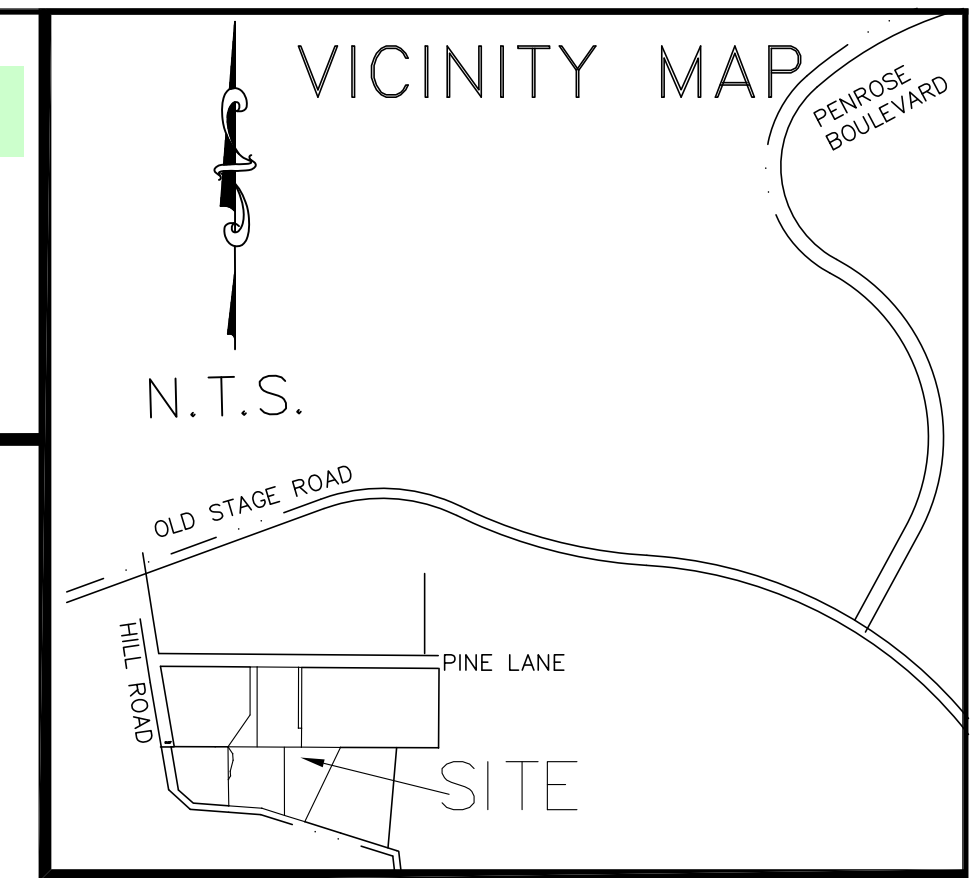


O'CONNELL SUBDIVISION

A REPLAT OF LOT 6 AND A PORTION OF LOT 7, BLOCK 1, DIXON HEIGHTS TOGETHER WITH A PORTION OF LOTS B AND C, OVERLOOK SUBDIVISION IN THE NW 1/4 OF SECTION 2, T 15 S, R 67 W OF THE 6th P.M., EL PASO COUNTY, COLORADO

Add scale to Vicinity Map or indicate "not to scale".



KNOW ALL MEN BY THESE PRESENTS:

THAT SEAN O'CONNELL AND WHITNEY O'CONNELL, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

PARCEL A:
LOT 6 AND THAT PORTION OF LOT 7, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7 AND RUN WEST ON THE SOUTH LINE THEREOF, A DISTANCE OF 49.96 FEET;
THENCE ANGLE RIGHT, 125.00° AND RUN NORTHEASTERLY, A DISTANCE OF 61.0 FEET; THENCE ANGLE LEFT, 35.00° AND RUN NORTH, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7;
THENCE EAST ON SAID NORTH LINE, A DISTANCE OF 14.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE SOUTH ON THE EAST LINE THEREOF, A DISTANCE OF 125.00 TO THE POINT OF BEGINNING, ALL IN BLOCK 1, DIXON HEIGHTS, A SUBDIVISION OF THE EAST 700 FEET OF THE SOUTH 700 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION TWO, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK N AT PAGE 19.

ALSO LOT B AND THAT PORTION OF LOT C, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF OVERLOOK ROAD WITH A LINE PARALLEL WITH AND 56.3 FEET WEST FROM THE EAST LINE OF SAID LOT C;
THENCE WESTERLY ON SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF SAID LOT C; THENCE NORTH ON THE WEST LINE THEREOF, A DISTANCE OF 109.35 FEET TO THE NORTHWEST CORNER OF SAID LOT C;
THENCE EAST ON THE NORTH LINE THEREOF, A DISTANCE OF 88.3 FEET TO THE NORTHEAST CORNER OF SAID LOT C;
THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING;
ALL IN OVERLOOK A SUBDIVISION OF A PORTION OF THE NORTH 700 FEET OF THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

PARCEL B (EASEMENT)
TOGETHER WITH A RIGHT OF WAY FOR ROAD PURPOSES OVER AND ACROSS THE NORTH 20 FEET OF LOT 8 AND THE NORTH 20 FEET OF THE WEST 55.04 FEET OF LOT 7, IN BLOCK 1 IN DIXON HEIGHTS AS ABOVE MENTIONED. COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C:
EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER _____ OF SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **Please include Reception # referenced here.**

A PORTION OF LOT B, "OVERLOOK" AS RECORDED IN PLAT BOOK N AT PAGE 38 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT B; THENCE N 00° 45' 46" W ALONG THE WESTERLY BOUNDARY OF SAID LOT B, (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 40.92 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE CONTINUING N 00° 45' 46" W ALONG THE WESTERLY BOUNDARY OF SAID LOT B, A DISTANCE OF 51.14 FEET TO THE NORTHWEST CORNER THEREOF;
THENCE S 35° 00' 00" E, A DISTANCE OF 13.00 FEET;
THENCE S 04° 00' 00" E, A DISTANCE OF 10.32 FEET;
THENCE S 15° 00' 00" W, A DISTANCE OF 17.87 FEET; THENCE S 04° 00' 00" E, A DISTANCE OF 7.11 FEET; THENCE S 30° 00' 00" W, A DISTANCE OF 6.73 FEET TO THE POINT OF BEGINNING.

PARCEL D:
EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER _____ OF SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **Please include Reception # referenced here.**

A PORTION OF LOT 6, BLOCK 1, DIXON HEIGHTS AS RECORDED IN PLAT BOOK N AT PAGE 19 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, EL PASO COUNTY, COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 1;

THENCE N 89° 33' 49" W ALONG THE NORTHERLY BOUNDARY OF SAID LOT 6, BLOCK 1, (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 5.00 FEET; THENCE S 00° 14' 12" W AND PARALLEL WITH THE EASTERLY LINE OF SAID LOT 6, A DISTANCE OF 95.00 FEET; THENCE S 89° 45' 48" E, A DISTANCE OF 5.00 FEET TO A POINT ON THE SAID EASTERLY LINE OF LOT 6; THENCE N 00° 14' 12" E ALONG SAID EASTERLY LINE OF LOT 6, A DISTANCE OF 94.98 FEET TO THE POINT OF BEGINNING.

PARCEL E:
TOGETHER WITH, THE FOLLOWING DESCRIBED TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER _____ OF SAID COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: **Please include Reception # referenced here.**
A PORTION OF LOT 5, BLOCK 1, DIXON HEIGHTS AS RECORDED IN PLAT BOOK N AT PAGE 19 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER, EL PASO COUNTY, COLORADO, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1;

THENCE S 00° 14' 12" W ALONG THE WESTERLY BOUNDARY OF SAID LOT 5, BLOCK 1, (AN ASSUMED BEARING TO WHICH ALL OTHERS HEREIN ARE RELATIVE), A DISTANCE OF 117.16 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING S 00° 14' 12" W ALONG SAID LINE, A DISTANCE OF 7.58 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE S 89° 44' 24" E ALONG THE SOUTHERLY LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 60.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE O'CONNELL TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER _____ OF SAID COUNTY RECORDS **Please include Reception # referenced here.**

THENCE N 25° 39' 19" E ALONG THE NORTHERLY PROLONGATION OF SAID TRACT, A DISTANCE OF 8.39 FEET; THENCE N 89° 44' 24" W AND PARALLEL WITH THE SOUTHERLY BOUNDARY OF SAID LOT 5, A DISTANCE OF 64.48 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 475 SQUARE FEET, MORE OR LESS.

DEDICATION:

THE ABOVE PARTIES IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "O'CONNELL SUBDIVISION", EL PASO COUNTY, COLORADO. ALL EASEMENTS DEPICTED HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

OWNERS' CERTIFICATION:

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 "O'CONNELL 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 OWNERS' 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.**

IN WITNESS WHEREOF:

If you are not building infrastructure to be dedicated to the County, you can remove the highlighted text.

THE AFOREMENTIONED, SEAN O'CONNELL AND WHITNEY O'CONNELL HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

SEAN O'CONNELL _____ WHITNEY O'CONNELL _____

STATE OF COLORADO)
)ss

COUNTY OF EL PASO)

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D., BY SEAN O'CONNELL AND WHITNEY O'CONNELL.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER THOMPSON, 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 IN SEPTEMBER, 2022, 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.

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.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2022.

Use this Surveyors Certificate Block

CHRISTOPHER THOMPSON P.L.S. NO. 19625
FOR AND ON BEHALF OF:
ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
(719) 630-0559

Surveyors Certificate

I, surveyor's name, 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 date of survey, 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.

I attest the above on this _____ day of _____, 20__.

Surveyor's Name (Signature) _____ Date _____
Colorado registered PLS # _____

COUNTY APPROVAL:

THIS PLAT "O'CONNELL SUBDIVISION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20__, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

"O'CONNELL SUBDIVISION" IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT **Use this County Approval Block (included referenced Reception #)** RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLATS RECORDED IN T_____ANTS, CONDITIONS, AND

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__, subject to any notes or conditions specified herein.

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director

DRAINAGE PURPOSES
RESPONSIBILITY FOR

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FOOT MAINTENANCE OF SAID EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

ALL EASEMENTS DEPICTED HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY HERITAGE TITLE COMPANY (FILE NUMBER 598-H0673901-072-AW0 WITH AN EFFECTIVE DATE MAY 23, 2022. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN.

4. ACCORDING TO THE TITLE INSURANCE POLICY, THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS AS DESCRIBED IN THAT EASEMENT RECORDED IN BOOK 1284 AT PAGE 188 OF SAID COUNTY RECORDS. HOWEVER, THIS EASEMENT BURDENS LOTS 1, 2 AND 3, BLOCK 3 IN DIXON HEIGHTS AND DOES NOT BURDEN THE SUBJECT PROPERTY.

5. ACCORDING TO THE TITLE COMMITMENT, THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS AS DESCRIBED IN THAT EASEMENT RECORDED UNDER RECEPTION NUMBER 216008476 OF SAID COUNTY RECORDS. HOWEVER, THAT TEMPORARY EASEMENT BURDENS LOT 3, BLOCK 4 AND LOT 3, BLOCK 3 IN DIXON HEIGHTS AND DOES NOT BURDEN THE SUBJECT PROPERTY.

6. THIS PROPERTY IS SUBJECT TO ALL REQUIREMENTS, NOTES, CONDITIONS, COVENANTS AND OBLIGATIONS AS DEPICTED ON THE RECORDED PLAT OF "DIXON HEIGHTS" AS RECORDED IN PLAT BOOK N AT PAGE 19 AND "OVERLOOK" AS RECORDED IN PLAT BOOK N AT PAGE 38 OF SAID COUNTY RECORDS.

RECORDING:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

Use this Clerk and Recorder Certificate Block

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ON THIS _____ DAY OF _____, 20__, AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
EL PASO COUNTY CLERK AND RECORDER

Clerk and Recorder

STATE OF COLORADO

COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this _____ day of _____, 20__, and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

NOTES:

(1). ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED AND REFLECT THE LOCATION OF THE MONUMENTED PROPERTY LINES. DEEDED DIMENSIONS OF RECORD ARE DENOTED HEREON WITH A "d =". PLATTED DIMENSIONS OF RECORD ARE DENOTED WITH A "p="

(2). ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A 3/4" PIPE AT THE NORTHWEST CORNER AND AT THE WESTERLY ANGLE POINT. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS N 00° 00' 00" E.

Add the following to Plat Notes:

All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

No driveway shall be established unless an access permit has been granted by El Paso County.

U.S. SURVEY FEET.

Please add PCD File No. VR238

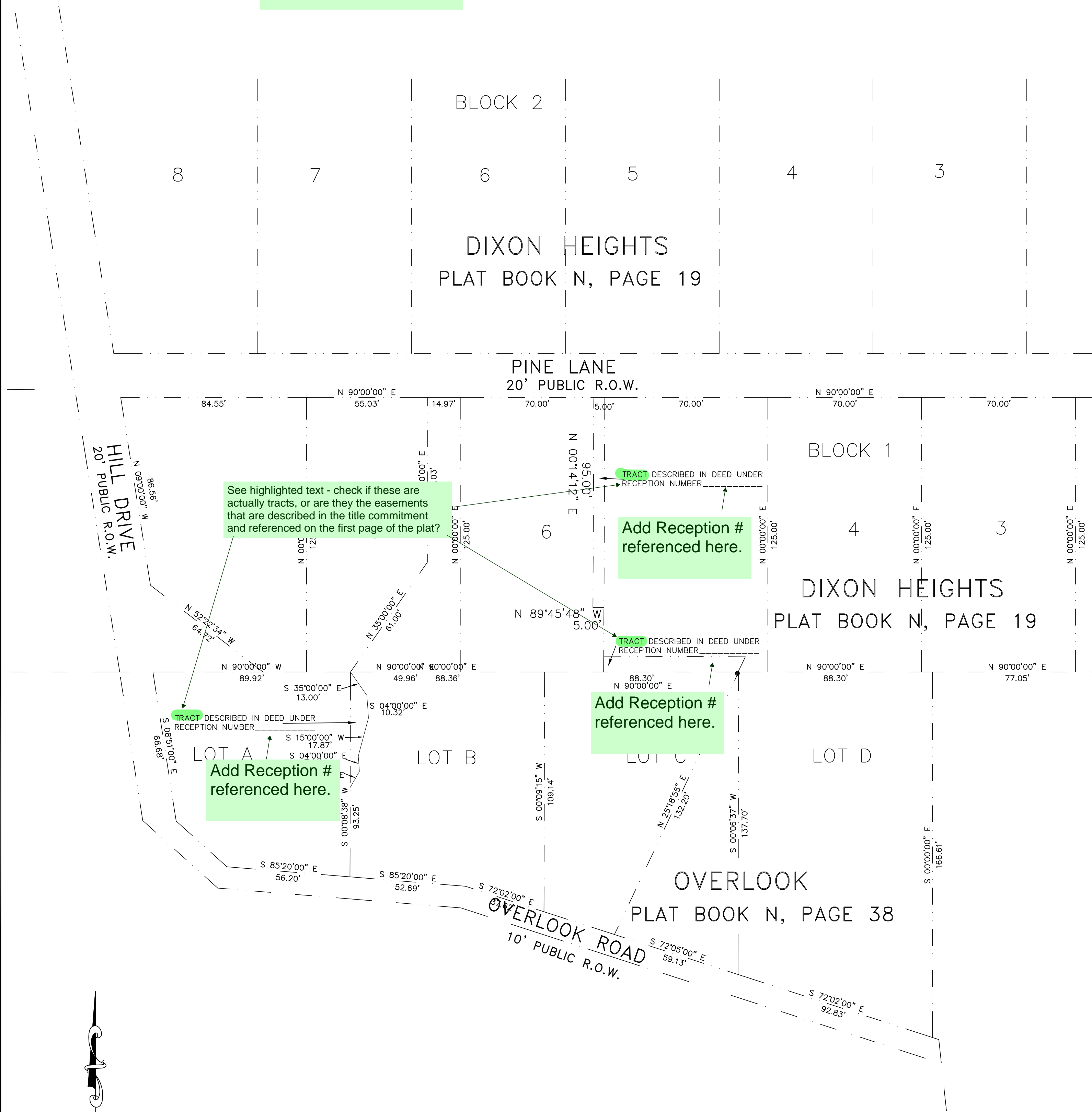
JOB NO.: 41108
november 10, 2022
page 1 of 2

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO
719-630-0559

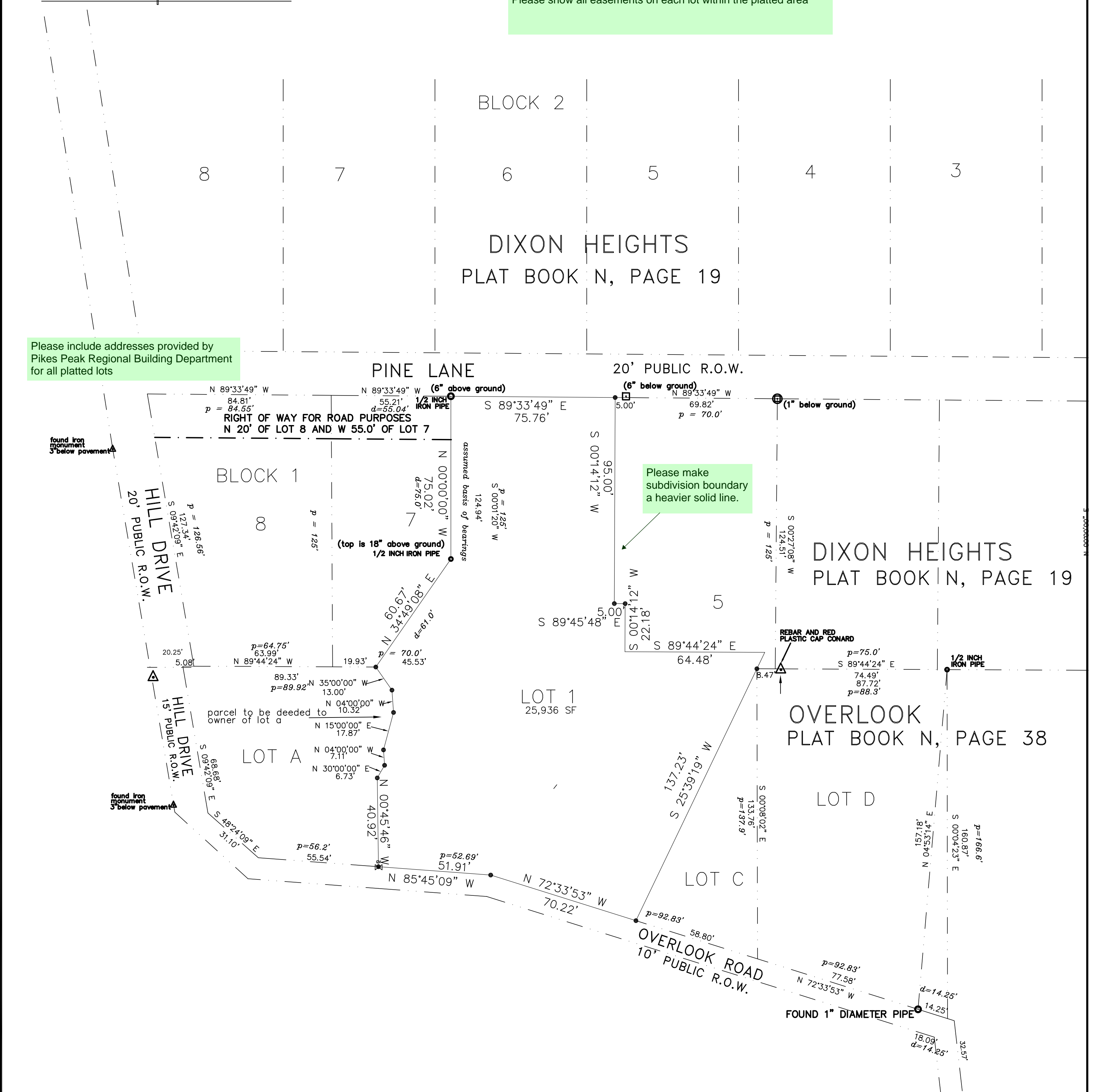
O'CONNELL SUBDIVISION

A REPLAT OF LOT 6 AND A PORTION OF LOT 7, BLOCK 1, DIXON HEIGHTS
TOGETHER WITH A PORTION OF LOTS B AND C, OVERLOOK SUBDIVISION
IN THE NW 1/4 OF SECTION 2, T 15 S, R 67 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

as platted: Add Current Plat # (#716)

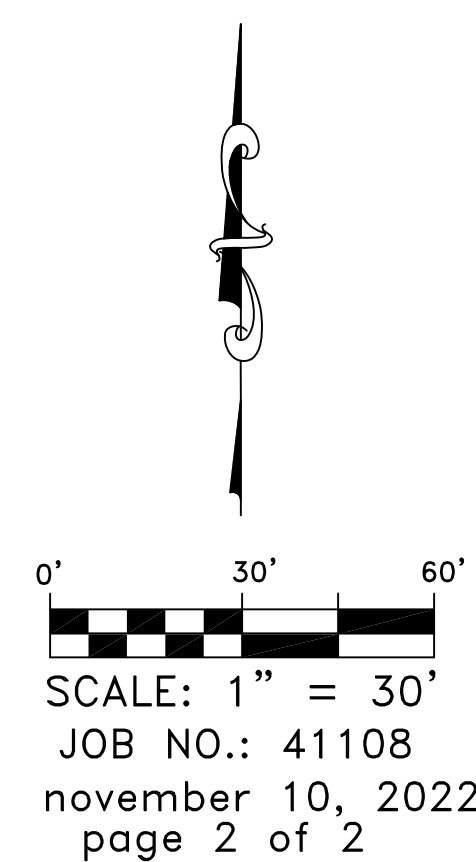


as replatted:



LEGEND:

- ▲ INDICATES A FOUND NO.4 REBAR WITH A RED PLASTIC CAP "CONARD"
- ⊕ INDICATES A FOUND NO.4 REBAR WITH AN ILLEGIBLE PLASTIC CAP
- INDICATES A FOUND NO.4 REBAR WITH NO CAP
- INDICATES A FOUND 1/2" DIA. PIPE
- INDICATES A SET NO. 4 REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625" TOP OF MONUMENT 1" ABOVE GROUND UNLESS DENOTED OTHERWISE



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COLORADO SPRINGS, COLORADO
719-630-0559