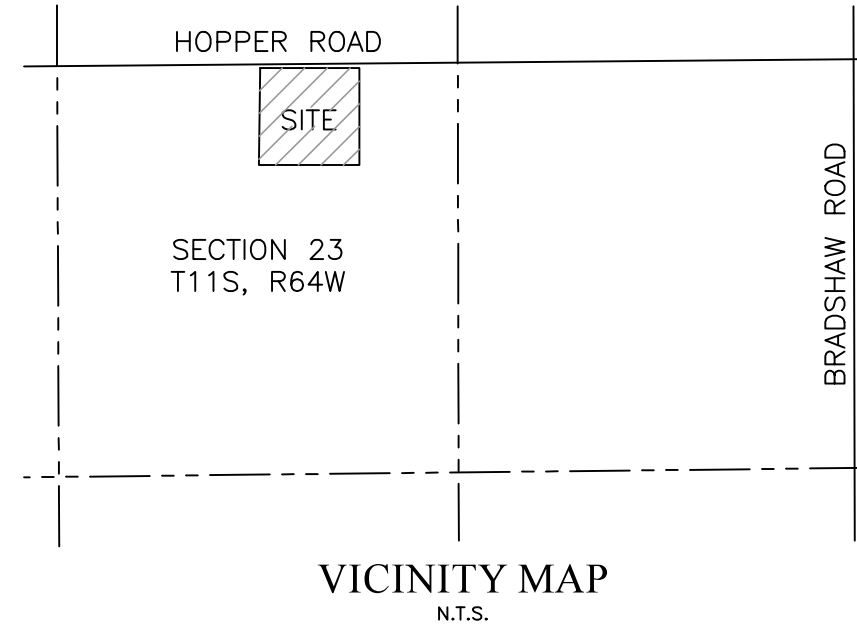


# HOPPER ROAD FAA SUBDIVISION EXEMPTION PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 23  
TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, COLORADO



Right-of-way lines, widths, and street names of all existing and proposed streets within and immediately adjacent to the property being subdivided. Street names shall be approved by El Paso Teller E9-1-1 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be indicated. Private drives and streets shall be labeled as such.

Each lot needs to be labeled with a parcel number.

Each lot needs an address approved by PPRBD.

Additional ROW is needed for road classification. Dedication or preservation will be needed. If dedication 10ft additional is needed.

ROW should be shown outside of property line and so either the property line, ROW line, or both need to be revised.

Denote Hopper Road as collector road with 80ft ROW.

Add adjacent parcel #s

This should be labeled as an ingress/egress/utility easement with the reception number of 208100325

On aerial imagery, the overhead electric utility lines are shown on this property. Please show easement.

Add note: Easements: 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 (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Add note: Access: No driveway shall be established unless an access permit has been granted by El Paso County.

Add note: Dedication statements for streets, parks, trails, open space, schools, or other uses and dedication of public streets, alleys and easements to the County. All rights-of-way being dedicated to El Paso County shall be clearly labeled with the following statement: "Dedicated to El Paso County for right-of-way purposes by this plat".

Provide: - The net acreage of land to be dedicated for public streets, dedicated for other public uses, and developed for private uses or facilities including drainage facilities, private parks, open space and recreation centers. - Notations of any restrictive covenants or other restriction to be recorded with the final plat. - FAA signature and evidence of government entity for lot identified for government use.

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.

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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

No driveway shall be established unless an access permit has been granted by El Paso County.

Add floodplain statement

Except as otherwise notes on the Preliminary Plan, individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code 6.3.3.C2 and 6.2.2.C.3. Due to their length some of the driveway must be approved by the Fire District

Add note: The subdivider(s) agree on behalf of him/herself and any developer of 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 No. 19-471), 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 documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

KNOW ALL MEN BY THESE PRESENTS:

That Habakkuk, LLC, being the owner of the described tract of land, to wit:

## LEGAL DESCRIPTION

The Northwest quarter of the Northeast quarter of Section 23, Township 11 South, Range 64, West of the 6th P.M., County of El Paso, State of Colorado (per Commitment for Title Insurance by First American Title, Commitment No. 5506-4160182 with a commitment date of April 27, 2024 at 8:00 a.m.)

## DEDICATION

The above party in interest has caused said tract to be platted into Lots and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, and Easements which shall be known as "HOPPER ROAD FAA SUBDIVISION EXEMPTION PLAT" El Paso County, Colorado.

## IN WITNESS WHEREOF

The aforementioned owner Habakkuk, LLC, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Habakkuk, LLC

William V. Burton President Habakkuk, LLC

## NOTARIAL

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., by William V. Burton, President of Habakkuk, LLC

Witness my Hand and Seal: \_\_\_\_\_ Notary Public My Commission Expires: \_\_\_\_\_

## APPROVALS

The accompanying plat was approved by the El Paso County Planning and Community Development this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Director, Planning and Community Development

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for HOPPER ROAD FAA SUBDIVISION EXEMPTION PLAT 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 \_\_\_\_\_

Add plat notes

## SURVEYOR'S NOTES

1. NOTICE: According to Colorado law you must commence a three years after you first discover such defect. In no event commenced more than ten years from the date of the certificate.
2. Any person who knowingly removes, alters or defaces any accessory commits a class 2 misdemeanor pursuant to the
3. The lineal units used in this drawing are International Sur
4. The fieldwork for this survey was completed on January 6, 2024.
5. The overall subject parcel contains a calculated area of
6. This survey does not constitute a title search by Forth Land Surveying, Inc. relied upon a Commitment 5506-4160182 with a commitment date of April 27, 2024
7. Bearings are based on the North line of the Northeast monumented on the east end by a No. 6 rebar with illegible rebar with illegible 3 1/4" aluminum cap, and is assumed
8. Any underground or above ground utilities shown hereon Surveying, Inc. does not guarantee said underground utilities underground utilities are shown in their entirety. Forth Land to verify size and material. Where additional or more details may be necessary.

## SURVEYOR'S STATEMENT

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Habakkuk, LLC., that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

## CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

I hereby certify that this Subdivision Exemption Plat was filed for record in my office at

\_\_\_\_ o'clock \_\_\_\_ M., this \_\_\_\_ day of \_\_\_\_\_, 2024, A.D.,

and is duly recorded under Reception No. \_\_\_\_\_

of the records of El Paso County, Colorado.

Clerk and Recorder: \_\_\_\_\_

PCD File # EX242

## OWNER

Habakkuk LLC  
1280 Lost Creek Lane  
Lafayette, CO, 80026  
(720)828-6150

DATE: June 6, 2024		REVISIONS	
No.	Remarks	Date	By

**FORTH LAND SURVEYING, INC.**  
1586 S. 21st Street, Suite 10  
Colorado Springs, CO 80904  
Phone: 719-722-7446  
E-mail: Cameron@ForthLS.com  
Website: www.ForthLS.com

## LEGAL DESCRIPTION LOT 1

A portion of the Northwest Quarter of the Northeast Quarter of Section 23, Township 11 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Commencing at the North Quarter corner of said Section 23 (bearings are based on the North line of the Northeast Quarter of Section 23, T11S, R64W of the 6th P.M., monumented on the east end by a No. 6 rebar with illegible 2 1/2" aluminum cap, and on the west end by a No. 6 rebar with illegible 3 1/4" aluminum cap, and is assumed to bear S89°42'10"E a measured distance of 2,623.29 feet); Thence South 19 degrees 42 minutes 57 minutes East, 165.77 feet to the point of beginning of the Lot herein described;

Thence South 89 degrees 08 minutes 24 seconds East, 520.00 feet; Thence South 00 degrees 51 minutes 36 seconds West, 520.00 feet; Thence North 89 degrees 08 minutes 24 seconds West, 520.00 feet; Thence North 00 degrees 51 minutes 36 seconds East, 520.00 feet to the Point of Beginning.

Containing a calculated area of 270,400 square feet or 6.208 acres, more or less

## LEGAL DESCRIPTION LOT 2

The Northwest Quarter of the Northeast Quarter of Section 23, Township 11 South, Range 64 West of the 6th P.M., County of El Paso, State of Colorado, Excepting therefrom the tract of land described as follows:

Commencing at the North Quarter corner of said Section 23 (bearings are based on the North line of the Northeast Quarter of Section 23, T11S, R64W of the 6th P.M., monumented on the east end by a No. 6 rebar with illegible 2 1/2" aluminum cap, and on the west end by a No. 6 rebar with illegible 3 1/4" aluminum cap, and is assumed to bear S89°42'10"E a measured distance of 2,623.29 feet); Thence South 19 degrees 42 minutes 57 minutes East, 165.77 feet to the point of beginning of the Lot herein described;

Thence South 89 degrees 08 minutes 24 seconds East, 520.00 feet; Thence South 00 degrees 51 minutes 36 seconds West, 520.00 feet; Thence North 89 degrees 08 minutes 24 seconds West, 520.00 feet; Thence North 00 degrees 51 minutes 36 seconds East, 520.00 feet to the Point of Beginning.

Containing a calculated area of 1,424,837 square feet or 32.710 acres, more or less

- LEGEND**
- FOUND NO. 5 REBAR WITH 1" PLASTIC CAP, PLS 38390, UNLESS OTHERWISE NOTED
  - FOUND NO. 6 REBAR WITH 2.5" ALUMINUM CAP, MARKINGS AS NOTED HEREON
  - (R) RECORD VALUE PER LAND LEASE NO. DTFAWN-15-L-00029
  - (R1) RECORD VALUE PER LAND SURVEY PLAT RECEPTION NO. 092000684
  - (R2) RECORD VALUE PER BOUNDARY SURVEY RECEPTION NO. 097902403
  - (M) MEASURED VALUE
  - (C) CALCULATED VALUE