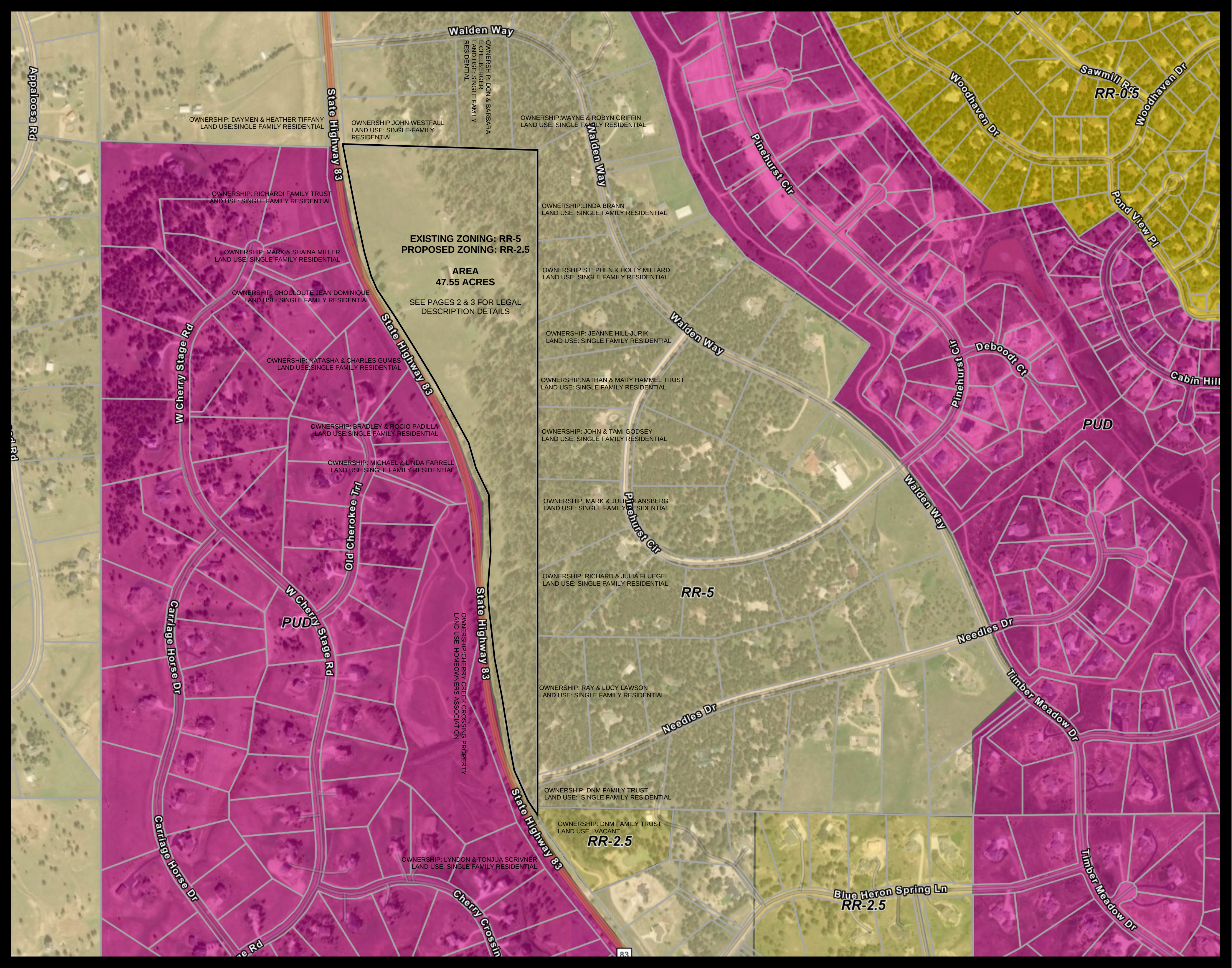


THE NORTH RANCH MAP AMENDMENT (REZONE)

Southwest quarter of Section 15 and the Southwest quarter of Section 22, Township 11 South, Range 66 West of the 6th P.M
El Paso County, State of Colorado



Please
add:
PCD
File No.
P268
Added to lower
right side of
drawing under
project no.

GENERAL NOTES

See page 2 for graphical depiction of legal description.

See page 3 for written legal description and easements.

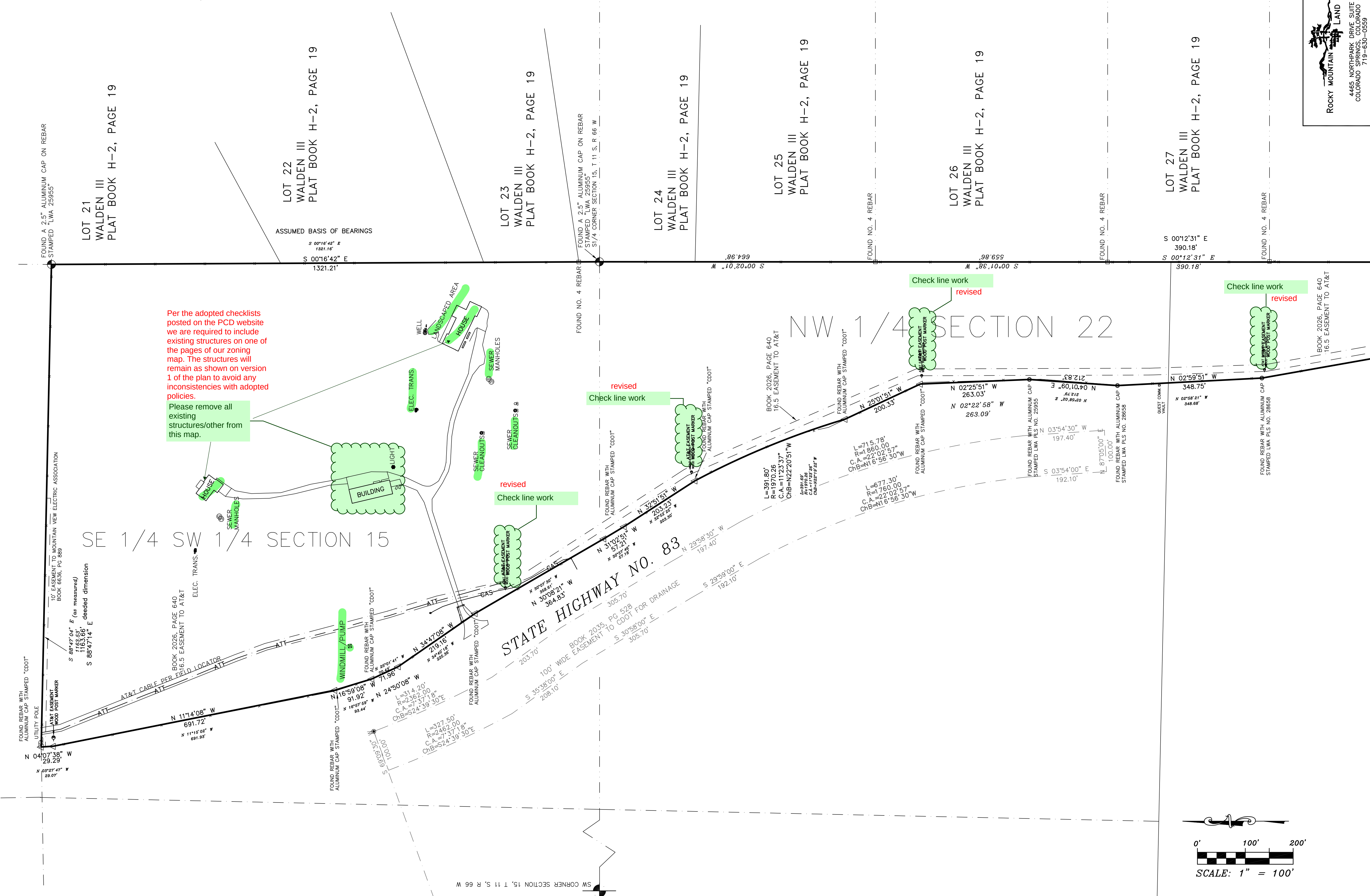
NO.	REVISION/ISSUE	DATE

The North Ranch. LLC
944 Cheyenne Blvd
Colorado Springs Co 80905
rob@myerscompany.biz

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	SHEET
DATE	1 of 3
PREPARED CAD	

SE 1/4 SECTION 15



ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-1829

GENERAL NOTES

NO.	REVISION/ISSUE	DATE

The North Ranch, LLC
944 Cheyenne Blvd
Colorado Springs Co 80905
rob@myerscompany.biz

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	SHEET
DATE	2 of 3
PREPARED	APPROVED
	CAD

IMPROVEMENT SURVEY PLAT

17675 HIGHWAY NO. 83
COLORADO SPRINGS, EL PASO COUNTY, COLORADO

ADDRESS:

17675 STATE HIGHWAY NO. 83
COLORADO SPRINGS, COLORADO

LEGAL DESCRIPTION:

A TRACT OF LAND BEING PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 AND THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., ALL LYING WITHIN EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 22; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF WALDEN III AS PLATTED AND RECORDED IN PLAT BOOK H-2 AT PAGE 19 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE S 0 DEGREES 02 MINUTES 32 SECONDS W ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, 144 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 83; THENCE ON A CURVE TO THE RIGHT, 15 DEGREES 15 MINUTES 42 SECONDS, A RADIUS OF 2332.00 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 15 MINUTES 42 SECONDS, TO A POINT 360.81 FEET, THE LONG CHORD OF WHICH BEARS N 23 DEGREES 25 MINUTES 04 SECONDS W 360.42 FEET; 2) THENCE N 10 DEGREES 02 MINUTES 21 SECONDS W A DISTANCE OF 781.50 FEET; 3) THENCE N 02 DEGREES 59 MINUTES 51 SECONDS E A DISTANCE OF 348.75 FEET; 4) THENCE N 02 DEGREES 25 MINUTES 09 SECONDS E A DISTANCE OF 263.03 FEET; 5) THENCE N 25 DEGREES 01 MINUTES 51 SECONDS W A DISTANCE OF 200.33 FEET; 6) THENCE ON A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 391.80 FEET, THROUGH A CENTRAL ANGLE OF 12 DEGREES 02 MINUTES 37 SECONDS, TO A POINT 391.80 FEET; 7) THENCE N 32 DEGREES 01 MINUTES 51 SECONDS W A DISTANCE OF 203.33 FEET; 8) THENCE N 31 DEGREES 02 MINUTES 51 SECONDS W A DISTANCE OF 57.21 FEET; 9) THENCE N 30 DEGREES 08 MINUTES 21 SECONDS W A DISTANCE OF 364.83 FEET; 10) THENCE N 24 DEGREES 50 MINUTES 08 SECONDS W A DISTANCE OF 219.16 FEET; 11) THENCE N 11 DEGREES 14 MINUTES 08 SECONDS W A DISTANCE OF 91.92 FEET; 12) THENCE N 16 DEGREES 59 MINUTES 08 SECONDS W A DISTANCE OF 71.96 FEET; 13) THENCE N 11 DEGREES 14 MINUTES 08 SECONDS W A DISTANCE OF 691.72 FEET; 14) THENCE N 04 DEGREES 07 MINUTES 38 SECONDS W A DISTANCE OF 29.29 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID WALDEN III SUBDIVISION; THENCE S 88 DEGREES 47 MINUTES 14 SECONDS E ON THE SOUTHWEST LINE OF LOTS 18, 19, AND 20 OF SAID SUBDIVISION, A DISTANCE OF 1163.66 FEET TO THE NORTHEAST CORNER OF LOT 19 OF SAID WALDEN III SUBDIVISION; THENCE S 88 DEGREES 47 MINUTES 14 SECONDS E, ESTABLISHED BY SAID SUBDIVISION PLAT, THENCE S 0 DEGREES 16 MINUTES 42 SECONDS E ON THE WESTERLY LINE OF LOTS 21, 22, 23 AND 24 OF SAID SUBDIVISION, A DISTANCE OF 1321.21 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15 AS ESTABLISHED BY SAID SUBDIVISION; THENCE S 0 DEGREES 02 MINUTES 32 SECONDS W ON THE WESTERLY LINE OF LOTS 24 AND 25, A DISTANCE OF 664.98 FEET TO A FOUND 1/2" REBAR; THENCE S 0 DEGREES 01 MINUTES 38 SECONDS W ON THE WESTERLY LINE OF LOT 26 OF SAID SUBDIVISION, A DISTANCE OF 559.96 FEET TO A FOUND 1/2" REBAR; THENCE S 0 DEGREES 12 MINUTES 31 SECONDS E ON THE WESTERLY LINE OF LOT 27 OF SAID SUBDIVISION, A DISTANCE OF 42 SECONDS W ON THE WESTERLY LINE OF LOT 27 OF SAID SUBDIVISION, A DISTANCE OF 42 SECONDS W ON THE WESTERLY LINE OF LOT 37, AND THE RIGHT-OF-WAY OF NEEDLES DRIVE, OF SAID SUBDIVISION, A DISTANCE OF 906.31 TO A FOUND 1/2" REBAR; THENCE S 0 DEGREES 16 MINUTES 16 SECONDS E ON THE WESTERLY LINE OF LOT 38 OF SAID SUBDIVISION, A DISTANCE OF 128.44 FEET TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO

(THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF WALDEN III (S 88 DEGREES 48 MINUTES 11 SECONDS E) AS SHOWN ON THE RECORDED PLAT THEREOF; PLAT BOOK H-2, PAGE 19.)

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER THOMPSON, COLORADO P.L.S. NO. 19625, DO HEREBY CERTIFY TO ROBERT L. MYERS AND GUARDIAN TITLE AGENCY THAT THE ACCOMPANYING IMPROVEMENT SURVEY PLAT REPRESENTS AN ACCURATE DELINEATION OF A MONUMENTED LAND SURVEY OF THE PARCEL DESCRIBED HEREIN, COMPLETED UNDER MY DIRECT SUPERVISION AND CHECKING.

CHRISTOPHER THOMPSON
LAND SURVEYOR NO. 19625
FOR THE HALF OF ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO 80907

DATE
April 15, 2026

ANY 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.

EASEMENTS OF RECORD:

ALL EASEMENTS DEPICTED HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE REOURCES GUARANTY COMPANY (COMMITMENT NUMBER 3177926-00124 WITH AN EFFECTIVE DATE OF JANUARY 13, 2026). THE NUMBERS UTILIZED CORRESPOND WITH SCHEDULE B, PART II-EXCEPTIONS.

9. THIS PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 875890.

10. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR A DAM GRANTED TO CHERRY CREEK SOIL CONSERVATION DISTRICT OF AN UNSPECIFIED SIZE AND LOCATION AS DESCRIBED IN BOOK 1730 AT PAGE 300.

11. THIS PROPERTY IS SUBJECT TO AN EASEMENT FOR A DAM GRANTED TO CHERRY CREEK SOIL CONSERVATION DISTRICT OF AN UNSPECIFIED SIZE AND LOCATION AS DESCRIBED IN BOOK 1730, PAGE 296.

12. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO AT & T AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2026 AT PAGE 640. IT IS 16.5 FEET WIDE LOCATED BASED ON THE CABLE AS INSTALLED. THE EASEMENT DEPICTED HEREON IS BASED ON A SURVEY COMPLETED BY LWA AND ASSOCIATES.

13. ACCORDING TO THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO A 100' WIDE EASEMENT FOR DRAINAGE PURPOSES GRANTED TO COLORADO DEPT. OF TRANSPORTATION AS DESCRIBED IN BOOK 2035, PCL 558. HOWEVER, THE EASEMENT LIES ALONG THE WESTERLY RIGHT OF WAY OF HIGHWAY NO. 83 AND IS DEPICTED ON THE PLAT OF CHERRY CREEK CROSSING FILING NO. 2.

14. THIS PROPERTY IS SUBJECT TO A 30' WIDE EASEMENT GRANTED TO COLORADO INTERSTATE CORPORATION AS DESCRIBED IN BOOK 2329 AT PAGE 955 FOR GAS PIPE LINE PURPOSES.

15. ACCORDING TO THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO A 50.0' WIDE EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR "AN UNDERGROUND POWER LINE MEANDERING SOUTH, SOUTHEASTERLY FOR APPROXIMATELY 1100 FEET FROM THE NORTH PROPERTY LINE TO A NEW HOUSE" AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 6618 AT PAGE 1093.

16. A PORTION OF THIS PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 17084.

17. THIS PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT FOR ELECTRIC SERVICE LINES TO A RESIDENCE AND ADJOINING STRUCTURES GRANTED TO MOUNTAIN VIEW ELECTRIC AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 3070 AT PAGE 865.

18. THIS PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR "UNDERGROUND POWER LINE MEANDERING SOUTH, SOUTHEASTERLY FOR APPROXIMATELY 1100 FEET FROM THE NORTH PROPERTY LINE TO A NEW HOUSE" AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 6618 AT PAGE 1093.

19. THIS PROPERTY IS SUBJECT TO A 20' WIDE EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR "AN UNDERGROUND POWER LINE MEANDERING SOUTH, SOUTHEASTERLY APPROXIMATELY 1100 FEET FROM THE NORTH PROPERTY LINE TO A NEW HOUSE" AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 6618 AT PAGE 1093. FIELD LOCATIONS MUST BE COMPLETED TO DETERMINE THE PRECISE LOCATION.

20. THIS PROPERTY IS SUBJECT TO AN APPLICATION FOR WATER RIGHTS DECREE AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 6879 AT PAGE 726.

21. THIS PROPERTY IS BENEFITTED BY A VARIANCE OF USE GRANTED BY EL PASO COUNTY TO ALLOW FOR A SECOND RESIDENCE FOR 35 YEARS AS DESCRIBED IN RESOLUTION NUMBER 08-418 AND RECORDED UNDER RECEPTION NUMBER 206186294.

22. THIS PROPERTY MAY BE SUBJECT TO ANY TAX, LIEN, FEE OR ASSESSMENT PERTAINING TO ITS INCLUSION IN THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 214050493.

23. THIS PROPERTY IS BENEFITTED BY A VARIANCE OF USE GRANTED BY EL PASO COUNTY TO ALLOW FOR A SECOND RESIDENCE FOR 35 YEARS AS DESCRIBED IN RESOLUTION NUMBER 08-418 AND RECORDED UNDER RECEPTION NUMBER 218094588.

NOTES:

- ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN THE NORTHEAST CORNER AND THE MOST NORTHERLY ANGLE POINT ON THE EASTERLY BOUNDARY AS DEPICTED HEREON. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS S 00° 16' 42" E.
- THE LOCATION OF ANY UNDERGROUND GAS LINES, ELECTRIC LINES, CABLE TELEVISION LINES OR ANY OTHER UTILITY LINES WAS RESTRICTED TO VISIBLE FEATURES AS SHOWN IN THIS SURVEY.
- A COMMITMENT FOR TITLE INSURANCE WAS PROVIDED AND ALL EASEMENTS SHOWN THEREIN HAVE BEEN REVIEWED. THIS LAND SURVEY PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR EITHER OWNERSHIP OR EASEMENTS.

0' 100' 200'

SCALE: 1" = 100'

JOB NO.: 47002
February 5, 2026

PAGE 1 OF 2

PROJECT NO.
DATE
PREPARED
APPROVED
CAD

3 of 3

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

The North Ranch, LLC
944 Cheyenne Blvd
Colorado Springs Co 80905
rob@myerscompany.biz

GENERAL NOTES

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-733-8605