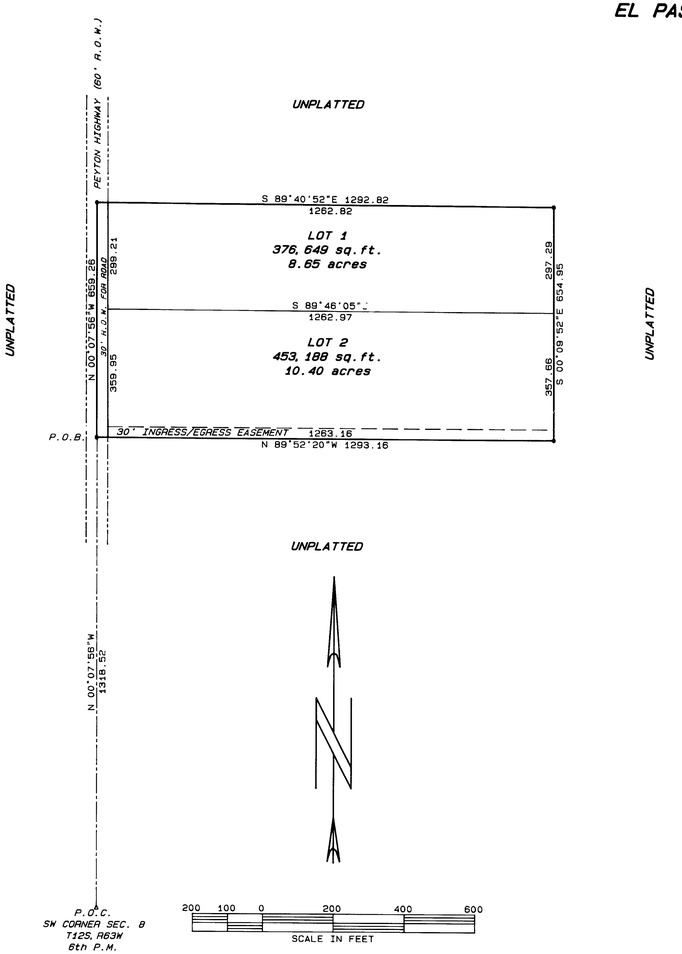
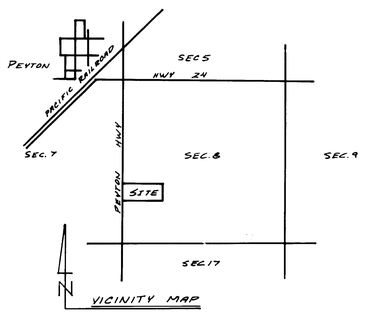
# "NORVELL SUBDIVISION"

6414

## EL PASO COUNTY, COLORADO




OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That VERNON E. NORVELL

Being the owner of interest in the following described tract of land:

A TRACT OF LAND BEING THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE ALONG THE WESTERLY LINE OF SAID SECTION 8, N0°07'56"W, 1318.52 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE LAST MENTIONED COURSE, 659.26 FEET; THENCE S89°40'52"E, 1292.82 FEET; THENCE S0°09'52"E, 654.95 FEET; THENCE N89°52'20"W, 1293.16 FEET TO THE POINT OF BEGINNING CONTAINING 849,813 SQUARE FEET OR 19.50 ACRES MORE OR LESS.

Has cause said tract of land to be platted into lots and easements as indicated on the plat, which sets forth the boundary and dimensions thereof, said tract so platted shall be known as "NORVELL SUBDIVISION". THE ABOVE NAMED OWNER DOES HEREBY DEDICATE, GRANT, AND CONVEY TO THE COUNTY OF EL PASO THE WESTERLY 30 FEET OF THE ABOVE DESCRIBED TRACT OF LAND FOR ROAD PURPOSES, AND, UPON RESOLUTION, SAID WESTERLY 30 FEET WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY.

IN WITNESS WHEREOF:

The aforementioned has executed these presents this 16th day of Sept., 1983 A.D.

Vernon E. Norvell
VERNON E. NORVELL

STATE OF COLORADO)
S.S.
COUNTY OF EL PASO)

The above foregoing instrument was acknowledged before me this 15th day of Sept., 1983 by VERNON E. NORVELL.

M. Saturnino Medina
Notary Public

4-12-15
My Commission Expires

200 S. Cascade, C.S., Co.
Address

Approved by the El Paso County Board of Commissioners this 25th day of Aug., 1983 A.D.

CHAIRMAN OF THE BOARD

LAND USE ADMINISTRATOR

NOTES:

1) THE DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.

2) A DEVELOPMENT REPORT OF THE SUBDIVISION SHOWN HEREON HAS BEEN SUBMITTED AND IS ON FILE AT THE EL PASO COUNTY LAND USE DEPARTMENT.

3) SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE A SPECIALLY DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.

4) INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER, WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.

5) UNLESS OTHERWISE INDICATED, SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN (10) FT. PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES SHALL HAVE A TWENTY (20) FT. PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

PARK FEE: $100.00 rec # 36883

SCHOOL FEE: $50.00 rec # 36884

STATE OF COLORADO)
S.S.
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at 8:12 o'clock A. M., this 23rd day of August, 1983 A.D., and is duly recorded in Plat Book 213 at Page 29 of the Records of El Paso County, Colorado.

ARDIS SCHMITT, COUNTY CLERK AND RECORDER

BY: Linda Bond Clarke (Deputy)

RECEPTION NO. 01028546 RECEPTION FEE: 10.00

SURVEYORS CERTIFICATE:

I, the undersigned, a Registered Land Surveyor in the State of Colorado, do hereby certify that the accompanying plat has been prepared in accordance with Title 38 of the Colorado Revised Statutes 1973, as amended and that said plat does accurately show the described tract of land and the subdivision thereof to the best of my knowledge and belief.

David A. Richards
DAVID A. RICHARDS
P.L.S. NO. 19620

COLORADO REGISTERED DAVID A. RICHARDS 19620 LAND SURVEYOR

RLS

PREPARED SEPT. 14, 1983 BY:
**RICHARDS LAND SURVEYING CO.**
1687 W. UINTAH STREET
COLORADO SPRINGS COLORADO
633-3768 80904
JOB NO. 183-6 SHEET 1 OF 1
SCALE: 1" = 200'