

Steve Schleiker
10/01/2024 11:23:00 AM
Doc \$0.00 5
Rec \$53.00 Pages

El Paso County, CO



224715419

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

	Saddle Horn Ranch Filing No 3	
	Name of Plat	

	Gorilla Capital Co Saddlehorn Ranch LLC	
	Owner's Name	

Subdivision



Condominium



C&R/016 Revised 6/06

SADDLEHORN RANCH FILING NO.3

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

15419

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, T13S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "S 17996" 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 N003228"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 S8327'42"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. 215008986; IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED;
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

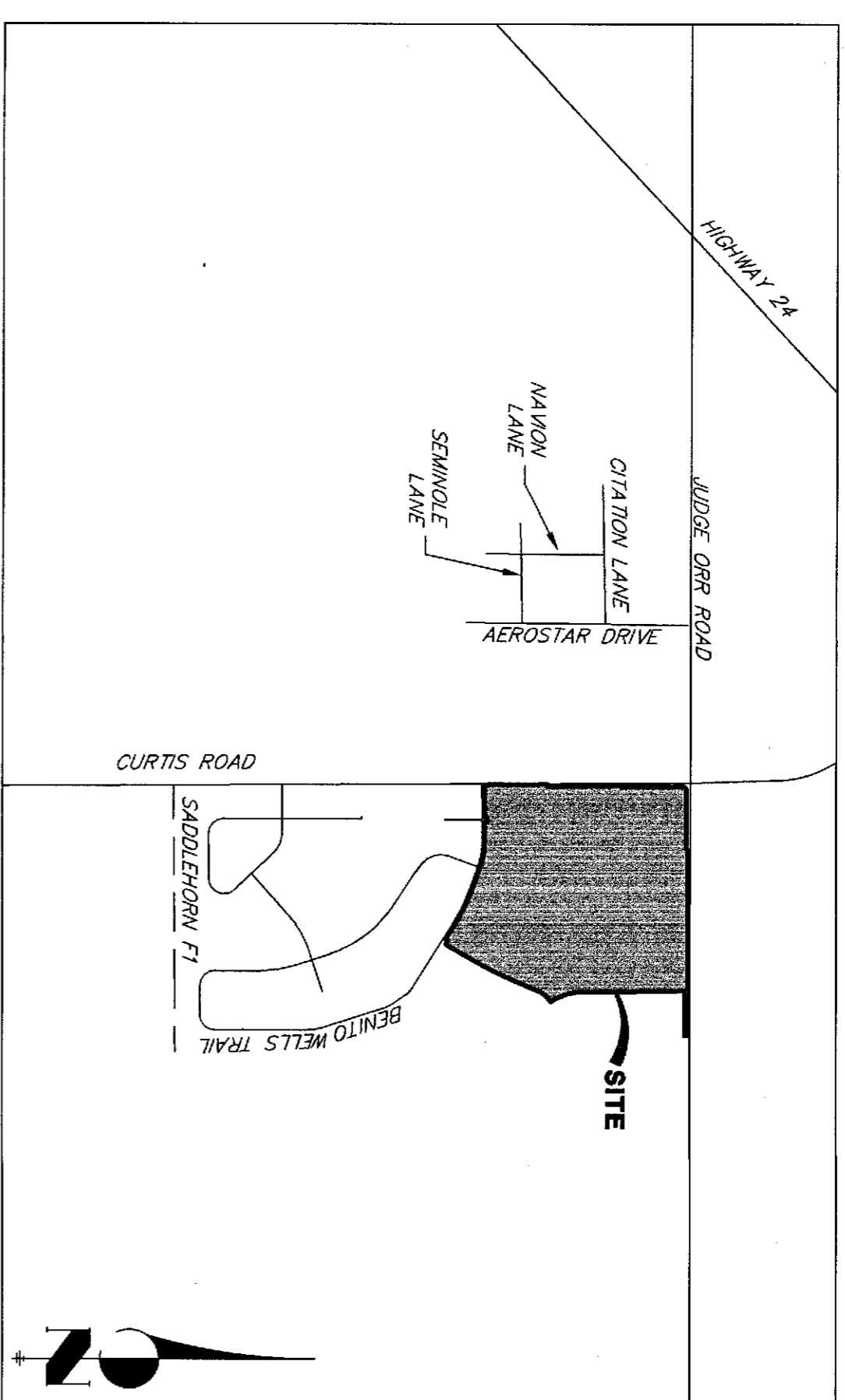
1. S8959'23"E A DISTANCE OF 822.24 FEET;
 2. N0000'39"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF JUDGE ORR ROAD RECORDED UNDER
RECEPTION NO. 215008986;
- THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:
1. S00'42'27"E A DISTANCE OF 40.00 FEET;
 2. N8959'23"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
431.88 FEET, TO A POINT OF TANGENT;
 5. S53'01'17"W A DISTANCE OF 80.63 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
193.15 FEET, TO A POINT ON THE NORTHERLY LINE OF SADDLEHORN FILING NO.2 RECORDED UNDER RECEPTION NO. 223715195, 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 02°09'58" AND AN ARC LENGTH OF
208.89 FEET, TO A POINT OF TANGENT;
 2. S29°44'39"W A DISTANCE OF 498.97 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
636.51 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 19°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, N003228"W A DISTANCE OF 836.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF CURTIS ROAD RECORDED
UNDER RECEPTION NO. 215008989;
- 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. N003228"W A DISTANCE OF 994.54 FEET;
 3. N89°27'33"E A DISTANCE OF 20.00 FEET;
 4. N003228"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.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 43 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
PROVIDED HOWEVER, THAT THE SAID RIGHT OF WAY IS TO BE MAINTAINED, REPAIRED, IMPROVED AND CLEANED BY SAID COUNTY AND FOR THE USES
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 HEREBY PLATTED SHALL BE KNOWN AS "SADDLEHORN RANCH FILING NO. 3" IN EL PASO COUNTY, COLORADO.



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
ON SAID PLAT. WE HEREBY CERTIFY THAT THE SAID PLAT AND THE SAID RECORDS HAVE BEEN FILED IN THE PUBLIC RECORDS OF EL PASO COUNTY,
COLORADO, AND THAT THE SAID RECORDS COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE PUBLIC RECORDS ACT. WE HEREBY
CERTIFY THAT THE SAID PLAT AND RECORDS COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE PUBLIC RECORDS ACT AND THAT WE
WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SAID RECORDS. WE HEREBY CERTIFY THAT THE SAID PLAT AND RECORDS
COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE PUBLIC RECORDS ACT AND THAT WE WILL BE RESPONSIBLE FOR THE MAINTENANCE
AND REPAIR OF THE SAID RECORDS. WE HEREBY CERTIFY THAT THE SAID PLAT AND RECORDS COMPLY WITH THE STANDARDS AND
REQUIREMENTS OF THE PUBLIC RECORDS ACT AND THAT WE WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SAID
RECORDS. WE HEREBY CERTIFY THAT THE SAID PLAT AND RECORDS COMPLY WITH THE STANDARDS AND REQUIREMENTS OF THE
PUBLIC RECORDS ACT AND THAT WE WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SAID RECORDS.

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
BY: Alyly Rubin, Manager

STATE OF Colorado)
COUNTY OF LANE)

ACKNOWLEDGED BEFORE ME THIS 15 DAY OF AUGUST 2024 BY
Alyly Rubin, Manager
 MY COMMISSION EXPIRES MARCH 14, 2028



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: Stacie Warner

STATE OF Colorado)
COUNTY OF El Paso)
ACKNOWLEDGED BEFORE ME THIS 22 DAY OF August 2024 BY
Stacie Warner AS President

MY COMMISSION EXPIRES: 02/17/2026
 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 11:23 O'CLOCK A.M. THIS 08 DAY OF October 2024 A.D.
 AND IS DULY RECORDED AT RECEPTION NO. 243715419 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: Steve Schlicker
 DEPUTY CLERK AND RECORDER

GENERAL NOTES:

1. PER C.R.S. 38-51-108, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET." ONE METER EQUALS
39.3702 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
2. BASIS OF BEARING: THE WEST LINE OF SECTION 3, T13S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "S
17996" 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 N003228"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
3. 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.
4. THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1%
ANNUAL CHANCE FLOOD). THE FLOOD HAZARD INFORMATION WAS OBTAINED FROM FEMA A
FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, MAP NUMBER 6804038505.
REVISION DATE OF DECEMBER 7, 2018.
5. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AN ENGINEER, LLC, FOR ALL INFORMATION REGARDING EASEMENTS,
RIGHTS OF WAY, OR OTHER INTERESTS IN THE LAND. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL INFORMATION
NECESSARY TO PROTECT THEIR INTERESTS IN THE LAND. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT
OR ACCESSORY COMMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508"
(SEE SHEET 2 FOR ADDITIONAL NOTES)

SURVEYORS CERTIFICATE

I, DEREK LEE VAGAS, 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 CLOSEUP ERRORS ARE LESS THAN 1:10,000 ;
 THAT ALL MONUMENTS BEING SET ARE OF DURABLE MATERIALS AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
 I ATTEST THE ABOVE ON THIS 08 DAY OF AUGUST 2024



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 DIRECTOR ON THE 08 DAY OF AUGUST 2024 SUBJECT TO ANY NOTES OR
 CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
[Signature]

CONTACTS:

OWNER: GORILLA CAPITAL, LLC
 1342 HIGH STREET
 EUGENE, OR 97401
 P-541-333-9043

DEVELOPER: RQ PROGRESSY GROUP, LLC
 2495 RIDGON STREET
 NAP, CALIFORNIA 94558
 P-707-633-9700

ENGINEER: JR ENGINEERING, LLC
 5475 TECH CENTER DRIVE,
 SUITE 235, COLORADO
 SPRINGS, CO 80919
 P-(303) 267-6234

SURVEYOR: JR ENGINEERING, LLC
 ATTN:DEREK VAGAS,
 2200 S. ALTON WAY, C400,
 DENVER, CO 80202
 P-(303) 740-8993

NO.	REVISION	BY	DATE
7	REV#-ADDRESSES ADDED	BTO	5/29/2024
6	REV#-COUNTY COMMENTS	BTO	4/17/2024
5	REV#-COUNTY COMMENTS	BTO	2/7/2024
4	REV#-COUNTY COMMENTS	BTO	11/17/2023
3	REV#-COUNTY COMMENTS	DV	7/19/2023
2	REV#-COUNTY COMMENTS	BTO	4/24/2023
1	INITIAL SUBMITTAL	BTO	11/29/2022

JOB NO. 25142.05
 MAY 29, 2024
 SHEET 1 OF 5



SADDLEHORN RANCH FILING NO.3

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

15419

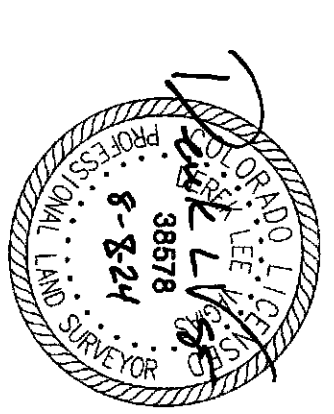
GENERAL NOTES CONTINUED.

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 A 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 EL PASO COUNTY OWNS AND IS RESPONSIBLE FOR MAINTENANCE OF THE BOX CULVERT, WINGWALLS, ENERGY DISSIPATION, AND ACCESS ROAD LOCATED AT THE CROSSING WITH SAN ISIDRO TRAIL.
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 IMPED 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 MSA 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 VESTED 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; WILDLIFE 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., PREBLE'S 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 PERMANENTLY 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 COUNTY OF APPLICABLE LAWS. THIS PLAT RESTRICTION MAY BE REMOVED OR REVOKED BY THE BOARD OF COUNTY COMMISSIONERS UPON THE WRITTEN REQUEST OF THE APPLICANT/OWNER. THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON WRITTEN APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON WRITTEN APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS. THE PARTIAL RELEASE OF 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, VANDERBILT COURT, BARROSITO TRAIL, DEL CAMBRE TRAIL, CARRIZO SPRINGS ROAD, BADITO PLACE, COCHITI PLACE, AND SAN ISIDRO TRAIL PER THE SUBDIVISION IMPROVEMENTS AGREEMENT. DRIVEWAYS SHALL BE CONSTRUCTED TO THE DRIVEWAY CENTERLINE AND SHALL BE CONSTRUCTED TO THE FALCON FIRE PROTECTION DISTRICT.
18. THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD OR JUDGE ORR ROAD.
19. THE FOLLOWING LOTS (1-8, 10, 11, 23-25, 28-33, 38) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS (SHALLOW GROUNDWATER), MITIGATION MEASURES AND A MAP OF OTHER HAZARDS CAN BE FOUND IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY SADDLEHORN FILING NO. 3 PREPARED BY ENTHOR ENGINEERING DATED MAY 17, 2024 FOR SADDLEHORN RANCH FILING NO. 3 FILE # ST-23-004 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF MITIGATION MEASURES ON EVERY LOT WITHIN FILING NO. 3 IS REQUIRED TO DEVELOP AND CONDUCT A SOIL AND FLOOD HAZARD STUDY INCLUDING GROUNDWATER MONITORING/OBSERVATION ON EVERY LOT WITHIN FILING NO. 3 IS BE CONSTRUCTED A MINIMUM OF 3 FEET ABOVE GROUNDWATER LEVELS.
- OTHER HAZARDS INCLUDE:
 - HYDROCOMPACTION: CENTRAL PORTION OF FILING 3
 - LOOSE OR COLLAPSIBLE SOILS: CENTRAL PORTION OF FILING 3
 - FLOODPLAIN AND DRAINAGE AREAS: TRACT A OF FILING 3
20. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOILS, 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 WITH THE LAW AND IN A NON-NEGLECTIVE MANNER. HOWEVER, ALL SUCH ACTIVITIES SHALL BE CONSIDERED TO BE NUISANCES IF OPERATED IN A MANNER THAT INTERFERES WITH THE ENJOYMENT OF NEIGHBORING PROPERTIES. SUCH INTERFERENCE MAY BE CAUSED BY SOILS, SMOKE, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLECTIVE AGRICULTURAL OPERATIONS.
21. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
22. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM.
23. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
24. 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 AQUIFER LIFE. FUTURE OWNERS SHOULD BE AWARE THAT 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.
25. 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 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.



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			(NET AREA)
TOTAL LOT AREA(43 LOTS)	5,165,213	118.5770			(GROSS AREA)
TOTAL SITE AREA	7,665,666	175.9795			(GROSS AREA)
GROSS DENSITY		0.289 DU/AC			DWELLING UNIT
NET DENSITY		0.389 DU/AC			



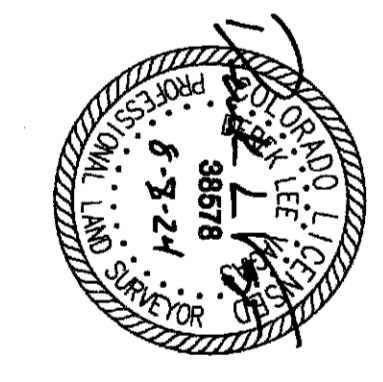
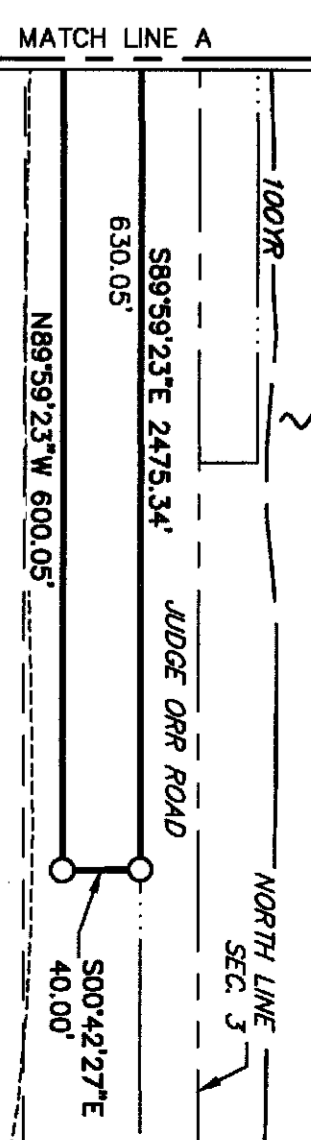
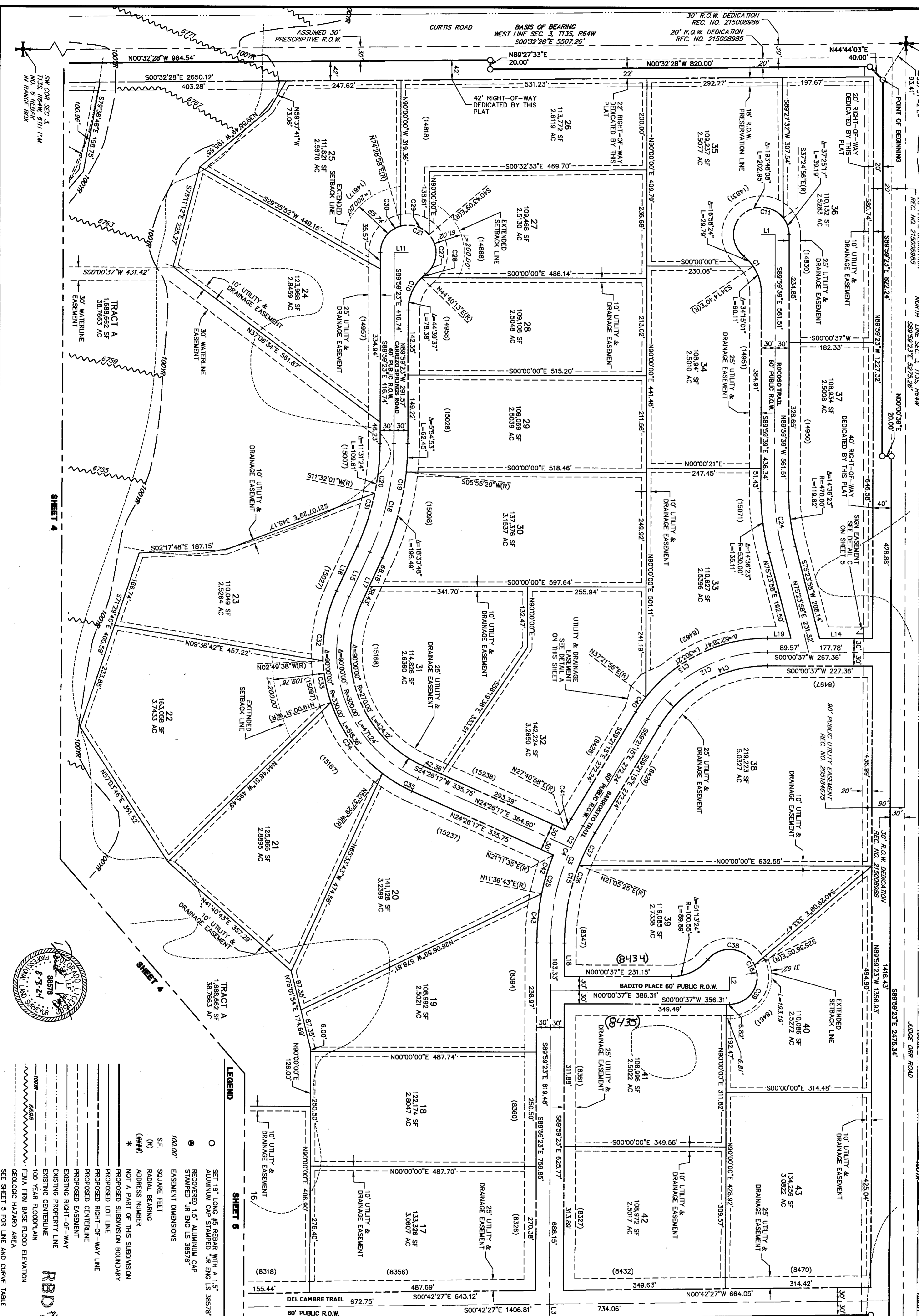
JOB NO. 25142.05
MAY 29, 2024
SHEET 2 OF 5

SADDLEHORN RANCH FILING NO.3

15419

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

POINT OF COMMENCEMENT
NW COR SEC. 3,
T13S, R64W,
3-1/4" ALUMINUM CAP
STAMPED: PLS 1798 1992
IN RANGE BOX



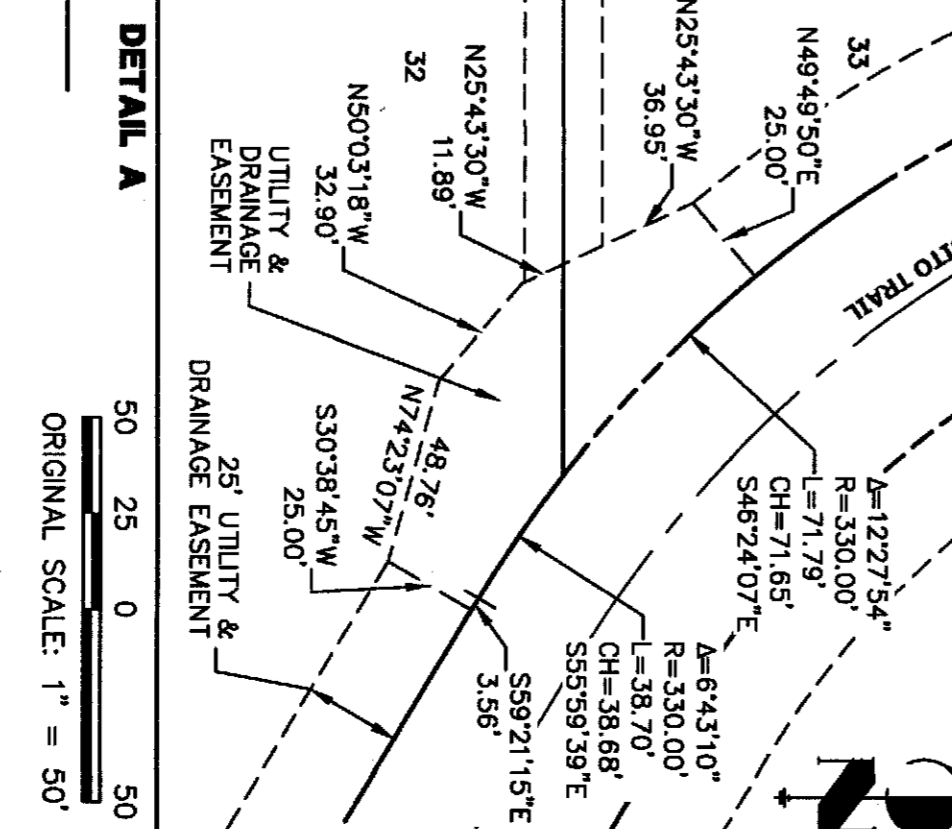
LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "R ENG LS 38578"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "R ENG LS 38578"
- EASEMENT DIMENSIONS
- 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
- GEOLOGIC HAZARD AREA

SEE SHEET 5 FOR LINE AND CURVE TABLE

JOB NO. 25142.05
MAY 29, 2024
SHEET 3 OF 5

NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	BIO 11/29/2022	
2	REV#1-COUNTY COMMENTS	BIO 4/24/2023	
3	REV#2-COUNTY COMMENTS	DV 7/19/2023	
4	REV#3-COUNTY COMMENTS	BIO 2/7/2024	
5	REV#4-COUNTY COMMENTS	BIO 4/11/2024	
6	REV#5-COUNTY COMMENTS	BIO 4/11/2024	
7	REV#6-ADDRESSES ADDED	BIO 5/29/2024	



JR ENGINEERING
A Westman Company

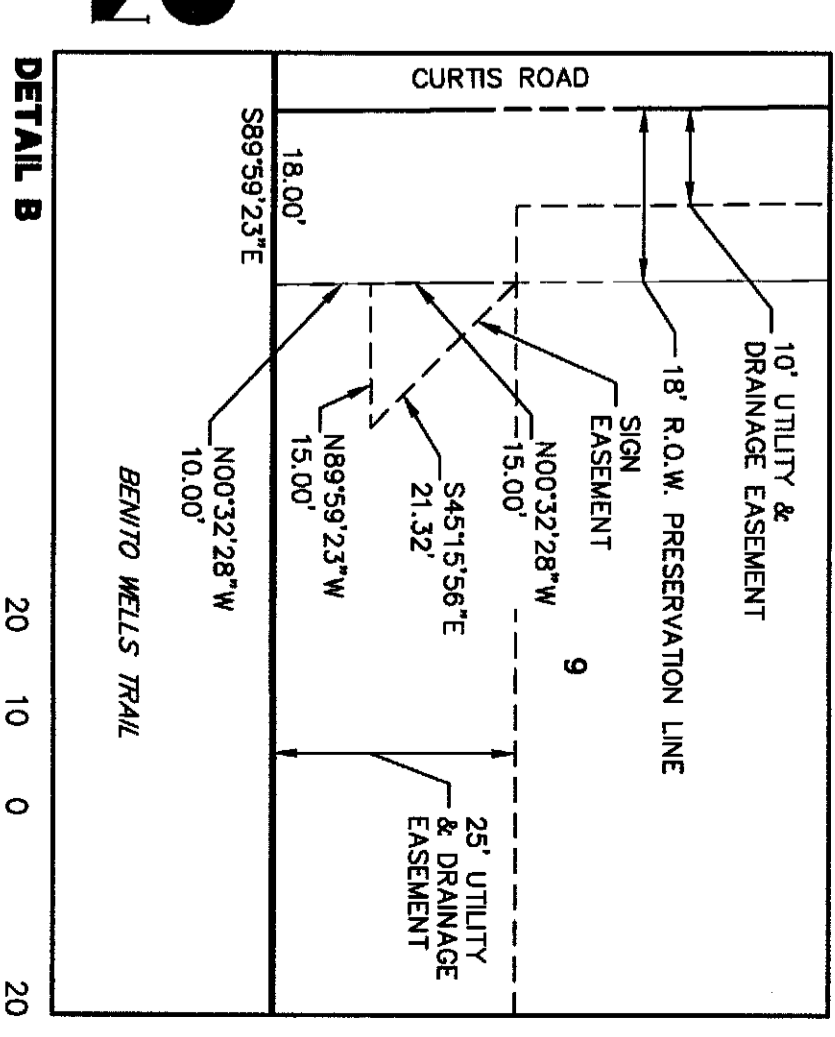
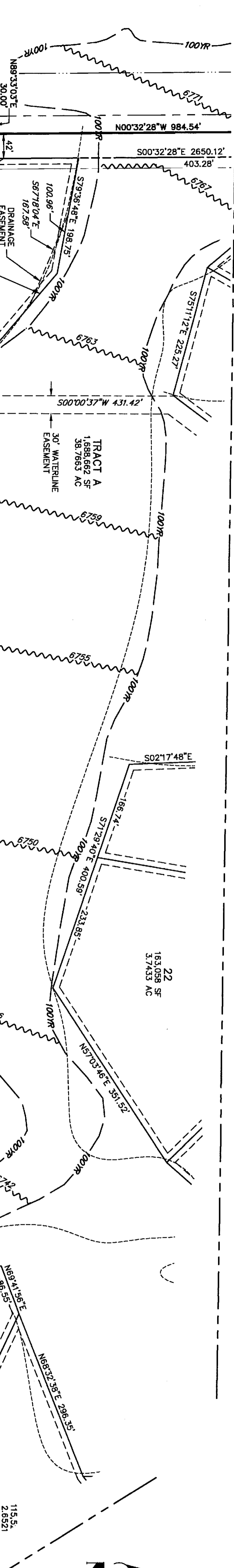
Central 303-740-8888 • Colorado Springs 781-889-2889
Fort Collins 970-491-8888 • www.jrengineering.com

SADDLEHORN RANCH FILING NO. 3

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

15419

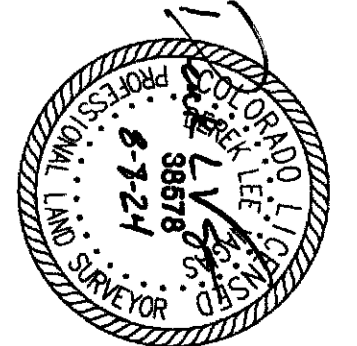
SHEET 3



ORIGINAL SCALE: 1" = 20'

LEGEND

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578" STAMPED "JR ENG LS 38578"
- 100.00' EASEMENT DIMENSIONS
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- (###) ADDRESS NUMBER
- * NOT A PART OF THIS SUBDIVISION
- 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
- GEOLOGIC HAZARD AREA
- SEE SHEET 5 FOR LINE AND CURVE TABLE



NO.	REVISION	DATE	BY
1	INITIAL SUBMITTAL	11/29/2022	BIO
2	REV#1-COUNTY COMMENTS	4/24/2023	BIO
3	REV#2-COUNTY COMMENTS	7/19/2023	DV
4	REV#3-COUNTY COMMENTS	11/17/2023	BIO
5	REV#4-COUNTY COMMENTS	2/17/2024	BIO
6	REV#5-COUNTY COMMENTS	4/11/2024	BIO
7	REV#6-ADDRESSES ADDED	5/29/2024	BIO

JOB NO. 25142.05
MAY 29, 2024
SHEET 4 OF 5



Central 308-740-3383 • Colorado Springs 719-589-2888
Fort Collins 970-491-8888 • www.jrengineering.com



SADDLEHORN RANCH FILING NO.3

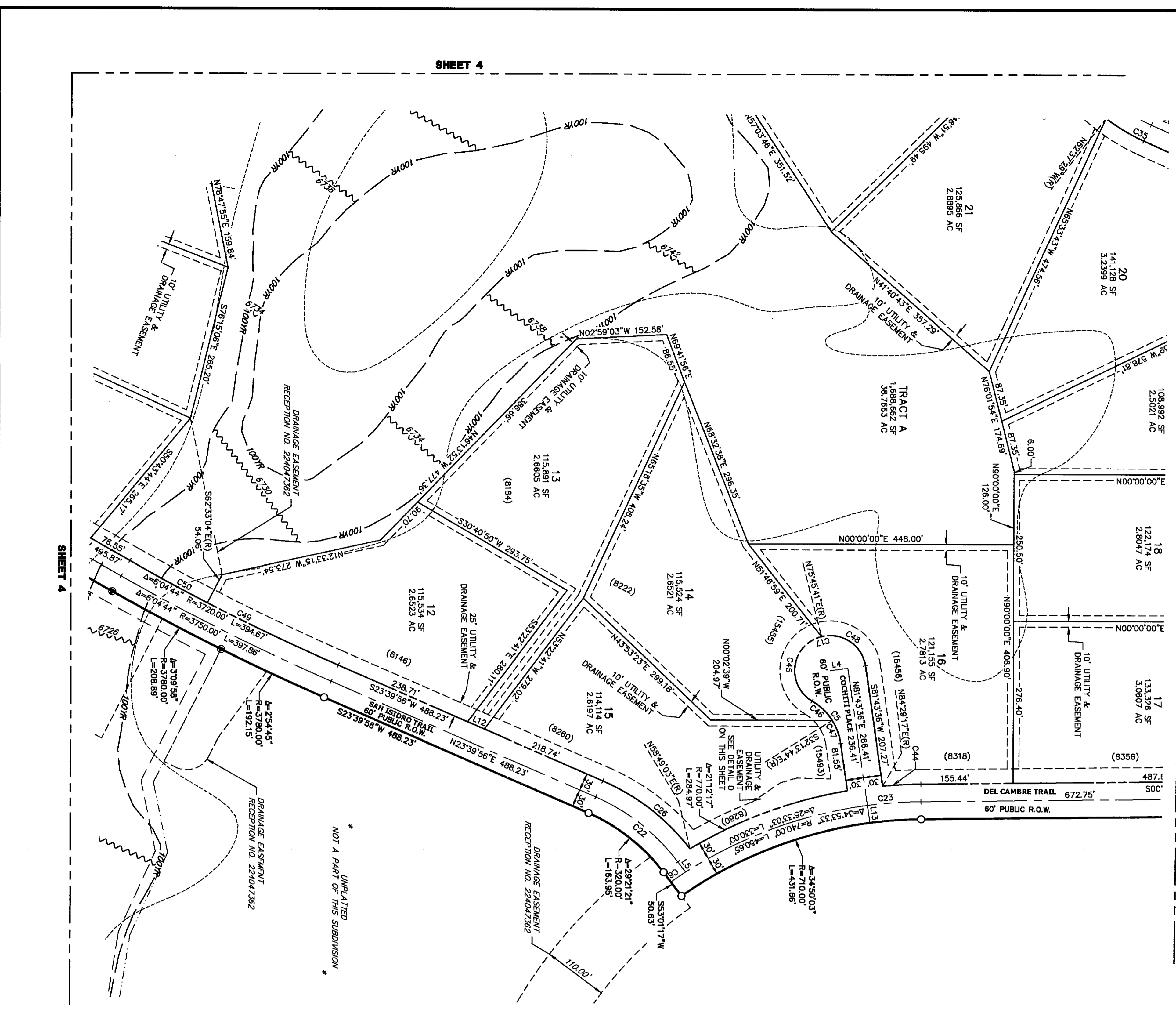
A PARCEL OF LAND LOCATED IN THE NORTH HALF AND THE SOUTHWEST QUARTER OF SECTION 3,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

15419

SHEET 3

SHEET 4

SHEET 4



LINE	BEARING	DISTANCE
L1	N00°00'21"E	30.00'
L2	N89°59'23"W	30.00'
L3	N89°59'23"E	30.00'
L4	N06°16'24"W	30.00'
L5	N53°01'17"E	21.96'
L6	S60°15'21"E	30.00'
L7	N89°59'23"W	30.00'
L8	N89°59'23"E	30.00'
L9	N89°59'23"E	30.00'
L10	S00°00'37"W	30.00'
L11	S00°00'37"W	30.78'
L12	S23°39'56"W	30.00'
L13	N81°43'36"E	30.00'
L14	S00°00'37"W	114.60'
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'
L19	S00°00'37"W	50.75'

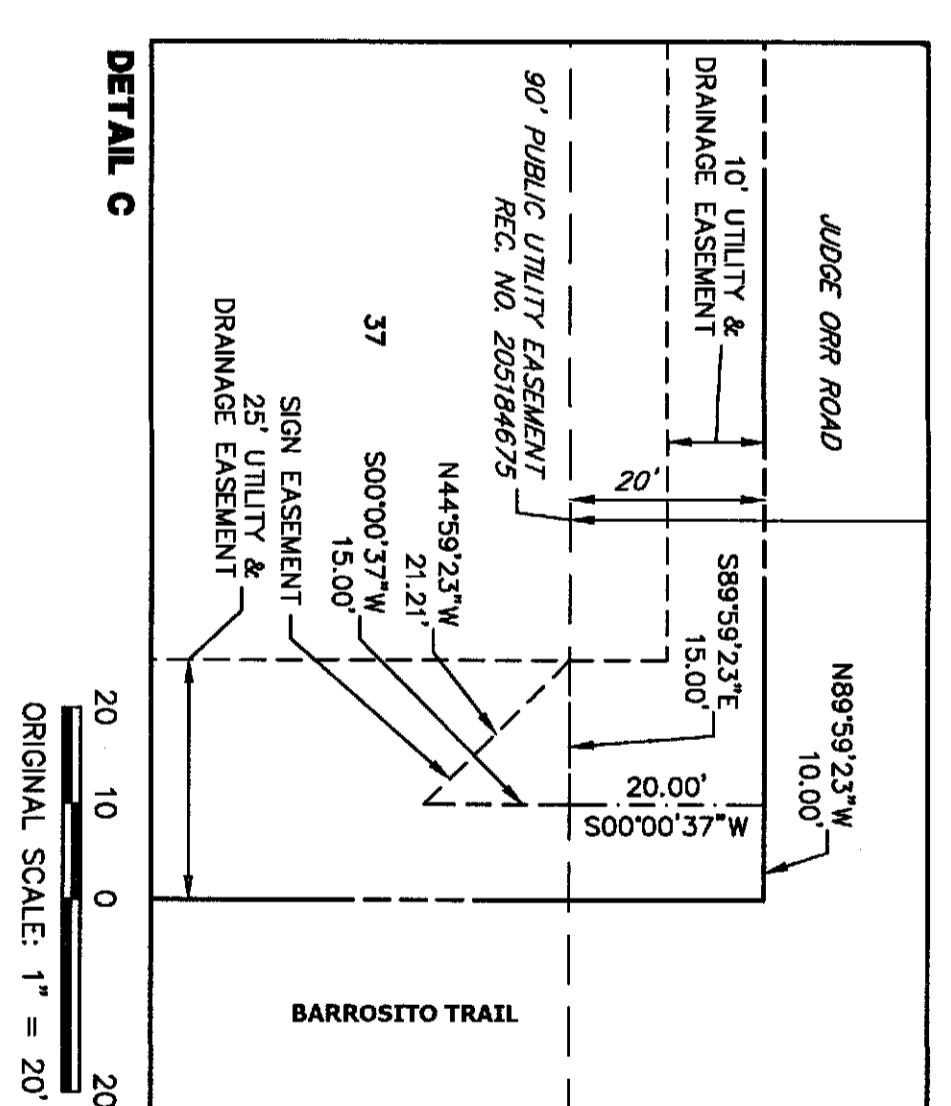
CURVE	DELTA	RADIUS	LENGTH
C1	51°13'24"	100.55'	89.89'
C2	61°2'29"	500.00'	64.17'
C3	30°38'09"	500.00'	267.35'
C4	24°25'40"	500.00'	213.17'
C5	51°13'24"	100.55'	89.89'
C6	21°9'31"	740.00'	30.03'
C7	108°30'	2780.00'	55.40'
C8	51°13'24"	100.55'	89.89'
C9	23°13'24"	60.00'	242.14'
C10	51°13'24"	100.55'	89.89'
C11	23°13'24"	60.00'	242.14'
C12	58°21'51"	300.00'	310.63'
C13	58°21'51"	330.00'	341.91'
C14	58°21'51"	270.00'	278.75'
C15	30°38'09"	470.00'	251.31'
C16	23°13'24"	60.00'	242.14'
C17	23°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	DELTA	RADIUS	LENGTH
C21	23°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°0'58"	530.00'	195.95'
C26	28°30'12"	380.00'	189.04'
C27	91°57'10"	60.00'	96.29'
C28	6°33'48"	100.55'	11.52'
C29	64°47'53"	60.00'	67.86'
C30	74°28'22"	60.00'	77.99'
C31	12°54'16"	545.00'	122.75'
C32	27°15'55"	330.00'	157.04'
C33	18°10'53"	330.00'	93.20'
C34	33°36'58"	330.00'	193.61'
C35	90°00'00"	330.00'	518.36'
C36	21°04'49"	470.00'	172.92'
C37	9°33'20"	470.00'	78.38'
C38	11°58'43"	575.00'	121.07'
C39	11°58'43"	60.00'	121.07'
C40	6°43'10"	330.00'	38.70'

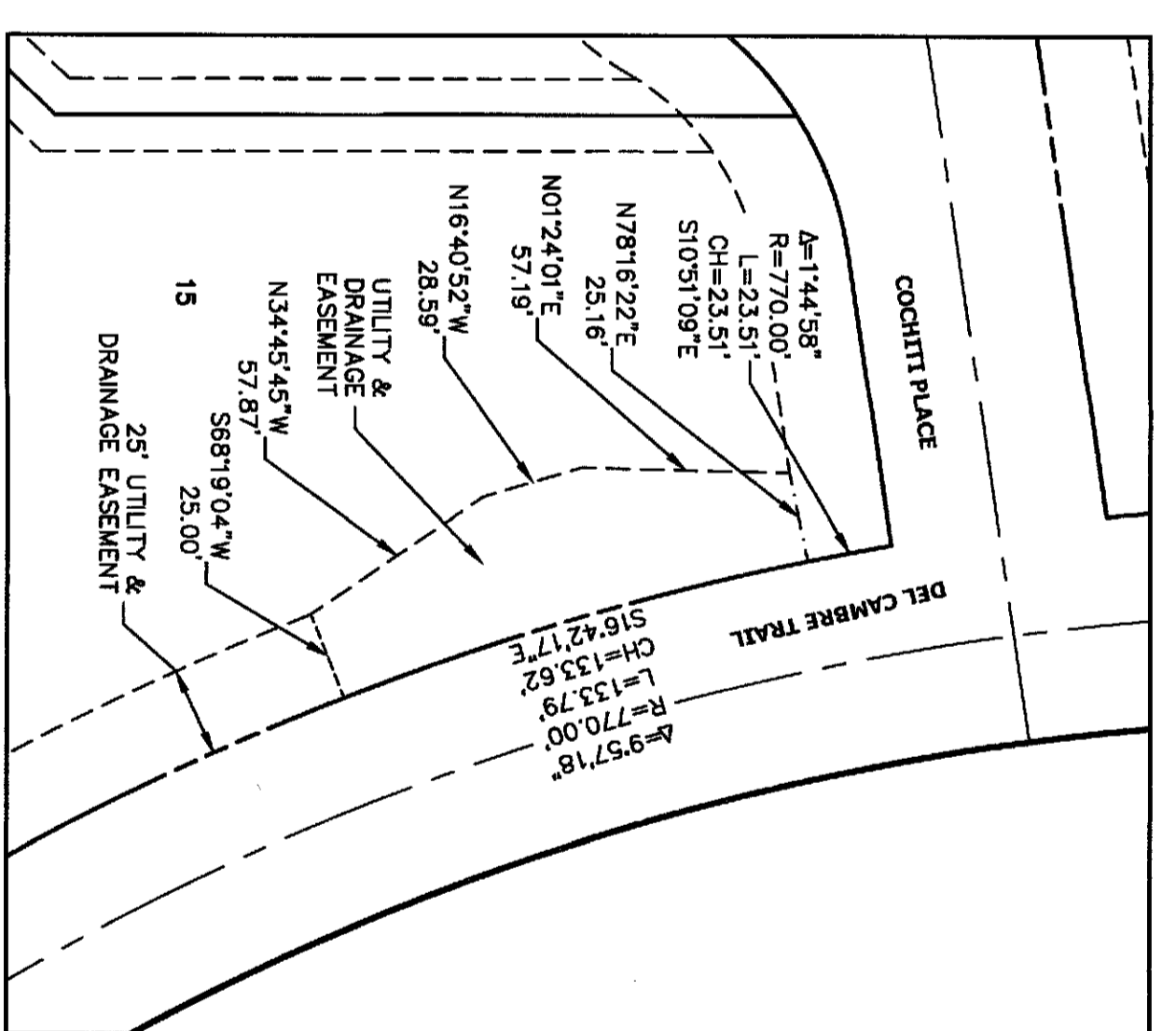
CURVE	DELTA	RADIUS	LENGTH
C41	2°57'47"	530.00'	27.41'
C42	9°34'52"	530.00'	88.63'
C43	11°36'06"	530.00'	101.32'
C44	44°81'6"	770.00'	64.57'
C45	13°51'30"	60.00'	141.64'
C46	27°16'04"	100.55'	47.85'
C47	23°57'20"	100.55'	42.04'
C48	95°57'55"	60.00'	100.49'
C49	3°47'00"	3720.00'	245.64'
C50	21°74'44"	3720.00'	148.03'
C51	44°46'49"	2780.00'	231.95'
C52	7°11'32"	2780.00'	348.97'
C53	17°05'55"	780.00'	232.77'
C54	80°26'10"	60.00'	84.23'
C55	150°47'14"	60.00'	157.80'

LEGEND

- SET 18" LONG AS BEARS WITH A 1.5" ALUMINUM CAP STAMPED "R. ENG. LS. 38578"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "R. ENG. LS. 38578"
- 102.00' EASEMENT DIMENSIONS
- 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
- EXISTING CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION
- GEOLOGIC HAZARD AREA



DETAIL C ORIGINAL SCALE: 1" = 20'



DETAIL D ORIGINAL SCALE: 1" = 50'

NO.	REVISION	BY	DATE
7	REV#1-ADDRESS ADDED	BTO	5/29/2024
6	REV#1-COUNTY COMMENTS	BTO	4/17/2024
5	REV#1-COUNTY COMMENTS	BTO	3/7/2024
4	REV#1-COUNTY COMMENTS	BTO	11/17/2023
3	REV#2-COUNTY COMMENTS	DV	7/19/2023
2	REV#1-COUNTY COMMENTS	BTO	4/24/2023
1	INITIAL SUBMITTAL	BTO	11/29/2022

JOB NO. 25142.05
MAY 29, 2024
SHEET 5 OF 5



Central 303-740-8888 • Colorado Springs 719-589-2588
Fort Collins 970-491-8888 • www.jrengineering.com