# MOON BOUNDARY LINE ADJUSTMENT

## Quarter of Sectio Portion of the n 14, All in Township 11 South, Range 66 West of the 6th P.M., Southwest Quarter of Section 13 and a Portion of the El Paso County, Colorado Southeast

KNOW ALL MEN BY THESE PRESENTS:
That Windy Ridge 1 LLC, a Colorado limited Liability Company, Wendy Thompson, Manager and Chad P. Moon and Jamie M. Moon being the owners of the following described tracts of land:

# EXISTING LEGAL DESCRIPTIONS:

WINDY RIDGE 1, LLC TRACT

The Southeast Quarter of the Southeast Quarter of Section 14, Township 11, South, Range 66 West of the 6th P.M., El Paso County, Colorado.

CHAD AND JAMIE M. MOON 5.05 ACRE TRACT

A tract of land located in the Southwest Quarter of Section 13, Township 11 South, Range 66 West of the P.M., El Paso County, Colorado, more particularly described as follows: The West ½ of the Northwest ¼ of the Southwest ¼ of the Southwest ¼ of Section 13, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado, together with a perpetual easement and right of way for road purposes as described in Deed recorded March 12, 1981 in Book 3412 at Page 508, said described contains 5.05 Acres more or less.

## DEDICATION:

The above owners have caused said tract of land to be surveyed into a lot and easements as shown on the accompanying hereon and accurately sets forth the boundaries and dimensions of said lot and easements, the easements shown hereon a which tract so platted be known as Moon Boundary Line Adjustment, El Paso County, Colorado. are dedicated for public use as shown and, plat, which is drawn to fixed scale as indicated

## WITNESS WHEREOF:

By:			
Wendy Thompson, Manager of Windy Ridge 1,			
NOTARIAL:			
State of Colorado SS SCounty of El Paso			
The above and aforementioned was acknowledged before me this	day of	, 202A.	A.D.,

# IN WITNESS WHEREOF:

The aforementioned, Chad P. Moon and Jamie M. Moon,

as owners, have executed this instrument this

day of

Witness my hand and seal

Notary

**Public** 

My Commisson expires

202A.D.		
By:		
Chad P. Moon	Jamie M. Moon	
NOTARIAL:		
State of Colorado SSS		
County of El Paso \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
The above and aforementioned was acknowledged before me thisday of_	, 202A.D.,	
By		
Witness my hand and sool		

Commisson expires

Notary Public

## APPROVAL:

d for filing by the El Paso County, Colorado Planning and Community Ddevelopment Department Director on the, 2023, subject to any notes or conditions specified hereon.	day of	This boundary line adjustment was approve
	_, 2023, subject to any notes or conditions specified hereon.	This boundary line adjustment was approved for filing by the El Paso County, Colorado Planning and Community Ddevelopment Department Director on the

Planning and Community Development Director

SURVEYOR'S CERTIFICATION:

I, John H. Keilers, 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 in May, 2023, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less that 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, subndivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this	day of	, 2023.	
			John Keilers & Associates LLC
			9920 Otero Ave.
John H. Keilers			Colorado Springs, Colorado 80920
PLS 23890			719-599-5938 cell 719-649-9243
			JackKeilers@gmail.com

# FLOOD PLAIN CERTIFICATION:

According to FEMA Flood Insurance Rate Map (FIRM) panel number 08041CO305G, with an effective date of December 7, 2018, the subject property is located within Zone X, an area determined to be of minimal flood hazard.

## **EASEMENTS:**

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

1. 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.

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

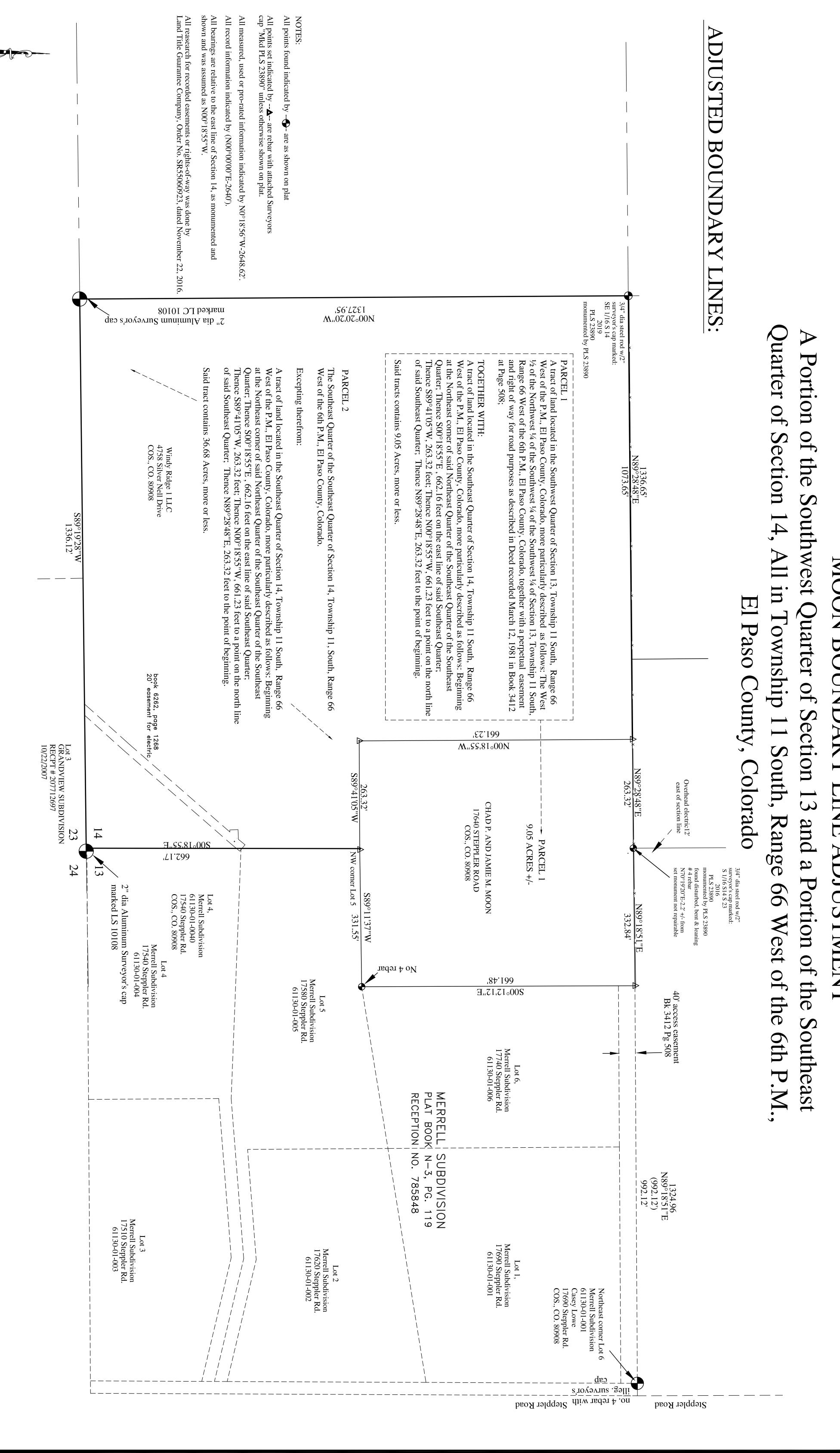
3. The subdivider agrees on behalf of himself/herself, and any developer or builder, successors and assignees, that subdivider and / or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at, or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sale documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property. e of the property.

**RECORDING:** 

INDICONDITIO.		
STATE OF COLORADO)		
COUNTY OF EL PASO) SS		
I hereby certify that this instrument was filed in my office on this of the Records of El Paso County, Colorado.	day of	, 20, and was recorded at reception number
BY:		
EL PASO COUNTY CLERK AND RECORDER		

### ThompsonWendyExemptionPlat.dwg Colorado Hwy #83 EX Ray E Kilmer Elementary School Vicinity Map No Scale Hodgen Road BOUNDAR Site Subdivision Exerulate 17640 Steppler I Steppler Road easement Bk 3412 Pg 50 INES: 3/4" dia steel rod w/2" surveyor's cap marked: SE 1/16 S 14 2019 PLS 23890 monumented by PLS 23890 136.7281 W100°20120N marked LC 10108 2" dia Aluminum Surveyor's cap Juarter of Portion of Section the Section 14, Township 11, South, Range 66 West of the 6th P.M., El Paso County, Colorado. 40.68 Acres, +/-Southwest Quarter of Section Windy Ridge 1 LLC 61000-00-503 4758 Silver Nell Drive COS., CO. 80908 S89°19'28"W 1336.12' 14, MOON El Paso County, Colorado Township BOUNDARY book 6262, page 1268 20' easement for electri Lot 3 GRANDVIEW SUBDIVISION RECPT # 207712697 10/22/2007 South, LINE Overhead electric 12' east of section line Range 66 West of th Basis of bearings M00°18'55"W 62.16' and a Portion of the ADJUSTMENT total=1324.33' 200°18'55"E NW corner Lot 5 CHAD P. AND JAMIE M. MOON 61130-07-007 17640 STEPPLER ROAD COS., CO. 80908 W 1/2 NW 1/4 SW 1/4 SW 1/4 9 SECTION 13, T 11 S, R 66 W 5 5.05 Acres, +/-3/4" dia steel rod w/2" surveyor's cap marked: S 1/16 S14 S 23 2016 PLS 23890 monumented by PLS 23890 found disturbed, bent & leanin # 4 rebar N70°19'20"E-2.2' +/- from set monument not repairable 24 2" dia Aluminum Surveyor's cap marked LS 10108 Merrell Subdivision 17540 Steppler Rd. 61130-01-004 No 4 rebar Merrell Subdivision 17580 Steppler Rd. 61130-01-005 200°12'12"E 40' access easement Bk 3412 Pg 508 outheast 6th P.M. Lot 6, Merrell Subdivision 17740 Steppler Rd. 61130-01-006 MERRELL PLAT BOOK RECEPTION SUBDIVISION N-3, PG. 119 NO. 785848 NO. 1324.96 N89°18'51"E (992.12') 992.12' Lot 3 Merrell Subdivision 17510 Steppler Rd. 61130-01-003 Lot 1, Merrell Subdivision 17690 Steppler Rd. 61130-01-001 Lot 2 Merrell Subdivision 17620 Steppler Rd. 61130-01-002 Northeast corner Lot 6 Merrell Subdivision 61130-01-001 Casey Lowe 17690 Steppler Rd. COS., CO. 80908 Steppler Road illeg. surveyor's MAY 17, 2023 PAGE 2 OF 3 no. 4 rebar with Steppler Road

### Quarter of Portion of Sectio the Southwest Quarter of Section MOON El Paso County, Colorado Township BOUNDARY South, LINE Range 66 West of th and a ADJUSTMENT 3/4" dia steel rod w/2" surveyor's cap marked: S 1/16 S14 S 23 Portion of the le Southeast 6th P.



ThompsonWendyExemptionPlat.dwg

MAY 17, 2023

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