

# MCLEAN SUBDIVISION

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.

Both the EPC ASR and the title commitment list the owner as MCLEAN SUSAN CARSON.

### PARCEL DETAILS

Address: 2415 Hodgen Road, Colorado Springs, Colorado, 80921-1601  
APN/Parcel ID: 67470041  
Owner of Record: Robert Carson, Phone: 301-502-0791

### OWNER'S CERTIFICATION AND DEDICATION

The undersigned, 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.

Robert Carson, Owner \_\_\_\_\_ Date \_\_\_\_\_

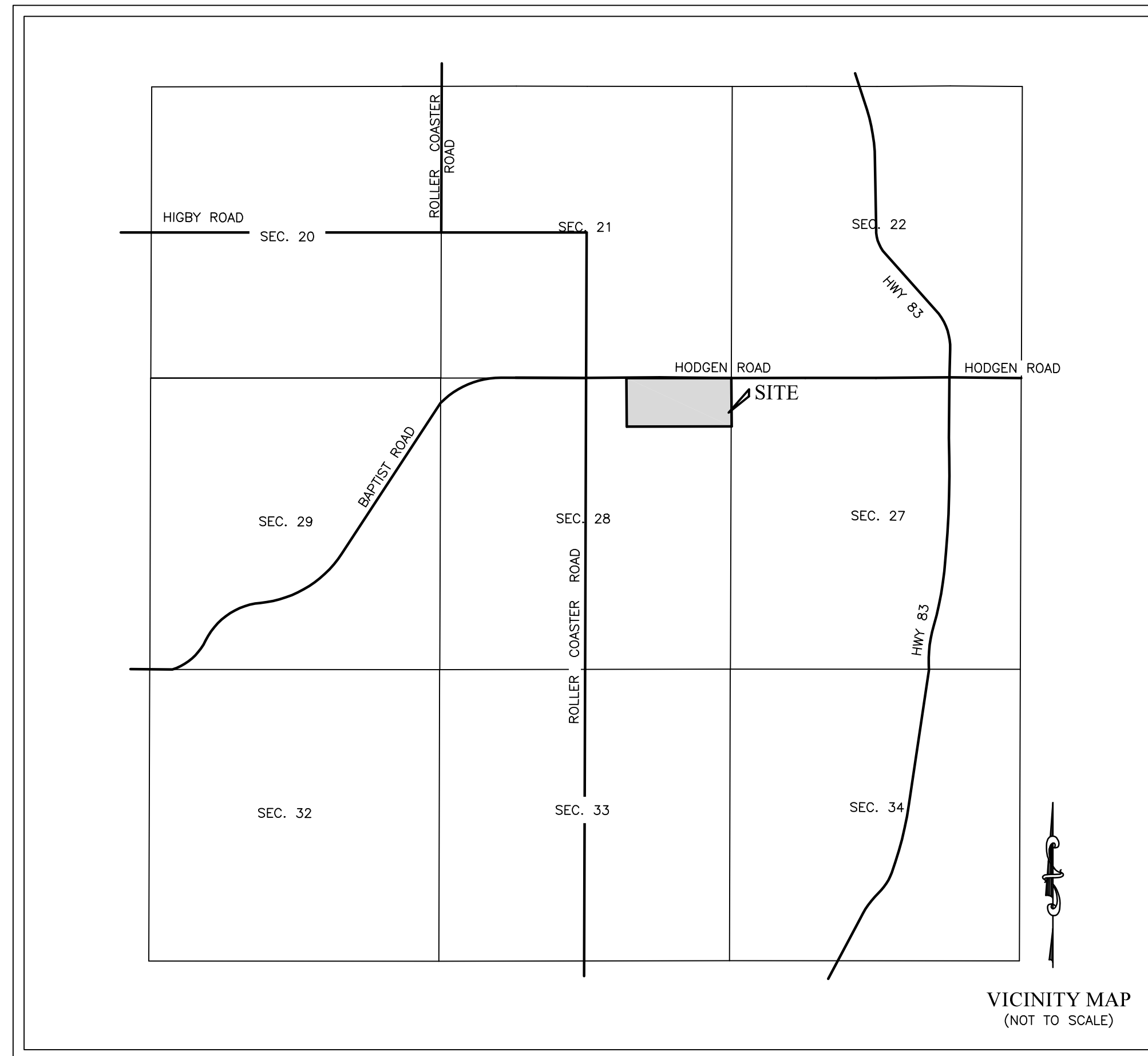
State of Colorado )  
County of El Paso ) ss

The foregoing plat was Acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. by Amy Berisford and Chris Berisford, owners.

Witness my hand and official seal

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of MCLEAN SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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) 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.

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

### 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 Northernly 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 911.36 feet to a point; thence angle 89°36'03" Easterly, parallel with the Northernly line of said Section 28, 1911.62 feet to intersect a point on the Easterly line of said Section; thence angle 90°31'09" Northernly 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.

County of El Paso, State of Colorado.  
(Per Warranty deed by reception No. 212093277 per Commonwealth Land Title Insurance Company title report No. 596-HS0825084-416

### AREAS OF CONCERN

(AOC#1): Portion of rock landscaping encroaches westerly onto subject parcel, as 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 lying Easterly and Southerly and adjoining the Easterly and Southerly lines of said recorded tract, recorded in Book 1121 at Page 163, causing an area of concern.

### SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- The fieldwork for this survey was completed on January 2, 2024.
- The overall subject parcel contains a calculated area of 1,684,120 square feet (38.66 acres) of land, more or less. Subject parcel to be divided into two lots as shown hereon.
- 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.
- Bearings are based on a portion of the East line of the Northeast quarter of Section 28, T11S, R66W of the 6th Principal Meridian, 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 field survey information. Apex Land Surveying and Mapping, LLC. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping, LLC. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 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 poles and above ground lines East of Subject parcel traveling North/South in direction, and did not observe any on subject parcel.
- 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 26965, 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).
- 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.

### PLANNING AND COMMUNITY DEVELOPMENT APPROVAL:

This Plat for MCLEAN SUBDIVISION was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. subject to any notes or conditions specified hereon.

\_\_\_\_\_  
Planning and Community Development Director

### FEES:

Drainage Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_  
Road and Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_

Please remove "road"  
The Road Impact Fee is not applicable at Plat recording.

Please remove.

Please keep.

### PLAT NOTES

- 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.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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.
- 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.
- Ingress and egress to Hodgen road with current driveway serving lot 1, with Access easement to serve Lot 2 access to Hodgen road. Lot 2 shall not have direct access to Hodgen Road.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0285G, effective date of December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flood hazard).
- The Parcel is currently Zoned RR-5.
- The following reports have been submitted in association with the Preliminary Plan or 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.
- All Property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements are specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impeded the flow of runoff shall not be placed in drainage easements.
- 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.
- Individual lot purchasers are responsible for constructing Driveways, including necessary drainage culverts on Hodgen Road, per land development code Section 6.3.C.2 and 6.3.33.C.3. Due to their length, some of the driveways will need to be specifically approved by the Monument Fire District.
- Due to wildlife concerns, homeowners are encouraged to incorporate wildlife fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service. LDC 6.3.3.

### Soil and Geology Conditions:

Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) 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 report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
 •Downdrop Creep: (name lots or location of area)  
 •Rockfall Source: (name lots or location of area)  
 •Rockfall Runout Zone: (name lots or location of area)  
 •Potentially Seasonally High Groundwater: (name lots or location of area)  
 •Other Hazard:

### SURVEYOR'S STATEMENT

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge. Is in accordance with applicable standards of practice, is not a guaranty or warranty, either expressed or implied, and have been met to the best of his professional knowledge, information, and belief.

### Surveyors Certificate

I, surveyor's name, 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.

I attest the above on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
Colorado registered PLS # \_\_\_\_\_

### CLERK AND RECORDER:

State of Colorado )  
County of El Paso ) ss

I 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 in plat book \_\_\_\_\_, at page number \_\_\_\_\_, under reception no. \_\_\_\_\_, of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

By: \_\_\_\_\_  
El Paso County Clerk and Recorder

PDC File No: **MS24**

APEX Land Surveying and Mapping LLC.

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



DATE: March 4, 2024 REVISIONS			
No.	Remarks	Date	By

Field: TJM Drawn: TJM/DDR Checked: DDR

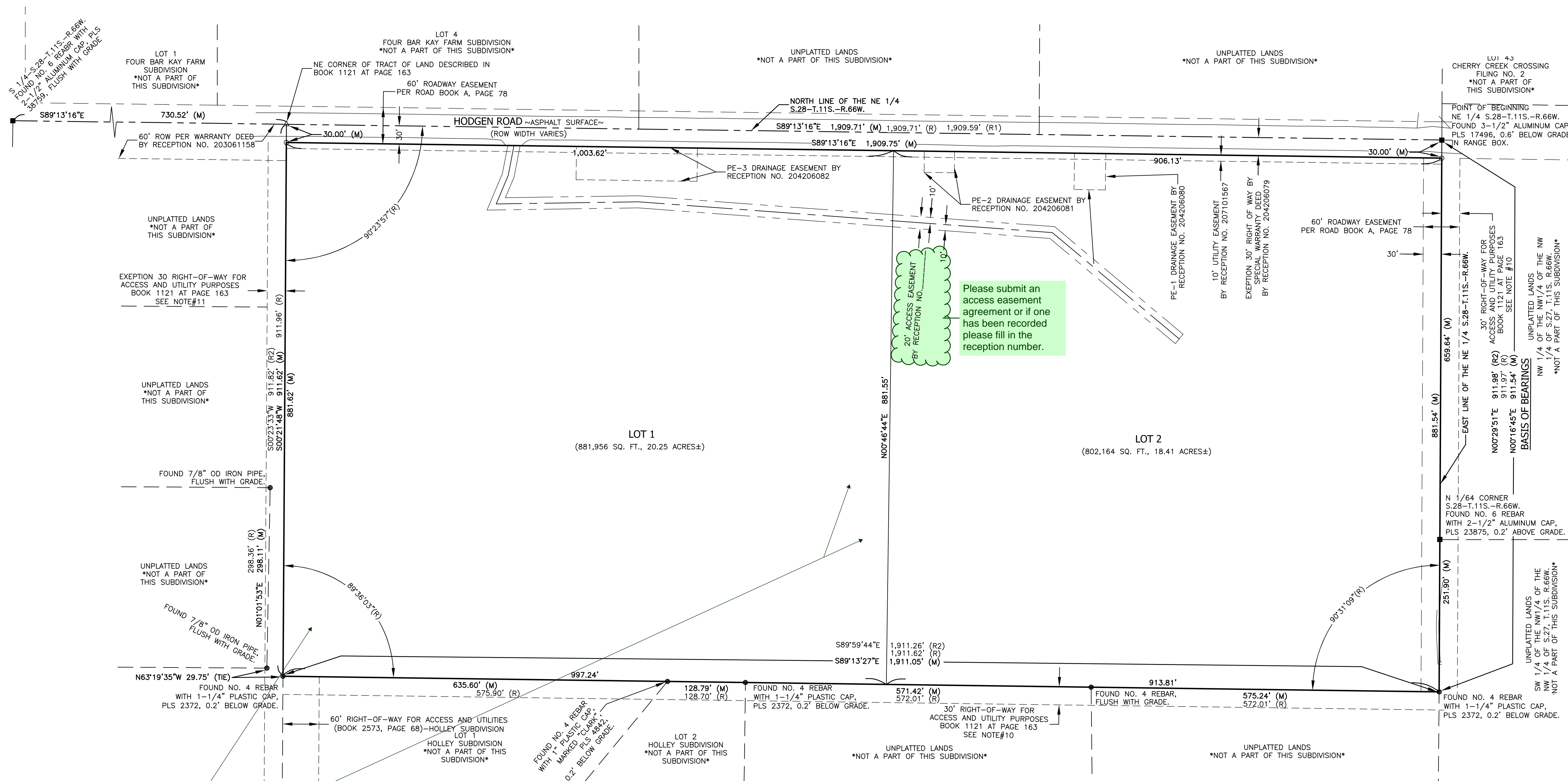
PROJECT No.: 23077

SHEET 1 OF 2



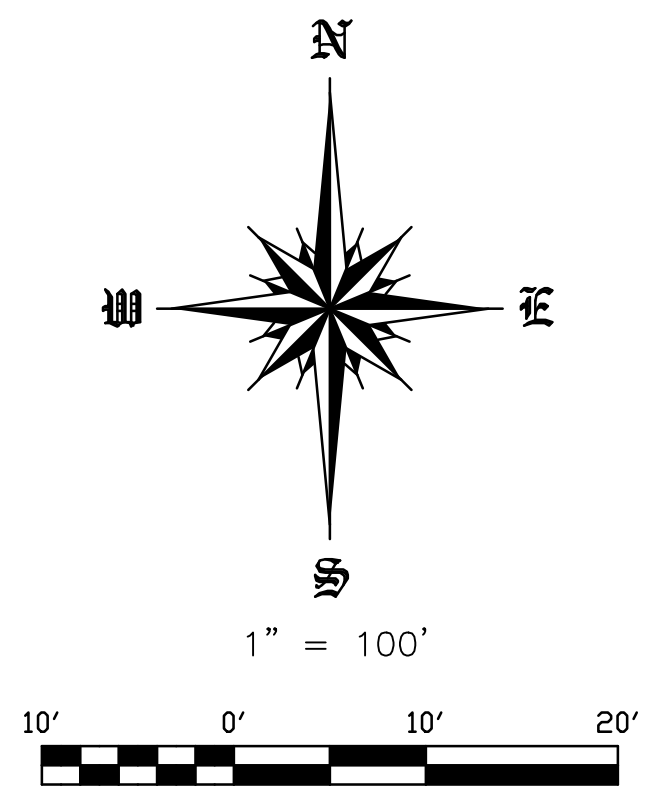
# MCLEAN SUBDIVISION

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TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.



Please show shallow ground water no build areas as depicted in the soils and geology report and LOI.

Please submit an access easement agreement or if one has been recorded please fill in the reception number.



- LEGEND**
- PLS MONUMENT FOUND AS NOTED
  - MONUMENT FOUND AS NOTED
  - ▲ USGS BENCHMARK NO. J295 RESET:  
FOUND 1/2" ALUMINUM ROD,  
1.0' BELOW GRADE. EL: 7579.28' (MEASURED)
  - FOUND NO. 5 REBAR WITH 1-1/4"  
PLASTIC CAP, PLS 38759,  
FLUSH WITH GRADE.
  - (R) RECORD VALUE
  - (M) MEASURED VALUE
  - (ACC#) AREA OF CONCERN
  - ↖ BREAK SYMBOL

PDC File No: \_\_\_\_\_

DATE: March 4, 2024		REVISIONS	
No.	Remarks	Date	By

**APEX** Land Surveying and Mapping LLC.

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PROJECT No.: 23077