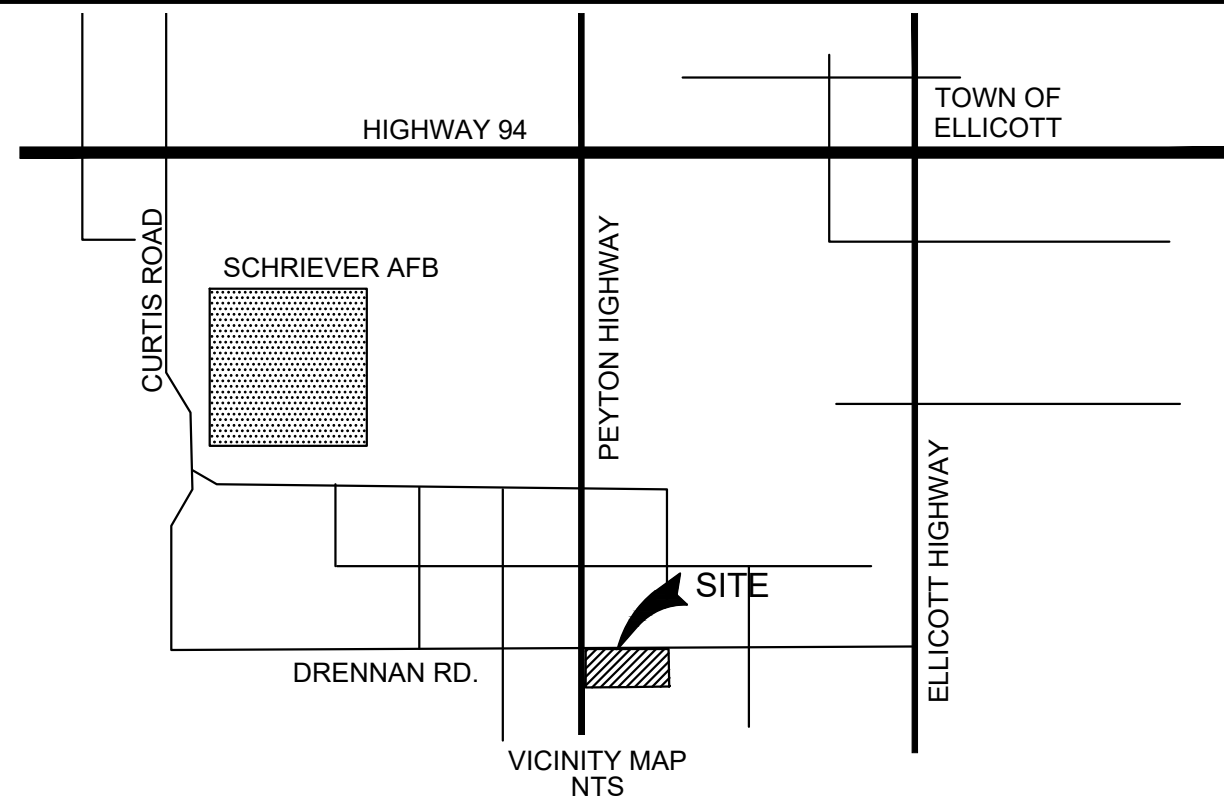


SILVERADO RANCH FILING NO. 1A

AN AMENDMENT TO SILVERADO RANCH FILING NO. 1, LOCATED 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; TUSCANNY HOMES, LLC; DONALD L. AND VIRGINIA B. DOBYNS; RICHARD TODD AND LAURIE RENEE HENDRIKS; ALEX AND TONYA REGGANS; AND THOMAS R. AND SHIRLEY ANN WOODS ARE THE OWNERS OF THE FOLLOWING REGGARDING 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 NORTH-WEST 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°39'51"E A DISTANCE OF 358.75 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"E 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°41'38"W A DISTANCE OF 305.73 FEET; THENCE S24°57'20"W A DISTANCE OF 284.64 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 S60°14'30"W A DISTANCE OF 547.57 FEET; THENCE N73°23'19"W A DISTANCE OF 237.31 FEET; THENCE S27°57'23"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°11'19"W A DISTANCE OF 255.92 FEET; THENCE N76°02'02"W A DISTANCE OF 297.94 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, MANAGER
SILVERADO RANCH HOMEOWNERS ASSOCIATION

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2023 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 ____ OF 2023, 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE _____

NOTES:

1. THERE SHALL BE NO DIRECT LOT ACCESS TO PEYTON HIGHWAY OR DRENNAN ROAD. LOT ACCESS SHALL BE FROM SILVERADO HILL VIEW.
2. 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 218138383 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.
3. 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.
4. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM SILVERADO HILL VIEW 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.
5. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 218138384 OF THE RECORDS OF EL PASO COUNTY. THE SILVERADO RANCH HOA IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
6. 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 08041C0825F AND 08041C01025F, EFFECTIVE DATE MARCH 17, 1997.
7. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 218130522 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR AS THEREAFTER AMENDED.
8. 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.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
11. 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))
12. 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. FURTHERMORE, 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.
13. THE OWNER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF LOT SALES, SHALL CONVEY BY SPECIAL WARRANTY DEED TO INDIVIDUAL LOT OWNERS SUFFICIENT WATER RIGHTS IN THE LARAMIE-FOX HILLS AQUIFER UNDERLYING EACH LOT TO SATISFY THE DEMAND REQUIREMENT OF 0.4 ACRE-FEET ANNUALLY AND AT LEAST 120.0 ACRE-FEET TOTAL OVER 300 YEARS, FROM WHICH THE ANNUAL 4% REPLACEMENT REQUIRED BY DETERMINATION OF WATER RIGHT NO. 325-BD MUST BE MET. INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MAKING THE REQUIRED ANNUAL FOUR PERCENT (4%) REPLACEMENT OF THE AMOUNT WITHDRAWN ANNUALLY, PER THE DETERMINATION.
14. 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.
15. THIS SUBDIVISION IS REGULATED BY A PUD DEVELOPMENT PLAN WHICH PROVIDES DEVELOPMENT GUIDELINES AND STANDARDS AS RECORDED AT RECEPTION NO. 21700869, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. HOMEOWNERS WILL BE RESPONSIBLE FOR SEPTIC AND WATER.
16. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
 - A) NATURAL FEATURES
 - B) WILDLIFE HAZARD AND VEGETATION
 - C) GEOLOGY AND SOILS (THE GEOLOGY, SURFACE SOILS EVALUATION AND SEWAGE DISPOSAL EVALUATION REPORT, PREPARED BY FRONT RANGE GEOTECHNICAL, INC. DATED 10/5/2006)
 - D) FINAL DRAINAGE REPORT
 - E) EROSION CONTROL PLAN
 - F) PRELIMINARY PLAN FILE NUMBER "SP-07-003"
17. 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.
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)
19. 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)
20. SPORADIC EXPANSIVE SOILS MAY BE PRESENT ON THIS SITE.
21. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
22. 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.
23. 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.
24. 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.
25. 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 CURB-DE-SAC.
26. THE INTERSECTION OF DRENNAN ROAD AND DROVER CANYON VIEW WILL BE FULL MOVEMENT UNTIL DRENNAN ROAD IS IMPROVED THEN IT WILL BECOME A RIGHT IN/RIGHT OUT ONLY ENTRANCE.
27. THE SUBDIVIDERS(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND IN PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
28. ROADS IN THIS FILING OF SILVERADO RANCH SUBDIVISION, AND ALL SUBSEQUENT FILINGS, SHALL BE PRIVATE AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE SILVERADO RANCH HOMEOWNERS ASSOCIATION. ALL ROADS WILL BE ACCESSIBLE TO THE PUBLIC.
29. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

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, C AND D ARE HEREBY DEDICATED AS DRAINAGE AND PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.

OWNERS CERTIFICATE:

THAT SILVERADO RANCH, STAN SEARLE MANAGER; TUSCANNY HOMES, LLC; DONALD L. AND VIRGINIA B. DOBYNS; RICHARD TODD AND LAURIE RENEE HENDRIKS; ALEX AND TONYA REGGANS; THOMAS R. AND SHIRLEY ANN WOODS, BEING THE OWNERS, 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. 1A. 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 OWNERS' 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.

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 _____, 2023.

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

DATE _____

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 ____ 2023, AND IS NOW RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER FEE: _____

BY: _____
COUNTY CLERK AND RECORDER 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
JULY 5, 2023
PROJECT 16093
SHEET 1 OF 3

VR237

SILVERADO RANCH FILING NO. 1A

AN AMENDMENT TO SILVERADO RANCH FILING NO. 1, LOCATED
IN THE NORTH HALF OF SECTION 16, T15S, R63W, 6th P.M.
EL PASO COUNTY, COLORADO

IN WITNESS WHEREOF:

THE AFOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

STAN SEARLE, MANAGER
SILVERADO RANCH, INC.

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 BY STAN SEARLE,
MANAGER, SILVERADO RANCH, INC.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED TUSCANNY HOMES, LLC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

MANAGER
TUSCANNY HOMES, LLC

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 BY _____,
MANAGER, TUSCANNY HOMES, LLC

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED DONALD L. AND VIRGINIA B. DOBYNS, HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

DONALD L. DOBYNS

VIRGINIA B. DOBYNS

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 BY _____,
DONALD L. AND VIRGINIA B. DOBYNS

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED RICHARD TODD AND LAURIE RENEE HENDRIKS, HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

RICHARD TODD HENDRIKS

LAURIE RENEE HENDRIKS

NOTARIAL:

STATE OF MISSOURI)
COUNTY OF CHRISTIAN) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 BY _____,
RICHARD TODD AND LAURIE RENEE HENDRIKS

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED ALEX AND TONYA REGGANS, HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

ALEX REGGANS

TONYA REGGANS

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 BY _____,
ALEX AND TONYA REGGANS

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED THOMAS R. AND SHIRLEY ANN WOODS, HAVE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

THOMAS R. WOODS

SHIRLEY ANN WOODS

NOTARIAL:

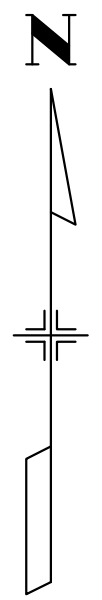
STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023 BY _____,
THOMAS R. AND SHIRLEY ANN WOODS

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SILVERADO RANCH FILING NO. 1A

AN AMENDMENT TO SILVERADO RANCH FILING NO. 1, LOCATED
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

BASIS OF BEARINGS
SECTION LINE - 5277.00'

UNPLATTED

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

RIGHT OF WAY
DEDICATED FOR
DRENNAN ROAD
7.200± ac.

UNPLATTED

UNPLATTED

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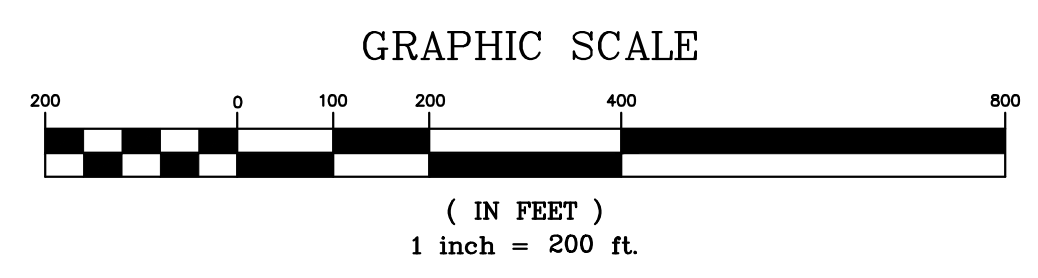
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| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|--------|--------|---------------|--------------|
| C1 | 47°59'25" | 300.00 | 251.28 | N24°01'04"E | 244.00 |
| C2 | 48°00'46" | 300.00 | 251.39 | N24°00'23"E | 244.10 |
| C3 | 1°34'29" | 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 | 244°21' | 635.00 | 30.36 | N28°32'17"E | 30.35 |
| C7 | 10°25'33" | 635.00 | 111.85 | N84°52'14"E | 111.71 |
| C8 | 48°00'46" | 335.00 | 280.72 | N24°00'23"E | 272.58 |
| C9 | 47°59'25" | 265.00 | 221.96 | N24°01'04"E | 215.53 |
| C10 | 47°59'25" | 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°10'42"E | 327.02 |
| C13 | 49°02'08" | 565.00 | 40.62 | N54°17'50"E | 40.61 |
| C14 | 42°28'06" | 335.00 | 248.31 | N73°28'19"E | 242.66 |
| C15 | 27°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 | 75.72 | N55°39'14"E | 75.68 |
| C18 | 30°55'48" | 635.00 | 342.79 | N74°32'06"E | 338.64 |
| 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.
- (20079) STREET ADDRESS (SEE COVER SHEET NOTE #10)

| 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 |
| D | 4.23 ac. | PRIVATE ROADS - DROVER HILL VIEW AND SILVERADO HILL VIEW | SILVERADO RANCH HOA (SEE NOTES #29 & 30) |
| R.O.W. | 7.87 ac. | PUBLIC RIGHT OF WAY FOR DRENNAN ROAD AND PEYTON HIGHWAY | EL PASO COUNTY |



"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."