

McMILLEN SUBDIVISION LOT 1A
*AN ADMINISTRATIVE REPLAT OF TRACT C in RED ROCK RESERVE SUBDIVISION and the remainder of LOT 1 in McMILLEN SUBDIVISION,
 being a portion of the Northeast One-Quarter of Section 17 and the South One-Half of the South One-Half of Section 8,
 Township 11 South, Range 67 West of the 6th P.M. El Paso County, Colorado*

BE IT KNOWN BY THESE PRESENTS:

That William M. Kent and Amy Ruth Johnson, being the owners of the following described tract of land to wit:
 Situate in the West One-Half of Section 25, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, described as follows:
 Parcel A:
 Lot 1, McMillen Subdivision, except that portion conveyed in Deed recorded May 17, 2006 at Reception No. 206072450, County of El Paso, State of Colorado.
 Parcel B:
 Tract C, Red Rock Reserve Subdivision, County of El Paso, State of Colorado.
 Containing a computed area of 1221.133 square feet or 2.8038 acres of Land within this description.

Owners Certificate:

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, tracts, streets, and easements as shown hereon under the name and subdivision of **McMILLEN SUBDIVISION LOT 1A**. 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 the date of recording of this instrument, the undersigned are the legal owners and mothers 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 perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

William M. Kent

STATE OF COLORADO
 COUNTY OF EL PASO } ss

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

My commission expires _____
 Witness my hand and official seal
 Notary Public

Amy Ruth Johnson

STATE OF COLORADO
 COUNTY OF EL PASO } ss

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

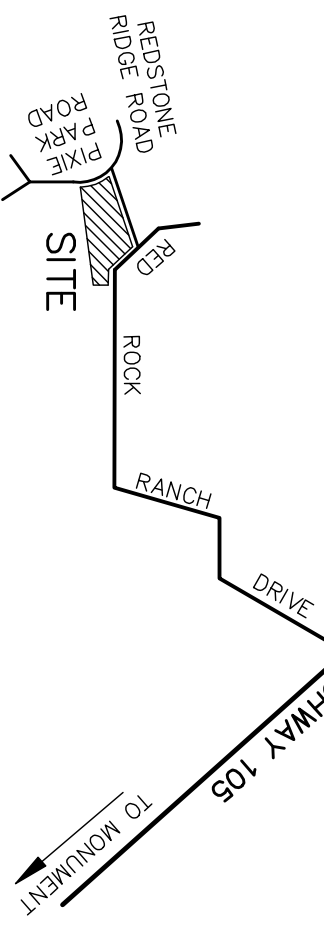
My commission expires _____
 Witness my hand and official seal
 Notary Public

NOTES:

- - Indicates a set #4 rebar with Surveyor's Cop. P.L.S. #37631, set Flush to Grade, unless otherwise noted.
- - Indicates recovered survey monument as noted. Flush to Grade, unless otherwise noted.
- b.g. - Indicates below Grade.
- a.g. - Indicates above Grade.
- * - Indicates NOT PART OF THIS SUBDIVISION.
- Crossed Paths Surveying Services relied on a commitment for title insurance, file NO.370-F10545F24, issued by Fidelity National Title Company, with an effective date of August 17, 2024, at 8:00 A.M. as provided by the client. Additional real estate record research was not conducted by Crossed Paths Surveying Services.
- Item 9 - Ingress Egress Easement; Jay's Northerly of subject parcel, (Book 5790 at Page 780)...no evidence of Easement due to extent of current Platted Subdivisions.
- Item 10 - Forest View Acres Water District Easement (Book 6386 at Page 1434)...does not effect subject parcel
- Item 11 - Forest View Acres Water District Agreement to resolve economic issues (Reception no. 217126926)...blanket condition
- Item 12 - Non-Recorded Easements without Survey to Identify; Easement #8 (Water Line and Maintenance) 15' Easement (Reception no. 217126926)...as shown hereon; exact location not known
- Item 14 - Access Easement (Reception no. 205021782)...does not effect subject parcel
- Item 15 - Detention Basin Maintenance Agreement with RED ROCK RESERVE HOMEOWNERS ASSOCIATION (Reception no. 206072443) ...verify with current HOA
- Item 20 - Slope & Construction Easement (Reception no. 206100104)...as shown hereon; terminates with expiration of the warranty period (not provided)
- Item 21 - Access Easement (Reception no. 207027496)...does not effect subject parcel; may pertain to HOA
- Item 33 - MountainView Electric Easement (Book 5433, Page 962)...blanket condition
- Item 35 - Apartment and Maintenance Easement (Reception no. 200046466)...does not effect subject parcel; reference made to original Plat(s)
- Item 40 - Waterline Assignment & Maintenance Agreement (Reception no. 219065504B)...does not effect subject parcel; may pertain to HOA

- Federal Emergency Management Agency, flood insurance rate map number 08041C 0256G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be partially in zone X (area determined to be outside the 2% annual chance floodplain), and a partially in zone D, (area in which flood hazards are undetermined, but possible).
- The approval of this replat vacates all prior Plats and Easements for the area described by this replat.
- Basis of Bearings: All bearings shown are relative to the Eastern Line of Lots 1, 2 and 3 in said McMILLEN SUBDIVISION, monumented as shown and assumed to bear S01°49'00"W, a distance of 591.62 feet.
- 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.
- All lineal units of measure shown hereon are in U.S. Survey Feet.
- For informational purposes: 4511 RED RANCH DRIVE, Monument, CO 80832; shown hereon as (4511) and subject to change.
- Date of Survey: September 23, 2024
- No driveway shall be established unless an access permit has been granted by El Paso County.
- 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 LICENSED IN THE STATE OF COLORADO.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN DRAINAGE WAYS THAT WOULD IMPEDE THE FLOW OF SURFACE DRAINAGE.
- Easements are as shown hereon, with the sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Sight Triangles, 25' x 25', shall be maintained at the intersection of RED ROCK RANCH ROAD and REDSTONE RIDGE ROAD and at REDSTONE RIDGE ROAD and FIXIE PARK ROAD. No Obstructions greater than 18' in height allowed in these areas.
- Water is to be provided by Forest View Acres Water District.
- FIRE PROTECTION BY TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- 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.
- Sewage treatment is the responsibility of the individual property owner. The El PASO County HEALTH DEPARTMENT must approve each system and, in some cases the Department may require an Engineer Designed system prior to permit approval.
- Property Owner responsible for Maintaining proper storm water drainage in and through Lot.
- There shall be no direct access from Lot 1A to RED ROCK RANCH ROAD, except for temporary emergency use.
- 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.

Include this note:
 Gas and Electric Developer is responsible for extending utilities to each lot.
 Gas and Electric Developer is responsible for extending utilities to each lot.
 Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)
 NOT TO BE SEPARATE NOTES FOR GAS OR ELECTRIC IN THE CASE OF DIFFERENT PROVIDERS
 MCNINTOSH, WYNNE



CLERK AND RECORDER:

STATE OF COLORADO } ss
 COUNTY OF EL PASO }
 I hereby certify that this instrument was filed for record in my office on this _____ day of _____, 20____ A.D., and was recorded at Reception No. _____ of the records of El Paso County, Colorado.

BY: _____
 El Paso County Clerk and Recorder Date

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

This plat for "McMILLEN SUBDIVISION LOT 1A" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 2024, subject to any notes or conditions

Planning and Community Development Department Director _____ Date

FEES:

Bridge Fee: N/A
 School Fee: N/A
 Park Fee: N/A
 Drainage Basin Fee: _____

SURVEYOR'S CERTIFICATION:

I, JAMES P. BRINKMAN, 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 no methodical closure errors are less than 1:10,000; and that said plat has been prepared in accordance with the provisions of the Surveying Code 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.

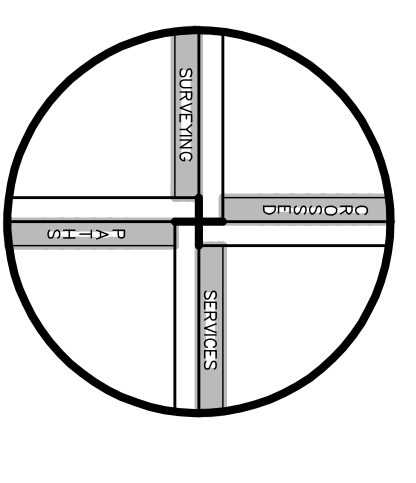
I attest the above on this _____ day of _____, 2023.

Remove
PRELIMINARY
 James P. Brinkman
 Colorado Professional Land Surveyor No. 37631

PCD FILE NO.

VR248

6					
5					
4					
3					
2					
1					
no.	date	revisions	scale: 1" = 60'	drawn by: JPB	by
1.					
drawing date:	November 18, 2024				
dwg. file:	240824OK_VAC.dwg				
project no.:	240824OK				

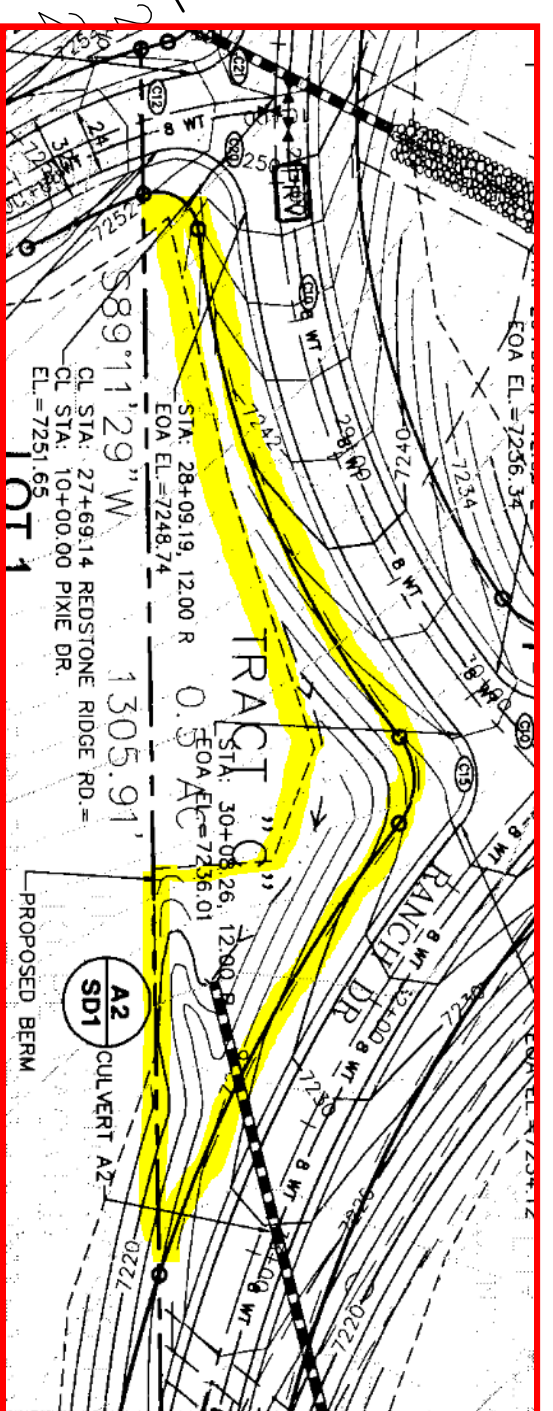
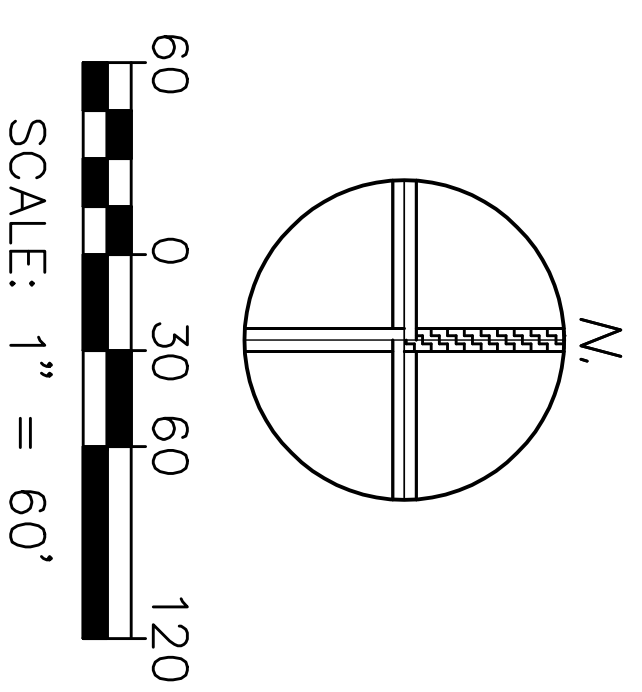


CROSSED PATHS SURVEYING SERVICES, INC.
 P.O. BOX 8815
 COLORADO
 PHONE: 719-651-2349
 EMAIL: jpb@cpsstc.com

McMILLEN SUBDIVISION LOT 1A

AN ADMINISTRATIVE REPLAT OF TRACT C in RED ROCK RESERVE SUBDIVISION and the remainder of LOT 1 in McMILLEN SUBDIVISION, being a portion of the Northeast One-Quarter of Section 17 and the South One-Half of the South One-Half of Section 8, Township 11 South, Range 67 West of the 6th P.M. El Paso County, Colorado

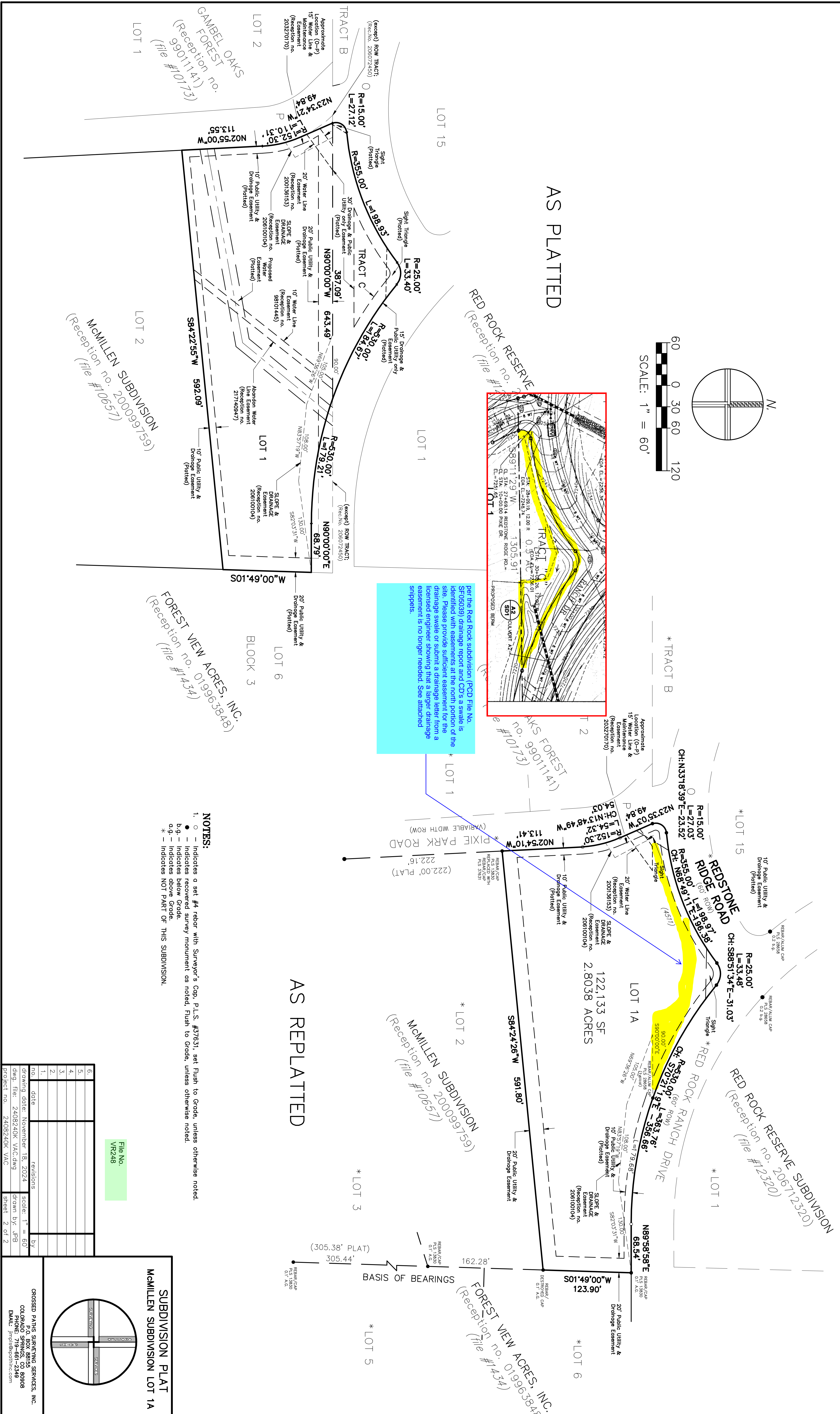
AS PLATTED



Per the Red Rock subdivision (POD File No. SFU5039) drainage report and CD's a swale is identified with easements at the north portion of the site. Please provide sufficient easement for the drainage swale or submit a drainage letter from a licensed engineer showing that a larger drainage easement is no longer needed. See attached snippets.

AS REPLATTED

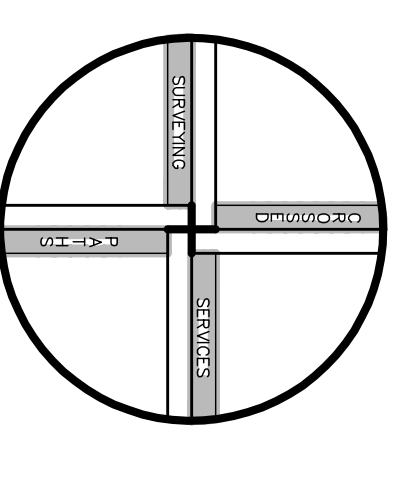
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File No.
VR248

no.	date	revisions	by
6			
5			
4			
3			
2			
1			

drawing date: November 18, 2024
 dwg. file: 2408240K_VAC.dwg
 project no.: 2408240K_VAC



SUBDIVISION PLAT
McMILLEN SUBDIVISION LOT 1A

CROSSED PATHS SURVEYING SERVICES, INC.
 P.O. BOX 8815
 COLO SPRING, CO 80908
 PHONE: 719-681-2349
 EMAIL: info@cpssurvc.com