

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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OConnell Subdivision

Name of Plat

Sean OConnell Whitney OConnell

Owner's Name

Subdivision

Condominium

C&R/016 Revised 6/06

Steve Schleiker
01/05/2024 11:16:01 AM
Doc \$0.00 2
Rec \$23.00 Pages

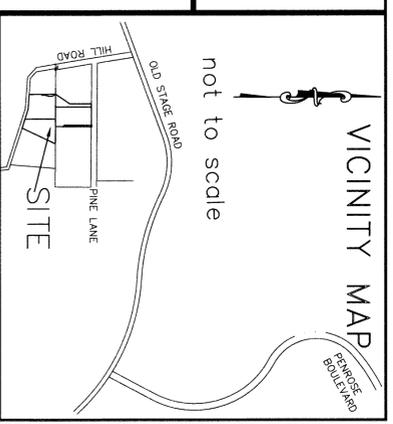
El Paso County, CO



224715245

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

15245



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: 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 S 04° 00' 00" W, A DISTANCE OF 61.0 FEET; THENCE ANGLE LEFT, 55.00° AND RUN NORTH, A DISTANCE OF 75.00 FEET TO A POINT ON THE
NORTH LINE OF SAID LOT 7, A DISTANCE OF 14.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 7;
THENCE EAST ON SAID NORTH LINE, 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 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 SAID NORTH LINE, A DISTANCE OF 88.3 FEET TO THE NORTHEAST CORNER OF SAID LOT C;
THENCE EAST ON THE NORTH LINE THEREOF, A DISTANCE OF 88.3 FEET TO THE POINT OF BEGINNING;
ALSO OVERLOOK 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)
PARCEL B (EASEMENT) 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 223081818 OF SAID COUNTY RECORDS AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

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:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT B; THENCE N 00° 45' 48" 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' 48" 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 223081820 OF SAID COUNTY RECORDS AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

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 223081819 OF SAID COUNTY RECORDS AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
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 222071389 OF SAID COUNTY RECORDS

THENCE N 25° 39' 19" E ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID O'CONNELL 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,
SURVEYED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUPERVISION OF O'CONNELL SUBDIVISION,
RECORDING SAID PLAT AND LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUPERVISION OF O'CONNELL SUBDIVISION,
AND HEREBY CERTIFY THAT THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, 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:

THE AFOREMENTIONED SEAN O'CONNELL AND WHITNEY O'CONNELL HAVE EXECUTED THIS INSTRUMENT THIS 21st DAY OF October, 2023, A.D.

SEAN O'CONNELL
STATE OF COLORADO
COUNTY OF EL PASO)ss

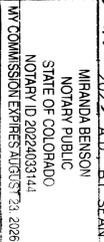
Whitney O'Connell
WHITNEY O'CONNELL

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October, 2023, A.D., BY SEAN O'CONNELL
AND WHITNEY O'CONNELL.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: Aug 23, 2024

NOTARY PUBLIC: *Miranda Benson*



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, 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.

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 20th DAY OF December, 2023.

CHRISTOPHER THOMPSON P.L.S. NO. 19625
FOR AND ON BEHALF OF
ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
(719) 630-0539

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
21st DAY OF December, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

"OVERLOOK" AND "DIXON HEIGHTS" IN ENTIRETY ARE 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, "OVERLOOK" RECORDED
UNDER RECEPTION NUMBER 717 IN PLAT BOOK N AT PAGE 38 AND "DIXON HEIGHTS" RECORDED UNDER RECEPTION NUMBER 716 IN PLAT BOOK N AT PAGE 19.

Christopher Thompson
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES
AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR
MAINTENANCE OF SAID EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

ALL EASEMENTS DEPICTED HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY HERITAGE TITLE COMPANY (FILE NUMBER 598-10673901-072-AWO 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 LOTS 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.

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 5th DAY OF January, 2024 AND WAS RECORDED AT RECEPTION NUMBER
224115245 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

By: *Mary Kay Quind* Deputy
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 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.
- (3) THE UNITS OF MEASUREMENT USED HEREIN ARE U.S. SURVEY FEET.
- (4) 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 IMPED
THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- (5) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- (6) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

JOB NO.: 41108
OCTOBER 9, 2023
page 1 of 2
PCD FILE NUMBER VR238

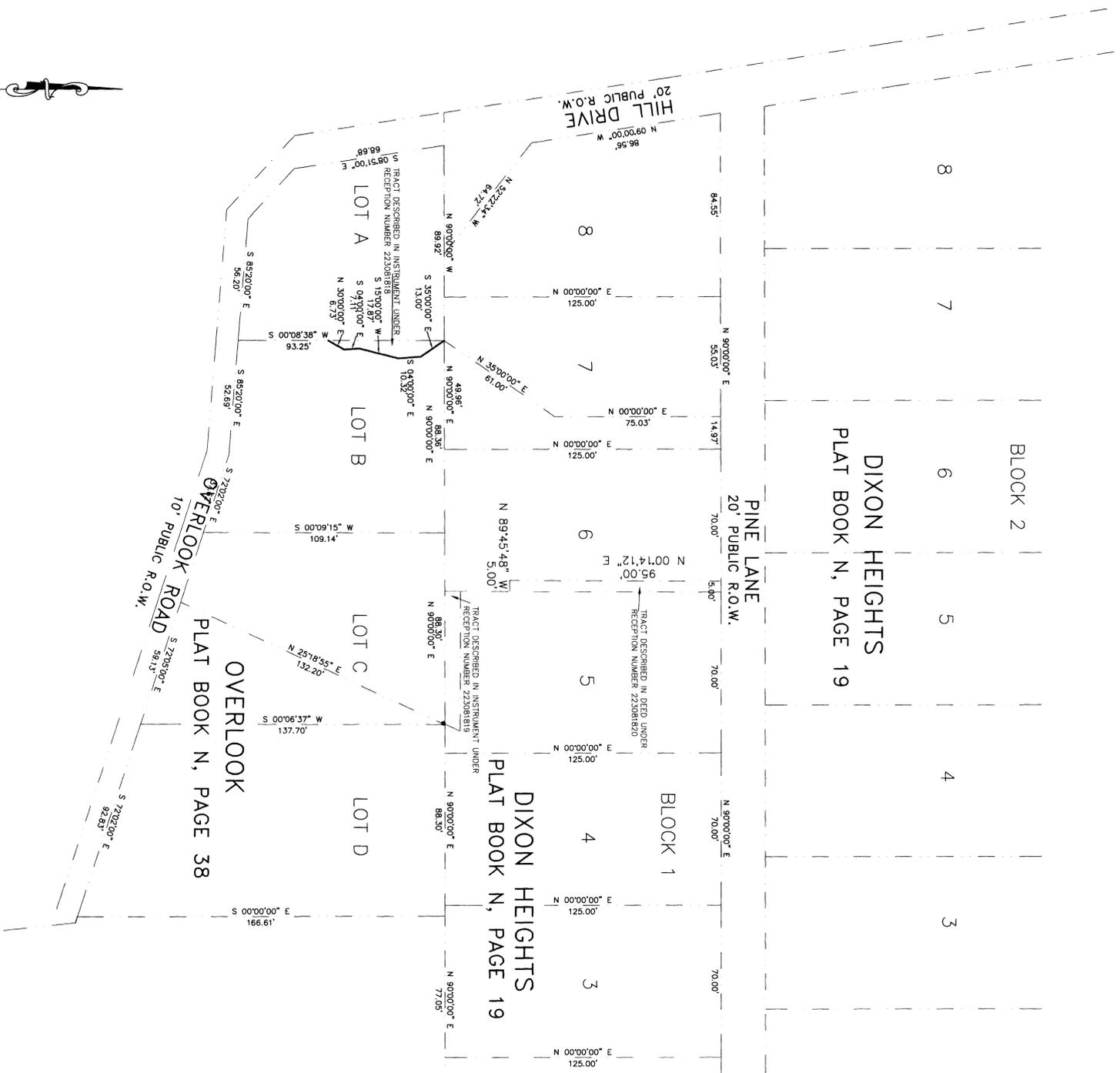


O'CONNELL SUBDIVISION

15245

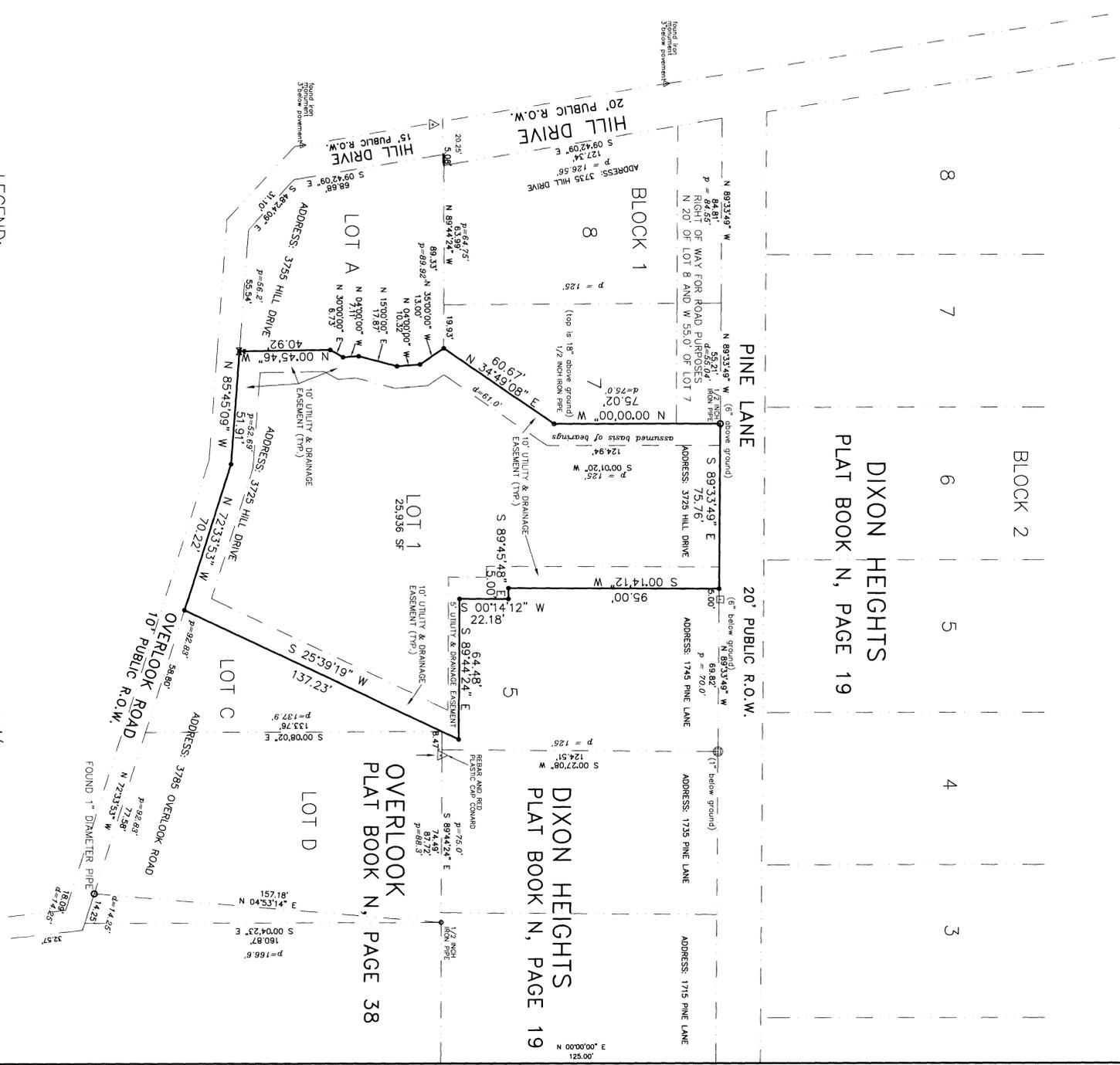
A REPLAT OF LOT 6 AND A PORTION OF LOT 7, BLOCK 1, DIXON HEIGHTS
TOGETHER WITH A PORTION OF LOTS B AND C ; OVERLOOK SUBDIVISION
IN THE NW 1/4 OF SECTION 2, T 15 S, R 67 W OF THE 6th P.M.,
EL PASO COUNTY, COLORADO

as platted:



0' 30' 60'
SCALE: 1" = 30'
JOB NO.: 41108
OCTOBER 9, 2023
page 2 of 2

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 "+" ABOVE GROUND UNLESS DENOTED OTHERWISE

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