

THE NORTH RANCH

A SUBDIVISION OF A PORTION OF SW 1/4 SECTION 15 AND
THE SW 14 SECTION 22, T 11 S, R 66 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

LOT 24, WALDEN III
PLAT BK/ H-2, PG. 19

LOT 23, WALDEN III
PLAT BK/ H-2, PG. 19

LOT 21
WALDEN III
PLAT BOOK H-2, PAGE 19

LOT 22
WALDEN III
PLAT BOOK H-2, PAGE 19

LOT 25, WALDEN III
PLAT BK/ H-2, PG. 19

LOT 26, WALDEN III
PLAT BK/ H-2, PG. 19

LOT 27, WALDEN III
PLAT BK/ H-2, PG. 19

ASSUMED BASIS OF BEARINGS

S 00°16'42" E
1321.16'
S 00°16'42" E

664.98'
S 00°02'01" W

559.86'
S 00°01'38" W

390.18'
S 00°12'31" E

WALDEN III
PLAT BOOK -2, PG. 19

10' EASEMENT TO MOUNTAIN VIEW
ELECTRIC ASSOC.
BOOK 6636, PG. 889

STATE HIGHWAY NO. 83
BOOK 2035, PG. 528
100' WIDE EASEMENT TO CDOT FOR DRAINAGE

TRACT A (DRAINAGE DETENTION)

LEGEND:

□ FOUND NO. 4 REBAR WITH NO. CAP

◁ FOUND REBAR WITH 2.5" ALUMINUM CAP STAMPED "CDOT"

⬢ FOUND A 2.5" ALUMINUM CAP ON REBAR

○ FOUND REBAR WITH ALUMINUM CAP

STAMPED LWA PLS NO. 28658

ALL OTHER CORNERS ARE A NO. 4 REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"

() INDICATES ADDRESS OF LOT

0' 100' 200'

SCALE: 1" = 100'

JOB NO.: 47002

SEPTEMBER 2, 2026

PAGE 2 OF 3

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EL PASO COUNTY, COLORADO

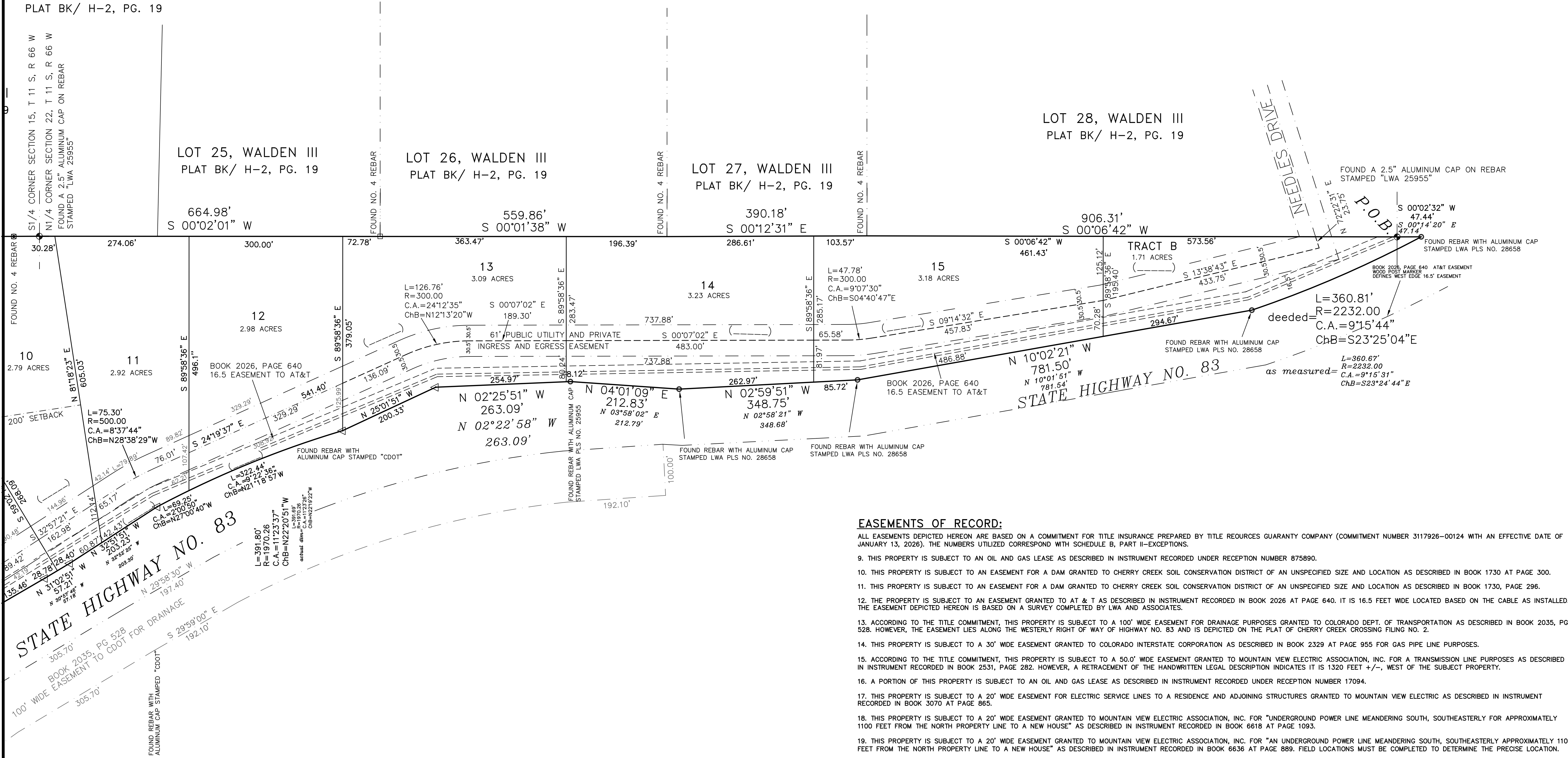
LOT 24, WALDEN III
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LOT 26, WALDEN III
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LOT 27, WALDEN III
PLAT BK/ H-2, PG. 19

LOT 28, WALDEN III
PLAT BK/ H-2, PG. 19



EASEMENTS OF RECORD:

- ALL EASEMENTS DEPICTED HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE RESOURCES GUARANTY COMPANY (COMMITMENT NUMBER 3117926-00124 WITH AN EFFECTIVE DATE OF JANUARY 13, 2026). THE NUMBERS UTILIZED CORRESPOND WITH SCHEDULE B, PART II-EXCEPTIONS.
- THIS PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 875890.
 - 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.
 - 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.
 - 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.
 - 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, PG. 528. 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.
 - 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.
 - ACCORDING TO THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO A 50.0' WIDE EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR A TRANSMISSION LINE PURPOSES AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 2531, PAGE 282. HOWEVER, A RETRACEMENT OF THE HANDWRITTEN LEGAL DESCRIPTION INDICATES IT IS 1320 FEET +/-, WEST OF THE SUBJECT PROPERTY.
 - A PORTION OF THIS PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 17094.
 - 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.
 - 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.
 - 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 6636 AT PAGE 889. FIELD LOCATIONS MUST BE COMPLETED TO DETERMINE THE PRECISE LOCATION.
 - THIS PROPERTY IS SUBJECT TO AN APPLICATION FOR WATER RIGHTS DECREE AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 6879 AT PAGE 726.
 - 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 06-418 AND RECORDED UNDER RECEPTION NUMBER 206186294.
 - 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.
 - 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 06-418 AND RECORDED UNDER RECEPTION NUMBER 219094588.

0' 100' 200'
SCALE: 1" = 100'
JOB NO.: 47002
SEPTEMBER 2, 2022

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
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