

SUBDIVISION EXEMPTION PLAT OF A PORTION OF THE  
NE1/4, SECTION 2, T15S, R66W OF THE 6TH P.M.  
LETTER OF INTENT

**Owners:**

Block 260, LTD  
3 Widefield Boulevard  
Colorado Springs, CO 80911

**SURVEYING CONSULTANT:**

Pinnacle Land Surveying Co., Inc.  
121 County Road 5  
Divide, CO 80814  
719-687-7360 (John Towner)

**SITE LOCATION, SIZE AND ZONING:**

A portion of the Northeast One-quarter (NE1/4) of Section 2, Township 15 South (T15S), Range 66 West (R66W) of the 6TH P.M., County of El Paso, State of Colorado, near the intersection of Milton Proby Parkway and Hancock Expressway . The property contains 10,400 S.F. (0.239 acres) more or less. The property is currently zoned CR and will remain zoned CR for utility purposes.

**REQUEST:**

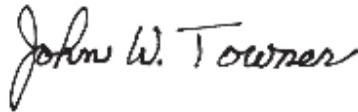
A request for a Subdivision Exemption Plat for the purposes of a Pump Station structure for the Security Water and Sanitation District.

**JUSTIFICATION:**

The property is currently vacant land with possible future development. The El Paso County code requires this property be platted with a Subdivision Exemption Plat for public utilities in order for this property to be in compliance with the El Paso County Regulations.

**EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.**

There are no existing structures on this property. There will be a building on this property in the future. Gas, Electric, Phone and Cable are currently available within the easements and Right-of-Ways adjoining the property. Clearview Drive, Milton Proby Parkway and Hancock Expressway are existing dedicated County Roads providing access to this property via an existing Access and Utility easement.



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John W. Towner (Pinnacle Land Surveying Company, Inc.)