

BRETT POWELL MINOR SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Brett E. Powell, being the owner of the following described tract of land to wit:

That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 25, in Township 15 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Beginning at the east quarter corner of said Section 25 and run thence West along the east and west center line of said section 660 feet, more or less, to the west line of said East Half of the Southeast Quarter of Northeast Quarter;
thence North along said west line 1056.6 feet, more or less, to a point on the north side of road;
thence along said road North 60° East 110 feet;
thence North 71°38' East 220 feet;
thence North 74°03' East 118.2 feet;
thence South 88°03' East 246 feet, more or less, to the east line of said Section 25;
thence South along said east line 1210.1 feet, more or less, to the place of beginning;

Except the North 60 feet thereof used as a road;

And further excepting any portion of Roadway 20 feet in width within the above parcel as set forth in Decree for Declaratory Judgment recorded April 25, 1975 in Book 2746 at Page 704 and December 7, 1979 in Book 3259 at Page 911.

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 **BRETT POWELL MINOR 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.

Brett E. Powell Date

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this ____ day of _____, 20____ by Brett E. Powell

My commission expires _____

Witness my hand and official seal _____
Notary Public

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as **BUILDING FOR BRETT'S RETIREMENT** in the County of El Paso, State of Colorado, and hereby subordinate the subject lien to the terms, conditions and restrictions of this document.

Executed this ____ day of _____, 20____

By: _____, as _____ of Ent Credit Union
Print Name Title

NOTARIAL:

STATE OF _____ }
COUNTY OF _____ } SS

Acknowledged before me this ____ day of _____, 20____ by

_____ as _____ of Ent Credit Union

My commission expires _____

Witness my hand and official seal _____
Notary Public

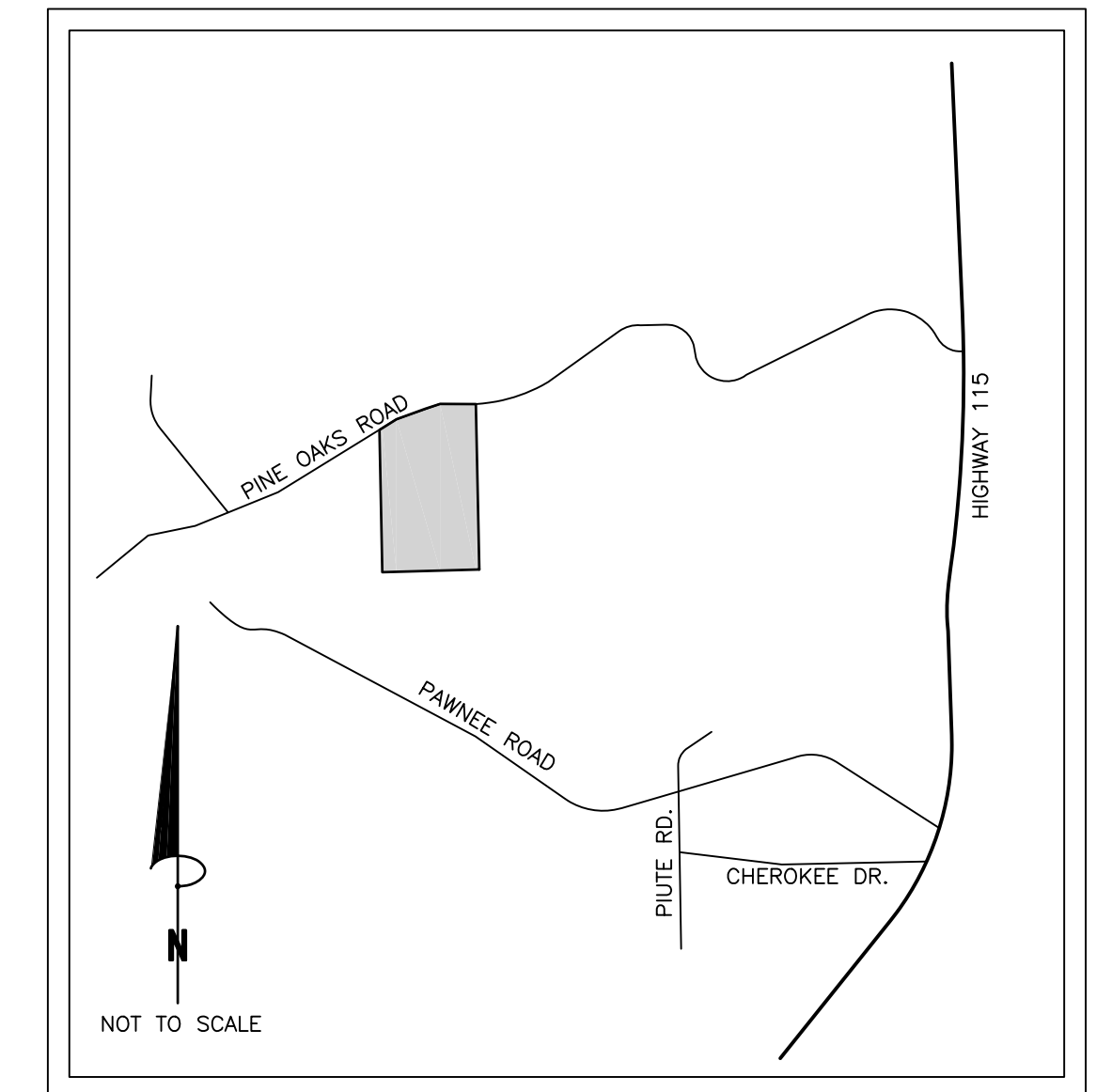
FEES:

Bridge Fee: _____
El Paso County School Fee: _____
Regional Park Fee: _____
Drainage Basin Fee: _____

NOTES:

- 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 Insurance Guarantee Company, Order No. RND55109487 with an effective date of 02/28/2023 at 5:00 P.M.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear South 88 degrees 26 minutes 34 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0950 G, effective date, December 7, 2018.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. Individual investigations for new building sites and septic systems will be required before construction.
- 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. Structures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in drainage ways.
- 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.
- Easements: As shown hereon, 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. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- This property is subject to the Rock Creek Mesa Water District and is subject to the District's rules, regulations and specifications.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install and maintain.
- Environmental: 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..
- This property is likely to experience ongoing noise and vibration impacts associated with training exercises within the Fort Carson Military Reservation. An analysis of these potential impacts is contained within Fort Carson's Installation Environmental Noise Management Plan (IENMP) which is periodically updated and can be obtained from the Directorate of Public Works-Environmental Division at Fort Carson, or from their web site.
- At the time of approval of this project, this property is located within the Southwestern Highway 115 Fire Protection District. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
- Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, 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 following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the El Paso County Planning and Community Development Department: Water Resources Report; Geology and Soils Report; Fire Protection Report; Final Drainage Report.
- () Denotes the address of each lot as provided by the Pikes Peak Regional Building Department.

VICINITY MAP



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

This plat of **BRETT POWELL MINOR 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.

Planning and Community Development Director

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 compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

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

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

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

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this ____ day of

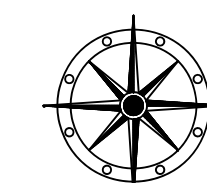
_____, 20____, A.D., and was recorded at Reception Number

_____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder

Owner of Record:
Brett Powell
305 Pine Oaks Road
Colorado Springs, CO 80926

PCD FILE No.



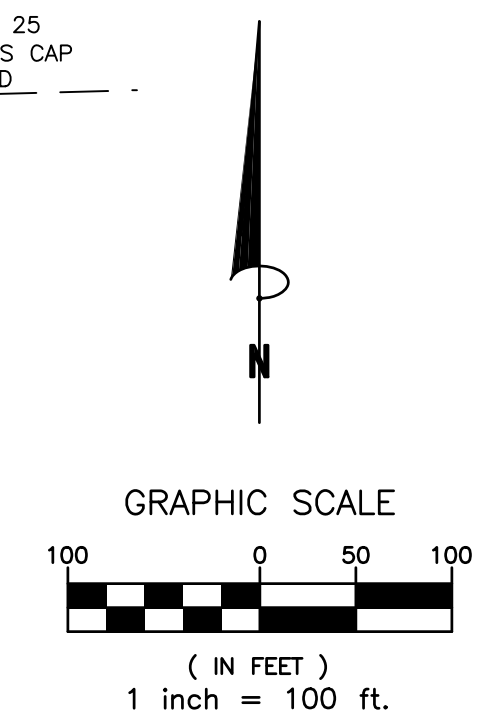
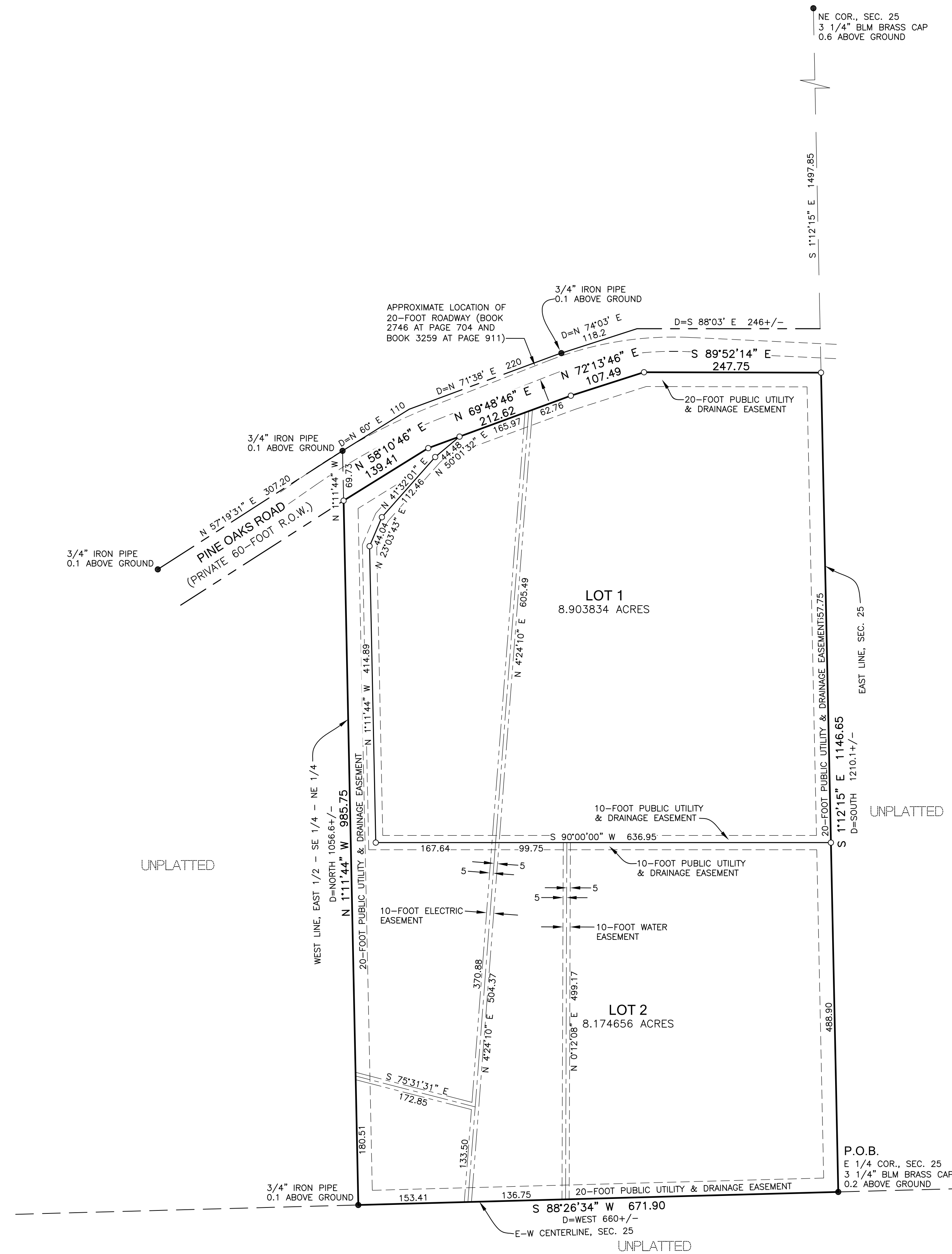
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

REVISIONS:	

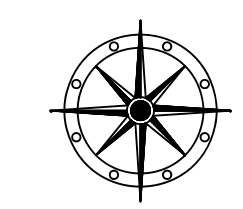
PROJECT NO. 23044
DECEMBER 11, 2023
SHEET 1 OF 2

BRETT POWELL MINOR SUBDIVISION

A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER
OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
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REVISIONS:	



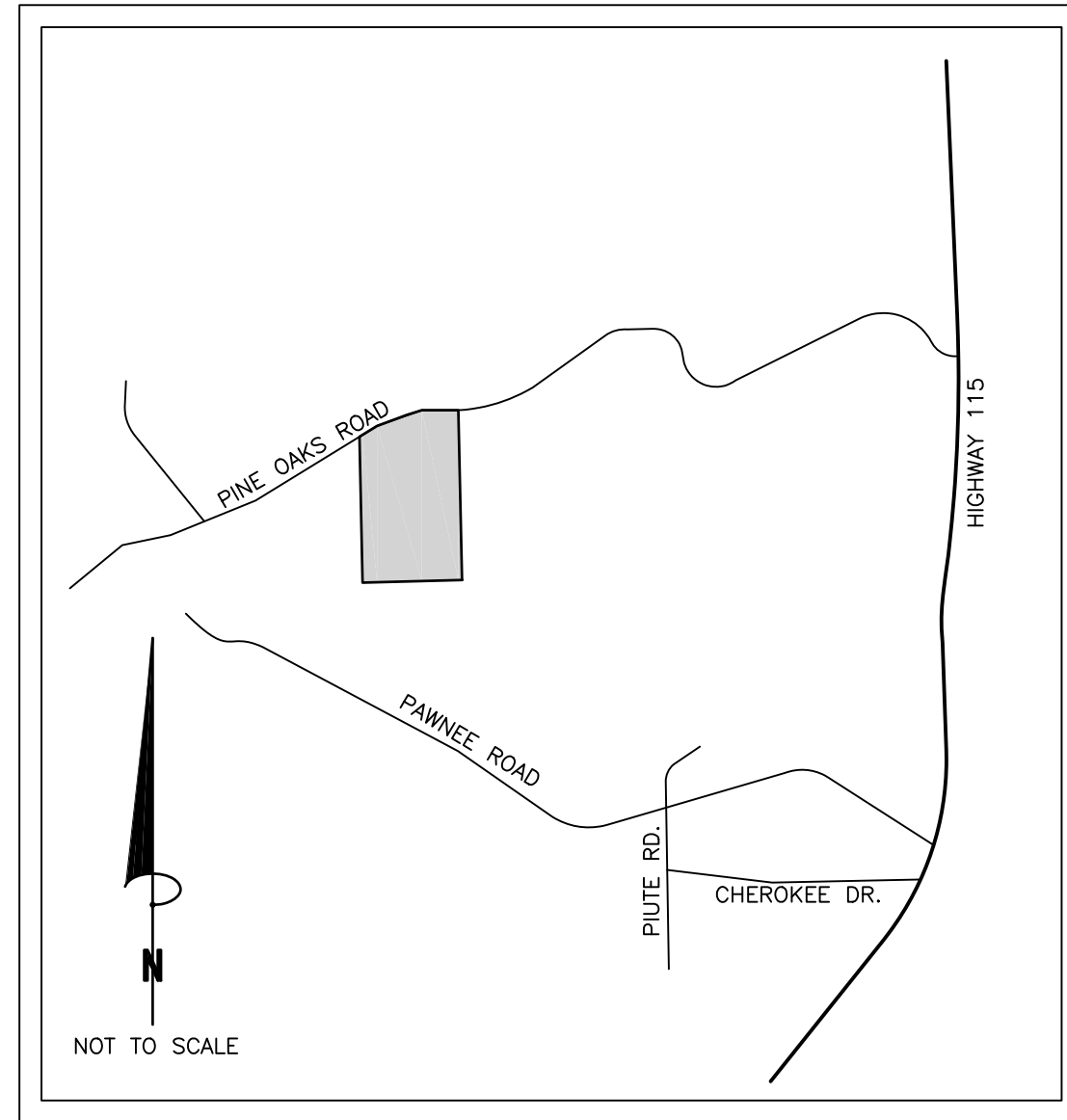
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PROJECT No. 23044
DECEMBER 11, 2023
SHEET 2 OF 2

PRELIMINARY PLAN BRETT POWELL MINOR SUBDIVISION

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OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 15 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

VICINITY MAP



LEGAL DESCRIPTION:

That portion of the East Half of the Southeast Quarter of the Northeast Quarter of Section 25, in Township 15 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

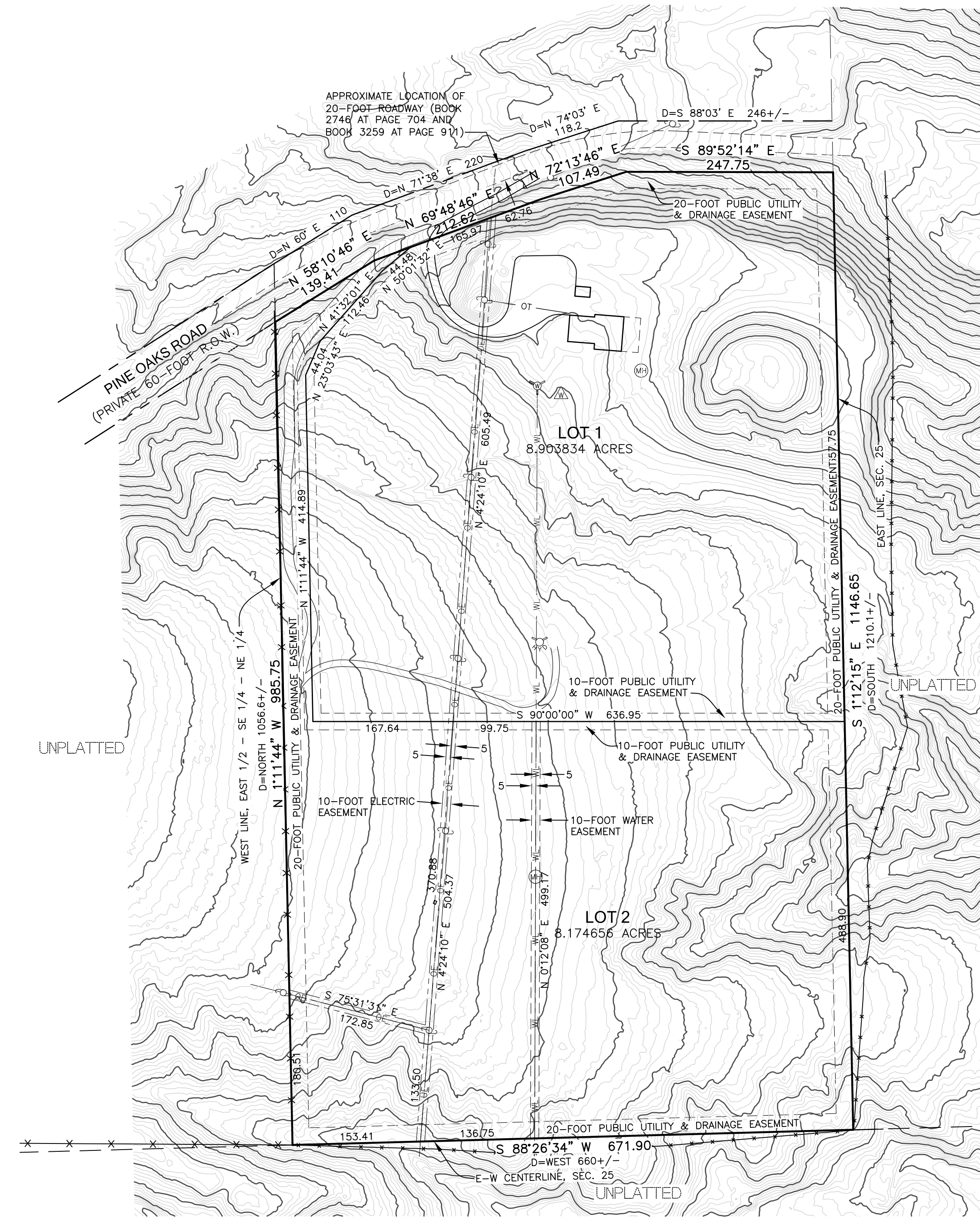
Beginning at the east quarter corner of said Section 25 and run thence West along the east and west center line of said section 660 feet, more or less, to the west line of said East Half of the Southeast Quarter of Northeast Quarter;
thence North along said west line 1056.6 feet, more or less, to a point on the north side of road;
thence along said road North 60° East 110 feet;
thence North 71°38' East 220 feet;
thence North 74°03' East 118.2 feet;
thence South 88°03' East 246 feet, more or less, to the east line of said Section 25;
thence South along said east line 1210.1 feet, more or less, to the place of beginning;

Except the North 60 feet thereof used as a road;

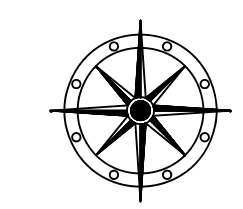
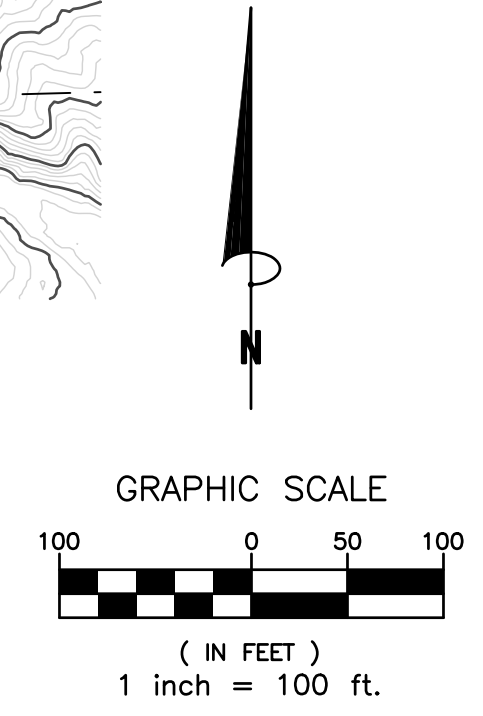
And further excepting any portion of Roadway 20 feet in width within the above parcel as set forth in Decree for Declaratory Judgment recorded April 25, 1975 in Book 2746 at Page 704 and December 7, 1979 in Book 3259 at Page 911.

FLOODPLAIN:

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Owner of Record:
Brett Powell
305 Pine Oaks Road
Colorado Springs, CO 80926



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REVISIONS:	

PROJECT No. 23044
DECEMBER 11, 2023
SHEET 1 OF 1