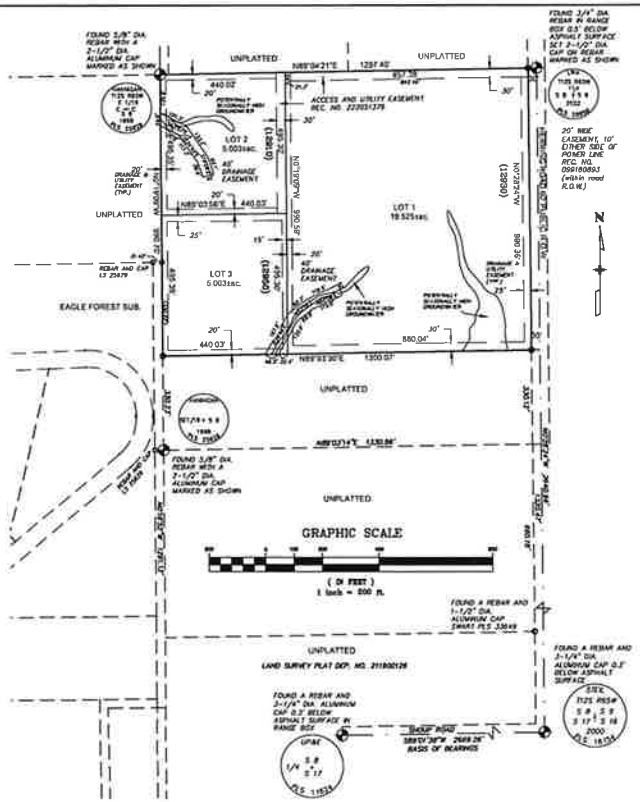
McDERMOTT SUBDIVISION FILING NO. 1

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



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 "LWA PLS 28658".

ALL MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTE OTHERWISE. "A.G. (ABOVE GRADE) OR B.G. (BELOW GRADE)

UNITS OF MEASURE ARE U.S. SURVEY FEET.

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 UPAE LAND SURVEY PLAT DEPOSIT NUMBER 204090192 AND THE LINE IS MONUMENTED AS SHOWN.

TITLE NOTES

1. RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SR55081582-3. EFFECTIVE DATE SEPTEMBER 2, 2021.
2. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
3. THE PROPERTY IS SUBJECT TO THE MINERAL RIGHTS PER THE U.S. PATENT RECORDED IN BOOK 72 AT PAGE 40.
4. THE EAST 30 FEET OF THE PROPERTY IS PUBLIC RIGHT OF WAY PER THE COUNTY RESOLUTION RECORDED IN ROAD BOOK A AT PAGE 78.
5. THE PROPERTY IS INCLUDED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT BY THE DOCUMENT RECORDED IN BOOK 2772 AT PAGE 121.
6. THE MVEA POWER LINE IS LOCATED APPROXIMATELY 10 FEET EAST OF THE WEST RIGHT OF WAY LINE OF HERRING ROAD, THEREBY THE 20 FEET WIDE EASEMENT RECORDED AT REC. NO. 09116083 IS WITHIN THE PUBLIC RIGHT OF WAY FOR HERRING ROAD.
7. LOT 1 IS SUBJECT TO RESOLUTION 20-369 REGARDING A SPECIAL USE CONDITION, RECORDED AT RECEPTION NO. 220183436.
8. LOT 1 IS SUBJECT TO THE AFFADAVIT REGARDING OCCUPANCY, RECORDED AT RECEPTION NO. 220190975.

Chuck Broerman
10/05/2022 09:46:45 AM
Doc $0.00 1
Rec $13.00 Page

VICINITY MAP
1"=100'

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, REAR LOT LINES AND THE SUBDIVISION BOUNDARY ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES.

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

LOT SUMMARY TABLE:

3 RESIDENTIAL LOTS	29.53 ACRES	100.0%
TOTAL AREA	29.53 ACRES	100%
TOTAL LOT AREA:	29.53 ACRES	
GROSS DENSITY	0.14 DU/AC	
NET DENSITY	0.14 DU/AC	

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; 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 _____, 2022.

10/03/2022 2:02:11 PM
beckya
ENUMERATION

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

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."

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.

THE DESCRIBED TRACT CONTAINS 29.53± ACRES, MORE OR LESS.

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. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

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

_____
SALLY A. McDERMOTT

_____
CRAIG A. McDERMOTT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY SALLY A. AND CRAIG A. McDERMOTT.

MY COMMISSION EXPIRES: _____

_____
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 ___ DAY OF _____, OF 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

_____
PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK __ M., THIS ___ DAY OF _____, 2022, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY _____
COUNTY CLERK AND RECORDER

FEE _____

SURCHARGE _____

FEES:

DRAINAGE FEES _____

BRIDGE FEES _____

SCHOOL FEES: _____

PARK FEES _____

PCD FILE NO. MS221

ADD ADDRESSES 9/1/22

PREPARED BY
LWA LAND SURVEYING, INC.
853 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 635-3179

HERRING PLAT.DWG
JUNE 15, 2022
PROJECT 21028
SHEET 1 OF 1

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.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT. AN ENGINEERED SEPTIC SYSTEM PRIOR MAY BE REQUIRED.
4. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT AND WATER RESOURCES REPORT.
5. ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
7. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
8. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT AND REPLACEMENT PLAN NO. _-_-_.
9. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
10. ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY DRAINAGE CULVERTS FROM HERRING ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.3. DUE TO THE LENGTH OF THE DRIVEWAY, IT WILL NEED TO BE APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
11. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. HOMEOWNERS SHOULD ALSO REFER TO THE WILDFIRE MITIGATION PLAN AS AN ASSISTANCE GUIDE.
12. ENVIRONMENTAL: THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLES MEADOW JUMPING MOUSE).
13. INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
14. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0320G, DATED DECEMBER 7, 2018.
15. GEOLOGIC HAZARD NOTE: THIS SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA AND CAN BE FOUND IN THE WASTEWATER STUDY BY ENTECH ENGINEERING, INC., FEBRUARY 15, 2022 IN PCD FILE NO. MS221 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

POTENTIALLY SEASONALLY HIGH GROUNDWATER AS SHOWN HEREON.

18. 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.

222127559
El Paso County, CO