

FINAL PLAT

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.

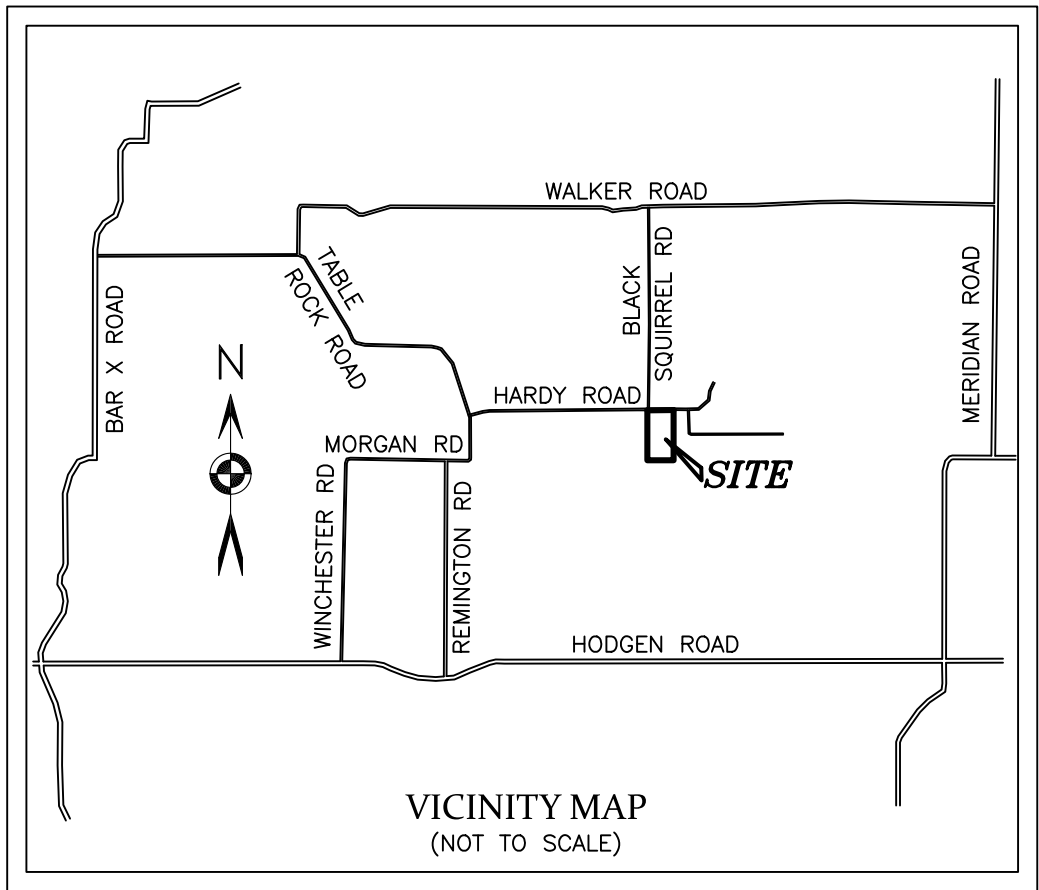
By: Karen Seager, Assistant Vice President, for and on behalf of Northpointe Bank

Witness my hand and seal:

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

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

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



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. A U.S. Survey Foot is defined as 1200/3937 meters.
- No attempt has been made by the surveyor to show and utility lines or services on this map.
- 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.
- The field work was performed on December 10, 2020.
- The overall subject parcel contains a calculated area of 842,636 square feet (19.344 acres) of land, more or less.
- 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.
- Found and or set monuments shown hereon are flush with grade unless noted otherwise.
- The approval of this Replat vacates all prior plats for the area described by this plat.
- The following reports have been submitted in association with the Final Plat for this subdivision and are on file at the Planning and Community Development Department: Onsite Wastewater Treatment Report; Drainage Report; Water Resources Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report. The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report Soil, Geology, and Wastewater Study by Rocky Mountain Group, January 8, 2021 in file PCD File No. MS213, available at the El Paso County Planning and Community Development Department; Loose and Compressible Soils; Surface and Subsurface Drainage; Faults and Seismicity; Radon. The limits of the hazards mentioned have been plotted hereon.
- 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. The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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. Onsite Wastewater Treatment systems cannot be located within identified seasonally shallow groundwater areas, per the Soils and Geology report referenced hereon.
- At the time of approval of this project, this property is located within the Falcon Fire Protection District.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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 competed by Rocky Mountain Group and is on file at the El Paso County Department.
- The no-build/no storage materials area limits shown hereon were provided by Catamount Engineering, David Mijores, PE. The subdivider agrees for itself and its successors and assigns that subdivider and/or said successor and assigns shall be required to maintain the drainage channel that flows through the site. The County is not responsible for maintenance of the drainage easement. The drainage easement is a no-build and no storage of materials area.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assignees 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.

FLOOD PLAIN CERTIFICATION:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 08041C0310G, 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).

EASEMENT STATEMENT:

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.

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 Director on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes or conditions specified hereon.

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

This plat for RAPSON SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_ 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 (easements) are accepted, but the 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 \_\_\_\_ 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

DATE: 2/18/2021				REVISIONS			
No.	Remarks	Date	By				
1	Comments	5/05/21	TH				

PCD File No. MS-21-003

BARRON

LAND

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

PROJECT No.: 18-017

SHEET 1 OF 2

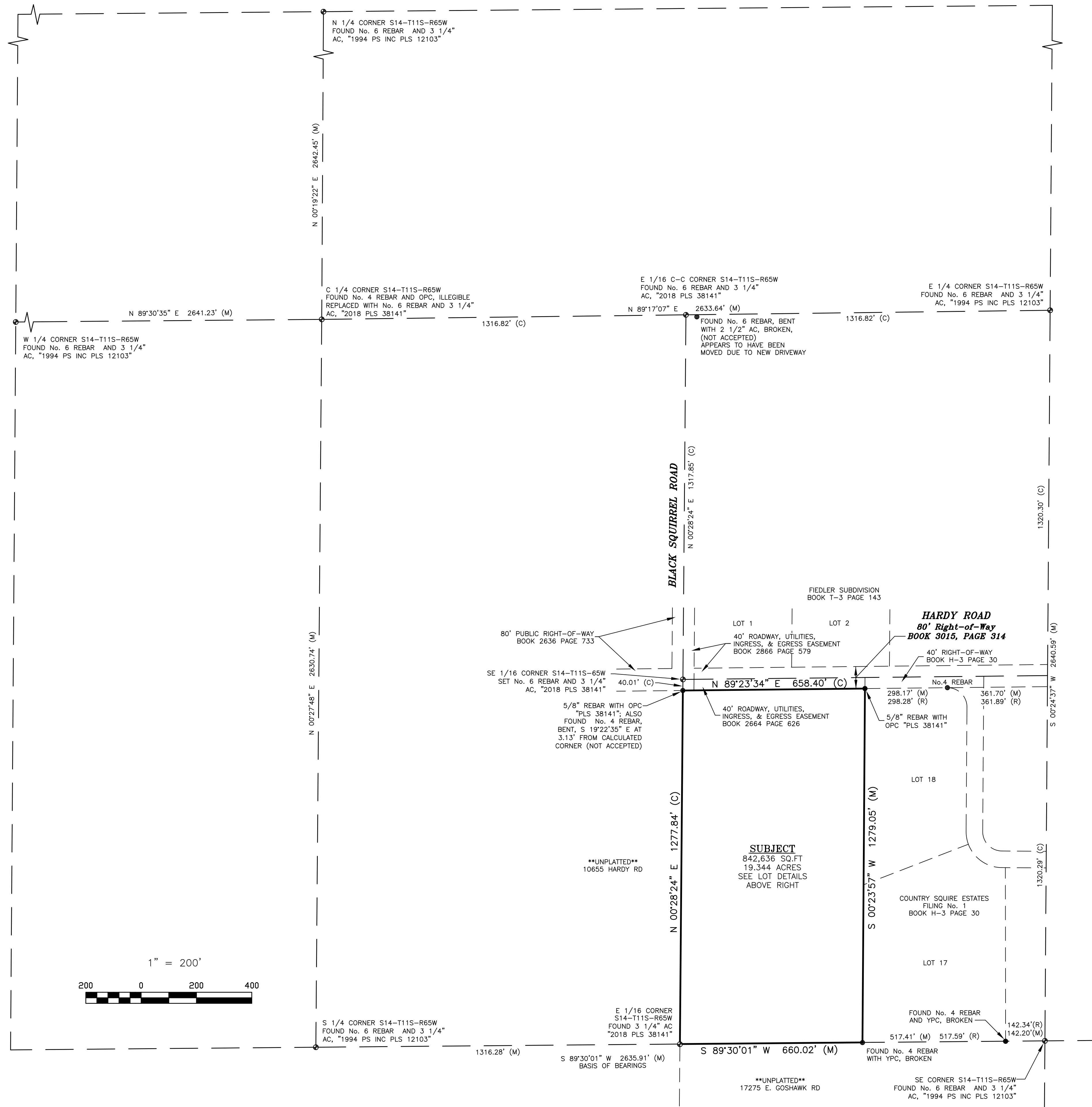


## FINAL PLAT

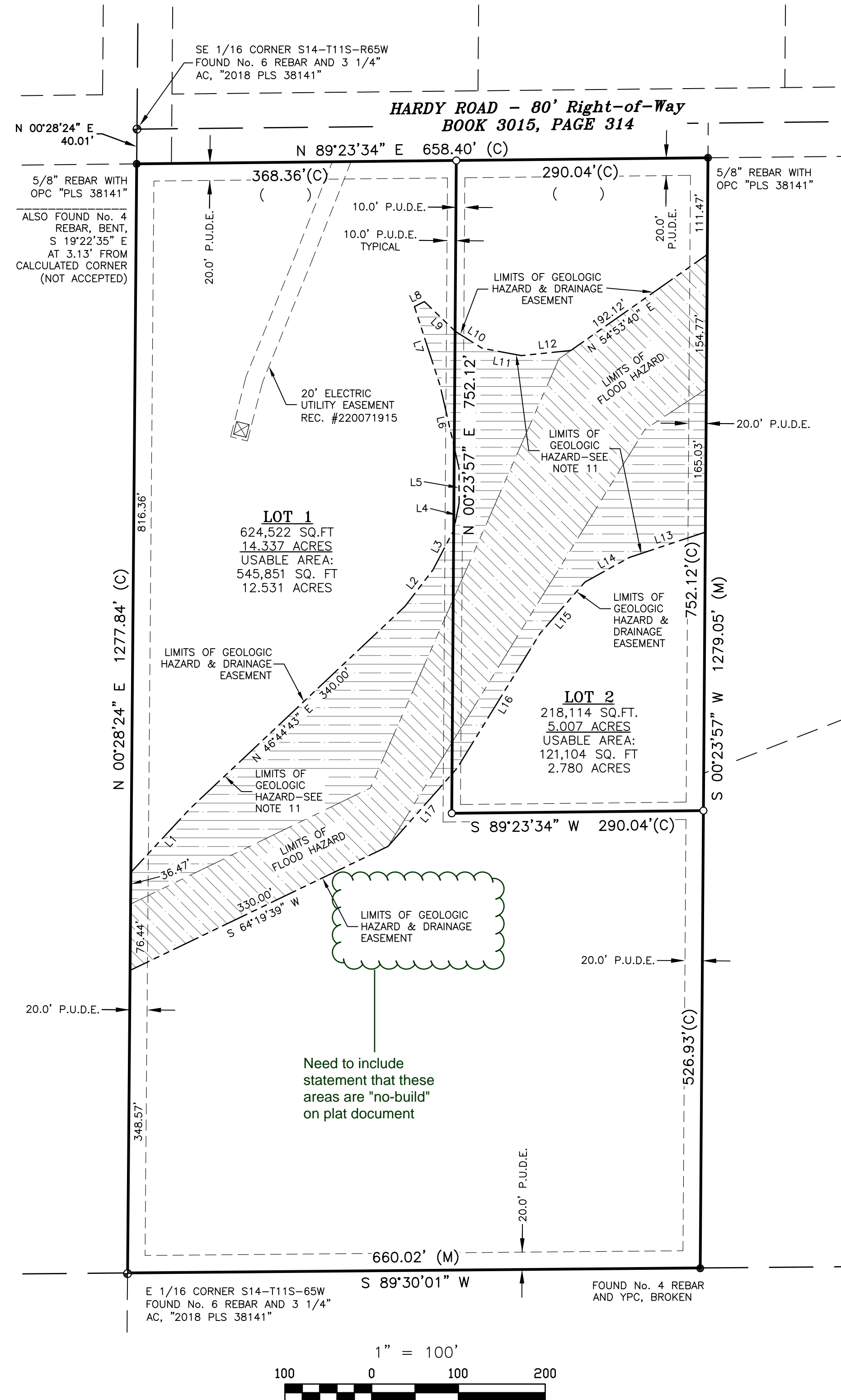
# RAPSON SUBDIVISION

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  
REC. RECEPTION  
● 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  
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT  
( ) PARCEL ADDRESS  
⊠ ELECTRIC TRANSFORMER  
— SUBJECT PARCEL LINES  
--- ADJACENT PARCEL LINES  
- - - EASEMENT LINES

LINE	BEARING	DISTANCE
L1	N 42°51'43" E	100.44'
L2	N 37°28'19" E	53.10'
L3	N 27°36'27" E	91.46'
L4	N 11°12'45" E	31.68'
L5	N 00°03'06" W	40.01'
L6	N 12°52'06" W	97.74'
L7	N 18°02'16" W	95.87'
L8	N 63°26'06" E	112.92'
L9	S 46°01'36" E	49.15'
L10	S 57°49'15" E	37.05'
L11	S 79°26'16" E	45.81'
L12	N 84°03'05" E	57.37'
L13	S 71°33'35" W	92.30'
L14	S 61°01'41" W	58.51'
L15	S 41°07'51" W	78.51'
L16	S 31°38'50" W	182.79'
L17	S 41°27'34" W	119.65'

## SHEET LEGEND:

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

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No.	Remarks	Date	By
1	Comments	5/05/21	TH

PCD File No. MS-21-003

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PROJECT No.: 18-017 SHEET 2 OF 2