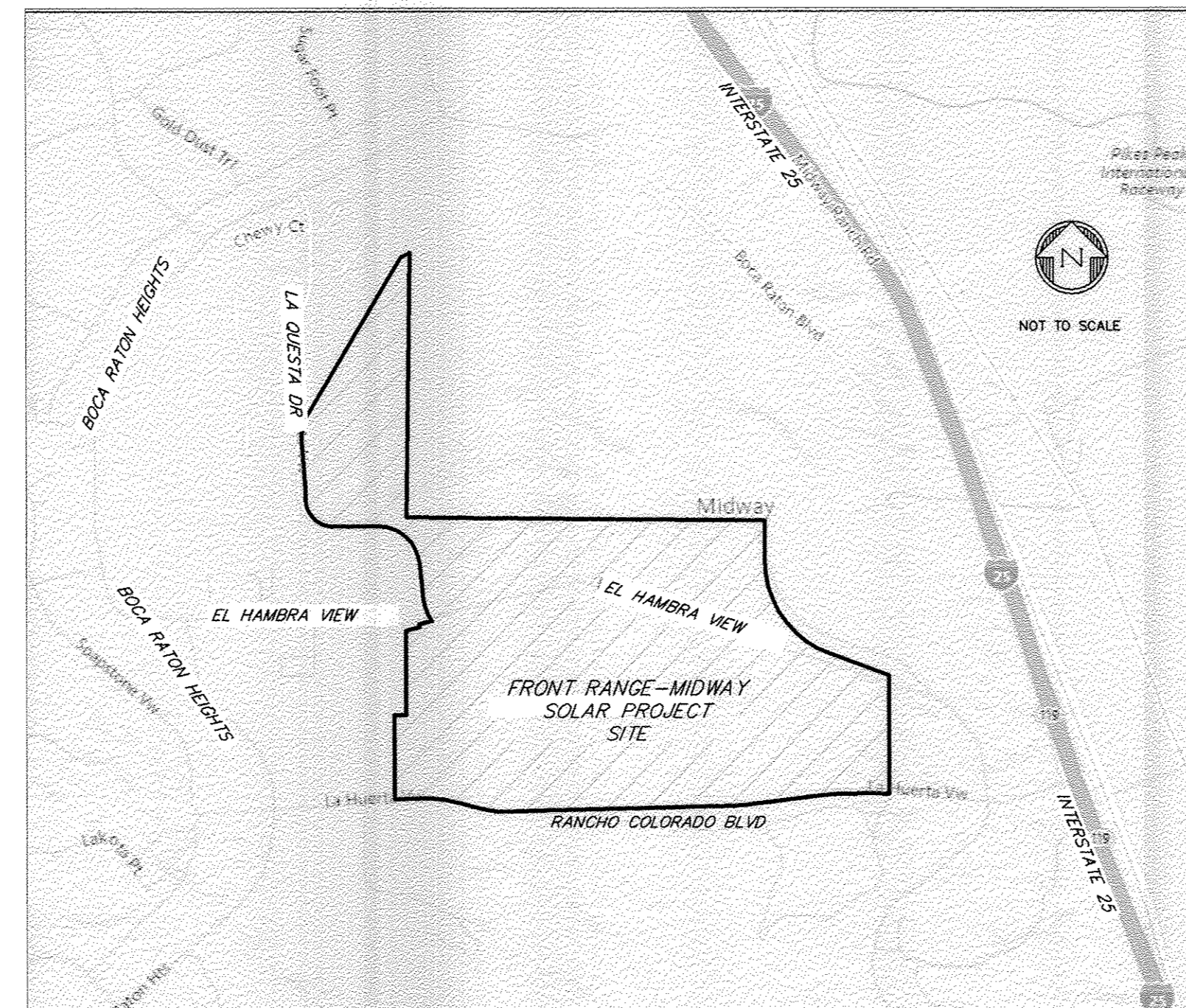
**KNOW ALL MEN BY THESE PRESENTS**

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 = 690.685 ACRES +/-.

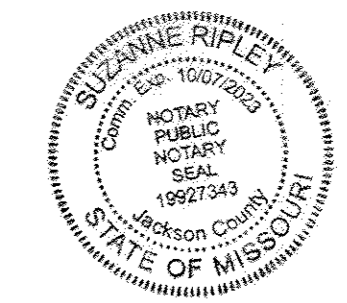


VICINITY MAP

**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 REPLATED 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: *[Signature]* *[Signature]*  
 STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS  
 ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2020 BY Adam Liptowick and Scott Zelnitz AS  
 Authorized Persons  
 MY COMMISSION EXPIRES 10/07/2027  
 WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*  
 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 11th DAY OF August, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

*[Signature]*  
 PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

**SHEET LEGEND**

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

**GENERAL NOTES**

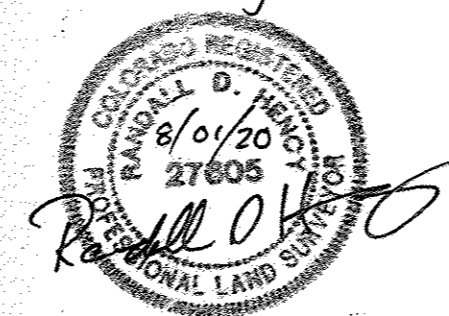
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC., TO DETERMINE OWNERSHIP OF THIS TRACT. FOR INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE OR ENCUMBRANCES OF RECORD, POLARIS SURVEYING, INC., RELIED UPON STEWART TITLE GUARANTEE COMPANY OWNER PROFORMA OF TITLE INSURANCE 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.
- THIS PLAT VACATES 21 LOTS AND CREATES 1 LOT.
- EL HAMBRA VIEW IS CONSIDERED A PRIVATE ROAD EASEMENT FOR PRIVATE ENTITIES AND EMERGENCY SERVICES. EASEMENT WILL BE MAINTAINED BY THE PRIVATE ENTITIES USING SAID ROAD PER A SEPARATE EASEMENT AGREEMENT.

**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 11th DAY OF August, 2020.

RANDALL D. HENCY  
 COLORADO REGISTERED PLS #27605  
 FOR AND ON BEHALF OF M.V.E., INC.



**CLERK AND RECORDER**

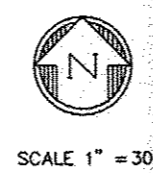
STATE OF COLORADO )  
 COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:13 O'CLOCK P.M. THIS 12th DAY OF August, 2020, A.D. AND IS DULY RECORDED AT RECEPTION NO. 202114562 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BRODERMAN, RECORDER  
 BY: *[Signature]*  
 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
	1	REVISE EASEMENTS LOT S 145 & 146	03-23-20
	2	PCD Project Manager Review	05-26-20

DRAWN BY: TJW 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

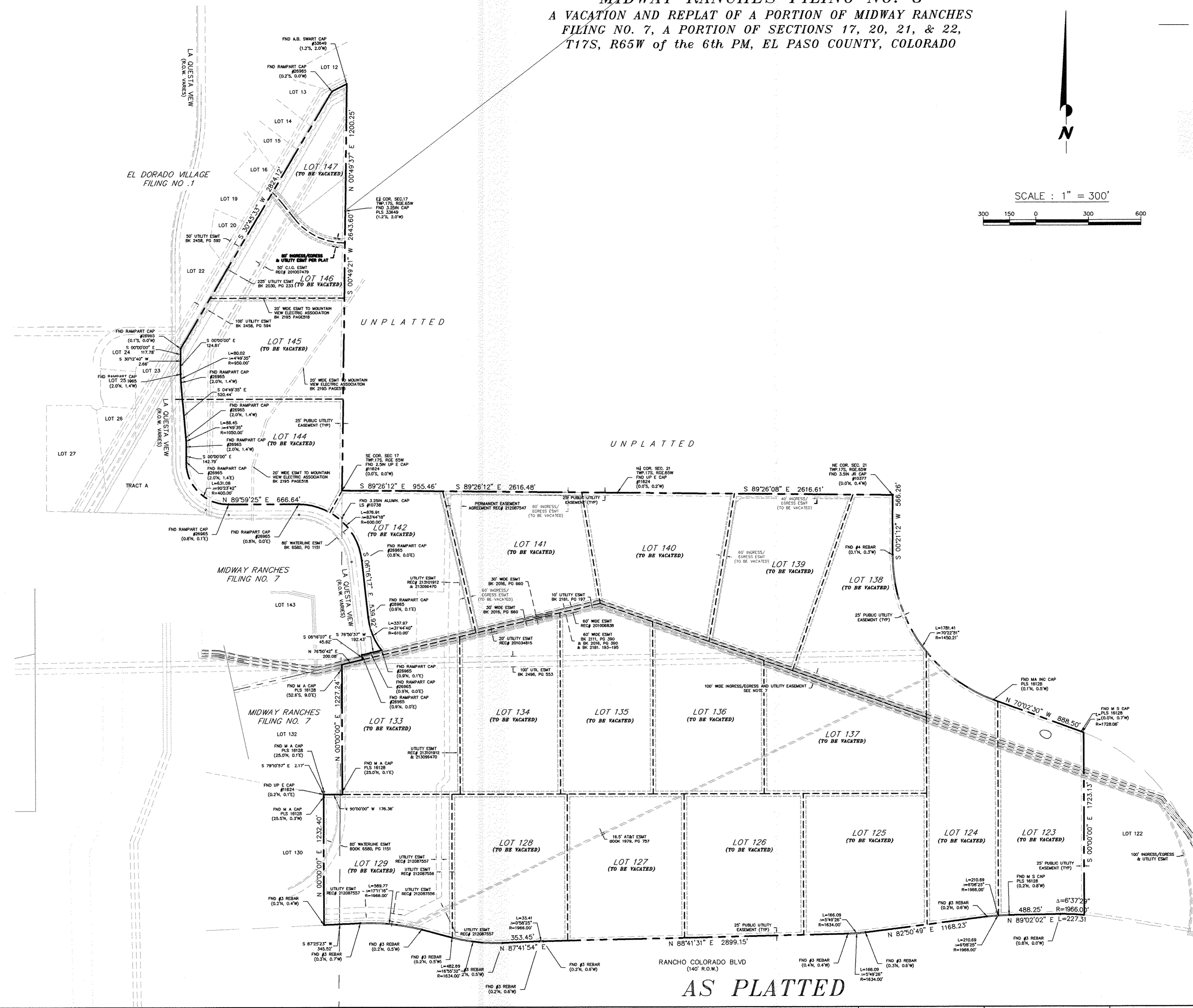
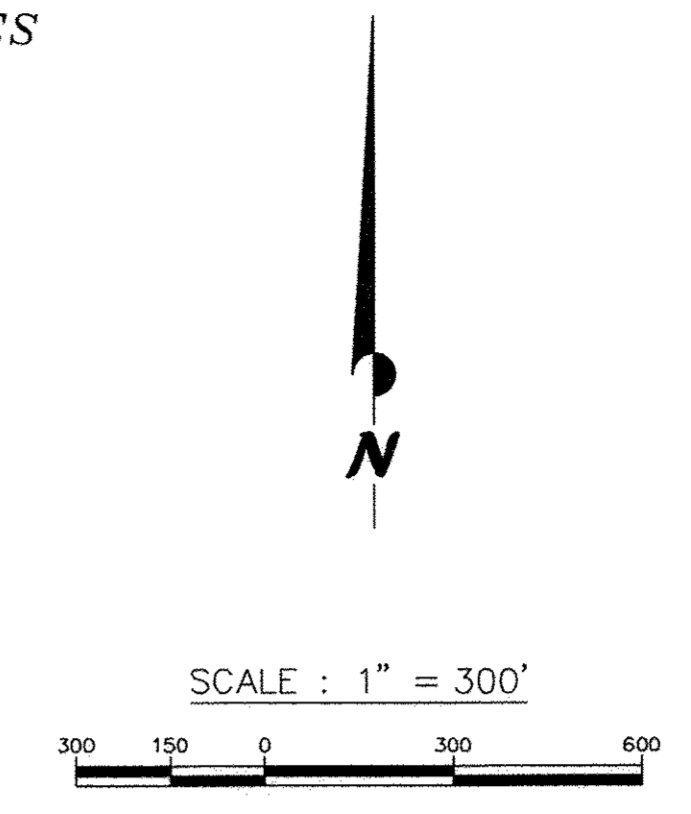


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**LEGEND**

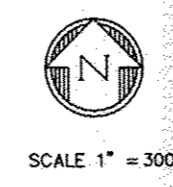
	BOUNDARY LINE
	LOT LINE (TO REMAIN)
	LOT LINE (TO BE VACATED)
	EASEMENT LINE
	EASEMENT LINE (TO BE VACATED)
	FOUND CORNER AS SHOWN

**14562**



REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27805 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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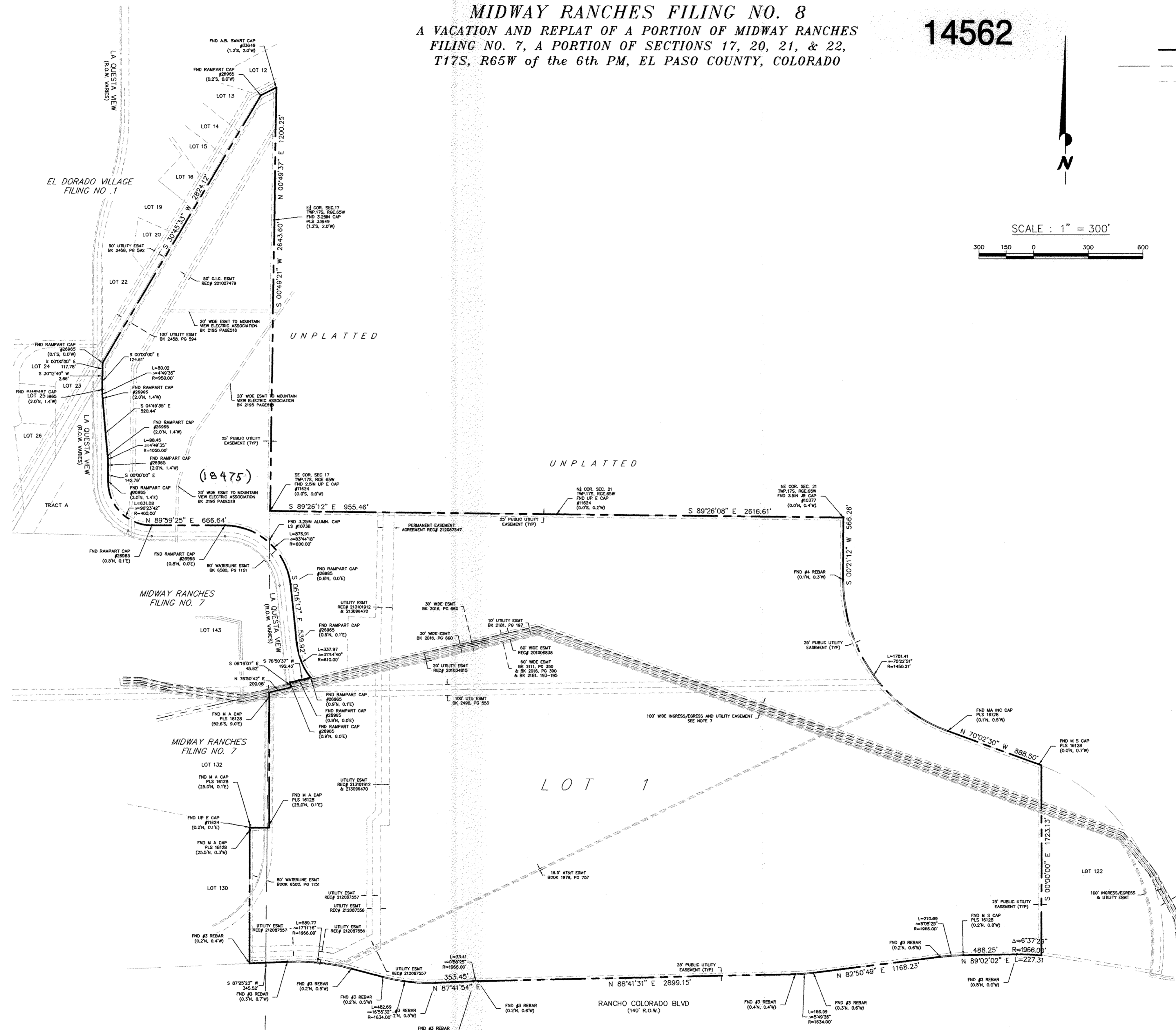
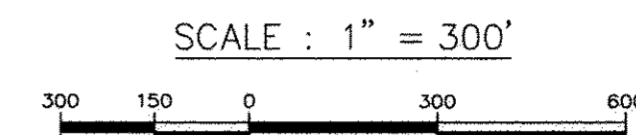
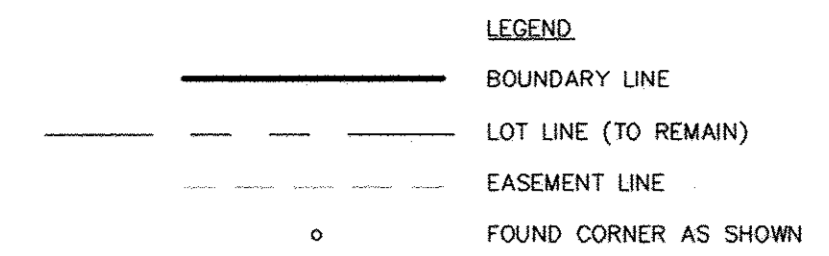
DRAWN BY:	TJW	DATE:	1/10/2020
CHECKED BY:	RDH	DRAWING NO.:	N/A
JOB NO.:	191116	SHEET:	2 OF 3

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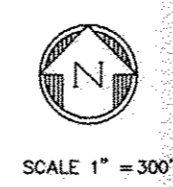
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AS- REPLATTED

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