

# BOUNDARY LINE ADJUSTMENT

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

**OWNER'S CERTIFICATE**

Shannon Troup and Stanley Troup, being being all the owners, mortgagees, beneficiaries of deeds of trust and holders of the land described herein, have laid out said lands into parcels as shown hereon under this boundary line adjustment. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso county standards and that proper drainage and erosion control for 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 of the 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 and communication systems and other purposes 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, Shannon Troup and Stanley Troup, has executed this instrument this

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Shannon Troup , Owner \_\_\_\_\_ Date \_\_\_\_\_

Stanley Troup , Owner \_\_\_\_\_ Date \_\_\_\_\_

**NOTARIAL:**

State of Colorado }  
County of El Paso } ss

The above and aforementioned was Acknowledged before me on this day

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

Witness my hand and official seal

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

Address \_\_\_\_\_

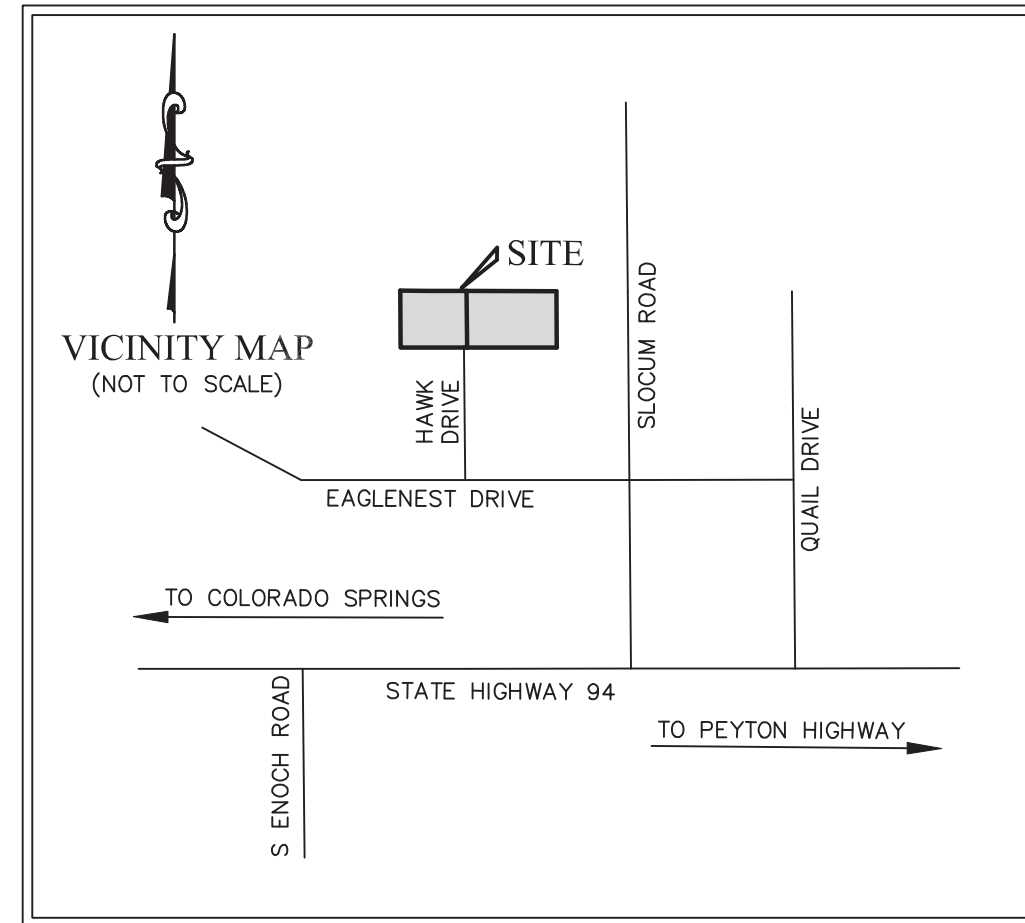
My Commision Expires: \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE:**

This plat of MCLEAN 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 \_\_\_\_\_



**PROPERTY DESCRIPTION (AS DEEDED)**

El Paso County Schedule Number 4411000037

Parcel A:  
A portion of the Southeast quarter of Section 11, Township 14 South, Range 64 West of the 6th P.M. County Of El Paso, State of Colorado described as follows:

Beginning at the East quarter corner of said Section 11, thence North 89°51' West along the North line of said Southeast quarter of Section 11 a distance of 1710.0 feet for the true point of beginning of the tract to be described hereby;

thence continue North 89°51' West along the said North line of the Southeast quarter of Section 11 a distance of 367.95 feet to a point; thence angle left South 0°31' East, Parallel to the East line of Section 11, a distance of 592.58 feet to a point; thence angle left North 89°57' East a distance of 367.95 feet to a point being on the Westerly line of a road know as "Hawk Drive" according to the recorded Plat of "Toy Ranches Subdivision No. 1" of the El Paso County, Colorado records; thence angle left North 0°31' West, along the Westerly line of said "Hawk Drive" projected, and also parallel to the East line of Section 11, a distance of 591.3 feet to a point on the North line of the Southeast quarter of Section 11, said point being the true point of beginning.

Together with:

Parcel C:  
A portion of the Southeast quarter of Section 11, Township 14 South, Range 64 West of the 6th P.M. County Of El Paso, State of Colorado described as follows:

Beginning at the East quarter corner of said Section 11, thence North 89°51' West along the North line of said Southeast quarter of Section 11 a distance of 2077.95 feet for the true point of beginning of the tract to be described hereby; said point also being the Northwest corner of a tract of land conveyed to Carl Story recorded in Book 2298 at Page 211; thence continue North 89°51' West along said North Line a distance of 292.12 feet more or less to the Northeast corner of tract of land conveyed to Coyce Henderson recorded in book 2329 at Page 835; thence angle left South 0°31' East 593.60 feet more or less to Northwest corner of tract of land conveyed to Cecil Loyd recorded in Book 2322 at Page 566; thence angle left North 89°57' West a distance of 292.12 feet more or less to Southwest corner of tract of land conveyed to Carl Story recorded in Book 2298 at Page 221; thence angle left North 0°31' West 592.58 feet to the true point of beginning.

**PROPERTY DESCRIPTION (AS DEEDED)**

El Paso County Schedule Number 4411000036

Parcel B:  
A portion of the Southeast quarter of Section 11, Township 14 South, Range 64 West of the 6th P.M. County Of El Paso, State of Colorado described as follows:

Beginning at the East quarter corner of said section 11, thence South 0°31' East along the East line of Section 11, which is also the approximate center-line of an existing county road known as Slocum Road, a distance of 585.33 feet; thence angle right South 89°57' West a distance of 742.56 feet for the true point of beginning of the tract to be described hereby; thence continue South 89°57' West 967.44 feet to a point, said point being the Westerly side of a 60 foot road known as Hawk Drive; thence angle right North 0°31' West 591.30 feet to a point on the East-West centerline of said Section 11; thence angle right, South 89°51' East along said East-West centerline of Section 11 a distance of 967.44 feet to a point; thence angle right South 0°31' East parallel to the East line of Section 11, a distance of 587.92 feet to the true point of beginning.

**PROPERTY DESCRIPTION (ADJUSTED PARCEL A)**

A portion of the Southeast quarter of Section 11, Township 14 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado, further described as follows:

Basis of Bearings: Bearings are based on a the former Easterly line of "Parcel A" coincident with the former Westerly Line of "Parcel B" as Described in quit claim deed by reception number 220189058, monumented on the southerly end with a found No.3 rebar with yellow plastic cap remnants, and on the northerly end with a found No. 5 rebar, and is assumed to bear North 00°31'00" West, a measured distance of 590.79 feet between said monuments.

Commencing at the East quarter corner of said section 11, thence South 00°31'00" East, along the East line of Section 11, which is also the approximate center-line of an existing county road known as Slocum Road, a distance of 585.15 feet; thence South 89°57°51' West a distance of 742.74 feet to a 1/2" iron rod with 1-1/4" yellow plastic cap marked "N.E. Bostrom LS 9477"; thence continue South 89°57°51' West 935.75 feet to a No. 5 rebar with a 1-1/4" purple plastic cap, PLS 38759, being the Point of Beginning of the hereinafter described lands; thence South 89°57°51' West, a distance of 31.70 feet to a No. 3 rebar with yellow plastic cap remnants, also being a point of terminus on the Westerly line of a road know as "Hawk Drive" according to the recorded Plat of "Toy Ranches Subdivision No. 1" of the El Paso County, Colorado records under reception No. 463076; thence South 89°55'44" West, a distance of 367.87 feet to a No. 3 rebar; thence North 89°54'28" West, a distance of 291.84 feet to a number 3 rebar; thence North 00°29'37" West, a distance of 593.46 feet to a No. 3 rebar; thence South 89°39'02" East, a distance of 291.59 feet to a No. 5 rebar; thence South 89°51'34" East, a distance of 367.74 feet to a No. 5 rebar, thence South 89°51'22" East, a distance of 31.70 feet to a No. 5 Rebar with 1-1/4" purple plastic cap, PLS 38759; thence South 00°31'00" East, a distance of 590.69 feet to a No. 5 rebar with a 1-1/4" purple plastic cap, PLS 38759; thence South 00°31'00" East, a distance of 590.69 feet to a No. 5 rebar with a 1-1/4" purple plastic cap, PLS 38759, to the Point of Beginning.

Said Lands contain 409,180 Square Feet (9.39 Acres) of land, more or less.

**PROPERTY DESCRIPTION (ADJUSTED PARCEL B)**

A portion of the Southeast quarter of Section 11, Township 14 South, Range 64 West of the 6th Principal Meridian, County of El Paso, State of Colorado, further described as follows:

Basis of Bearings: Bearings are based on a the former Easterly line of "Parcel A" coincident with the former Westerly Line of "Parcel B" as Described in quit claim deed by reception number 220189058, monumented on the southerly end with a found No.3 rebar with yellow plastic cap remnants, and on the northerly end with a found No. 5 rebar, and is assumed to bear North 00°31'00" West, a measured distance of 590.79 feet between said monuments.

Commencing at the East quarter corner of said section 11, thence South 00°31'00" East, along the East line of Section 11, which is also the approximate center-line of an existing county road known as Slocum Road, a distance of 585.15 feet; thence South 89°57°51' West a distance of 742.74 feet to a 1/2" iron rod with 1-1/4" yellow plastic cap marked "N.E. Bostrom LS 9477", being the Point of Beginning of the hereinafter described lands; thence continue South 89°57°51' West 935.75 feet to a No. 5 rebar with a 1-1/4" purple plastic cap, PLS 38759; thence North 00°31'00" West, a distance of 590.69 feet to a No. 5 rebar with a 1-1/4" purple plastic cap, PLS 38759; thence South 89°51'22" East, 935.63 feet to a 1/2" iron rod with 1-1/4" yellow plastic cap marked "N.E. Bostrom LS 9477"; thence South 00°31'54" East, a distance of 587.76 feet to the Point of Beginning.

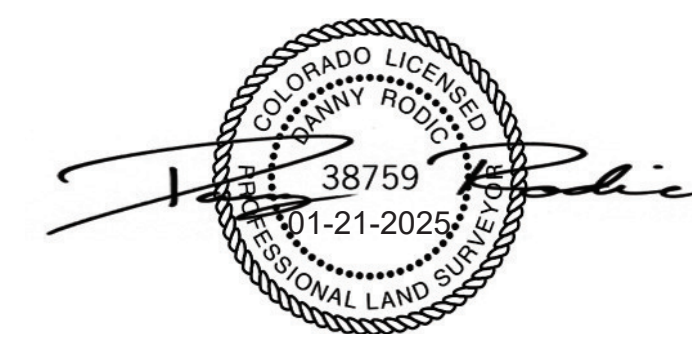
Said Lands contain 551,303 Square Feet (12.66 Acres) of land, more or less.

**SURVEYOR'S NOTES**

1. 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.
2. 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.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. The fieldwork for this survey was completed on October 15, 2024.
5. The Purpose of this Boundary Line Adjustment is to accommodate the driveway and Wood Shed for 930 Hawk Drive.
6. 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 138733G1S, with an effective date of October 24, 2024 as provided by Guaranteed Title Group, LLC.
7. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions conditions obligations, terms, or as to the right to grant the same.
8. Bearings are based on a the former Easterly line of "Parcel A" coincident with the former Westerly Line of "Parcel B" as Described in quit claim deed by reception number 220189058, monumented on the southerly end with a found No.3 rebar with yellow plastic cap remnants, and on the northerly end with a found No. 5 rebar, and is assumed to bear North 00°31'00" West, a measured distance of 590.79 feet between said monuments.
9. 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.

**SURVEYOR'S STATEMENT**

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Shannon Troup and Stanley Troup that this plat is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge. Is in accordance with applicable standards of practice. Is not a guaranty or warranty, either expressed or implied, and have been met to the best of his professional knowledge, information, and belief.



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

**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 \_\_\_\_\_M., 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.

Surcharge: \_\_\_\_\_  
Steve Schleiker, Recorder

Fee: \_\_\_\_\_

By: \_\_\_\_\_  
Deputy

PDC File No: EXBL251

**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

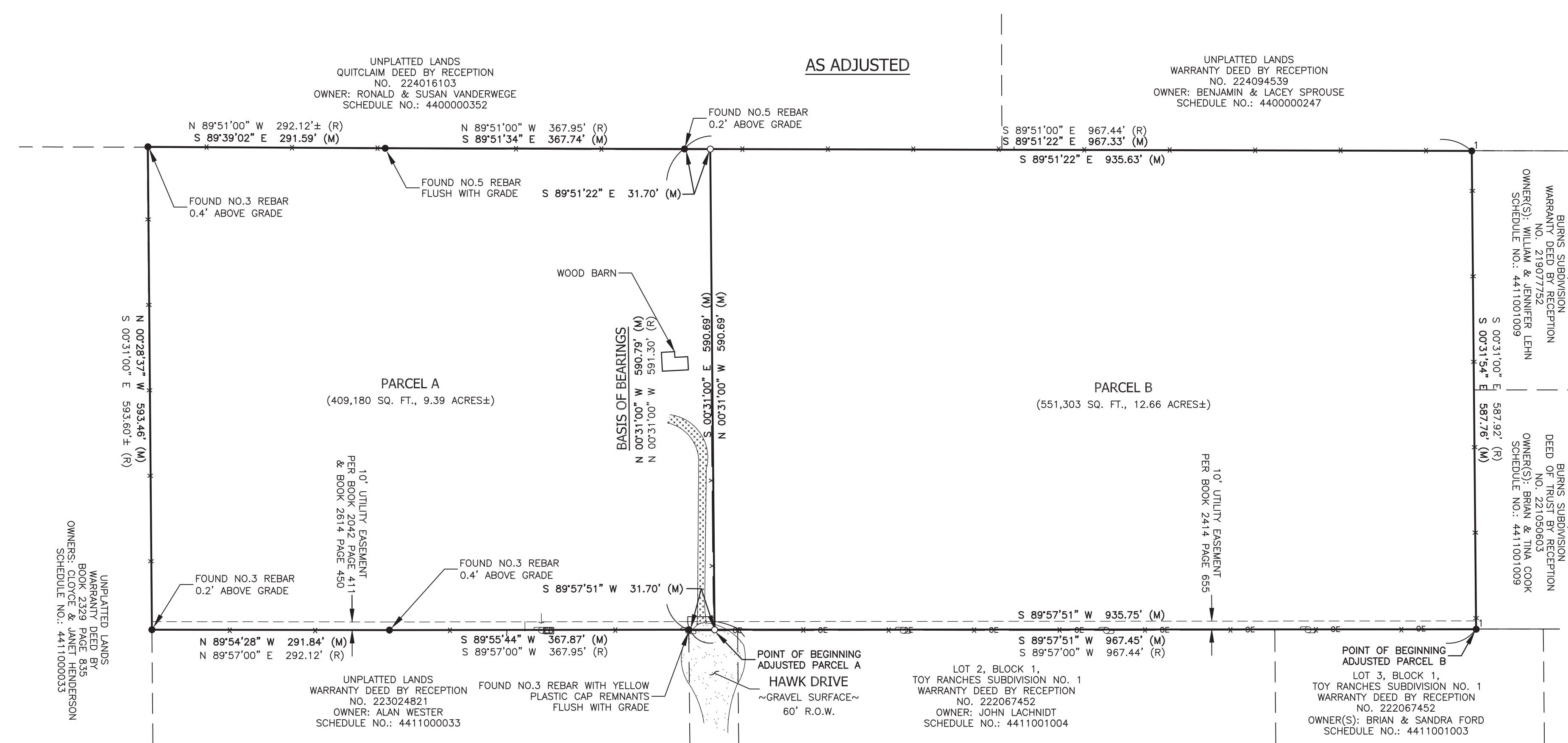
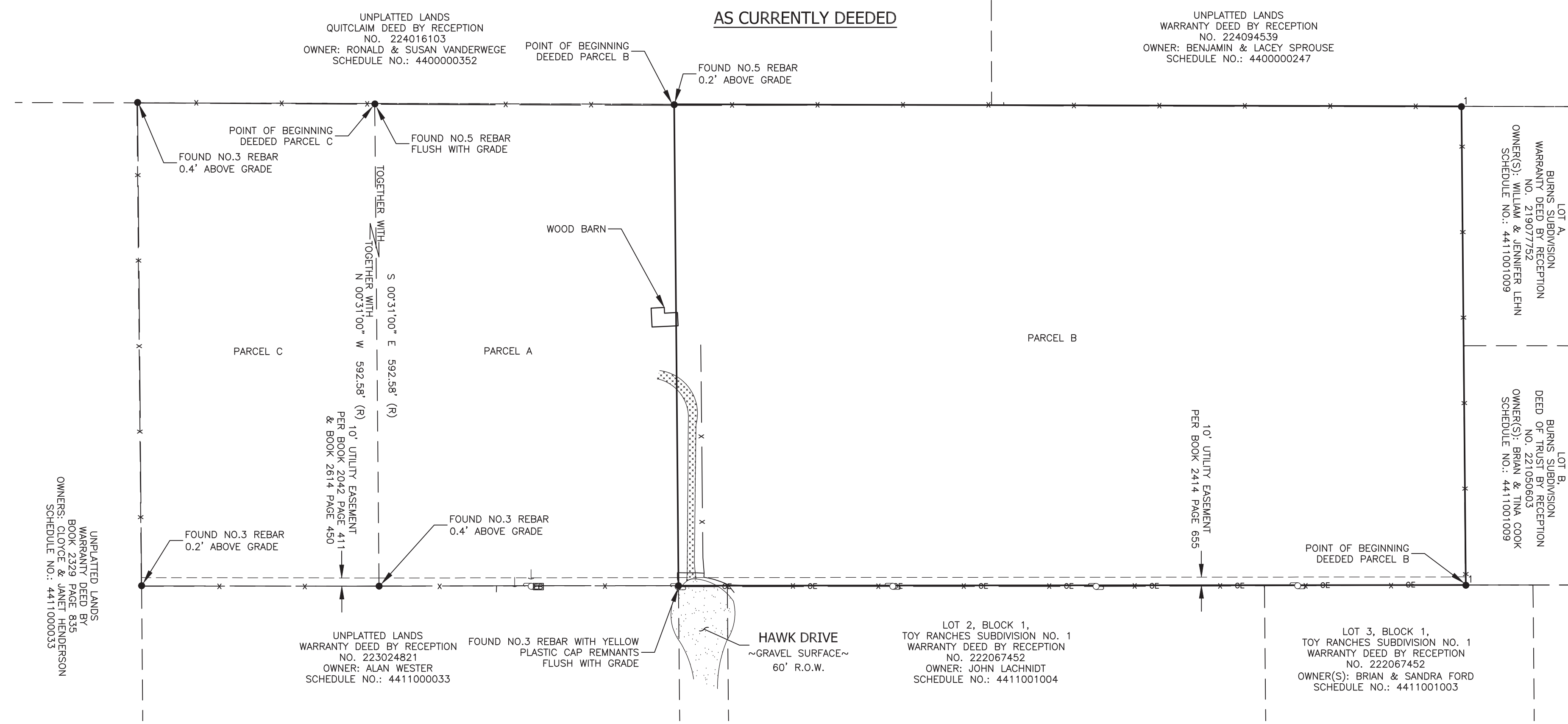
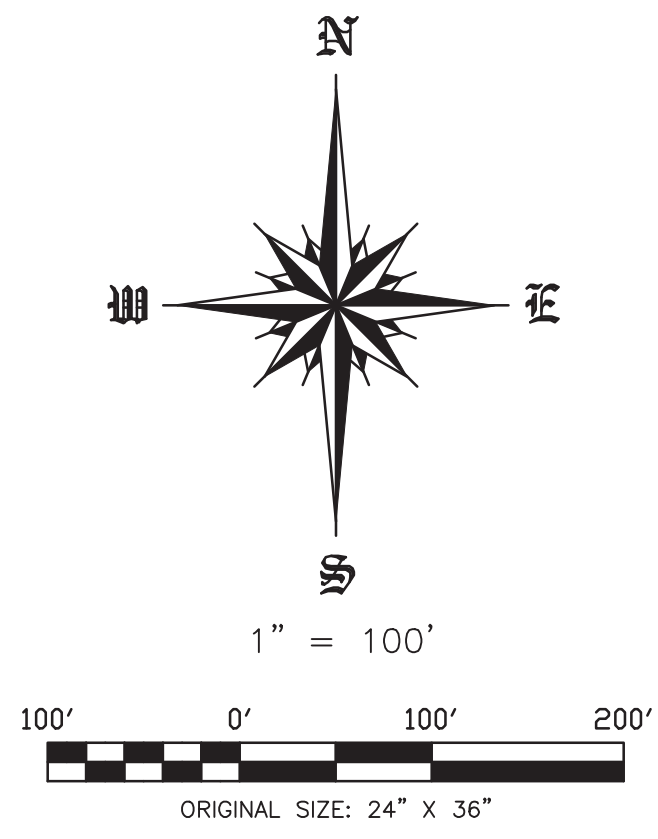
DATE: January 21, 2025		REVISIONS	
No.	Remarks	Date	By

ORIGINAL SIZE: 24" X 36"

Field: TJM
Drawn: TJM/DDR
Checked: DDR
PROJECT No.: 24104
SHEET 1 OF 2

# BOUNDARY LINE ADJUSTMENT

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- PLSS MONUMENT FOUND AS NOTED
  - MONUMENT FOUND AS NOTED
  - FOUND 1/2" IRON ROD WITH 1-1/4" YELLOW PLASTIC CAP MARKED "N.E. BOSTROM LS 9477", FOUND 0.2' ABOVE GRADE
  - SET NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE
  - BREAK SYMBOL
  - UTILITY POLE
  - GUY WIRE
  - ELECTRIC BOX
  - OVERHEAD ELECTRIC LINE
  - WOODEN FENCE
  - X BARBED-WIRE FENCE
  - GRAVEL SURFACE
  - ASPHALT SURFACE



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

DATE: January 21, 2025 REVISIONS			
No.	Remarks	Date	By

PDC File No: EXBL251

**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

PROJECT No.: 24104 SHEET 2 OF 2

UNPLATTED LANDS  
WARRANTY DEED BY RECEPTION  
NO. 223024821  
OWNER: CLOVE & JANET HENDERSON  
SCHEDULE NO.: 4411000033

UNPLATTED LANDS  
QUITCLAIM DEED BY RECEPTION  
NO. 224016103  
OWNER: RONALD & SUSAN VANDERWEGE  
SCHEDULE NO.: 4400000352

UNPLATTED LANDS  
WARRANTY DEED BY RECEPTION  
NO. 223024821  
OWNER: ALAN WESTER  
SCHEDULE NO.: 4411000033

UNPLATTED LANDS  
QUITCLAIM DEED BY RECEPTION  
NO. 223024821  
OWNER: ALAN WESTER  
SCHEDULE NO.: 4411000033

UNPLATTED LANDS  
QUITCLAIM DEED BY RECEPTION  
NO. 224016103  
OWNER: RONALD & SUSAN VANDERWEGE  
SCHEDULE NO.: 4400000352

UNPLATTED LANDS  
WARRANTY DEED BY RECEPTION  
NO. 223024821  
OWNER: ALAN WESTER  
SCHEDULE NO.: 4411000033

LOT 2, BLOCK 1,  
TOY RANCHES SUBDIVISION NO. 1  
WARRANTY DEED BY RECEPTION  
NO. 222067452  
OWNER: JOHN LACHNIDT  
SCHEDULE NO.: 4411001004

LOT 3, BLOCK 1,  
TOY RANCHES SUBDIVISION NO. 1  
WARRANTY DEED BY RECEPTION  
NO. 222067452  
OWNER(S): BRIAN & SANDRA FORD  
SCHEDULE NO.: 4411001003

LOT A  
BURNS SUBDIVISION  
WARRANTY DEED BY RECEPTION  
NO. 21907752  
OWNER(S): WILLIAM & JENNIFER LEHN  
SCHEDULE NO.: 4411001009

LOT B  
BURNS SUBDIVISION  
DEED OF TRUST BY RECEPTION  
NO. 221006003  
OWNER(S): BRIAN & TINA COOK  
SCHEDULE NO.: 4411001009

LOT A  
BURNS SUBDIVISION  
WARRANTY DEED BY RECEPTION  
NO. 21907752  
OWNER(S): WILLIAM & JENNIFER LEHN  
SCHEDULE NO.: 4411001009

LOT B  
BURNS SUBDIVISION  
DEED OF TRUST BY RECEPTION  
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SCHEDULE NO.: 4411001009

LOT 2, BLOCK 1,  
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WARRANTY DEED BY RECEPTION  
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SCHEDULE NO.: 4411001004

LOT 3, BLOCK 1,  
TOY RANCHES SUBDIVISION NO. 1  
WARRANTY DEED BY RECEPTION  
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OWNER(S): BRIAN & SANDRA FORD  
SCHEDULE NO.: 4411001003