

# 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

## KNOW ALL MEN BY THESE PRESENTS:

That Angel Emilio Cordero, being the owner of the following described tracts of land to wit:

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 1, Township 14 South, Range 63 West of the 6th P.M., El Paso County, Colorado described as follows:

The Southeast Quarter of the Northeast Quarter of said Section 1.

Excepting therefrom the northerly 65 feet thereof and also excepting the following tract of land described as follows:

Beginning at a point on the east line of said Section 1 from whence the East Quarter of said Section 1 bears S 0°52'33" E, 565.14 feet; thence N 84°01'36" W, 585.14 feet; thence S 0°41'01" E, 251.53 feet; thence N 85°24'07" E, 562 feet to the east line of said Section 1; thence N 0°52'33" W along the east line of said Section 1, a distance of 177.05 feet to the point of beginning.

Containing a calculated area of 35.5483 acres, more or less.

## OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and other persons having an interest in the above described land, do hereby certify that the above described land is divided into lots, easements and road right of way as shown herein under the name and subdivision of CORDERO MINOR SUBDIVISION. The utility easements shown herein are hereby dedicated for public utilities and communication systems and other purposes as shown herein. The entities responsible for providing the services for which the easements are dedicated are hereby designated. The undersigned do hereby grant, convey from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Angel Emilio Cordero \_\_\_\_\_ Date

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by

Angel Emilio Cordero

My commission expires \_\_\_\_\_  
Witness my hand and official seal \_\_\_\_\_  
Notary Public

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for CORDERO MINOR SUBDIVISION was approved for filing by the El Paso County Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2017, subject to any notes specified herein and any conditions included in the resolution of approval.

Chair, Board of County Commissioners \_\_\_\_\_ Date

## 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 herein, by me or under my direct supervision and that the same is in full compliance with the laws of the State of Colorado, 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 and all applicable provisions of the El Paso County Land Development Code.

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

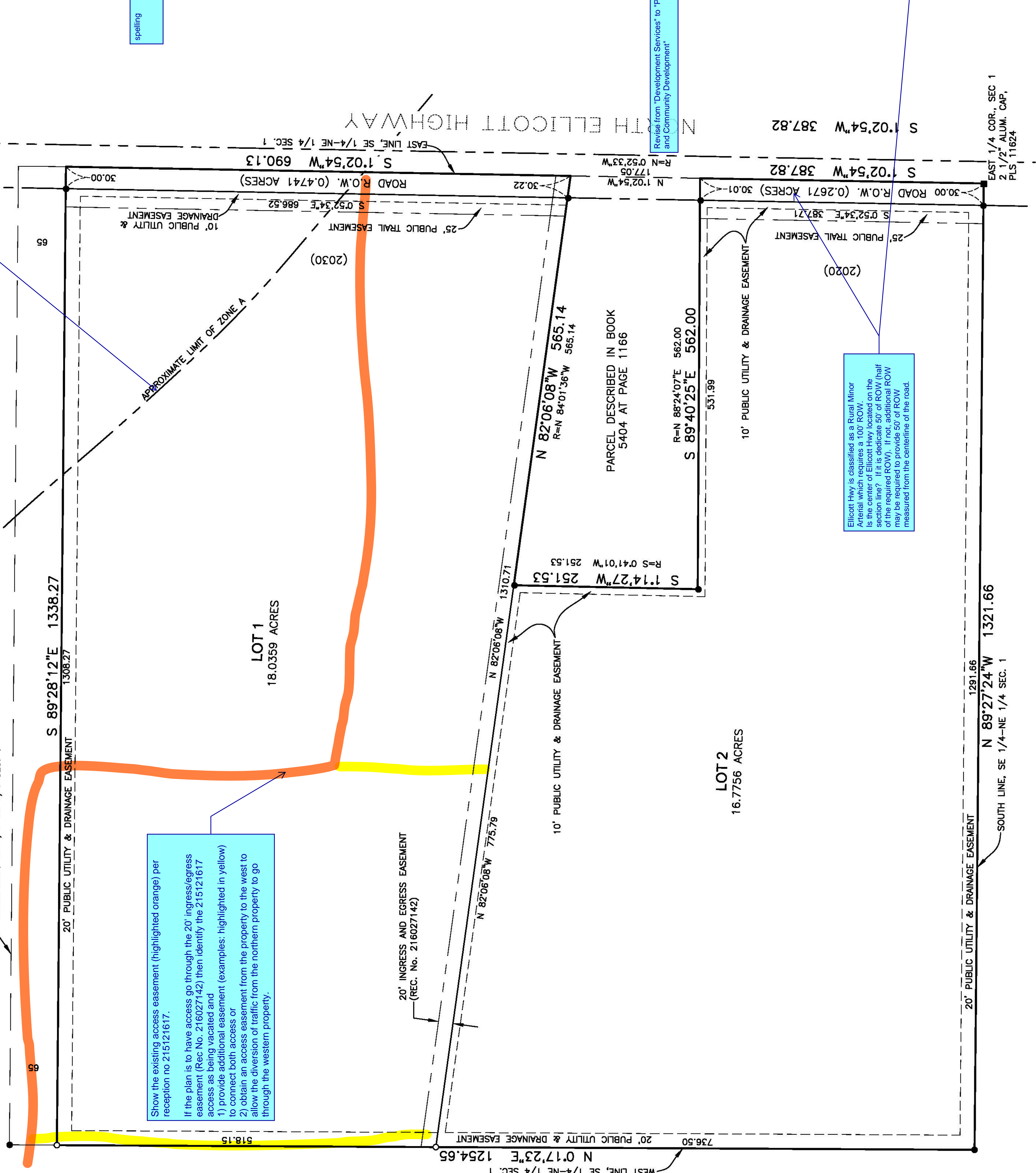
Mark S. Johannes  
Colorado Professional Land Surveyor No. 32459  
For and on behalf of Compass Surveying and Mapping, LLC

**COMPASS SURVEYING & MAPPING, LLC**  
8015 CHANCELLOR DR.  
COLORADO SPRINGS, CO 80920  
719-354-4120  
WWW.CSAMLIC.COM

PROJECT NO. 16030  
DECEMBER 01, 2016; REVISED: APRIL 18, 2017

## NOTES:

1. FEMA 100Y floodplain must be located within a drainage easement with the easements of "No Barrier" and "No Storage of Material".
2. Areas with the floodplain under FEMA approved flood hazard elevation (FHE) data shall be shown on the plat. (LDC Chapter 8 Section 84.2.8.1 (a) Applicant may need to process a LDMC to establish an approved BFE.
3. FEMA 100Y floodplain must be located within a drainage easement with the easements of "No Barrier" and "No Storage of Material".
4. Areas with the floodplain under FEMA approved flood hazard elevation (FHE) data shall be shown on the plat. (LDC Chapter 8 Section 84.2.8.1 (a) Applicant may need to process a LDMC to establish an approved BFE.
5. Denotes found #4 rebar with plastic cap inscribes "pls 13225", unless otherwise noted.
6. Denotes set #5 rebar with plastic cap marked "PLS 32439".
7. Denotes street address.
8. Denotes record bearing and/or distance.
9. This survey does not constitute a title search by Compass Surveying and Mapping, LLC to determine ownership or easements of record. For all information regarding easements, or other matters of record, please contact Compass Surveying and Mapping, LLC. This plat is subject to the Public Use Survey Act, Title 25, C.R.S., and the Survey Title Guaranty Company, File No. 602728, dated December 12, 2014, at 8:00 A.M.
10. Basis of bearings is the **Soull** line of the property, monumented as **shown** and assumed to bear North 88 degrees 27 minutes 24 seconds West, 1321.06 feet.
11. Water is to be provided via an individual on site well. Permits for individual domestic wells must be obtained from the state engineer who by law has the authority to set conditions for the issuance of these permits.
12. Sewage treatment is the responsibility of the property owner. The El Paso County Department of Health and Environment must approve each system and in some areas and in some cases the Department may require an engineer designed system prior to permit approval.
13. This property is located within and serviced by the Ellicott Fire Protection District.
14. Easements are **as** noted, with the sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
15. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
16. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
17. All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in drainage ways.
18. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
19. 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 be commenced more than ten years from the date of the certification shown herein.
20. FEDERAL EMERGENCY MANAGEMENT AGENCY Flood Insurance Rate Map, Map Number 08041C0825 F effective date March 17, 1997, indicates that the area within the surveyed property to be located in Zone A (special flood hazard areas inundated by 100-year flood, no base flood areas determined) and Zone X (areas determined to be outside 500-year flood plain). The approximate limit of Zone A shown hereon is by map measure only.
21. No driveway shall be established unless an access permit has been granted by El Paso County Development Services. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Ellicott Road per the requirements of the Ellicott Fire Protection District. The location and design of the driveways will need to be specifically approved by the Ellicott Fire Protection District.
22. Due to wildfire concerns, the property owner is encouraged to incorporate wildfire fuel load reduction measures into the site plan. For more information, please refer to the illustrated through publications available through the State Forest Services.
23. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, including any agency requirements, for applicable regulations of the 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 (e.g., Preble's Meadow Jumping Mouse).
24. The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on October 3, 1887 and recorded in Road Book A at Page 78 of the records of El Paso County, is hereby vacated upon recordation of this plat.



**RECORDING:**  
STATE OF COLORADO } SS  
COUNTY OF EL PASO }

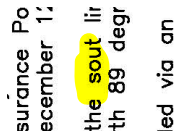
I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 2017 A.D., and is duly recorded under


Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.  
SURCHARGE: \_\_\_\_\_  
FEE: \_\_\_\_\_  
BY: \_\_\_\_\_ Deputy

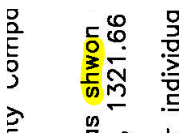
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# Markup Summary


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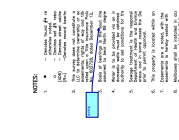
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 NOTES:  
1. The proposed site is located within the Ellicott Highway Corridor, which is designated as a Rural Minor Arterial (RMA) by the County of Montgomery. The proposed site is located within the Ellicott Highway Corridor, which is designated as a Rural Minor Arterial (RMA) by the County of Montgomery. The proposed site is located within the Ellicott Highway Corridor, which is designated as a Rural Minor Arterial (RMA) by the County of Montgomery.


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Revise from "Development Services" to "Planning and Community Development"

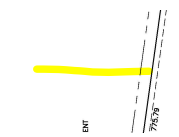
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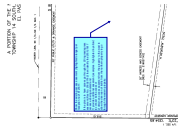
Ellicott Hwy is classified as a Rural Minor Arterial which requires a 100' ROW.  
Is the center of Ellicott Hwy located on the section line? If it is dedicate 50' of ROW (half of the required ROW). If not, additional ROW may be required to provide 50' of ROW measured from the centerline of the road.

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Show the existing access easement (highlighted orange) per reception no 215121617.

If the plan is to have access go through the 20' ingress/egress easement (Rec No. 216027142) then identify the 215121617 access as being vacated and

- 1) provide additional easement (examples: highlighted in yellow) to connect both access or
- 2) obtain an access easement from the property to the west to allow the diversion of traffic from the northern property to go through the western property.



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1. FEMA 100yr floodplain must be located within a drainage easement with the restrictions of "No Build" and "No Storage of Materials". Easement must include bearing and distance information.

2. Along with the floodplain boundary FEMA approved base flood elevation (BFE) data shall e shown on the plat. (LDC Chapter 8 Section 8.4.2.B.1.e) Applicant may need to process a LOMC to establish an approved BFE.

**dsdruiz (4)**

Add MS-17-001

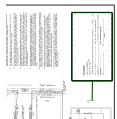
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add park, school, traffic



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