

**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, 565.14 feet; thence S 0°41'01" E, 251.53 feet; thence N 88°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 holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, easements and road right of way as shown hereon under the name and subdivision of CORDERO MINOR SUBDIVISION. 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.

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

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019 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,

Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

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

**DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:**

This plat for CORDERO MINOR SUBDIVISION was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the

\_\_\_\_\_ day of \_\_\_\_\_, 2019, subject to any notes or conditions specified hereon.

\_\_\_\_\_  
Director Of Planning and Community Development 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 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 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. 32439  
For and on behalf of Compass Surveying and Mapping, LLC

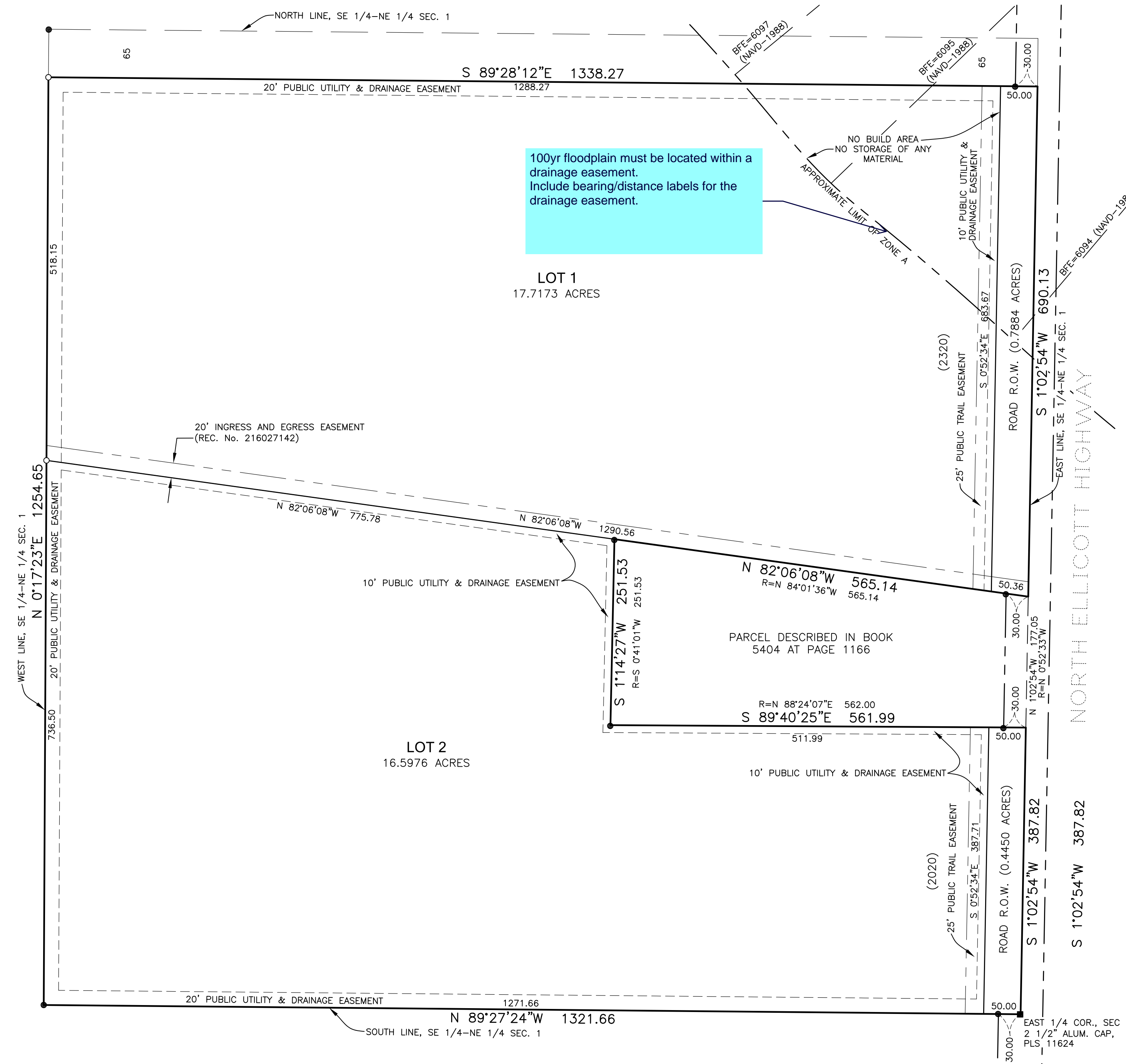
**COMPASS SURVEYING & MAPPING, LLC**

721 S. 23RD ST., SUITE B  
COLORADO SPRINGS, CO 80904  
719-3544120  
WWW.CSAMLLC.COM

PROJECT No. 16-030  
DECEMBER 01, 2016; REVISED: APRIL 18, 2017; JANUARY 02, 2019;  
JANUARY 30, 2019; MARCH 6, 2019; OCTOBER 18, 2019

**MINOR SUBDIVISION  
CORDERO MINOR SUBDIVISION**

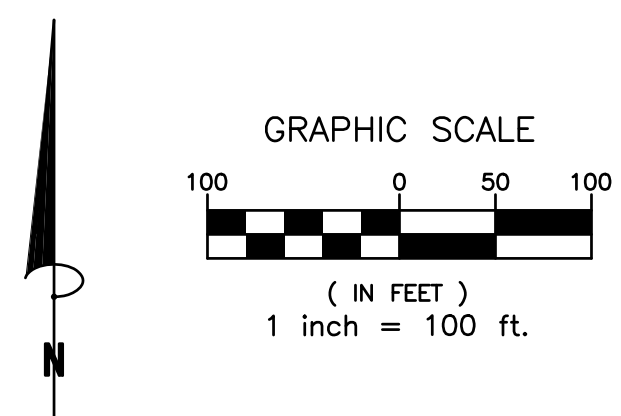
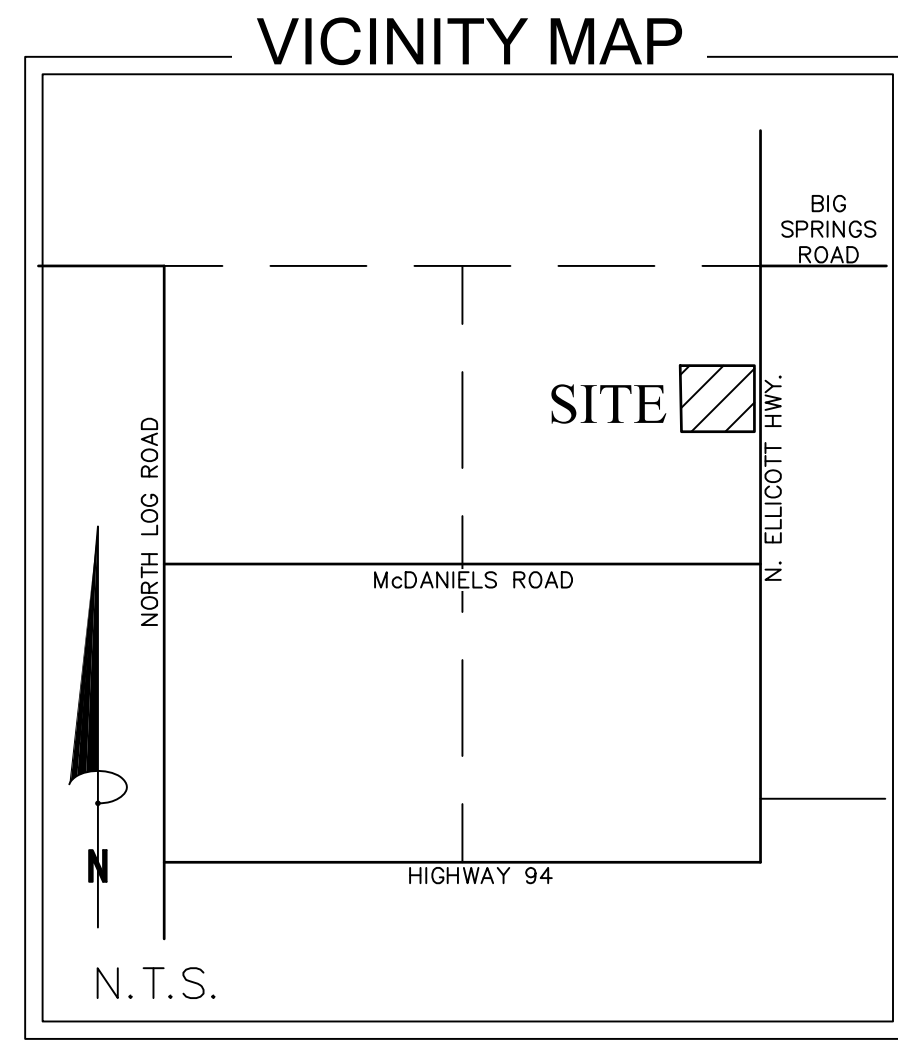
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO



100yr floodplain must be located within a drainage easement. Include bearing/distance labels for the drainage easement.

LOT 1  
17.7173 ACRES

LOT 2  
16.5976 ACRES



**NOTES:**

- - Denotes found #4 rebar with plastic cap inscribes "pls 13225", unless otherwise noted.  
o - Denotes set #5 rebar with plastic cap marked "PLS 32439".  
(406) - Denotes street address.  
(R=) - Denotes record bearing and/or distance.
- 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, rights of way and title of record, Compass Surveying and Mapping, LLC relied upon a Title Insurance Policy issued by Stewart Title Guaranty Company, File No. 602728, dated December 12, 2014 at 8:00 A.M.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear North 89 degrees 27 minutes 24 seconds West, 1321.66 feet.
- 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.
- 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.
- This property is located within and serviced by the Ellicott Fire Protection District.
- Easements are as noted, with the sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation 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.
- 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.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 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 hereon.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0825 G effective date December 7, 2018, 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.
- No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Ellicott Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Ellicott Fire Protection District.
- Due to wildfire concerns, the property owner is encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Services.
- 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 (e.g., Preble's Meadow Jumping Mouse).
- 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.
- Note Regarding Stormwater Drainage: 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 unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 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. 16-454), 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.

**FEES:**

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

**RECORDING:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 2019 A.D., and is duly recorded under

Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER

FEES: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy