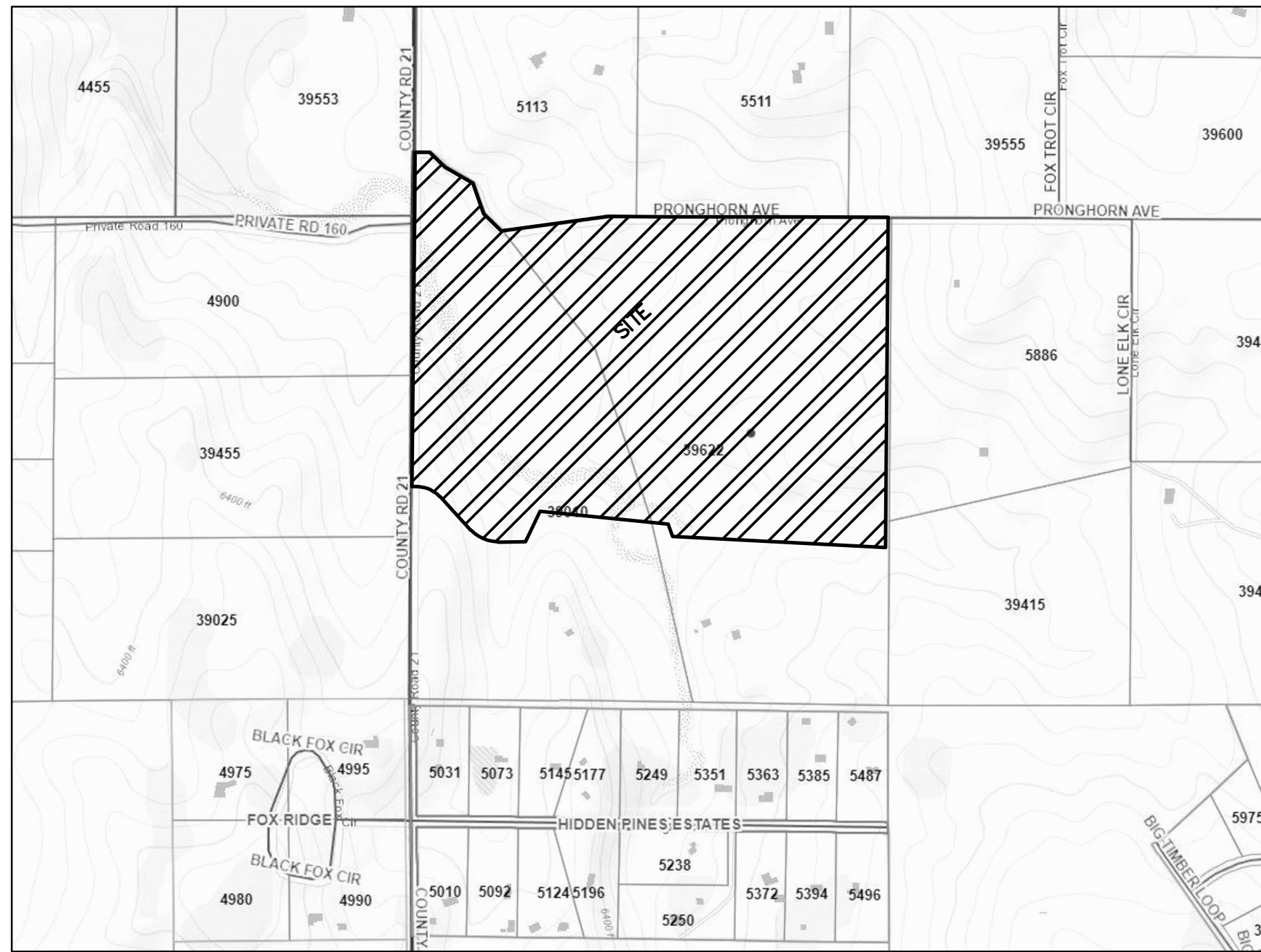


PHANTOM CREEK RANCH

FINAL PLAT

PART OF SECTION 16, T. 7 S, R. 64 W, 6TH P.M.
COUNTY OF ELBERT, STATE OF COLORADO



TITLE VERIFICATION

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 _____
OF _____ (DATE) _____

FIRE PROTECTION DISTRICT

This Final Plat was reviewed and approved by _____
Fire Protection District on the _____ day of _____, 20____.

Fire Marshal, _____

PLANNING COMMISSION:

This Final Plat was reviewed by the Elbert County Planning Department this _____ day of _____, 20____, A.D.

Chair, Elbert County Planning Commission _____

APPROVAL OF COUNTY COMMISSIONERS:

This Final Plat was reviewed and approved by the Elbert County Board of County Commissioners, on the _____ day of _____, 20____.

Chair, Board of County Commissioners _____

ELBERT COUNTY ENGINEERING:

This Final Plat was approved by the Elbert County Engineer on the _____ day of _____, 20____, A.D.

Elbert County Engineer _____

OWNERS CERTIFICATE

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

Owner: _____ Date: _____

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:

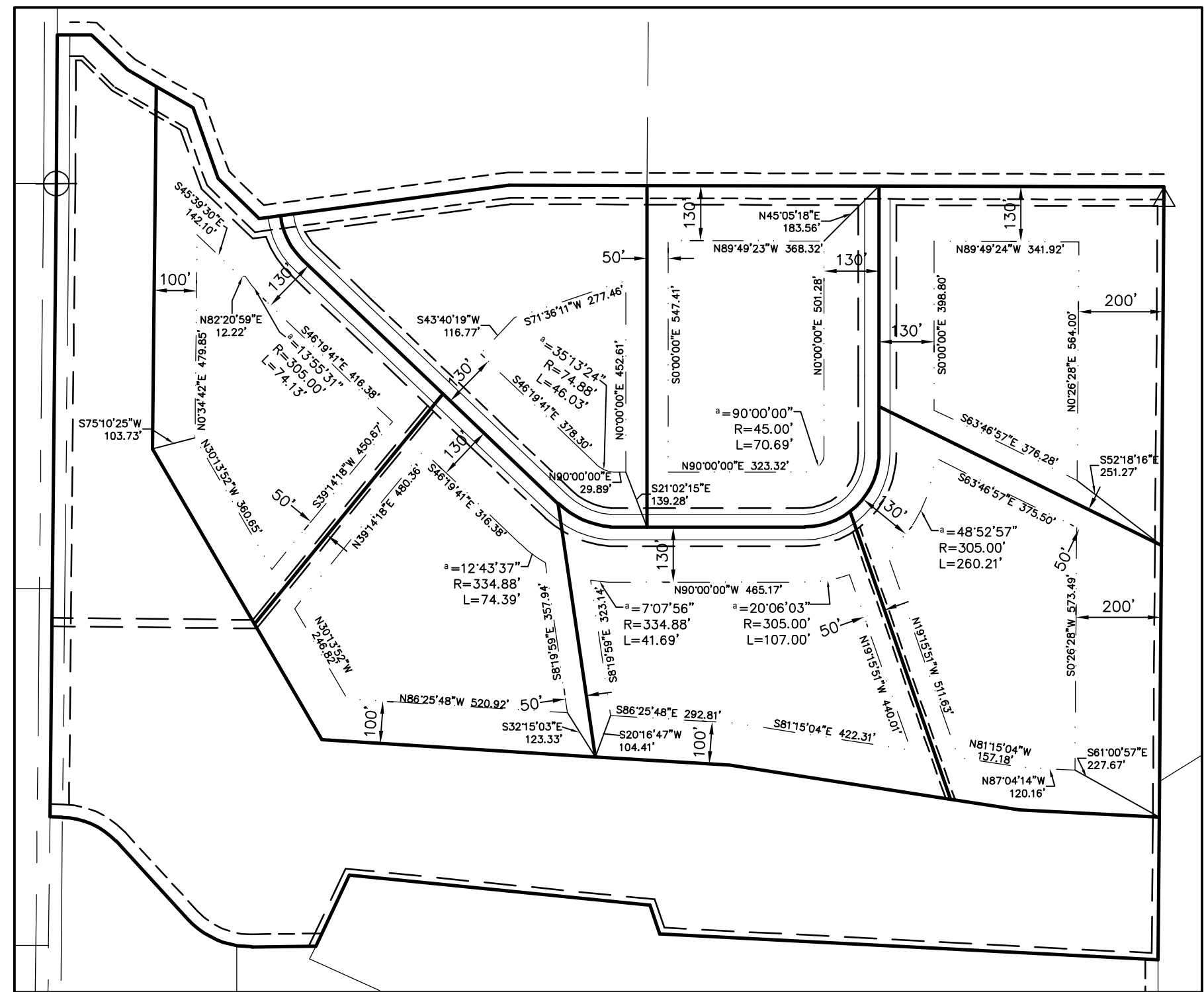
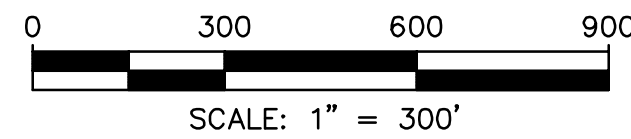
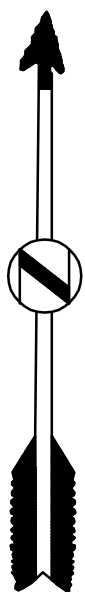
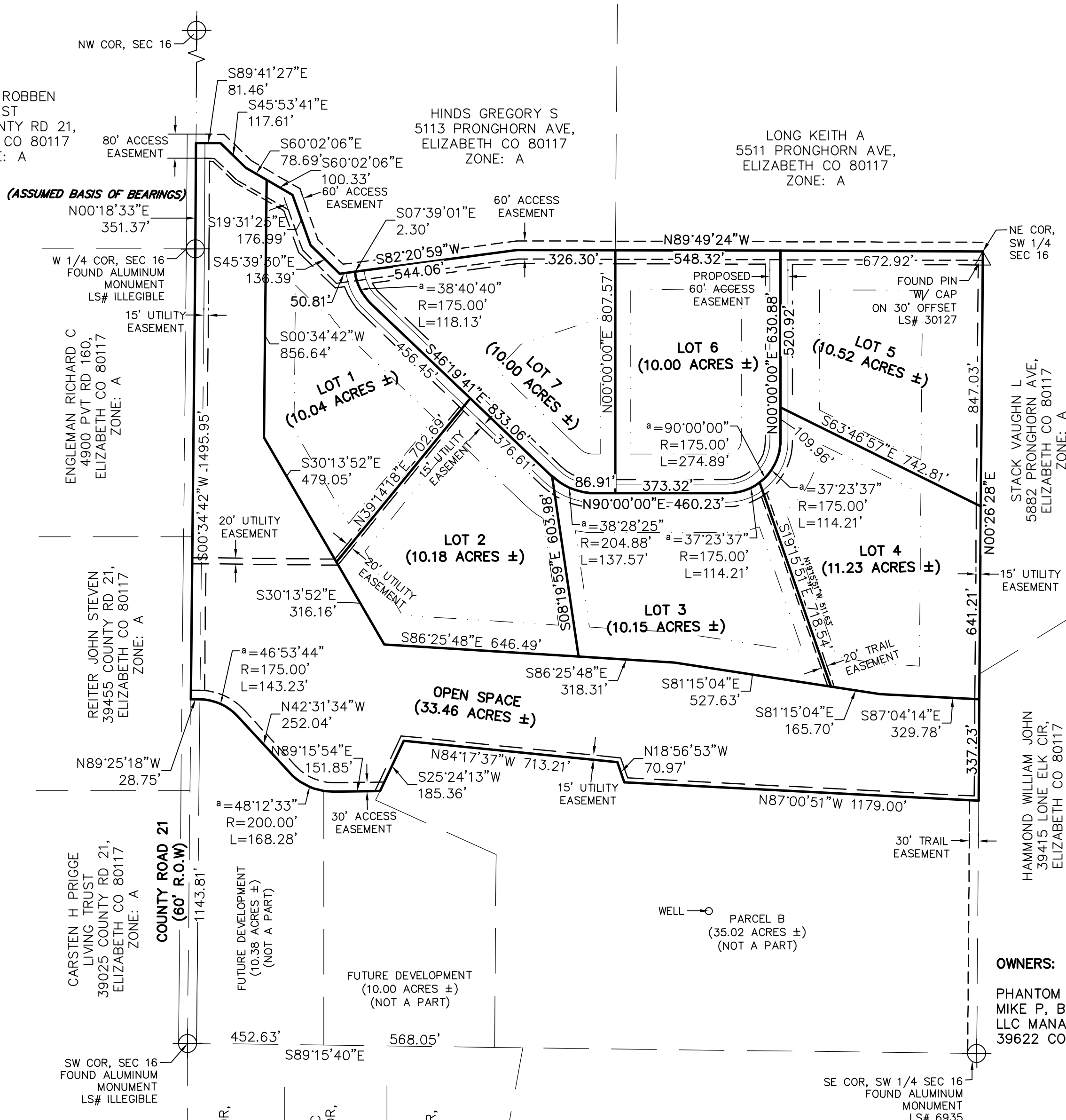
LINEAL UNITS ARE IN FEET.

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 SOUTH LINE OF SEC 16 TO HAVE AN ASSUMED BEARING OF S89°15'40"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."



ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES:

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

Director Community & Development Services _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } ss

COUNTY OF ELBERT

I hereby certify that this Final 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 _____

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 Final 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

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 FINAL 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 FINAL PLAT

COUNTY OF ELBERT
STATE OF COLORADO

The foregoing instrument was acknowledged before me on this _____ day of _____, 2021____, by _____

Notary Public _____

DATE:	REVISIONS:
11/17/2022	REVISED LEGALS
02/17/2023	ADDED EASEMENTS
03/28/2023	REVISED LOTS 9 & 10
10/16/2023	REVISED BOUNDARY
04/16/2024	REVISED LOTS 3-9
05/14/2024	REVISED LOTS 1-7
07/01/2024	ADDED GEN. NOTES
07/22/2024	REVISED PER DANNY
10/29/2024	ADDED BUILDING ENV.

REFERENCE DWG:	

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

SCALE
1" = 300'

DATE
10/31/2022

DRAWN BY
CRR

TITLE PHANTOM CREEK RANCH FINAL 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-FP