

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

Township 15 South (T15S), Range 66 West (R66W) of the 6TH P.M., County of El Paso, State of Colorado

KNOW ALL MEN BY THESE PRESENTS:

That Block 260 LTD., being the owner of the described tract of land, to wit:

LAND DESCRIPTION:

A tract of land located in 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; being more particularly described as follows:

Commencing at the Northeast corner of a tract of land as described under Reception No. 210003562. Said point being also a point on the West line of a tract of land described in Book 5919 of Page 1413, all in the records of the Clerk and Recorder's Office of said County; Thence N00°01'38"W along the West line of said tract of land, a distance of 340.85 feet; Thence N89°58'22"E, a distance of 30.50 feet to the Point of Beginning of the tract herein described.

Thence N00°01'38"W, a distance of 130.00 feet; Thence N89°58'22"E, a distance of 80.00 feet; Thence S00°01'38"E, a distance of 130.00 feet; Thence S89°58'22"W, a distance of 80.00 feet to the Point of Beginning.
Said tract contains 0.239 acres (10,400 S.F.) more or less.

DEDICATION:

The above party in interest has caused said tract to be plotted into a Lot and Easements as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lot and Easements which shall be known as "SUBDIVISION EXEMPTION PLAT OF A PORTION OF SECTION 2, T15S, R66W OF THE 6TH P.M." El Paso County, Colorado.

EASEMENTS:

Unless shown greater in width, all side and rear lot lines are hereby plotted with five (5') foot easements for drainage purposes and public utilities only.

BASIS OF BEARINGS STATEMENT:

The bearings for this survey are based upon the North line of Section 2, Township 15 South (T15S), Range 66 West (R66W) of the 6TH P.M., County of El Paso, State of Colorado as described in Deed, recorded Book 5919 of Page 1414 in the records of the Clerk and Recorder's Office of said County. Said line bears S89°59'29"E.

IN WITNESS WHEREOF:

The aforementioned, Block 260, LTD., has executed these presents this _____ day of _____, 20____ A.D.

Block 260, LTD.

J. Mark Watson President of Block 260, LTD.

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

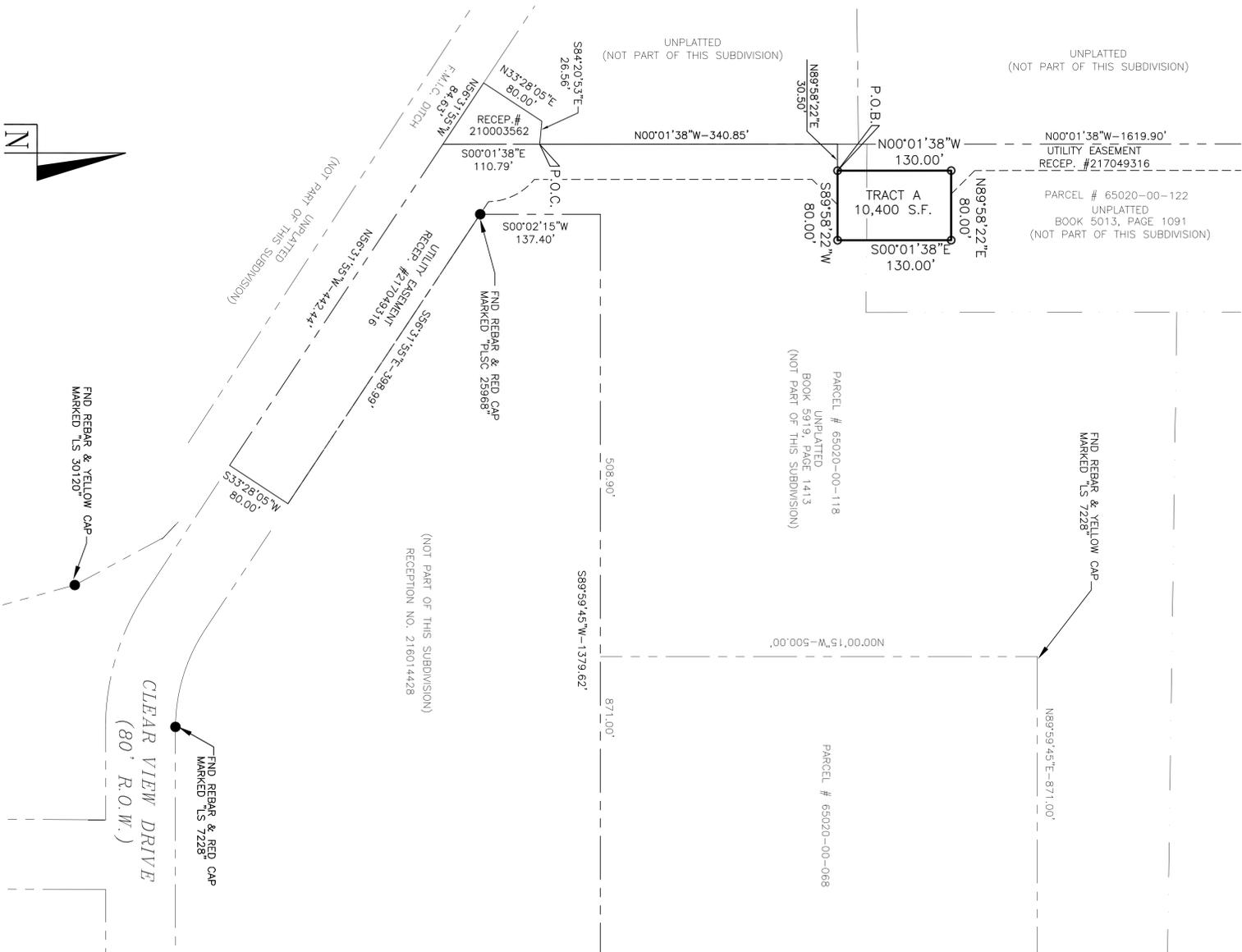
The foregoing instrument was acknowledged before me this _____ day of _____, 20____ A.D., by J. Mark Watson as President of Block 260, LTD.

Witness my Hand and Seal: _____ Notary Public

My Commission Expires: _____

NOTES:

1. This tract of land is subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company LLC, File No. 48911070 effective date May 23, 2017 at 7:30 A.M. Schedule B, Section 2, Exemptions:
 9. Reservation by the Colorado Springs Land Holding Company of all oil, gas and other minerals, together with the right of ingress and egress of all times for the purposes of entering upon, exploring for, extracting and removing the same as evidenced in Warranty Deed recorded June 8, 1967 in Book 2183 at Page 572.
 10. Reservation to the Colorado Springs Land Holding Company of a 1/16 royalty interest in and to any and all oil, gas and other minerals as evidenced by Quit Claim Deed recorded July 11, 1973 in Book 2604 of Page 319
 11. Covenants to Wildfield Interest, Inc., a Colorado Corporation, all oil, gas and other minerals and mineral rights in Quit Claim Deed recorded July 11, 1973 in Book 2604 of Page 319 and recorded January 26, 1976 in Book 2805 at Page 92.
 12. Terms, conditions, provisions, agreements and obligations specified under the Agreement by and between Eagle-Richter Industries, Inc. and Security Sanitation District recorded in Warranty Deed recorded April 24, 1973 in Book 2616 at Page 682.
 13. Reservation of a 50 foot wide road and utility easement over the a portion of subject premises and a drainage easement over a portion of subject premises as evidenced in Warranty Deed recorded April 24, 1973 in Book 2616 at Page 682.
 14. Terms, agreements, provisions, conditions, obligations and easements as contained in Permanent Easement recorded November 6, 1992 in Book 6071 at Page 534.
 15. Inclusion of the subject property in the matter of the Organization of the Security Sanitation District as evidenced by Order of Inclusion recorded September 30, 1998 at Reception No. 98141671.
 16. Terms, agreements, provisions, conditions, obligations and easements as contained in Temporary Construction Easement recorded April 13, 2009 at Reception No. 209037405.
 17. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 10-217 recorded June 10, 2010 at Reception No. 210054853.
 18. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 10-218 recorded June 18, 2010 at Reception No. 210058146.
 19. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Easement for Road Access, recorded April 7, 2015 at Reception No. 215033126.
 20. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Utility Easement, recorded April 25, 2017 at Reception No. 217047288.
 21. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Exclusive Utility Easement, recorded April 26, 2017 at Reception No. 217049315.
 22. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Exclusive Utility Easement, recorded May 1, 2017 at Reception No. 217049315.
 23. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Utility Easement, recorded May 1, 2017 at Reception No. 217049316.
 24. The effect of the Deeds recorded May 9, 2017 as Reception No. 217053378, at Reception No. 217053379, at Reception No. 217053380 and at Reception No. 217053383 with incomplete legal descriptions therein.
2. All distances shown herein are in U.S. Feet.



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY LINE
- ALIEN PROPERTY LINE
- ASSESSOR PARCEL LINE
- EASEMENT LINE
- FOUND AS SHOWN
- SET #4 REBAR & CAP MARKED PLSC NS 25968*

APPROVALS:

The accompanying plat was approved by the El Paso County Development Services this _____ day of _____, 20____ A.D.

Director, County Planning and Community Development

The accompanying plat was approved by the Board of County Commissioners this _____ day of _____, 20____ A.D.

Chair, County Commissioners

ASSESSOR: Steve Schieker, El Paso County Assessor

RECORDING: _____

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., this _____ day of _____, 20____ A.D., and is duly recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ CHUCK BROGEMAN, Recorder

By: _____ Deputy

SCHOOL FEE - DISTRICT# _____

PARK FEES: _____

NEIGHBORHOOD: _____

DRAINAGE BASIN: _____

DRAINAGE FEE: _____

BRIDGE FEE: _____

PinnaCLe Land Surveying Co., Inc.

John W. Towner, Registered Professional Land Surveyor No. 25968

PINNACLE LAND SURVEYING COMPANY, INC.
121 County Road 5, Divide, CO 80814 687-7360

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FROM THE DATE OF RECORDING OF THIS INSTRUMENT. ANY DEFECT IN THIS SURVEY BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SUBDIVISION EXEMPTION PLAT OF A PORTION OF THE NE1/4, SECTION 2, T15S, R66W OF THE 6TH P.M.
DRAWN BY: MWW
JOB NO.: 17001500
CHECKED BY: JMT
DATE: 07/05/17
DWS: 17001500SEP.DWS
SHEET 1 OF 1