

# SPELLMAN SUBDIVISION EXEMPTION PLAT

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

Owner: Roger and Martina Metcalf  
Mailing address: 1449 Bowser Dr. Colorado Springs, CO 80909  
Property Address: 1890 Franceville Coal Mine Rd.  
(unplatted) \*not a part of this Subdivision\*  
Reception # 218128344

## 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 SE1/4 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' EAST A DISTANCE OF 3962.0 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 01°27' WEST A DISTANCE OF 2100.0 FEET.

THENCE SOUTH 89°17' EAST A DISTANCE OF 1320.0 FEET.

THENCE SOUTH 01°27' EAST A DISTANCE OF 2100.0 FEET.

THENCE NORTH 89°17' WEST A DISTANCE OF 1320.0 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

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

By \_\_\_\_\_  
Tammy Spellman

## NOTARIAL:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_

## IN WITNESS WHEREOF:

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

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

By \_\_\_\_\_  
Justin Spellman

## NOTARIAL:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day

of \_\_\_\_\_, 20\_\_\_\_ A.D., by \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

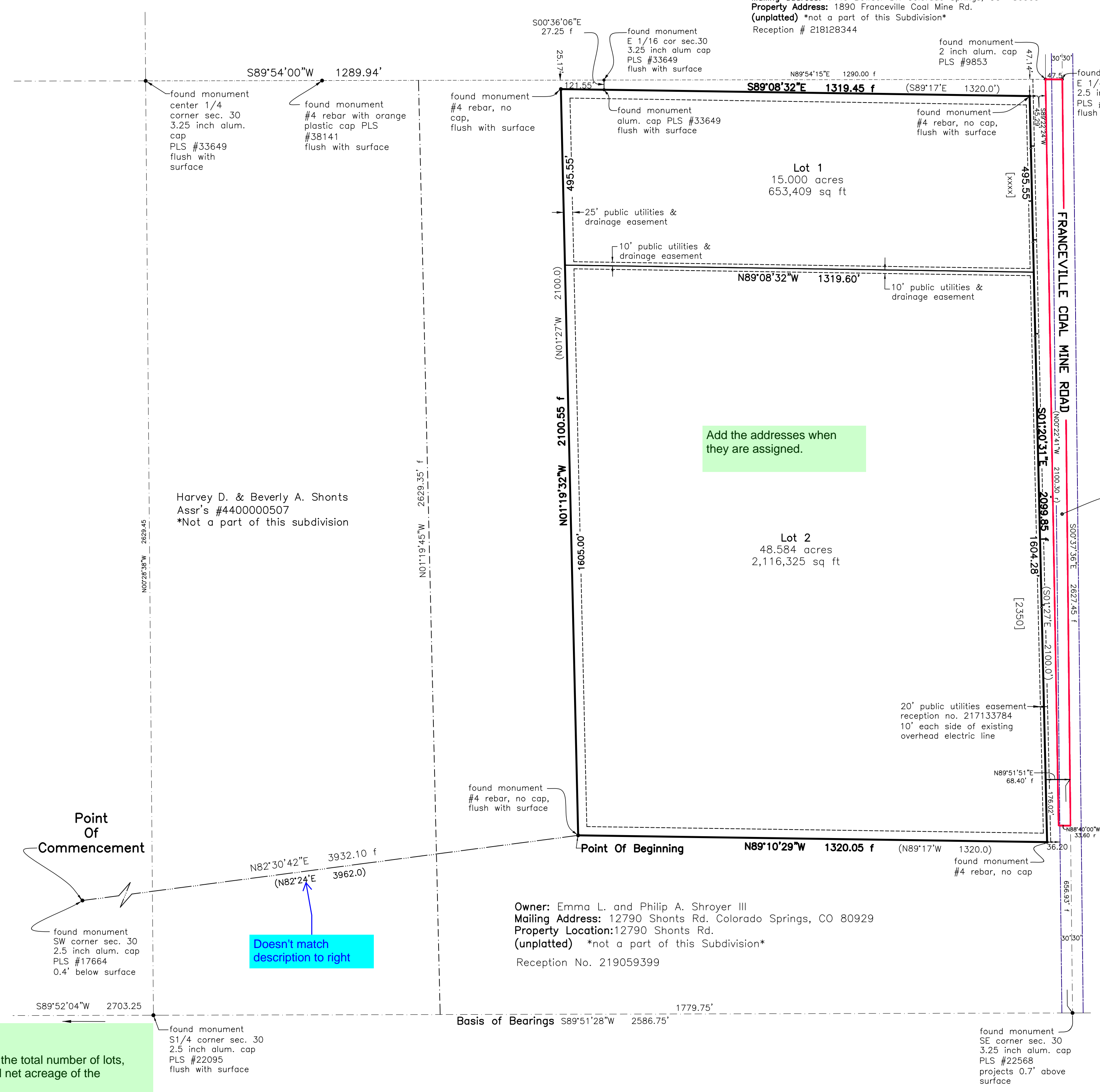
My commission expires \_\_\_\_\_

## 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°51'28" 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.
- 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  
Mail Address: 932 Hill St.  
Springfield, CO 81073  
Property Location:  
S Franceville Coal Mine Rd  
(unplatted)  
\*not a part of this Subdivision\*  
Reception # 220112038

**Surveyors Certificate**  
I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 # \_\_\_\_\_

**Include the notes:**  
The final total gross acreage, the total number of lots, gross density, net density and net acreage of the exemption plat.  
Statement that maintenance of easements shall be the responsibility of the property owner.

## APPROVALS:

Remove the information block and include the PCD Director signature block underneath the BOCC signature block since BOCC is the approving authority.  
AT was approved for filing by the El Paso County, in this \_\_\_\_\_  
st to any notes or conditions specified hereon.

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

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., subject to any notes specified hereon and any conditions included in the resolution of approval.

\_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
DATE

## RECORDING:

COUNTY OF EL PASO } SS  
STATE OF COLORADO }

I hereby 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 under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.  
Chuck Broerman, Recorder

BY: \_\_\_\_\_  
Deputy  
SURCHARGE: \_\_\_\_\_  
FEE: \_\_\_\_\_

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

**NOTICE:** According to Colorado law you must commence any legal action based upon any error in this plat within three years after you first discover such defect. In no event may any action based upon any defect in this plat be commenced more than ten years from the date of the certification shown hereon.

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

H Scale:	1"=200'	NA
V Scale:	XXX	JLG
Designed By:	DLK	DLK
Drawn By:		
Checked By:		
Date:	9/5/2021	

**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8648  
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  
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