

SADDLEHORN RANCH FILING NO. 2

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

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, N00°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, N00°32'28"W A DISTANCE OF 799.26 FEET;

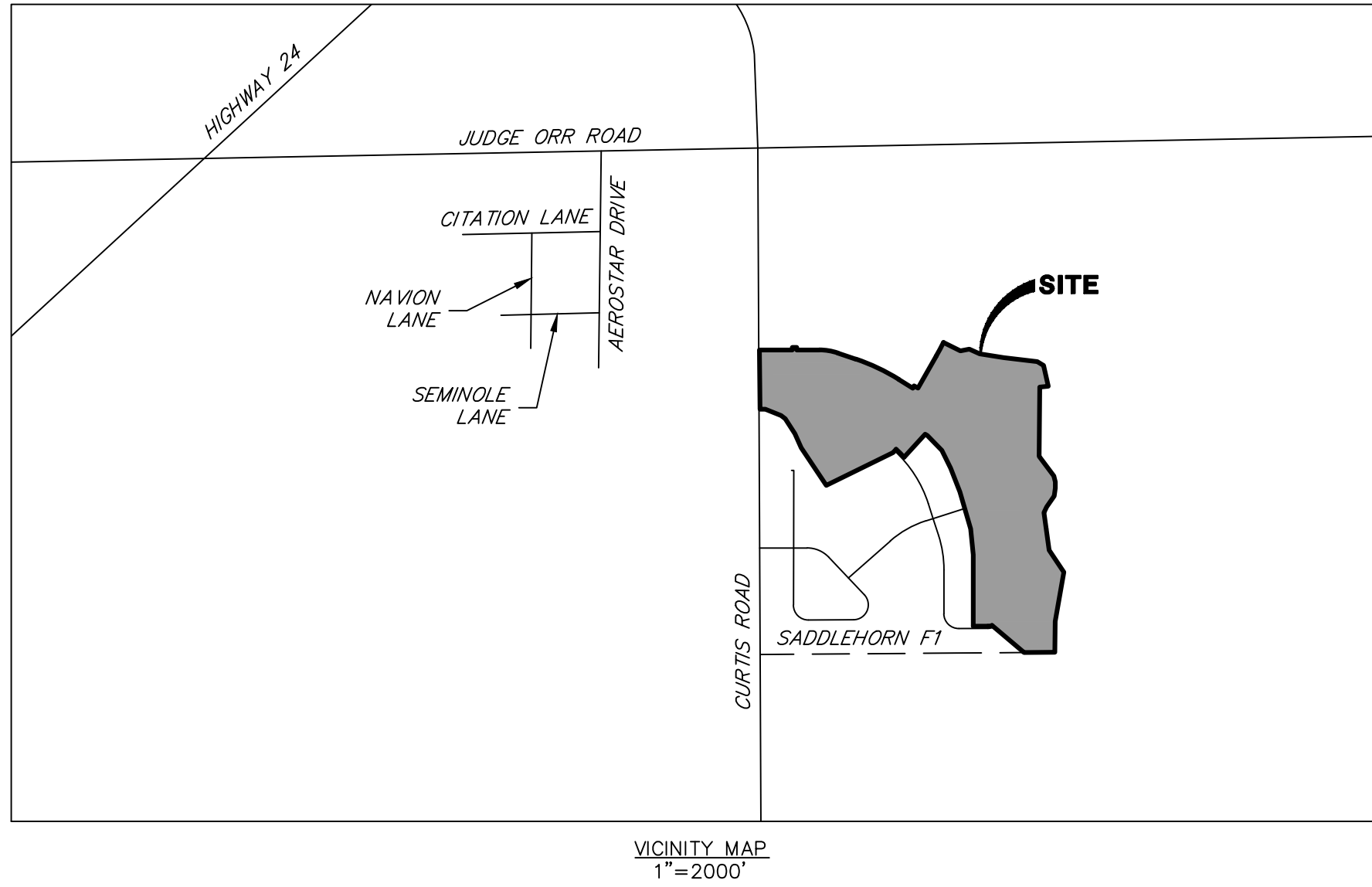
THENCE DEPARTING SAID WEST LINE THE FOLLOWING THIRTY-TWO (32) COURSES:

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. S00°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 SECTION 10;

THENCE ON SAID SOUTH LINE, S89°34'01"W A DISTANCE OF 416.11 FEET, TO THE SOUTHEASTERLY CORNER OF SADDLEHORN RANCH FILING NO. 1;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SADDLEHORN RANCH FILING 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
BY: _____
DEPUTY

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)
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 TRACTS A, B AND C ARE 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

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. 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:

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

FEES:

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

PCD FILE: SF-21-033

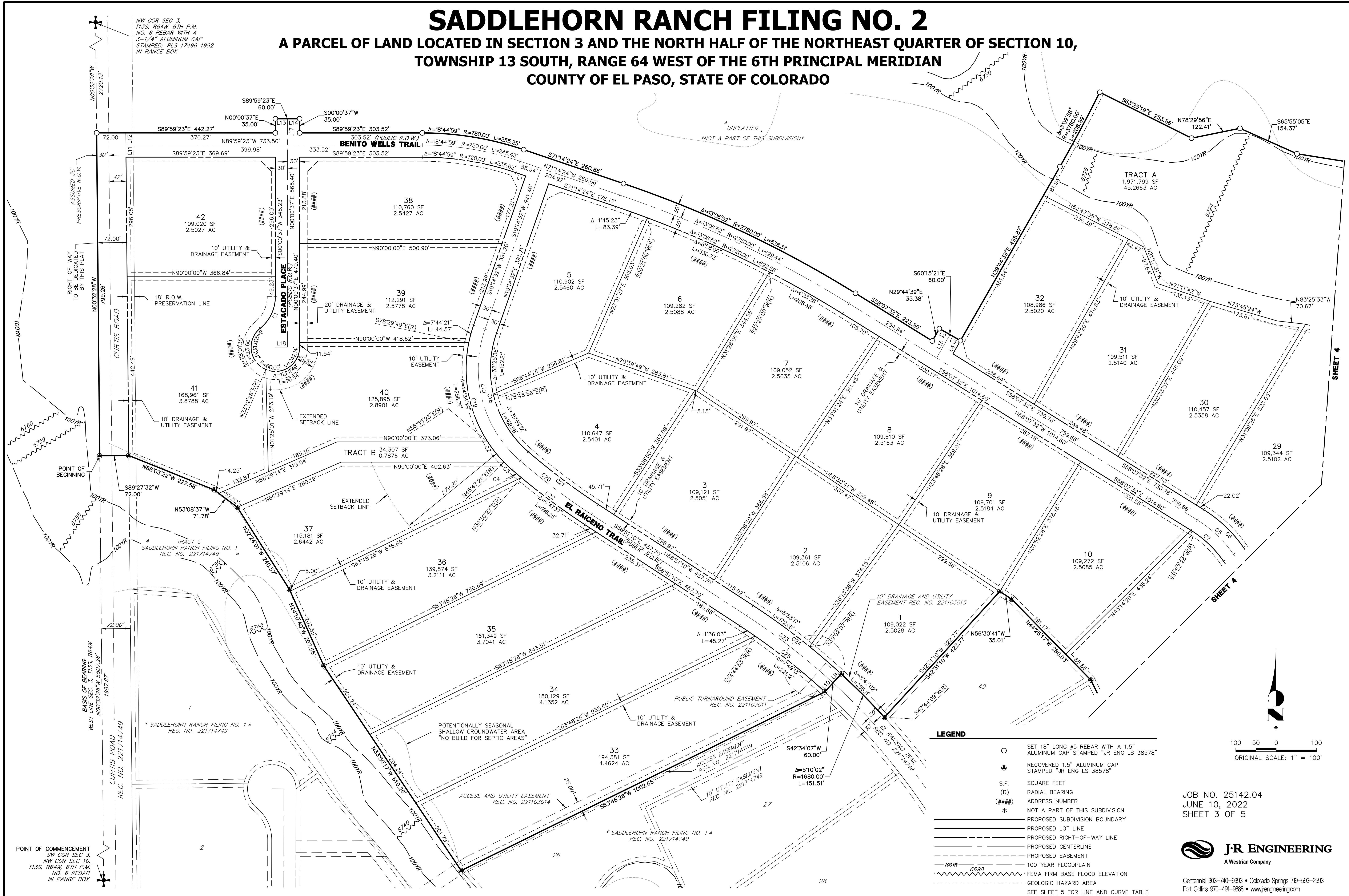


JOB NO. 25142.04
JUNE 10, 2022
SHEET 1 OF 5

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SADDLEHORN RANCH FILING NO. 2

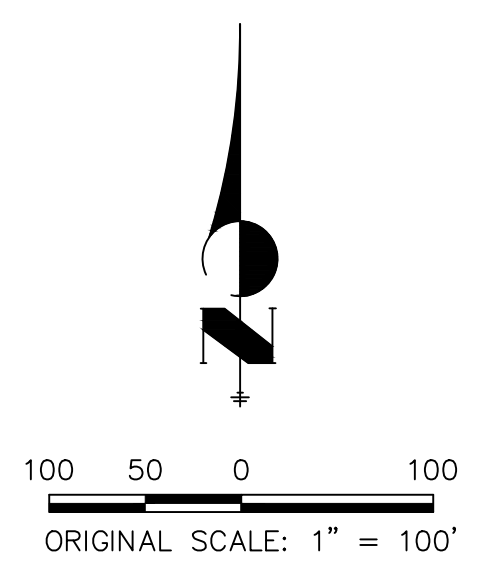
A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



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
- *
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION
- GEOLOGIC HAZARD AREA

SEE SHEET 5 FOR LINE AND CURVE TABLE



JOB NO. 25142.04
JUNE 10, 2022
SHEET 3 OF 5



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POINT OF COMMENCEMENT
SW COR SEC 3,
NW COR SEC 10,
T13S, R64W, 6TH P.M.
NO. 6 REBAR
IN RANGE BOX

NW COR SEC 3,
T13S, R64W, 6TH P.M.
NO. 6 REBAR WITH A
3-1/4" ALUMINUM CAP
STAMPED: PLS 17496 1992
IN RANGE BOX

* SADDLEHORN RANCH FILING NO. 1 *
REC. NO. 221714749

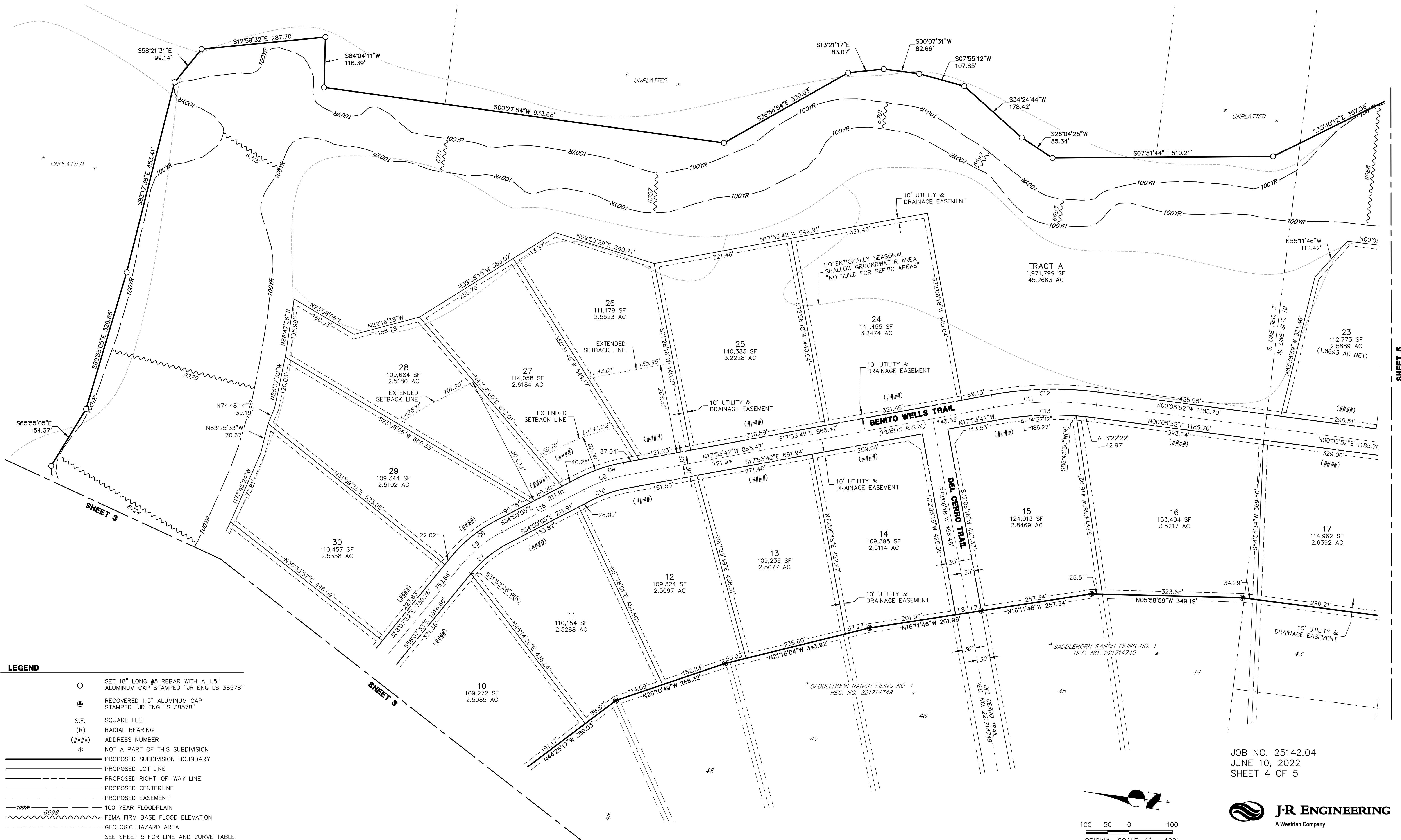
* SADDLEHORN RANCH FILING NO. 1 *
REC. NO. 221714749

SHEET 4

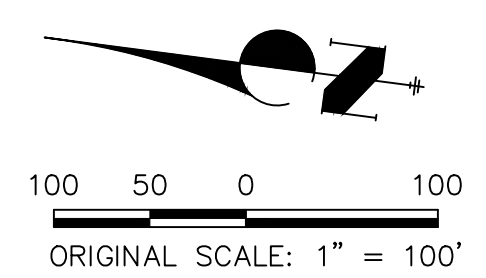
SHEET 4

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



- 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
 - 100YR 66.98 100 YEAR FLOODPLAIN
 - FEMA FIRM BASE FLOOD ELEVATION
 - GEOLOGIC HAZARD AREA
 - SEE SHEET 5 FOR LINE AND CURVE TABLE



JOB NO. 25142.04
JUNE 10, 2022
SHEET 4 OF 5

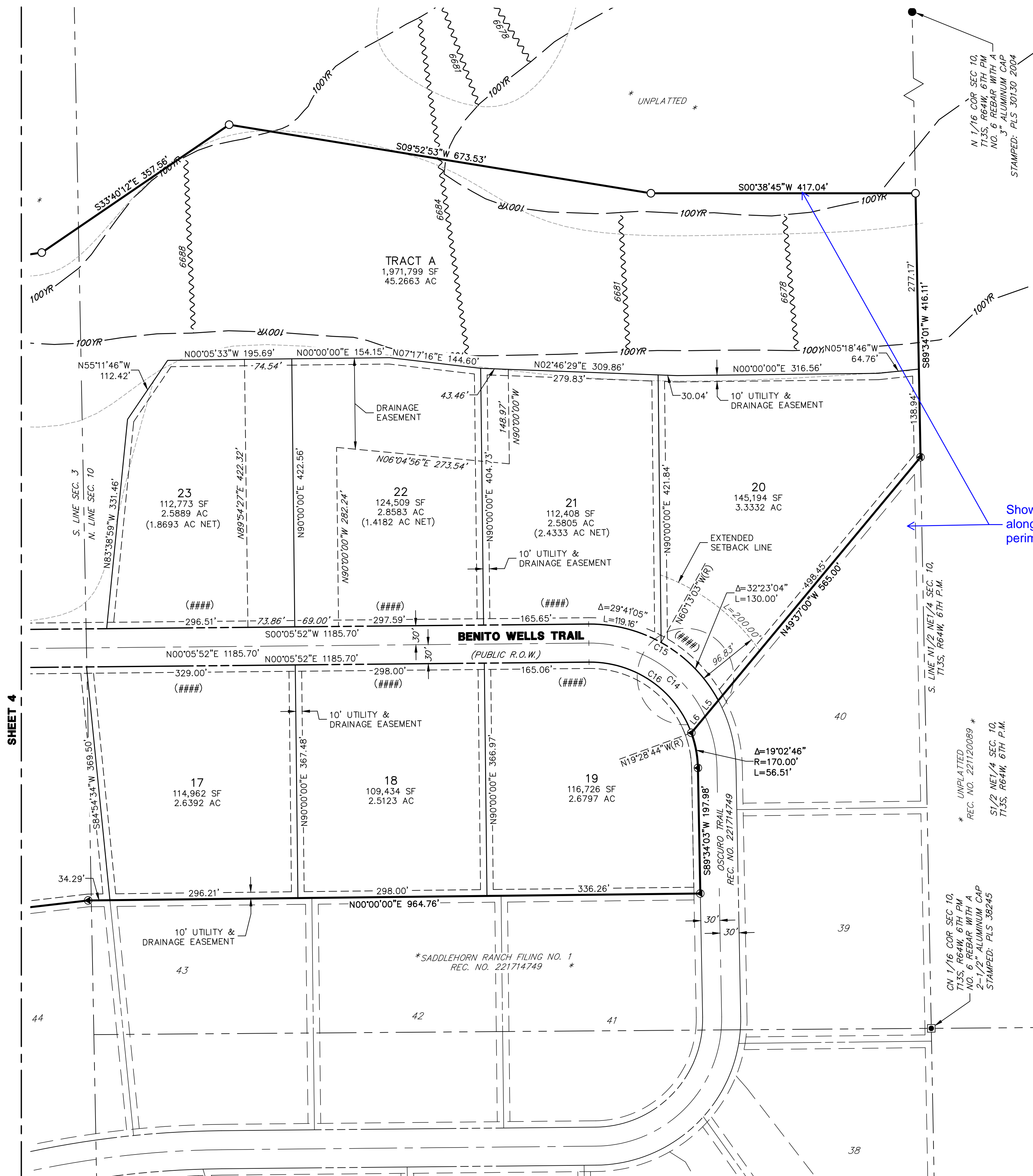
J-R ENGINEERING
A Westrian Company

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SHEET 5

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
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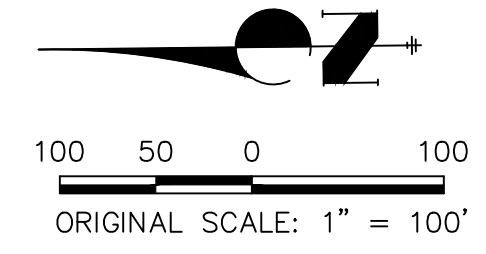


LINE	BEARING	DISTANCE
L1	S71°14'24"E	25.69'
L2	S60°15'21"E	30.00'
L3	S60°15'21"E	30.00'
L4	N29°44'39"E	37.61'
L5	N49°37'00"W	32.70'
L6	N49°37'00"W	33.85'
L7	N16°11'46"W	30.01'
L8	N16°11'46"W	30.01'
L9	S42°34'07"W	30.00'
L10	S42°34'07"W	30.00'
L11	N00°32'28"W	30.00'
L12	N00°32'28"W	30.00'
L13	S89°59'23"E	30.00'
L14	S89°59'23"E	30.00'
L15	N29°44'39"E	66.52'
L16	N34°50'05"W	211.91'
L17	S00°00'37"W	65.00'
L18	S89°59'23"E	30.00'

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	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 SUBDIVISION BOUNDARY
 - PROPOSED LOT LINE
 - - - PROPOSED RIGHT-OF-WAY LINE
 - - - PROPOSED CENTERLINE
 - - - PROPOSED EASEMENT
 - 100YR 100 YEAR FLOODPLAIN
 - 669B FEMA FIRM BASE FLOOD ELEVATION
 - GEOLOGIC HAZARD AREA



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SHEET 5 OF 5



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