

KNOW ALL MEN BY THESE PRESENTS:
That Chad P. Moon and Jamie M. Moon being the owners of the following described tract of land:

TO WIT:
PARCEL 1:

LEGAL DESCRIPTION: 4.0 ACRES +/-

A tract of land located in the Southeast Quarter of Section 14, Township 11 South, Range 66 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter of the Southeast Quarter, Thence S00°18'55"E, 662.16 feet on the east line of said Southeast Quarter, aforesaid east line is also the basis of bearings and was assumed S00°18'55"E, between monuments as shown, to the Northwest corner of Lot 5, Merrill Subdivision as shown on the recorded plat thereof in the records of El Paso County, Colorado, Thence: S89°41'05"W, 263.32 feet;
Thence: N00°18'55"E, 661.23 feet to a point on the north line of said Southeast Quarter, Thence: N89°28'48"E, 263.32 feet to the point of beginning, said described tract contains 4.0 Acres, more or less.

PARCEL 2

LEGAL DESCRIPTION 5.05 ACRES +/-

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 1/2 of the Northwest 1/4 of the Southwest 1/4 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 plat, which is drawn to fixed scale as indicated hereon and accurately sets forth the boundaries and dimensions of said lot and easements, the easements shown hereon are dedicated for public use as shown and, which tract so platted be known as Moon Subdivision Exemption Plat, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, Chad P. Moon and Jamie M. Moon, as owners, have executed this instrument

this _____ day of _____, 202__ A.D.

Add Note: The standard(s) agree on behalf of themselves and any developer of builder 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 submissions. 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.

Add note: 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-to-side 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.

Add Note: 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.

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

Add Floodplain Certification statement.

1/17/2022

Moon Subdivision Exemption Plat
a Portion of
the Southeast Quarter of Section 14, Township 11 South,
Range 66 West of the 6th P.M., and a portion of the Southwest
Quarter of Section 13,
Township 11 South, Range 66 West of the 6th P. M.,
El Paso County, Colorado

1336.65'
N89°28'48"E
1073.65'

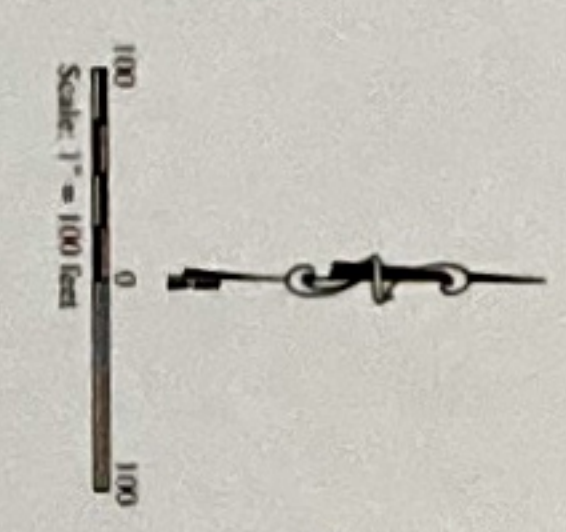
Do not sign until all comments are addressed on plat and have received notice to record the plat

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20__ subject to any notes or conditions specified hereon.

Planning and Community Development Director

Add for approval

Add easements lines to the drawings and add plat note below



2" dia Aluminum Surveyor's cap
marked LC 10108

NOTES:
All points found indicated by - are as shown on field.
All points not indicated by - are either with associated Surveyor's cap. Wild PLS 23899 reflects observe shown on plat.
All measured, used or proposed information indicated by NPT 1836W, 2648L
All record information indicated by (NPT)007L-2648L
All bearings are relative to the east line of Section 14, as mentioned and shown and was assumed as N00°18'55"W.
Land Title Guaranty Company, Order No. SFC5000521, dated November 22, 2019

SURVEYOR'S CERTIFICATION:
The undersigned Professional Land Surveyor in the the accompanying drawing was surveyed and draw with applicable local standards of practice, is based knowledge and belief.

John H. Keitlers
PLS 23890

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 # _____

Please provide a digital pdf copy of the plat that is not scanned in

Provide "as existing" and "to be platted" showing both parcels (individual before and after drawings) Show as the parcel as they are now, and after combining. Add parcel numbers and descriptions for current configuration

40 acre parcel to the west needs to be included since you are adjusting their property line as well

Windy Ridge 1 LLC needs to sign the plat as well since you are taking property from there 40 acre lot

IN WITNESS WHEREOF:

The aforementioned, Chad P. Moon and Jamie M. Moon, as owners, have executed this instrument

this 22 day of March 2023 A.D.
By Chad P. Moon
By Jamie M. Moon

NOTARIAL:
State of Colorado) SS
County of El Paso)

The above and aforementioned was acknowledged before me this 22 day of March 2023 A.D. By Chad P. Moon & Jamie M. Moon

Witness my hand and seal
My Commission expires 05/15/2024

CHRISTINE FRITZKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204016970
MY COMMISSION EXPIRES MAY 15, 2024

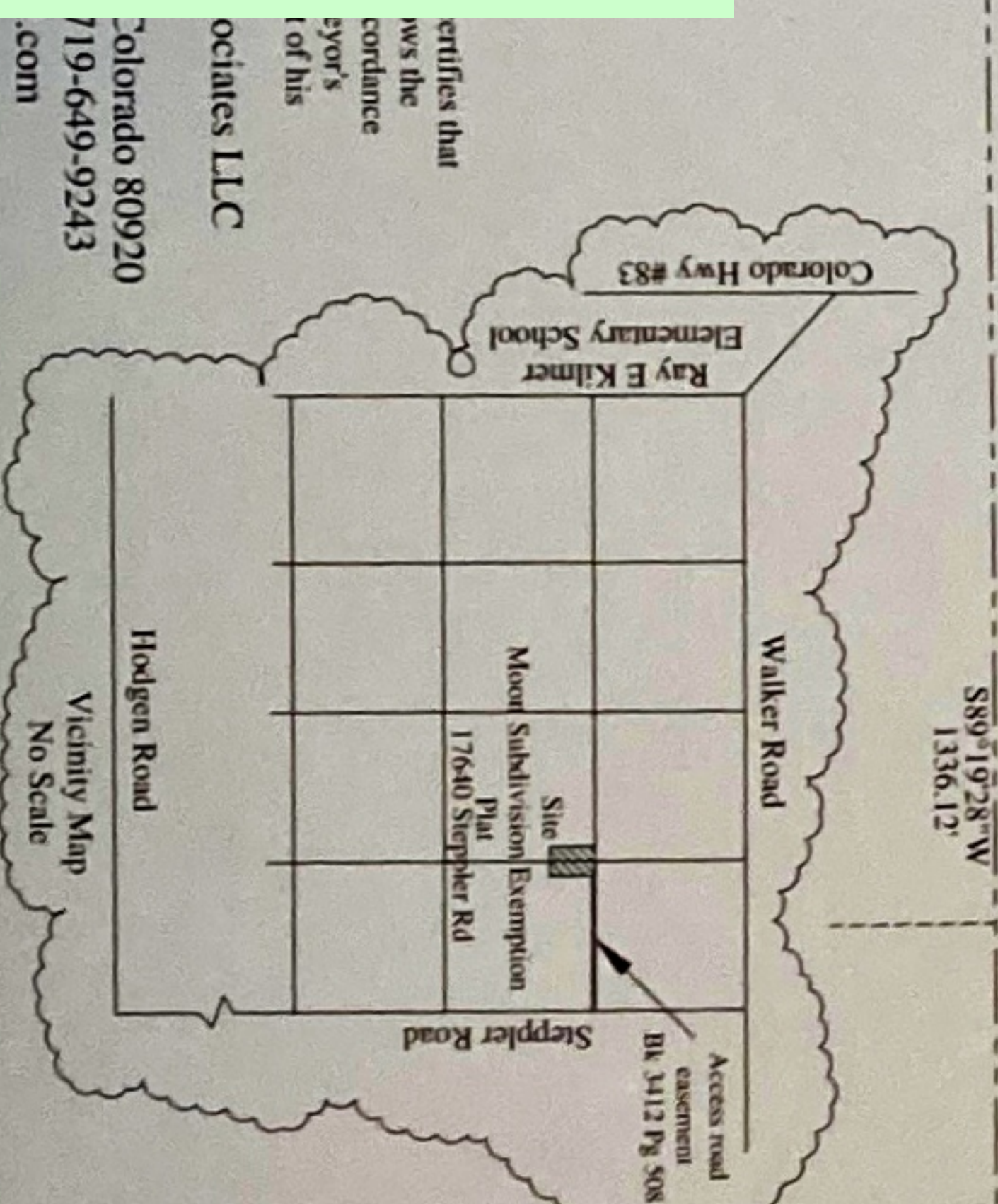
BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This subdivision exemption survey plat of MOON SUBDIVISION EXEMPTION PLAT was approved for filing by the EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS on this _____ day _____, 20__ A.D., subject to any notes specified hereon and any conditions included in the resolution of approval.

CHAIR, BOARD OF COUNTY COMMISSIONERS

Planning and Community Development Director

Remove all information and signature blocks from inside the parcel drawing. Add additional sheet as necessary. Drawings need to be clean and unnumbered



RECORDING:
COUNTY OF EL PASO)
SS
STATE OF COLORADO)
I hereby certify that this instrument was filed for record in m this _____ day of _____, 202__ A.D., and f Reception Number _____
Chuck Broman, Recorder
BY: _____ Deputy
SURCHARGE: _____
FEE: _____

Clerk and Recorder
STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed in my office on this _____ day _____, 20__ and was recorded at Reception Number _____ of the records of El Paso County

El Paso County Clerk and Recorder

Praso County, Colorado.

