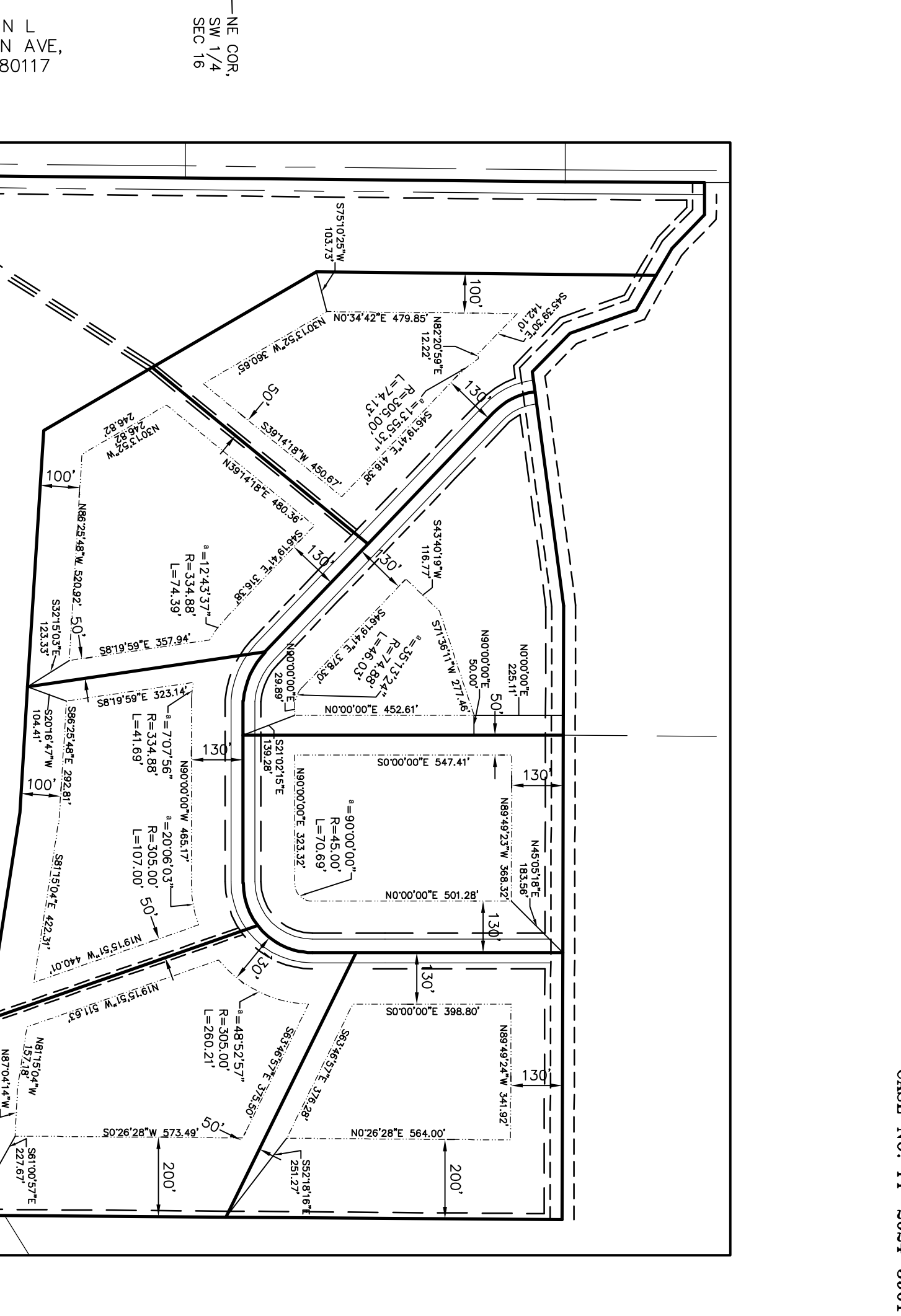
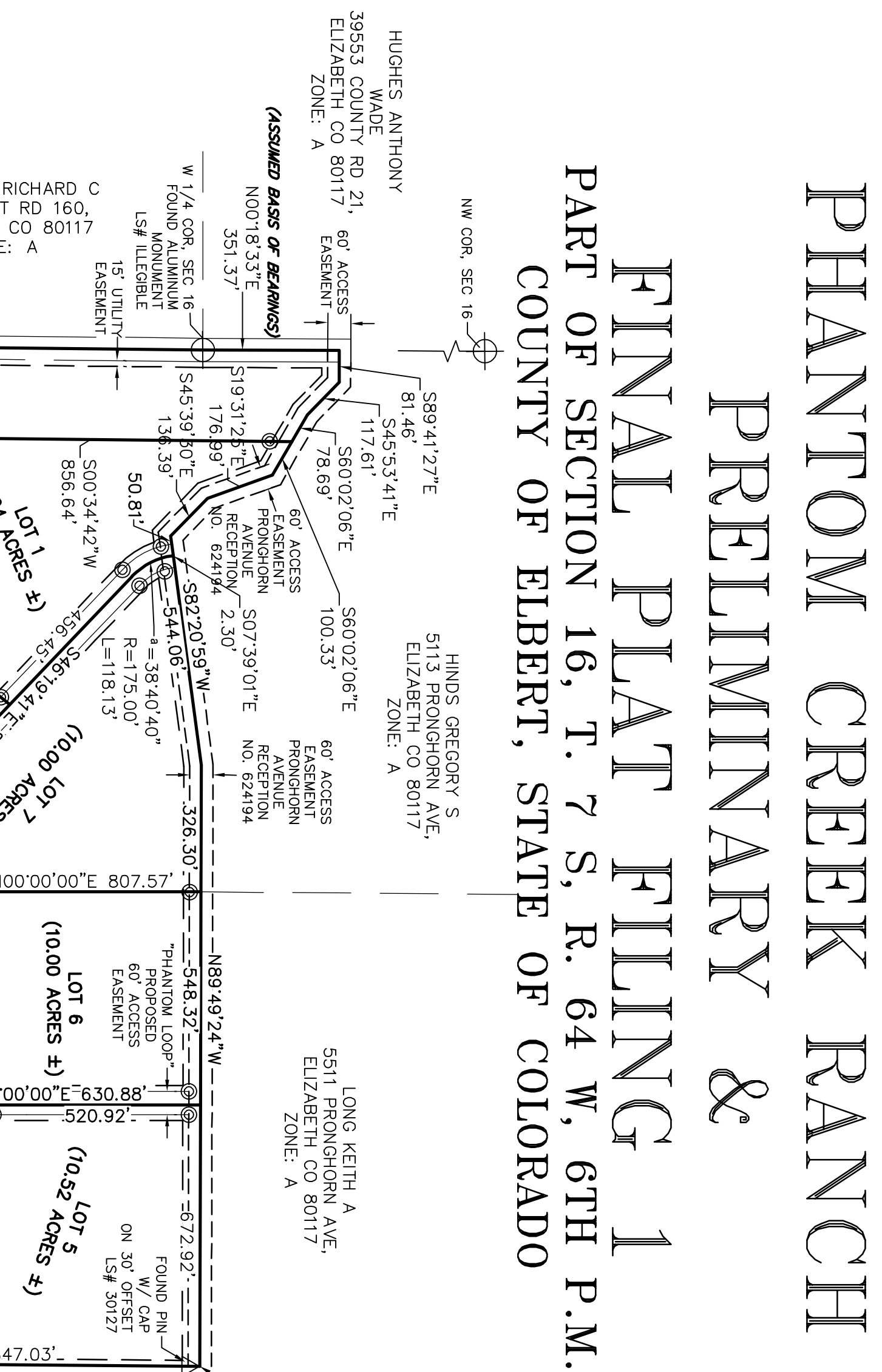
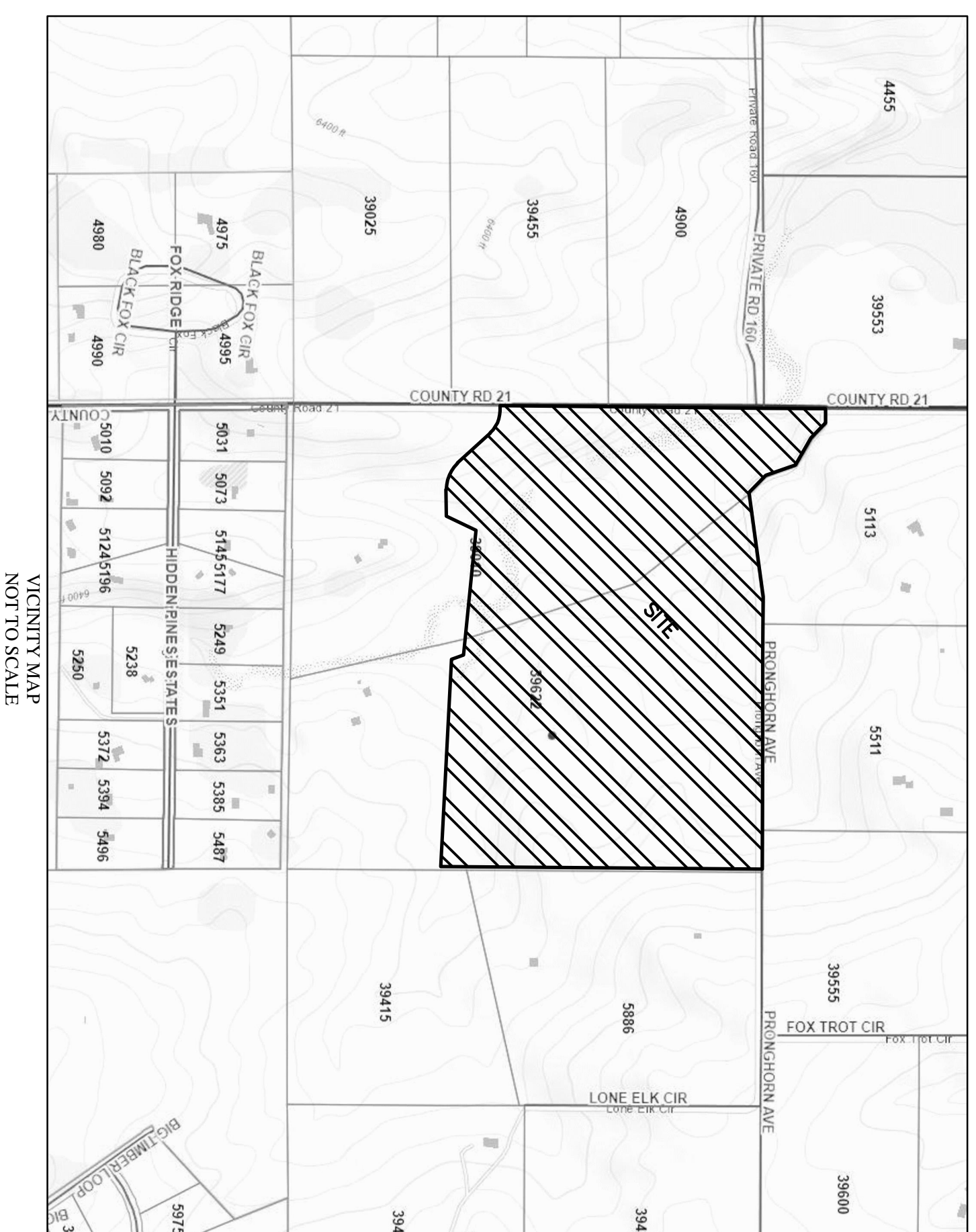


PHANTOM CREEK RANCH PRELIMINARY & FINAL PLAT FILING 1 PART OF SECTION 16, T. 7 S, R. 64 W, 6TH P.M. COUNTY OF ELBERT, STATE OF COLORADO



TITLE VERIFICATION
VICE PRESIDENT OF LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC LAND, PUBLIC WAYS AND EASEMENTS, AND THE TITLE OF SUBJECT LANDS IS THE DEDICATOR(S), FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN IN THE COMMITMENT NO. _____

SIGNATURE, LAND TITLE OFFICER
COUNTY OF _____
STATE OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

FIRE PROTECTION DISTRICT
This Final Plat was reviewed and approved by _____, 20____

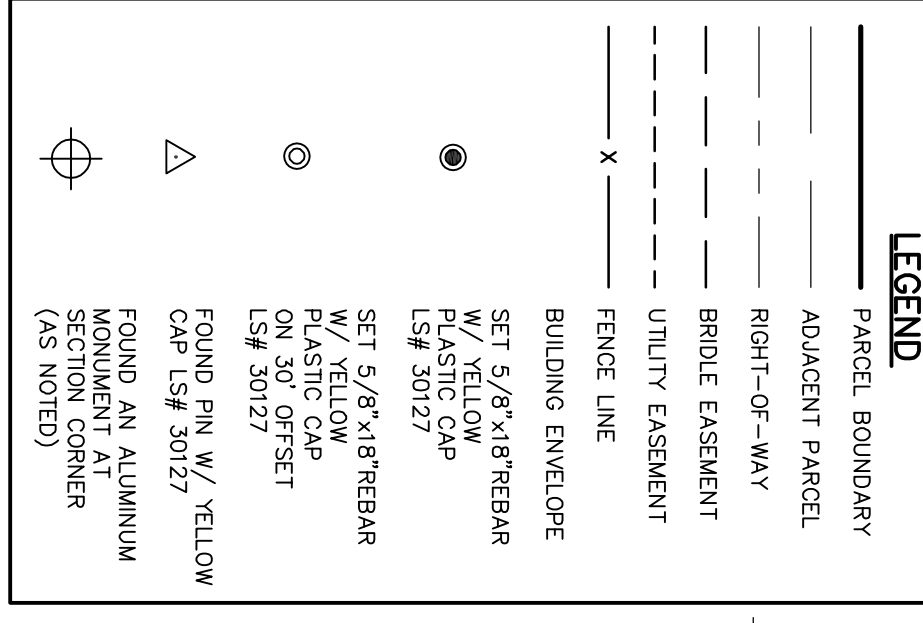
PLANNING COMMISSION:
This Final Plat was reviewed by the Elbert County Planning Commission this _____ day of _____, 20____ A.D.

APPROVAL OF COUNTY COMMISSIONERS:
This Final Plat was reviewed and approved by the Elbert County Board of County Commissioners, on the _____ day of _____, 20____

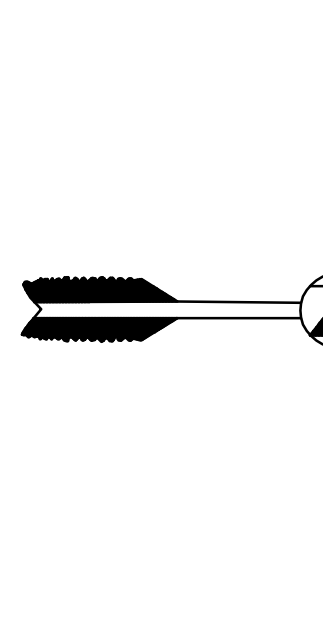
ELBERT COUNTY ENGINEERING:
This Final Plat was approved by the Elbert County Engineer on the _____ day of _____, 20____ A.D.

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

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 herein.



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:
COMMENCING 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 TO THE POINT OF BEGINNING; THENCE N00°34'42"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1495.95 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 16; THENCE N00°18'33"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°53'30"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 1625.48 FEET; THENCE N87°00'51"W, A DISTANCE OF 173.00 FEET; THENCE N18°58'53"W, A DISTANCE OF 101.97 FEET; THENCE N82°17'37"W, A DISTANCE OF 100.00 FEET TO AN ARC WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 168.28 FEET; THENCE ALONG AN ARC WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°12'33", AND AN ARC LENGTH OF 168.28 FEET; THENCE N42°31'34"W, A DISTANCE OF 252.04 FEET TO AN ARC WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET; THENCE ALONG AN ARC WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 46°53'44", AND AN ARC LENGTH OF 200.00 FEET; THENCE ALONG AN ARC WITH A CURVE TO THE LEFT, HAVING A RADIUS 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 BEGINNING;
SAID PARCEL CONTAINING 105.62 ACRES, MORE OR LESS.



GENERAL NOTES

- 1) Sails on Lot 7 were remediated and approved provided by CDPEH
- 2) Areas of 20% Slope are excluded from any building envelopes.

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REFERENCE DWS:
10/14/2025 REVISED PER ELBERT COUNTY

PUBLIC USE DESIGNATION:
THE OPEN SPACE IS TO BE DEDICATED TO PHANTOM CREEK HOA FOR PERPETUAL USE AS UNDEVELOPED OPEN SPACE FOR USE BY THE OWNERS OF PHANTOM CREEK RANCHES DEVELOPMENT

OWNERS:
PHANTOM CREEK DEVELOPMENT LLC
A COLORADO LIMITED LIABILITY COMPANY
MIKE P. BROWNSON, LLC MANAGER
39622 COUNTY ROAD 21

ZONING:
EXISTING: AR

Director Community & Development Services
CLERK AND RECORDERS CERTIFICATE
STATE OF COLORADO
COUNTY OF ELBERT
I hereby certify that this Final Plat was filed in my office on this _____ day of _____, 20____ a.m./p.m., and was recorded per Reception Number _____, and was 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 Filing 1 was made under my direct supervision and the accompanying plat accurately and properly shows said subdivision.

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

PHANTOM CREEK DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY
COUNTY OF ELBERT
STATE OF COLORADO
The foregoing instrument was acknowledged before me on this _____ day of _____, 20____ by _____

Notary Public
Phantom Creek Ranch
Preliminary & Final Plat Filing 1
Elbert County, State of Colorado

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

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