

WELSCH SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT RANDALL S. WELSCH AND LOUELLEN C. WELSCH, BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND:
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AS BEARING S89°59'35"W, AN ASSUMED BEARING, WITH THE SOUTH QUARTER CORNER BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 13830, AND THE SOUTHWEST CORNER OF SECTION 14 BEING MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED PLS 27270, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;
THENCE S89°59'35"W A DISTANCE OF 1213.14 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN BENEFICIARY DEED RECORDED UNDER RECEPTION NO. 222099210 IN THE RECORDS OF THE EL PASO CLERK AND RECORDER, AND THE POINT OF BEGINNING.
THENCE S89°59'35"W A DISTANCE OF 669.97 FEET, CONTINUING ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;
THENCE N00°00'10"W A DISTANCE OF 325.33 FEET, TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;
THENCE N89°56'33"E A DISTANCE OF 669.86 FEET, TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID BENEFICIARY DEED;
THENCE S00°01'19"E A DISTANCE OF 325.92 FEET, TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 218,137 SQUARE FEET, OR 5.0077 ACRES, MORE OR LESS, AND MAY BE SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

OWNER'S CERTIFICATE AND DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WELSCH SUBDIVISION. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE, OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. THE INGRESS/EGRESS EASEMENTS AS PLATTED ARE HEREBY DEDICATED FOR PRIVATE USE.

OWNERS: RANDALL S. WELSCH LOUELLEN C. WELSCH

NOTARIAL CERTIFICATE:

STATE OF COUNTY OF

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THIS DAY OF 20 MY COMMISSION EXPIRES:

NOTARY PUBLIC

NOTARIAL CERTIFICATE:

STATE OF COUNTY OF

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THIS DAY OF 20 MY COMMISSION EXPIRES:

NOTARY PUBLIC



VICINITY MAP
1" = 1000'

GENERAL NOTES:

- 1. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SR55129216, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED SEPTEMBER 8, 2026 AT 5:00 A.M.
- 2. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, WITH THE SOUTH QUARTER CORNER BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP, STAMPED PLS 13830, AND THE SOUTHWEST CORNER OF SAID SECTION 14 BEING MONUMENTED BY A #6 REBAR WITH A 3.25" ALUMINUM CAP, STAMPED PLS 27270, BEING ASSUMED TO BEAR S89°59'35"W.
- 3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08041C0507G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THIS SITE LIES WITHIN "ZONE X" (AREA OF MINIMAL FLOOD HAZARD).
- 4. THE LINEAL UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- 5. NOT ALL DOCUMENTS LISTED IN THE TITLE COMMITMENT ARE PLOTTABLE OR DEFINABLE BY THEIR TERMS. ALL EASEMENTS THAT ARE DEFINABLE BY THEIR DESCRIPTIONS ARE SHOWN HEREON. OWNER, CLIENT AND OTHERS SHOULD REFER TO THE TITLE COMMITMENT AND THOSE DOCUMENTS LISTED THEREIN FOR A TRUE UNDERSTANDING OF ALL RIGHTS-OF-WAY, EASEMENTS, ENCUMBRANCES, INTERESTS AND TITLE OF RECORD CONCERNING THE SUBJECT PROPERTY.
- 6. EASEMENTS AND OTHER RECORD DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- 7. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 8. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, DEFACES OR DESTROYS ANY PUBLIC LAND SURVEY MONUMENT, CONTROL CORNER, OR MONUMENT ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- 9. RIGHT-OF-WAY EASEMENT MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 1972 PAGE 303 (NO WIDTH OR LOCATION GIVEN).
- 10. 20' MOUNTAIN VIEW ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 209148094, DESCRIBED AS 10' EITHER SIDE OF A POWER LINE AND GUY WIRES.
- 11. 20' MOUNTAIN VIEW ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 222090342, DESCRIBED AS 10' EITHER SIDE OF CENTERLINE ELECTRIC FACILITIES.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR WELSCH SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 20 SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC (EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUEL.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER:

STATE OF COLORADO COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M., THIS DAY OF 20 A.D. AND IS DULY RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: DEPUTY

SURVEYOR'S CERTIFICATE:

I, DEREK LEE VAGIAS, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT ACCURATELY REPRESENTS SAID SURVEY AND ALL MONUMENTS EXIST AS SHOWN HEREON.

DRAFT

DEREK LEE VAGIAS, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC
7200 S. ALTON WAY, SUITE C400, CENTENNIAL, CO 80112

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.

DEVELOPER

WILLIAM GUMAN AND ASSOCIATES
ATTN: WILLIAM GUMAN
731 N. WEBER STREET, SUITE 100
COLORADO SPRINGS, CO 80903
PHONE: (719) 633-9700

ENGINEER

JR ENGINEERING, LLC
ATTN: BRYAN LAW, PE
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
PHONE: (303) 267-6254

SURVEYOR

JR ENGINEERING, LLC
ATTN: DEREK VAGIAS, PLS
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
PHONE: (303) 740-9393

FEES:

RECORDING: PARK: SCHOOL: DRAINAGE: BRIDGE:

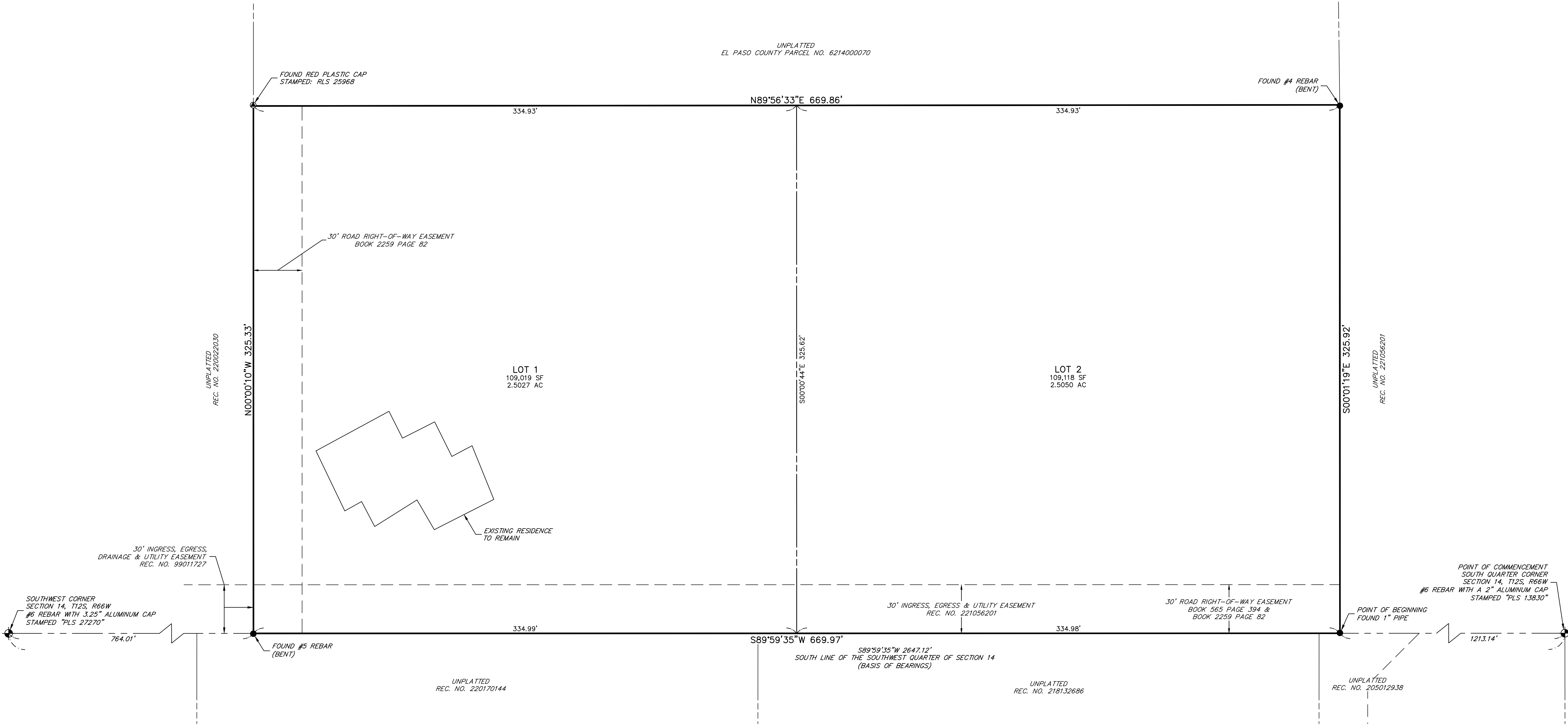
WELSCH SUBDIVISION
PROJECT NO. 25341.00
SEPTEMBER 25, 2026
SHEET 1 OF 2



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9898 • www.jrengineering.com

WELSCH SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
SUBJECT PROPERTY BOUNDARY LINE	—————
LOT LINE	—————
EXISTING EASEMENT LINE	- - - - -
SECTION LINE	—————

