

WILLOW SPRINGS RANCH FILING NO. 2

BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 6.154 ACRES ±

CERTIFICATE OF DEDICATION AND OWNERSHIP: (See Survey Note 8)

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIENHOLDER(S) OF CERTAIN LANDS IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF PARCEL A, AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 219106027 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERN MOST CORNER OF WILLOW SPRINGS RANCH FILING No. 1, AS SHOWN ON THE PLAT THEREOF, RECORDED UNDER RECEPTION NUMBER 221714809 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOREST LAKES DRIVE, FROM WHENCE SAID RIGHT-OF-WAY LINE BEARS S59°29'23"E, 1542.65 FEET, AS SHOWN ON SAID PLAT OF WILLOW SPRINGS RANCH FILING No. 1, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE MONUMENTED AT THE NORTHWEST TERMINUS BY A FOUND #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "DB & CO PLS 29413 AND MONUMENTED AT THE SOUTHEAST TERMINUS BY A FOUND REBAR WITH A 1.25" YELLOW PLASTIC CAP STAMPED "W.K. CLARK LS 4842";

THENCE ALONG SAID RIGHT-OF-WAY LINE, N59°29'23"W, 276.50 FEET;
 THENCE N30°54'38"E, 207.28 FEET TO A POINT OF CURVE TO THE LEFT;
 THENCE 64.12 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 114.80 FEET, A CENTRAL ANGLE OF 32°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS N14°54'38"E, 63.29 FEET;
 THENCE N01°05'22"W, 240.62 FEET;
 THENCE N88°54'38"E, 377.51 FEET;
 THENCE S80°36'31"E, 63.55 FEET;
 THENCE S72°55'00"E, 140.97 FEET;
 THENCE S33°19'01"E, 182.00 FEET;
 THENCE S22°54'38"W, 169.27 FEET;
 THENCE S70°52'57"W, 120.02 FEET;
 THENCE N73°05'08"W, 137.62 FEET;
 THENCE N53°18'58"W, 56.77 FEET;
 THENCE S88°54'38"W, 144.99 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHENCE THE RADIAL LINE BEARS N82°10'29"W;
 THENCE SOUTHWESTERLY 89.08 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 22°41'05", AND BEING SUBTENDED BY A CHORD THAT BEARS S19°10'04"W, 88.50 FEET;
 THENCE S30°30'37"W, 17.04 FEET;
 THENCE S59°29'23"E, 24.59 FEET TO THE NORTHWEST CORNER OF LOT 281 OF WILLOW SPRINGS RANCH FILING NO. 1;
 THENCE ALONG THE WESTERLY LINE OF WILLOW SPRINGS RANCH FILING No. 1 THE FOLLOWING TWO (2) COURSES:
 1. S07°16'11"W, 162.00 FEET;
 2. S30°30'37"W, 32.23 FEET TO THE "POINT OF BEGINNING".

THE ABOVE-DESCRIBED TRACT CONTAINS 6.1545 ACRES OR 268,089 SQUARE FEET, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF WILLOW SPRINGS RANCH FILING NO. 2, AND DO HEREBY DEDICATE TO THE TOWN OF MONUMENT AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING SHORT PRAIRIE COURT, AND CATTAIL DRIVE. THE UNDERSIGNED HEREBY FURTHER DEDICATE ALL UTILITY EASEMENTS AND DEDICATE TO THE TOWN OF MONUMENT AND MONUMENT SANITATION DISTRICT FOR PUBLIC USE ALL WATER AND WATER RIGHTS, BOTH TRIBUTARY AND NON-TRIBUTARY, ARISING UPON, FLOWING UPON OR LYING UNDER THE PROPERTY AS DESCRIBED AND SHOWN HEREON.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG, AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

THE LANDS COMPRISING THIS SUBDIVISION ARE SUBJECT TO CERTAIN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS WHICH ARE RECORDED IN THAT DOCUMENT UNDER RECEPTION NO. _____ ON _____, OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EXECUTED THIS _____ DAY OF _____, 2022.

OWNER(S)
 WILLOW SPRINGS RANCH, LLC
 BY: _____
 POLO BROWN COMPANY, MANAGER
 BY: _____
 GORDON DANIEL BROWN, PRESIDENT

ACKNOWLEDGMENT
 STATE OF COLORADO)
)SS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY GORDON DANIEL BROWN AS PRESIDENT OF POLO BROWN COMPANY, AS MANAGER OF WILLOW SPRINGS RANCH, LLC.

WITNESS MY HAND AND SEAL

 DATE: _____ NOTARY PUBLIC

PLAT NOTES:

- IT IS MUTUALLY UNDERSTOOD AND AGREED BY THE SUBDIVIDER, (WILLOW SPRINGS RANCH, LLC.) AND THE TOWN OF MONUMENT THAT THE DEDICATED PUBLIC ROADS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE TOWN UNTIL AND UNLESS THE SUBDIVIDER (WILLOW SPRINGS RANCH, LLC. OR SUBSEQUENT DEVELOPER) ENTERING THE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE TOWN, CONSTRUCTS THE STREETS AND ROADS IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS AND OTHER ORDINANCES OF THE TOWN OF MONUMENT IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE TOWN HAS BEEN ISSUED TO THAT EFFECT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE SERVICE AREA OF WILLOW SPRINGS RANCH METROPOLITAN DISTRICT.
- ALL STREETS SHALL PERMIT ON-STREET PARKING.
- PARKS WILL BE OWNED AND MAINTAINED BY WILLOW SPRINGS RANCH METROPOLITAN DISTRICT.
- TRACT DESIGNATION, USE AND OWNERSHIP ARE DESCRIBED ON THE TABLE ON SHEET 1.
- DEDICATED LOT EASEMENTS ARE SHOWN ON THE TYPICAL EASEMENT DETAIL ON SHEET 2.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- THERE SHALL BE NO DIRECT LOT ACCESS TO FOREST LAKES DRIVE.
- PREBLE'S MEADOW JUMPING MOUSE HABITAT PRESERVATION AND SITE DEVELOPMENT MEASURES THAT WILL PREVENT INJURY TO WILDLIFE, AS PROVIDED BY U.S. FISH AND WILDLIFE, SUCH AS FENCING AND TRASH CONTROL, WILL BE ADDRESSED IN COVENANTS FOR THE PROJECT.
- SUBDIVISION ACCESS TO FOREST LAKES DRIVE REQUIRES APPROVAL OF ACCESS PERMITS, WHICH WILL INCLUDE TERMS AND CONDITIONS, BY EL PASO COUNTY.

SURVEY NOTES:

- "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".
- THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES AS NAMED IN THE CERTIFICATE AS SHOWN HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED ENTITY OR PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SUCH PERSON OR ENTITY.
- BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF WILLOW SPRINGS RANCH FILING NO. 1, AS SHOWN ON THE PLAT THEREOF, RECORDED UNDER RECEPTION NUMBER 221714809 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID LINE BEARS S59°29'23"E, 1542.65 FEET, AND IS MONUMENTED AT THE NORTHWEST TERMINUS BY A FOUND #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "DB & CO PLS 29413" AND MONUMENTED AT THE SOUTHEAST TERMINUS BY A FOUND REBAR WITH A 1.25" YELLOW PLASTIC CAP STAMPED "W.K. CLARK LS 4842", SAID LINE ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF FOREST LAKES DRIVE.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- THE UNDERSIGNED HAS RELIED UPON LAND TITLE GUARANTEE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER SC55076198-4 HAVING AN EFFECTIVE DATE OF JUNE 24, 2019 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- NO PORTION OF THE SUBJECT PROPERTY IS INDICATED AS BEING LOCATED IN THE 100-YEAR FLOODPLAIN ON THE NFIP FLOOD INSURANCE RATE MAP FOR UNINCORPORATED EL PASO COUNTY, COLORADO, PANEL NUMBER'S 08041C0278G AND 08041C0286G, BOTH DATED DECEMBER 7, 2018. NO DEVELOPABLE LOTS ARE LOCATED WITHIN THE FLOODPLAIN.
- SURVEY FIELD WORK COMMENCED 2021, COMPLETED IN MARCH 2022.
- LEGAL DESCRIPTION BASED ON MEASUREMENTS BETWEEN FOUND MONUMENTS, PREPARED BY JOHN C. DAY, PLS 29413, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

PLANNING DEPARTMENT REVIEW

THIS PLAT WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS _____ DAY OF _____, 2022.

 PLANNING DIRECTOR

TOWN APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE TOWN HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON SUBJECT TO THE PROVISIONS IN PLAT NOTE NO. 1 SET FORTH HEREIN, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

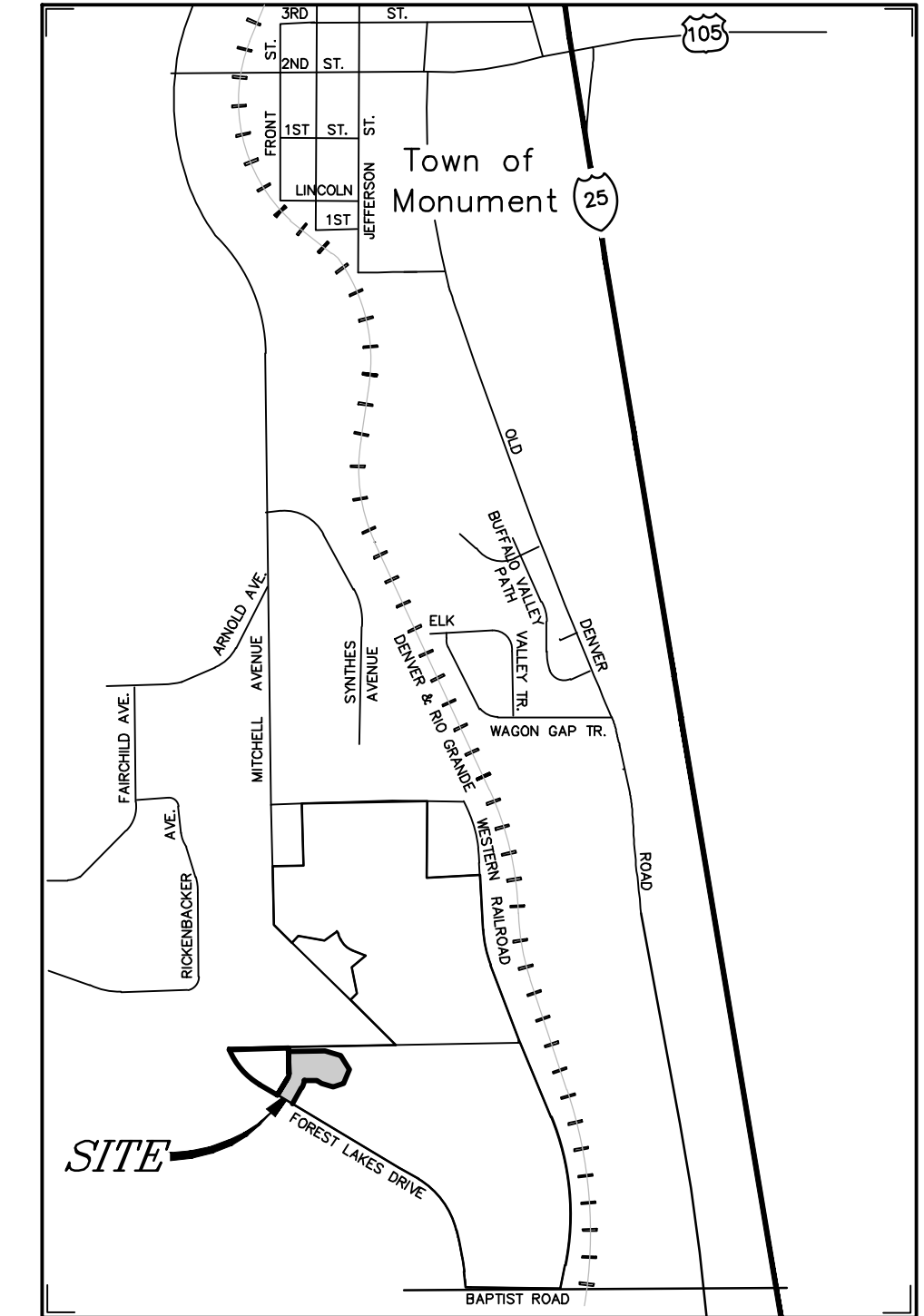
 MAYOR

 DATE

 ATTEST:

 TOWN CLERK

 DATE



Vicinity Map
 Not to Scale

SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 JOHN C. DAY
 PLS NUMBER 29413
 FOR AND ON BEHALF OF
 DREXEL BARRELL & CO.

TITLE CERTIFICATE

I, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND DEDICATION.

SIGNED THIS _____ DAY OF _____, 2022
 BY: _____ AS _____ OF _____

STATE OF COLORADO)
)SS
 COUNTY OF EL PASO)
 SIGNED THIS _____ DAY OF _____, 2022, COUNTY _____
 STATE _____

 NOTARY SIGNATURE

 MY COMMISSION EXPIRES _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)SS
 COUNTY OF EL PASO)
 I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK,
 ____ M., THIS _____ DAY OF _____, 2022 AND IS DULY RECORDED UNDER
 RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
 CHUCK BROERMAN, RECORDER.
 BY: _____ FEES: _____
 DEPUTY SURCHARGE: _____

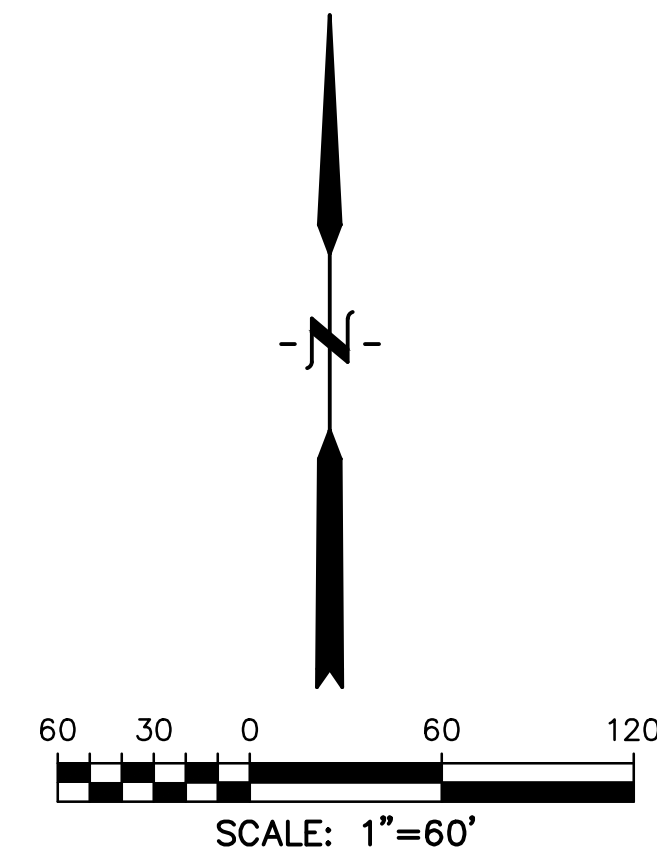
TRACT DESIGNATION AND USE TABLE

NAME	AREA (SQUARE FEET)	TRACT USE									OWNERSHIP AND MAINTENANCE
		PARK	LANDSCAPE, OPEN SPACE, TRAIL	PARKING	SIGNAGE, FENCES, WALLS	PUBLIC/ PRIVATE DRAINAGE	MAIL BOX KIOSK	PUBLIC IMPROVEMENTS	PUBLIC/ PRIVATE UTILITIES		
TRACT A	6,122	NO	YES	NO	NO	YES	NO	YES	YES	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT
TRACT B	11,271	NO	YES	NO	YES	YES	NO	YES	YES	YES	WILLOW SPRINGS RANCH METROPOLITAN DISTRICT

WILLOW SPRINGS RANCH FILING NO. 2

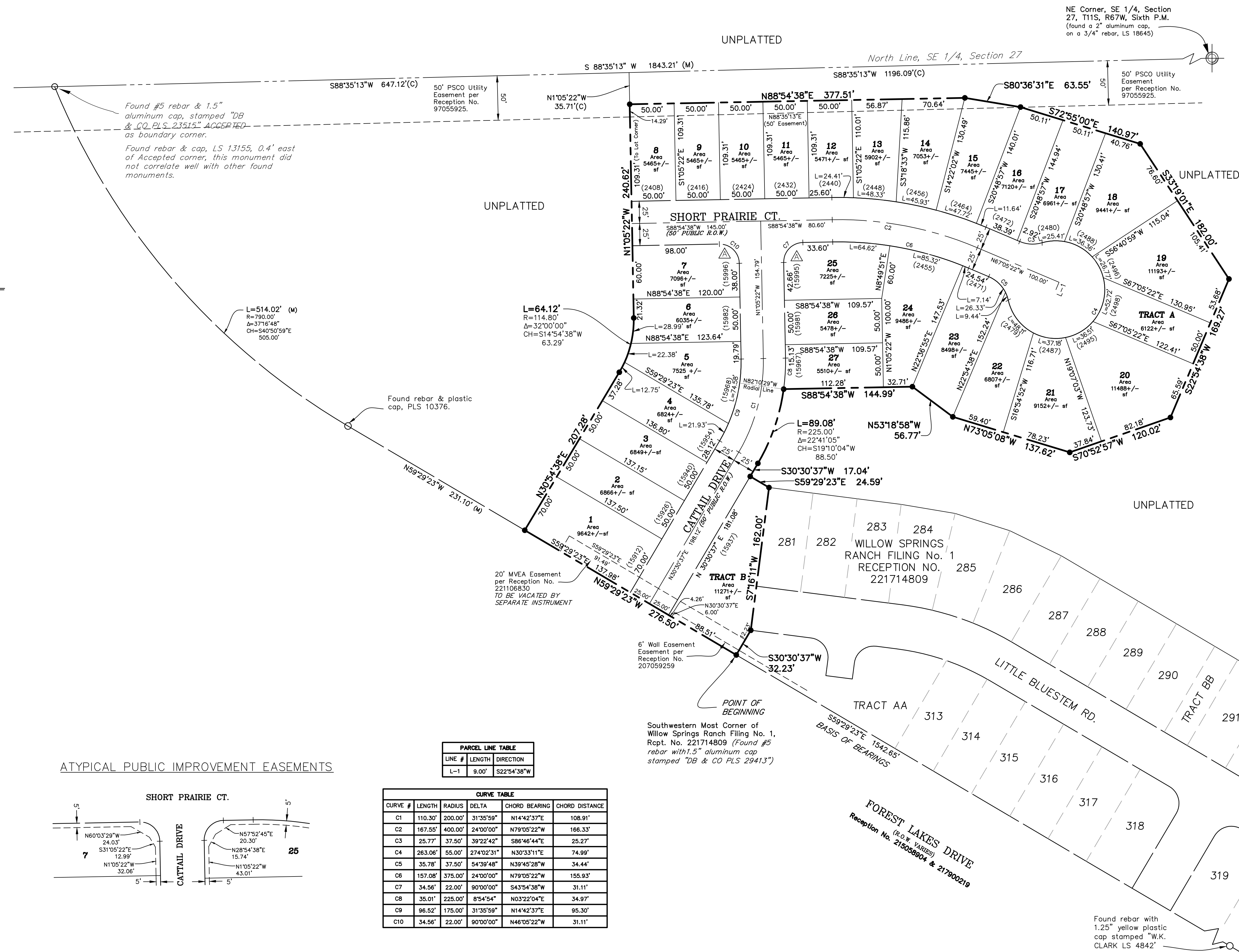
BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 6.154 ACRES ±



Legend

- FOUND SURVEY MONUMENT AS INDICATED ○
- SET #5 REBAR WITH 1.5" ALUMINUM CAP OR NAIL & 1.5" STEEL DISK, BOTH STAMPED "D.B. & CO. PLS 29413" ●
- MEASURED DIMENSION (M)
- CALCULATED DIMENSION (C)
- SEE DETAILS THIS SHEET REGARDING ATYPICAL PUBLIC IMPROVEMENT EASEMENTS △
- ALIQUOT SECTION CORNER AS INDICATED ⊕
- ADDRESS (XXXX)
- SQUARE FEET sf
- RIGHT OF WAY R.O.W.
- RIGHT OF WAY CENTERLINE
- SUBDIVISION BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE



PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L-1	9.00'	S22°54'38"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	110.30'	200.00'	31°35'59"	N14°42'37"E	108.91'
C2	167.55'	400.00'	24°00'00"	N79°05'22"W	166.33'
C3	25.77'	37.50'	39°22'42"	S86°46'44"E	25.27'
C4	263.06'	55.00'	274°02'31"	N30°33'11"E	74.99'
C5	35.78'	37.50'	54°39'48"	N39°45'28"W	34.44'
C6	157.08'	375.00'	24°00'00"	N79°05'22"W	155.93'
C7	34.56'	22.00'	90°00'00"	S43°54'38"W	31.11'
C8	35.01'	225.00'	85°4'54"	N03°22'04"E	34.97'
C9	96.52'	175.00'	31°35'59"	N14°42'37"E	95.30'
C10	34.56'	22.00'	90°00'00"	N46°05'22"W	31.11'

ATYPICAL PUBLIC IMPROVEMENT EASEMENTS

