

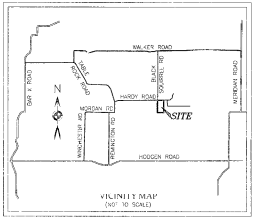
14864

FINAL PLAT

RAPSON SUBDIVISION
A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 14, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:
That Andrea Joyce Rapson and William Clark Rapson, being the owners of the following described tract of land to wit:

LEGAL DESCRIPTION
The West half of the Southeast quarter of the Southeast quarter of Section 14, Township 11 South, Range 65 West of the 6th P.M., Excepting a perpetual easement for roadway, utilities, ingress and egress purposes over and across the North 40 Feet, County of El Paso, State of Colorado.
For a Commitment for Title Insurance File No. 81054212, with an effective date of January 27, 2021, as provided by Stewart Title Guaranty Company and United Title Company, LLC and see the Social Warranty deed recorded under Recession No. 202005126, Records of El Paso County.
Address of Record: 16675 Hody Road, Coronado Springs, CO 80909



DEDICATION
The above owners have caused said parcel of land to be platted into the lots and easements as shown herein. The undersigned does hereby grant and convey to the County, of El Paso, all right-of-way dedications and easements for public use, the exact line thereon, located along the corner as RAPSON SUBDIVISION in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:
We, the undersigned, Andrea Joyce Rapson and William Clark Rapson, have executed this instrument the 8 day of November, 2021.
[Signatures of Andrea Joyce Rapson and William Clark Rapson]
Andrea Joyce Rapson
William Clark Rapson

OWNERS CERTIFICATE
The undersigned, being all the owners and mortgagees in the land described herein, have sold out, subdivided and platted said lands and all the interests therein and all the obligations of RAPSON SUBDIVISION. All public improvements to be provided or installed or installed on said land have been fully completed and approved for use by the public and all other public improvements to be provided or installed on said land have been fully completed and approved for use by the public.
[Signatures of Andrea Joyce Rapson and William Clark Rapson]
Andrea Joyce Rapson
William Clark Rapson

NOTARIAL:
STATE OF COLORADO)
COUNTY OF EL PASO)
I, the undersigned, being a duly qualified and authorized Notary Public, do hereby certify that the above and aforementioned instrument was acknowledged before me this 8 day of November, 2021.
My Commission expires 02/15/2024
Notary Public Tara R. Kelen

LIEN HOLDER SUBORDINATION CERTIFICATE:
The undersigned are all the mortgagees and lien holders of certain lands known here as RAPSON SUBDIVISION in the County of El Paso, State of Colorado, and hereby subordinate the subject land to the terms, conditions and restrictions of this document.
COMPANY: Mortgage Bank
ADDRESS: 3333 Depot St. N.E., Grand Rapids, MI 49546
Executed this 22nd day of November, 2021.
[Signature]
My Commission expires 06/19/2027
Notary Public Tracy Ann Thomas

NOTARIAL:
STATE OF MICHIGAN)
COUNTY OF OAKLAND)
I, the undersigned, being a duly qualified and authorized Notary Public, do hereby certify that the above and aforementioned instrument was acknowledged before me this 22nd day of November, 2021.
My Commission expires 06/19/2027
Notary Public Tracy Ann Thomas

FINAL PLAIN CERTIFICATION:
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 2201102110C, effective date December 7, 2016, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual flood recurrence flood hazard).

EASEMENT STATEMENT:
Unless otherwise indicated, all side, front, and rear lot lines are hereby plotted on either side with a 10-foot public utility and drainage easement unless otherwise indicated. All utility and drainage easements are hereby granted 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.

SURVEYOR'S STATEMENT:
I, Steven J. Davern, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat and all other documents are the true and correct results of a survey made on site of survey by me or under my direct supervision and that all monuments exist as shown hereon. This mathematical course angles are less than 110,000 (one that will not plot) has been provided in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision of surveys, and other all applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, belief, and best. This certification is hereby a public act, and is subject to a public hearing or similar.

[Signature of Steven J. Davern]
Steven J. Davern
Colorado registered PLS #38161
Firm and address of Barron Land, LLC
This plat for RAPSON SUBDIVISION was completed for filing by the El Paso County, Colorado Planning and Community Development Department Director on the 22nd day of November, 2021, subject to any notes or conditions specified.
[Signature]
Planning and Community Development Director

RECORDING
STATE OF COLORADO)
COUNTY OF EL PASO)
I hereby certify that this instrument was filed for record at my office on 10/26/2021 at the 3rd day of October, 2021.
This is my record under Reception Number 201118364 of the Records of El Paso County, Colorado.
Fee: \$30.00
Surcharges: \$0.00
Clerk: Chapman, Recorder
By: *[Signature]*
Deputy

FEES:
Sched Fee: \$880
Plan Fee: \$88
Book Fee: \$1760
Drainage Fee: \$88

SHEET LEGEND:
SHEET 1: Notes, project information, and certification
SHEET 2: Boundary map
SHEET 3: Detailed information

PCD File No. MS-21-003
BARRON LAND
REVISIONS

DATE	BY	REVISIONS

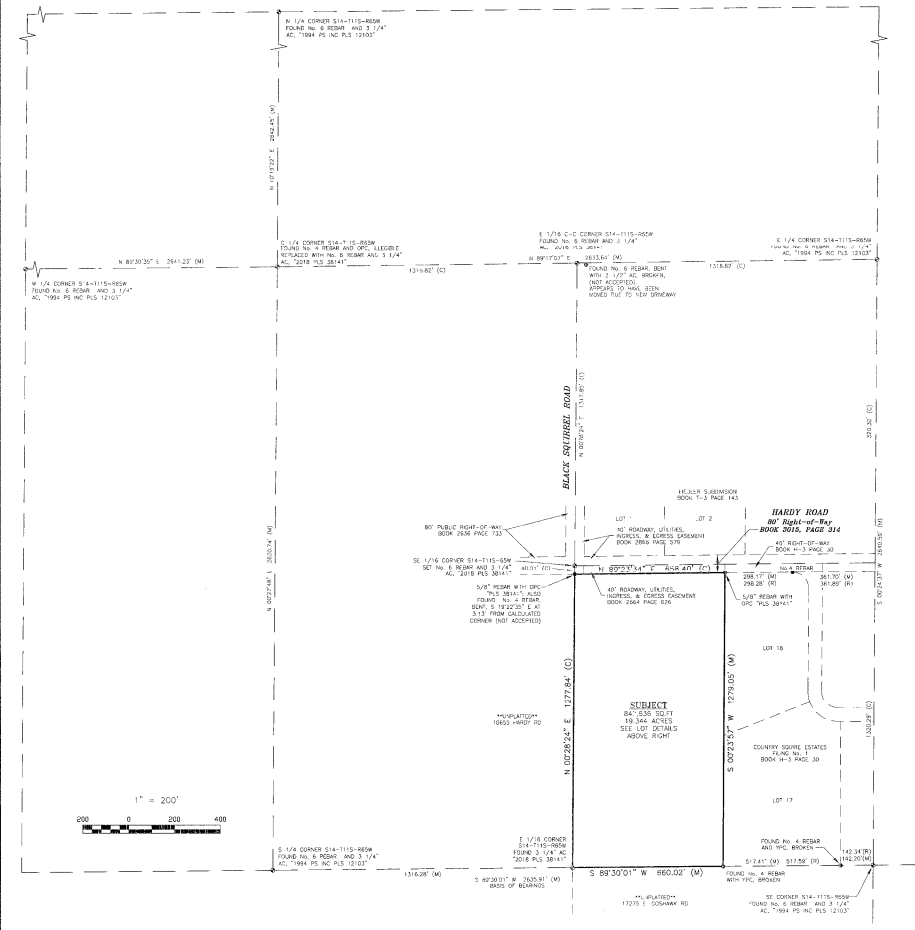
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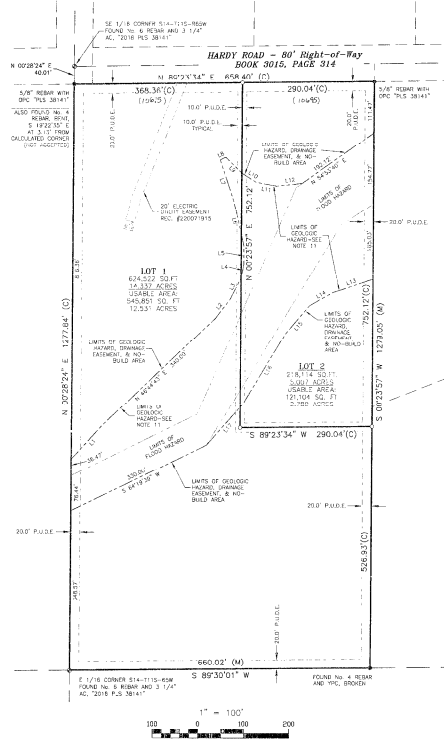
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SECTION BREAKDOWN



AS PLATTED DETAILS



- LEGEND**
- (RS) RECORD DIMENSION
 - (M) FIELD MEASURED DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - REC. RECEIPTION
 - FOUND MONUMENT AS NOTED
 - SET IN 2 BEARS AND ORANGE PLASTIC CAP, 1/4" DIA.
 - SECTION MONUMENT AS NOTED
 - ORANGE PLASTIC CAP
 - YELLOW PLASTIC CAP
 - AC ALUMINUM CAP
 - PUBLIC UTILITY AND DRAINAGE ELEVATION
 - () PARCEL ADDRESS
 - EXISTING TRANSECTIONS
 - SUBJECT PARCEL LINES
 - ADJACENT PARCEL LINES
 - EASEMENT LIMITS

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/01/21
2	REVISION	11/01/21
3	REVISION	11/01/21
4	REVISION	11/01/21
5	REVISION	11/01/21
6	REVISION	11/01/21
7	REVISION	11/01/21
8	REVISION	11/01/21
9	REVISION	11/01/21
10	REVISION	11/01/21

SHEET LEGEND:
 SHEET 1: Notes, project information, and certification
 SHEET 2: boundary and plat details information

DATE	REVISIONS	BY
11/01/21	REVISION	BY
11/01/21	REVISION	BY
11/01/21	REVISION	BY
11/01/21	REVISION	BY
11/01/21	REVISION	BY

PCD File No. MS-21-003

BARRON LAND

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