



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:

SILVERADO RANCH, LLC, STAN SEARLE, MANAGER, BEING THE OWNER, MORTGAGES, 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 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. dd full signature blocks fo Il other individual lot IN WITNESS WHEREOF wners in Filing #1 THE AFOREMENTIONED SILVERADO RANCH, INC., HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF__

SILVERADO RANCH, INC. STAN SEARLE **NOTARIAL:** STATE OF COLORADO) COUNTY OF EL PASO) SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2023 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 _____

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

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 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°39'51"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"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°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

STAN SEARLE SILVERADO RANCH HOMEOWNERS ASSOCIATION e Note #28 to include the following: "The subdivider(s) a n behalf of him/herself and any developer of builder successors NOTARIAL: STATE OF COLORADO) SS d assignees that subdivider and/or said successors and assig nall be required to pay traffic impact fees in accordance with the COUNTY OF EL PASO) so County Road Impact Fee Program (Resolution No. 19-471), THE FOREGOING INSTRUMENT WA amendments thereto, at or prior to the time of building permit DAY OF 2023 mittals. The fee obligation, if not paid at final plat recording, sha SILVERADO RANCH HOMEOWNERS documents on all sales documents and in plat notes to ensure at a title search would find the fee obligation before sale of the 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 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.

> PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE Should state Chair , DIRECTOR, COUNTY READMING AND COMMUNITY DEVELOPMENT DATE not President **COUNTY ASSESSOR**

NOTES:

1. NO DRIVEWAY ACCESS SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.

2. THERE SHALL BE NO DIRECT LOT ACCESS TO PEYTON HIGHWAY OR DRENNAN ROAD. LOT ACCESS SHALL BE FROM SILVERADO HILL

3. 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.

4. 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.

5. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS 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.

6.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.

7. 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.

8. 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.

9. 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

10. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS. 12. 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) 13. 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. 14. 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

15. 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. 16. 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.

17. 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)

D) FINAL DRAINAGE REPORT

DETERMINATION.

EROSION CONTROL PLAN PRELIMINARY PLAN FILE NUMBER "SP-07-003"

18. 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.

19. 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) 20. 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) 21. SPORADIC EXPANSIVE SOILS MAY BE PRESENT ON THIS SITE. 22. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE

STATE OF COLORADO. 23. 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. 24. 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 25. 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.

26. 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.

27. 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.

28. 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.

29. ROADS IN THIS FILING OF SILVERADO RANCH SUBDIVISION, AND ALL SUBSEQUENT FILINGS, SHALL BE PRIVATE AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, INCLUDING APPROVED WAIVERS, WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE SILVERADO

RANCH HOMEOWNERS ASSOCIATION. ALL ROADS WILL BE ACCESSIBLE TO THE PUBLIC. 30. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY _

pdate Note #30 "The private roads as shown on this lat will not be maintained by El Paso County until and nless the streets are constructed in conformance with E Paso County standards in effect at the date of the request

El Paso County Clerk and Recorder

DRAINAGE FEES:

BRIDGE FEES:

PARK FEES:

SCHOOL FEES:

r dedication and maintenance."

RECORDING:
Revise Clerk and Recorder signature block:
STATE OF COLORADO COUNTY OF EL PASO I hereby certify that this instrument was filed in my office on this day of, 20, and was recorded at Reception Number of the records of El Paso County

FILED FOR RECORD AT MY OFFICE AT O'CLOCK M., THIS RECORDED AT RECEPTION NO. ADO.

SURCHARGE:	
PREPARED BY	
LWA	LA.

Phone (719) 636-5179

SF-23-___ SILVERADO RANCH 953 EAST FILLMORE STREET APRIL 7, 2023 COLORADO SPRINGS, COLORADO 80907 PROJECT 16093

