NOT TO SCALE

5250

TITLE VERIFICATION

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

FIRE PROTECTION DISTRICT

This Final Plat was reviewed and approved by _____

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

Fire Marshal,

Fire Protection District

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 _____

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

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

Phantom Creek Ranch

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

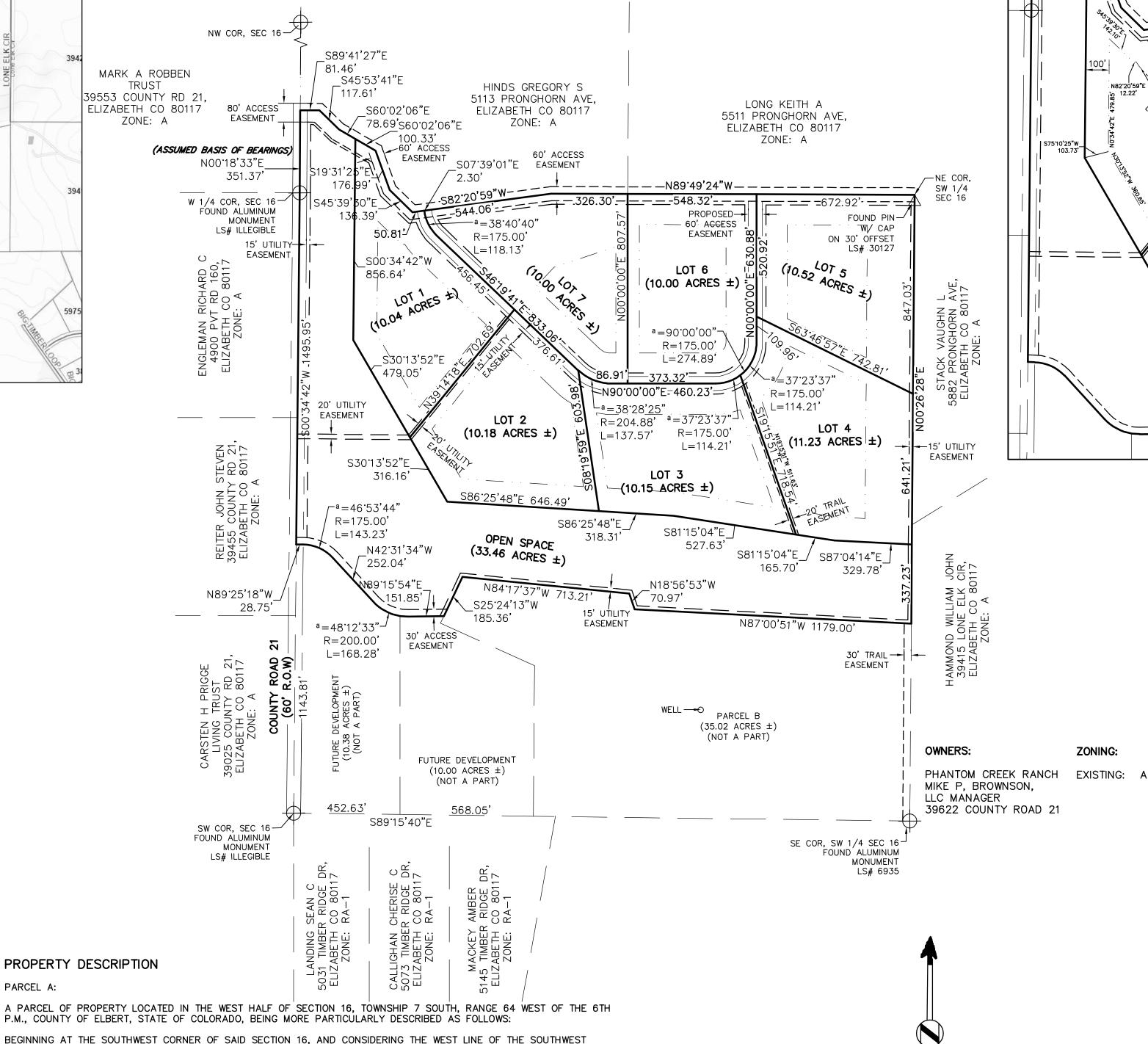
CONSIDERING THE SOUTH LINE OF SEC 16 TO HAVE AN ASSUMED BEARING OF S89'15'40"E AND MONUMENTED AS SHOWN HEREON.

"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."

PHANTOM CREEK RANCH

FINAL PLAT

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



PARCEL A: A PARCEL OF PROPERTY LOCATED IN THE WEST HALF OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH

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

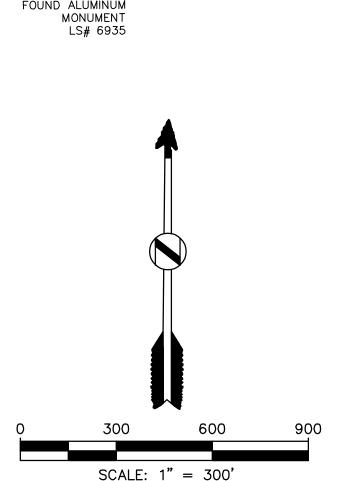
THENCE NOO'34'42"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 2639.76 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE NO018'33"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 351.24 FEET; THENCE S89'41'27"E, A DISTANCE OF 81.37 FEET; THENCE S45'53'41"E, A DISTANCE OF 117.61 FEET; THENCE S60'02'06"E, A DISTANCE OF 179.02 FEET; THENCE S19'31'25"E, A DISTANCE OF 176.99 FEET; THENCE S45'39'30"E, A DISTANCE OF 136.39 FEET; THENCE N82'20'59"E, A DISTANCE OF 594.87 FEET; THENCE S89'49'24"E, A DISTANCE OF 1547.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE S00'26'28"W, A DISTANCE OF 1825.48 FEET; THENCE N87'00'51"W, A DISTANCE OF 1179.00 FEET; THENCE N18'56'53"W, A DISTANCE OF 70.97 FEET; THENCE N84'17'37"W, A DISTANCE OF 713.21 FEET' THENCE S25'24'13"W, A DISTANCE OF 218.77 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 SAID SECTION 16; THENCE N89'15'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1020.68 FEET TO THE POINT OF BEGINNING

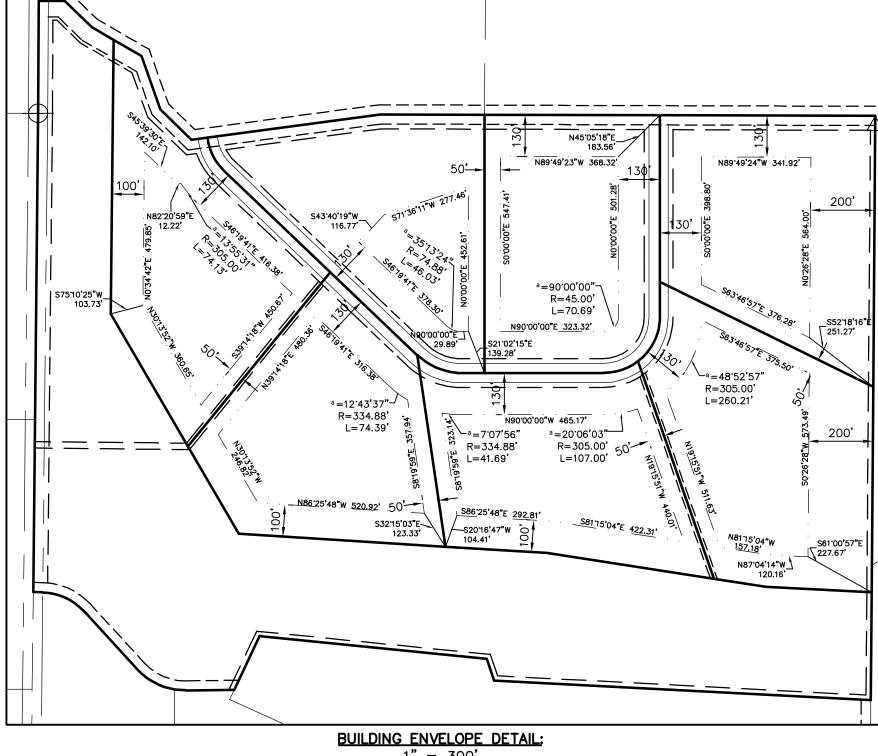
SAID PARCEL CONTAINING 126.01 ACRES, MORE OR LESS.

A 60' ACCESS EASEMENT LOCATED IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT, STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 TO BEAR S88'55'58"E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NOO'54'24"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1143.81 FEET TO THE POINT OF BEGINNING; THENCE S89'05'36"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, AN ARC LENGTH OF 143.23 FEET, AND A CENTRAL ANGLE OF 46'53'44"; THENCE S42'11'52"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. AN ARC LENGTH OF 168.28 FEET, AND A CENTRAL ANGLE OF 48'12'33"; THENCE N89'35'36"E, A DISTANCE OF 137.74 FEET TO THE POINT OF TERMINUS.





ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES:

This Final Plat was reviewed and approved by Elbert County Community & Development

Director Community & Development Services

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO

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 <u>FINAL PLAT</u>

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 _____

DATE: **REVISIONS:** REVISED LEGALS ADDED EASEMENTS REVISED LOTS 9 & 10 REFERENCE DWG: 10/16/202 REVISED BOUNDARY 04/16/202 REVISED LOTS 3-9 05/14/202 REVISED LOTS 1-7 ADDED GEN. NOTES REVISED PER DANNY.

ADDED BUILDING ENV.

LAND SURVEYING CONSTRUCTION STAKING OIL AND GAS SURVEYING

303-621-8672 FAX 303-621-7749 P.O. BOX 384 1"=300' 10/31/2022 CRR KIOWA, COLORADO 80117

PHANTOM CREEK RANCH PART OF SEC. 16, T7S, R64W, 6TH P.M. ELBERT COUNTY, STATE OF COLORADO

Notary Public

PHANTOM CREEK RANCH 22070-FP