

KNOW ALL MEN BY THESE PRESENTS:

That HCD Properties, LLC, a Colorado limited liability company, being the owners of the following described tracts of land to wit:

A tract in the northeast quarter of the northwest quarter of Section 18, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing at the northwest corner of said section 18 from which the northeast corner of the northwest quarter of said Section 18 bears S 18 degrees 49 minutes 15 seconds E 2724.73 feet (basis of bearings);

Then S 85 degrees 53 minutes 45 seconds E 1753.14 feet to the intersection of the west line of that tract of land conveyed to the city of Colorado Springs, a municipal corporation, as described in special warranty deed recorded January 3, 1994 in Book 6350 at Page 196 of the records of El Paso County, Colorado, and a line that is 45.00 feet southerly, as measured at right angles from and parallel with the south Right-of-Way line of US Highway 24 as described in deed recorded August 20, 1931 in Book 842 at Page 216 of the records of El Paso County, Colorado, and the true Point of Beginning;

Then S 00 degrees 01 minute 34 seconds W 887.29 feet along the west line of that tract of land as described in said Book 6350 at Page 196;

Thence S 89 degrees 51 minutes 38 seconds E, 349.88 feet to the east line of that tract of land as described in said Book 6350 at Page 196;

Thence N 00 degrees 01 minutes 34 seconds E, 387.04 feet along the east line of that tract of land as described in said Book 6350 at Page 196 to a point on a line that is 45.00 feet southerly, as measured at right angles from and parallel with the southerly right-of-way line of said US Highway 24;

Thence N 89 degrees 48 minutes 15 seconds W 349.88 feet parallel with the southerly right-of-way line of Said US Highway 24 to the true Point of Beginning.

Containing a calculated area of 310,390 square feet (7.1256 acres), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots and public easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as HCD DRILLING FILING No. 1 in El Paso County, State of Colorado. The undersigned does hereby dedicate, grant and convey to the County of El Paso those Public Easements as shown on the plat; and further restricts the use of all Public Easements to the County of El Paso and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in the County of El Paso.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, 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 HCD DRILLING FILING No. 1. 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.

\_\_\_\_\_ Date

STATE OF COLORADO

COUNTY OF EL PASO

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_ } SS

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_ Notary Public

The undersigned, as the beneficiary of a Deed of Trust encumbering the land described hereon, hereby acknowledges, consents and agrees to the plat and subdividing the lands into the lots with easements as shown hereon under the name and subdivision of HCD DRILLING.

ENT Credit Union

\_\_\_\_\_ by

STATE OF COLORADO

COUNTY OF EL PASO

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_ } SS \_\_\_\_\_ of ENT Credit Union

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_ Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

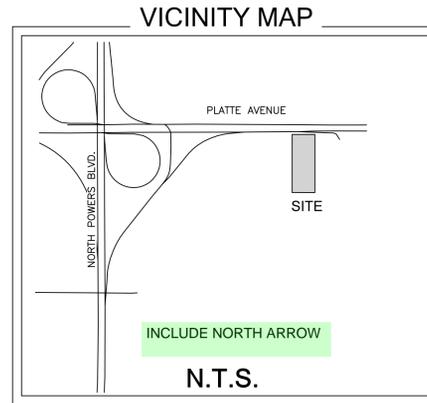
This plat for HCD DRILLING was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (Public Utility Easements) are accepted.

\_\_\_\_\_ Date

COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLCC.COM

HCD DRILLING FILING NO. 1

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



COUNTY APPROVAL:

Approval is granted for this plat of HCD DRILLING this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_ El Paso County Director of Planning and Community Development

\_\_\_\_\_ El Paso County Assessor

RECORDING:

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

under Reception No. \_\_\_\_\_ of the records of El Paso County,

Colorado.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ Deputy

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_ } SS

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

FEES:

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

NOTES:

- 1) (R) - Denotes found monument, marked as noted
(1263) - Denotes record distance.
- Denotes street address.
2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, Order No. RN055074710 with an effective date of January 19, 2019 at 5:00 P.M.
3) Basis of bearings is the geodetic bearing of the west line of the property, monumented as shown and assumed to bear South 00 degrees 01 minutes 34 seconds West.
4) This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0754 G, effective date, December 7, 2018.
5) 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.
6) The linear units used in this drawing are U.S. Survey feet.
7) Water is to be provided by the Cherokee Metropolitan District.
8) Sewage treatment is to be provided by the Cherokee Metropolitan District.
9) Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
10) Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
11) All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
12) All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in drainage easements.
13) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
14) No driveway shall be established unless an access permit has been granted by El Paso County.
15) The area included in the plat described herein is subject to the El Paso County Land Development Code (2021).
16) The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report. (Other: modify based upon specific reports)
17) Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
18) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from \_\_\_\_\_ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
19) The lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving the lot shall be provided with the Site Development Plan submittal. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lot. The lot owner is responsible for providing financial assurances for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.
20) Lot 1 of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_ of the records of El Paso County. The Owner is responsible for maintenance of the subject drainage facilities.
21) The Subdivider agrees on behalf of himself and any development or builder successors and assigns, shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 19-471), as amended, at or prior to building permit submittals. The fee obligation, if not paid at final plat recordation, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property. The road impact fee is based on the established rate at the time of building permit application and will be paid by the applicant at that time. No Public Improvement District (PID) is requested.
22) Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508.

Remove. The statement in the parenthesis is a note to the plat preparer to list additional reports if more were submitted.

Please add:
Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downslope Creep: (name lots or location of area)
•Rockfall Source:(name lots or location of area)
•Rockfall Runout Zone:(name lots or location of area)
•Potentially Seasonally High Groundwater:(name lots or location of area)
•Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

PLEASE ADD: Where the Property is Adjacent to an Industrial Area:
NOTICE: This property may be adversely impacted by noise, dust, fumes, and light pollution caused by adjacent industrial properties and activities. The buyer should research and be aware of this potentiality and the ramifications thereof. (Use when residential is adjacent to industrial)

PLEASE ADD SINCE THERE IS A MINOR SUB ON FILE:
Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

PLEASE ADD:
Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

PCD FILE NO: MS-21-008

Table with 2 columns: REVISIONS, Date/Description. Row 1: 1, 1/04/23, County comments.

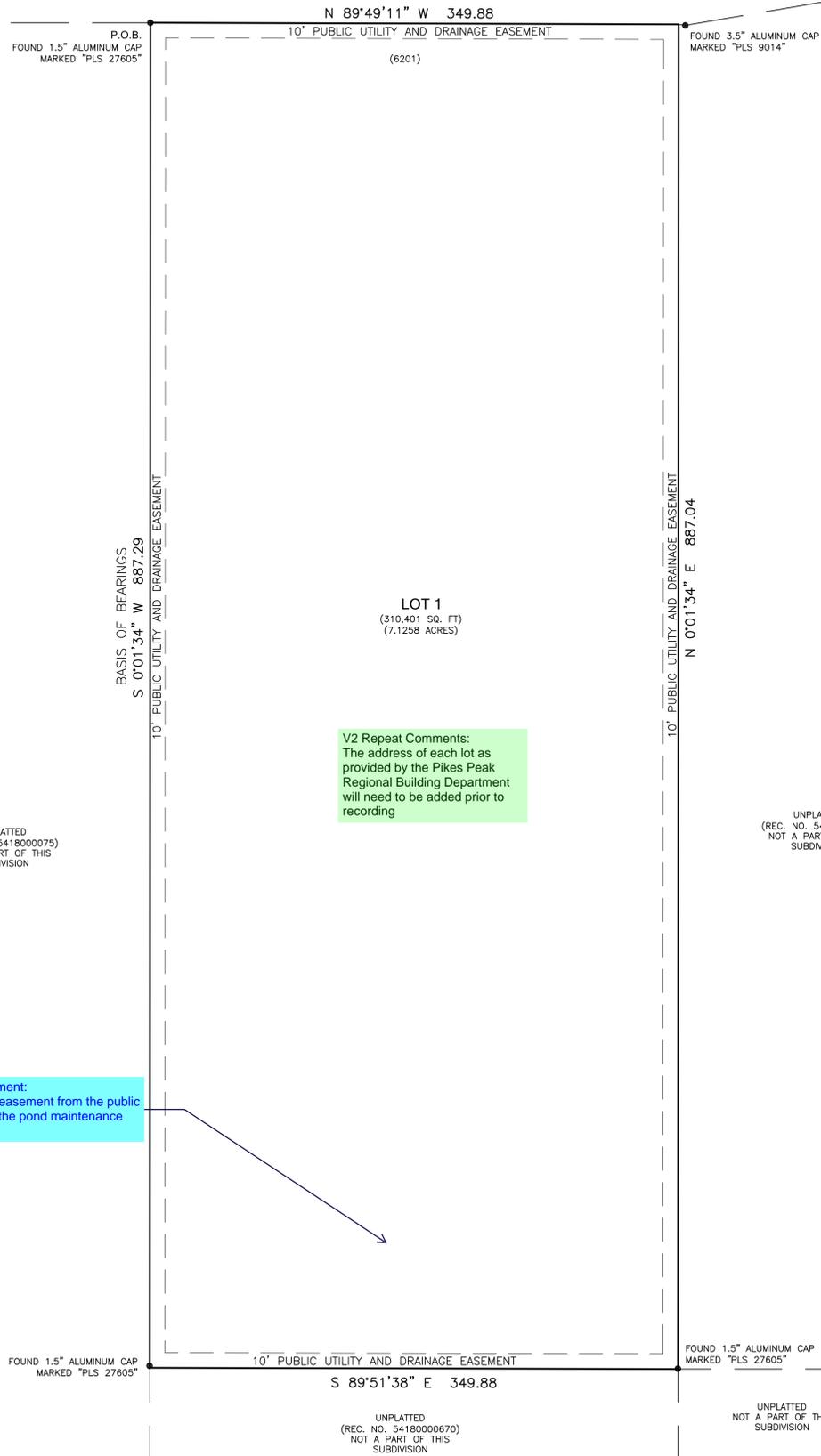
PROJECT No. 19250
JULY 20, 2021
SHEET 1 OF 2

# HCD DRILLING

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 18, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PLEASE REMOVE  
City of Colorado Springs

PLATTE AVENUE FRONTAGE ROAD  
(RIGHT-OF-WAY WIDTH VARIES)



Please add:  
Right-of-way lines, widths, and street names of all existing and proposed streets within and immediately adjacent to, the property being subdivided shall be shown

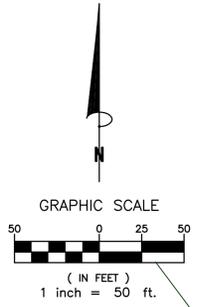
PLEASE ADD:  
Names of all adjoining subdivisions with dotted lines of abutting lots shall be shown. If the adjoining land is unplatted, it should be shown as such.

Please provide:  
Labels reading "Not a part of this subdivision" and dashed lines delineating areas that do not constitute a part of the subdivision.

V2 Repeat Comments:  
The address of each lot as provided by the Pikes Peak Regional Building Department will need to be added prior to recording

Unresolved Review 1 Comment:  
Provide a drainage/access easement from the public road that's associated with the pond maintenance agreement.

Move to lower right hand corner where this green box is.



PCD FILE NO: MS-21-008

REVISIONS:	
1	1/04/23 County comments.