

6/19/2023  
Sean O'Connell  
3725 Hill Dr  
Colorado Springs, CO 80906

To Whom it may concern;

As per the request from the county to obtain a building permit the property at 3725 Hill Dr needed to be re-platted from 4 lots/ plats to one (please see page 4). Rocky Mountain Land Services completed this work as requested.

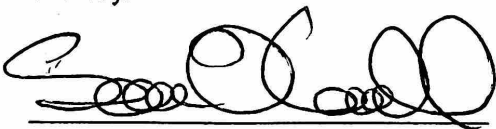
In addition to re-platting the property Sean O'Connell and 2 neighbors; John Murphy and Roberta J Temple elected to realign the property lines in a way that made more sense.

Page A shows the section Sean O'Connell is gifting to John Murphy. This area is actually John's lower patio and has been a part of the property at 3755 Hill Drive for 5+ decades.

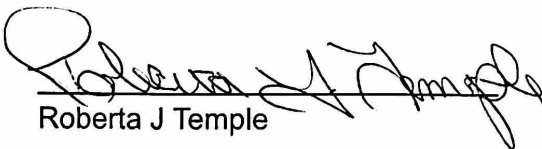
Page B shows the section Sean O'Connell is trading to Roberta J Temple. The area is 5' x 95' long and will allow Roberta to continue to utilize a parking area adjacent to the home. This is 475 sq ft.

Page C shows the area Roberta J Temple is trading to Sean O'Connell. This area is 7.58' x 62' or 475 sq ft. This is the area directly adjacent to the shed on the O'Connell's property the O'Connells have been using.

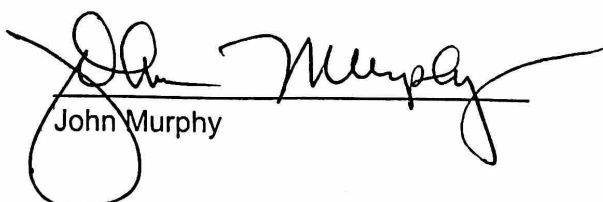
This purpose of this letter is for the neighbors to agree with these new property lines as described by Rocky Mountain Land Services so the lines and plats can be recorded with the country.



Sean O'Connell



Roberta J Temple



John Murphy



# 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

## 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:

## VICINITY MAP

PENROSE  
BOULEVARD  
N.T.S.  
OLD STAGE ROAD  
HILL ROAD  
PINE LANE

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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF SAID COUNTY RECORDS

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.

OF SAID COUNTY RECORDS

## SURVEYOR'S CERTIFICATION:

### SITE

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  
CHRISTOPHER THOMPSON

FOR AND ON BEHALF OF: ROCKY MOUNTAIN LAND SERVICES 4465 NORTHPARK DRIVE SUITE 303 COLORADO SPRINGS, COLORADO 80907 (719) 630-0559

## COUNTY APPROVAL:

P.L.S. NO. 19625  
2022.

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 AMENDMENT/LOT LINE ADJUSTMENT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLATS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

PARCEL D:

EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED TRACT AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NUMBER 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: OF SAID COUNTY RECORDS AND 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 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.  
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-H0673901-072-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 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.

**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:**

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

**RECORDING:**

STATE OF COLORADO)

> ss

COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ON THIS OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: EL PASO COUNTY CLERK AND RECORDER

**NOTES:**

DAY OF 20, AND WAS RECORDED AT RECEPTION NUMBER

(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.

SEAN O'CONNELL  
WHITNEY O'CONNELL  
STATE OF COLORADO)

ss

COUNTY OF EL PASO )

(3). THE UNITS OF MEASUREMENT USED HEREIN ARE U.S. SURVEY FEET.

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS AND WHITNEY O'CONNELL.

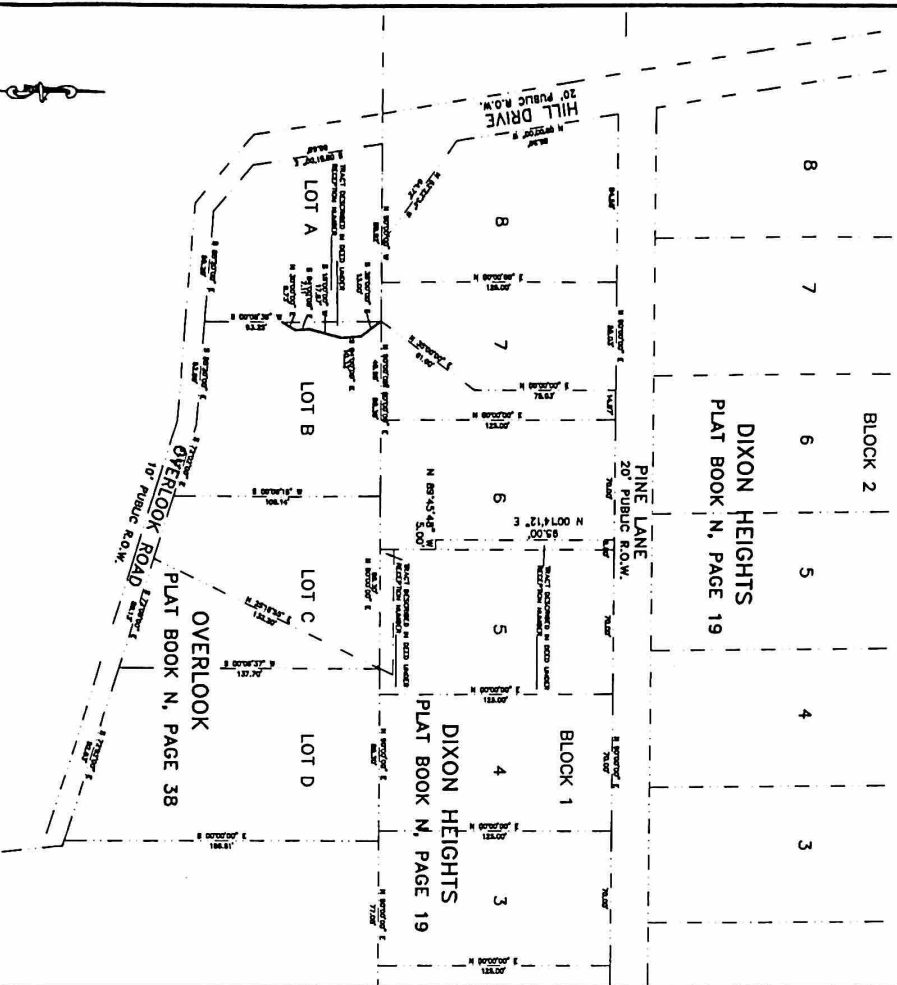
DAY OF 2022, A.D., BY SEAN O'CONNELL  
WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES:

NOTARY PUBLIC:  
ROCKY MOUNTAIN

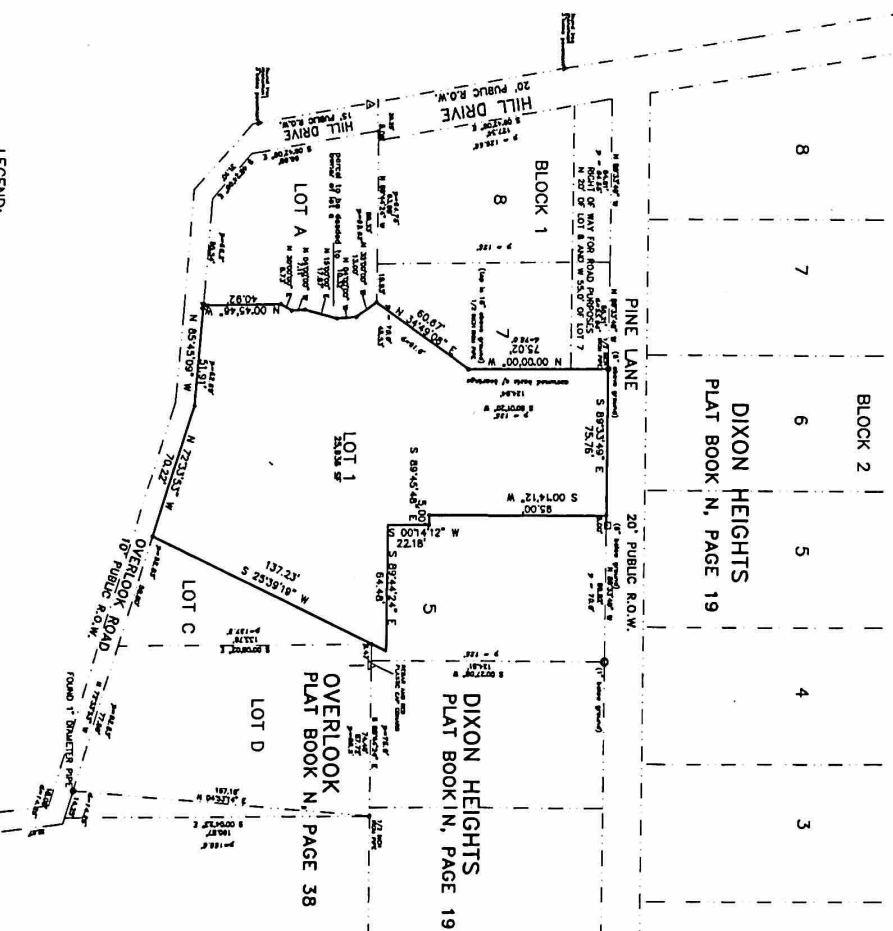
4465 NORTHPARK DRIVE, SUITE 303 COLORADO SPRINGS, COLORADO 719-630-0559

**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:



as replatted:



**LEGEND:**

- △ INDICATES A FOUND NO. 4 REBAR WITH A RED PLASTIC CAP TOWARD
- INDICATES A FOUND NO. 4 REBAR WITH AN ALUMINUM 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 "MILS NO. 18935"
- TOP OF SUBSURFACE 1" ABOVE GROUND UNLESS INDICATED OTHERWISE

SCALE: 1" = 30'  
 JOB NO.: 41108  
 NOVEMBER 10, 2022  
 PAGE 2 OF 2

ROCKY MOUNTAIN LAND SERVICES  
 4445 NORTHMAN DRIVE, SUITE 303  
 COLORADO SPRINGS, COLORADO  
 719-583-0388

4

**LEGAL DESCRIPTION NO. 1:**

**"STONE WALL PARCEL" FROM O'CONNELL TO MURPHY**

**A PORTION OF LOT B, "OVERLOOK"**

**COLORADO SPRINGS, EL PASO COUNTY, COLORADO**

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.

SAID TRACT CONTAINS 245 SQUARE FEET, MORE OR LESS

**PREPARED BY:**

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

(A) TD  
John Murphy

# EXHIBIT FOR LEGAL DESCRIPTION A PORTION OF LOT B, "OVERLOOK" EL PASO COUNTY, COLORADO

PINE LANE  
20' PUBLIC R.O.W.

DIXON HEIGHTS  
PLAT BOOK N, PAGE 19

BLOCK 1

LOT 8

LOT 7

LOT 6

HILL DRIVE  
20' PUBLIC R.O.W.

HILL DRIVE  
15' PUBLIC R.O.W.

LOT A

TOTAL = 92.06'  
p = 94.6'

OVERLOOK  
PLAT BOOK N, PG. 38

LOT C

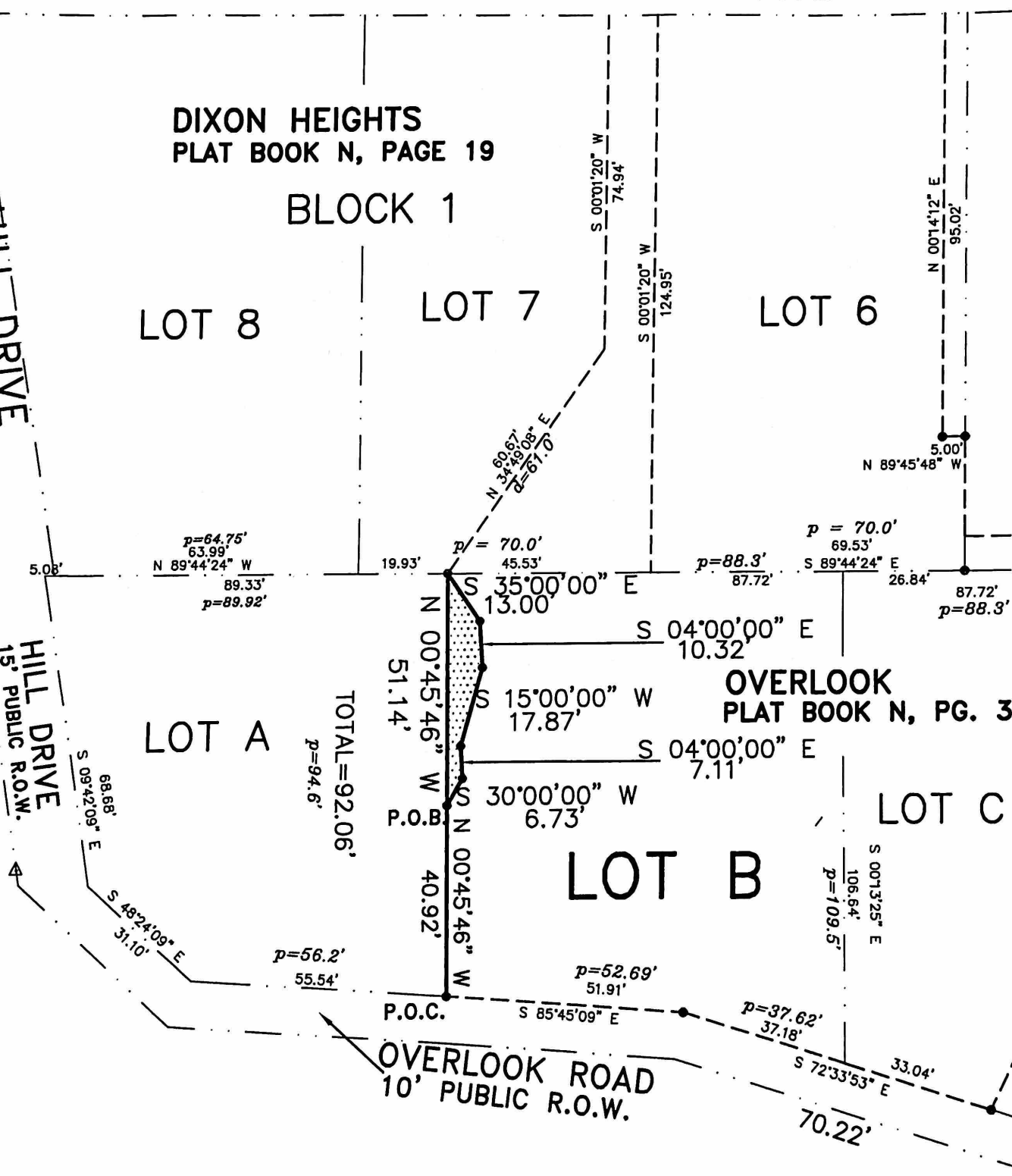
LOT B

OVERLOOK ROAD  
10' PUBLIC R.O.W.



JOB NO.: 41108  
november 10, 2022

ROCKY MOUNTAIN LAND SERVICES  
4465 NORTH PARK DRIVE, SUITE 303  
COLORADO SPRINGS, COLORADO  
719-830-0559



**LEGAL DESCRIPTION NO. 2:**

**"DRIVEWAY PARCEL" FROM O'CONNELL TO ROBERTA J. TEMPLE**

**A PORTION OF LOT 6, BLOCK 1, " DIXON HEIGHTS"**

**COLORADO SPRINGS, EL PASO COUNTY, COLORADO**

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.

SAID TRACT CONTAINS 475 SQUARE FEET, MORE OR LESS.

**PREPARED BY:**

CHRISTOPHER THOMPSON  
COLORADO 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



B TO  
Cathy Smith

# EXHIBIT FOR LEGAL DESCRIPTION

A PORTION OF LOT 6, BLOCK 1, "DIXON HEIGHTS"  
EL PASO COUNTY, COLORADO

PINE LANE

20' PUBLIC R.O.W.

DIXON HEIGHTS  
PLAT BOOK N, PAGE 19

LOT 6  
BLOCK 1

LOT 5

LOT 4

OVERLOOK  
PLAT BOOK N, PG. 38

LOT C

LOT B

LOT

LOT C

LOT D

OVERLOOK ROAD  
10' PUBLIC R.O.W.

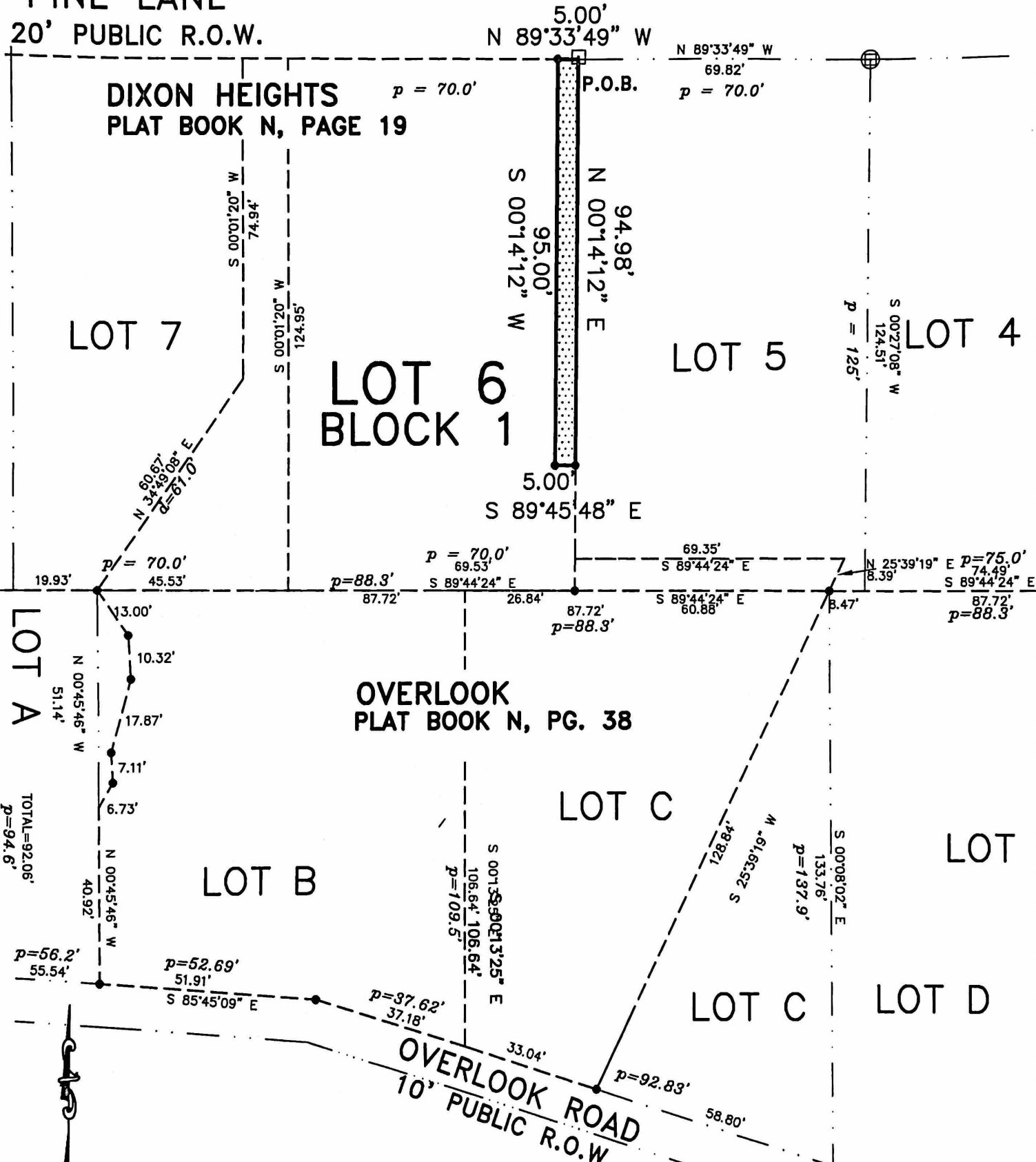
LOT A

TOTAL=92.06'  
p=94.6'

JOB NO.: 41108  
november 10, 2022



ROCKY MOUNTAIN LAND SERVICES  
4485 NORTH PARK DRIVE, SUITE 303  
COLORADO SPRINGS, COLORADO  
719-830-0559



**LEGAL DESCRIPTION: NO. 3**

**"NORTHEAST PARCEL" FROM ROBERTA J. TEMPLE TO O'CONNELL**

**A PORTION OF LOT 5, BLOCK 1," DIXON HEIGHTS"**

**COLORADO SPRINGS, EL PASO COUNTY, COLORADO**

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

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.

**PREPARED BY:**

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

PAGE C

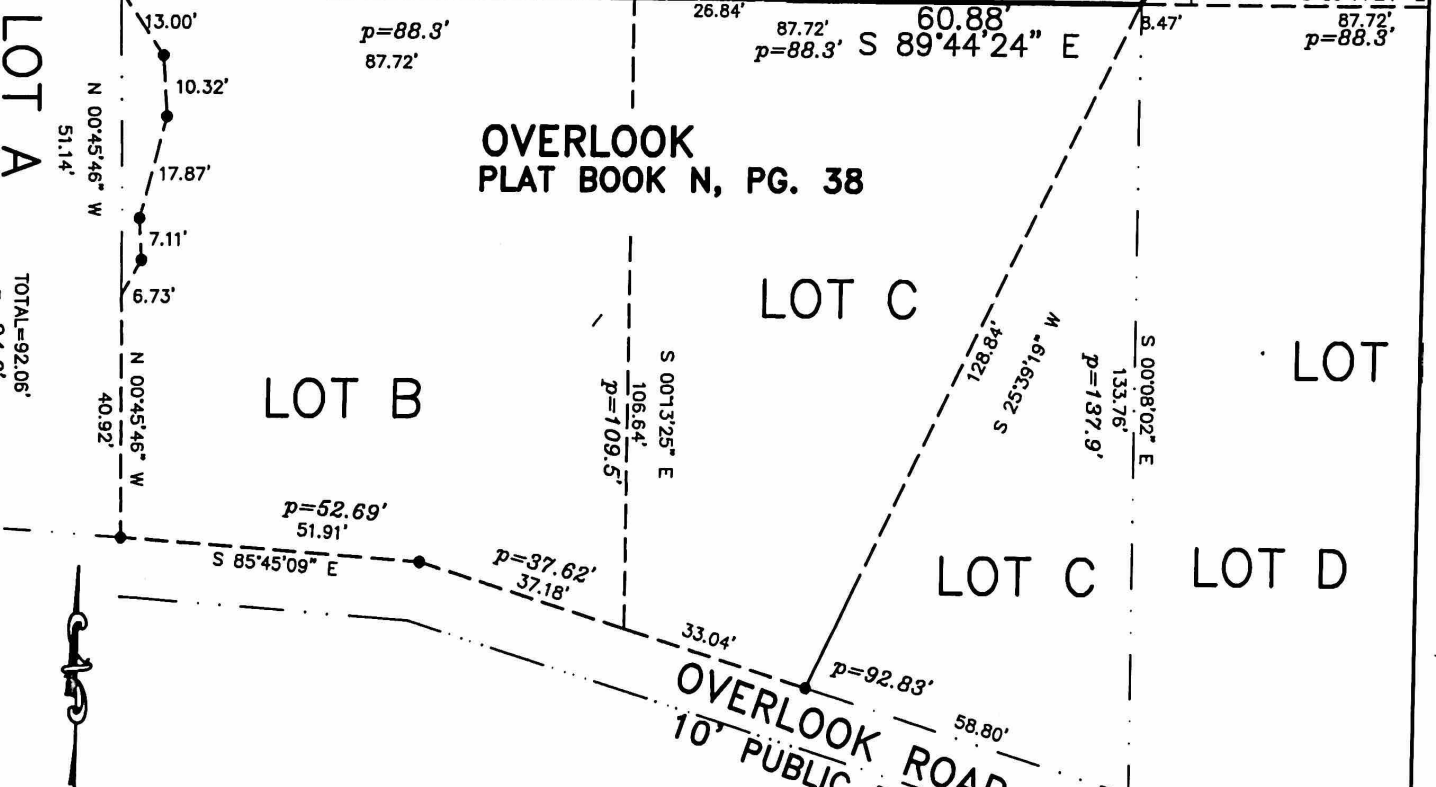
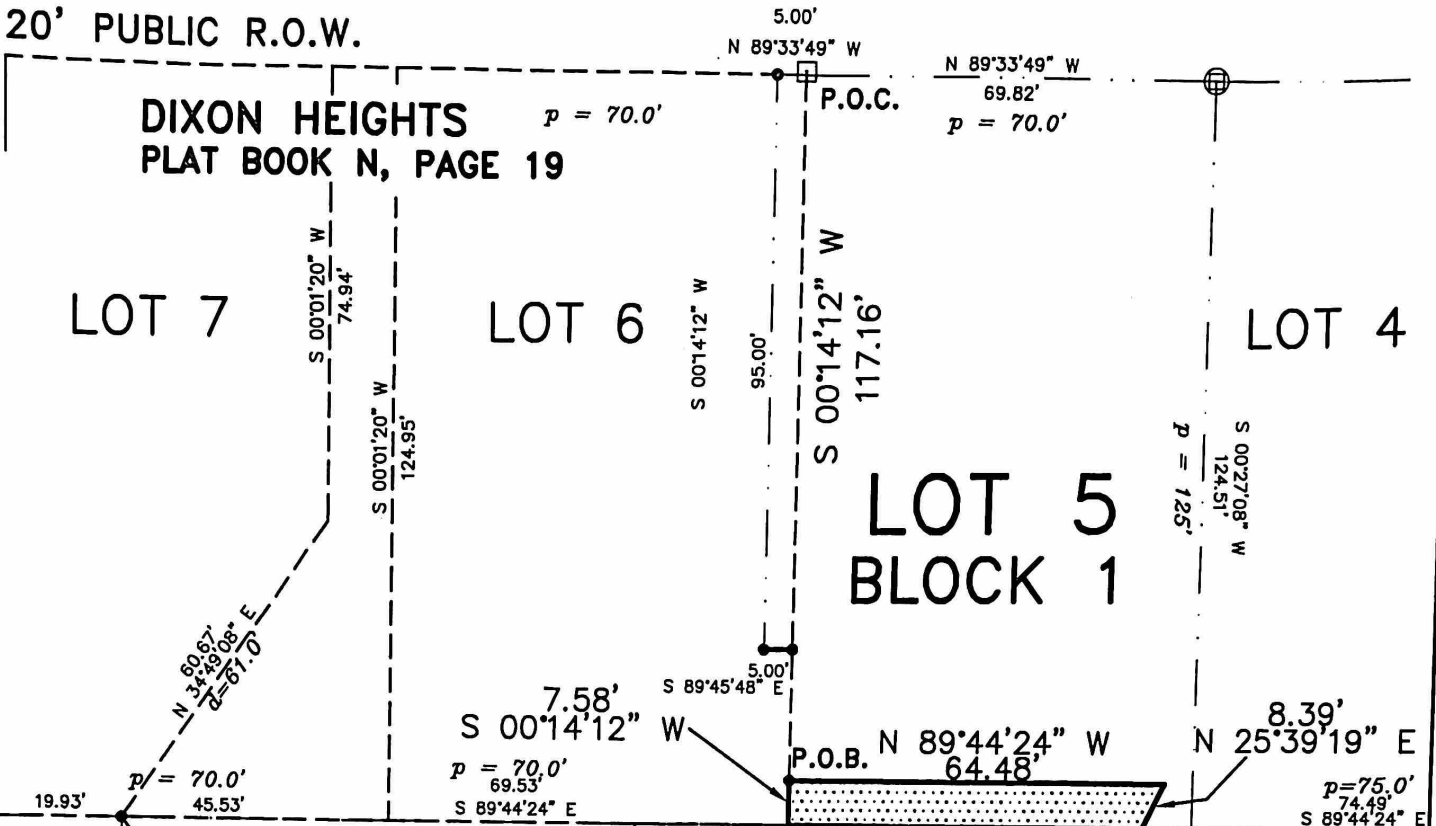
TO  
SEAN O'CONNELL

# EXHIBIT FOR LEGAL DESCRIPTION

A PORTION OF LOT 5, BLOCK 1, "DIXON HEIGHTS"  
EL PASO COUNTY, COLORADO

PINE LANE  
20' PUBLIC R.O.W.

DIXON HEIGHTS  
PLAT BOOK N, PAGE 19



JOB NO.: 41108  
november 10, 2022

ROCKY MOUNTAIN LAND SERVICES  
4485 NORTH PARK DRIVE, SUITE 303  
COLORADO SPRINGS, COLORADO  
719-630-0559

# IMPROVEMENT LOCATION CERTIFICATE

(THIS IS NOT A PROPERTY SURVEY)

## LEGEND

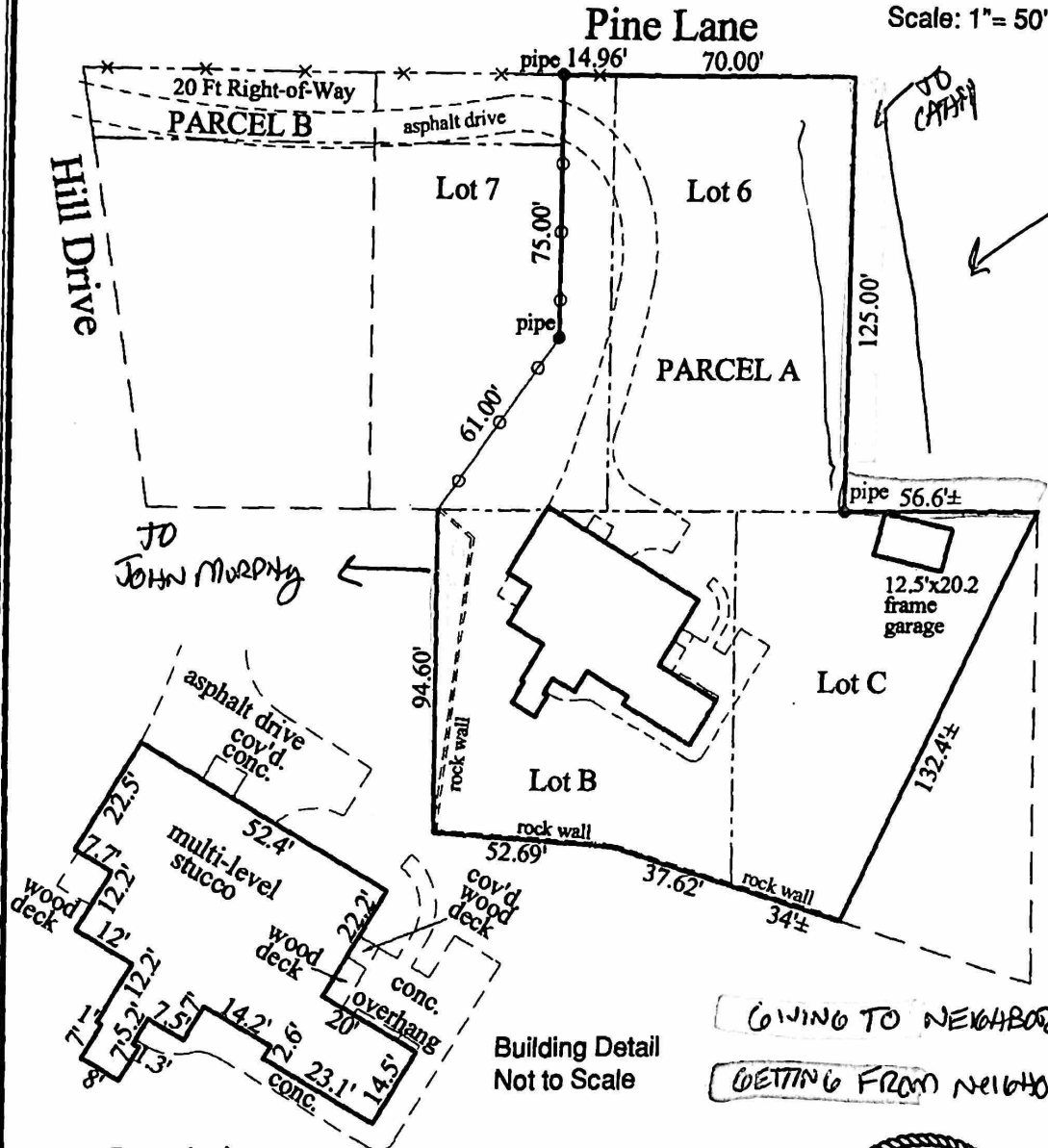
- Chainlink Fence
- Wood Fence
- Wire Fence
- Fnd. Monument - Pipe
- Overhead Power Line

Note: Improvements shown by apparent lines of possession, without sufficient positive monumentation found.

Note: Dimensions from improvements to property lines have been repealed as standards for the Improvement Location Certificate effective September 1, 2015. Section 38-51-105, C.R.S.

Scale: 1" = 50'

copy reduced



## Legal Description

See Page 2.

## Surveyor's Certificate

I hereby certify that this Improvement Location Certificate was prepared for the "Mortgage Lender and the Title Company and that it is not a Land Survey or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the described parcel on this date \*\*\*, except utility connections, are entirely within the boundaries of the parcel, except as shown, that indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel except as noted. (c.r.s.38-51-109)



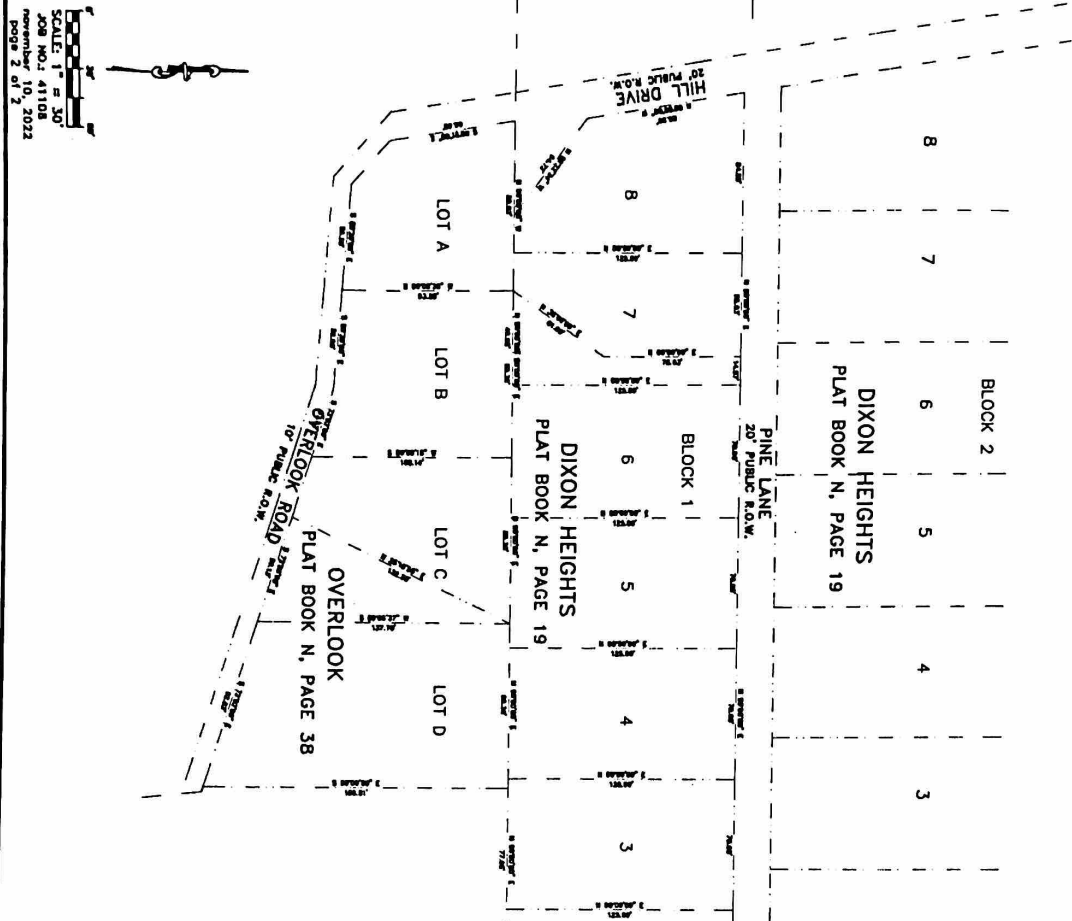
This Improvement Location Certificate does not constitute a title search by Alessi and Associates, Inc. to determine ownership of easements of record. For all information regarding easements, Right-of-Way and Title of Record, Alessi and Associates, Inc. relied on Title Commitment.

PREPARED BY:  
**ALESSI and ASSOCIATES, Inc.**  
 APPRAISERS • ENGINEERS • SURVEYOR'S  
 2989 Broadmoor Valley Road    Tele. 719/540-8832  
 Colorado Springs, CO 80906    Fax 719/540-2781

PURPORTED STREET ADDRESS:  
**3725 Hill Drive**  
 DATE: 5/12/2018  
 LENDER/CLIENT: Brian Johnson  
 BORROWER: Johnson  
 TITLE COMPANY: Unified Title  
 JOB NUMBER: 161302

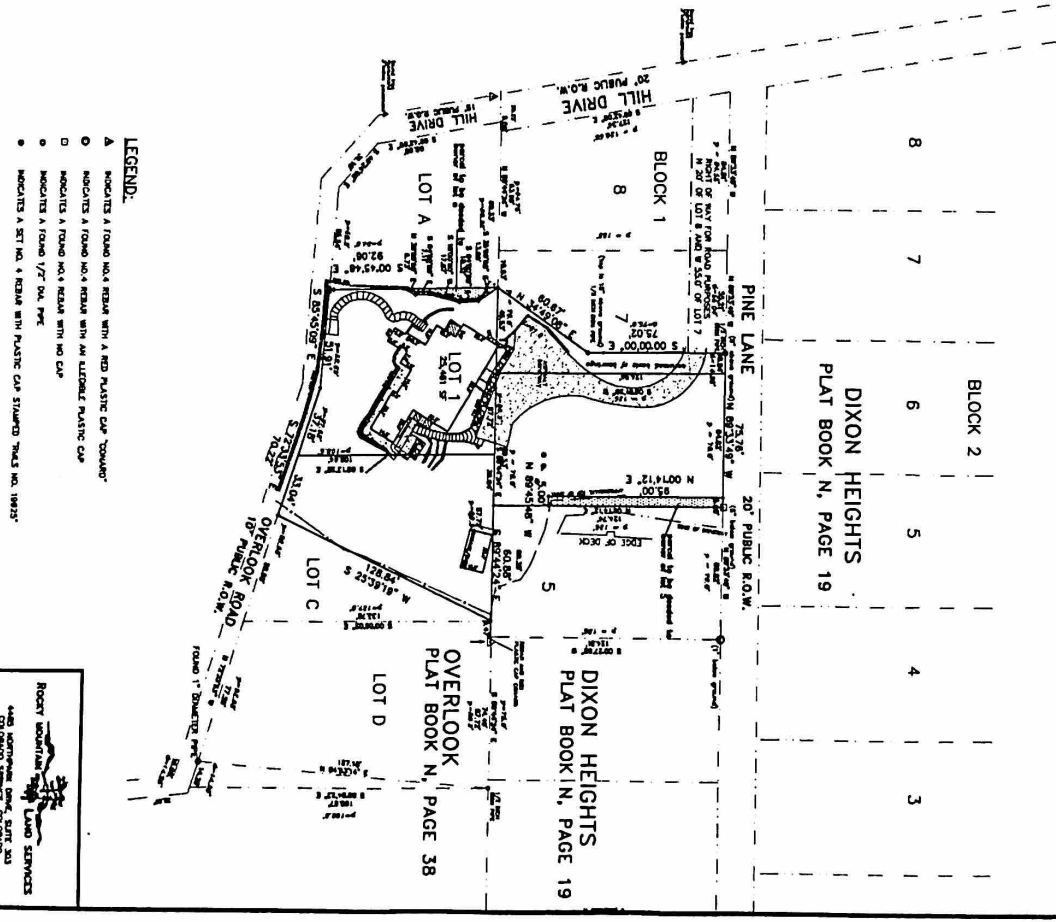
**O'CONNELL SUBDIVISION**  
 A REPLAT OF LOT 6 AND A PORTION OF LOT 7, BLOCK 1, DIXON HEIGHTS  
 TOGETHER WITH A PORTION OF LOTS B AND C, OVERLOOK SUBDIVISION  
 IN THE NW 1/4 OF SECTION 2, T 15 S, R 67 W OF THE 6th P.M.,  
 EL PASO COUNTY, COLORADO

as platted:



SCALE: 1" = 30'  
 JOB NO. 41108  
 November 10, 2022  
 Page 2 of 2

as replatted:



- LEGEND:**
- ▲ INDICATES A ROAD NO. 4 REMAIN WITH A RED PLASTIC CAP TOWARD
  - INDICATES A ROAD NO. 4 REMAIN WITH AN ALUMINUM PLASTIC CAP
  - INDICATES A ROAD NO. 4 REMAIN WITH NO CAP
  - INDICATES A ROAD 1/2" DIA. PIPE
  - INDICATES A SET NO. 4 REMAIN WITH PLASTIC CAP STUBBED UNDER TRAIL NO. 10095

**ROCKY MOUNTAIN LAND SERVICES**  
 4405 BENTLEY DRIVE, SUITE 303  
 COLORADO SPRINGS, COLORADO 80906  
 TEL: 719-593-0400



**PROPOSAL FOR PROFESSIONAL SURVEYING SERVICES**

**PREPARATION OF A SUBDIVISION PLAT AND BOUNDARY SURVEY**

**3725 HILL DRIVE AND TWO ADJACENT PROPERTIES**

**EL PASO COUNTY, COLORADO SPRINGS, COLORADO**



4465 NORTHPARK DRIVE, SUITE 303  
COLORADO SPRINGS, CO 80907  
PHONE: (719) 630-0559 • CELL: (719) 502-9738  
clt@rmls-survey.com



SEPTEMBER 2, 2022

MR. SEAN O'CONNELL  
3725 HILL DRIVE  
COLORADO SPRINGS, CO 80906

RE: A PROPOSAL FOR PROFESSIONAL SURVEYING SERVICES:  
A BOUNDARY SURVEY AND SUBDIVISION PLAT FOR A PROPOSED THREE LOT REPLAT OF 3725 HILL DRIVE, COLORADO SPRINGS, EL PASO COUNTY, COLORADO (TAX ASSESSOR PARCEL NUMBER 75022-04-106) TOGETHER WITH 1745 PINE LANE (TAX ASSESSOR PARCEL NUMBER 75022-04-080) AND TOGETHER WITH 3755 HILL DRIVE (TAX ASSESSOR PARCEL NUMBER 75022-04-067)

DEAR MR. O'CONNELL:

ROCKY MOUNTAIN LAND SERVICES IS PLEASED TO SUBMIT FOR YOUR CONSIDERATION THIS PROPOSAL FOR PROFESSIONAL SURVEYING SERVICES ON THE ABOVE REFERENCED PROJECT. ROCKY MOUNTAIN LAND SERVICES WILL PROVIDE ALL LABOR, MATERIALS AND TRANSPORTATION TO ACCOMPLISH THE FOLLOWING ITEMIZED TASKS:

I. BOUNDARY SURVEY: \$2,650.00

BASED ON THE OWNERS' DEEDS AND OTHER SUPPORTING INFORMATION OF RECORD FOR THE SUBJECT PROPERTY, ADJACENT RECORDED SUBDIVISION PLATS, ADJACENT DEED DESCRIPTIONS AND EXISTING MONUMENTS AS FOUND IN THE FIELD, THE EXTERIOR BOUNDARY OF THE THREE PARCELS WILL BE ESTABLISHED. IT IS REQUESTED THAT A CURRENT (OR OTHERWISE) TITLE INSURANCE COMMITMENT BE PROVIDED FOR THE SUBJECT PROPERTY AS A BASIS FOR THE LEGAL DESCRIPTION, IF AVAILABLE. ALL EASEMENTS OF RECORD FOUND THEREIN WILL BE DEPICTED OR NOTED ON THE SUBDIVISION PLAT. ALL DATA WILL BE COMPUTER GENERATED AND DRAFTED ON A LARGE FORMAT PLOTTER. THE PLAT WILL BE AVAILABLE ON REPRODUCIBLE MYLAR, COLORED PLOTS AS WELL AS IN AUTOCAD OR ADOBE DIGITAL FORMAT. THIS SURVEY WILL INCLUDE THE COMPUTATION / ESTABLISHMENT OF THE BOUNDARIES OF THE SUBJECT PROPERTY AND THE TWO ADJACENT PROPERTIES. THE COUNTY WILL REQUIRE THAT ALL THREE LOTS BE INCLUDED IN THE REPLAT AS STATE LAW FORBIDS THE EXCHANGE / SUBDIVISION OF LAND WITHOUT PLATTING IF THE TRACTS ARE UNDER 35 ACRES IN SIZE. MONUMENTS WILL BE SET AT ALL EXTERIOR BOUNDARY CORNERS AND AT THE CORNERS OF THE NEW LOTS.

II. PREPARATION OF LEGAL DESCRIPTIONS: \$750.00

BASED ON THE ABOVE DESCRIBED BOUNDARY SURVEY, LEGAL DESCRIPTIONS OF THREE PARCELS WILL BE PREPARED OF PARCELS TO BE EXCHANGED WITH THE NEIGHBORS AT 3755 HILL DRIVE AND 1745 PINE LANE. THESE LEGAL DESCRIPTIONS WILL BE UTILIZED TO TRANSFER OWNERSHIP OF THE THREE SMALL TRACTS DEPICTED ON YOUR SKETCH. DEEDS WILL NEED TO BE PREPARED BY A TITLE INSURANCE COMPANY OR ATTORNEY AND RECORDED WITH THE COUNTY CLERK TO COMPLETE THE TRANSFER OF OWNERSHIP PRIOR TO THE RECORDATION OF THE PLAT.



4465 NORTHPARK DRIVE, SUITE 303  
COLORADO SPRINGS, CO 80907  
PHONE: (719) 630-0559 • CELL: (719) 502-9738  
clt@rmls-survey.com



III. PREPARATION OF THE FINAL PLAT: \$1,550.00

BASED THE ABOVE DESCRIBED BOUNDARY SURVEY, LOCATIONS OF THE EXISTING BOUNDARY MONUMENTS AND EXISTING DEEDS AND PLATS OF RECORD, A FINAL SUBDIVISION PLAT WILL BE PREPARED ACCORDING TO THE EL PASO COUNTY PLANNING DEPARTMENT AND THE CLIENTS' SPECIFICATIONS. THIS ITEM WILL INCLUDE THE PREPARATION OF THE APPLICATION AND OTHER MINOR SUPPLEMENTARY ITEMS FOR THE SUBMITTAL.

IT DOES NOT INCLUDE ANY REPRESENTATION AT REQUIRED MEETINGS OR MAKING THE SUBMITTAL TO THE PLANNING DEPARTMENT, ANY COUNTY APPLICATION FEES OR THE RECORDING FEE FOR THE PLAT OR ANY ADDITIONAL MEETINGS THAT MAY BE REQUIRED THROUGHOUT THE PLATTING PROCESS.

IN ADDITION TO THE ABOVE DESCRIBED ITEMS, THE APPROVAL OF THIS SUBDIVISION MAY REQUIRE THE SERVICES OF A PROFESSIONAL ENGINEER/ARCHITECT TO COMPLETE THE FOLLOWING REQUIREMENTS:


1. DRAINAGE REPORT
2. GEO-HAZARD STUDY
3. GRADING AND EROSION CONTROL PLAN
4. DEVELOPMENT PLAN / PRELIMINARY PLAT

PLEASE NOTE THAT THE FEES DESCRIBED HEREIN REPRESENT THE COST OF ONE SERVICE ONLY EXACTLY AS DESCRIBED HEREIN. ANY ADDITIONAL WORK, REVISIONS OR RESTAKING WILL BE ACCOMPLISHED AT OUR CURRENT HOURLY RATES. THESE FEES ARE OFFERED FOR NINETY DAYS FROM THE DATE OF THIS PROPOSAL. THANK YOU FOR THE OPPORTUNITY TO SUBMIT THIS PROPOSAL AND I LOOK FORWARD TO A FAVORABLE REPLY.

SINCERELY  


CHRISTOPHER THOMPSON, P.L.S.  
PRESIDENT

IF YOU FIND THIS PROPOSAL ACCEPTABLE PLEASE INDICATE THE FACT WITH YOUR SIGNATURE BELOW. PAYMENT IN FULL IS DUE UPON COMPLETION OF THE ABOVE DESCRIBED SERVICE.

  
NAME

9-9-22  
DATE

(SEAN OCONNELL 3725 HILL DRIVE SUBDIVISION PLAT SEPTEMBER 2 2022.DOC)



4465 NORTHPARK DRIVE, SUITE 303  
COLORADO SPRINGS, CO 80907  
PHONE: (719) 630-0559 • CELL: (719) 502-9738  
clt@rmls-survey.com