

SADDLEHORN RANCH FILING NO.3

A PARCEL OF LAND LOCATED IN SECTION 3

TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

Review 1 comment unresolved: include the quarter section

JR Response: Comment addressed.

KNOW ALL MEN BY THESE PRESENTS

THAT GORILLA CAPITAL CO SADDLEHORN RANCH, LLC, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S57°37'42"E A DISTANCE OF 93.41 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008985 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°59'23"E A DISTANCE OF 822.24 FEET;

2. N00°00'39"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008986;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°59'23"E A DISTANCE OF 2,475.34 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

1. S00°42'27"E A DISTANCE OF 40.00 FEET;

2. N89°59'23"W A DISTANCE OF 600.05 FEET;

3. S00°42'27"E A DISTANCE OF 1366.43 FEET, TO A POINT OF CURVE;

4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 34°50'03" AND AN ARC LENGTH OF 431.66 FEET, TO A POINT OF NON-TANGENT;

5. S53°01'17"W A DISTANCE OF 50.63 FEET, TO A POINT OF CURVE;

6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29°21'21" AND AN ARC LENGTH OF 163.95 FEET, TO A POINT OF TANGENT;

7. S23°39'56"W A DISTANCE OF 488.23 FEET, TO A POINT OF CURVE;

8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 02°54'45" AND AN ARC LENGTH OF 192.15 FEET, TO A POINT ON THE NORTHERLY LINE OF SADDLEHORN FILING NO.2 RECORDED UNDER RECEPTION NO. SAID POINT BEING A POINT OF CURVE;

THENCE ON THE NORTHERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 2, THE FOLLOWING THIRTEEN (13) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 03°09'58" AND AN ARC LENGTH OF 208.89 FEET, TO A POINT OF TANGENT;

2. S29°44'39"W A DISTANCE OF 495.87 FEET;

3. N60°15'21"W A DISTANCE OF 60.00 FEET;

4. S29°44'39"W A DISTANCE OF 35.38 FEET;

5. N58°07'32"W A DISTANCE OF 223.80 FEET, TO A POINT OF CURVE;

6. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,780.00 FEET, A CENTRAL ANGLE OF 13°06'52" AND AN ARC LENGTH OF 636.31 FEET, TO A POINT OF TANGENT;

7. N71°14'24"W A DISTANCE OF 260.86 FEET, TO A POINT OF CURVE;

8. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 18°44'59" AND AN ARC LENGTH OF 255.25 FEET, TO A POINT OF TANGENT;

9. N89°59'23"W A DISTANCE OF 303.52 FEET;

10. N00°00'37"E A DISTANCE OF 35.00 FEET;

11. N89°59'23"W A DISTANCE OF 60.00 FEET;

12. S00°00'37"W A DISTANCE OF 35.00 FEET;

13. N89°59'23"W A DISTANCE OF 442.27 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID SADDLEHORN RANCH FILING NO. 2;

THENCE ON SAID WEST LINE, N00°32'28"W A DISTANCE OF 836.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF CURTIS ROAD RECORDED UNDER RECEPTION NO. 215008985;

THENCE ON THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID CURTIS ROAD, THE FOLLOWING FIVE (5) COURSES:

1. N89°33'03"E A DISTANCE OF 30.00 FEET;

2. N00°32'28"W A DISTANCE OF 984.54 FEET;

3. N89°27'33"E A DISTANCE OF 20.00 FEET;

4. N00°32'28"W A DISTANCE OF 820.00 FEET;

5. N44°44'03"E A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;

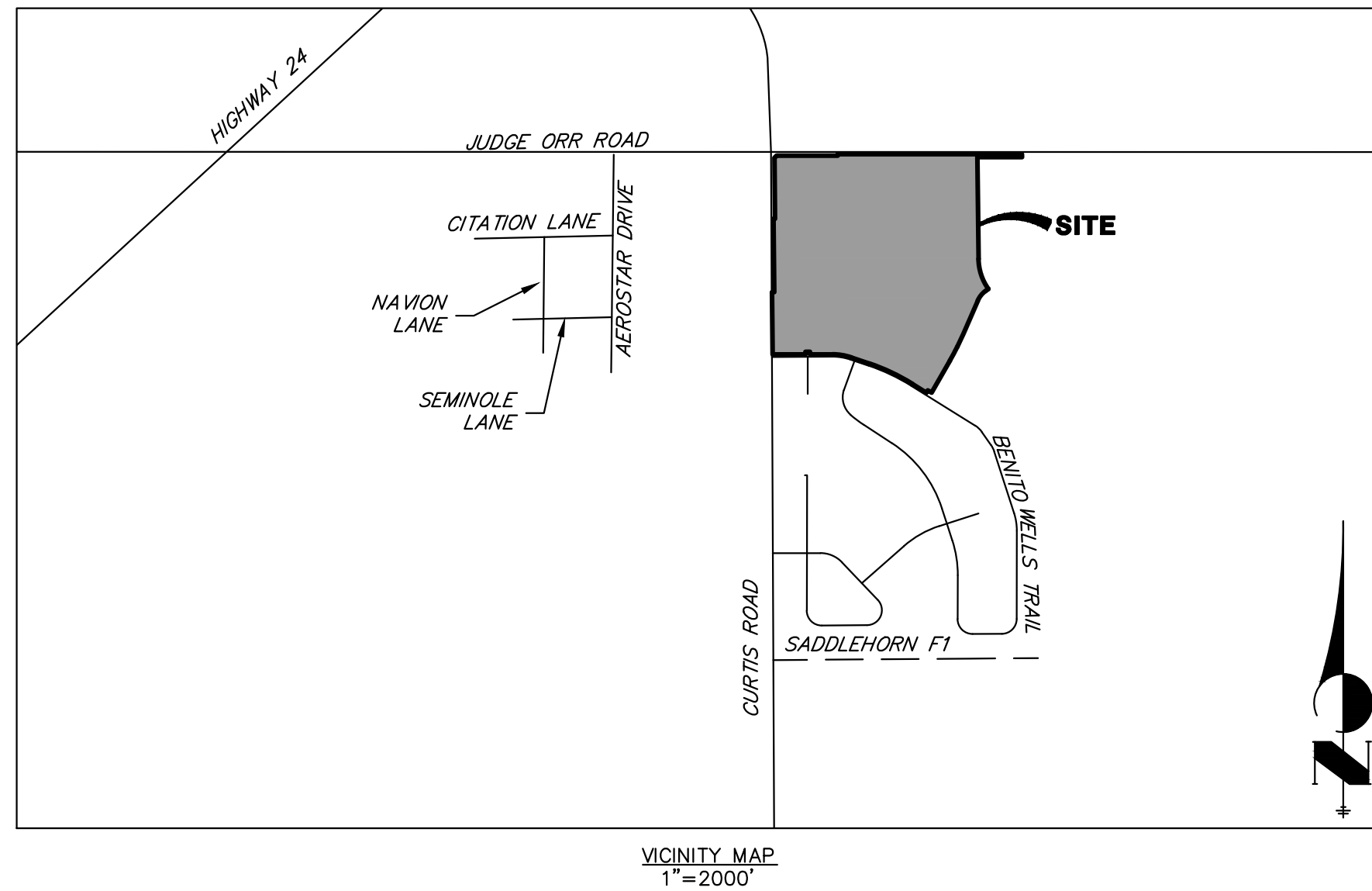
CONTAINING A CALCULATED AREA OF 7,665,666 SQUARE FEET OR 175.9795 ACRES.

Unresolved: Area does not match closure sheets

JR Response: This area is correct. I am providing a closure report of the boundary.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 44 LOTS, STREETS, 1 TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS. PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SADDLEHORN RANCH FILING NO. 3" IN EL PASO COUNTY, COLORADO.



GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
- BASIS OF BEARING: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 08041C0558G AND 08041C0566G BOTH WITH REVISED DATES OF DECEMBER 7, 2018.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 83142ECS, AMENDMENT NO. 2, PREPARED BY STEWART TITLE GUARANTY COMPANY COMPANY, DATED JULY 10, 2021, 7:30 A.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"

Add: *(See Sheet 2 for additional notes)

JR Response: Comment addressed.

SURVEYORS CERTIFICATE

I DEREK LEE VAGIAS, 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 DATE OF 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 _____, 20____.

DEREK LEE VAGIAS, DATE _____
 COLORADO REGISTERED PLS #38578
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR SADDLEHORN RANCH FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL 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, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SADDLEHORN RANCH FILING NO. 3. 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 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 AND 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.

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC

BY: _____

STATE OF COLORADO }
 COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
 NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.

SADDLEHORN RANCH METROPOLITAN DISTRICT

BY: _____

STATE OF COLORADO }
 COUNTY OF _____ } SS.

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY _____

_____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL _____
 NOTARY PUBLIC

CLERK AND RECORDER

STATE OF COLORADO)
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT ____ O'CLOCK ____M., THIS ____ DAY OF _____, 20____, A.D.

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

CHUCK BROERMAN, RECORDER

BY: _____
 DEPUTY

CONTACTS:

OWNER: GORILLA CAPITAL, LLC
 1342 HIGH STREET
 EUGENE, OR 97401
 P~541-393-9043

DEVELOPER: ROI PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA 94558
 P~707-633-9700

ENGINEER: JR ENGINEERING, LLC
 ATTN: BRYAN LAW
 5475 TECH CENTER DRIVE,
 SUITE 235 COLORADO
 SPRINGS, CO 80919
 P~(303) 267-6254

SURVEYOR: JR ENGINEERING, LLC
 ATTN: DEREK VAGIAS
 7200 S ALTON WAY, C400,
 CENTENNIAL, CO 80112
 P~(303) 740-9393

NO.	REVISION	BY	DATE
4	R4_DESC	R4_BY	R4_DATE
3	R3_DESC	R3_BY	R3_DATE
2	R2_DESC	R2_BY	R2_DATE
1	REV1	BTO	4/24/2023

JOB NO. 25142.05
 APRIL 24, 2023
 SHEET 1 OF 5



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 Fort Collins 970-491-9888 • www.jrengineering.com

FEES:

RECORDING: _____
 PARK: _____
 SCHOOL: _____
 DRAINAGE: _____
 BRIDGE: _____

PCD FILE: SF-23-004

SADDLEHORN RANCH FILING NO.3

A PARCEL OF LAND LOCATED IN SECTION 3

TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES CONTINUED:

7. TRACT A IS FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACT A SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT. THIS PROPERTY IS SUBJECT TO PRIVATE DRAINAGE FACILITY MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE SADDLEHORN METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
10. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
11. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
12. IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
13. UNLESS SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT, WILDFIRE HAZARDS REPORT; NATURAL FEATURES REPORT.
15. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLES MEADOW JUMPING MOUSE).
16. 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 PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ 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 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 DEVELOPMENT SERVICES DEPARTMENT 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. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM ESTACADO PLACE, VAQUERO COURT, BARROSITO TRAIL, DEL CAMBRE TRAIL, CARRIZO SPRINGS ROAD, BADITO PLACE, COCHITI PLACE, AND SAND ISIDRO TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
18. THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD OR JUDGE ORR ROAD.
19. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
21. THE SUBDIVIDER AGREES 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 (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
22. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATED OF THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
23. 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. APPLICANT 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 USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
24. THIS PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THIS REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (E.G. NOISE, VIBRATION, OR ODORS), INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. YOU MAY WISH TO CONSIDER WHAT AIRPORT ANNOYANCES, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU.



Review 1 comment not addressed:

Soil and Geology Conditions:
 Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
 The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
 •Downslope Creep: (name lots or location of area)
 •Rockfall Source: (name lots or location of area)
 •Rockfall Runout Zone: (name lots or location of area)
 •Potentially Seasonally High Groundwater: (name lots or location of area)
 •Other Hazard:
 In Areas of High Groundwater:
 Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
 OR please modify this note to accommodate CGS comments.

JR Response: Comment addressed.

NO.	REVISION	BY	DATE
4	R4_DESC	R4_BY	R4_DATE
3	R3_DESC	R3_BY	R3_DATE
2	R2_DESC	R2_BY	R2_DATE
1	REV1	BTO	4/24/2023

JOB NO. 25142.05
 APRIL 24, 2023
 SHEET 2 OF 5



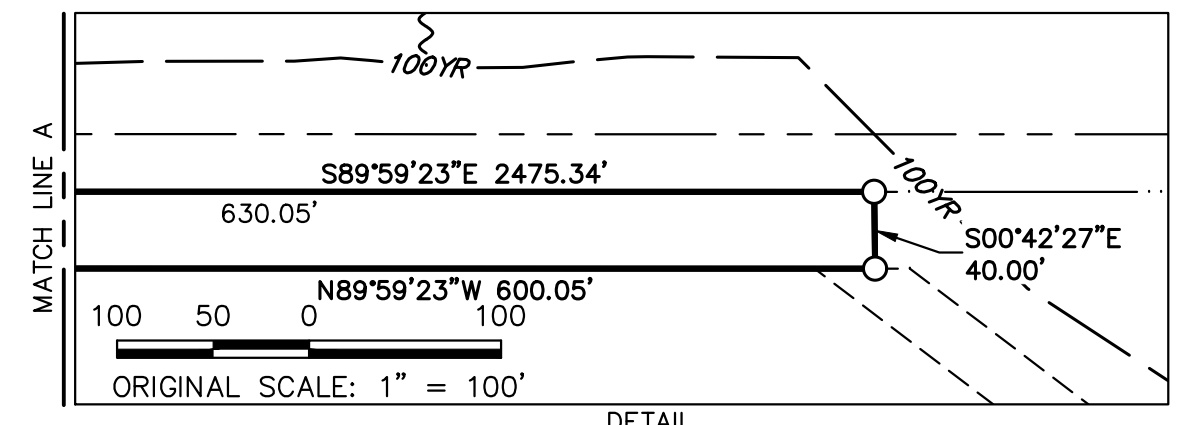
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OWNERSHIP & MAINTENANCE TABLE

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	1,688,662	38.7663	OPEN SPACE, DRAINAGE	SADDLEHORN RANCH METROPOLITAN DISTRICT	SADDLEHORN RANCH METROPOLITAN DISTRICT
TOTAL TRACT AREA	1,688,662	38.7663			
TOTAL ROW AREA	811,791	18.6362			
TOTAL LOT AREA(44 LOTS)	5,165,213	118.5770	(NET AREA)		
TOTAL SITE AREA	7,665,666	175.9795	(GROSS AREA)		
GROSS DENSITY		0.251 DU/AC	DU=DWELLING UNIT		
NET DENSITY		0.371 DU/AC			

SADDLEHORN RANCH FILING NO.3

A PARCEL OF LAND LOCATED IN SECTION 3
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



NE CORNER SECTION 3
T13S, R64W, 6TH PM
3.25\"/>

JR Response: A new closure report will be provided with this submittal.

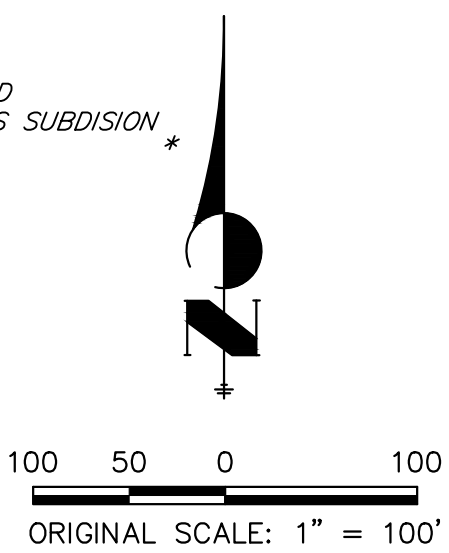
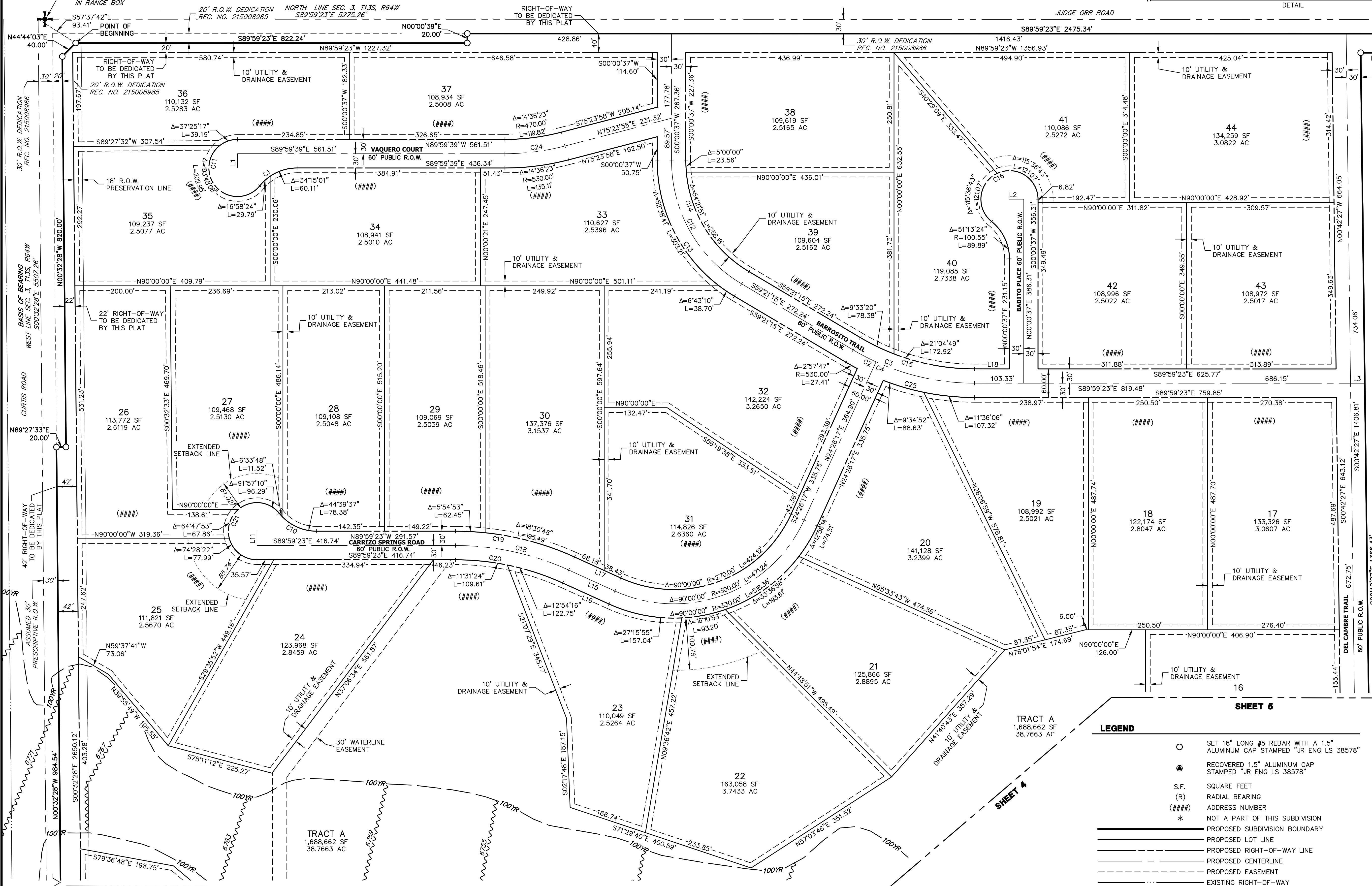
Unresolved:
Correct closure calculations to follow north boundary.

JR Response: Comment addressed & updated legend.

Unresolved:
Include any geohazard areas from Figure 6 in soils & geology report

Unresolved 1st review comment:
include sign easements for any subdivision entryway signage.

JR Response: Sign easements added.



- LEGEND**
- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
 - RECOVERED 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
 - S.F. SQUARE FEET
 - (R) RADIAL BEARING
 - (###) ADDRESS NUMBER
 - * NOT A PART OF THIS SUBDIVISION
 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT
 - EXISTING RIGHT-OF-WAY
 - EXISTING PROPERTY LINE
 - EXISTING CENTERLINE
 - 100 YEAR FLOODPLAIN
 - FEMA FIRM BASE FLOOD ELEVATION
 - SEE SHEET 5 FOR LINE AND CURVE TABLE

NO.	REVISION	BY	DATE
4	R4_DESC	R4_BY	R4_DATE
3	R3_DESC	R3_BY	R3_DATE
2	R2_DESC	R2_BY	R2_DATE
1	REV1	BTO	4/24/2023

JOB NO. 25142.05
APRIL 24, 2023
SHEET 3 OF 5



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SW COR SEC 3,
T13S, R64W, 6TH P.M.
NO. 6 REBAR
IN RANGE BOX

SHEET 4

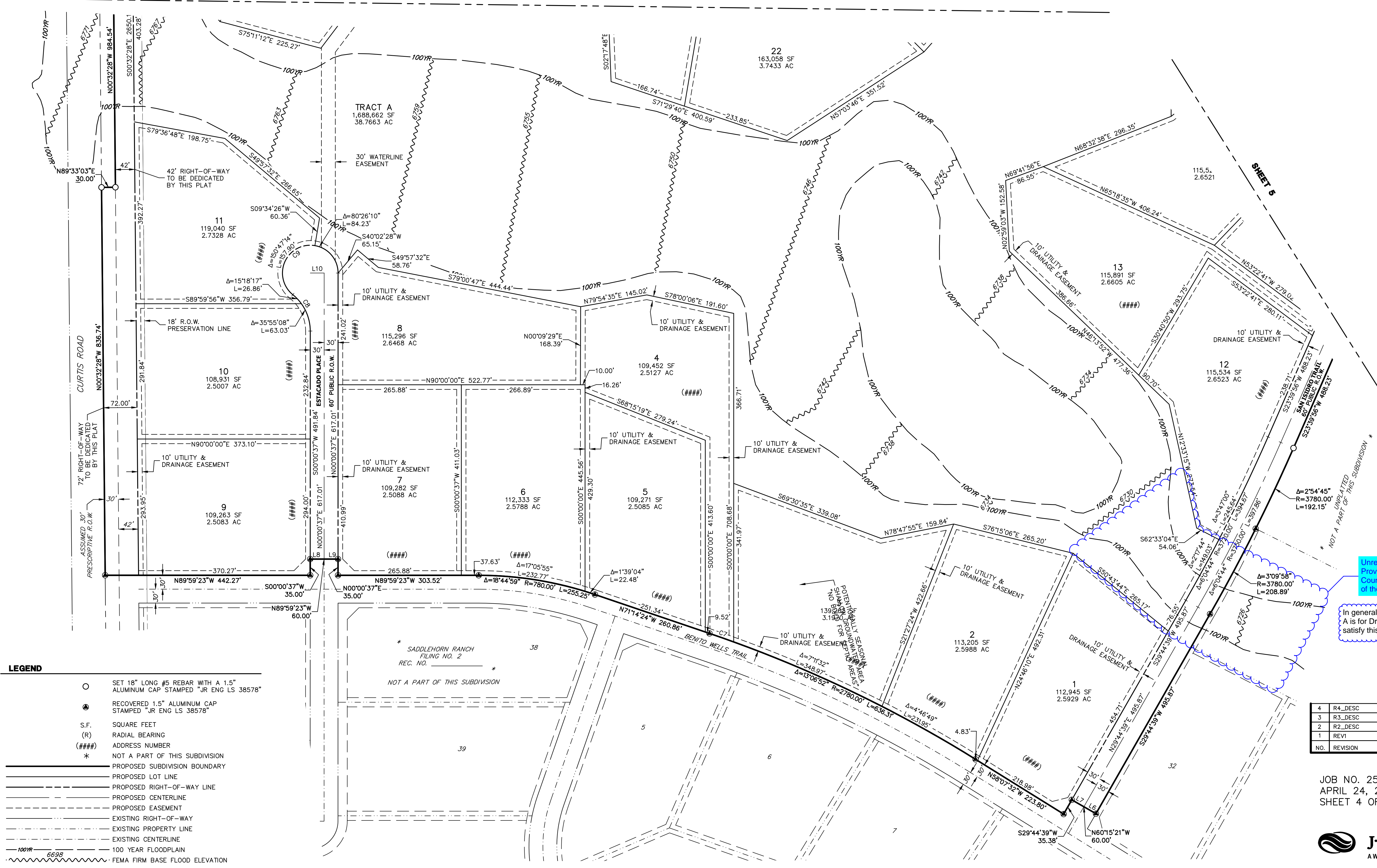
SHEET 5

SHEET 4

SADDLEHORN RANCH FILING NO.3

A PARCEL OF LAND LOCATED IN SECTION 3
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3



LEGEND

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- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- 100YR 100 YEAR FLOODPLAIN
- 6699 FEMA FIRM BASE FLOOD ELEVATION

SEE SHEET 5 FOR LINE AND CURVE TABLE

NO.	REVISION	BY	DATE
4	R4_DESC	R4_BY	R4_DATE
3	R3_DESC	R3_BY	R3_DATE
2	R2_DESC	R2_BY	R2_DATE
1	REV1	BTO	4/24/2023

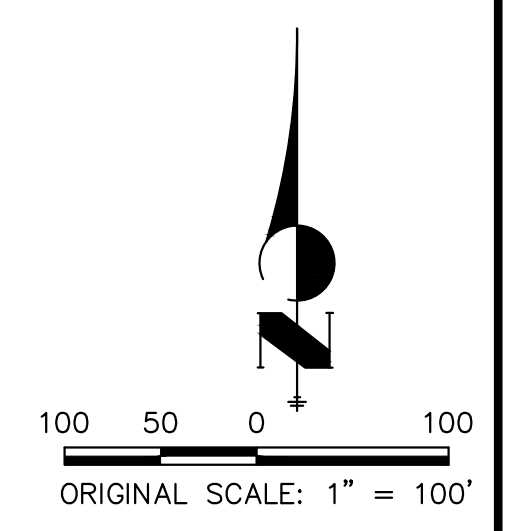
JOB NO. 25142.05
APRIL 24, 2023
SHEET 4 OF 5



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Unresolved:
Provide separate easements for County acceptance and maintenance of the culverts, wingwalls and riprap

In general note #7 we show that all of Tract A is for Drainage Purposes. Does this satisfy this comment?

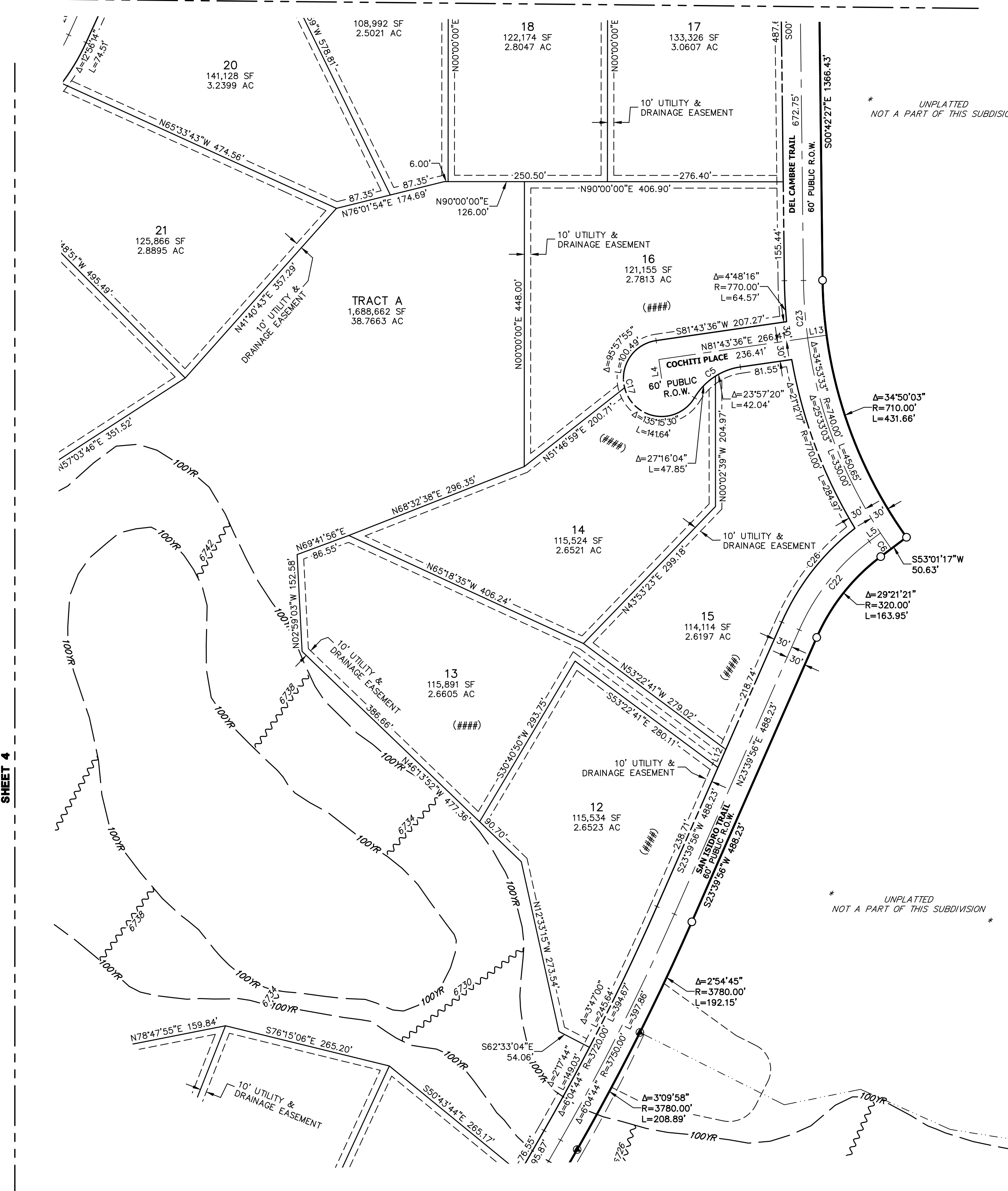


NOT A PART OF THIS SUBDIVISION *

SADDLEHORN RANCH FILING NO.3

A PARCEL OF LAND LOCATED IN SECTION 3
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3



SHEET 4

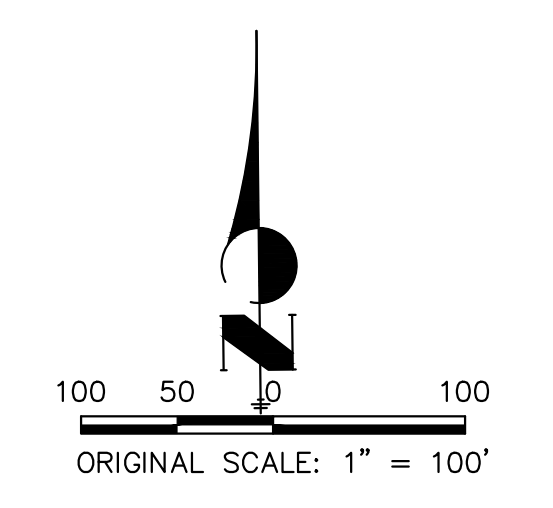
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'21"E	30.00'
L2	N89°59'23"W	30.00'
L3	S89°59'23"E	30.00'
L4	N08°16'24"W	30.00'
L5	N53°01'17"E	21.96'
L6	S60°15'21"E	30.00'
L7	S60°15'21"E	30.00'
L8	N89°59'23"W	30.00'
L9	S89°59'23"E	30.00'
L10	S89°59'23"E	30.00'
L11	S00°00'37"W	30.00'
L12	S23°39'56"W	30.78'
L13	N81°43'36"E	30.00'
L15	S65°33'43"E	106.61'
L16	S65°33'43"E	106.61'
L17	N65°33'43"W	106.61'
L18	S89°59'23"E	73.33'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°13'24"	100.55'	89.89'
C2	6°12'29"	500.00'	54.17'
C3	30°38'09"	500.00'	267.35'
C4	24°25'40"	500.00'	213.17'
C5	51°13'24"	100.55'	89.89'
C6	2°19'31"	740.00'	30.03'
C7	1°08'30"	2780.00'	55.40'
C8	51°13'24"	100.55'	89.89'
C9	231°13'24"	60.00'	242.14'
C10	51°13'24"	100.55'	89.89'
C11	231°13'25"	60.00'	242.14'
C12	59°21'51"	300.00'	310.83'
C13	59°21'51"	330.00'	341.91'
C14	59°21'51"	270.00'	279.75'
C15	30°38'09"	470.00'	251.31'
C16	231°13'25"	60.00'	242.14'
C17	231°13'24"	60.00'	242.14'
C18	24°25'40"	575.00'	245.15'
C19	24°25'40"	605.00'	257.94'
C20	24°25'40"	545.00'	232.36'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	231°13'24"	60.00'	242.14'
C22	29°21'21"	350.00'	179.32'
C23	7°00'59"	740.00'	90.62'
C24	14°36'23"	500.00'	127.47'
C25	21°10'58"	530.00'	195.95'
C26	28°30'12"	380.00'	189.04'

LEGEND

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- EXISTING CENTERLINE
- 100YR 100 YEAR FLOODPLAIN
- 6698 FEMA FIRM BASE FLOOD ELEVATION
- SEE SHEET 5 FOR LINE AND CURVE TABLE



NO.	REVISION	BY	DATE
4	R4_DESC	R4_BY	R4_DATE
3	R3_DESC	R3_BY	R3_DATE
2	R2_DESC	R2_BY	R2_DATE
1	REV1	BTO	4/24/2023

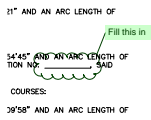
JOB NO. 25142.05
APRIL 24, 2023
SHEET 5 OF 5



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V2_Final Plat Drawings.pdf Markup Summary

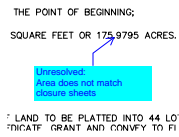
Architect (1)



Subject: Architect
Page Label: [1] 1 SHEET 1
Author: Ryan Howser
Date: 6/9/2023 11:43:38 AM
Status:
Color: ■
Layer:
Space:

Fill this in

Callout (2)



Subject: Callout
Page Label: [1] 1 SHEET 1
Author: CDurham
Date: 6/7/2023 3:01:12 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Area does not match closure sheets



Subject: Callout
Page Label: [1] 1 SHEET 1
Author: Ryan Howser
Date: 6/9/2023 11:40:30 AM
Status:
Color: ■
Layer:
Space:

Review 1 comment unresolved: include the quarter section

Cloud+ (1)



Subject: Cloud+
Page Label: [4] 4 SHEET 4
Author: CDurham
Date: 6/7/2023 3:30:45 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Provide separate easements for County acceptance and maintenance of the culverts, wingwalls and riprap

Soils & Geology (1)



Subject: Soils & Geology
Page Label: [2] 2 SHEET 2
Author: Ryan Howser
Date: 6/9/2023 12:55:33 PM
Status:
Color: ■
Layer:
Space:

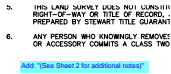
Review 1 comment not addressed:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

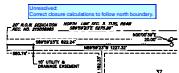
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. OR please modify this note to accommodate CGS comments.

Text Box (4)



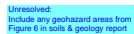
Subject: Text Box
Page Label: [1] 1 SHEET 1
Author: CDurham
Date: 6/7/2023 3:07:11 PM
Status:
Color: ■
Layer:
Space:

Add: "(See Sheet 2 for additional notes)"



Subject: Text Box
Page Label: [3] 3 SHEET 3
Author: CDurham
Date: 6/7/2023 3:22:24 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Correct closure calculations to follow north boundary.



Subject: Text Box
Page Label: [3] 3 SHEET 3
Author: CDurham
Date: 6/7/2023 3:26:57 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Include any geohazard areas from Figure 6 in soils & geology report

Unresolved 1st review comment:
include sign easements for any
subdivision entryway signage.

Subject: Text Box
Page Label: [3] 3 SHEET 3
Author: Ryan Howser
Date: 6/9/2023 12:53:06 PM
Status:
Color: ■
Layer:
Space:

Unresolved 1st review comment: include sign easements for any subdivision entryway signage.