

MARY JANE RANCH SUBDIVISION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

FINAL PLAT

Unresolved comment from V1.

Address and V1 Engineer Comments for missing plat notes.-Unresolved V1

Please address all comments from V1.

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KNOW ALL MEN BY THESE PRESENTS

THAT ROBERT S. AND WENDY K. WILLIAMS, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER

THENCE S00°00'00"E ALONG A LINE THAT PARALLEL TO THE WEST LINE OF SAID SECTION 15, 1282.28 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N89°24'17"E ALONG A LINE THAT PARALLEL TO THE NORTH LINE OF SAID SECTION 15, 1282.28 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE S00°03'15"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 1282.28 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, 1282.28 FEET TO THE POINT OF BEGINNING;

THENCE N00°00'00"E ALONG A LINE THAT PARALLEL TO THE WEST LINE OF SAID SECTION 15, 1282.28 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1.6 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND AND EASEMENTS AS SHOWN ON THIS PLAT TO BE DEDICATED TO THE PUBLIC USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY, COLORADO. THE OWNER RELEASES AND QUITS ALL OR ANY SUCH RIGHTS TO EL PASO COUNTY, COLORADO. THE TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "MARY JANE RANCH SUBDIVISION" IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED ROBERT S. AND WENDY K. WILLIAMS, HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____ A.D.

BY: _____ REPRESENTATIVE

STATE OF COLORADO)

)

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 20____, BY _____

BY _____ WITNESS MY HAND HAD SEAL

MY COMMISSION EXPIRES: _____

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 (use which are applicable) as shown hereon under the name and subdivision of _____ 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.

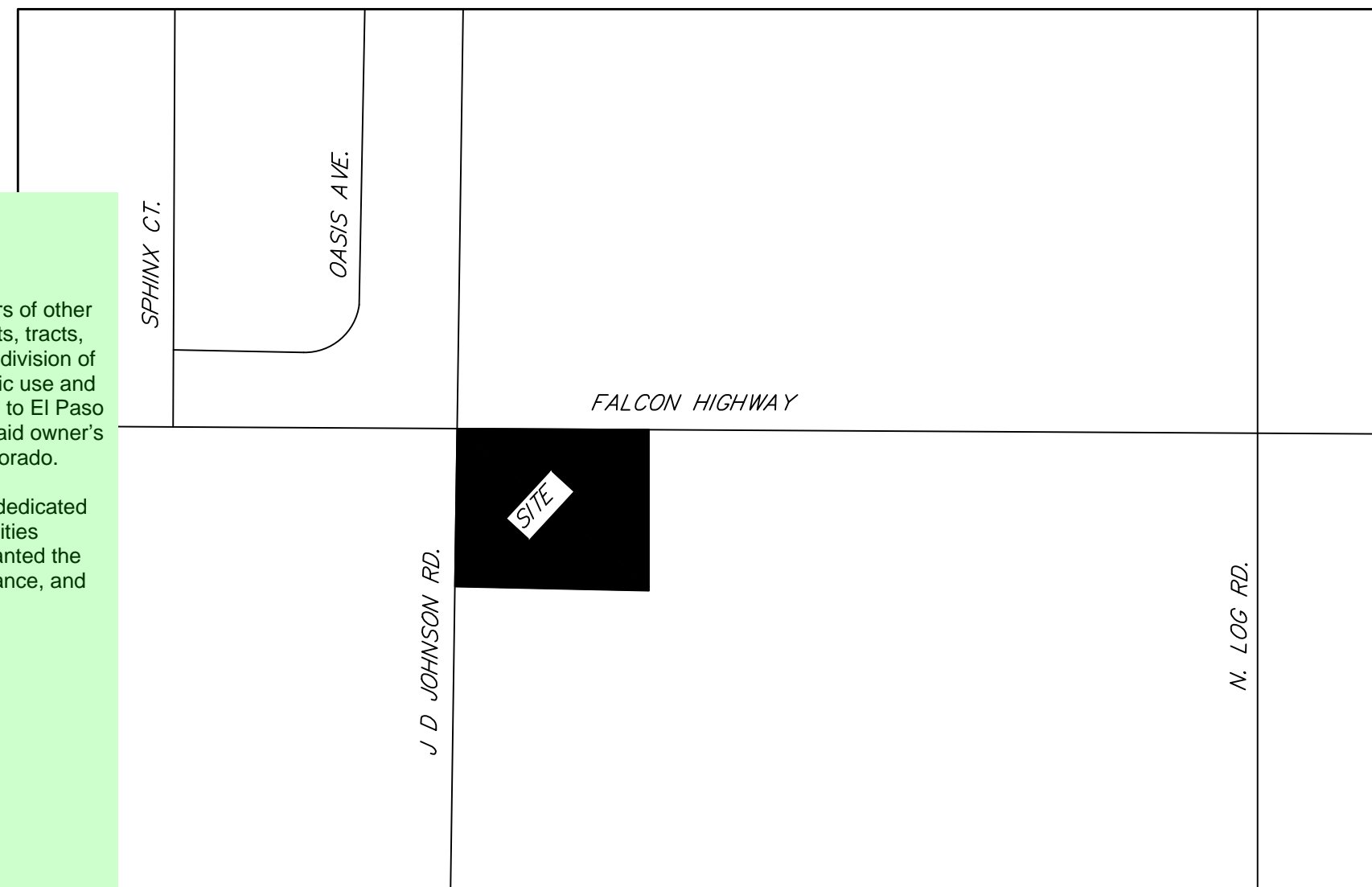
Owners/Mortgagee (Signature) _____
By: _____ Title: _____
ATTEST: (if corporation)
Secretary/Treasurer _____
State of Colorado
County of _____
Signed before me on _____, 20____
by _____ (name(s) of individual(s) making statement).

(Notary's official signature)

(Title of office)

(Commission Expiration)

Signatures of officers signing for a corporation shall be acknowledged as follows:
(print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)



VICINITY MAP
NOT TO SCALE

EASEMENTS

ALL LOT LINES, (FRONT, REAR AND SIDE) ARE HEREBY PLATTED WITH TEN FOOT DRAINAGE AND UTILITY EASEMENTS. THE SURFACE AREA OF SAID EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.

GENERAL NOTES

- ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.
- BASIS OF BEARING: ALL BEARINGS DEPICTED ON THIS SUBDIVISION PLAT ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, BEING MONUMENTED AT THE WEST END BY A 3-1/4" ILLEGIBLE ALUM. CAP IN RANGE BOX AND AT THE EAST END BY A 3-1/4" ALUMINUM CAP STAMPED ACCORDINGLY, PLS 11624, MEASURED AS BEARING N89°24'17"E WITH A DISTANCE OF 2624.50 FEET.
- ALL REFERENCES TO RECEPTION NUMBERS SHOWN HEREON ARE PUBLIC DOCUMENTS RECORDED WITH THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CENTENNIAL LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND. FOR ALL INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY, CENTENNIAL LAND SURVEYING, LLC RELIED UPON TITLE COMMITMENT NO. 123456789, PREPARED BY INSERT TITLE COMPANY HERE, DATED INSERT DATE HERE.

Please address all comments from V1.

SURVEYOR'S STATEMENT

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

MICHAEL J. MUIRHEID, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 37909
FOR AND ON BEHALF OF CENTENNIAL LAND SURVEYING, LLC

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR MARY JANE RANCH SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

STATE OF COLORADO)

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, ___M THIS _____ DAY OF _____, 20____ A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

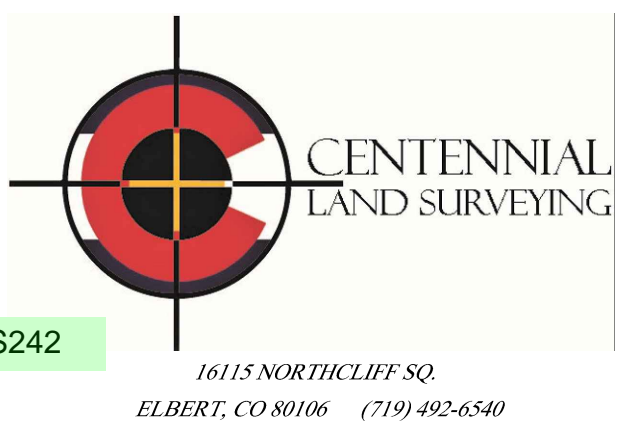
FEES

RECORDING FEES: _____
DRAINAGE FEES: _____
PARK FEES: _____
SCHOOL FEES: _____
BRIDGE FEES: _____

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.

PCD File MS242

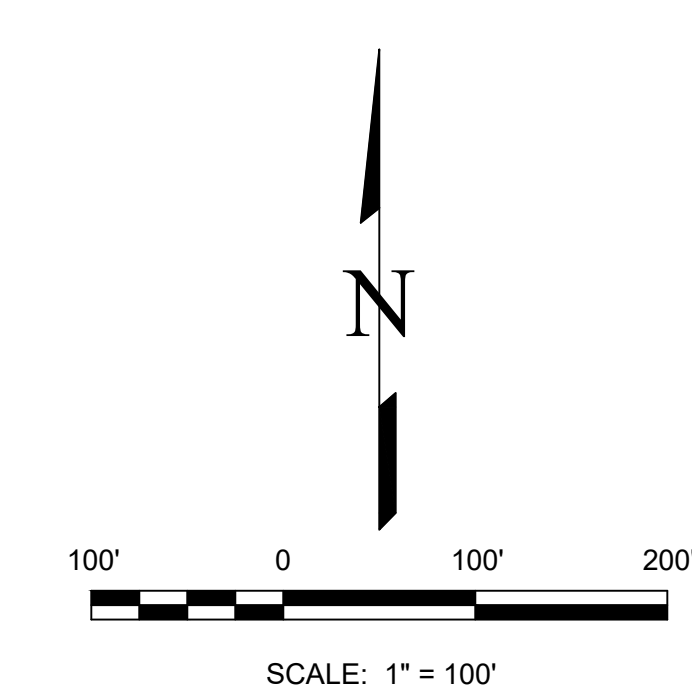
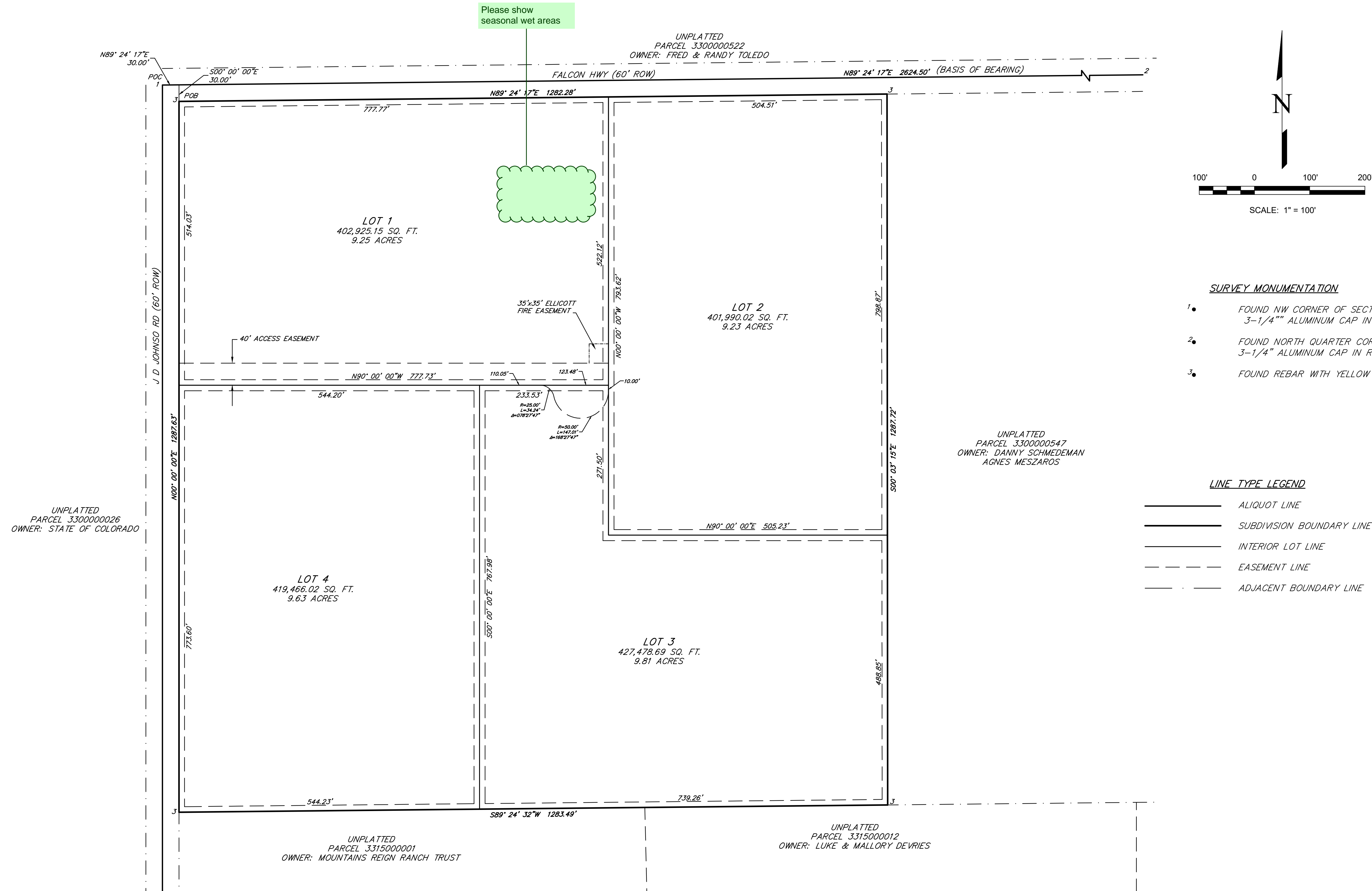


1 OF 2	
REVISIONS	DRAWN: MJM
	CHECKED: SLM
	DATE: 6/14/24
	JOB NO.: 210519

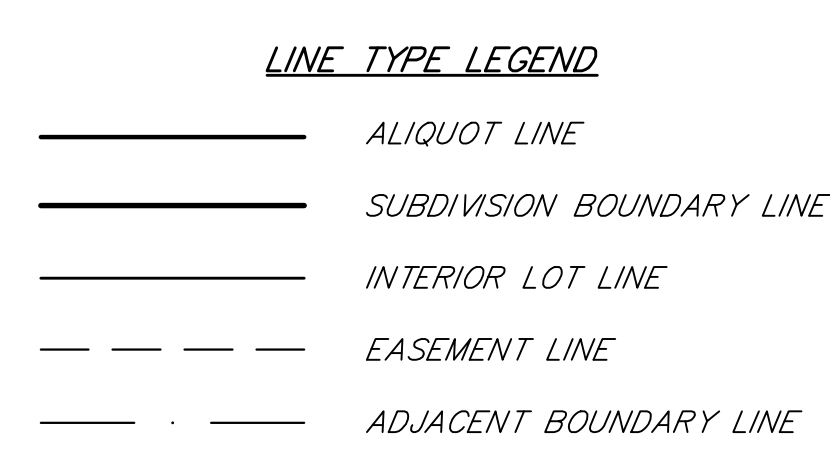
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FINAL PLAT



- SURVEY MONUMENTATION**
- FOUND NW CORNER OF SECTION 15
3-1/4" ALUMINUM CAP IN RANGE BOX PLS ILLEGIBLE
 - FOUND NORTH QUARTER CORNER OF SECTION 15
3-1/4" ALUMINUM CAP IN RANGE BOX, PLS 11624
 - FOUND REBAR WITH YELLOW CAP, PLS 11624



UNPLATTED
PARCEL 3300000026
OWNER: STATE OF COLORADO

UNPLATTED
PARCEL 3300000547
OWNER: DANNY SCHMEDEMAN
AGNES MESZAROS

UNPLATTED
PARCEL 3315000001
OWNER: MOUNTAINS REIGN RANCH TRUST

UNPLATTED
PARCEL 3315000012
OWNER: LUKE & MALLORY DEVRIES

2 OF 2

REVISIONS	DRAWN: MJM
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