

# DEIM SUBDIVISION

PARCEL C, LAND SURVEY PLAT BY RECEPTION NO. 220900262,  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.

## LEGAL DESCRIPTION

A PORTION OF NORTHWEST QUARTER OF SECTION 30 IN THE TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED ON THE NORTH END WITH A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX MARKED CORRECTLY AS THE NORTH QUARTER (1/4) OF SECTION 30, FOUND 0.6' BELOW GRADE, AND ON THE SOUTH END WITH A FOUND 2" ALUMINUM CAP MARKED CORRECTLY AS THE CENTER QUARTER (1/4) OF SECTION 30, FOUND FLUSH WITH GRADE, AND IS TO BEAR S.00°38'14"W., A MEASURED DISTANCE OF 2654.84' FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30; THENCE S.00°38'14"W. COINCIDENT WITH THE EAST LINE OF THE NW1/4 OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO A FOUND NUMBER 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS 30130", BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.00°38'14"W. COINCIDENT WITH THE EAST LINE OF THE NW1/4, A DISTANCE OF 1,524.78 FEET TO A FOUND NUMBER 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS 30130"; THENCE S.77°16'57"W., A DISTANCE OF 1,208.13' FEET; THENCE N46°25'66"W., A DISTANCE OF 579.77' FEET TO A FOUND NUMBER 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS 30130"; THENCE N.48°51'54"E., A DISTANCE OF 2,114.32 FEET TO A FOUND NUMBER 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS 30130"; THENCE N.89°32'44"E., A DISTANCE OF 23.10 FEET TO A FOUND NUMBER 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS 30130", TO THE POINT OF BEGINNING.

COUNTY OF EL PASO, STATE OF COLORADO.

THE OVERALL SUBJECT PARCEL CONTAINS A GROSS CALCULATED AREA OF 1,527,000 SQUARE FEET (35.06 ACRES) OF LAND, MORE OR LESS.

## OWNER'S CERTIFICATION AND DEDICATION

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of DEIM SUBDIVISION. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

Connie Diem, Owner \_\_\_\_\_ Date \_\_\_\_\_

Josh Diem, Owner \_\_\_\_\_ Date \_\_\_\_\_

State of Colorado )  
County of El Paso ) ss

Signed before me on \_\_\_\_\_, 20\_\_\_\_, A.D. by  
Connie Diem and Josh Diem, owners.

Witness my hand and official seal

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

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

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of DEIM SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval.

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

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

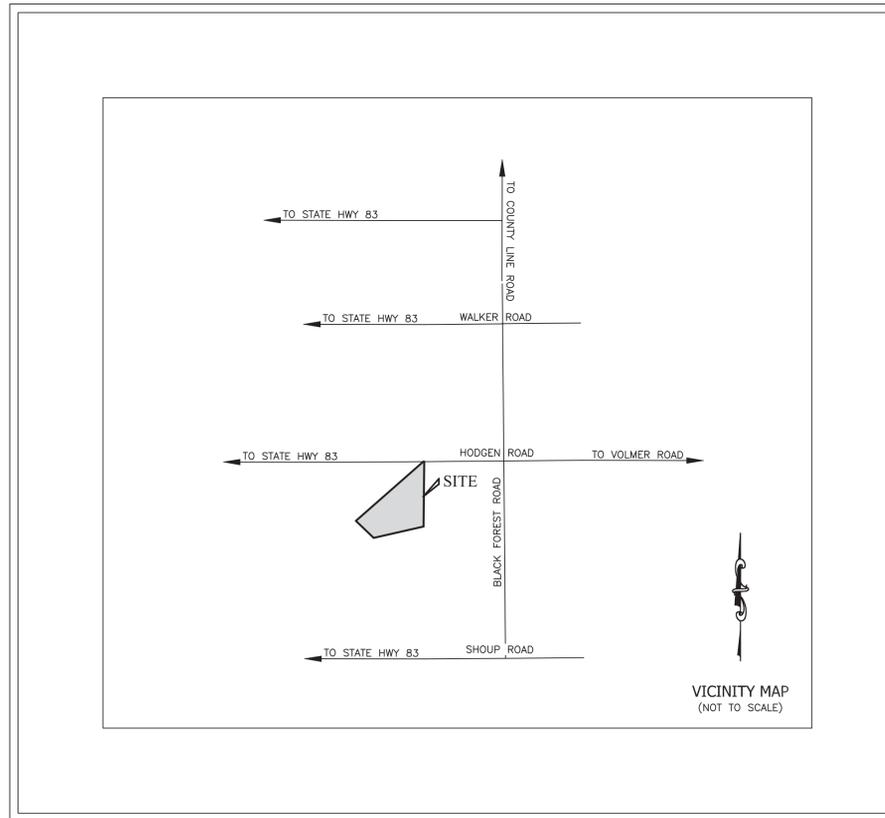
## FEES:

Drainage Fee: East Cherry Creek (CYC0200) - No fee

D38 School Fee: \_\_\_\_\_

Bridge Fee: East Cherry Creek (CYC0200) - No fee

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



## PLAT NOTES

- 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.
- 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 Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C03055, effective date of 12/7/2018, indicates a portion of this parcel of land to be located in Zone A (without base flood elevation) and Zone AE (with BFE or Depth 7438.2 feet LOMR 18-08-0702P Eff. 04-2019). Approximate location is graphically depicted per the aforementioned Federal Emergency Management Agency, Flood Insurance Rate Map. No structures are permitted within the designated Floodplain areas.
- 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 impeded the flow of runoff shall not be placed in drainage easements.
- Individual investigations for new building sites and septic systems will be required prior to construction.
- Easement For Construction, operation, maintenance and inspection of a floodwater retarding structure, as further described by Reception No. 279336. Said easement location graphically depicts the area within subject parcel.
- Lots within the subdivision may potentially be impacted by seasonal groundwater. Details can be found in the report Soils and Geology Study by Entech Engineering Inc. dated November 12, 2024 in file no. (Entech Job No. 241868) available at the El Paso County Planning and Community Development Department. Due to potentially seasonal groundwater in the area, each individual lot is to be investigated by the lot owner's Geological Engineer of Record for final foundation parameters and recommendations.
- The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas and electric service for this subdivision is provided by Black Hills Energy and Mountain View Electric Corporation subject to the District's (Providers) rules, regulations and specifications.
- Per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from \_\_\_\_\_ 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 Black Forest Fire District.

## PLAT NOTES CONTINUED

- The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Final Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Forestry Management Plan; OWTS Report; Wildland Fire and Hazard Mitigation Plan; Fire Protection Report; Natural Features Report.
- Environmental: 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 pond located on Lot 1 has been identified in the National Wetland Inventory as Freshwater Emergent Wetland habitats classified as PUSCh (Palustrine - P, Unconsolidated Shore - US, Persistent - 1, Seasonally Flooded).
- The 20' utility, drainage and access easement shall be for the benefit of Lot 2, Lot 3 and Lot 4, and will be maintained by Lot 3 and Lot 4. Lots 1 and 2 may take direct access to 50' access easement (private drive). Ingress and egress to Hodgen Road with current 50' access easement (private drive). Said Access easements as graphically depicted on sheet 2.
- 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. No structures or fences are permitted within designated Floodplain areas.
- The following lists have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Soils and Geology Study) by (Entech Engineering Inc.) in file (Entech Job No. 241868) available at the El Paso County Planning and Community Development Department:  
Floodplain: Lots 1, 2, 3 and 4
- There shall be no direct lot access to Hodgen Road.
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.
- The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.
- No improvements shall be placed within the high water line of the reservoir or in the spillway or spillway channel. If development activities associated with this subdivision result in required modifications, repairs, enlargements to, or replacement of, any dam, spillway, spillway channel, or other water detention facility located within, or associated with, this development, developer, the homeowners' association, and/or the dam owner shall be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof. However, El Paso County shall not be responsible or liable for such modifications, repairs, enlargements, or replacement and the costs thereof by virtue of this subdivision approval.

## PARCEL DETAILS

Address: 0 SUNDANCE RANCH LN, COLORADO SPRINGS, CO 80908  
APN/Parcel ID: 510000509  
Owner of Record: Connie Diem and Josh Diem  
Phone: 719-271-0737

## 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 17, 2025.
- The overall subject parcel contains a gross calculated area of 1,527,000 square feet (35.06 acres) of land, more or less. Subject parcel to be divided into 4 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 RND55120007, with an effective date of 12/12/2024 at 5:00 P.M. as provided by Land Title Guarantee Company and Old Republic National Title Insurance Company.
- Bearings are based on the East line of the Northwest quarter of Section 30, Township 11 South, Range 65 West of the 6th Principal Meridian, monumented on the North end with a found 2-1/2" aluminum cap in range box marked correctly as the North Quarter (1/4) of Section 30, found 0.6' below grade, and on the South end with a found 2" aluminum cap marked correctly as the Center quarter (1/4) of Section 30, found flush with grade, and is to bear S.00°38'14"W., a measured distance of 2654.84' 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.
- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) 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.

## 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.

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

Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
Colorado Registered PLS #38759

## 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.

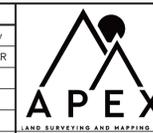
Fee: \_\_\_\_\_

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

PDC File No: SF2515

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



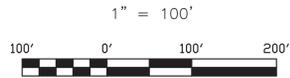
DATE: April 14, 2025		REVISIONS	
No.	Remarks	Date	By
1	Revise per county comments	07-17-2025	DDR
Field: TJM	Drawn: TJM/DDR	Checked: DDR	

PROJECT No.: 24106

SHEET 1 OF 2

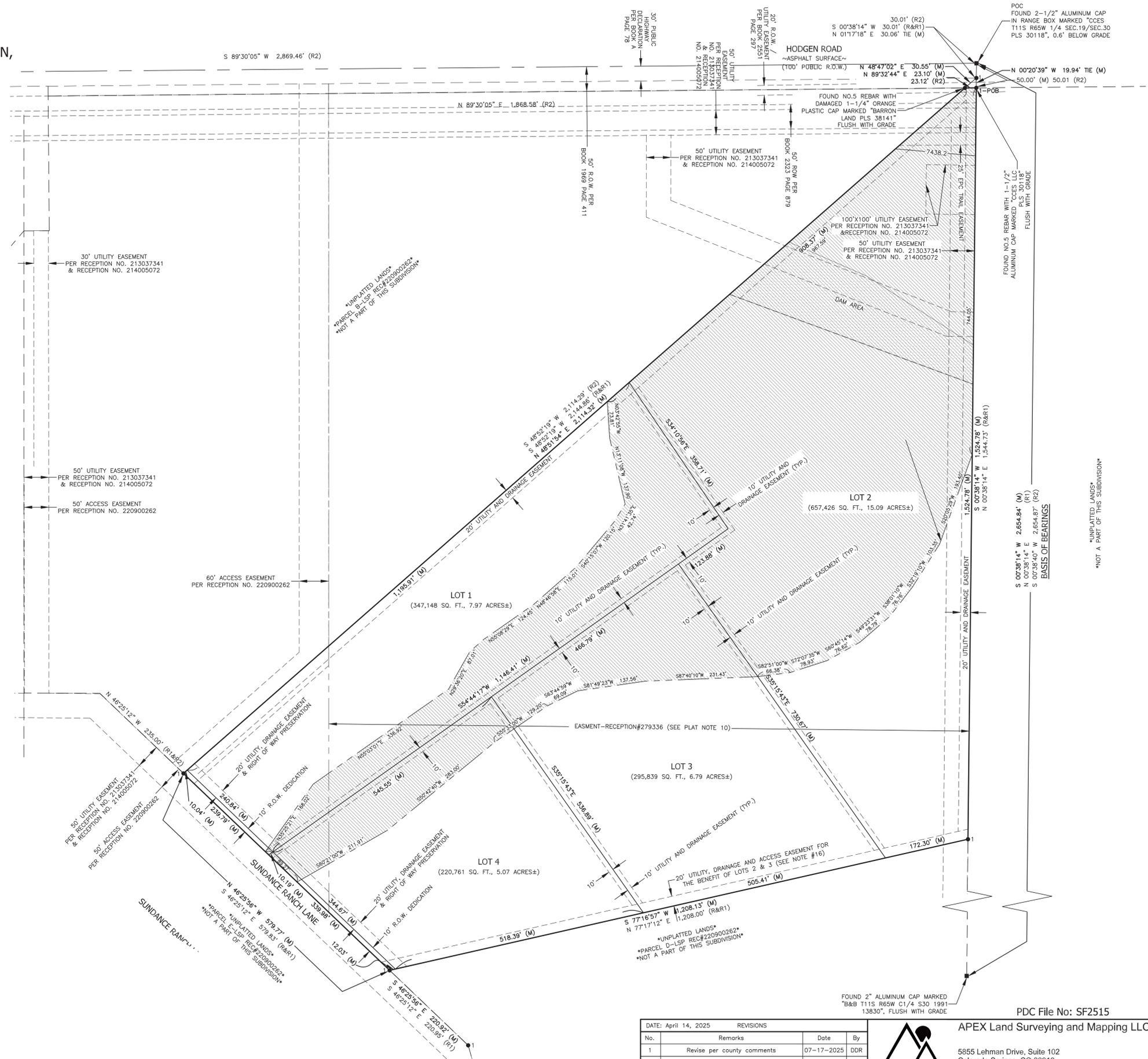
# DEIM SUBDIVISION

PARCEL C, LAND SURVEY PLAT BY RECEPTION NO. 220900262,  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 30,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



## LEGEND

- MONUMENT FOUND AS NOTED
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP MARKED "ALESSI PLS 30130", FLUSH WITH GRADE, UNLESS OTHERWISE NOTED
- (R) RECORD VALUE PER SPECIAL WARRANTY DEED AT RECEPTION NO. 221019706
- (R1) RECORD VALUE PER LAND SURVEY PLAT AT RECEPTION NO. 220900262 BY ALESSI AND ASSOCIATES INC.
- (R2) RECORD VALUE PER LAND SURVEY PLAT AT RECEPTION NO. 224900131 BY BARRON LAND
- (M) MEASURED VALUE
- (TYP.) TYPICAL
- BREAK SYMBOL
- NOT A PART OF THIS SUBDIVISION
- FLOODPLAIN NO BUILD LINE - SEE PLAT NOTE #7
- 7438.2 --- BASE FLOOD ELEVATION PER FLOOD INSURANCE RATE MAP
- NO-BUILD: FRANKTOWN PARKER PFE-2 RESERVOIR CONSERVATION EASEMENT/ FLOODPLAIN/ NO DISTURBANCE/ PUBLIC DRAINAGE EASEMENT (SEE NOTE 10)



Danny Rodic  
State of Colorado Professional Land Surveyor No. 38759  
For and on behalf of Apex Land Surveying and Mapping LLC.

No.	Remarks	Date	By
1	Revise per county comments	07-17-2025	DDR

DATE: April 14, 2025 REVISIONS

Field: TJM Drawn: TJM Checked: DDR

PROJECT No.: 24106

PDC File No: SF2515

**APEX** LAND SURVEYING AND MAPPING LLC

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