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04/07/2020

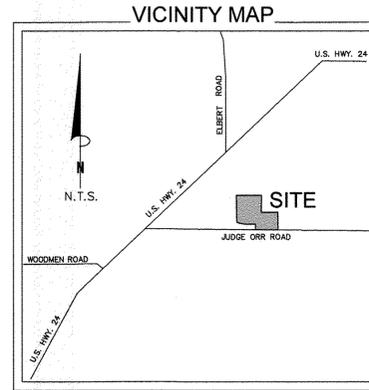
PROPERTY DESCRIPTION:

Parcel 18 as shown on the Land Survey Plat recorded March 5, 2018 under Reception No. 218900030 in the records of the El Paso County Clerk and Recorder Office, State of Colorado.

A PORTION OF SECTION 35 AND ALL OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE ALONG THE WEST LINE OF SAID SECTION 35, N00°28'26"W (BEARINGS ARE RELATIVE TO THE SOUTH LINE OF SECTION 35, BEING MONUMENTED AT THE WESTERLY END BY A FOUND NO. 6 REBAR WITH A 3-1/2" ALUMINUM CAP IN A VAULT, STAMPED PLS 17496, AND AT THE EASTERLY END BY A FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP IN A VAULT, STAMPED PLS 11624, AND MEASURED TO BEAR N89°53'34"E, A DISTANCE OF 5244.69 FEET, TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED AT RECEPTION NO. 2338760, IN THE OFFICIAL RECORDS OF EL PASO COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL, N89°52'25"E, A DISTANCE OF 1312.17 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL, N00°25'32"W, A DISTANCE OF 624.21 FEET, TO THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 35, N00°25'32"W, A DISTANCE OF 3332.80 FEET, TO THE WEST 1/16 CORNER OF SAID SECTION 35 AND SECTION 26, SAID CORNER BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 22573; THENCE ALONG THE NORTH LINE OF SAID SECTION 35, N89°46'43"E, A DISTANCE OF 1315.49 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 35, SAID CORNER BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED PLS 11624; THENCE CONTINUING ALONG SAID NORTH LINE, N89°47'03"E, A DISTANCE OF 2631.71 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 35, SAID CORNER BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 22573; THENCE ALONG THE EAST LINE OF SECTION SAID 35, S00°16'41"E, A DISTANCE OF 2641.76 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 35, SAID CORNER BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 11624; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 36, S89°50'00", A DISTANCE OF 2615.53 FEET, TO THE CENTER QUARTER CORNER OF SAID SECTION 36, SAID CORNER BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 22573; THENCE ALONG THE NORTH-SOUTH, CENTERLINE OF SAID SECTION 36, S00°25'35"E, A DISTANCE OF 2638.22 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 36, SAID CORNER BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED PLS 38160; THENCE ALONG THE SOUTH LINE OF SAID SECTION 36, N89°54'43"W, A DISTANCE OF 2622.29 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 36, SAID CORNER BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 11624; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 35, S89°53'34"W, A DISTANCE OF 631.37 FEET, THENCE LEAVING SAID SOUTH LINE, N00°08'02"W, A DISTANCE OF 1016.48 FEET; THENCE N82°13'15"W, A DISTANCE OF 1785.29 FEET; THENCE N75°50'34"W, A DISTANCE OF 753.31 FEET; THENCE N68°34'17"W, A DISTANCE OF 330.78 FEET; THENCE N59°23'15"W, A DISTANCE OF 373.89 FEET; THENCE N45°19'04"W, A DISTANCE OF 260.71 FEET, TO THE POINT OF BEGINNING.

Containing a calculated area of 536.825 acres, more or less.



SCHEDULE B-2 EXCEPTIONS:

- Item No. 9. ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN. - IS LOCATED ON THE SUBJECT PARCEL, AS SHOWN HEREON.
10. RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO INTERSTATE GAS COMPANY IN INSTRUMENT RECORDED NOVEMBER 19, 1971, IN BOOK 2450 AT PAGE 586. - MAY BE LOCATED ON THE SUBJECT PARCEL, NO MATHEMATICAL DESCRIPTION AVAILABLE.
11. INCLUSION OF SUBJECT PROPERTY IN THE BLACK SQUIRREL SOIL CONSERVATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 05, 1972, IN BOOK 2529 AT PAGE 526. - IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
12. INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY ORDER AND DECREE CREATING DISTRICT RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGE 670 AND RERECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587. NOTICE OF ORGANIZATION RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 675 AND RERECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582. - IS LOCATED ON THE SUBJECT PARCEL, NOT SURVEY RELATED.
13. THE EFFECT OF RESOLUTION NO. 04-354, RECORDED OCTOBER 04, 2004, UNDER RECEPTION NO. 204188430. - IS LOCATED ON THE SUBJECT PARCEL, NOTHING ADDITIONAL TO SHOW.
14. INCLUSION OF SUBJECT PROPERTY IN THE SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189325. RESOLUTION NO. 04-369 REGARDING THE COMBINED SERVICE PLANS FOR SANTA FE SPRINGS METROPOLITAN DISTRICTS NOS. 1, 2 AND 3 RECORDED SEPTEMBER 3, 2004 UNDER RECEPTION NO. 204150551. METROPOLITAN DISTRICTS NOS. 1, 2 AND 3 RECORDED SEPTEMBER 3, 2004 UNDER RECEPTION NO. 204150551. RESOLUTION NO. 06-19 REGARDING APPROVAL FOR THE AMENDED SERVICE PLAN FOR THE SANTA FE SPRINGS METROPOLITAN DISTRICTS NOS. 1, 2 AND 3 RECORDED JANUARY 20, 2006, UNDER RECEPTION NO. 206009891. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED MARCH 9, 2006 UNDER RECEPTION NO. 206035399. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT OF DISTRICT IN PROCESS OF DISSOLUTION RECORDED OCTOBER 27, 2017 UNDER RECEPTION NO. 217131011. - IS LOCATED ON THE SUBJECT PARCEL, NOTHING ADDITIONAL TO SHOW.
15. INCLUSION OF SUBJECT PROPERTY IN THE SANTA FE SPRINGS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189326 AND RERECORDED FEBRUARY 9, 2005 UNDER RECEPTION NO. 205019719. RESOLUTION NO. 04-369 REGARDING THE COMBINED SERVICE PLANS FOR SANTA FE SPRINGS METROPOLITAN DISTRICTS NOS. 1, 2 AND 3 RECORDED SEPTEMBER 3, 2004 UNDER RECEPTION NO. 204150551. RESOLUTION NO. 06-19 REGARDING APPROVAL FOR THE AMENDED SERVICE PLAN FOR THE SANTA FE SPRINGS METROPOLITAN DISTRICTS NOS. 1, 2 AND 3 RECORDED JANUARY 20, 2006, UNDER RECEPTION NO. 206009891. NOTICE OF SPECIAL DISTRICT DISCLOSURE RECORDED MARCH 9, 2006 UNDER RECEPTION NO. 206035399. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT OF DISTRICT IN PROCESS OF DISSOLUTION RECORDED OCTOBER 27, 2017 UNDER RECEPTION NO. 217131012. - IS LOCATED ON THE SUBJECT PARCEL, NOTHING ADDITIONAL TO SHOW.
16. THE EFFECT OF SANTA FE SPRINGS DEVELOPMENT GUIDELINES RECORDED AUGUST 22, 2005 UNDER RECEPTION NO. 205129952. - IS LOCATED ON THE SUBJECT PARCEL, NOTHING ADDITIONAL TO SHOW.
17. RIGHT OF WAY EASEMENT AS GRANTED TO THE WOODMEN HILLS PUBLIC FACILITIES AUTHORITY AND THE MERIDIAN SERVICE METROPOLITAN DISTRICT IN INSTRUMENT RECORDED NOVEMBER 17, 2005, UNDER RECEPTION NO. 205184676. - IS NOT LOCATED ON THE SUBJECT PARCEL.
18. THE EFFECT OF RESOLUTION NO. 07-500, RECORDED JANUARY 02, 2008, UNDER RECEPTION NO. 208000542. - IS LOCATED ON THE SUBJECT PARCEL, NOT SURVEY RELATED.
19. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN ROAD AND TRANSMISSION LINE EASEMENT AGREEMENT WITH FOWLER WIND ENERGY, LLC RECORDED OCTOBER 6, 2013 UNDER RECEPTION NO. 213126618. - IS LOCATED ON THE SUBJECT PARCEL, NOTHING ADDITIONAL TO SHOW.
20. INCLUSION OF A PORTION OF THE SUBJECT PROPERTY WITHIN THE WSEO PLAN OF THE GOLDEN WEST WIND ENERGY PROJECT RECORDED NOVEMBER 26, 2013 UNDER RECEPTION NO. 213151005. AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND IMPROVEMENT FEE AGREEMENT IN CONJUNCTION THEREWITH RECORDED FEBRUARY 19, 2015 UNDER RECEPTION NO. 215015625. PERMIT AMENDMENT ISSUED TO CONDUCT A DESIGNATED ACTIVITY OF STATE INTEREST IN CONJUNCTION THEREWITH RECORDED FEBRUARY 19, 2015 UNDER RECEPTION NO. 215015626. AMENDED WSEO PLAN RECORDED FEBRUARY 19, 2015 UNDER RECEPTION NO. 215015627. - IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
21. THE EFFECT OF RESOLUTION NO. 17-370, RECORDED DECEMBER 13, 2017, UNDER RECEPTION NO. 217150667. - IS NOT LOCATED ON THE SUBJECT PARCEL.
22. THE EFFECT OF RESOLUTIONS 17-365 THROUGH 371 OF THE EL PASO COUNTY BOARD OF COMMISSIONERS CHANGING THE ZONING FROM PUD TO A-35 AS SET FORTH IN INSTRUMENTS RECORDED DECEMBER 13, 2017 UNDER RECEPTION NOS. 217150662, 217150663, 217150664, 217150665, 217150666, 217150667 AND 217150668. - IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.
23. MINERAL RESERVATION CONTAINED IN DEED RECORDED JANUARY 31 2019 UNDER RECEPTION NO. 21911814. - IS LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.
24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF PROTECTIVE COVENANTS FOR PALOMINO AT OLD WEST RANCH RECORDED JUNE 25, 2018 UNDER RECEPTION NO. 21872563. - IS LOCATED ON THE SUBJECT PARCEL, BLANKET IN NATURE.

B-2 items not listed above are determined non-survey related items and are not plotted hereon.

NOTES:

- 1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership, easements or rights of way of record. For all information regarding said matters of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, Commitment No. SC55082769, dated February 11, 2020.
2. Bearings are relative to the south line of Section 35, being monumented at the westerly end by a found No. 6 Rebar with a 3-1/2" aluminum cap in a vault, stamped PLS 17496, and at the easterly end by a found No. 6 Rebar with 2" aluminum cap in a vault, stamped PLS 11624, and measured to bear N89°53'34"E, a distance of 5244.69 feet.
3. Any underground utilities shown have been located from field survey information, existing drawings and/or utility locate markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available.
4. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
5. The lineal units used in this drawing are U.S. Survey Feet.
6. Field work for this survey was completed on March 5, 2020.
7. All interior lot lines are hereby platted on each side with a 15 foot trail and public utility easement. All exterior subdivision boundaries shall have a 30 foot trail and public utility easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
8. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRM published February 20, 2020, referencing Flood Insurance Rate Map, Map Number 080410059G effective date December 7, 2018, indicates this parcel of land is located in Zone A (Without Base Flood Elevation) and Zone X (Area of minimal flood hazard).

SURVEYOR'S STATEMENT:

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to ENTITY(IES) that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guaranty, either expressed or implied.



Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

This survey plat is null and void without surveyor's original signature and seal.

DEPOSITING CERTIFICATE:

Deposited this 7th day of April, A.D. 2020 at 10:50 o'clock A.M. in Book DPST of Land Survey Plats, at Page(s) 42350 Deposit Number 220900055 of the records of the Clerk and Recorder's Office of El Paso County, Colorado.

By: Deputy



Table with 3 columns: No., Description, Date. It is currently empty.

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LAND SURVEY PLAT
A PORTION OF SECTIONS 35 AND THE SW 1/4 OF 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO
Project No. 190864
Drawn By: EJC
Checked By: SJM
Date: 03/10/2020
Sheet: 1 of 2

220900055
04/07/2020

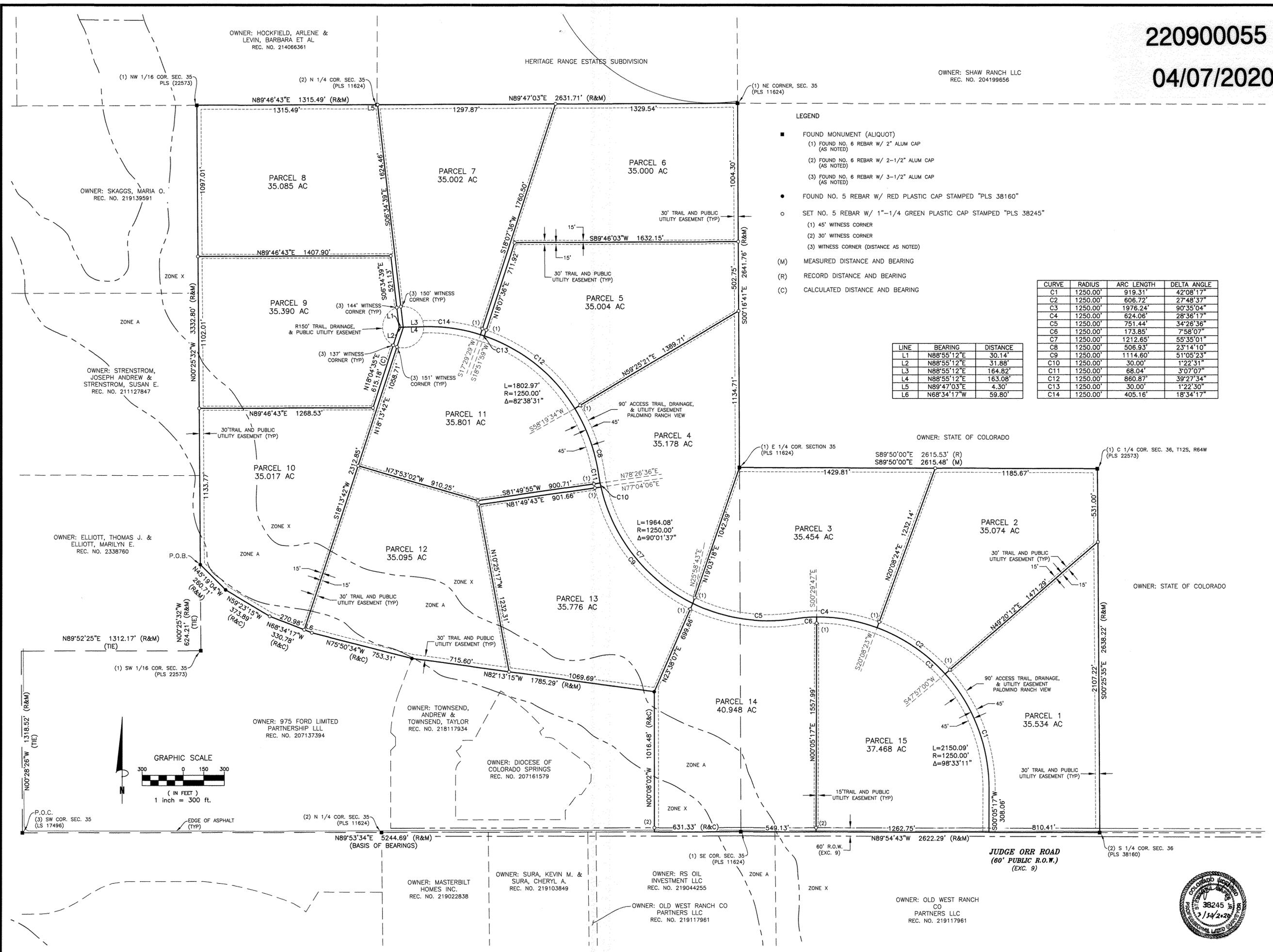


No.	Description	By	Date

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LAND SURVEY PLAT
A PORTION OF SECTIONS 35 AND THE SW 1/4 OF 36, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

Project No. 190864
Drawn By: EJC
Checked By: SLM
Date: 03/10/2020
Sheet: 2 of 2



- LEGEND**
- FOUND MONUMENT (ALIQUOT)
 - (1) FOUND NO. 6 REBAR W/ 2" ALUM CAP (AS NOTED)
 - (2) FOUND NO. 6 REBAR W/ 2-1/2" ALUM CAP (AS NOTED)
 - (3) FOUND NO. 6 REBAR W/ 3-1/2" ALUM CAP (AS NOTED)
 - FOUND NO. 5 REBAR W/ RED PLASTIC CAP STAMPED "PLS 38160"
 - SET NO. 5 REBAR W/ 1"-1/4 GREEN PLASTIC CAP STAMPED "PLS 38245"
 - (1) 45° WITNESS CORNER
 - (2) 30° WITNESS CORNER
 - (3) WITNESS CORNER (DISTANCE AS NOTED)
 - (M) MEASURED DISTANCE AND BEARING
 - (R) RECORD DISTANCE AND BEARING
 - (C) CALCULATED DISTANCE AND BEARING

LINE	BEARING	DISTANCE
L1	N88°55'12"E	30.14'
L2	N88°55'12"E	31.88'
L3	N88°55'12"E	164.82'
L4	N88°55'12"E	163.08'
L5	N89°47'03"E	4.30'
L6	N68°34'17"W	59.80'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	1250.00'	919.31'	42°08'17"
C2	1250.00'	606.72'	27°48'37"
C3	1250.00'	1976.24'	90°35'04"
C4	1250.00'	624.06'	28°36'17"
C5	1250.00'	751.44'	34°26'36"
C6	1250.00'	173.85'	7°58'07"
C7	1250.00'	1212.65'	55°35'01"
C8	1250.00'	506.93'	23°14'10"
C9	1250.00'	1114.60'	51°05'23"
C10	1250.00'	30.00'	1°22'31"
C11	1250.00'	68.04'	3°07'07"
C12	1250.00'	860.87'	39°27'34"
C13	1250.00'	30.00'	1°22'30"
C14	1250.00'	405.16'	18°34'17"

