

Rapson Subdivision  
**Letter of Intent**

**Date:** December 28, 2020

**Owner/ Applicant:**

Andrea and William Rapson

10870 Elizabeth Way  
Colorado Springs, CO 80908

907-982-3897

**Site Information:**

Legal Descriptions do not match (include easement language)

Legal Description of the Property

The West Half of the South East Quarter of the South East Quarter of Section 14, Township 11 South, Range 65 west of the 6<sup>th</sup> P.M. County of El Paso , State of Colorado

10675 Hardy Road, Colorado Springs Co. 80908

Parcel number: 5114000007

Legal on plat has 19.344 acres. Please clarify and revise.

19.6 Acres

Zoned RR-5 (Rural Residential District)

Property currently is a vacant site with a single-family residence in the process of being constructed on the west portion of the parcel. The existing land uses in the area are of rural residential/agriculture parcels improved with homes.

The Two Lot subdivision proposes the use of wells and septic systems.

Hardy Road is a maintained road that provides legal access to both Lot 1 and Lot 2 and multiple other homes in the area.

The site is comprised of 19.6 Acres more or less. About 2.8 miles North East of the intersection of Hodgen and Remington Rd.

*Legal description* – W 1/2 of the SE 1/4 of the SE 1/4, Section 14, Township 11 South, Range 65 West, Sixth P.M., in El Paso County.

**Minor Subdivision 10675 Hardy Road**

**Letter of Intent**

**Request:**

## Rapson Subdivision

### Letter of Intent

The Owner/Applicant requests approval of a two-lot minor subdivision on the Property to be known as the Rapson Subdivision ("Subdivision"). The Subdivision will create two rural residential single family lots in the RR5 zone, with each lot exceeding the 5 acres minimum. Lot 1 will be approximately 14.337 acres in size and will contain the currently constructed residence, barn and related structures. Lot 2 will be approximately 5.007 acres in size and is currently vacant, although electric utilities have been installed on the lot to serve a future residence. A water well and individual septic system will serve each lot.

Hardy Road will provide access to the proposed Lots. Overhead and underground utility lines located along Hardy Road provide electrical, natural gas, and communication service to the site.

#### ***JUSTIFICATION:***

The proposed Rapson Minor Subdivision is in conformance with all El Paso County requirements for creation of a minor subdivision. The proposal is consistent with the RR5 zoning and is compatible with the surrounding neighborhood zoned RR5, which consists of large lots or parcels of at least 5 acres in size.

The Property contains a single family residence in construction located on the western portion of the Property, which will be known as Lot 1. Lot 2 is on the Eastern portion of the Property. The proposed layout of the Subdivision will comply with the requirements of the RR5 zone with respect to land use (single-family residential), lot size, minimum building setbacks, water supply and wastewater disposal.

The Property was purchased by the Owner/Applicant from the former owner. The Owner/Applicant's elderly mother and father currently live in the existing residence with the owners. The Owner/Applicant desired to build a second home on the Property and began the process of obtaining County administrative relief to have the existing residence declared a guest house so a second residence could be built on the Property. When the size of the existing residence became an issue for approval as a guest house under the County's land use regulations, the Owner/Applicant decided to subdivide the Property into two lots and obtain approval of a minor subdivision.

Access to the two residences on the Property will be by permitted driveways off of Hardy Road.

#### **Criteria for Approval:**

The Subdivision complies with all requirements for approval of a minor subdivision contained in Section 7.2.1 (C) and the plans and standards set forth in Chapter 8 of the County Land Development Code ("Code"). Section 7.2. 1 (c) states that a minor subdivision shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval, except to the extent the requirements are modified by the Code or the Procedures Manual.

#### **Preliminary Plan Approval Criteria**

The Subdivision meets all criteria for approval under Section 7.2.1 (D) (2) of the Code for preliminary plan approval, as follows:

- The Subdivision is consistent with the purposes of the Code.

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- The Subdivision is in conformance with the subdivision design standards.
- As shown in the water reports submitted as part of the application, a sufficient water supply has been acquired in terms of quantity, quality and dependability for the proposed minor subdivision, as determined in accordance with the standards set forth in the water supply standards (C.R.S. § 30-28-133 (6) (a)) and the requirements of Chapter 8 of the Code.
- The septic system for the existing residence in construction and the septic system proposed for the new home meet all criteria of Chapter 8 of the Code and is in compliance with state and local laws and regulations, per C.R.S. § 30-28-133 (6) (b).
- Any soil or topographical conditions presenting hazards or requiring special precautions were identified in the accompanying geology and soils reports and to the extent identified, the Subdivision is compatible with such conditions. per C.R.S. § 30-28-133 (6) (c).
- Adequate drainage improvements complying with State law (C.R.S. § 30-28-133 (6)(C)(VIII)) and the requirements of the Code and the ECM are provided with the design of the Subdivision.
- As there are no public improvements proposed in connection with the Subdivision, no determination of the adequacy of the location and design of any public improvements is required.
- There is legal and physical access to both Lots proposed in the Subdivision on Hardy Road, a county road.
- The Subdivision has established an adequate level of compatibility by incorporating natural physical features in the design. As there will only be two lots platted on the 19.6-acre Property, there will be sufficient open spaces. The Subdivision's site planning techniques will foster the implementation of the County's plans. Physical design features of the Subdivision will remain consistent with the adjacent land uses and will remain rural residential. Any environmentally sensitive areas in the Subdivision have been identified and incorporated into the Subdivision design. The Subdivision will not negatively impact the levels of service of County services and facilities.
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are available to serve the Subdivision.
- The Subdivision meets other applicable sections of Chapters 6 and 8 of the Code.

#### **Final Plat Approval Criteria:**

The Subdivision meets all criteria for approval under Section 7.2.1 (D) (3) of the Code for final plat approval, as follows:

- The Subdivision is in conformance with the goals, objectives and policies contained in the County Master Plan, including the Policy Plan, and it is in compliance with the County's Water Master Plan. The Black Forest Preservation Plan (the "Plan") is the Small Area Plan under the County Master Plan that provides guidelines for land use in the Black Forest area, including the Property.

#### **1. *The Subdivision is in conformance with the goals, objectives, and policies of the Master Plan and Policy Plan.***

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An element of the Master Plan is the Policy Plan, which establishes goals and policies in connection with approval of new development in the County. The Rapson Minor Subdivision proposal satisfies the following goals and policies from the Policy Plan:

**Goal 6.1 a** *Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.*

**Policy 6.1.3** - *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed minor subdivision is compatible with adjacent properties, all of which are at least 5 acres in size, and located within the Black Forest area, which is rural residential in character. The existing natural environment on the Property will be preserved following approval of this subdivision.

**Goal 6.4** *Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.*

**Policy 6.4.1** - *Protect and sustain established viable rural residential areas where possible.* **Policy 6.4.2** *Continue to define and limit the boundaries of rural residential areas primarily*

*through the Small Area Planning process (refer to Section 1.0 Small Area Plans).*

**Policy 6.4.3** *Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.*

**Policy 6.4.4** - *Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.*

The proposal will subdivide an existing 19.6 acre parcel into two lots, which will only increase the number of homes on the Property from one to two. There will be limited impact on the existing carrying capacity of the area by the addition of one lot upon approval of the minor subdivision. The lot sizes of the two lots exceed the minimum 5-acre size required under RR5 zoning, and will ensure the existing rural residential nature of the area is maintained. Water for the second lot has been adjudicated with the State, the well for the existing residence has been re-permitted, and a well permit for the new residence has been authorized.

### **2. The Subdivision meets goals and policies set forth in the Black Forest Preservation Plan.**

The Property is within the planning area of the Plan, and more specifically, within "The Timbered Area" unit defined by the Plan. Uses in The Timbered Area are generally limited to low density residential or open space.

**3. Residential - Goal 3.A** - *Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area.*

## Rapson Subdivision

### Letter of Intent

**Policy 3.1** – Continue the promotion of residential subdivisions with an overall average minimum lot area of 5 acres in the Timbered Area and other designated portions of the Planning Area....

**8. Natural Environment – Goal 8.A** – Protect the integrity of the natural systems in the Black Forest.

**Policy 8.1** – Preserve and enhance the natural environment and wildlife of the planning area.

**Policy 8.2** – Protect and maintain the area’s drainage courses in their natural condition by promoting designs and densities which are sensitive to natural drainage patterns.

The minor subdivision will preserve the rural-residential character of the Black Forest Planning Area. The lot sizes will be in excess of the minimum 5 acres required under the RR5 zoning, with Lot 1 being 14.337 acres and Lot 2 being 5.007 acres. The Property contains a single family home in construction. Upon approval of the minor subdivision, the Owner/Applicant will build one residence on Lot 2, which is sited on the lot to be near the road in the meadow which will preserve a majority of the open space and all the forested areas. As shown in the final drainage report submitted for this application, any drainage areas existing on the Property will not be impacted by the 2-lot minor subdivision or construction of the residence on Lot 2.

### **3. The Subdivision meets the goals and policies set forth in the El Paso County Water Master Plan.**

**Goal 1.1** Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

**Policy 1.1.1** – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

As part of this land use planning action, Owner/Applicant has demonstrated the quantity, dependability and quality of the water to be utilized in this development, demonstrating adequate water quality through testing, and adequacy and sufficiency of supply consistent with the County’s 300-year rule concerning water supplies. Use of shallow Dawson aquifer groundwater, as contemplated here, is typical of rural residential lots in Black Forest, and further consistent with the Water Master Plan as concerns rural residential lots where municipal or quasi-municipal water supplies are unavailable. See, WMP at pp. 25, 27 (the site is located in area 4a, there are “no water providers are available”); see also, WMP at p. 39 (“*Individual*

*lot owners and non-Colorado Springs Utilities water providers rely heavily upon them to supply potable water. The Denver Basin aquifers provide a great source of water supply because they are protected from surface contamination and are drought-proof”).*

**Goal 4.3** Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.

**Policy 4.3.1** – Denver Basin groundwater should be preserved as much as practical through water conservation and efficiency, extending the economic useful life.

**Policy 4.3.2** – Encourage the systematic monitoring and careful administration of the bedrock aquifers to avoid over-allocation of groundwater.

Owner/Applicant, consistent with the County’s 300-year rule, seeks a long-term sustainable use of the Dawson aquifer, consistent with local historical practices and vested property rights in the

## Rapson Subdivision

### Letter of Intent

underlying Denver Basin aquifers. Such uses will prolong the economic life of not only the Dawson aquifer to be utilized in the Subdivision, but also deeper underlying Denver Basin aquifers available to the Owner/Applicant which are not to be utilized as part of the primary water source for this Subdivision.

**Goal 5.5** Identify any water supply issues early on in the land development process.

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

**Goal 5.6** Protect property rights.

The Subdivision proposed at this site concerns approximately 5 and 14 acre lots, considerably larger than those for which individual wells are to be discouraged under the WMP, and there currently is no opportunity in this location to connect to an existing system or construct a new central system. Approval of individual wells in this circumstance protects the vested property rights of Owner/Applicant.

**Goal 6.0** Require adequate water availability for proposed development.

**Policy 6.0.1** – Continue to require documentation of the adequacy or sufficiency of water, as

appropriate, for proposed development.

As described above, and in the Water Resources Report and Water Quality Report, adequacy and sufficiency of water for the proposed development, for a period of at least 300-years, has been documented and demonstrated. See also WMP p. 111 (*“El Paso County understands that each landowner has property rights and, in many cases, those property rights include water rights. The County’s goal is not to infringe on those rights, but to assure sufficient water supplies are available to foster a sustainable place for people to live and work”*).

- The Subdivision is consistent with the design standards and regulations and meets all planning, engineering and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
- As shown in the water reports submitted as part of the application, a sufficient water supply has been acquired in terms of quantity, quality and dependability for the proposed minor subdivision, as determined in accordance with the standards set forth in the water supply standards (C.R.S. § 30-28-133 (6) (a)) and the requirements of Chapter 8 of the Code.
- The septic system for the existing residence and the septic system proposed for the new home meet all criteria of Chapter 8 of the Code and is in compliance with state and local laws and regulations, per C.R.S. § 30-28-133 (6) (b).
- Any soil or topographical conditions presenting hazards or requiring special precautions were identified in the accompanying geology and soils reports and to the extent identified, the Subdivision is compatible with such conditions. per C.R.S. § 30-28-133 (6) (c).
- Adequate drainage improvements complying with State law (C.R.S. § 30-28-133 (6)(C)(VIII)) and the requirements of the Code and the ECM are provided with the design of the Subdivision.

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There is legal and physical access to both Lots proposed in the Subdivision on Hardy Road. Hardy road is a dirt road that is designated as a dead-end road connected to Hodgen Road through Table Rock road, Morgan road, and Remington Road.

- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are available to serve the Subdivision.
- The final plans of the Subdivision show that the proposed methods for fire protection comply with Section 6 of the Code.
- Off-site impacts of this Subdivision are addressed below. No mitigation for off-site impacts are necessary under the applicable requirements of Chapter 8.
- To the Owner/Applicant's knowledge, no public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the Subdivision, are required.
- The Subdivision meets other applicable sections of Chapters 6 and 8.
- The subdivision will not interfere with the extraction of any known commercial mining deposit.

### Public Improvements

There are no required public subdivision improvements required for the Subdivision. The Property has frontage along Hardy Road, where county required right of way will be maintained.

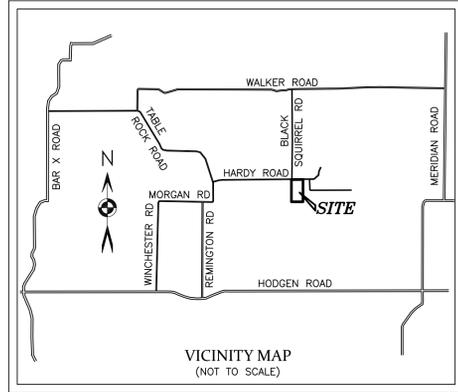
The Property is approximately 19.6 acres in size. Upon approval of the Subdivision, there will be two lots (and two homes) where before there was one parcel and vacant land with single family home in construction.

Please address all approval criteria for Minor Subdivision and specifically summarize findings from various reports on file with application, including wildland fire report, soils report, owts, water findings, etc.

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 Jayne 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.

Per a Commitment for Title Insurance File No. 81953UTC, with an effective date of January 27, 2021, as provided by Stewart Title Guaranty Company and Unified Title Company, LLC, and per the Special Warranty Deed recorded under Reception No. 220000136, Records of El Paso County

Address of Record: 10675 Hardy Road, Colorado Springs, CO 80908

DEDICATION

The above owners have caused said parcel of land to be platted into the lots and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as RAPSON SUBDIVISION in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Andrea Jayne Rapson and William Clark Rapson, have executed this instrument this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, A.D.

Andrea Jayne Rapson

William Clark Rapson

OWNERS CERTIFICATE

The undersigned, being all the owners and mortgagees in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of RAPSON SUBDIVISION. 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 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 and 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.

By: Andrea Jayne Rapson

By: William Clark Rapson

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

The above and aforementioned instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, A.D.

By: Andrea Jayne Rapson and William Clark Rapson

Witness my hand and seal:

My Commission expires \_\_\_\_\_

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

LIEN HOLDER SUBORDINATION CERTIFICATE:

The undersigned are all the mortgagees and lien holders of certain lands known herein as RAPSON SUBDIVISION in the County of El Paso, State of Colorado, and hereby subordinate the subject lien to the terms, conditions and restrictions of this document

COMPANY: Northpointe Bank

ADDRESS: 3333 Deposit Dr NE, Grand Rapids, MI 49546

Executed this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Mortgagee(s) and lien holder(s):

Karen Seager, Assistant Vice President for and on behalf of Northpointe Bank

NOTARIAL:

STATE OF MICHIGAN } SS
COUNTY OF KENT }

The above and aforementioned instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, A.D.

By: Karen Seager, Assistant Vice President, for and on behalf of Northpointe Bank

Witness my hand and seal:

My Commission expires \_\_\_\_\_

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

FLOOD PLAIN CERTIFICATION:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 08041C0310Q, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined to be outside the 0.2% annual (500-year) chance floodplain).

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. A U.S. Survey Foot is defined as 1200/3937 meters.
4. No attempt has been made by the surveyor to show and utility lines or services on this map.
5. This plat does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon a Commitment for Title Insurance File No. 81953UTC, with an effective date of January 27, 2021, as provided by Stewart Title Guaranty Company and Unified Title Company, LLC.
6. The field work was performed on December 10, 2020.
7. The overall subject parcel contains a calculated area of 842,636 square feet (19.344 acres) of land, more or less.
8. BASIS OF BEARINGS: Bearings are based on the South line of the Southeast Quarter of Section 14, Township 11 South, Range 65 West of the 6th P.M., monumented at both ends with a No 6 rebar and 3 1/4" aluminum cap, stamped "1994 PS INC PLS 12103" and is assumed to bear S 89°30'01" W, a distance of 2635.91 feet.
9. Found and or set monuments shown hereon are flush with grade unless noted otherwise.
10. The approval of this Replat vacates all prior plats for the area described by this plat.
11. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Department: Onsite Wastewater Treatment Report; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
12. 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 of runoff shall not be placed in drainage easements.
13. 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.
14. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
15. No driveway shall be established unless an access permit has been granted by El Paso County.
16. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
17. 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.
18. 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 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 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.
19. 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.
20. At the time of approval of this project, this property is located within the Falcon Fire Protection District.
21. 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.
22. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
23. Surface Investigation and Soils Report was completed by Rocky Mountain Group on January 8, 2021 as Job No. 180667. Water Resources Report was completed by JDS-Hydro Consultants, Inc. on February, 2021. Geological Hazard Report was completed by Rocky Mountain Group and is on file at the El Paso County Department.
24. The subject parcel is affected by a utility easement that is centered on an installed electric service line per Reception No. 220071915, Records of El Paso County.
25. The no-build/no storage materials area limits shown hereon were provided by Catamount Engineering, David Mijares, PE.

EASEMENT STATEMENT:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted with a 10 foot public utility and drainage easement. 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.

SURVEYOR'S STATEMENT:

I, Spencer J. Barron, 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, to the best of my knowledge, opinion, and belief. This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Spencer J. Barron
Colorado registered PLS #38141
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for RAPSON SUBDIVISION was approved for filing by the El Paso County, Colorado Planning and Community

Development Department this \_\_\_ day of \_\_\_\_\_, 20\_\_\_

Planning and Community Development Director 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 \_\_\_ this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, A.D.,

and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

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

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

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

FEES:

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

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

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

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

SHEET LEGEND:

SHEET 1: Notes, project information, and certification

SHEET 2: boundary and plat detailed information

Table with columns: No., Remarks, Date, By. Row 1: DATE: 2/18/2021, REVISIONS

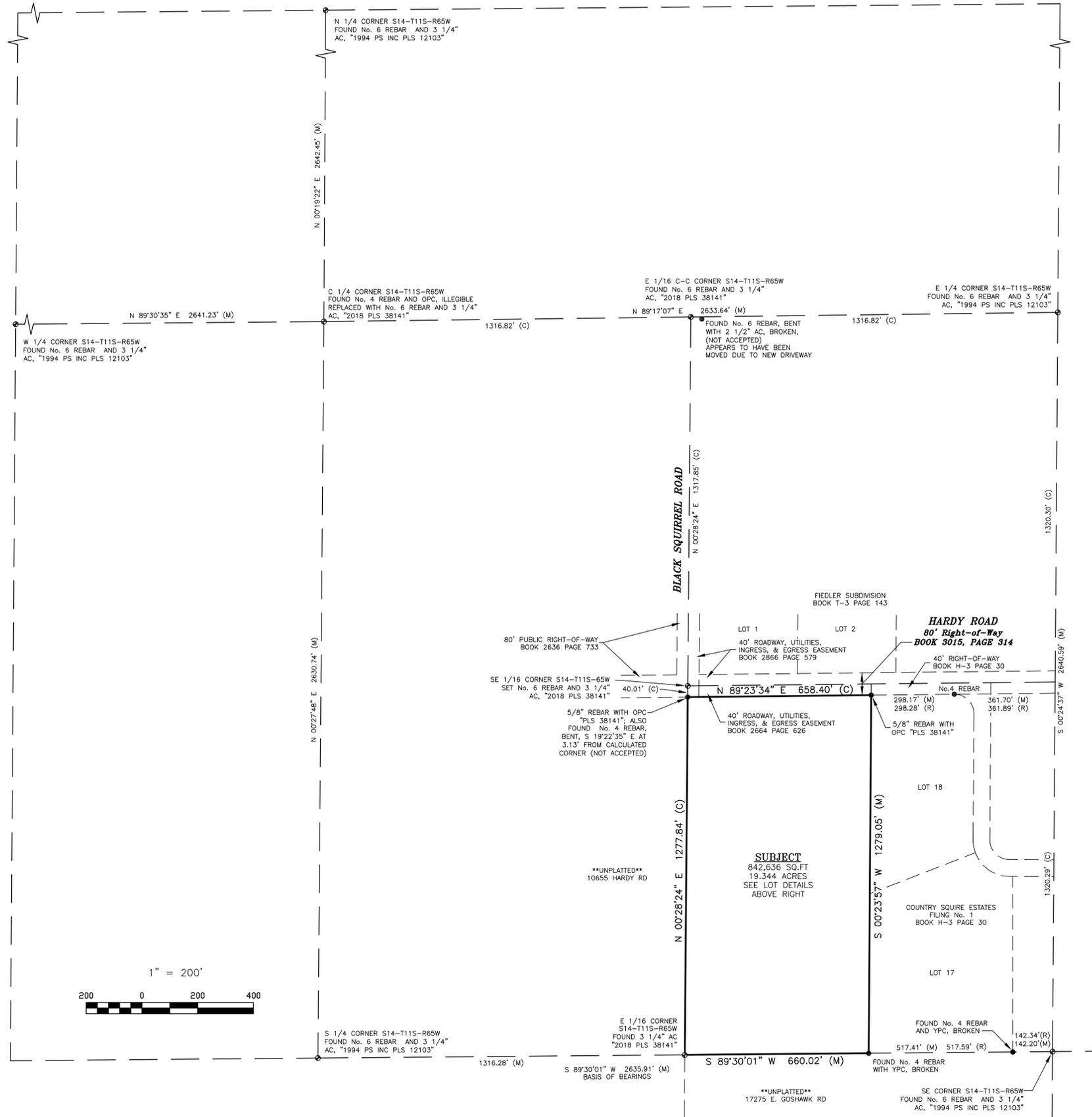
BARRON LAND logo and contact information: BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION, 2790 N. Academy Blvd, Suite 311, Colorado Springs, CO 80917, P: 719.360.6827, F: 719.466.6527, www.BARRONLAND.com, PROJECT No.: 18-017, SHEET 1 OF 2

SF-XX-XXX

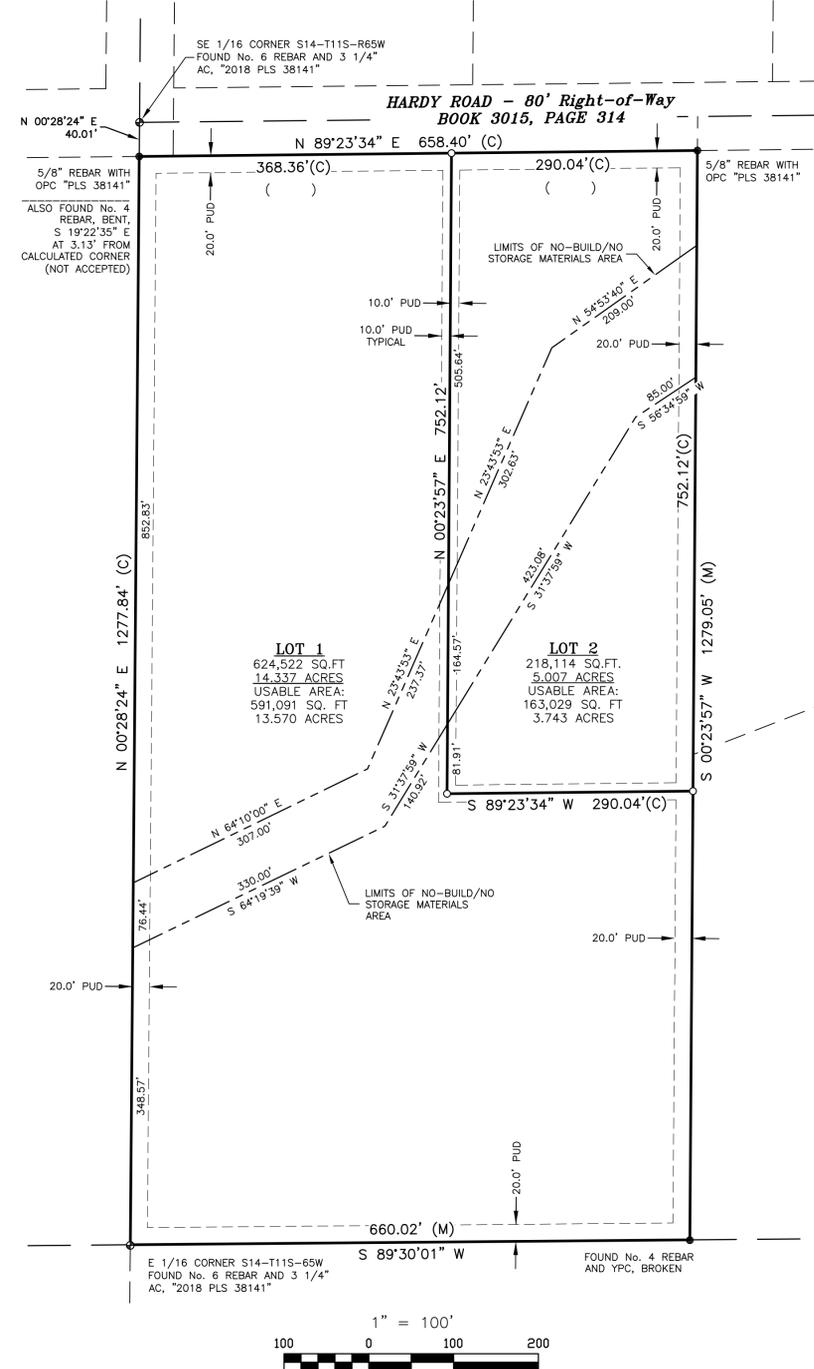
FINAL PLAT

**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

SECTION BREAKDOWN



AS PLATTED DETAILS



LEGEND

- (R) RECORD DIMENSION
- (M) FIELD MEASURED DIMENSIONS
- (C) CALCULATED DIMENSIONS
- FOUND MONUMENT AS NOTED
- SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
- SECTION MONUMENT AS NOTED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- ( ) PARCEL ADDRESS
- SUBJECT PARCEL LINES
- ADJACENT PARCEL LINES
- - - EASEMENT LINES

SHEET LEGEND:

- SHEET 1: Notes, project information, and certification
- SHEET 2: boundary and plat detailed information

DATE: 2/18/2021		REVISIONS	
No.	Remarks	Date	By

**BARRON LAND**  
 BOUNDARY • MAPPING • SURVEYING • CONSTRUCTION  
 2790 N. Academy Blvd, Suite 311 P: 719.360.6827  
 Colorado Springs, CO 80917 F: 719.466.6527  
 www.BARRONLAND.com

# Letter of Intent\_v1.pdf Markup Summary

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## Cloud+ (2)

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**Subject:** Cloud+  
**Page Label:** 1  
**Author:** John Green  
**Date:** 4/6/2021 10:55:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Legal on plat has 19.344 acres. Please clarify and revise.



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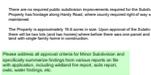
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**Author:** John Green  
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**Color:** ■  
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**Space:**

Legal Descriptions do not match (include easement language)

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## Text Box (1)

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**Subject:** Text Box  
**Page Label:** 7  
**Author:** John Green  
**Date:** 4/6/2021 10:54:58 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please address all approval criteria for Minor Subdivision and specifically summarize findings from various reports on file with application, including wildland fire report, soils report, owts, water findings, etc.