

# LAND SURVEY PLAT - WRANGLER RANCH AT OLD WEST RANCH LOCATED IN SECTION 5 AND IN THE NORTH ONE-HALF (N1/2) OF SECTION 8 ALL IN T. 13 S., R. 63 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO

12/16/2020

220900275

### LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SECTION 5 AND THE NORTH ONE-HALF (N1/2) OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP STAMPED "U.P. & E. PLS 11624 2002" (IN A RANGE BOX), FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 5, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "EL PASO COUNTY DPW LS 17496 1992" (IN A RANGE BOX) BEARS S89°48'03"E, A DISTANCE OF 5262.22 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;  
THENCE S89°48'03"E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 5, A DISTANCE OF 1315.44 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;  
THENCE S89°48'03"E CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1315.44 FEET TO THE SOUTHEAST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 5;  
THENCE S89°47'57"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 145.93 FEET;  
THENCE S27°27'11"E, A DISTANCE OF 1648.36 FEET;  
THENCE S07°00'51"E, A DISTANCE OF 866.73 FEET;  
THENCE S43°30'15"E, A DISTANCE OF 866.73 FEET;  
THENCE S81°06'11"E, A DISTANCE OF 875.82 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SAID SECTION 5;  
THENCE S02°41'27"W ALONG SAID EAST LINE, A DISTANCE OF 1313.41 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 8;  
THENCE S02°41'27"W ALONG THE EAST LINE OF SAID NW1/4, A DISTANCE OF 2638.57 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N89°56'00"W ALONG THE SOUTH LINE OF SAID NW1/4, A DISTANCE OF 2617.67 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 8;  
THENCE N89°56'00"W ALONG THE SOUTH LINE OF SAID NW1/4, A DISTANCE OF 541.15 FEET;  
THENCE N28°40'22"W, A DISTANCE OF 1839.37 FEET;  
THENCE N38°47'19"W, A DISTANCE OF 1073.25 FEET;  
THENCE N47°32'21"E, A DISTANCE OF 1258.54 FEET TO A POINT ON A CURVE;  
THENCE ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°56'33", AN ARC LENGTH OF 120.32 FEET (THE LONG CHORD OF WHICH BEARS N34°56'42"W, A LONG CHORD DISTANCE OF 120.14 FEET) TO A POINT OF TANGENCY;  
THENCE N29°26'51"W, A DISTANCE OF 694.38 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF A 600.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 60°32'29", AN ARC LENGTH OF 633.99 FEET (THE LONG CHORD OF WHICH BEARS N59°43'01"W, A LONG CHORD DISTANCE OF 604.90 FEET) TO A POINT OF TANGENCY;  
THENCE N89°56'56"W, A DISTANCE OF 447.44 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 5;  
THENCE N02°25'52"E ALONG SAID WEST LINE, A DISTANCE OF 1036.84 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 5;  
THENCE N02°25'52"E ALONG THE WEST LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1325.84 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE S89°52'16"E ALONG THE NORTH LINE OF SAID SW1/4 NW1/4, A DISTANCE OF 1314.20 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 5;  
THENCE N02°29'04"E ALONG THE WEST LINE OF SAID NW1/4 NW1/4, A DISTANCE OF 1318.71 FEET TO THE POINT OF BEGINNING.  
SAID TRACT CONTAINS 598.41 ACRES OF LAND, MORE OR LESS.

### NOTES:

- ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S89°48'03"E, A DISTANCE OF 5262.22 FEET BETWEEN THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6th P.M., AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP STAMPED "U.P. & E. PLS 11624 2002" (IN A RANGE BOX) AND THE NORTHEAST CORNER OF SAID SECTION 5, AS MONUMENTED BY A REBAR AND 3-1/4" ALUMINUM CAP STAMPED "EL PASO COUNTY DPW LS 17496 1992" (IN A RANGE BOX).
  - ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED, IF THE ACTUAL DIMENSION DIFFERS FROM THE PLATED DIMENSION, THE PLATED DIMENSION IS DENOTED WITH A "P="; IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED DEEDED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D=".
  - THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. RAMPART SURVEYS RELIED ON A TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. S55028296-11 (EFFECTIVE DATE: 07/17/2020 AT 5:00 P.M.) FOR OWNERSHIP AND EASEMENTS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND HEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II (EXCEPTIONS) AS SHOWN IN THE ABOVE REFERENCED POLICY:  
1.-9, 14-16, 18, 24, 27-29, 31-32, 35-37, 39-55, 57, AND 61. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.
  - THE PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF BLACK SQUIRREL CREEK AND ANY OTHER CREEKS AND TO THE SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, 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.
  - THE PROPERTY IS SUBJECT TO RESERVATIONS AND RIGHTS AS SET FORTH IN PATENTS OF THE UNITED STATES RECORDED JUNE 9, 1875 IN BOOK A AT PAGE 492; OCTOBER 9, 1885 IN BOOK 43 AT PAGE 157; JULY 21, 1890 IN BOOK 72 AT PAGE 102; MAY 10, 1892 IN BOOK 143 AT PAGE 49; FEBRUARY 3, 1909 IN BOOK 165 AT PAGE 97; JANUARY 7, 1899 IN BOOK 208 AT PAGE 98; JANUARY 31, 1902 IN BOOK 208 AT PAGE 283; MAY 16, 1908 IN BOOK 350 AT PAGE 68; AND JULY 9, 1901 IN BOOK 420 AT PAGE 127.
  - THE PROPERTY IS SUBJECT TO MINERALS AS CONVEYED OR RESERVED IN DEEDS RECORDED DECEMBER 12, 1957 IN BOOK 1658 AT PAGE 539; MAY 7, 1964 IN BOOK 2192 AT PAGE 298; APRIL 20, 1981 IN BOOK 3425 AT PAGE 99; OCTOBER 1, 1981 IN BOOK 3487 AT PAGES 347, 352, AND 357; SEPTEMBER 15, 1989 IN BOOK 5688 AT PAGE 876; APRIL 2, 2012 UNDER RECEPTION NOS. 21280488 AND 21280489; OCTOBER 23, 2012 UNDER RECEPTION NO. 21214691; AND NOVEMBER 2, 2012 UNDER RECEPTION NO. 21213023; OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
  - THE PROPERTY IS SUBJECT TO AN ELECTRIC TRANSMISSION LINE EVIDENCED BY LETTER RECORDED FEBRUARY 20, 1974 IN BOOK 2656 AT PAGE 813. (AFFECTS SEC. 8, T13S, R63W)
  - THE PROPERTY IS SUBJECT TO THE EFFECT OF FINAL ORDER AND DECREE REGARDING FORMATION OF THE UPPER BLACK SQUIRREL CREEK ROUND WATER MANAGEMENT DISTRICT, RECORDED DECEMBER 11, 1979, IN BOOK 3080 AT PAGE 701.
  - THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRICITY AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 405. (AFFECTS SEC. 8, T13S, R63W)
  - THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRIC AND TELEPHONE LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 431. (AFFECTS SEC. 5, T13S, R63W)
  - THE PROPERTY IS SUBJECT TO THE EFFECT OF ORDER AND DECREE CREATING THE ELLICOTT FIRE PROTECTION DISTRICT, RECORDED MARCH 23, 1985, BOOK 3987 AT PAGE 837. (AFFECTS SEC. 8, T13S, R63W)
  - THE PROPERTY IS SUBJECT TO THE EFFECT OF ORDER AND DECREE CREATING THE ELLICOTT METROPOLITAN DISTRICT BY ORDER AND DECREE, RECORDED FEBRUARY 11, 1997, UNDER RECEPTION NO. 97015577. (AFFECTS SEC. 8, T13S, R63W)
  - THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 00-260, OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, REGARDING LAND USE, RECORDED AUGUST 16, 2000, UNDER RECEPTION NO. 200097484 AND RE-RECORDED SEPTEMBER 12, 2000 UNDER RECEPTION NO. 20010561.
  - THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. FOR ELECTRIC LINE, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED NOVEMBER 29, 2007 UNDER RECEPTION NO. 20715731. (AFFECTS SEC. 5, T13S, R63W)
  - THE PROPERTY IS SUBJECT TO ANY AND ALL WATER RIGHTS CONVEYED BY QUIT CLAIM DEED RECORDED JUNE 15, 2018, UNDER RECEPTION NO. 218068962.
  - THE PROPERTY IS SUBJECT TO THE EFFECT OF SPECIAL WARRANTY DEED (OIL, GAS AND MINERAL RIGHTS), RECORDED JUNE 15, 2018, UNDER RECEPTION NO. 218068963.
  - THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. BY INSTRUMENT RECORDED MARCH 09, 1967, IN BOOK 2169 AT PAGE 332.
  - THE PROPERTY IS SUBJECT TO THE CONVEYANCE OF WATER RIGHTS AS CONTAINED IN BERGAIN AND SALE DEED RECORDED APRIL 30, 2014, UNDER RECEPTION NO. 214035621.
  - THE PROPERTY IS SUBJECT TO ANY AND ALL WATER RIGHTS CONVEYED BY SPECIAL WARRANTY DEED RECORDED JULY 6, 2018, UNDER RECEPTION NO. 218078225.
  - THE PROPERTY IS SUBJECT TO THE EFFECT OF LAND SURVEY PLAT RECORDED JANUARY 22, 2008, UNDER RECEPTION NO. 208900017.
  - THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF WELL SITE EASEMENT RECORDED MARCH 04, 2020 UNDER RECEPTION NO. 22033372.
  - THE PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON LAND SURVEY PLAT RECORDED SEPTEMBER 05, 2012 UNDER RECEPTION NO. 21280092.
- NOTE: LAND TITLE GUARANTEE COMPANY DOES NOT INSURE WATER OR WATER RIGHTS. THE ABOVE EXCEPTION WAS MADE FOR INFORMATIONAL PURPOSES ONLY AND WILL NOT APPEAR ON THE FINAL POLICY WHEN ISSUED.
- WRANGLER RANCH VIEW AND \_\_\_\_\_ ARE PRIVATE ROADS INTENDED FOR THE USE OF THE PROPERTY OWNERS (PARCELS 1 THROUGH 17) OF WRANGLER RANCH AT OLD WEST RANCH. MAINTENANCE OF THE ROADS WILL BE THE RESPONSIBILITY OF SAID PROPERTY OWNERS.
  - OLD WEST RANCH CO PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, RESERVES ALL WATER AND WATER RIGHTS UNDERLYING THE LAND, EXCEPT THAT AMOUNT NECESSARY FOR INDIVIDUAL SMALL CAPACITY WELLS ON EACH 35-ACRE PARCEL.
  - THIS PLAT HAS BEEN PREPARED SUBJECT TO COLORADO REVISED STATUTES 30-28-101 (10) (b) WHICH IS THE SUBDIVISION EXEMPTION OF 35+ ACRE PARCELS.
  - ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET.

### EASEMENTS:

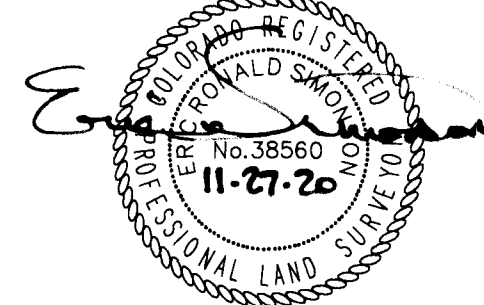
THE PRIVATE ROADS (INGRESS, EGRESS, TRAIL, DRAINAGE, AND UTILITY) EASEMENTS, AND THE TRAIL AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE ESTABLISHED PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WRANGLER RANCH AT OLD WEST RANCH, AND ARE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE PARCELS SHOWN HEREON, AND ARE FOR THE USE AND BENEFIT OF THE DECLARANT AND THE OWNERS OF EVERY PARCEL SHOWN HEREON (AND THEIR TENANTS, GUESTS AND INVITEES). THESE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC FOR PUBLIC USE BUT ARE DEDICATED TO THE PRIVATE USE OF THE PARCEL OWNERS. THE PRIVATE ROADS ARE FOR THE EXCLUSIVE RIGHT OF PARCELS 1 THROUGH 17 ONLY, AND ARE NOT SUBJECT TO MAINTENANCE BY EL PASO COUNTY.

### FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0804100580G AND MAP NUMBER 0804100580G (MAPS REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND WITHIN SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED.

### SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND PARCEL DELINEATION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



SIGNED: ERIC R. SWINSON, COLORADO P.L.S. NO. 38560, FOR AND ON BEHALF OF RAMPART SURVEYS, LLC, P.O. BOX 5101, WOODLAND PARK, COLORADO 80866 (719) 687-0920

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.

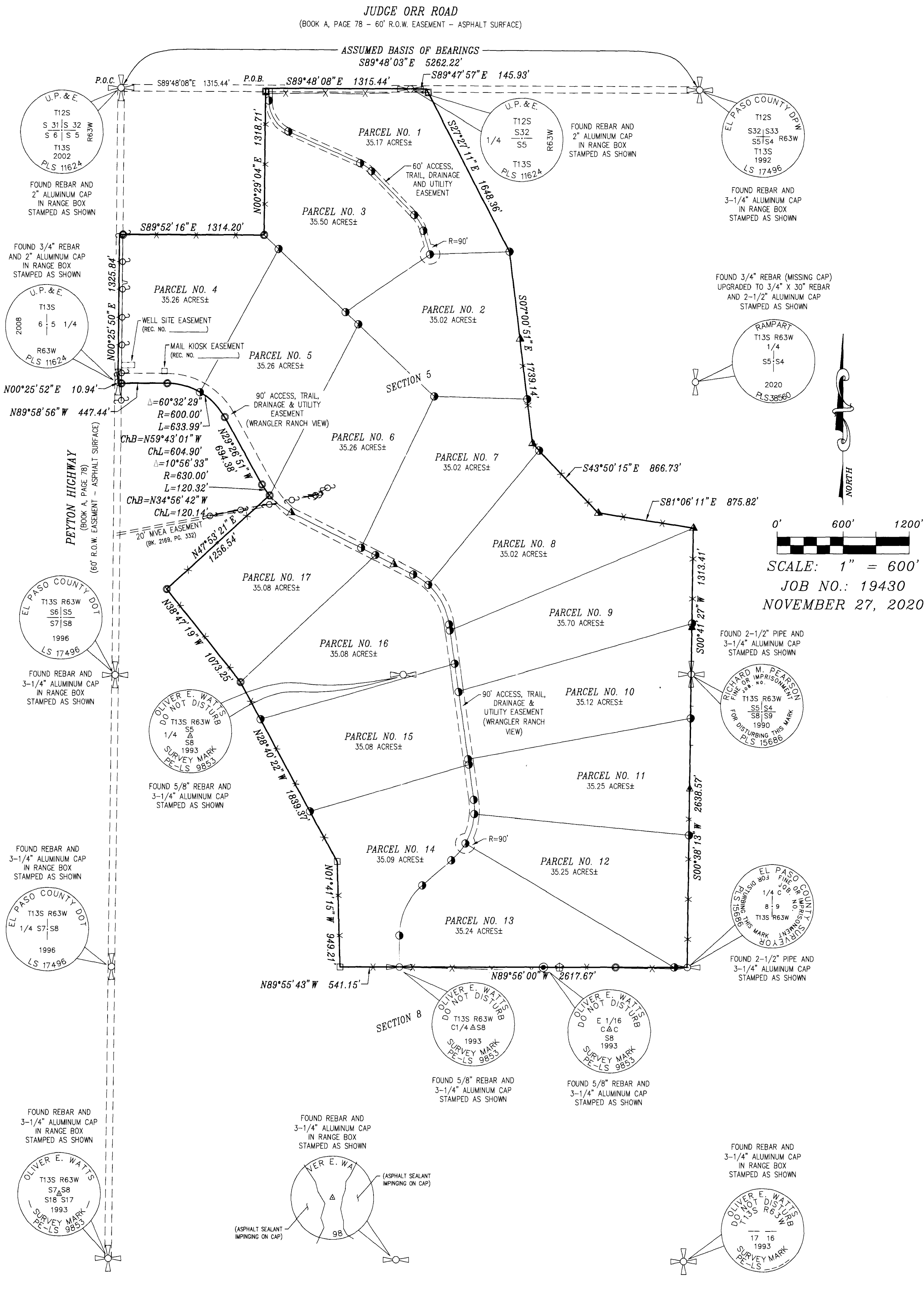
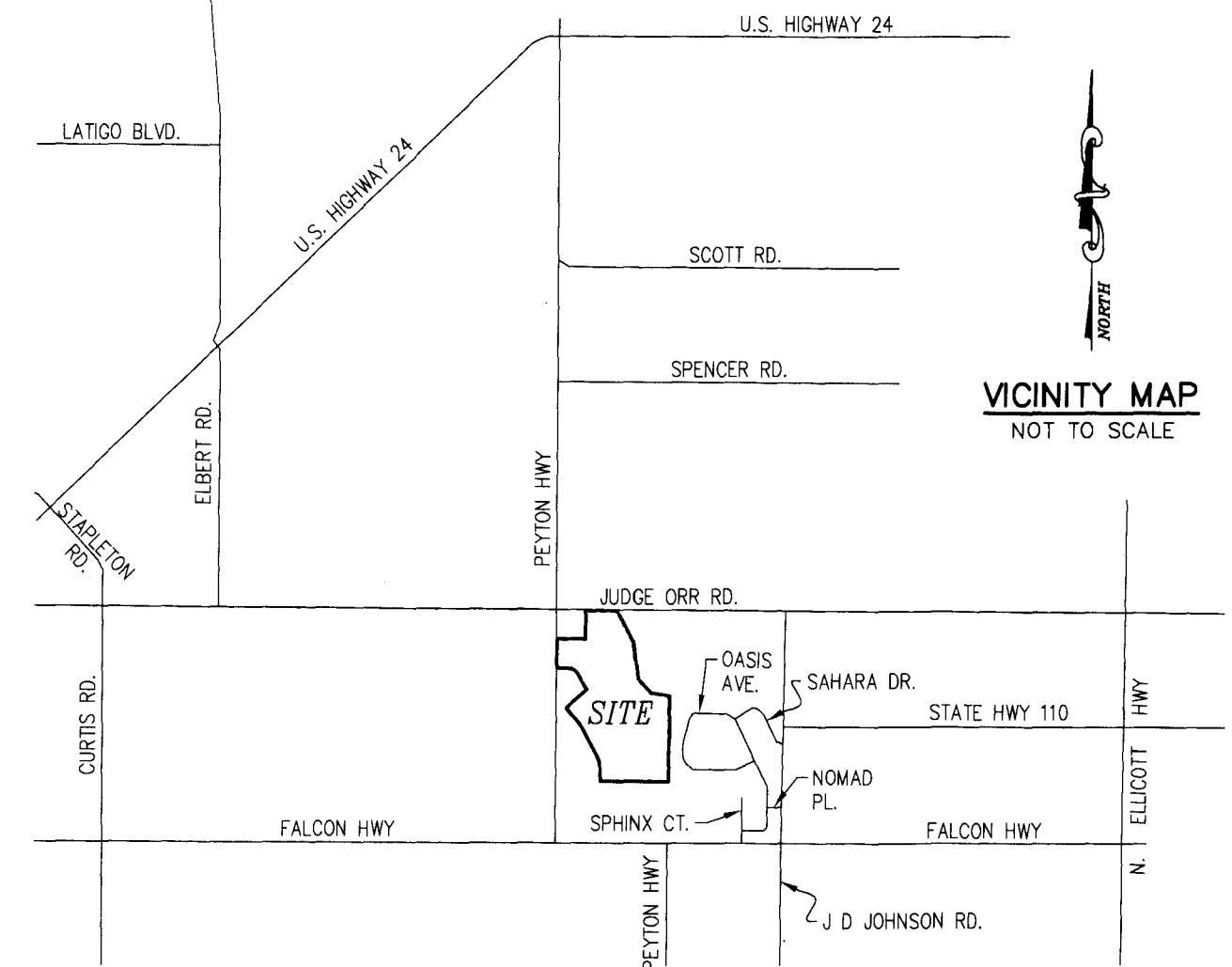
### MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS 16th DAY OF December, 2020, A.D. AT 8:40 O'CLOCK A.M. IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ DEPOSIT NUMBER 220900275 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO. \* Page 33050 - 33082

BY: *[Signature]* DEPUTY COUNTY CLERK AND RECORDER

### LEGEND:

- SET 5/8" REBAR AND 1-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560 30" W.C."
- SET REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- ⊕ SET 3/4" x 30" REBAR AND 2-1/2" ALUMINUM CAP STAMPED AS SHOWN
- ⊕ SET 3/4" x 30" REBAR AND 2-1/2" ALUMINUM CAP STAMPED AS SHOWN (REFERENCE MONUMENT)
- FOUND 5/8" REBAR (NO CAP)
- ⊕ FOUND 3/4" REBAR (NO CAP)
- ▲ FOUND REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ▲ FOUND REBAR AND YELLOW CAP STAMPED "W K CLARK PLS 4842"
- ▲ FOUND REBAR AND YELLOW CAP STAMPED "ALESSI ASSOC PLS 9008"
- FOUND REBAR AND YELLOW CAP STAMPED "UP&E PLS 11624"
- ▲ FOUND REBAR AND YELLOW CAP STAMPED "WKC & ASSOC PLS 14611"
- FOUND REBAR AND GREEN CAP STAMPED "PLS 38245"
- ⊕ FOUND REBAR AND YELLOW CAP STAMPED "WATTS PE-LS 9853"
- ⊕ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- ⊕ FOUND SECTION CORNER STAMPED AS SHOWN
- POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ WELL
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- E.O.A. EDGE OF ASPHALT
- OVERHEAD ELECTRIC
- X- FENCE
- GUARDRAIL



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LSP - WRANGLER RANCH AT OLD WEST RANCH, PT. SEC. 5 AND N1/2 SEC. 8, T13S, R63W 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

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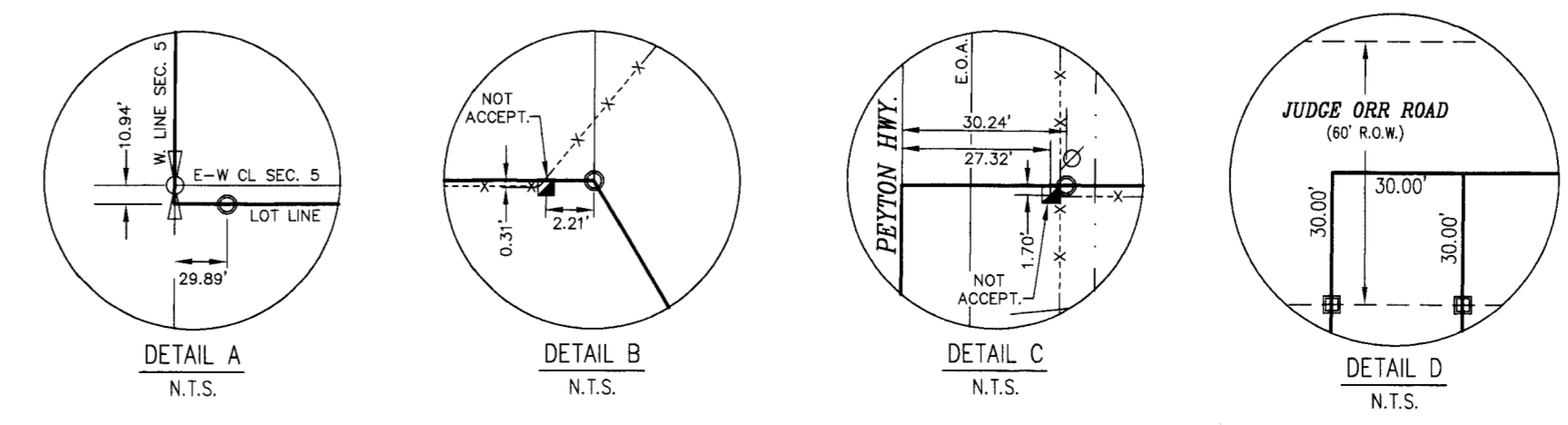
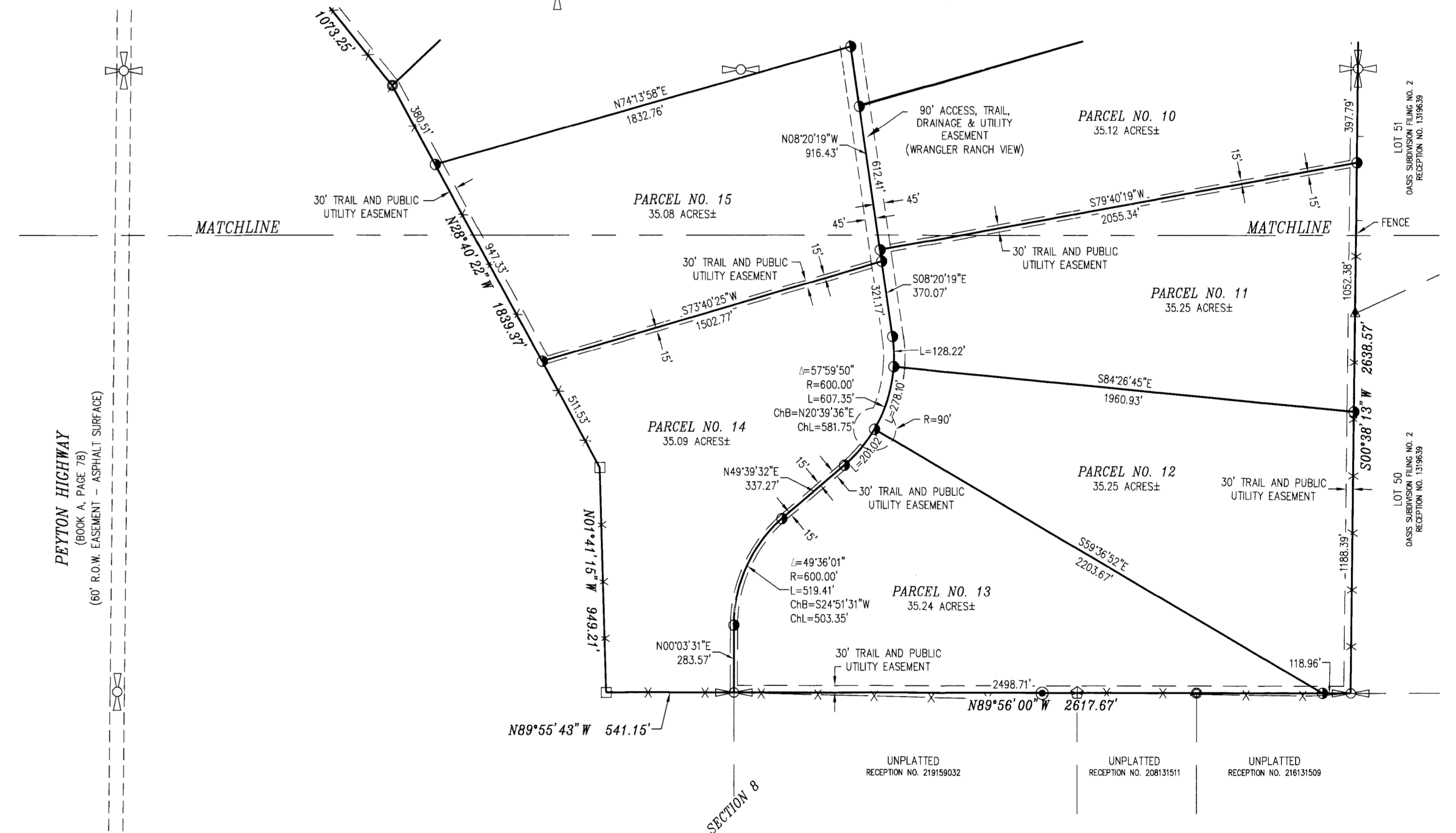
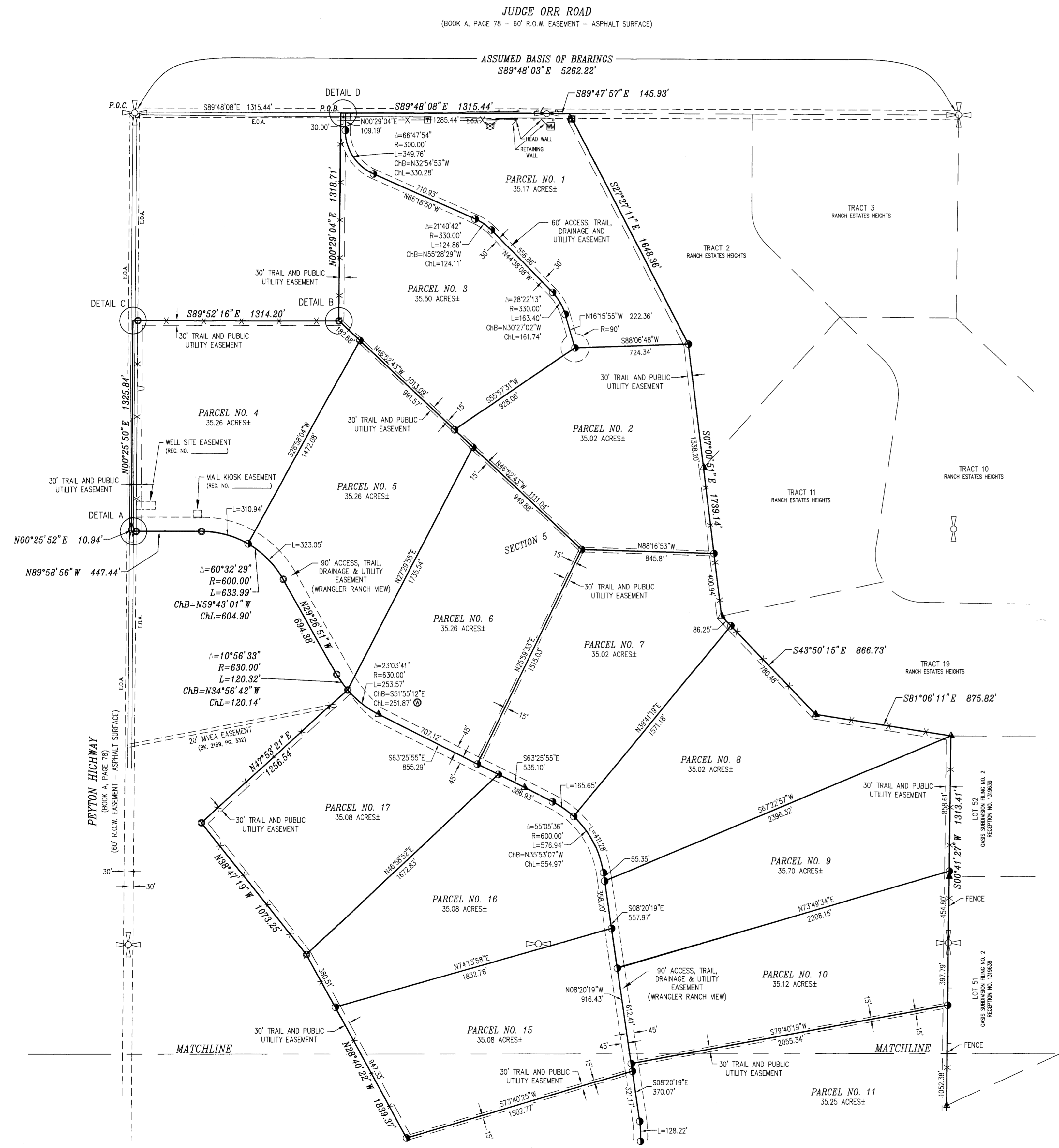
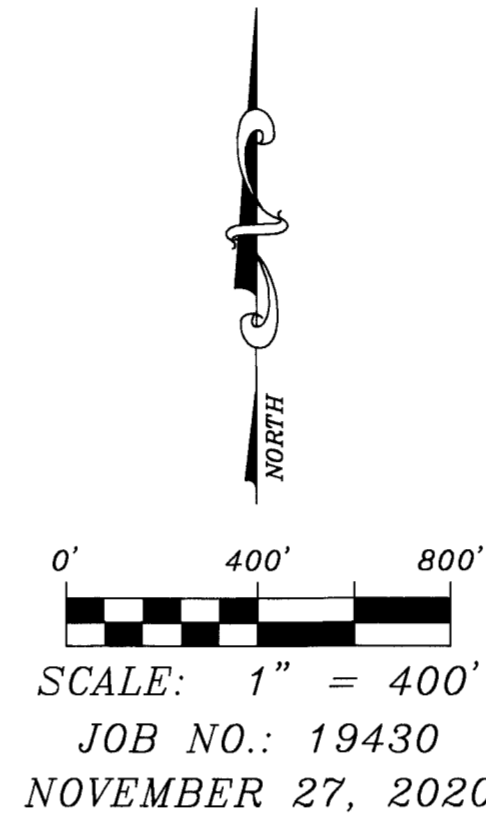
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12/16/2020

220900275

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