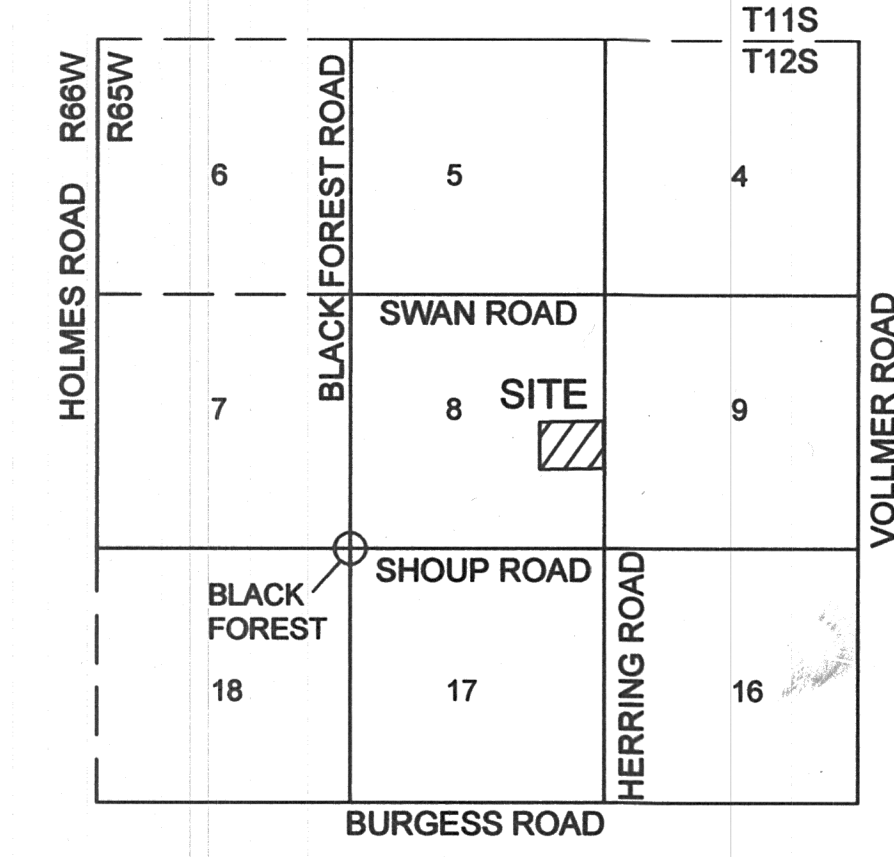


McDERMOTT SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO



15025

- NOTES: FOUND ALIQUOT CORNER AS NOTED. FOUND A 5/8" DIAMETER REBAR OR AS NOTED. SET A 5/8" DIAMETER REBAR, 18" IN LENGTH WITH A 1-1/2" DIAMETER ALUMINUM CAP...

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, S89°01'38"W - 2669.26' THE DIRECTION IS BASED ON THE UP&E LAND SURVEY PLAT DEPOSIT NUMBER 204900192 AND THE LINE IS MONUMENTED AS SHOWN.

- TITLE NOTES: RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY... THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

BE IT KNOWN BY THESE PRESENTS: THAT SALLY A. AND CRAIG A. McDERMOTT ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THE NORTH THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO. EXCEPTING THEREFROM THE EASTERLY 30 FEET FOR COUNTY ROAD RIGHT OF WAY.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF McDERMOTT SUBDIVISION FILING NO. 1...

IN WITNESS WHEREOF:

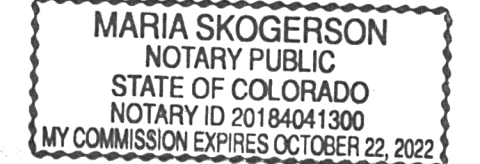
THE AFOREMENTIONED SALLY A. AND CRAIG A. McDERMOTT HAVE EXECUTED THIS INSTRUMENT THIS 24 DAY OF September, 2022 BY SALLY A. AND CRAIG A. McDERMOTT.

Signatures of Sally A. McDermott and Craig A. McDermott.

NOTARIAL:

STATE OF COLORADO) SS COUNTY OF EL PASO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF September, 2022 BY SALLY A. AND CRAIG A. McDERMOTT.

MY COMMISSION EXPIRES: 10/22/2022 Maria Skogerson NOTARY PUBLIC



BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR McDERMOTT SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 10th DAY OF September, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL...

Signature of Stan Vanderhey, 10/04/22, PRESIDENT, BOARD OF COUNTY COMMISSIONERS

Signature of Director, Planning and Community Development, 9/28/2022, Date

RECORDING:

STATE OF COLORADO) SS COUNTY OF EL PASO) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 9:46 O'CLOCK A.M. THIS 28th DAY OF October, 2022, AND IS DULY RECORDED AT RECEPTION NO. 222715025 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

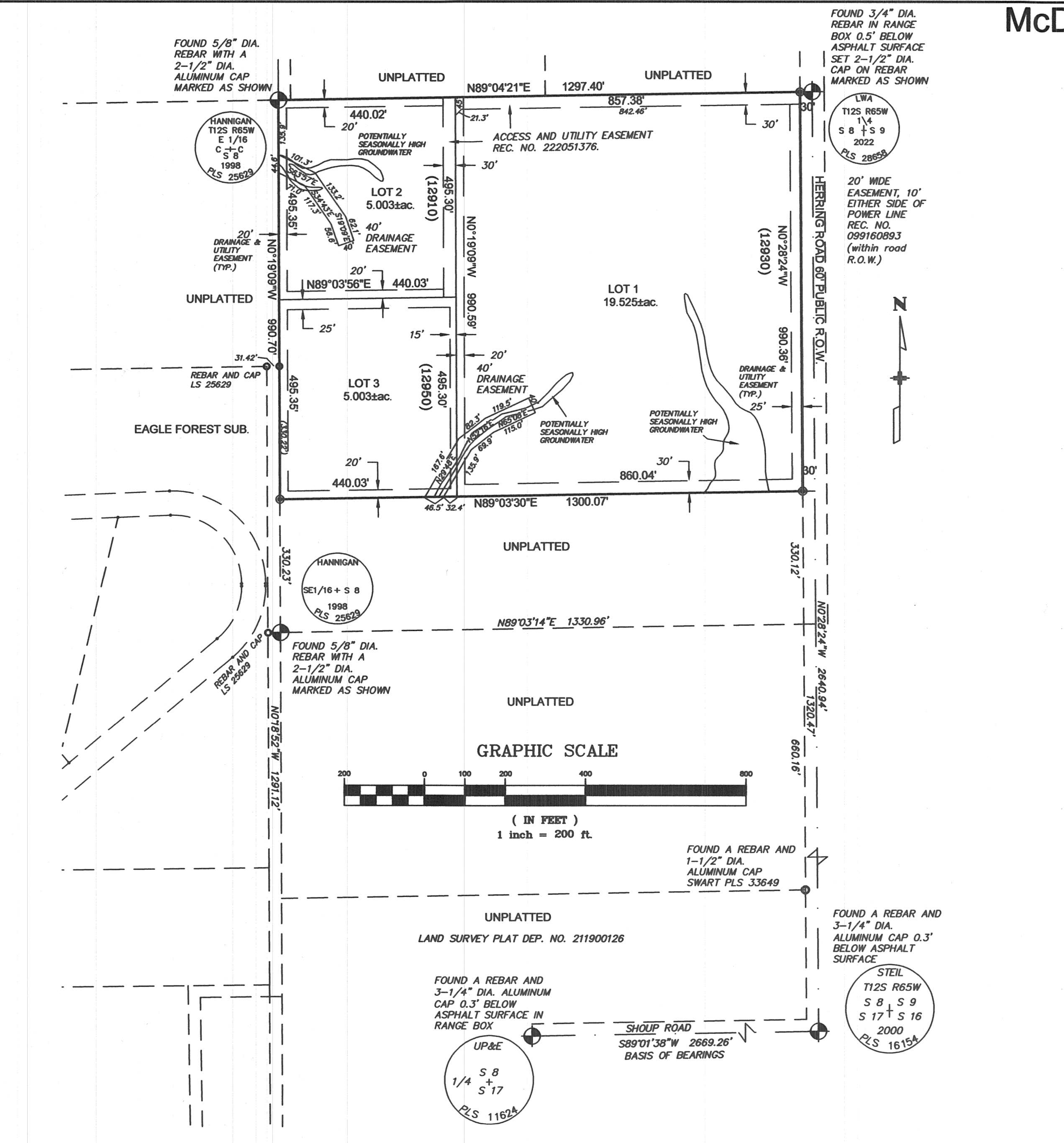
CHUCK BROERMAN COUNTY CLERK AND RECORDER

FEES: DRAINAGE FEES: 5,991.83 BRIDGE FEES: 0 SCHOOL FEES: 918.00 PARK FEES: 1,380.00 Total: 8,289.83

PCD FILE NO. MS221

PREPARED BY LWA LAND SURVEYING, INC.

553 E. FILLMORE STREET COLORADO SPRINGS, COLORADO 80907 Phone (719) 636-5179



- NOTES: 1. STRUCTURAL FOUNDATIONS ON THE LOT IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER. 2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, FOR ALL LOTS; SIDE LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES, FRONT LOT LINES ARE HEREBY PLATTED WITH A TWENTY FIVE (25) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY...

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

LOT SUMMARY TABLE:

Table with 3 columns: Residential Lots, Total Area, and Percentages. Row 1: 3 Residential Lots, 29.53 Acres, 100.0%. Row 2: Total Area, 29.53 Acres, 100%.

OWNER:

SALLY A. AND CRAIG A. McDERMOTT 12930 HERRING ROAD COLORADO SPRINGS, CO 80908 719-337-4207

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON...

I ATTEST THE ABOVE ON THIS 20th DAY OF SEPTEMBER, 2022.

Signature of Kevin M. O'Leary, 9/20/22, DATE



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.