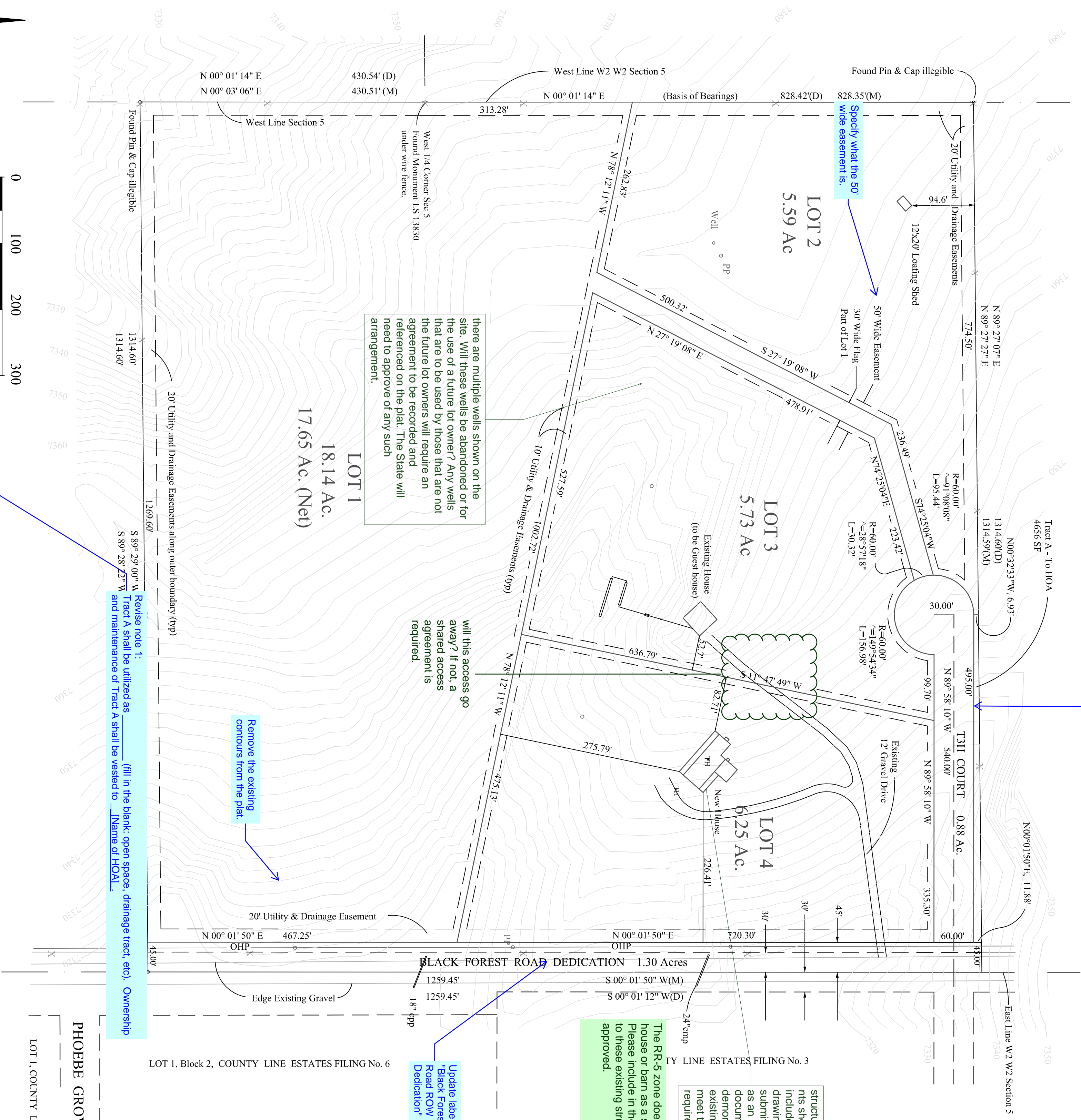


HUDSSON MINOR SUBDIVISION

A 4 Lot Minor Subdivision of a Part of Section 05, T 11 S, R 65 W, 6th P.M., El Paso County, Colorado.



Show and label a 5' public improvement easement granted to El Paso County the runs parallel with the ROW or add a plat note identifying this easement.

structures/improvements should not be included on the plat drawing. Please submit this drawing as an additional document that demonstrates the existing structure(s) meet the setback requirements.

The R-R-5 zone does not allow for a guest house or barn as a stand alone use. Please include in the LOI what will happen to these existing structures if the requests are approved.

there are multiple wells shown on the site. Will these wells be abandoned or for the use of a future lot owner? Any wells that are to be used by those that are not the future lot owners will require an agreement to be recorded and referenced on the plat. The State will need to approve of any such arrangement.

Remove the existing contours from the plat.

will this access go away? If not, a shared access agreement is required.

Update label to "Black Forest Road Dedication"



NOTE:

Add drainage report to note 4

NOTE: can be removed

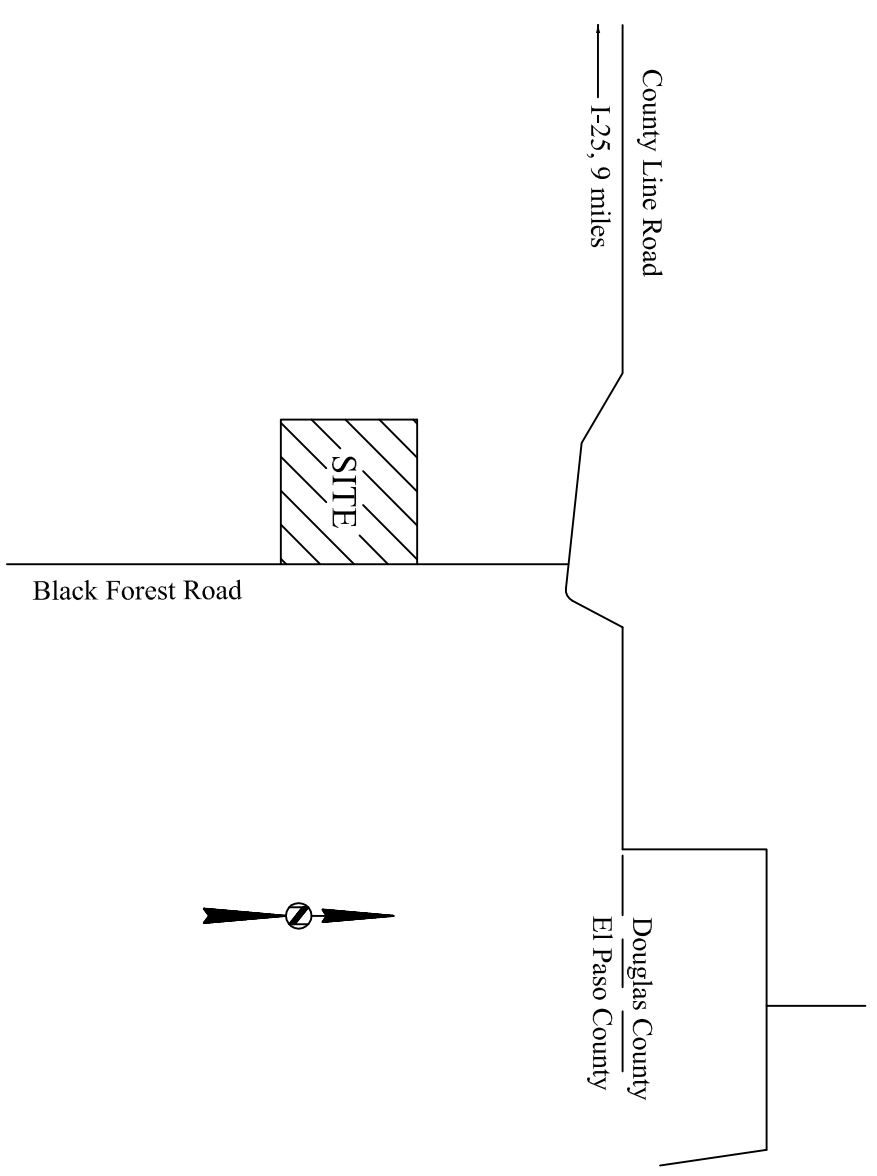
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of the certification shown hereon. Any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

- NOTE:
- 1.) Tract A is to be owned and maintained by the Homeowners Association.
 - 2.) Interior lot lines are subject to a 10' utility and drainage easement. Exterior Subdivision Boundaries are subject to a 20' utility and drainage easement. Maintenance of those easements is hereby vested with the individual property owners.
 - 3.) All property within this subdivision is subject to a Declaration of Covenants, Conditions and Restrictions (CC&R).
 - 4.) The following reports have been submitted in association with the Final Plat and are on file at El Paso County Planning and Community Development: Fire Protection Report; Modified Geology and Soils Report; Wastewater Disposal Report and the Findings, Conclusions, Judgment and Decree in Water Court Case 16CW3180 and 16CW3090.
 - 5.) All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

- NOTE: can be removed
- 1.) Add the following notes:
 - 2.) There shall be no direct lot access to Black Forest Road.
 3. The subdividers agree on behalf of themselves and any developer or builder successors and assigns shall be required to pay the impact fees in (Resolutions 16-45A) as amended, in order to be eligible for building permits. 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.

ADD A ROAD IDENTIFYING HOW THE ROAD IMPACT FEE WILL BE PAID: PID 1, PID 2 or include the following in the note: "The fee is based on the established rate at the time of building permit application."

Add a Flood Plain Statement



DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, That the hereonsigned, being all the owners of the above described parcel of land, have expressed and conveyed to the above named public body, their free and voluntary consent to the dedication of the above described parcel of land and easements as shown hereon. This plat is drawn to a fixed scale as indicated and accurately sets forth the boundaries and dimensions of said parcel and the location of said lots, roads, tract & easements; said parcel shall henceforth be known as "Hudson Minor Subdivision" El Paso County, Colorado. The East 45 feet of said property is hereby dedicated as shown for public right of way purposes. The Utility and drainage easements shown hereon are dedicated for public utility and drainage purposes.

please add proposed roadway

PROPERTY DESCRIPTION:
That portion of the West Half of the West Half of Section 5, Township and Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, containing the West Quarter corner of said Section 5; Thence North 00° 01' 14" East on the westerly line thereof 828.42 feet; Thence North 89° 27' 07" East parallel with the East-West centerline of said Section 5 a distance of 1314.60 feet to the East line of said West Half of the West Half of Section 5; Thence South 0° 01' 12" West on said East line 1259.45 feet; Thence South 89° 28' 22" West a distance of 1314.60 feet to said West line of Section 5; Thence North 0° 01' 14" East on said West line 430.54 feet to the Point of Beginning.
Containing 38.02 Acres, More or less.

NOTARY CERTIFICATE:
Notary: _____ Date: _____
My Commission Expires: _____

PLANNING and COMMUNITY DEVELOPMENT:
Approved By The El Paso County Planning and Community Development Department Executive Director this _____ day of _____ 20____
Planning and Community Development Executive Director

BOARD OF COUNTY COMMISSIONERS:
This plat for Hudson Minor Subdivision was approved for filing by the El Paso County, Colorado, Board of County Commissioners on this _____ day of _____ 20____, 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.
President, Board of County Commissioners _____ Date _____

SURVEYOR'S CERTIFICATE:
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 the survey was made in accordance with the laws and regulations 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.
Jerome W. Hannigan
Colorado P.L.S. No. 25629

COUNTY CLERK AND RECORDER:
State of Colorado }
County of El Paso } SS
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ m. on this _____ day of _____, 20____, and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.
Chung Bhoonnam
County Clerk & Recorder

REVISIONS

DATE	BY	DESCRIPTION
02-18-18	JWH	

719-481-8292

HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING and LAND PLANNING
LAND DEVELOPMENT CONSULTING
1960 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-9613
FAX: 719-481-89071

HUDSON MINOR SUBDIVISION
Section 5, T11S, R65W, 6th P.M.,
El Paso County, Colorado.

Hudson Family

PCD File # MS-18-002

16-027

Markup Summary

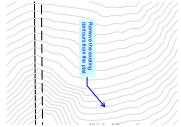
4/18/2018 6:02:21 PM (1)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:02:21 PM
Color: ■

Update label to "Black Forest Road ROW Dedication"

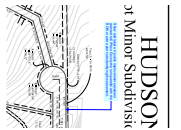
4/18/2018 6:02:39 PM (1)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:02:39 PM
Color: ■

Remove the existing contours from the plat.

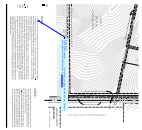
4/18/2018 6:09:05 PM (1)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:09:05 PM
Color: ■

Show and label a 5' public improvement easement granted to El Paso County the runs parallel with the ROW or add a plat note identifying this easement.

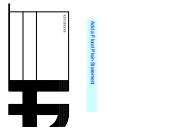
4/18/2018 6:18:42 PM (1)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:18:42 PM
Color: ■

Revise note 1:
Tract A shall be utilized as _____ (fill in the blank: open space, drainage tract, etc). Ownership and maintenance of Tract A shall be vested to ___[Name of HOA]_.

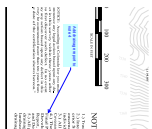
4/18/2018 6:21:43 PM (1)



Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:21:43 PM
Color: ■

Add a Flood Plain Statement

4/18/2018 6:22:51 PM (1)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:22:51 PM
Color: ■

Add drainage report to note 4

4/18/2018 6:42:07 PM (1)



Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:42:07 PM
Color: ■

Add the following notes:

1. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
2. There shall be no direct lot access to Black Forest Road.
3. The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee resolution (Resolution 16-454), as amended, at or prior to the time of building permit submittals. 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.

4/18/2018 6:46:31 PM (1)



Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:46:31 PM
Color: ■

Add a note identifying how the road impact fee will be paid: PID 1, PID 2 or pay the road impact fee in full.
Include the following in the note: "The fee is based on the established rate at the time of building permit application."

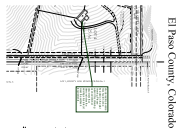
4/18/2018 6:49:36 PM (1)



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 4/18/2018 6:49:36 PM
Color: ■

Specify what the 50' wide easement is.

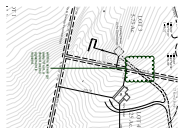
4/2/2018 4:59:48 PM (1)



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 4/2/2018 4:59:48 PM
Color: ■

structures/improvements should not be included on the plat drawing. Please submit this drawing as an additional document that demonstrates the existing structure(s) meet the setback requirements.

4/2/2018 5:02:25 PM (1)



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/2/2018 5:02:25 PM
Color: ■

will this access go away? If not, a shared access agreement is required.

4/2/2018 5:03:08 PM (1)



Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 4/2/2018 5:03:08 PM
Color: ■

MS-18-002

4/2/2018 5:04:01 PM (1)



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 4/2/2018 5:04:01 PM
Color: ■

please add proposed roadway

4/2/2018 5:06:30 PM (1)



Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 4/2/2018 5:06:30 PM
Color: ■

can be removed

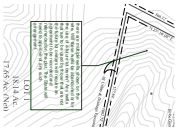
5/1/2018 1:47:34 PM (1)



Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 5/1/2018 1:47:34 PM
Color: ■

The RR-5 zone does not allow for a guest house or barn as a stand alone use. Please include in the LOI what will happen to these existing structures if the request is approved.

5/1/2018 1:51:29 PM (1)



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 5/1/2018 1:51:29 PM
Color: ■

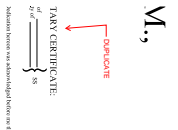
there are multiple wells shown on the site. Will these wells be abandoned or for the use of a future lot owner? Any wells that are to be used by those that are not the future lot owners will require an agreement to be recorded and referenced on the plat. The State will need to approve of any such arrangement.

5/1/2018 2:07:09 PM (1)



Subject: Callout
Page Label: 1
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Date: 5/1/2018 2:07:09 PM
Color: ■

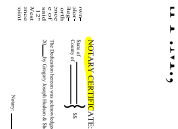
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Date: 5/1/2018 2:07:43 PM
Color: ■

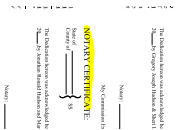
DUPLICATE

5/1/2018 2:07:56 PM (1)



Subject: Highlight
Page Label: 1
Author: dsdruiz
Date: 5/1/2018 2:07:56 PM
Color: ■

5/1/2018 2:07:58 PM (1)



Subject: Highlight
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Author: dsdruiz
Date: 5/1/2018 2:07:58 PM
Color: ■