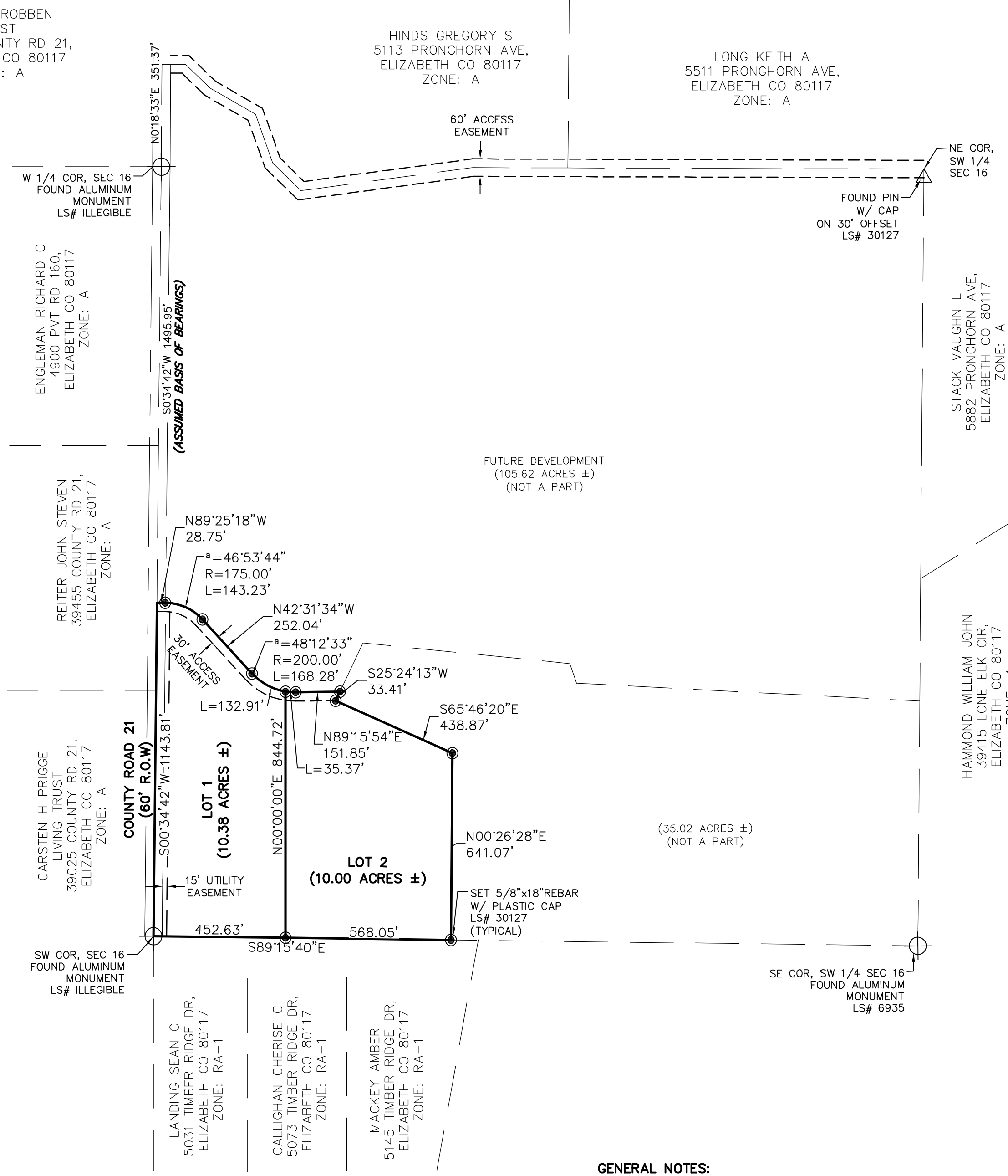


PHANTOM CREEK RANCH FILING 2
MINOR PLAT
PART OF SECTION 16, T. 7 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



PROPERTY DESCRIPTION

PARCEL A:

A PARCEL OF PROPERTY LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO BEAR N00°34'42"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°34'42"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1143.81 FEET; THENCE S89°25'18"E, A DISTANCE OF 28.75 FEET TO AN ARC WITH A CURVE TO THE RIGHT; THENCE ALONG AN ARC WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 46°53'44", AND AN ARC LENGTH OF 143.23 FEET; THENCE S42°31'34"E, A DISTANCE OF 252.04 FEET TO AN ARC WITH A CURVE TO THE LEFT; THENCE ALONG AN ARC WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 48°12'33", AND AN ARC LENGTH OF 168.28 FEET; THENCE N89°15'54"E, A DISTANCE OF 151.85 FEET; THENCE S25°24'13"W, A DISTANCE OF 33.41 FEET; THENCE S65°46'20"E, A DISTANCE OF 438.87 FEET; THENCE S00°26'28"W, A DISTANCE OF 641.07 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE N89°15'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1020.68 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 20.38 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, Keith Westfall, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of Phantom Creek Ranch Filing 2 Minor Plat was made under my direct supervision and the accompanying plat accurately and properly shows said subdivision.

KEITH WESTFALL, COLORADO PLS #30127
FOR AND ON THE BEHALF OF
HIGH PRAIRIE SURVEY COMPANY

ELBERT COUNTY PUBLIC WORKS:

This Minor Plat was reviewed and approved by Elbert County Public Works on the _____ day of _____, 20____, A.D.

Director, Elbert County Public Works

APPROVAL OF COUNTY COMMISSIONERS:

This Minor Subdivision Plat was accepted by the Elbert County Board of County Commissioners, on the _____ day of _____, 20____.

Chair, Board of County Commissioners

OWNERS' CERTIFICATE

I, _____ as owner of the land affected by this Minor Plat, accept and approve all conditions set forth herein.

Owner: _____ Date: _____
Phantom Creek Ranch

State of _____ }
County of _____ } ss

The foregoing dedication was acknowledged before me this _____ day of _____, 20____, by (name of individual or authorized person [see below]).
WITNESS my hand and official seal.

SEAL _____
NOTARY PUBLIC

My Commission expires: _____

STATEMENT:

LINEAL UNITS ARE IN FEET.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:

CONSIDERING THE WEST LINE OF SEC 16 TO HAVE AN ASSUMED BEARING OF N00°34'42"E AND MONUMENTED AS SHOWN HEREON.

"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."

FIRE PROTECTION DISTRICT

This Minor Plat was reviewed and approved by _____

Fire Protection District on the _____ day of _____, 20____.

Fire Marshal,

Fire Protection District

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES:

This Minor Plat was reviewed and approved by Elbert County Community & Development Services on the _____ day of _____, 20____, A.D.

Director, Elbert County Community & Development Services

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF ELBERT } ss

I hereby certify that this Minor Plat was filed in my office on this _____ day of _____

20____ AD, at _____ a.m./p.m., and was recorded per Reception Number _____

Book _____ Page _____

County Clerk and Recorder

GENERAL NOTES:

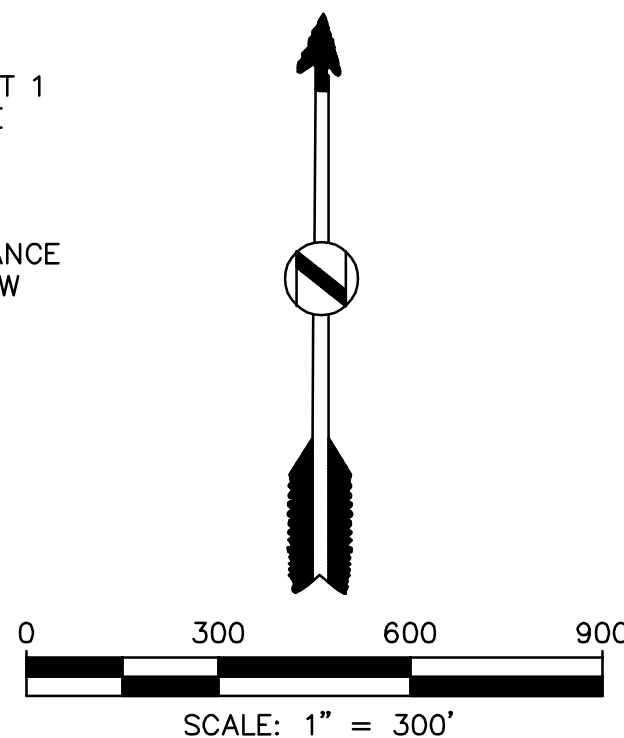
- THE PROPOSED DRIVEWAY LOCATION FOR LOT 1 IS APPROXIMATELY 450 FEET NORTH OF THE SOUTHWEST CORNER
- EXISTING WELL ON LOT #2 (CDWR PERMIT # 194360) SHALL BE ABANDONED IN ACCORDANCE WITH WELL CONSTRUCTION RULES AND A NEW WELL PERMITTED

OWNERS:

PHANTOM CREEK RANCH
MIKE P. BROWNSON,
LLC MANAGER
39622 COUNTY ROAD 21

ZONING:

EXISTING: AR



TITLE VERIFICATION BLOCK:

WE, _____, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LANDS PLATTED HEREON, AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR FREE AND CLEAR OF ALL LIEN, TAXES, AND ENCUMBRANCES.

(BY) _____ AS _____ (DATE) _____

UTILITY EASEMENT ACKNOWLEDGMENT

Those portions of real property which are labeled as utility easements on this plat, whether private or public, are hereby dedicated, for the installation and maintenance of utilities and drainage facilities, including, but not limited to electric lines, gas lines, telephone lines, cable T.V., together with the right to trim interfering trees and brush together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines; said easements and right to be utilized in a responsible and prudent manner, subject to utility permitting procedures from Elbert County.

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED BELOW, HAVING LAID OUT AND PLATTED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF PHANTOM CREEK RANCH FILING 2 MINOR PLAT

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC UTILITIES AND DO BY THESE PRESENTS, OF OUR OWN FREE WILL AND VOLUNTARY WITHOUT COERCION, THREAT OR BUSINESS COMPULSION, DO HEREBY CONVEY SAID EASEMENTS TO THE COUNTY OF ELBERT, STATE OF COLORADO FOR EASEMENT PURPOSES.

PHANTOM CREEK RANCH FILING 2 MINOR PLAT

COUNTY OF ELBERT
STATE OF COLORADO

The foregoing instrument was acknowledged before me on this _____ day of _____, 2024, by _____

Notary Public

High Prairie Survey Co.
LAND SURVEYING CONSTRUCTION STAKING
OIL AND GAS SURVEYING
303-621-8672 FAX 303-621-7749
P.O. BOX 384
KIOWA, COLORADO 80117

REFERENCE DWG:	DATE:	REVISIONS:
	08/27/2024	REVISED 1ST RND REDLINES
	11/11/2024	ADDED GEN. NOTES

SCALE 1"=300'	DATE 05/14/2024	DRAWN BY CRR
------------------	--------------------	-----------------

TITLE PHANTOM CREEK RANCH FILING 2 MINOR PLAT PART OF SEC. 16, T7S, R64W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO	CUSTOMER PHANTOM CREEK RANCH
SHEET 1 OF 1	JOB NUMBER 22070-MP2