## West Line W2 W2 Section 5 Found Pin & Cap illegible -430.54' (D) N 00° 01' 14" E N 00° 03' 06" E 430.51' (M) 828.42'(D) 828.35'(M) N 00° 01' 14" E (Basis of Bearings) West Line Section 5 LOT 2 100 50' Wide Utility & Drainage Easement 1314.60' 1314.60' 18.14 Ac. NOTE: Ac. (Net) LOT 1 inor 5.72 Ac Tract A - To HOA 4656 SF (6815) 30.00' is subject to a Declaration of xxxxx of the El Paso County records. ted in association with the Final ning and Community Developlogy and Soils Report, Drainage de the Findings, Conclusions, se 16CW3180 and 16Cw3090. maintaining proper storm water tructures, fences, materials or frunoff shall not be placed in HT Ranch Trail 58' 10" W 540.00' LOT 4 0.89 Ac. 20' Utility & Drainage Easement N 00° 01' 50" E 467.25' N 00° 01' 50" E 60!00' BLACK FOREST ROAD ROW DEDICATION 1.30 Acres 1259.45' S 00° 01' 50" W(M) S 00° 01' 12" W(D) 1259.45' (60' ROW) COOPER GROVE PHOEBE GROVE (60' ROW) LOT 1, Block 2, COUNTY LINE ESTATES FILING No. 6 LOT 1, COUNTY LINE ESTATES FILING No. 3 DEDICATION JES( Jon of the W South, Range of the West the West 14" E^ 9° ' CERTIFICATE: Black Forest Road ribed parcel of land, have caused platted into lots, roads, a tract and platted into lots, roads, a tract and splat is drawn to a fixed scale as indhe boundaries and dimensions of said lots, roads, tract & easements. Said wn as "Hudson Minor Subdivision" East 45 feet of said property is herek Forest Road right of way purposes. y is also hereby dedicated for public give foot wide public improvement unty for road maintenance. The Utility nereon are dedicated for public utility West Half of Section 5, Townsth P.M., El Paso County, Colorcribed as follows, To Wit: Begf said Section 5; Thence North he thereof 828.42 feet; Thence h the East-West centerline of 50 feet to the East line of said ion 5; Thence South 0° 01' 12" Thence South 89° 28' 22" West Vest line of Section 5; Thence to the Point MAP ey Lyn Hudson Lynn Hudson HANNIGAN and ASSOCIATES, INC. LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX:719-481-9071 SCALE DATE DRAWN BY School Fees: \_\_\_\_\_Road & Bridge Fees:\_ State of \_County of I, Jerome W. Hannigan, a duly licensed 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 July 13, 2016, 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 to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code. Approved By The El Paso County Plan Director this \_\_\_\_\_\_day of \_\_\_\_\_ The Dedication hereon was acknowledged before me this 2018 by Gregory Joseph Hudson & Sheri Lynn Hudson. I hereby certify that this instrument was filed for record in my office at\_\_\_\_\_\_ o'clock \_\_\_ m. this\_\_\_\_\_ day of \_\_\_\_\_\_, 20 \_\_\_\_\_, and is duly recorded at Reception No. \_\_\_\_\_\_ of the records of El Paso County, Colorado. SURVEYOR'S CERTIFICATE: This plat for Hudson Minor Subdivision was approved for filing by the El Paso County, Colorado, Board of County Comissioners on the \_\_\_day of \_\_\_\_\_2018, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of public road right of ways and easements are hereby accepted. PLANNING and COMMUNITY DEVELOPMENT: The Dedication hereon was acknowledged before me this 2018 by Jonathan Ronald Hudson and Marcy Lyn Hudson NOTARY CERTIFICATE: COUNTY CLERK AND RECORDER: President, Board of County Cor **BOARD OF COUNTY COMMISSIONERS:** My Commission Expires My Commission Expires: SS SS SS Planning and Community Development Executive Direct ng and Community Development Depar, 2018. HUDSON MINOR SUBDIVISION Section 5, T11S, R65W, 6th P.M., El Paso County, Colorado. Jerome W. Hannigan Colorado PLS No. 25629 day of Witness My Hand Witness My Hand Date: Date: PCD File # MS-18-002 and Official Seal: and Official Seal: Executive

Probable 30% or Greater Slope No Build Area per Note # 14.

18: Per County 18: CDS-ROW 18: Per County 18: Note 14

1"=100'

02-18-18

jwh

Hudson Family

JOB NUMBER 16-027