

SPELLMAN SUBDIVISION EXEMPTION PLAT

IN THE SOUTHEAST 1/4 OF SECTION 30 T14S R64W OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

14965

KNOW ALL MEN BY THESE PRESENTS:

That JUSTIN SPELLMAN and TAMMY SPELLMAN, individuals, being the owners of the following described tract of land to wit:

PROPERTY DESCRIPTION:

PART OF THE SE 1/4 OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M. COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30 THENCE NORTH 82°27'42" EAST A DISTANCE OF 3932.10 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 01°20'29" WEST A DISTANCE OF 2100.0 FEET.

THENCE SOUTH 89°10'29" EAST A DISTANCE OF 1333.03 FEET.

THENCE SOUTH 01°10'37" EAST A DISTANCE OF 2099.78 FEET.

THENCE NORTH 89°10'29" WEST A DISTANCE OF 1327.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.591 ACRES, MORE OR LESS.

EXCEPT THAT PART CONTAINED IN DEED RECORDED AT RECEPTION NUMBER 98052175 AND EXCEPT FOR THAT PART CONTAINED IN FRANCEVILLE COAL MINE ROAD, COUNTY OF EL PASO, STATE OF COLORADO

DEDICATION:

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

IN WITNESS WHEREOF:

The aforementioned, TAMMY SPELLMAN, an individual, has executed this instrument this

24th day of May, 2022 A.D.

By Tammy Spellman
Tammy Spellman

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this 24 day of May, 2022 A.D., by Tammy Spellman

Witness my hand and seal Kelsey Pincow
My commission expires 04/05/2025



IN WITNESS WHEREOF:

The aforementioned, JUSTIN SPELLMAN, an individual, has executed this instrument this

24th day of May, 2022 A.D.

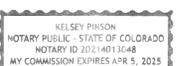
By Justin Spellman
Justin Spellman

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this 24 day of May, 2022 A.D., by Justin Spellman

Witness my hand and seal Kelsey Pincow
My commission expires 04/05/2025

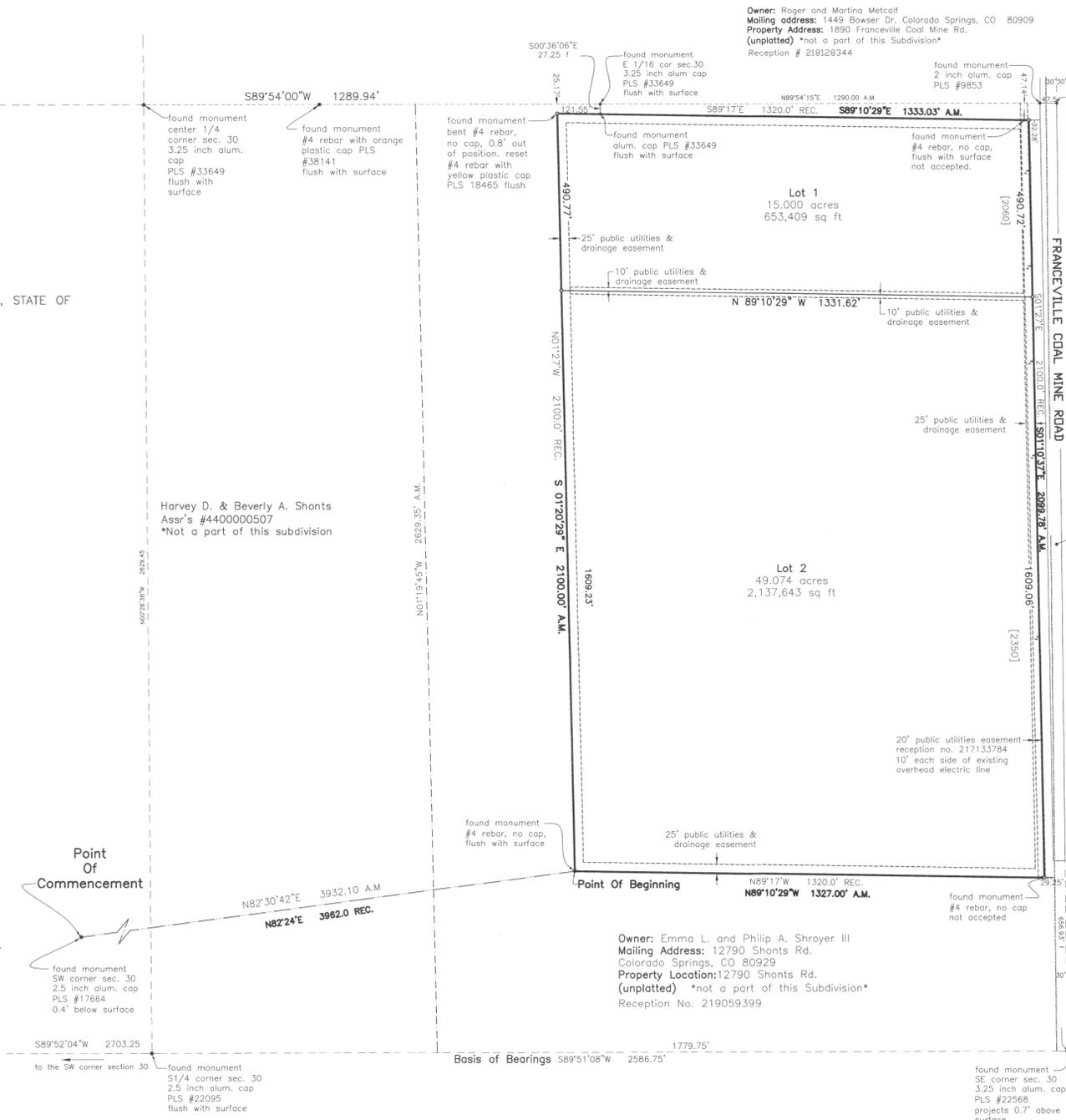


NOTES:

- Indicates a #4 rebar with Surveyor's Cap, PLS #18465 set flush with ground.
● Indicates recovered survey monument as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. RND55095617, effective date 6/14/2021 at 5:00 P.M.
- Basis of Bearings:** All bearings are based on the South line of the Southeast 1/4 of section 30 T14S R64W monumented on the West by a 2.5 inch aluminum cap LS #22095, and monumented on the East by a 3.25 inch aluminum cap LS #22568 as shown hereon. The monuments were observed for 3 minutes individually utilizing Survey Grade GPS equipment. The bearing of the line as observed is relative to GPS North, and accepted to be S 89°51'08" W.
- Easements:** Easements are for Public Utilities and Drainage only. Side lot lines: 10 feet on each side of the line. Exterior Subdivision Boundary lines: 25 feet to the interior side of the line; with the responsibility of maintenance of said easements being vested in the adjacent property owner.
- Notice:** Any person who knowingly removes, alters, or defaces any public Land Survey Monument, or Land Boundary Monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0790G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).

ADDRESSES

The addresses [xxxx] exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.



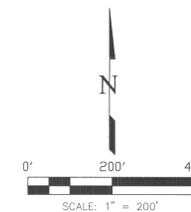
Owner: HCP Realty LLC
Mailing Address: 932 Hill St.
Springfield, CO 81073
Property location:
S. Franceville Coal Mine Rd
(unplatted)
not a part of this Subdivision
Reception # 22012038

Reception # 98052175

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor in the State of Colorado, does hereby certify that this plat truly and correctly represents the results of a survey made during the month of September, 2021, 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.

Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465



APPROVALS:

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This subdivision exemption survey plat of SPELLMAN SUBDIVISION EXEMPTION PLAT was approved for filing by the EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS on this

3rd day of May, 2022 A.D., subject to any notes specified hereon and any conditions included in the resolution of approval.

Stacie Vandenberg 06/07/22
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

W. M. ... 5/26/22
Planning and Community Development Director DATE

RBD ✓

RECORDING:

COUNTY OF EL PASO }
STATE OF COLORADO } SS

I hereby certify that this instrument was filed for record in my office at 10:55 o'clock A.M., this 2 day of June, 2022 A.D., and is duly recorded under

Reception No. 222714965 of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

BY: Kathryn Connelly
Deputy

SURCHARGE: \$3.00
FEE: \$10.00

OWNER:
Tammy Spellman
2350 Franceville Coal Mine Road
Colorado Springs, Colorado 80929
EA20170
PCD FILE # EX-21-001

NOTICE: According to Colorado law, any plat or map based on any survey made within three years after you first discover such defect, in no way releases you from liability upon any defect in this survey be commenced more than ten years from the date of the certification.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Date	By	Description
1			
2			
3			
4			
5			
6			
7			
8			

H Scale: 1"=200'
V Scale: NA
Designed By: XXX
Drawn By: JLG
Checked By: DLK
Date: 06/20/21

Land Development Consultants, Inc.
PLANNING · SURVEYING
www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

SPELLMAN SUBDIVISION EXEMPTION PLAT
IN THE SOUTHEAST 1/4 OF SECTION 30 T14S R64W OF THE 6TH P.M.

Project No.: 21013
Sheet: 1 of 1