

BOCES SUBDIVISION EXEMPTION PLAT

A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT PIKES PEAK BOARD OF COOPERATIVE EDUCATIONAL SERVICES BEING THE OWNERS OF THE FOLLOWING TRACT OF LAND:

LEGAL DESCRIPTION:

THE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 223035233 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 64 WEST, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX, AND AT THE NORTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 26600 2019" IN A RANGE BOX, ASSUMED TO BEAR N00°28'42"W.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, N00°28'42"W A DISTANCE OF 30.00 FEET;

THENCE ON A LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER, N89°53'34"E A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING;

THENCE ON A LINE BEING 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, N00°28'42"W A DISTANCE OF 1288.66 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE ON SAID NORTH LINE, N89°52'28"E A DISTANCE OF 1282.31 FEET, TO THE WEST LINE OF THE

NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;

THENCE ON SAID WEST LINE, N00°23'52"W A DISTANCE OF 623.95 FEET;

THENCE S45°18'28"E A DISTANCE OF 260.17 FEET;

THENCE S59°23'21"E A DISTANCE OF 373.98 FEET;

THENCE S68°35'06"E A DISTANCE OF 330.63 FEET;

THENCE S75°50'22"E A DISTANCE OF 753.34 FEET;

THENCE S20°51'45"W A DISTANCE OF 256.36 FEET, TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 979.51 FEET, A CENTRAL ANGLE OF 17°49'58" AND AN ARC LENGTH OF 304.86 FEET, TO A POINT OF NON-TANGENT;

THENCE S45°06'58"E A DISTANCE OF 49.50 FEET;

THENCE S00°05'58"E A DISTANCE OF 60.00 FEET;

THENCE S44°54'02"W A DISTANCE OF 49.50 FEET;

THENCE S00°06'33"E A DISTANCE OF 565.36 FEET, TO A POINT ON A LINE BEING 30.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 35;

THENCE ON SAID PARALLEL LINE, S89°53'34"W A DISTANCE OF 2659.46 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,770,891 SQUARE FEET OR 86.5677 ACRES.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF BOCES SUBDIVISION EXEMPTION PLAT. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE, AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:

PIKES PEAK BOARD OF COOPERATIVE EDUCATIONAL SERVICES HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS ____ DAY OF _____, 20____

BY: NAME & TITLE

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

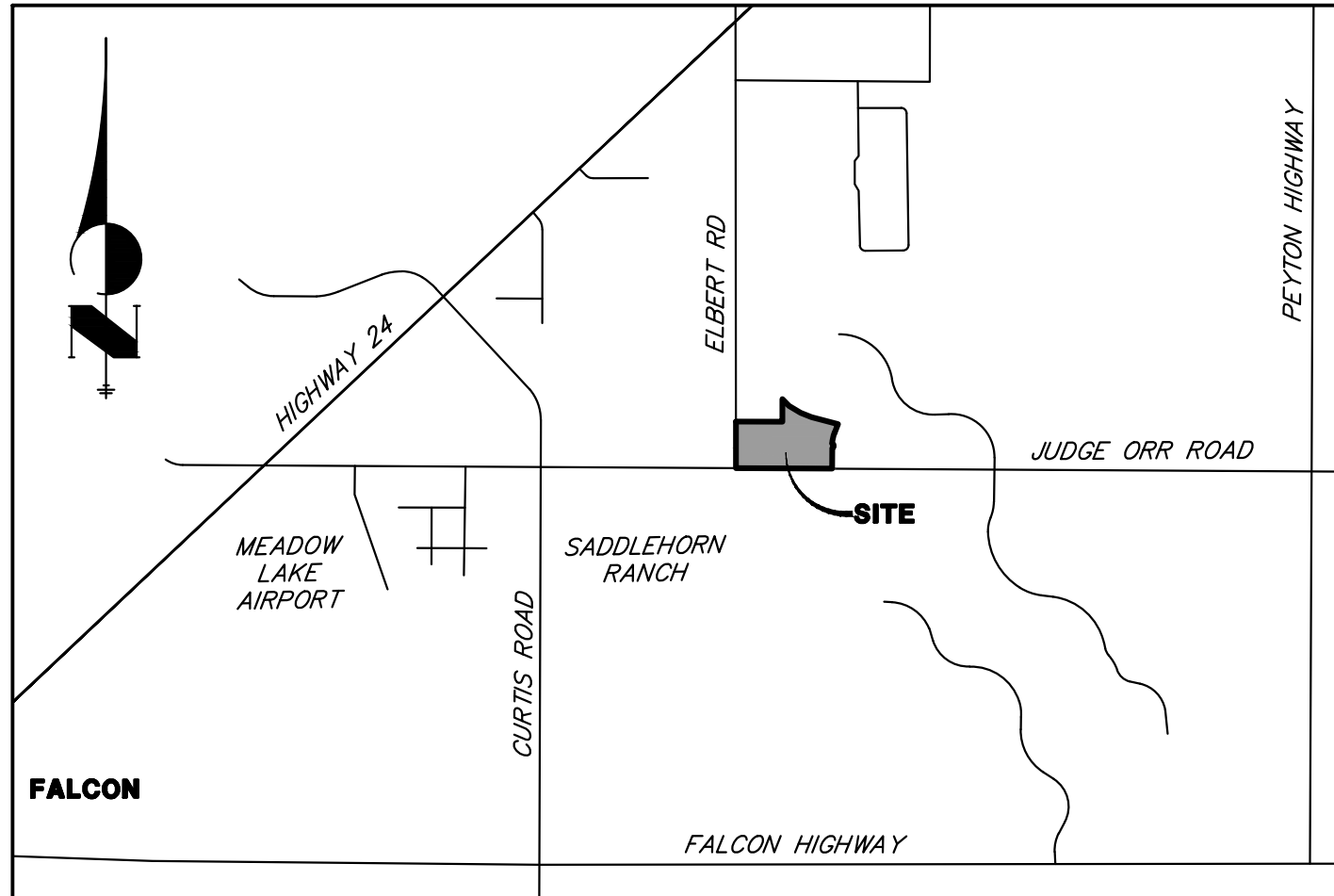
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

** Springs Utilities currently has no comment for this subdivision exemption application.



VICINITY MAP

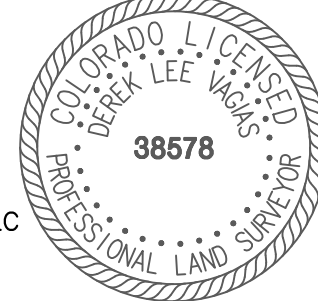
SCALE: 1"=5000'

NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0559G, REVISED DATE DECEMBER 7, 2018.
- THE BASIS OF BEARINGS IS THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 64 WEST, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "LS 17496 1992" IN A RANGE BOX, AND AT THE NORTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 26600 2019" IN A RANGE BOX, ASSUMED TO BEAR N00°28'42"W.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SC55109818.1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 27, 2024, 5:00 P.M.

SURVEYORS CERTIFICATION

I DEREK LEE VAGIAS, A DULY REGISTERED 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 DATE OF SURVEY, 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 ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DEREK LEE VAGIAS,
COLORADO REGISTERED PLS #38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR BOCES SUBDIVISION EXEMPTION PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CLERK AND RECORDER

STATE OF COLORADO)

_____)SS

COUNTY OF EL PASO)

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.

CHUCK BROERMAN, RECORDER

BY: _____

DEPUTY

JOB NO. 25301.00
APRIL 11, 2024
SHEET 2 OF 2



Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PCD FILE