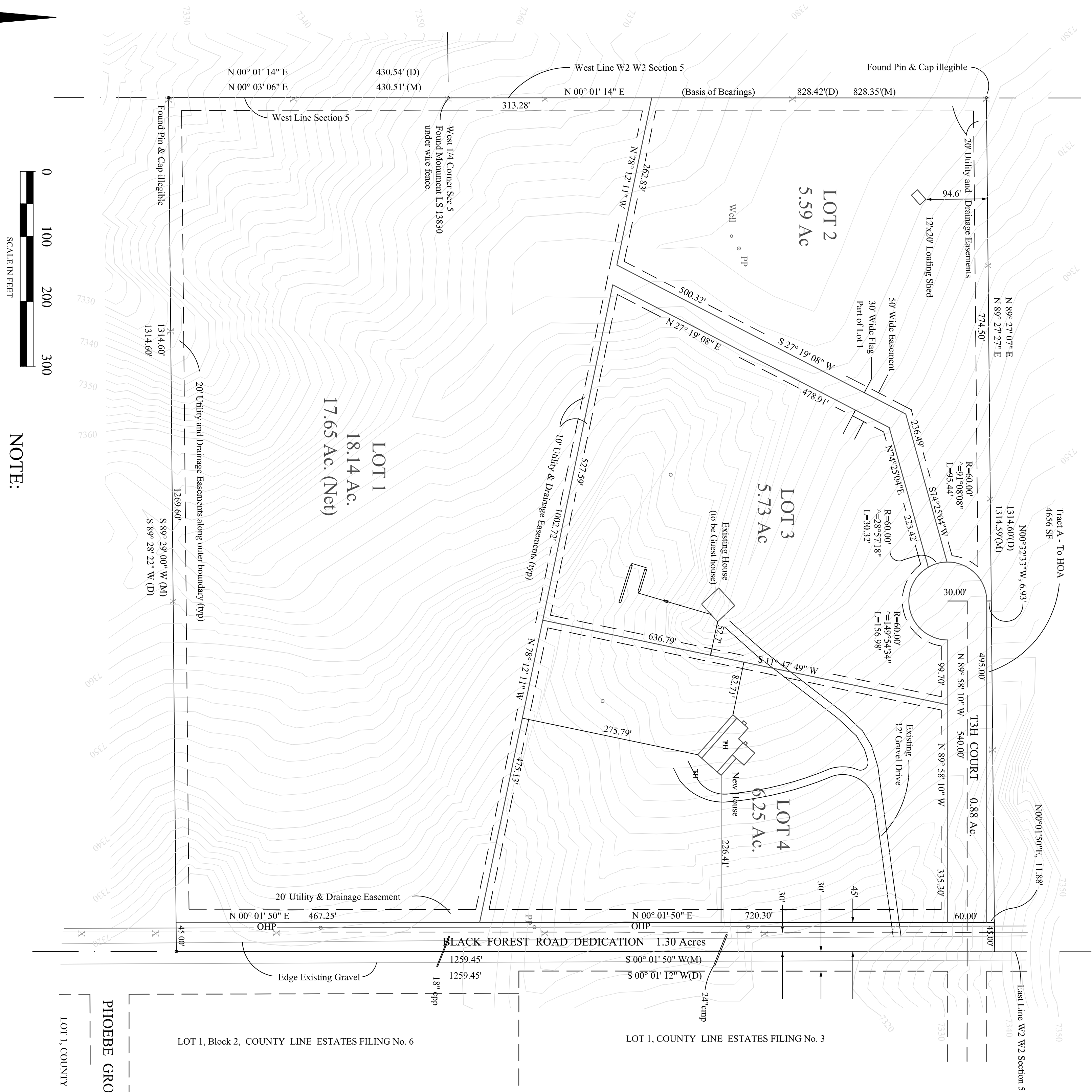


HUDSON MINOR SUBDIVISION

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



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) which shall be recorded 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, Judgement 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:

- 6.) The addresses exhibited on this plat are for informational purposes only. They are not a legal description and are subject to change.
- 7.) No driveway shall be established unless an access permit has been granted by El Paso County.
- 8.) At the time of approval of this plat, this property is located within the Tri-Lakes Fire Protection District which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in area, and other fire mitigation requirements depending on the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.

PROPERTY DESCRIPTION:

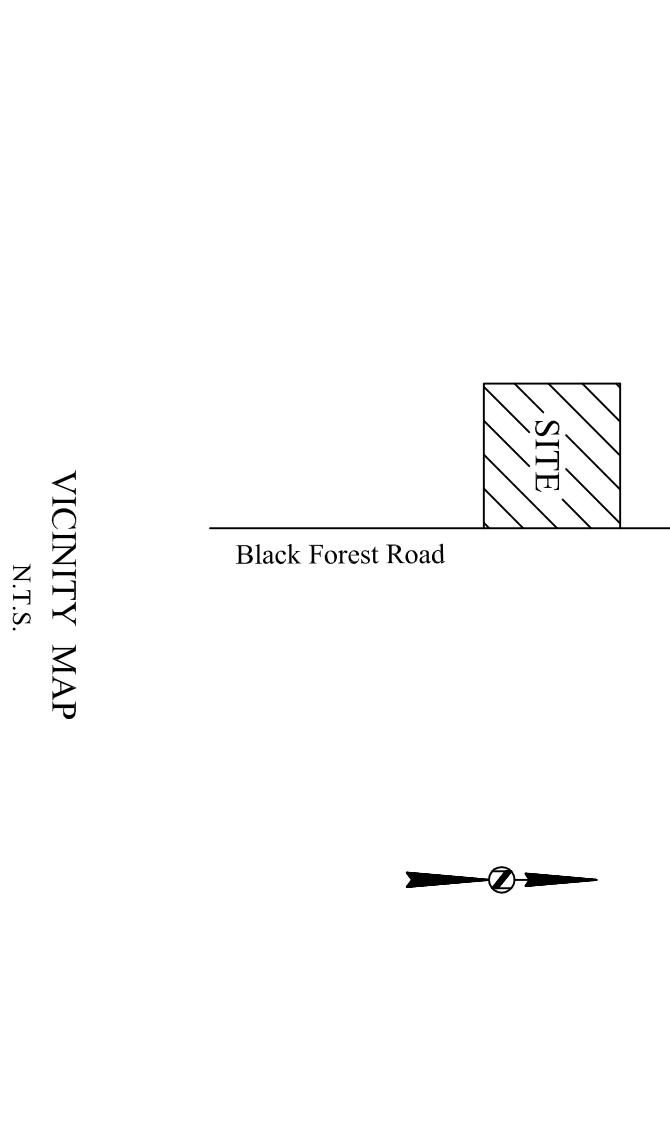
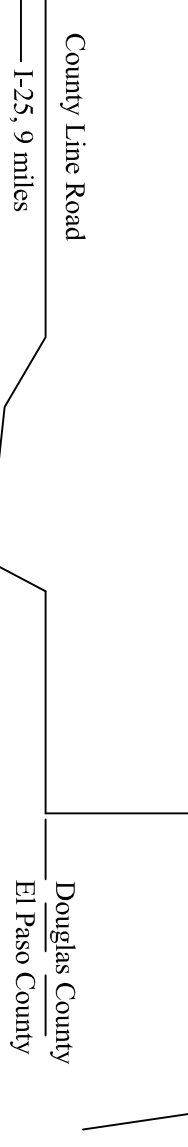
That portion of the West Half of the West Half of Section 5, Township 11 North, Range 65 West of the 6th P.M., El Paso County, Colorado, containing the West Quarter corner of said Section 5; Thence North 00° 01' 14" East on the westerly line thereof 828.42 feet; Thence North 89° 27' 07" East parallel 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.

DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being all the owners of the above described parcel of land, have caused and consented to the above described parcel of land and have caused said parcel of land to be divided into four lots and have caused said parcels of land to be surveyed and the boundaries and dimensions of said 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.

Gregory Joseph Hudson	Sheri Lynn Hudson
Jonathan Ronald Hudson	Marcy Lyn Hudson



NOTARY CERTIFICATE:

State of _____ }
County of _____ } SS

The Dedication hereon was acknowledged before me this _____ day of _____, 20____, by Gregory Joseph Hudson & Sheri Lynn Hudson.

Witness My Hand and Official Seal:

Notary: _____ Date: _____
My Commission Expires: _____

NOTARY CERTIFICATE:

State of _____ }
County of _____ } SS

The Dedication hereon was acknowledged before me this _____ day of _____, 20____, by Jonathan Ronald Hudson and Marcy Lyn Hudson.

Witness My Hand and Official Seal:

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 _____

SURVEYORS CERTIFICATE:

I, Jerome W. Hamigan, 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 rules 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. Hamigan
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 _____ on this _____ day of _____, 20____, and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

Chuck Brooman
County Clerk & Recorder

Park Fees: _____
School Fees: _____
Road & Bridge Fees: _____
Drainage Fees: _____

REVISIONS	JEROME W. HAMIGAN 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	TITLE HUDSON MINOR SUBDIVISION Section 5, T11S, R65W, 6th P.M., El Paso County, Colorado.	PCD File # MSxx-xxx
SCALE 1"=100'	DATE 02-18-18	DRAWN BY JWH	SHEET 1 of 1
DATE 02-18-18	DRAWN BY JWH	SHEET 1 of 1	JOB NUMBER 16-027