

# SILVERADO RANCH FILING NO. 1

IN THE NORTH HALF OF SECTION 16, T15S, R63W, 6th P.M.  
EL PASO COUNTY, COLORADO

## BE IT KNOWN BY THESE PRESENTS:

THAT SILVERADO RANCH, STAN SEARLE MANAGER IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16;  
THENCE S89°58'39"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16 A DISTANCE OF 30.00 FEET;  
THENCE S01°09'41"E A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DRENNAN ROAD AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;  
THENCE S89°58'39"E ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 5246.99 FEET TO A POINT ON THE EAST LINE OF SAID NORTH HALF OF SECTION 16;  
THENCE S01°02'51"E ON SAID EAST LINE A DISTANCE OF 1871.48 FEET;  
THENCE N73°46'25"W A DISTANCE OF 104.67 FEET;  
THENCE N01°38'12"E A DISTANCE OF 562.95 FEET;  
THENCE N07°24'12"W A DISTANCE OF 416.12 FEET;  
THENCE N13°23'50"W A DISTANCE OF 644.26 FEET;  
THENCE N65°00'51"W A DISTANCE OF 267.13 FEET;  
THENCE S87°04'08"W A DISTANCE OF 290.42 FEET;  
THENCE N86°29'49"W A DISTANCE OF 418.50 FEET;  
THENCE S87°48'05"W A DISTANCE OF 389.63 FEET;  
THENCE S86°23'17"W A DISTANCE OF 486.04 FEET;  
THENCE S89°17'05"W A DISTANCE OF 342.94 FEET;  
THENCE S04°42'22"W A DISTANCE OF 812.31 FEET;  
THENCE S85°29'18"E A DISTANCE OF 277.29 FEET;  
THENCE S87°59'15"E A DISTANCE OF 356.75 FEET;  
THENCE S68°41'28"E A DISTANCE OF 320.14 FEET;  
THENCE S70°52'30"E A DISTANCE OF 565.92 FEET;  
THENCE S60°57'27"E A DISTANCE OF 187.22 FEET;  
THENCE N40°18'20"W A DISTANCE OF 436.63 FEET;  
THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 51°58'54" AN ARC DISTANCE OF 512.60 FEET, THE LONG CHORD OF WHICH BEARS S14°13'56"E A DISTANCE OF 495.20 FEET;  
THENCE S11°45'31"W A DISTANCE OF 126.89 FEET;  
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 34°44'58" AN ARC DISTANCE OF 342.67 FEET;  
THENCE S46°30'29"W A DISTANCE OF 144.77 FEET;  
THENCE SOUTHWESTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 58°05'04" AN ARC DISTANCE OF 572.78 FEET;  
THENCE N75°24'27"W A DISTANCE OF 46.56 FEET;  
THENCE N26°47'36"E A DISTANCE OF 285.29 FEET;  
THENCE N13°47'06"E A DISTANCE OF 534.05 FEET;  
THENCE N68°48'18"W A DISTANCE OF 478.94 FEET;  
THENCE N70°54'24"W A DISTANCE OF 384.66 FEET;  
THENCE S21°42'21"W A DISTANCE OF 314.79 FEET;  
THENCE S14°13'38"W A DISTANCE OF 305.73 FEET;  
THENCE S24°57'20"W A DISTANCE OF 294.64 FEET;  
THENCE N75°24'27"W A DISTANCE OF 115.97 FEET;  
THENCE N14°35'33"E A DISTANCE OF 871.56 FEET;  
THENCE N82°21'10"W A DISTANCE OF 336.70 FEET;  
THENCE S86°43'07"W A DISTANCE OF 162.89 FEET;  
THENCE S80°11'51"W A DISTANCE OF 442.22 FEET;  
THENCE S77°26'41"W A DISTANCE OF 456.22 FEET;  
THENCE S80°14'30"W A DISTANCE OF 547.57 FEET;  
THENCE N73°23'19"W A DISTANCE OF 237.31 FEET;  
THENCE S27°52'23"W A DISTANCE OF 276.65 FEET;  
THENCE N89°48'42"W A DISTANCE OF 504.26 FEET;  
THENCE N01°15'21"W A DISTANCE OF 396.03 FEET;  
THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 565.00 THROUGH A CENTRAL ANGLE OF 7°00'19" AN ARC DISTANCE OF 69.08 FEET;  
THENCE N89°41'20"E A DISTANCE OF 408.23 FEET;  
THENCE N39°28'55"E A DISTANCE OF 164.49 FEET;  
THENCE N14°52'34"W A DISTANCE OF 372.79 FEET;  
THENCE N03°09'19"E A DISTANCE OF 73.19 FEET;  
THENCE N09°17'19"W A DISTANCE OF 255.92 FEET;  
THENCE N76°02'02"W A DISTANCE OF 297.84 FEET;  
THENCE S19°15'36"W A DISTANCE OF 159.36 FEET;  
THENCE S74°03'43"W A DISTANCE OF 103.61 FEET;  
THENCE S56°23'48"W A DISTANCE OF 286.02 FEET;  
THENCE S05°08'21"W A DISTANCE OF 217.50 FEET;  
THENCE S00°47'20"W A DISTANCE OF 503.49 FEET;  
THENCE N88°44'39"E A DISTANCE OF 255.47 FEET;  
THENCE S01°15'21"W A DISTANCE OF 74.07 FEET;  
THENCE S88°44'39"W A DISTANCE OF 342.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PEYTON HIGHWAY;  
THENCE N01°09'41"W ON SAID EASTERLY RIGHT OF WAY A DISTANCE OF 1466.08 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 106.394 ACRES, MORE OR LESS.

## ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF THE TRACTS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SILVERADO RANCH HOMEOWNERS ASSOCIATION

BY:

STAN SEARLE  
SILVERADO RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 BY STAN SEARLE, MANAGER SILVERADO RANCH HOMEOWNERS ASSOCIATION

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SILVERADO RANCH FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS, TRACTS AND EASEMENTS 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.

\_\_\_\_\_  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

\_\_\_\_\_  
DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

\_\_\_\_\_  
COUNTY ASSESSOR DATE

## NOTES:

- NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- THERE SHALL BE NO DIRECT LOT ACCESS TO PEYTON HIGHWAY OR DRENNAN ROAD. LOT ACCESS SHALL BE FROM SILVERADO HILL LOOP.
- 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 COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ 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 COUNTY 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 PLANNING AND COMMUNITY DEVELOPMENT 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.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULTURELS FROM SILVERADO HILL LOOP PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3., AS AMENDED, DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE ELLICOTT FIRE PROTECTION DISTRICT.
- THIS PROPERTY IS 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 SILVERADO RANCH HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041CO825F AND 08041CO1025F, EFFECTIVE DATE MARCH 17, 1997.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 217125025 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED SPECIES.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS. REFER TO THE GEOLOGIC REPORT FOR SPECIFIC RECOMMENDATIONS REGARDING WELL DESIGN AND INSTALLATION, PARTICULARLY AN ADEQUATE SURFACE SEAL AT INSTALLATION. (SEE THE REPORT REFERENCED IN NOTE 16. C)
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. THEREFORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THIS PROPERTY IS LOCATED WITHIN THE ELLICOTT FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE BUILDING REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- THIS SUBDIVISION IS REGULATED BY A PUD DEVELOPMENT PLAN WHICH PROVIDES DEVELOPMENT GUIDELINES AND STANDARDS AS RECORDED AT RECEPTION NO. 217000869, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
  - NATURAL FEATURES
  - WILDLIFE HAZARD AND VEGETATION
  - GEOLOGY AND SOILS (THE GEOLOGY, SURFACE SOILS EVALUATION AND SEWAGE DISPOSAL EVALUATION REPORT, PREPARED BY FRONT RANGE GEOTECHNICAL, INC. DATED 10/5/2006)
  - FINAL DRAINAGE REPORT
  - EROSION CONTROL PLAN
  - PRELIMINARY PLAN FILE NUMBER "SP-07-003"
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENT WAS DONE BY FIDELITY NATIONAL TITLE FILE NO. 570-F0570738-370-CSG, AMENDMENT NO. 1, EFFECTIVE DATE 3/27/18.
- THE PROPERTY IS SUBJECT TO THE EASEMENTS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BY THE INSTRUMENT RECORDED ON APRIL 03, 1967 IN BOOK 2174 AT PAGE 658 AND BY RECEPTION NO. 216142266. (BLANKET EASEMENT)
- THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY MUTUAL TELEPHONE COMPANY BY THE INSTRUMENT RECORDED ON APRIL 05, 1971 IN BOOK 2399 AT PAGE 662. (BLANKET EASEMENT)
- SPORADIC EXPANSIVE SOILS MAY BE PRESENT ON THIS SITE.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- DUE TO VARIOUS SOIL AND GEOLOGIC CONDITIONS, SEPTIC SYSTEMS MAY NEED TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- TRACTS A, B AND C ARE HEREBY DESIGNATED FOR OPEN SPACE, NON-MOTORIZED TRAIL, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT FOR THE DEVELOPMENT WITH OWNERSHIP AND MAINTENANCE BEING VESTED WITH THE HOA. THE NORTHWESTERLY FIFTY FEET (50') OF TRACT A WILL BE SUBJECT TO AN EASEMENT FOR SIGN PLACEMENT FOR THE DEVELOPMENT. MAINTENANCE VESTED WITH THE HOA.
- A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA EXISTS FOR ALL CORNER LOTS ON INTERIOR PUBLIC OR PRIVATE STREETS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN THESE AREAS.
- THE TURN-AROUND EASEMENT WILL BE VACATED WHEN SILVERADO LOOP IS EXTENDED. IN THE EVENT THAT SILVERADO LOOP IS NOT EXTENDED, THIS EASEMENT WILL REMAIN IN EFFECT. THE FUTURE DEVELOPER OF THIS PROPERTY WILL BE RESPONSIBLE FOR THE COSTS TO VACATE AND RECLAIM THE CUL-DE-SAC.
- THE INTERSECTION OF DRENNAN ROAD AND DROVER CANYON LANE WILL BE FULL MOVEMENT UNTIL DRENNAN ROAD IS IMPROVED THEN IT WILL BECOME A RIGHT IN/RIGHT OUT ONLY ENTRANCE.
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ROADS IN THIS FILING OF THE SILVERADO SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS WITH A GRAVEL SURFACE, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE OWNER. AT THE TIME OF SUBSEQUENT FILINGS AND CONSTRUCTION OF FUTURE ROADWAYS, ALL ROADS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, INCLUDING FILING 1, AND PAVED WITH AN ASPHALT SURFACE. UPON INSPECTION AND APPROVAL OF THE CONSTRUCTED ROADWAYS WITH AN ASPHALT SURFACE, MAINTENANCE SHALL BECOME THE RESPONSIBILITY OF EL PASO COUNTY.

## RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, AND IS DULY RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: \_\_\_\_\_  
COUNTY CLERK AND RECORDER

FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_

## FEES:

DRAINAGE FEES: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
SCHOOL FEES: \_\_\_\_\_  
PARK FEES: \_\_\_\_\_

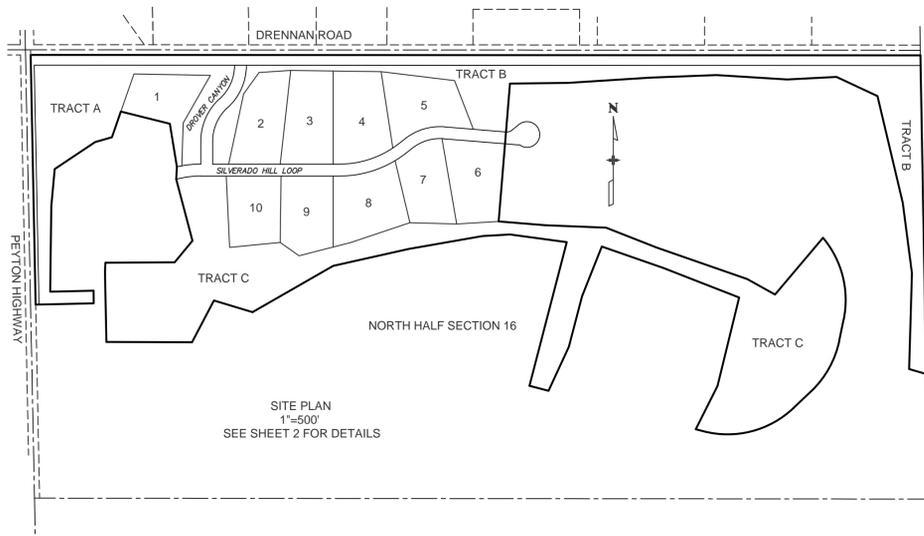
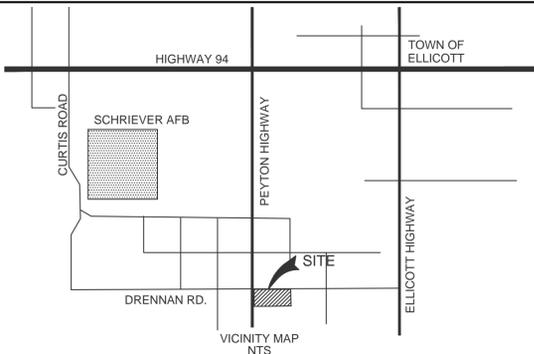
PREPARED BY

**LWA LAND SURVEYING, INC.**

953 EAST FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179

SILVERADO RANCH  
SEPTEMBER 25, 2018  
PROJECT 16093  
SHEET 1 OF 1

SF-17-007



## EASEMENTS:

SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS. TRACTS A, B AND C ARE HEREBY DEDICATED AS DRAINAGE AND PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.

## OWNERS CERTIFICATE:

SILVERADO RANCH, LLC, STAN SEARLE, MANAGER, BEING THE OWNER, 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, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SILVERADO 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 THE 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, 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.

## IN WITNESS WHEREOF:

THE FOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

SILVERADO RANCH, INC.  
STAN SEARLE

## NOTARIAL:

STATE OF COLORADO)  
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018 BY STAN SEARLE, SILVERADO RANCH, INC.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

## SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 \_\_\_\_\_, 2018.

KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.

DATE

# SILVERADO RANCH FILING NO. 1

IN THE NORTH HALF OF SECTION 16, T15S, R63W, 6th P.M.  
EL PASO COUNTY, COLORADO



NO MONUMENT FOUND  
SET A 3/4" DIA. REBAR,  
30" IN LENGTH WITH A  
2-1/2" DIA. ALUMINUM  
CAP STAMPED AS SHOWN

LWA  
T15S R63W  
S 9  
S 16  
S 15  
1984  
PLS 20658

APPROX. LOCATION  
MVEA EASEMENT  
BK. 2174  
PG. 658  
20'

T15S R63W  
S 9 +  
S 16 +  
S 15  
1998  
PLS 27210

T15S R63W  
S 8 +  
S 9  
S 17 +  
S 16  
1998  
PLS 27210

FOUND 3/4" DIA. REBAR,  
AND 2-1/2" DIA.  
ALUMINUM CAP STAMPED  
AS SHOWN

SEE PLAT NOTE #28  
REGARDING THE  
MAINTENANCE OF THE  
PUBLIC R.O.W.

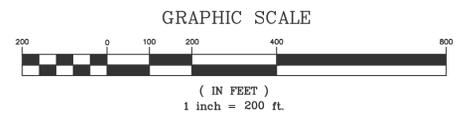
BASIS OF BEARINGS  
SECTION LINE - 5277.06'

RIGHT OF WAY  
DEDICATED FOR  
DRENNAN ROAD  
7.200± ac.

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	47°52'25"	300.00	251.28	N24°01'04"E	244.00
C2	48°00'46"	300.00	251.39	N24°00'23"E	244.10
C3	13°47'29"	600.00	144.42	N83°06'15"E	144.07
C4	37°45'44"	600.00	395.44	N71°07'08"E	388.33
C5	42°28'06"	300.00	222.36	N73°28'19"E	217.31
C6	24°42'11"	635.00	30.36	N78°32'12"E	30.35
C7	10°05'33"	635.00	111.85	N84°57'14"E	111.71
C8	48°00'46"	335.00	280.72	N24°00'23"E	272.58
C9	47°52'25"	265.00	221.96	N24°01'04"E	215.53
C10	47°52'25"	335.00	280.59	N24°01'04"E	272.46
C11	48°00'46"	265.00	222.07	N24°00'23"E	215.62
C12	33°38'36"	565.00	331.76	N73°04'42"E	327.02
C13	43°07'08"	565.00	40.62	N54°11'50"E	40.61
C14	42°28'06"	335.00	248.31	N73°28'19"E	242.66
C15	21°16'10"	265.00	10.50	N86°25'43"W	10.50
C16	40°11'56"	265.00	185.92	N72°20'14"E	182.13
C17	6°49'56"	635.00	342.79	N74°32'06"E	338.64
C18	30°53'48"	635.00	146.69	N82°33'43"E	146.28
C19	14°52'34"	565.00	146.69	N82°33'43"E	146.28

- FOUND/SET ALIQUOT CORNER AS SHOWN
  - FOUND 1/2" DIA. REBAR AND YELLOW PLASTIC CAP "UPE LS 11624"
  - SET A 5/8" DIA. REBAR, 18" IN LENGTH WITH A 1-1/2" DIA. ALUMINUM CAP "LWA PLS 28658"
- THE BASIS OF BEARING FOR THIS SUBDIVISION IS THE NORTH LINE OF SECTION 16, S89°58'39"E 5277.00'. THE DIRECTION IS BASED ON THE PRELIMINARY PLAT FOR THIS SUBDIVISION BY UPE. THE LINE IS MONUMENTED AS SHOWN.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.

TRACT	AREA	USE	OWNERSHIP/MAINTENANCE
A	10.34 ac.	OPEN SPACE, NON-MOTORIZED TRAIL, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT	SILVERADO RANCH HOA
B	14.85 ac.	OPEN SPACE, NON-MOTORIZED TRAIL, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT	SILVERADO RANCH HOA
C	36.08 ac.	OPEN SPACE, NON-MOTORIZED TRAIL, PUBLIC UTILITIES AND PUBLIC DRAINAGE EASEMENT	SILVERADO RANCH HOA
R.O.W.	7.87 ac.	PUBLIC RIGHT OF WAY FOR DRENNAN ROAD AND PEYTON HIGHWAY	EL PASO COUNTY
R.O.W.	4.23 ac.	PUBLIC RIGHT OF WAY DROVER HILL LANE AND SILVERADO HILL LOOP	HOA / EL PASO COUNTY (SEE NOTE #28)



"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."