39553 COUNTY RD 21,

NOT TO SCALE

VICINITY MAP

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 TITLE COMMITMENT

SIGNATURE, LAND TITLE OFFICER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

WITNESS MY HAND AND OFFICIAL SEAL.

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 Commission

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

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 Development LLC, a Colorado limited liability company

The foregoing dedication was acknowledged before me this ___ 20 ____, 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 PRELIMINIARY &

FINAL PLAT FILING 1

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

> 5113 PRONGHORN AVE. ELIZABETH CO 80117

> > LONG KEITH A

S45'53'41"E 117.61

HUGHES ANTHONY

PARCEL A:

SAID PARCEL CONTAINING 105.62 ACRES, MORE OR LESS.

STATE OF COLORADO, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF SAID SECTION 16 TO BEAR S88'55'58"E. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

ANGLE OF 48'12'33"; THENCE N89'35'36"E, A DISTANCE OF 137.74 FEET TO THE POINT OF TERMINUS.

60' ACCESS

THE POINT OF BEGINNING; THENCE NO0'34'42"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 1495.95 FEET TO THE WEST

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

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

QUARTER CORNER OF SAID SECTION 16; THENCE NOO'18'33"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER, A DISTANCE OF

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

DISTANCE OF 713.21 FEET; THENCE S25'24'13"W, A DISTANCE OF 185.36 FEET; THENCE S89'15'54"W, A DISTANCE OF 151.85 FEET TO

AN ARC WITH A CURVE TO THE RIGHT; THENCE ALONG AN ARC WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, 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; THENCE ALONG AN ARC WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 46'53'44", AND AN ARC LENGTH OF 143.23 FEET; THENCE N89'25'18"W, A DISTANCE OF 28.75 FEET TO THE

A 60' ACCESS EASEMENT LOCATED IN SECTION 16, TOWNSHIP 7 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ELBERT,

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER

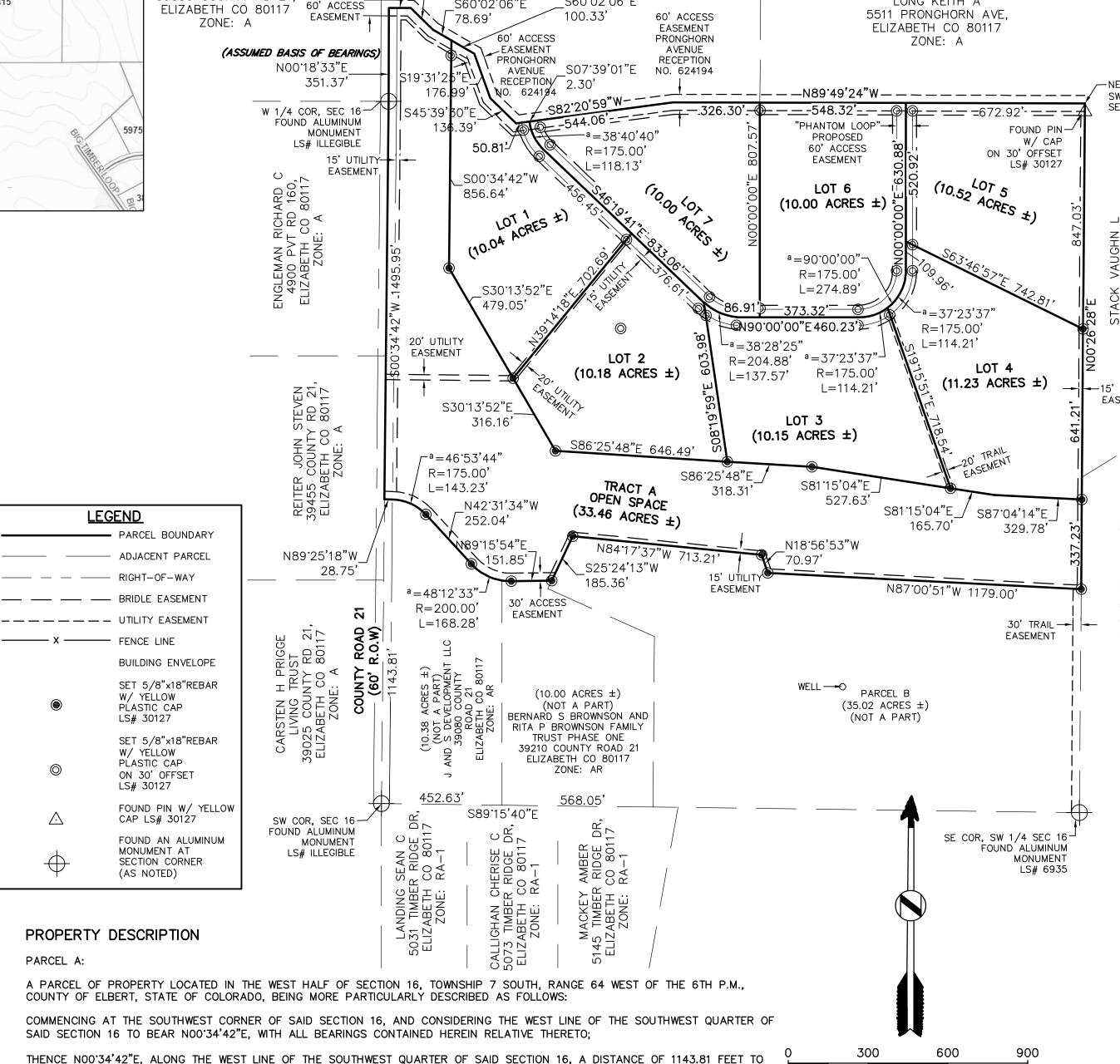
THENCE NOO'54'24"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 1143.81 FEET TO

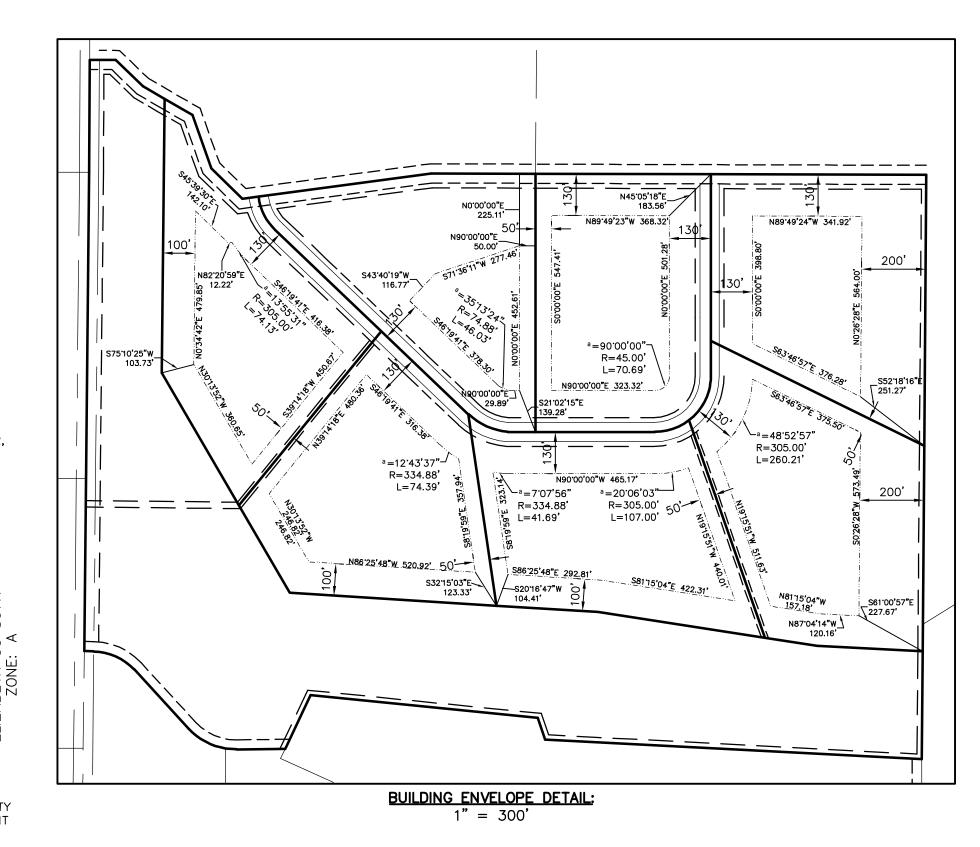
CENTRAL ANGLE OF 46'53'44": THENCE S42'11'52"E, A DISTANCE OF 252.04 FEET TO AN ARC WITH A CURVE TO THE LEFT: THENCE

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

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





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

ZONING:

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

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_____

Director Community & Development Services

CLERK AND RECORDER'S CERTIFICATE

Book_____, Page_____

ELBERT COUNTY COMMUNITY & DEVELOPMENT SERVICES:

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.

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

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 FILING 1

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 DEVELOPMENT LLC. A COLORADO LIMITED LIABILITY COMPANY COUNTY OF ELBERT STATE OF COLORADO

10/31/2022 CRR

The foregoing instrument was acknowledged before me on this ____ day of _____, 20__, by _____

1) Soils on Lot 7 were remediated and approval provided by CDPHE

2) Areas of 20% Slope are excluded from any building envelopes,

SCALE: 1" = 300'

GENERAL NOTES

CONSTRUCTION STAKING LAND SURVEYING OIL AND GAS SURVEYING

1"=300'

PHANTOM CREEK RANCH PRELIMINARY & FINAL PLAT FILING 1 PART OF SEC. 16, T7S, R64W. 6TH P.M. ELBERT COUNTY, STATE OF COLORADO

Notary Public

PHANTOM CREEK RANCH 22070-FP

DATE: **REVISIONS:** REVISED ACCESS EASEMENT REVISED PER FLBERT COUNT 09/24/2025 REFERENCE DWG: | 09/26/2025 REVISED PER ELBERT COUNTY REVISED PER ELBERT COUNT 10/14/202 303-621-8672 FAX 303-621-7749 P.O. BOX 384

KIOWA, COLORADO 80117