## West Line W2 W2 Section 5 Found Pin & Cap illegible -N 00° 01' 14" E 430.54' (D) N 00° 03' 06" E 430.51' (M) 828.42'(D) 828.35'(M) N 00° 01' 14" E (Basis of Bearings) 313.28' West Line Section 5 5.59 Ac add scale 1314.60′ 1314.60′ 7.65 Ac. (Net) add setback line for once the lot width is 18.14 Ac. met. LOT 1 inor 5.72 Ac (6815) 30.00' subject to a Declaration of xxx of the El Paso County records. $\frac{\text{H T Ranch Trail}}{58'10'' \text{W}} \frac{\text{T Ranch Trail}}{540.00'}$ 0.89 Ac 8 20' Utility & Drainage Easement N 00° 01' 50" E N 00° 01' 50" E BLACK FOREST ROAD ROW DEDICATION 1.30 Acres 1259.45 S 00° 01' 12" W(D) 1259.45' Edge Existing Gravel (60' ROW) COOPER GROVE The previous application showed What are these? structures and driveways. These have been removed as requested, ESTATES FILING No. 6 however, there is no resolution for how the existing driveway and LOT 1, COUNTY LINE ESTATES FILING No. 3 structures will be handled. DEDICATION Are you requiring engineered site 5-08-18: Per County 6-29-18: CDS-ROW He above described parcel of land, have caused e surveyed and platted into lots, roads, a tract and wan hereon. This plat is drawn to a fixed scale as indetely sets forth the boundaries and dimensions of said ceforth be known as "Hudson Minor Subdivision" Colorado. The East 45 feet of said property is here-shown for Black Forest Road right of way purposes. Trail right of way is also hereby dedicated for public strail right of way is also hereby dedicated for public strail right of way hereon are dedicated for public utility ements shown hereon are dedicated for public utility poses. need to be shown and the note revised. inconsistent text Black Forest Road West Half of Section 5, Town-5th P.M., El Paso County, Color-cribed as follows, To Wit: Beg-f 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 t line 430.54 feet to the Point MAP y Lyn Hudson Lynn Hudson Douglas County El Paso County 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 MONUMEN 719-481-8292 SCALE duplicate 1"=100' The Dedication I 20\_\_\_\_\_, by Jonat The Dedication l School Fees: \_\_\_\_\_Road & Bridge Fees: State of \_\_County of Approved By The El Paso County Plar Director this \_\_\_\_\_day of \_\_\_\_\_ PLANNING AMATEOMMONTHY DEVELOPMENT: State of \_County of 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. 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. 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 \_\_\_\_\_,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. NOTARY CERTIFICATE: COUNTY CLERK AND RECORDER: President, Board of County Cor **BOARD OF COUNTY COMMISSIONERS:** 02-18-18 ation hereon was acknowledged before me this \_\_\_\_ Jonathan Ronald Hudson and Marcy Lyn Hudson hereon was acknowledged before me this gory Joseph Hudson & Sheri Lynn Hudson My Con SS jwh SS SS duplic Planning and Community Development Executive Direct HUDSON MINOR SUBDIVISION Section 5, T11S, R65W, 6th P.M., El Paso County, Colorado. Hudson Family Jerome W. Hannigan Colorado PLS No. 25629 Witness My Hand Witness My Hand and Official Seal: Date: Date: PCD File # MS-18-002 16-027 and Offic nt Executive