

SPELLMAN SUBDIVISION EXEMPTION PLAT

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

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 utilising 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.

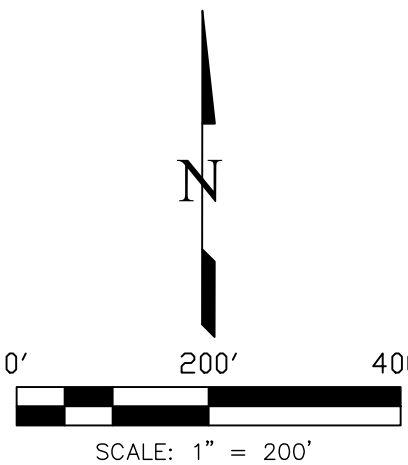
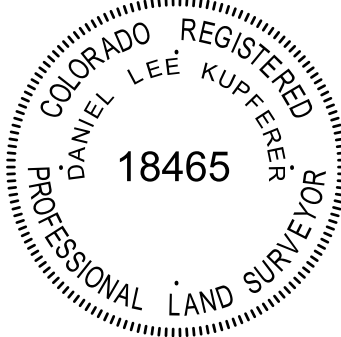
Owner: Roger and Martina Metcalf
Mailing address: 1449 Bowser Dr. Colorado Springs, CO 80909
Property Address: 1890 Franceville Coal Mine Rd.
(unplatted) *not a part of this Subdivision*
Reception # 218128344

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

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision 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.

Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465



APPROVALS:

This exemption plat for SPELLMAN Subdivision EXEMPTION PLAT was approved for filing by the El Paso County, Colorado Planning and Community Development Department on this

_____ day of _____, 20____ A.D., subject 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
PCD FILE # EX-xx-xxx

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

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

REVISIONS		Description	By	Date
No.	1*200'			
1	NA			
2	XXX			
3	JLG			
4	DLK			
5				
6				
7				
8				

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



Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-8848
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909