

CHELTON ROAD AFFORDABLE SENIOR APARTMENTS

A REPLAT OF LOT 1, "HARDEE'S SUBDIVISION FILING NO. 5", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

15487

BE IT KNOW BY THESE PRESENTS: That CHELTON LOTS, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land, to wit:

A portion of the Northeast Quarter of Section 27, Township 14 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Lot 1, HARDEE'S SUBDIVISION FILING NO. 5 (Reception No. 212713260, El Paso County, Colorado records);

Containing 4.191 acres (182,566 square feet), more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and replatted into lots, a tract and easements as shown on the accompanying plat. The undersigned does hereby dedicate, grant, and convey to the City of Colorado Springs those Public Easements as shown on the plat, and further restricts the use of all said Public Easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to vacate, release or quit claim all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein replatted shall be known as CHELTON ROAD AFFORDABLE SENIOR APARTMENTS, in the City of Colorado Springs, County of El Paso, State of Colorado.

OWNER STATEMENT:

The aforementioned, CHELTON LOTS, LLC, a Colorado Limited Liability Company, as owner, has executed this instrument this 10th day of February, 2025 A.D.

CHELTON LOTS, LLC, a Colorado Limited Liability Company

James A. Hafemeister, Manager

NOTARY STATEMENT:

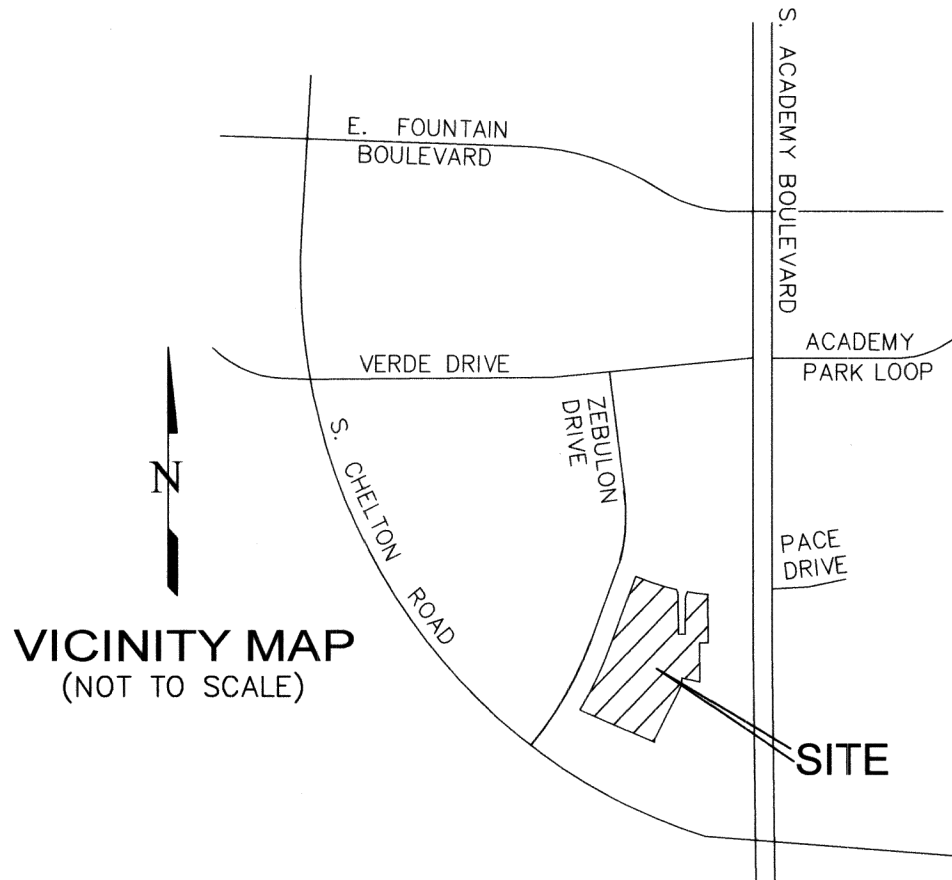
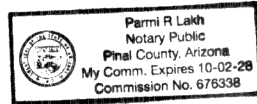
STATE OF ~~COLORADO~~ ARIZONA
COUNTY OF ~~EL PASO~~ SS MARICOPA

The foregoing instrument was acknowledged before me this 10th day of February, 2025 A.D., by James A. Hafemeister, Manager of CHELTON LOTS, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal

My commission expires 10-02-2028

Notary Public



EASEMENTS:

As shown, with the surface maintenance of all public easements being vested in the property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception No. 224026331 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

NOTES:

- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon an ALTA COMMITMENT, prepared by LAND TITLE GUARANTEE COMPANY on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. SC55114083-3 dated September 5, 2024 at 5:00 p.m.
- The approval of this replat vacates all prior plats for the area described by this replat.
- Basis of Bearings: All bearings are relative to that portion of the Northwesterly line of this lot, monumented as shown and assumed to bear S20°10'00"W, a distance of 289.76 feet.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0742 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- Any person who knowingly removes, alters or defaces any public land survey monuments of accessory, commits a Class Two (2) misdemeanor pursuant to State Statute 18-4-508, C.R.S.
- The linear Unit of Measure is the U.S. Survey Feet.
- Original date of preparation of this plat is August 14, 2024, subject to subsequent revision dates.
- This property is subject to an Avigation Easement as previously recorded under Reception No. 097071181 of the records of El Paso County, Colorado.
- Tract A is for purposes of future development, to be conveyed by separate document and to be maintained by the owner of record.
- The private street (Sugarbowl Grove) is to be privately owned and maintained by the owner of record.

NOTICE IS HEREBY GIVEN:

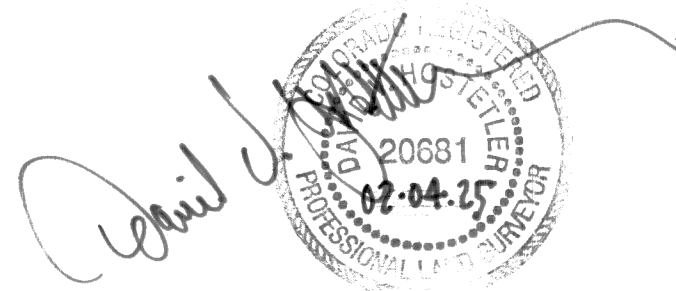
That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 2001, as amended.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or, alternatively, until acceptable assurances, including but not limited to, letters of credit, cash, subdivision bonds or combinations thereof, guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with the City of Colorado Springs.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and replat thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge and belief.

David V. Hostetler
Colorado Professional Land Surveyor No. 20681



CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of CHELTON ROAD AFFORDABLE SENIOR APARTMENTS.

for City Planning Director

02/13/25
Date

Gayle Staudt
City Engineer

2/13/2025
Date

Paul B. Olson
City Clerk

2-14-2025
Date



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 11:26 o'clock A.M., this 19th day of February, 2025 A.D., and is duly recorded at Reception No. 226715487 of the records of El Paso County, Colorado.

Steve Schleiker, Recorder

BY: Deputy

FEE: 20.00

SURCHARGE: 3.00

FEES:

PARK FEE: DUE AT BUILDING PERMIT
BRIDGE FEE: N/A REPLAT
SCHOOL FEE: DUE AT BUILDING PERMIT
DRAINAGE FEE: N/A REPLAT

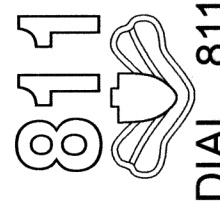
CITY FILE NUMBER: SUBD-24-0124

FINAL PLAT
CHELTON ROAD AFFORDABLE
SENIOR APARTMENTS

Project No.: 21055

Sheet: 1 of 2

CALL BEFORE YOU DIG



DIAL 811

48 HOURS BEFORE YOU DIG CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS

No.	Description	By	Date
1	DATA/TITLE CLARIFICATION	DVH	10/07/24
2	CITY COMMENTS	DVH	11/12/24
3	CITY COMMENTS	DVH	12/10/24
4	DATA CLARIFICATION	DVH	12/23/24

H Scale: N/A
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 08/14/24



PLANNING · SURVEYING

www.ldc-inc.com · TEL (719) 528-6133 · FAX (719) 528-6848
3888 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

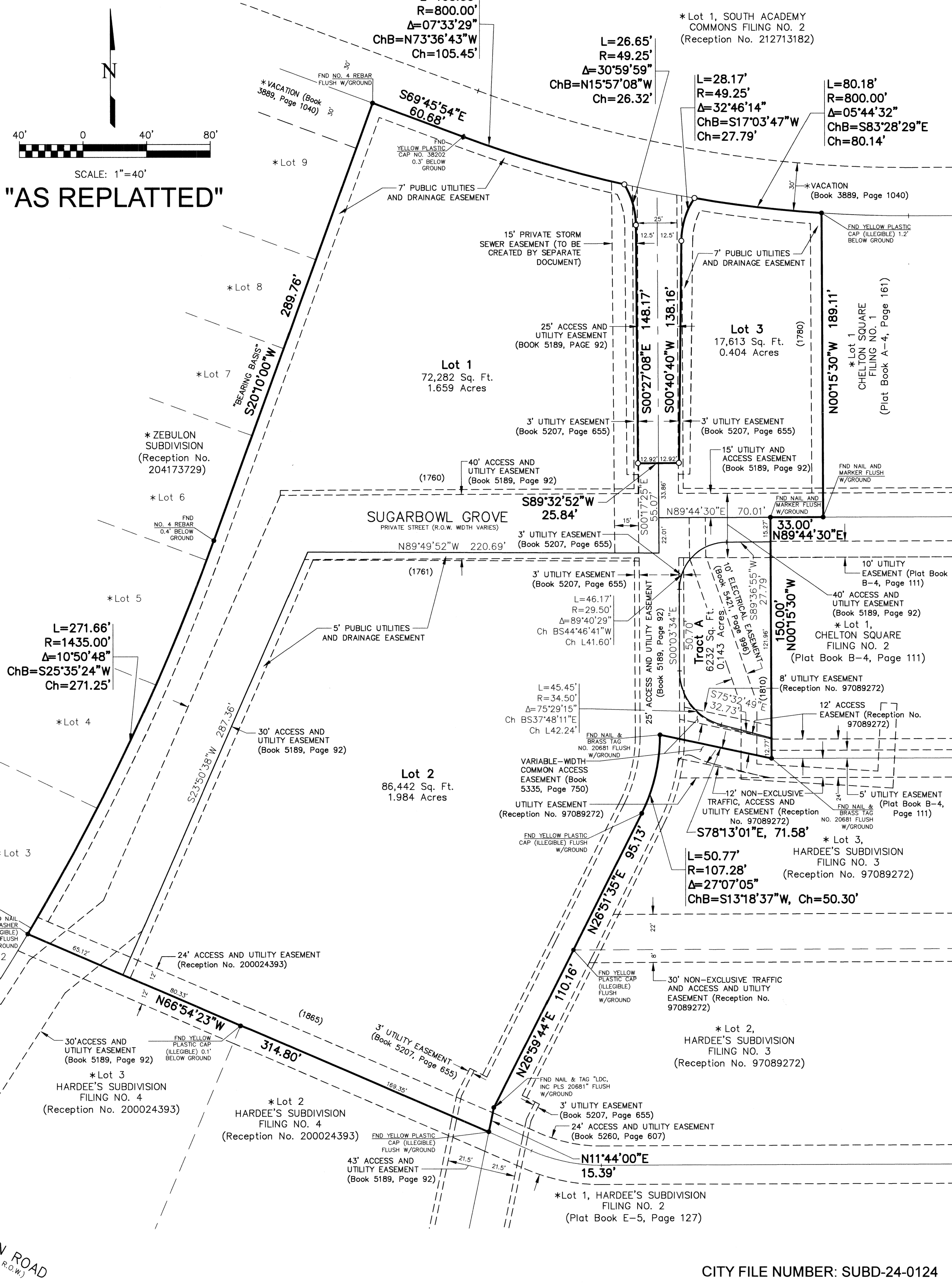
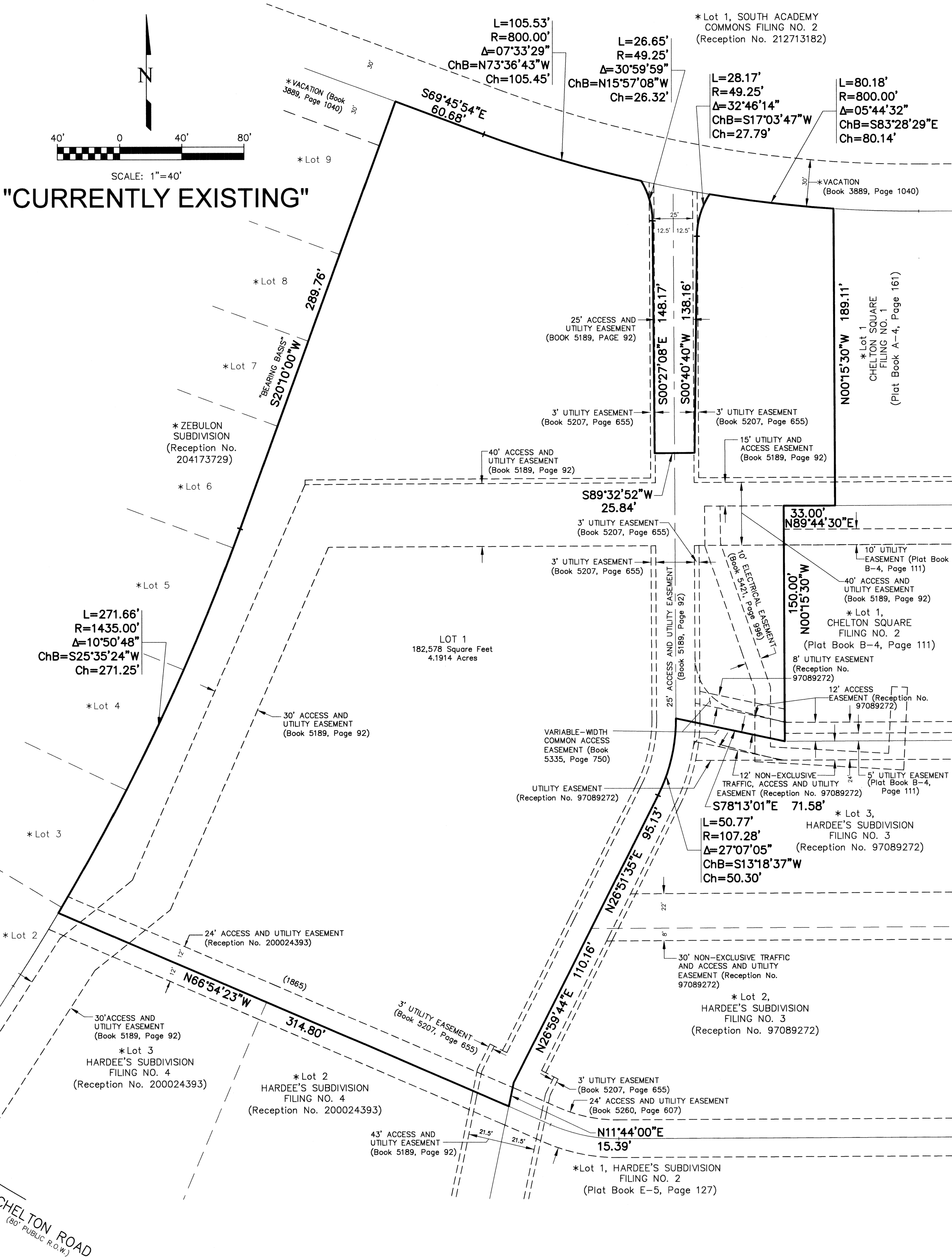
CHELTON ROAD AFFORDABLE SENIOR APARTMENTS

A REPLAT OF LOT 1, "HARDEE'S SUBDIVISION FILING NO. 5", BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

15487

LEGEND "AS REPLATTED":

- - Indicates boundary survey monument set with a #4 rebar w/0.1" diameter red plastic cap, PLS 20681 flush w/ground, except where noted otherwise.
- - Indicates recovered survey monument as noted.
- * - Indicates not a part of this subdivision.
- (1865) - Indicates lot address.



NOTICE:
According to Colorado law
any action based upon any
defect in this survey within
the period of ten years from
the date of the survey shall
be void.

CALL BEFORE YOU DIG
811
DIAL 811
48 HOURS BEFORE YOU DIG CALL UTILITY LOCATORS
FOR LOCATING AND MARKING GAS, ELECTRIC, WATER
AND FIBER OPTIC

REVISIONS		Date	
No.	Description	By	Date
1	DATA/TITLE CLARIFICATION	DVH	10/07/24
2	CITY COMMENTS	DVH	11/12/24
3	CITY COMMENTS	DVH	12/10/24
4	STREET NAME/ENUMERATION	DVH	12/23/24

H Scale: 1"=40'
V Scale: N/A
Designed By: N/A
Drawn By: DAS
Checked By: DVH
Date: 08/14/24

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8848
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT
CHELTON ROAD AFFORDABLE
SENIOR APARTMENTS

Project No.: 21055
Sheet: 2 of 2
CITY FILE NUMBER: SUBD-24-0124