Chuck Broerman 08/18/2021 03:28:51 PM Doc \$0.00 3

Rec \$23.00

Pages

El Paso County, CO

From: Brent Johnson brent@pprbd.org Sent: Friday, June 11, 2021 3:16 PM

To: Cordero, Angel E Jr CIV USAF (USA) <angel.e.cordero.civ@mail.mil>

Cc: Nina Ruiz <ninaruiz@elpasoco.com>

Subject: [Non-DoD Source] RE: Plat Review for Cordero Minor Subdivision

Good afternoon Mr. Cordero,

Attached is a stamped copy of your plat. Please send me a copy of the recorded plat document once you get it recorded.

Thanks.

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

---Original Message----

From: Cordero, Angel E Jr CIV USAF (USA) <angel.e.cordero.civ@mail.mil>

Sent: Wednesday, June 9, 2021 8:12 AM To: Brent Johnson brent Johnson brent Johnson https://doi.org/

Subject: RE: Plat Review for Cordero Minor Subdivision

UNCLASSIFIED

I am working with Nina Ruiz, on the Cc line.

V/R, Angel

UNCLASSIFIED

---Original Message---

From: Brent Johnson brent@pprbd.org Sent: Tuesday, June 8, 2021 3:36 PM

To: Cordero, Angel E Jr CIV USAF (USA) <angel.e.cordero.civ@mail.mil>Subject: [Non-DoD Source] RE: Plat Review for Cordero Minor Subdivision

Good afternoon Mr. Cordero,

This plat looks good. Which planner are you working with at the County so I can send them a stamped copy? Thanks.

Brent Johnson
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

---Original Message----

From: Cordero, Angel E Jr CIV USAF (USA) <angel.e.cordero.civ@mail.mil>

Sent: Monday, June 7, 2021 12:38 PM To: Brent Johnson brent@pprbd.org>

Subject: Plat Review for Cordero Minor Subdivision

UNCLASSIFIED

Brent,

Please find attached the Cordero Minor Subdivision plat for review as discussed last week. I do not have an email address for REBEKAH ALLEN as I believe she is the point of contact for this action.

V/R, Angel Cordero

UNCLASSIFIED

CAUTION: - This is an external email. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

CAUTION: - This is an external email. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe.

KNOW ALL MEN BY THESE PRESENTS

The Southwast Quarter of the Northeast Quarter of said Section 1, A tract of land located in the Southeast Quarter of the Mortheast Quarter of Section 7, Township 14 South, Range 63 West of the 6th P.M., El Pasa County Chiardo sescribes as follows: That Angel Emilio Cordero, being the biener of the following described tracts of lend to wit:

excepting therefrom the northerly 65 feet thereof and also excepting the lollowing tract of land described as follows;

Beginning at a point on the east like of sald Section 1 from whence the East Owner or and Section 1 from 1 Section 1 from 1 Section 1 Se

Containing a calculated area of 35.5485 acres, more or less.

OWNERS CERTIFICATION:

ingel Emilio Cordero

COUNTY OF EL PASO

Ingel Emilio Cordero icknowledged before me this

100 H

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Journals Bead of County Commissioners on the "member of the "membe This plat for CORDERO MINOR SUBDIVISION was approved for filing by the Et Paso County,

resident, Board of County Commissioners Date

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE

This plot for CORDERO MINOR SUBDIMISION was approved for filing by the El Paso County, Colorado Planning and Community Development Department Girector on the

20 subject to any notes or conditions

Director Of Planning and Community Development

Ogte

SURVEYOR'S CERTIFICATION:

Lists 5, Servines, a day's registered Professional Land Servenyor in the State of Colorado, do hearby certify that the plan injury and correctly proposeds that results of a Laurya made on the class of Laurya beam interest, by the curvine any date of Laureau Laurya made on the class of Laurya beam interest, by the curvine any date of Laureau Laurya La

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

COMPASS SURVEYING & MAPPING, LLC 3249 WEST CAREFREE CIRCLE COLORADO SPRINGE, CO 80917 719-354-4120 WWW.CSAMLC.COM

B

Bridge Drainage Fee: 3

NOJECT NO. 15-030 NECEMBER 01, 2016; REYNSED: APRIL 18, 2017; JANUARY 02, 2019; JANUARY 30, 2019; JANCH 6, 2019; October 18, 2019; February 4, 2020, November 18, 2020, Jane 7, 2021

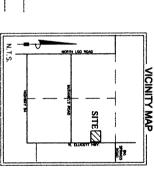
MINOR SUBDIVISION

CORDERO MINOR SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

20' PUBLIC LITLITY & DISSING PAGRESS AND EGRESS EASEM C. No. 218027142) N 89'27'24'W 1321.66 S 89'28'12'E 1338.27 PARCEL DESCRIBED IN BOOK 5404 AT PAGE 1166 N 82'06'08'W 565,14 10' PUBLIC UTILITY & DR 8-# 862407E 561.4 88'40'25'E 561.4 5 1702'54'8 387 71 ROAD R.O.W. (0.4450 ACRES 2 1/2 MOM. COP. 6 PLS 11824 MORTH PLENCY





- Devotes found #4 rebot with plastic cop inscribes *Ps.5 12255", where otherwise mated.
 Perotes set #5 near with plastic cop marked *Ps.5 12439".
 Devotes set #5 near with plastic cop marked *Ps.5 12439".
 Devotes set observe.
 Devotes second bearing and/or distance.
- Bosis of beolings is the south line of the property, monumented as shown and assumed to bear North 89 degrees 27 minutes 24 seconds West, 1321.68 feet. This surely does not consiste a like event by Compass Surveying and Magning, LLC by determine companing on exements of created. For all information argument exements, rights of way on the cared. Companis Surveying and Magning, LLC relets upon a Title insurance. Palicy insured by Stewart Title Guaranty Company, Fig. No. 802728, dotted December 12, 2014 of 8,00 A.M.
- Water is to be provided via an individual on site swit. Permits for individual domestic wells must be obtained from the state engineer who by see has obtained from the state engineer who by see has the authority to set conditions for the issuance of these permits.
- Sange technent is the responsibility of the property sense. The EP Pass Coulty Opportment of the Pass Coulty Opportment of the Pass of Environment must approve seath system and in some cross and in some cause the Department may require an engineer designed system prior to permit approved.
- This property is located within and serviced by the Elicott Fire Protection District.
- Easements are as noted, with the sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
- Naiboxes shall be installed in accordance with all El Pauo County Department of Transportation and United States Postal Service regulations.
- All structures foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- All property centers are responsible for molitolining proper storm eater diclinage in and through their property. Sincebures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in drainage ways.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within these percent after you first descent such defect, in no exent may any action be commenced more then ten years from the date of the certification shown hereon. a oddresses exhibited on this plot are for informational purposes only. They are not the legal profition and are subject to change.
- (ESDBA, DERDECT) WANNEDSEN ASPECT, Find immunes that they have brains (04.010055) of election date becames 7, 2016, indicate that the new station the average property to be certed in 2 no. A (precial field based sees invested by 100-peer fixed, no best fixed steas distancing) of the Color (1 no. 4 peer). The color of the color o
- No crimenty shall be adulthhed unless on access permit has been granted by II Plaus Courty, Planning and Community Development. Individual six purchases are responsible for construction drivenors, including measurery statistics countries to the control of the discussion of the discussion of the discussion of the discussion and to be specifically approved by the Discust First Production District.
- Due to siliffing concerns, the property same is encouraged to incorporate wildfire (will break provisions as recommended by the Colorados State Forest Service and illustrated through publications coolidate through the State Forest Services.
- 17. The 80 fool wide public Nejheary contained within this plot as ordered by the Board of Chapting Commissioners for El Peac Country on Catabber 3., 1887 and recorded in Road Book A of Popular Commissioners for El Peaco Country, is hereby vacated upon recordation of this plot. Developer and comply with fested and state least, regulations, personant, review and permit requirements, and print regions are groundly and an experiments, and print operation of personal regions of the colorado Developer of Temporal of Temporal of Temporal of Temporal of Temporal of Developer of Society of Wildlife Society and personal of the Society Act, porticularly as it relates to the field species (e.g., Presis's Mexican Junying Mouse).
- Neis Regarding Stormenter Diningst: All property content use responsible for maintaining pro-storm water dinings in and through their property. Public dinings essentant as appositionly rated on the published in maintained by the included but consent unless otherwise inflicient Synchress, feeders, medicaling or temperaceophy that could impaid the fixer or morall shall not be

- Wate is the Shawer Blain capition is descript based on a 100 year qualifier life; henseen, for If Pace County general purposes, sealer of the Denner Blain quidings is consisted based on a 500 peer popier life, hippicates and all cluims centres in the subdistion should be soon the the seconds: 66 of a sealer supely beared on with in a gain. There Blain equilibrium be seat then eliters. In 100 years or 300 years used for electrical indicated and to includated south level decliner. Materialism resemble solar resources should be outpared and comportated in a permissional solar level purple point to produce allow generations with a setter comportated in a permissional solar level purple point purple.
- 2) The uniter angly for the subsidiation is by individed on-tied with the first contributory regarded could present in the Common Council Miles Commission Federal and Open reDetermination of Miles Right No. 3344-310 deted Cotaber 12, 2016 ("Reservations"). 7 or associated Responsive Plan No. 3344-310 deted June 12, 2018 ("Responsive Plan"). The address council arbitropies of every most only access 013, secretain part of, cold censure and determination of the commission of the common contributory. The common and initial No. see of non-responded septic prisones and other ground story includes contribute on the return forest benefitors in sensor amount adequations to the charded opeland of the Upper Book Salaried Creak Council Miles Miles List censure shall comply with or enablements of the Book Salaried Creak Council Miles Miles ("Anne Council Miles C

RECORDING:

COUNTY OF EL PASO SS

this ____ day of ____ hereby certify that the instrument 20 A.D., and is duty recorded under

of the records of El Pasa County, Colorada

CHUCK BROERWAN, RECORDER

PCD FILE # MS-17-001