

# TEAM CHRIS SUBDIVISION

BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.

## PARCEL DETAILS

Address: 18412-18440 BLACK SQUIRREL ROAD, COLORADO SPRINGS, CO 80908  
APN/Parcel ID: 5114000019  
Owner of Record: Team Chris Living Trust Dated April 11, 2018 C/O Christine Tschamler,  
Phone: 301-502-0791

## OWNER'S CERTIFICATION AND DEDICATION

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of the land described herein, have laid out, subdivided, and platted said land into Lots and easements as shown hereon unto the name and style of TEAM CHRIS SUBDIVISION.

Team Chris Living Trust Dated April 11, 2018 C/O Christine Tschamler, Owner  
Date

State of Colorado )  
County of El Paso ) ss

The foregoing plat was Acknowledged before me on this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, A.D. by Team Chris Living Trust Dated April  
11, 2018 C/O Christine Tschamler, owner.

Witness my hand and official seal

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of TEAM CHRIS SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, 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.

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

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

## LEGAL DESCRIPTION

The North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 14 in Township 11 South, Range 65 West of the 6th P.M., together with 80 foot right-of-way described in Exhibit B in Warranty Deed recorded in Book 2460 at page 374 of the records of El Paso County, Colorado,

(Per Title Commitment Order Number RND55116760)

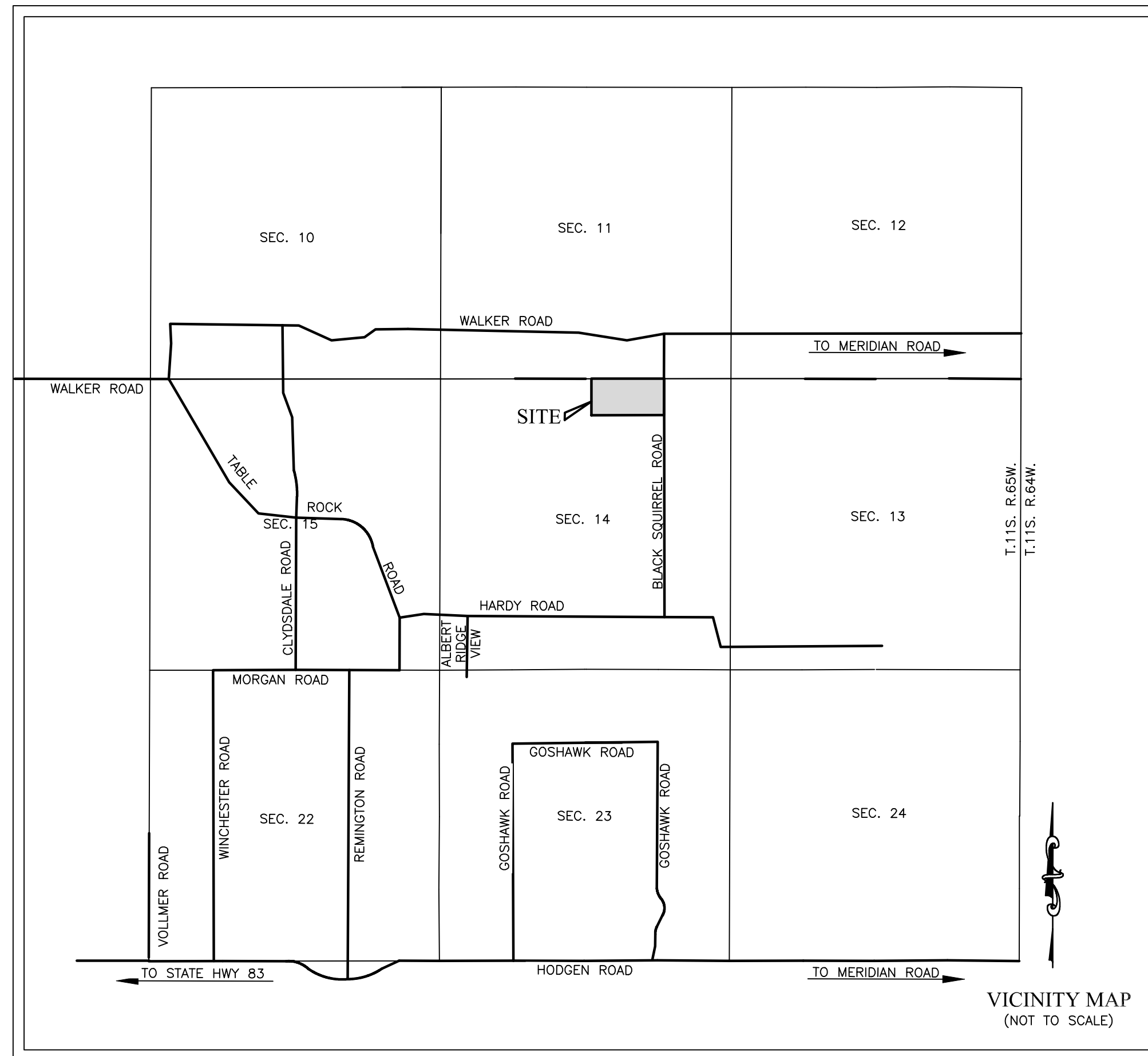
## AREA OF CONCERN

(AOC#1): Portions of gravel road lies southerly and easterly of said easement, as graphically depicted on this Subdivision Plat, causing an area of concern.

## FEES:

Drainage Fee: \_\_\_\_\_  
School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_  
Park Fee: \_\_\_\_\_

The final total gross acreage, the total number of lots, gross density



## PLAT NOTES

- Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- 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.
- Ingress and egress to Lot 1 and Lot 2 via Lil Squirrel Lane (Private Roadway). Lot 3 shall have direct access to Black Squirrel Road.
- The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0310G, effective date of December 07, 2018, indicates this parcel of land to be located in Zone X (Areas of minimal flood hazard).
- The Parcel is currently Zoned RR-5.
- The following reports have been submitted in association with the Final Plat for this subdivision and are on file with the El Paso County Planning and Community Development Department: Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Wildland fire & Hazard Mitigation Plan.
- All Property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements are specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impeded the flow of runoff shall not be placed in drainage easements.
- 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 Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Black Squirrel Road and Lil Squirrel Lane per land development code Section 6.3.C.2 and 6.3.33.C.3. Due to their length, some of the driveways will need to be specifically approved by the Monument Fire District.

## PLAT NOTES CONTINUED

- Due to wildfire concerns, 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, LNC 6-3-3.
- Potentially Compressible, expansive soils bedrock: All Lots/Seasonally High Groundwater: All Lots
- Individual investigations for new building sites and septic systems will be required prior to construction.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
- Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
- Gas and Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Electric service for this subdivision is provided by Mountain View Electric Association subject to the District's rules, regulations and specifications. Gas service for this subdivision is provided by Black Hills Energy subject to the District's rules, regulations and specifications.
- 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.
- All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.
- All lots within the subdivision have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soils and Geology Study by Rocky Mountain Group dated September 13, 2024 in file SF2426 available at the El Paso County Development Services Department. Hazards:
  - Compressible Soils
  - Expansive soil/Bedrock
  - Seasonally high groundwater (seasonally frequent ground and surface water: (name lots or location of area))
- Prior to construction of proposed residences, lot specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and or expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl space suitability, and or lot specific recommendation are necessary to mitigate these conditions.

Unresolved: note is still missing the following items:  
Please add this note and include the soils and geo report from file number SF2426 specific to pages 13-17.

## SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet.
- The fieldwork for this survey was completed on January 2, 2024.
- The overall subject parcel contains a calculated area of 835,271 square feet (19.18 acres) of land, more or less. Subject parcel to be divided into two lots as shown hereon.
- This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC. to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Apex Land Surveying and Mapping, LLC. relied upon Title Commitment RND55116760, with an effective date of 05/24/2024 @ 5:00 P.M. as provided by Land Title Guaranty Company & Old Republic National Title Insurance Company..
- Bearings are based on a portion of the North line of Section 14, T11S, R65W of the 6th Principal Meridian, monumented on the west end with a found No. 6 rebar, rehabilitated with 2-1/2" aluminum cap, T11S R65W 1/4 S13S14 2024 PLS 38759, flush with grade, and on the east end with a found No. 6 rebar with 2-1/2" aluminum cap marked 1/4 S11S14 1997 PLS 4842, flush with grade and is assumed to bear N89°17'09"E a measured distance of 2,637.40 feet.
- Any underground or above ground utilities shown hereon have been located from field survey information. Apex Land Surveying and Mapping, LLC. does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping, LLC. did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- Exception No 13 in title commitment stipulates terms, conditions, provisions, burdens and obligations as set forth in right of way recorded July 09, 1967 under Reception No. 563351 under Book 2202 at Page 117. Said right of way and easement for roadway, utilities, ingress and egress purposes over and across the East 80 feet of that part of the west half of the Southeast quarter of Section 11 in Township 11 South, Range 65 West of the 6th P.M., as graphically depicted on this Subdivision Plat.
- Right Of Way Deed per Book 2636 at Page 733 by Reception No. 30371 grants, bargain, sell, and convey the said 80' Strip (40' on either side of centerline) to El Paso County as graphically depicted on this Land Survey Plat. POINT OF INTERSECTION WITH NORTH LINE OF SECTION 14, a distance of 1354.79' (R&C) lands within field measured evidence of intersection of Black Squirrel Road (Gravel road) and private road (gravel road). This document is listed as an "EX" in the vesting deed (Warranty Deed by Reception No. 218044100).
- Abbreviated Legal Description in vesting Warranty Deed by Reception No. 218044100 Has an address listed as 6275 Montabor Dr, Colorado Springs CO 80918. The address listed in this document is the address for Chris team Living trust, not the physical address of main subject parcel.
- Exception No. 19-Grant of right of way to maintain view electric association, inc. over a portion of subject property as recorded June 5, 2001 under reception No. 201075608. The evidence in this description in this document does not touch the subject parcel.
- Exception No. 20-Grant of right of way to maintain view electric association, inc. over a portion of subject property as recorded October 2, 2012 under Reception No. 212115628. The evidence in this description does not touch the subject parcel.
- Exception No. 22-Easement granted to public service company of Colorado, for utility and incidental purposes, by instrument recorded April 21, 1964, in book 2007 at page 850. The evidence in this description does not touch the subject parcel.

## SURVEYOR'S CERTIFICATE

I, Danny Rodic, 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 date of 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 \_\_\_\_\_, 20\_\_\_\_.

Surveyor's Name, (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
Colorado Registered PLS #38759

## CLERK AND RECORDER:

State of Colorado )  
County of El Paso ) ss  
I certify that this instrument was filed for record in my office at \_\_\_\_\_ O'Clock  
\_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.  
and is duly recorded in plat book \_\_\_\_\_, at page number \_\_\_\_\_,  
under Reception No. \_\_\_\_\_ of the records of El Paso County,  
Colorado.

Fee: \_\_\_\_\_  
By: \_\_\_\_\_  
El Paso County Clerk and Recorder

PDC File No: SF-2426

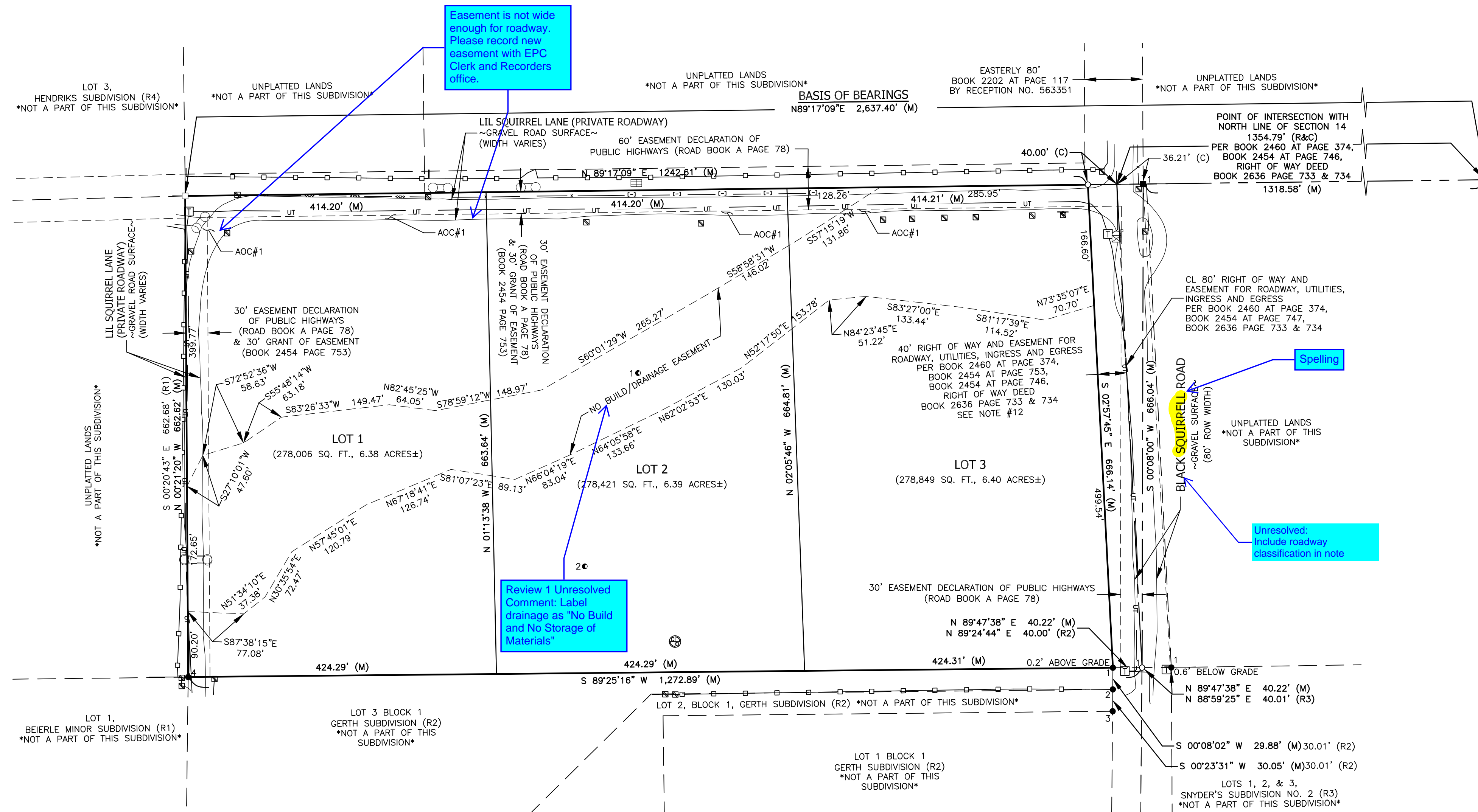
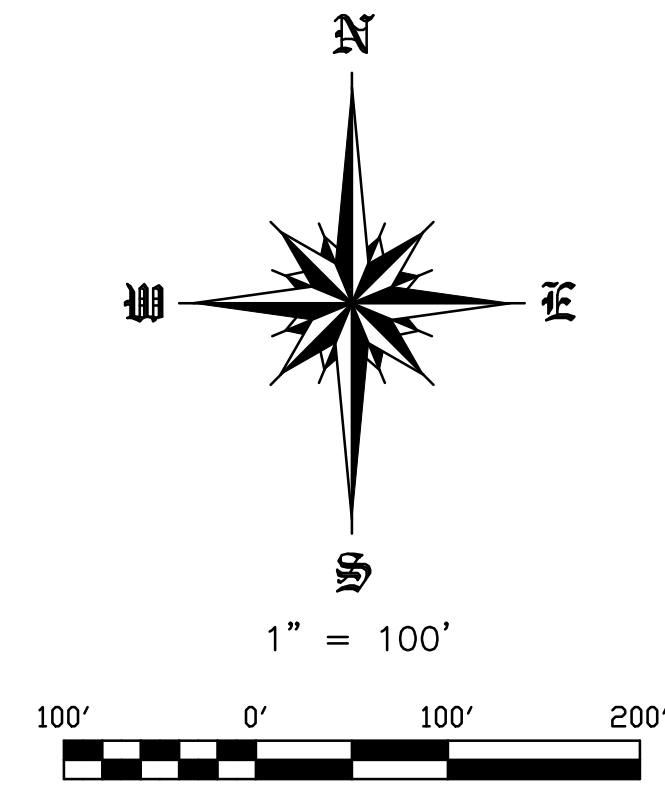
No.	Remarks	Date	By
1.	Per county comments	12-01-2024	DDR

**APEX** Land Surveying and Mapping LLC.  
5855 Lehman Drive, Suite 102  
Colorado Springs, CO 80918  
Phone: 719-318-0377  
E-mail: info@apexsurveyor.com  
Website: www.apexsurveyor.com



# TEAM CHRIS SUBDIVISION

BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.



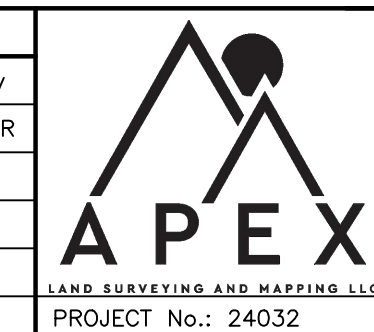
## LEGEND

- 1 ● FOUND NO. 5 REBAR AS NOTED
- 2 ● FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP, PLS 15686, FLUSH WITH GRADE
- 3 ● FOUND NO. 1 REBAR WITH 1" YELLOW PLASTIC CAP REMNANTS, 0.2' ABOVE GRADE
- 4 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, PLS 38141, 0.6' BELOW GRADE
- 1 ■ N 1/16 SEC 14 T11S R65W FOUND NO. 6 REBAR WITH 2-1/2" ALUM CAP MARKED E1/16 S11&S14 1997 PLS 4842, FLUSH WITH GRADE
- 2 ■ NE 1/4 SEC 14 T11S R65W FOUND NO. 6 REBAR WITH 2-1/2" ALUM CAP MARKED 1/4 S11&S14 1997 PLS 4842, FLUSH WITH GRADE
- N 1/4 SEC. 14 T11S R65W. FOUND NO. 6 REBAR, REHABILITATED WITH 2-1/2" ALUM CAP, T11S R65W 1/4 S13&S14 2024 PLS 38759, FLUSH WITH GRADE
- FOUND NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE
- 1 ○ FOUND NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP, PLS 38759, 0.5' BELOW GRADE
- (R) RECORD VALUE
- (R1) RECORD VALUE (BEIERLE MINOR SUBDIVISION) RECEPTION NO. 216713868
- (R2) RECORD VALUE (GERTH SUBDIVISION) PLAT BOOK X-3 AT PAGE 178
- (R3) RECORD VALUE (SNYDER'S SUBDIVISION NO.2) RECEPTION NO. 1490259
- (R4) RECORD VALUE (HENDRICKS SUBDIVISION) RECEPTION NO. 1178523
- (M) MEASURED VALUE
- (AOC#\_) AREA OF CONCERN
- BREAK SYMBOL
- 1 ● HEADSTONE
- 2 ● BRICK GRILL
- STORM CULVERT INLET
- STORM DRAIN INLET
- ⊕ SANITARY SEWER CLEANOUT
- ⊞ TELEPHONE PEDESTAL
- SIGN—"PRIVATE PROPERTY" "PRIVATE DRIVE"
- ⊞ FENCE POST
- ⊞ MAILBOX CLUSTER
- UT UNDERGROUND TELEPHONE LINE
- WROUGHT-IRON FENCE
- BARBED WIRE FENCE REMNANTS
- WIRE MESH FENCE
- x BARBED-WIRE FENCE

Danny Rodic  
State of Colorado Professional Land Surveyor No. 38759  
For and on behalf of Apex Land Surveying and Mapping LLC.

PDC File No: SF-2426

DATE: August 23, 2024		REVISIONS	
No.	Remarks	Date	By
1.	Per county comments	12-01-2024	DDR



APEX Land Surveying and Mapping LLC.

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Website: www.apexsurveyor.com

Field: TJM/DDR Drawn: TJM/DDR Checked: DDR

PROJECT No.: 24032

SHEET 2 OF 2