SADDLEHORN RANCH FILING NO. 2

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,

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

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 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE ON THE WEST LINE OF SAID SECTION 3, NO0°32'28"W A DISTANCE OF 1987.87 FEET, TO THE NORTHWESTERLY CORNER OF SADDLEHORN RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 221714749 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

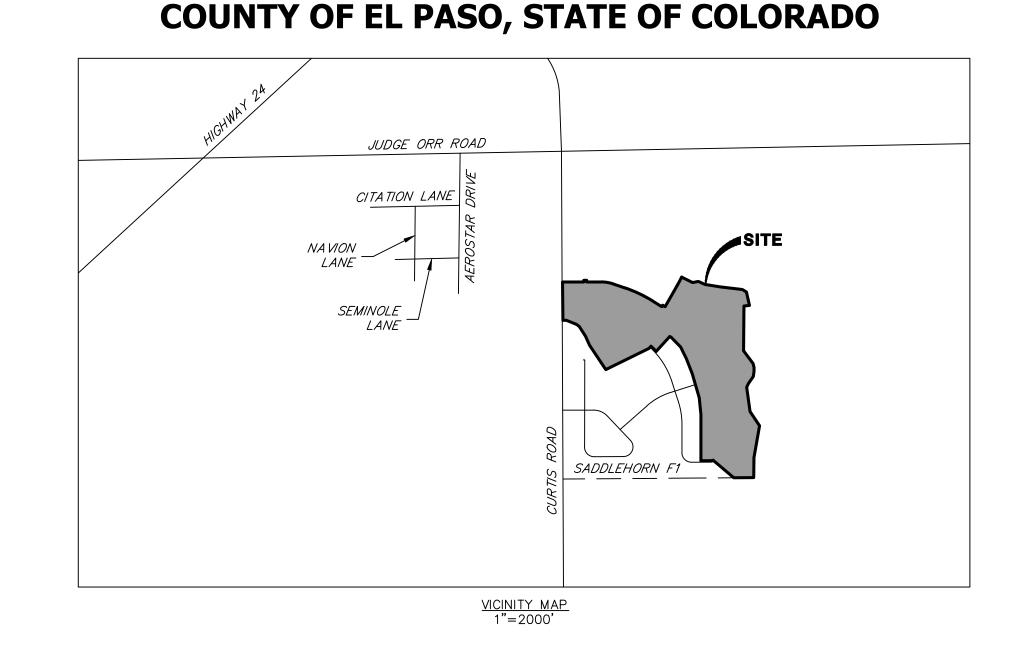
THENCE CONTINUING ON SAID WEST LINE, NO0°32'28"W A DISTANCE OF 799.26 FEET;

THENCE DEPARTING SAID WEST LINE THE FOLLOWING THIRTY-TWO (32) COURSES:

- 1. S89°59'23"E A DISTANCE OF 442.27 FEET:
- 2. N00°00'37"E A DISTANCE OF 35.00 FEET;
- 3. S89°59'23"E A DISTANCE OF 60.00 FEET;
- 4. S00°00'37"W A DISTANCE OF 35.00 FEET;
- 5. S89°59'23"E A DISTANCE OF 303.52 FEET, TO A POINT OF CURVE;
- 6. ON THE ARC OF A CURVE TO THE RIGHT, 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;
- 7. S71°14'24"E A DISTANCE OF 260.86 FEET, TO A POINT OF CURVE;
- 8. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2780.00 FEET, A CENTRAL ANGLE OF 13°06'52" AND AN ARC LENGTH OF 636.31 FEET, TO A POINT OF TANGENT;
- 9. S58°07'32"E A DISTANCE OF 223.80 FEET;
- 10. N29°44'39"E A DISTANCE OF 35.38 FEET;
- 11. S60°15'21"E A DISTANCE OF 60.00 FEET;
- 12. N29°44'39"E A DISTANCE OF 495.87 FEET, TO A POINT OF CURVE;
- 13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3780.00 FEET, A CENTRAL ANGLE OF 03°09'58" AND AN ARC LENGTH OF 208.89 FEET, TO A POINT OF NON-TANGENT;
- 14. S63°25'19"E A DISTANCE OF 253.86 FEET;
- 15. N78°29'56"E A DISTANCE OF 122.41 FEET;
- 16. S65°55'05"E A DISTANCE OF 154.37 FEET;
- 17. S80°55'05"E A DISTANCE OF 329.85 FEET;
- 18. S83°17'36"E A DISTANCE OF 453.41 FEET;
- 19. S58°21'31"E A DISTANCE OF 99.14 FEET; 20. S12°59'32"E A DISTANCE OF 287.70 FEET:
- 21. S84°04'11"W A DISTANCE OF 116.39 FEET;
- 22. S00°27'54"W A DISTANCE OF 933.68 FEET;
- 23. S36°54'54"E A DISTANCE OF 330.03 FEET:
- 24. S13°21'17"E A DISTANCE OF 83.07 FEET;
- 25. S00°07'31"W A DISTANCE OF 82.66 FEET;
- 26. S07°55'12"W A DISTANCE OF 107.85 FEET;
- 27. S34°24'44"W A DISTANCE OF 178.42 FEET;
- 28. S26°04'25"W A DISTANCE OF 85.34 FEET;
- 29. S07°51'44"E A DISTANCE OF 510.21 FEET;
- 30. S33°40'12"E A DISTANCE OF 357.56 FEET;
- 31. S09°52'53"W A DISTANCE OF 673.53 FEET;
- 32. SOO'38'45"W A DISTANCE OF 417.04 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID
- THENCE ON SAID SOUTH LINE, S89°34'01"W A DISTANCE OF 416.11 FEET, TO THE SOUTHEASTERLY CORNER OF SADDLEHORN RANCH FILING NO.

THENCE ON THE EASTERLY AND NORTHELRLY LINES OF SADDLEHORN RANCH FILIING NO. 1 THE FOLLOWING TWENTY-ONE (21) COURSES:

- 1. N49°37'00"W A DISTANCE OF 565.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- 2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N19°28'44"W, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19°02'46" AND AN ARC LENGTH OF 56.51 FEET, TO A POINT OF TANGENT;
- 3. S89°34'03"W A DISTANCE OF 197.98 FEET;
- 4. N00°00'00"E A DISTANCE OF 964.76 FEET;
- 5. N05°58'59"W A DISTANCE OF 349.19 FEET;
- 6. N16°11'46"W A DISTANCE OF 257.34 FEET;
- 7. N16°11'46"W A DISTANCE OF 261.98 FEET;
- 8. N21°16'04"W A DISTANCE OF 343.92 FEET;
- 9. N26°10'49"W A DISTANCE OF 266.32 FEET; 10. N44°25'17"W A DISTANCE OF 280.03 FEET;
- 11. N56°30'41"W A DISTANCE OF 35.01 FEET;
- 12. S42*31'10"W A DISTANCE OF 422.77 FEET, TO A POINT OF NON-TANGENT CURVE;
- 13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S47°44'09"W, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 05"10'02" AND AN ARC LENGTH OF 151.51 FEET, TO A POINT OF NON-TANGENT;



- 14. S42°34'07"W A DISTANCE OF 60.00 FEET;
- 15. S63°48'26"W A DISTANCE OF 1002.65 FEET;
- 16. N33°50'17"W A DISTANCE OF 610.26 FEET;
- 17. N24°10'40"W A DISTANCE OF 207.55 FEET;
- 18. N32°24'01"W A DISTANCE OF 240.57 FEET;
- 19. N53°08'37"W A DISTANCE OF 71.78 FEET;
- 20. N68°03'22"W A DISTANCE OF 227.58 FEET; 21. S89°27'32"W A DISTANCE OF 72.00 FEET, TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 7,703,680 SQUARE FEET OR 176.8522 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 42 LOTS, STREETS, 2 TRACTS, 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. 2" IN EL PASO COUNTY, COLORADO.

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

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. 2. 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) SS. COUNTY OF	
ACKNOWLEDGED BEFORE ME THIS DAY OF, 20	BY
MY COMMISSION EXPIRES	<u></u>
WITNESS MY HAND AND OFFICIAL SEAL	

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B AND C ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.

SADDLEHORN RANCH METROPOLITAN DISTRICT STATE OF COLORADO COUNTY OF ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY MY COMMISSION EXPIRES: _____ WITNESS MY HAND AND OFFICIAL SEAL _____

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____.

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. 2 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

If entering into PID, include assessor's signature block as well.

CONTACTS:

GORILLA CAPITAL, LLC OWNER 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

JOB NO. 25142.04 JUNE 10, 2022 SHEET 1 OF 5

RECORDING: PARK: SCHOOL: DRAINAGE: _ BRIDGE: ____ A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593 PCD FILE: SF-21-033 Fort Collins 970-491-9888 • www.irengineering.com

SADDLEHORN RANCH FILING NO. 2

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF EL PASO, STATE OF 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 NO0°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.
- BY APPROVAL OF THIS PLAT EL PASO COUNTY VACATES THE POTENTIAL ROW ALONG THE SOUTH LINE OF SECTION 3 AND THE NORTH LINE OF SECTION 10 AS MAY HAVE BEEN ACQUIRED BY BOCC RESOLUTION RECORDED AT BOOK A, PAGE 78 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- TRACTS A AND B ARE FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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.
- 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.
- 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, DEL CERRO TRAIL, EL RAICENO TRAIL, AND BENITO WELLS TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION
- 18. THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD.
- 19. THE FOLLOWING LOTS (24, 25, 26, 33, 34, 35, 36, 37, 41 & TRACT B) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED FEBRUARY 9, 2022 IN THE SADDLEHORN RANCH PRELIMINARY PLAN FILE # SF-2133 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMU**NITY/DEVELOPINENT/DEPARTMENT/NEVAN**Y STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, A SUBSURFACE SOILS INVESTIGATION AND AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
 - ARTIFICIAL FILL: SOUTHWEST CORNER OF SITE
 - HYDROCOMPACTION: SOUTHEAST CORNER OF THE SITE • LOOSE OR COLLAPSIBLE SOILS: SOUTHERN PORTION OF SITE
 - FLOODPLAIN AND DRAINAGE AREAS: CENTRAL AND NORTHWESTERN PORTION OF SITE (also update project number in the

Previous comment unresolved: please update to reflect soils report submitted and on file with the filing 2 final plat

20. 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-NEGLIGANT 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.

BENITO WELLS TRAII NOT A PART OF THIS SUBDIVISION SHEET 4 DEL CERRO TRAIL NOT A PART OF THIS SUBDIVISION 300 150 0 ORIGINAL SCALE: 1" = 300'**GENERAL NOTES CONTINUED:** 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 THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, SHEET 5

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.

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.

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.

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.

If you are proposing to enter into PID, replace Note 22 (road impact fee note) with PID note:

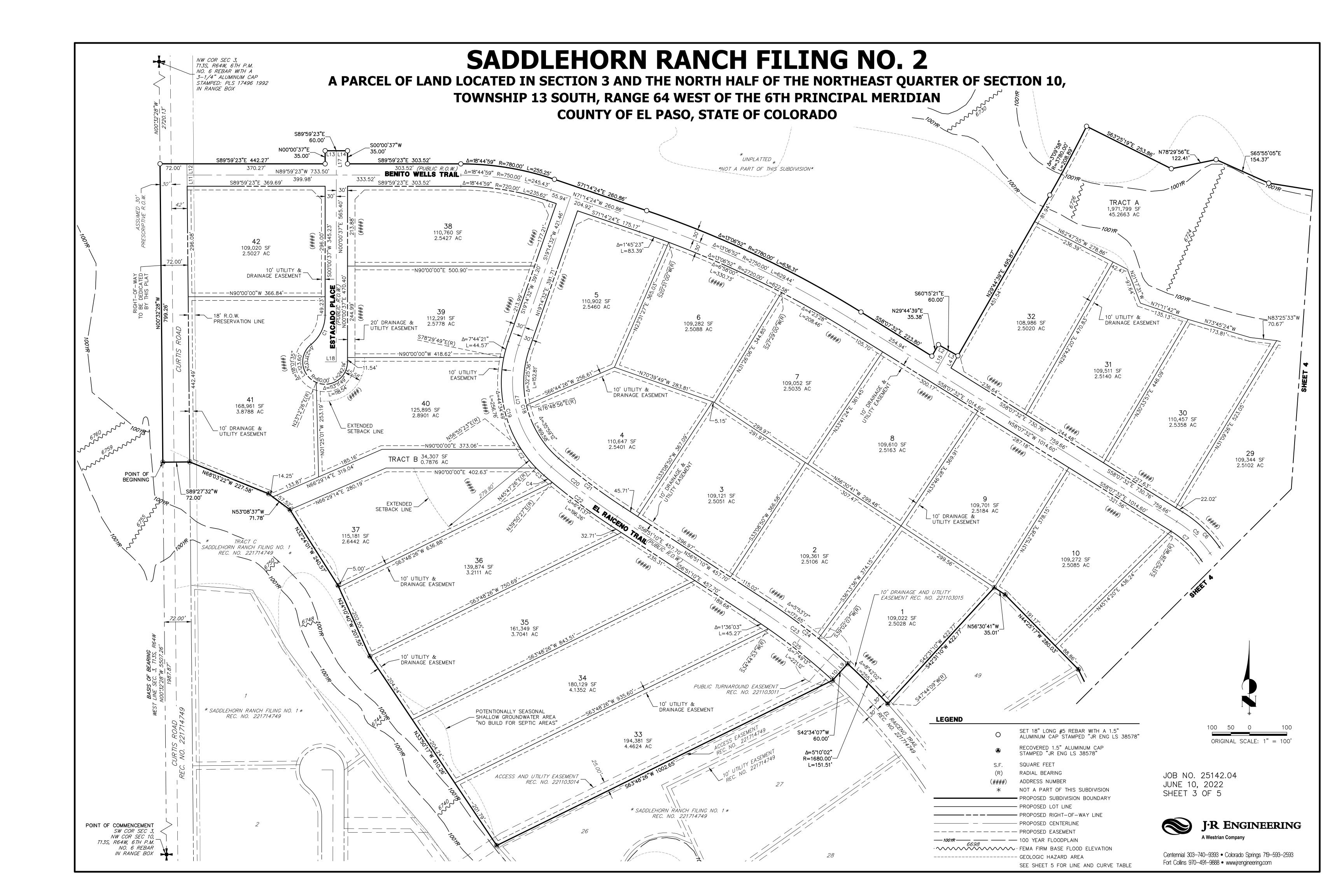
Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District __ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District and as such is subject to applicable road impact fees and mill levy.

OWNERSHIP & MAINTENANCE TABLE

TRACT	AREA (SF)	AREA (AC)	USE			OWNER			MAI	INTENAN	NCE	
Α	1,971,799	45.2663	OPEN SPACE, DRAINAGE	SADDLEHORN	REA	NCH METROPO	LITAN DISTRICT	SADDLEHORN	REAN(CH METR	OPOLITA	N DISTRICT
В	34,307	0.7876	OPEN SPACE, DRAINAGE	SADDLEHORN	REA	NCH METROPO	LITAN DISTRICT	SADDLEHORN	REAN (CH METR	OPOLITA	N DISTRICT
TOTAL TRACT AREA	2,006,106	46.0539										
TOTAL ROW AREA	577,173	13.2501										
TOTAL LOT AREA (42 LOTS)	5,120,401	117.5482	(NET AREA)									
TOTAL SITE AREA	7,703,680	176.8522	(GROSS AREA)									
GROSS DENSITY	0.237	DU/AC	DU=DWELLING UNIT	JOB NO. 25142.04								
NET DENSITY	0.357	DU/AC		JUNE 10, 2022 SHEET 2 OF 5								



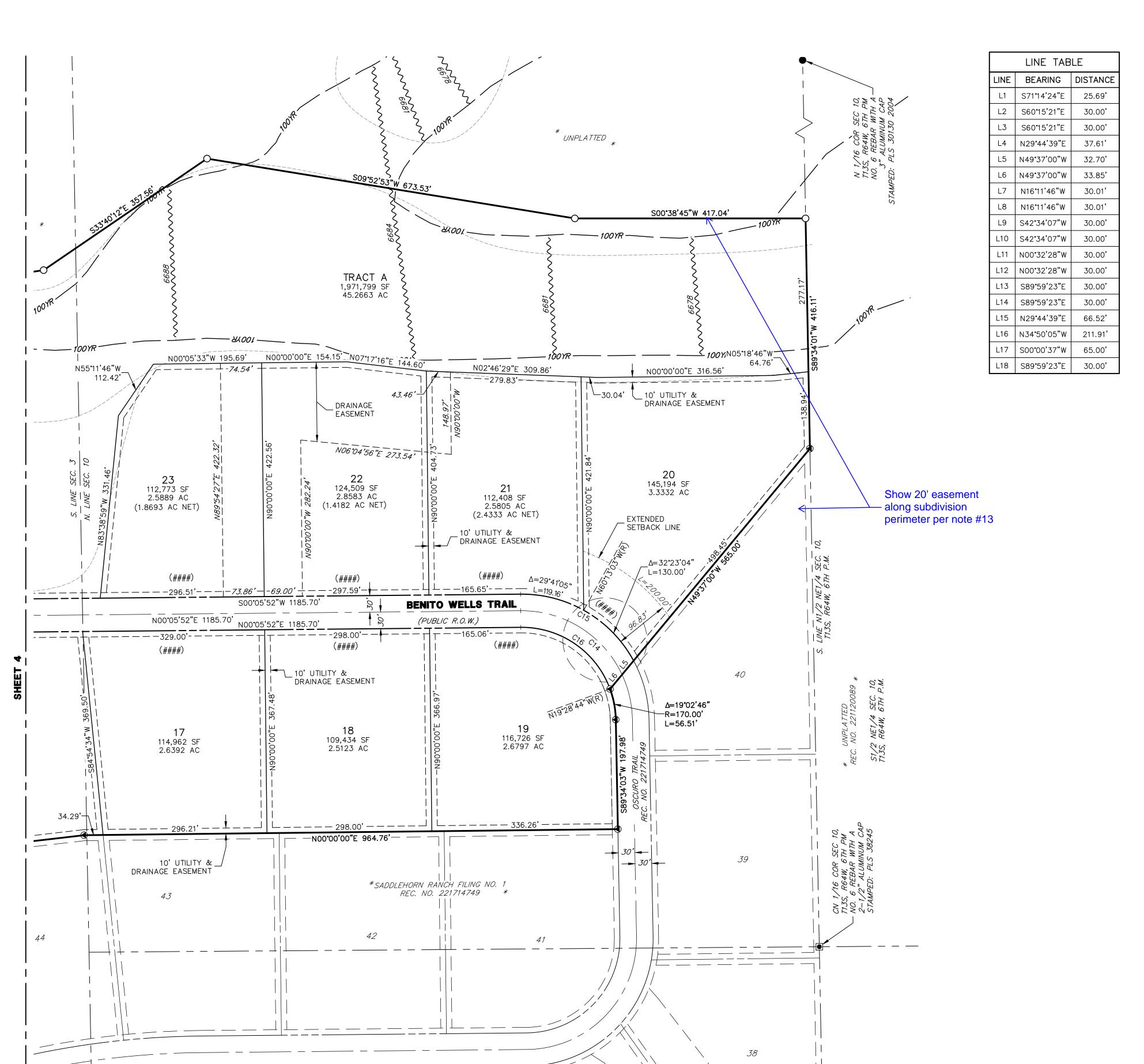
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SADDLEHORN RANCH FILING NO. 2 A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF EL PASO, STATE OF COLORADO** S13°21'17"E S58°21'31"E __S07*****55**'**12**"**W 107.85**'** UNPLA TTED S26'04'25"W * UNPLATTED * _ 10' UTILITY & DRAINAGE EASEMENT POTENTIONALLY SEASONAL - SHALLOW GROUNDWATER AREA "NO BUILD FOR SEPTIC AREAS" TRACT A 1,971,799 SF 45.2663 AC **26** 111,179 SF 2.5523 AC **24** 141,455 SF 3.2474 AC 23 112,773 SF 2.5889 AC (1.8693 AC NET) EXTENDED _ SETBACK LINE **25** 140,383 SF 3.2228 AC ozommy 28 109,684 SF 2.5180 AC **27** 114,058 SF 2.6184 AC SETBACK LINE _ 10' UTILITY & DRAINAGE EASEMENT T BENITO WELLS TRAIL N74°48'14"W EXTENDED _ SETBACK LINE L=186.27' S65°55'05"E N83°25'33"W 154.37 N00°05'52"E 1185.70 (####) __ L=42.97 (####) **29** 109,344 SF 2.5102 AC _10' UTILITY & DRAINAGE EASEMENT **15** 124,013 SF 2.8469 AC **16** 153,404 SF 3.5217 AC 114,962 SF 2.6392 AC 109,395 SF 2.5114 AC **30** 110,457 SF 2.5358 AC **13** 109,236 SF 2.5077 AC **12** 109,324 SF 2.5097 AC _ 10' UTILITY & DRAINAGE EASEMENT 110,154 SF 2.5288 AC 10' UTILITY & -DRAINAGE EASEMENT -* SADDLEHORN RANCH FILING NO. 1 REC. NO. 221714749 * **LEGEND** 44 SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578" **10** 109,272 SF 2.5085 AC * SADDLEHORN RANCH FILING NO. 1 REC. NO. 221714749 * RECOVERED 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578" SQUARE FEET RADIAL BEARING 47 ADDRESS NUMBER NOT A PART OF THIS SUBDIVISION JOB NO. 25142.04 - PROPOSED SUBDIVISION BOUNDARY JUNE 10, 2022 - PROPOSED LOT LINE SHEET 4 OF 5 PROPOSED RIGHT-OF-WAY LINE - PROPOSED CENTERLINE J·R ENGINEERING A Westrian Company ----- GEOLOGIC HAZARD AREA SEE SHEET 5 FOR LINE AND CURVE TABLE ORIGINAL SCALE: 1" = 100' Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com

SADDLEHORN RANCH FILING NO. 2

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH			
C1	51°13'24"	100.55	89.89'			
C2	11°07'56"	330.00'	64.12'			
C3	4°57'43"	330.00'	28.58'			
C4	0°59'17"	1680.00'	28.97			
C5	23°17'28"	305.00'	123.98'			
C6	23°17'28"	335.00'	136.18'			
C7	23°17'28"	275.00'	111.79'			
C8	16°56'23"	350.00'	103.48'			
C9	16°56'23"	380.00'	112.35'			
C10	16°56'23"	320.00'	94.61			
C11	17°59'34"	760.00'	238.67			
C12	17°59'34"	790.00'	248.09			
C13	17°59'34"	730.00'	229.25			
C14	65°32'54"	200.00'	228.81			
C15	62°04'09"	230.00'	249.16'			
C16	70°25'24"	170.00'	208.95			
C17	68°24'48"	300.00'	358.21			
C18	68°24'48"	270.00'	322.39			
C19	68°24'48"	330.00'	394.03			
C20	7°40'54"	1650.00'	221.21			

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH			
C21	7°40'54"	1620.00'	217.19'			
C22	7°40'54"	1680.00'	225.23			
C23	9°25'17"	1650.00'	271.31'			
C24	9°25'17"	1680.00'	276.25			
C25	9°25'17"	1620.00'	266.38			

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 LOT LINE

PROPOSED LOT LINE

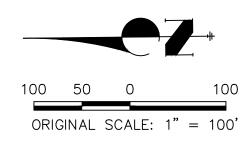
PROPOSED RIGHT-OF-WAY LINE

- PROPOSED CENTERLINE

— — — — — — — PROPOSED EASEMENT

— 1007R — — — 100 YEAR FLOODPLAIN

· · · · · FEMA FIRM BASE FLOOD ELEVATION
----- GEOLOGIC HAZARD AREA



JOB NO. 25142.04 JUNE 10, 2022 SHEET 5 OF 5



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