SUBDIVISION/CONDOMINIUM PLAT		
Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
	clean Subdivision	1
	Name of Plat	
Su	san carson moleu	un
	Owner's Name	
Subdivision 💢	Condominiu	m 🗌
C&R/016 Revised 6/06		

Steve Schleiker 11/13/2024 03:28:53 PM Doc \$0.00 2 Rec \$23.00 Pages

Pages

El Paso County, CO

SUBDIV NOI

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

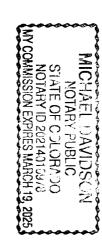
PARCEL DETAILS

Address: 2415 Hodgen Road, Colorado Springs, Colorado, 80921—1601 APN/Parcel ID: 6128100014 Owner of Record: Susan Carson McLean, Phone: 301—502—0791

OWNER'S CERTIFICATION AND DEDICATION

The undersigned, being being all the owners, mortgagees, beneficiaries of deeds of trust and holders of the land described herein, have laid out, subdivided, and platted said land into Lots and easements as shown hereon unto the name and style of MCLEAN SUBDIVISION.

Mr as tOAtor Susan Cooson Nelson 10/21/2024



County

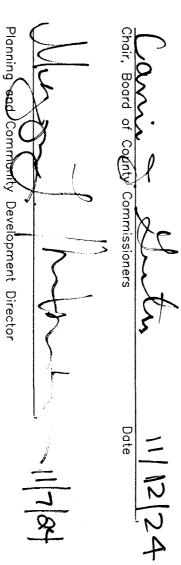
of Colorado)
of El Paso)

The foregoind plat was Acknowledged before me on this 20 A.D. Berisford and Chris Berisford,

hand and official

BOARD OF COUNTY COMMISIONERS CERTIFICATE:

This plat of MCLEAN SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on this 22 pa day of 2024, subject to any notes specified hereon and any conditions included in resolution of approval. The dedications of land to the public (streets, tracts, easements) 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 Developments. Code and Engineering Criteria Manual in the



LEGAL DESCRIPTION

That portion of the Northeast quarter of Section 28, Township 11 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows: Beginning at the Northeast corner of said Section 28; thence Westerly on the Northerly line thereof 1909.71 feet to the Northeast corner of a tract of land described in Book 1121 at Page 163 in the records of El Paso County, Colorado; thence angle 90°23′57″ Southerly along the Easterly line of said recorded tract 911.96 feet to a point; thence angle 89°36′03″ Easterly, parallel with the Northerly line of said Section 28, 1911.62 feet to intersect a point on the Easterly line of said Section; thence angle 90°31′09″ Northerly on said Easterly line 911.97 feet to the point of beginning; Together with a 30 foot right—of—way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163 of said County records, El Paso County, Colorado.

Except that portion conveyed by Special Warranty Deed recorded December 17, 2004 at Reception No. 204206079. nty of El Paso, State of

AREAS OF CONCERN

(Per Warranty deed by reception No. 212093277 Company title report No. 596—HS0825084—416

(AOC#1): Portion of rock landscaping encroaches westerly onto subject parcel, graphically depicted on this Subdivision Plat, causing an area of concern. AOC#2): Portion of westerly adjacent monuments falls westerly of subject parcel boundary, as graphically depicted on this Subdivision Plat, and falling short of projected graphically depicted location of said 30 foot right—of—way for access and utility purposes ying Easterly and Southerly and adjoining the Easterly and Southerly lines of said ecorded tract, recorded in Book 1121 at Page 163, causing an area of concern.

SURVEYOR'S NOTES

1. 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 the ten years from the date of the certification shown hereon.

Any person who knowingly removes, alters or defaces any public land survey monumeland boundary monument or accessory commits a class 2 misdemeanor pursuant to Colorado Revised Statute 18—4—508.

The The lineal units used in this drawing are U.S. fieldwork for this survey pleted on January Survey Feet. 2, 2024

5. The overall subject parcel contains a calculated area of 1,684,120 sq acres) of land, more or less. Subject parcel to be divided into two lots

6. This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC. to determine ownership or easements of record. For information regarding easements, rights—of—way and title of record, Apex Land Surveying and Mapping, LLC. relied upon Title Commitment 596—HS0825084—416, with an effective date of October 13, 2023 at 08:00 AM as provided by Commonwealth Land Title Insurance Company.

7. Bearings are based on a portion of the East line of the Northeast quarter of Section 28, T11S, R66W of the 6th Principal Merdian, monumented on the South end with a found No. 4 rebar with a 1—1/4" plastic cap, PLS 2372, 0.2' below grade, and on the North end with a found 3—1/2" aluminum cap, PLS 17496, 0.6' below grade in range box, and is to bear N.00'16'45"E., a measured distance of 911.54' feet.

Any underground or above ground utilities shown hereon have been located from vey information. Apex Land Surveying and Mapping, LLC. does not guarantee said derground utilities to be shown in their exact location and that said underground lities are shown in their entirety. Apex Land Surveying and Mapping, LLC. did not ysically enter any manholes or inlets to verify size and material. Where additional are detailed information is required, the client is advised that excavation may be 9

9. Reception No. 200121614 calls for Grant of Right Of Way being an easement of ten 10 feet either side of power line and guy wires on NE 1/4 Section 28, County of El Paso, State of Colorado, which lot is on Hodgen Road. Surveyor did not observe any Guy wires or above ground power lines on Subject parcel. Surveyor observed Power pole and above ground lines East of Subject parcel travelening North/South in direction, and did not observe any on subject parcel.

10. Legal description for subject parcel calls for 30 foot right—of—way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163. This is graphically depicted on this Land Survey plat per a previous Monumented Land Survey Plat by Vernon P. Taylor, PLS 25966, deposited on the 18th day of October, 2001 under Deposit No. 201900415, Page No. 61280 as shown on this Land Survey Plat. Due to the ambiguity of the legal description and monumented evidence found (AOC#2) for the 30 foot right—of—way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163, and based on monumented evidence found, surveyor interprets it to be Westerly of Westerly boundary line as graphically depicted on this plat. (See Note #11).

11. Surveyor has discovered monumented evidence Westerly of subject parcel that surveyor graphically depicts the intended location of said 30 foot right—of—way for access and utility purposes lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163. See (AOC#2) note.

Park Fee:

Bridge Fee:

School Fee:

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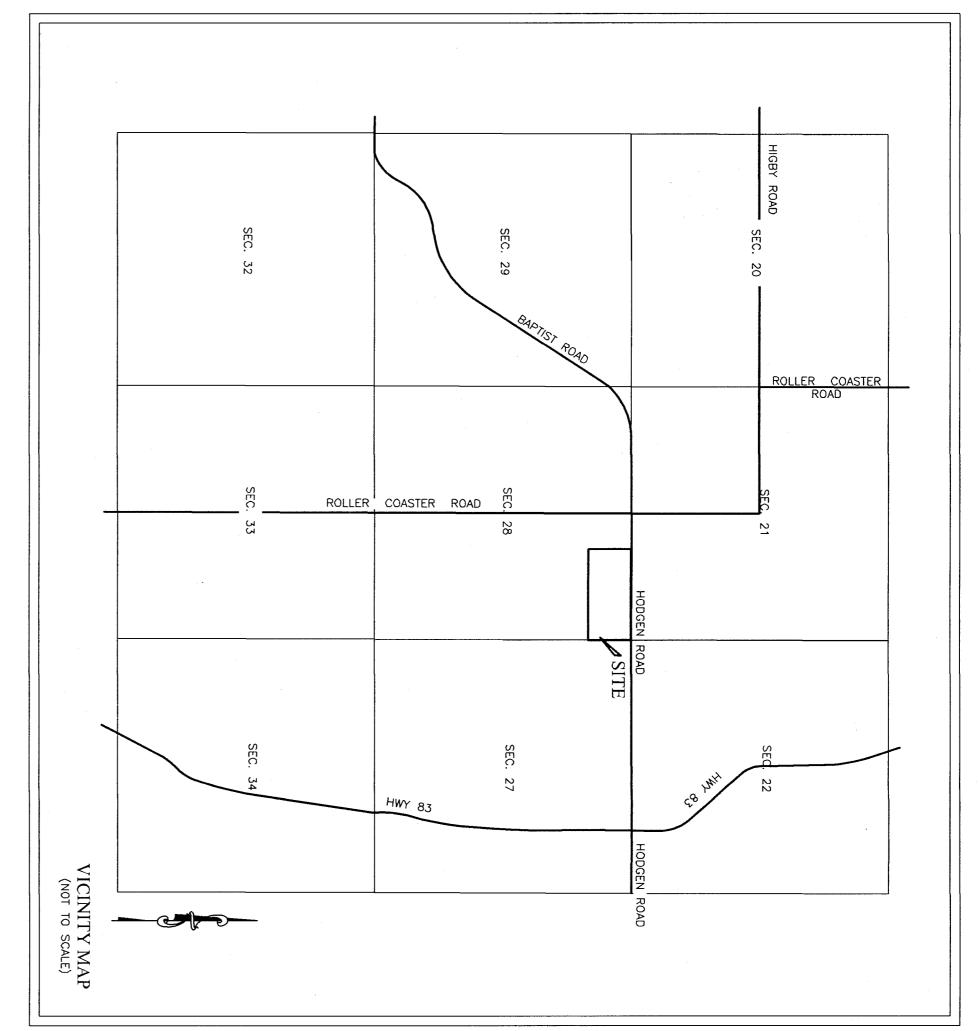
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FEES:

Drainage Fee:



PLAT NOTES

1. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

2. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

driveway shall be established unless access permit has been granted by El Pasc

5. Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval These systems may cost more to design, install, and maintain. . Mailboxes shall be installed in accordance with all El Paso County and United States ostal Service regulations.

6. Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.

. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 18041CO285G, effective date of December 07, 2018, indicates this parcel of land to ocated in Zone X (Areas of minimal flood hazard). . Ingress and egress to Hodgen road with current driveway serving lot 1, with Access asement to serve Lot 2 access to Hodgen road. Lot 2 shall not have direct access to lodgen Road.

9. The Parcel is currently Zoned RR-0. The following reports have been submitted in association with the Final Plat for this subdivision and are on file with the El Paso County Planning and Community Development Department; Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire protection Report; Wildfire Hazard Report; Natural Features Report.

1. All Property owners are responsible for maintaining proper storm water drainage in nd through their property. Public drainage easements are specifically noted on the plat hall be maintained by the individual lot owners unless otherwise indicated. Structures, ences, materials or landscaping that could impeded the flow of runoff shall not be laced in drainage easements.

2. Developer shall comply with federal and state laws regulations, ordinances, review permit requirements, and other agency requirements, if any, of applicable agencies nocluding, but not limited to, the Colorado Division of Wildlife, Colorado Department of ransportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service egarding the Endangered Species Act.

13. Individual lot purchasers are responsible for constructing driveways, including necess drainage culverts from Hodgen Road per land development code Section 6.3.C.2 and 6.3.33.C3. Due to their length, some of the driveways will need to be specifically approved by the Monument Fire District.

15. The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soils and Geology Study Report by Entech Engineering Inc. dated January 26, 2024 in file MS243 available at the El Paso County Planning and Community Development Department:

Downslape Creep: Lots 1 and 2.

Potentially Seasonally High Groundwater:Lots 1 and 2. 14. Due to wildlife concerns, homeowners are encouraged to incorporate wildlife fuel bre provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. LDC 6.3.3.

16. Individual investigations for new building sites and septic to construction. 17. Whole file with the identificat house water treatment is n the Water Quality Report Potent Plant. Prepared systems \$7 Ī will be required ٤ Respec water

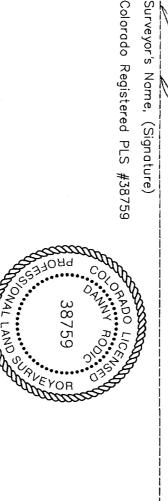
Contracts for Hclean Minar Subdavisia

SURVEYOR'S CERTIFICATE

I, Danny Rodic, 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 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.

attest the abov on this 14th day of August 20_24_

veyor's Name, (Signature)



CLERK AND RECORDER:

ute of Colorado)) ss unty of El Paso)

and is duly recorded i certify that this instrument was **P**M., this **13** day of . this in plat book ent was filed for record in my day of **November**. of. the records at page nu of office at 3 El Paso 3:28 A.D.

20.00 surcharge 3.00

El Paso County Clerk and Recorder

PROJECT No .:		Checked: DDR	Drawn: TJM/DDR Che
LAND SURVEYING			
)			
> U			
\	DDR	04-19-2024 DDR	County comments dated 04-09-2024
<u> </u>	Ву	Date	Remarks
>			ril 12, 2024 REVISIONS

APEX Land Surveying and Mapping LLC

PDC File No: MS 243

5855 Lehman Drive, Suite 102 Colorado Springs, CO 80918 Phone: 719-318-0377 E-mail: info@apexsurveyor.com Website: www.apexsurveyor.com

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