

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

minimum radius will be
reviewed when CDs
have been submitted.

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

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

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

show existing easements for temporary turnaround on Needles Dr

label County ROW

a turn around meeting.
EPC standards will be
required at the
transition from public to
private road

FOUND A 2.5" ALUMINUM CAP ON REBAR
STAMPED "LWA 25955"

BOOK 2026, PAGE 640 AT&T EASEMENT
WOOD POST MARKER
DEFINES WEST EDGE 16.5' EASEMENT

L=360.81'
R=2232.00'
C.A.=9°15'44"
ChB=S23°25'04"E

$$l = \begin{array}{l} L=360.67' \\ R=2232.00 \\ C.A.=9^{\circ}15'31'' \\ ChB=S23^{\circ}24'44''E \end{array}$$

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.

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ROCKY MOUNTAIN LAND SERVICES

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