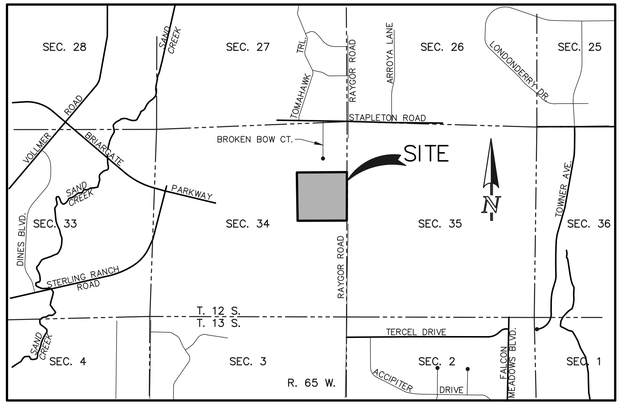
SUBDIVISION EXEMPTION PLAT
CLASSIC RAYGOR PARCEL

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
N.T.S.

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION PARCEL 'A':

A PARCEL OF LAND BEING THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 4842 AT THE EAST ONE–QUARTER CORNER OF SAID SECTION 34;

THENCE SOUTH 89°33'44" WEST ON THE SOUTH LINE OF SAID SE1/4 NE1/4, THE BASIS OF BEARINGS USED HEREIN, A DISTANCE OF 1394.39 FEET TO A NO. 6 REBAR WITH 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4;

THENCE NORTH 00°12'35" WEST ON THE WEST LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 1373.55 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF LOT 5 AS PLATTED IN BOW VALLEY SUBDIVISION RECORDED JANUARY 27, 1981 IN PLAT BOOK N–3 AT PAGE 8 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE NORTH 89°42'30" EAST ON THE COMMON LINE BETWEEN SAID SE1/4 NE1/4 AND SAID BOW VALLEY SUBDIVISION, A DISTANCE OF 1404.98 FEET TO THE COMMON EAST CORNER THEREOF;

THENCE SOUTH 00°14'01" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34, A DISTANCE OF 1370.05 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 44.078 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 'B':

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 4842 AT THE EAST ONE–QUARTER CORNER OF SAID SECTION 34, FROM WHICH A NO. 6 REBAR WITH 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4 BEARS SOUTH 89°33'44" WEST, A DISTANCE OF 1394.39 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 00°14'01" EAST ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, A DISTANCE OF 145.67 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°33'44" WEST PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 915.52 FEET;

THENCE NORTH 00°12'35" WEST A DISTANCE OF 400.00 FEET;

THENCE SOUTH 89°33'44" WEST PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 480.00 FEET TO THE WEST LINE OF SAID SE1/4 NE1/4;

THENCE NORTH 00°12'35" WEST ON THE WEST LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 827.88 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF LOT 5 AS PLATTED IN BOW VALLEY SUBDIVISION RECORDED JANUARY 27, 1981 IN PLAT BOOK N–3 AT PAGE 8 OF THE OFFICIAL RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE NORTH 89°42'30" EAST ON THE COMMON LINE BETWEEN SAID SE1/4 NE1/4 AND SAID BOW VALLEY SUBDIVISION, A DISTANCE OF 1404.98 FEET TO THE COMMON EAST CORNER THEREOF;

THENCE SOUTH 00°14'01" WEST ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34, A DISTANCE OF 1224.38 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 35.005 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 'C':

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 4842 AT THE EAST ONE–QUARTER CORNER OF SAID SECTION 34;

THENCE SOUTH 89°33'44" WEST ON THE SOUTH LINE OF SAID SE1/4 NE1/4, THE BASIS OF BEARINGS USED HEREIN, A DISTANCE OF 1394.39 FEET TO A NO. 6 REBAR WITH 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4;

THENCE NORTH 00°12'35" WEST ON THE WEST LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 145.66 FEET;

THENCE NORTH 89°33'44" EAST PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 1395.52 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 34;

THENCE SOUTH 00°14'01" WEST ON SAID EAST LINE, A DISTANCE OF 145.67 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 4.665 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION PARCEL 'D':

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT NO. 6 REBAR WITH A 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 19586 AT THE SOUTHWEST CORNER OF SAID SE1/4 NE1/4, FROM WHICH A 2–1/2 INCH ALUMINUM CAP STAMPED BY PLS 4842 AT THE EAST ONE–QUARTER CORNER OF SAID SECTION 34 BEARS NORTH 89°33'44" EAST, A DISTANCE OF 1394.39 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE NORTH 00°12'35" WEST ON THE WEST LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 145.66 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°12'35" WEST ON SAID WEST LINE, A DISTANCE OF 400.00 FEET;

THENCE NORTH 89°33'44" EAST PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 480.00 FEET;

THENCE SOUTH 00°12'35" EAST PARALLEL WITH THE WEST LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 400.00 FEET;

THENCE SOUTH 89°33'44" WEST PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 NE1/4, A DISTANCE OF 480.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES AN AREA OF 4.408 ACRES OF LAND, MORE OR LESS.

OWNERS CERTIFICATE:

THE ABOVE OWNER HAS CAUSED SAID PARCEL OF LAND O BE SURVEYED AND SUBDIVIDED INTO TRACTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID PARCEL AND THE LOCATION OF SAID TRACTS AND EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE AS SHOWN, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS CLASSIC RAYGOR PARCEL SUBDIVISION EXEMPTION PLAT, EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED OWNERSHIP ENTITY CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS __ DAY OF_____, 20__, AD.

BY _____, AS _____, OF

CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY,.

NOTARIAL:

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ , 20__, A.D. BY_____,AS_____, OF

CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY,.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____ _____ .
NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS OCTOBER 10, 2026
2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN HAVING A 2–1/2 INCH ALUMINUM CAP, 0.1 FEET BELOW GROUND, STAMPED BY PLS 4842 AT THE EAST ONE–QUARTER CORNER OF SAID SECTION 34 AND HAVING A 7/8 INCH O.D. IRON PIPE, FLUSH WITH GROUND AND UPGRADED TO A NO. 6 REBAR WITH 2–1/2 INCH ALUMINUM CAP, FLUSH WITH GROUND, STAMPED BY PLS 19586 AT THE EAST ONE–SIXTEENTH CORNER OF SAID SECTION 34, WHICH BEARS SOUTH 89°33'44" WEST A DISTANCE OF 1394.39 FEET.

GENERAL NOTES: (CONTINUED)

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18–4–508"
4. FLOODPLAIN STATEMENT: THIS SITE, CLASSIC RAYGOR PARCEL EXEMPTION PLAT, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0535G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
5. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT–OF–WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 11024COR, AMENDMENT NO. 11024COR–C ISSUED BY CORE TITLE GROUP LLC, EFFECTIVE AUGUST 11, 2026 AT 7:30 A.M.
6. THIS PROPERTY IS SUBJECT ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINE 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES.
7. THIS PROPERTY IS SUBJECT TO RESERVATIONS OF (1) ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; (2) RIGHT OF THE PROPRIETOR OF ANY VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, (3) RIGHT OF WAY FOR ANY DITCHES OR CANALS CONSTRUCTED BY AUTHORITY OF THE UNITED STATES, AS SET FORTH IN U.S. PATENT NO. 3731 RECORDED APRIL 17, 1886 IN BOOK 72 AT PAGE 52, AS POSTED IN THE BUREAU OF LAND MANAGEMENT, GENERAL LAND OFFICE RECORDS.
8. THIS PROPERTY IS SUBJECT TO AN UNDIVIDED ONE–HALF INTEREST IN ALL OIL, GAS AND OTHER MINERAL AND MINERAL RIGHTS AS RESERVED IN A DEED RECORDED FEBRUARY 24, 1954 IN BOOK 1419 AT PAGE 198 AND GRANTED IN DEED RECORDED MAY 9, 1988 IN BOOK 5504 AT PAGE 1439, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
9. THIS PROPERTY IS SUBJECT TO AN UNDIVIDED ONE–FOURTH INTEREST IN ALL OIL, GAS AND OTHER MINERALS RIGHTS AS GRANTED IN A DEED RECORDED MAY 27, 1959 IN BOOK 1745 AT PAGE 336, AND ANY INTERESTS THEREIN OR RIGHTS THEREUNDER.
10. THIS PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED AUGUST 7, 1970 IN BOOK 2358 AT PAGE 84.
11. THIS PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, RESERVATIONS AND EASEMENTS AS CONTAINED IN ORDER OF INCLUSION RECORDED FEBRUARY 26, 1985 AT RECEPTION NO. 01219047 AND DEED RECORDED APRIL 23, 1991 IN BOOK 5831 AT PAGE 759.
12. THIS PROPERTY IS SUBJECT TO A RIGHT(S) OF WAY, INCLUDING ITS TERMS AND CONDITIONS, WHETHER IN FEE OR EASEMENT ONLY, AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., AS DESCRIBED IN INSTRUMENT RECORDED APRIL 6, 1992 IN BOOK 5958 AT PAGE 122. (SURVEYOR'S COMMENT: SAID EASEMENT IS 20' WIDE BUT DOES NOT HAVE A DESCRIPTION THAT FULLY DESCRIBES THE LOCATION. APPEARS TO BE SOMEWHERE ALONG THE EAST BOUNDARY LINE.)
13. THIS PROPERTY IS SUBJECT TO THE REQUEST FOR NOTIFICATION FORM RECORDED DECEMBER 30, 2003 AT RECEPTION NO. 203295839.
14. THIS PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN OIL AND GAS LEASE RECORDED MARCH 11, 2011 AT RECEPTION NO. 211025876.
15. THIS PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN MEMORANDUM OF OIL AND GAS LEASE RECORDED APRIL 27, 2011 AT RECEPTION NO. 211041825.
16. THIS PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY RECORDED JANUARY 25, 2022 AT RECEPTION NO. 222011460. (SURVEYOR'S COMMENT: SAID EASEMENT IS SHOWN, BEING 20 FEET WIDE ON POWER LINE AS–BUILT.)
17. THIS PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DECREE RECORDED JUNE 3, 2024 AT RECEPTION NO. 224041438.
18. THIS PROPERTY IS SUBJECT TO THE FACT THAT THE ROADS PROVIDING ACCESS ARE PRIVATE AND NOT DEDICATED FOR PUBLIC USE.

ADD NOTE FOR ACCESS:
No driveway shall be established unless an access permit has been granted by El Paso County.

RECORDED DOCUMENT LEGEND

THE FOLLOWING "R" NUMBERED DOCUMENTS BEING RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER WERE CONSIDERED IN THE BOUNDARY RETRACEMENT OF THE SURVEYED PROPERTY. IN THE EVENT THAT THE MEASURED BEARING AND/OR DISTANCE VARIES FROM SAID DOCUMENT'S, THEN THE "R" NUMBERED BEARING AND/OR DISTANCE IS GIVEN.

R1 – INDICATES BEARING AND/OR DISTANCE REFERENCE TO SUBDIVISION PLAT OF BOW VALLEY SUBDIVISION RECORDED JANUARY 27, 1981 IN PLAT BOOK N–3 AT PAGE 8

SURVEYOR'S STATEMENT:

I, JOHN L. BAILEY, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY (AS DEFINED IN 12–25–202(6)(a), CRS) AND THIS RESULTING PLAT WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT AND THE NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

_____ _____
JOHN L. BAILEY, PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 19586 FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

COUNTY APPROVAL CERTIFICATE:

THIS EXEMPTION FROM SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____DAY OF _____, _____ A.D. SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

ADD: Signature line for "DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT" and DATE

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.

STEVE SCHLEIKER, RECORDER

BY: _____,
DEPUTY

SURCHARGE: _____

FEE: _____

SHEET 1 OF 2
OCTOBER 14, 2026
JOB NO. 1183.37
CLASSIC RAYGOR PARCEL
EXEMPTION PLAT

OWNER:

CLASSIC SRJ LAND, LLC A COLORADO LIMITED LIABILITY COMPANY
2138 FLYING HORSE CLUB DR, COLORADO SPRINGS, CO 80921–7013

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785–0790

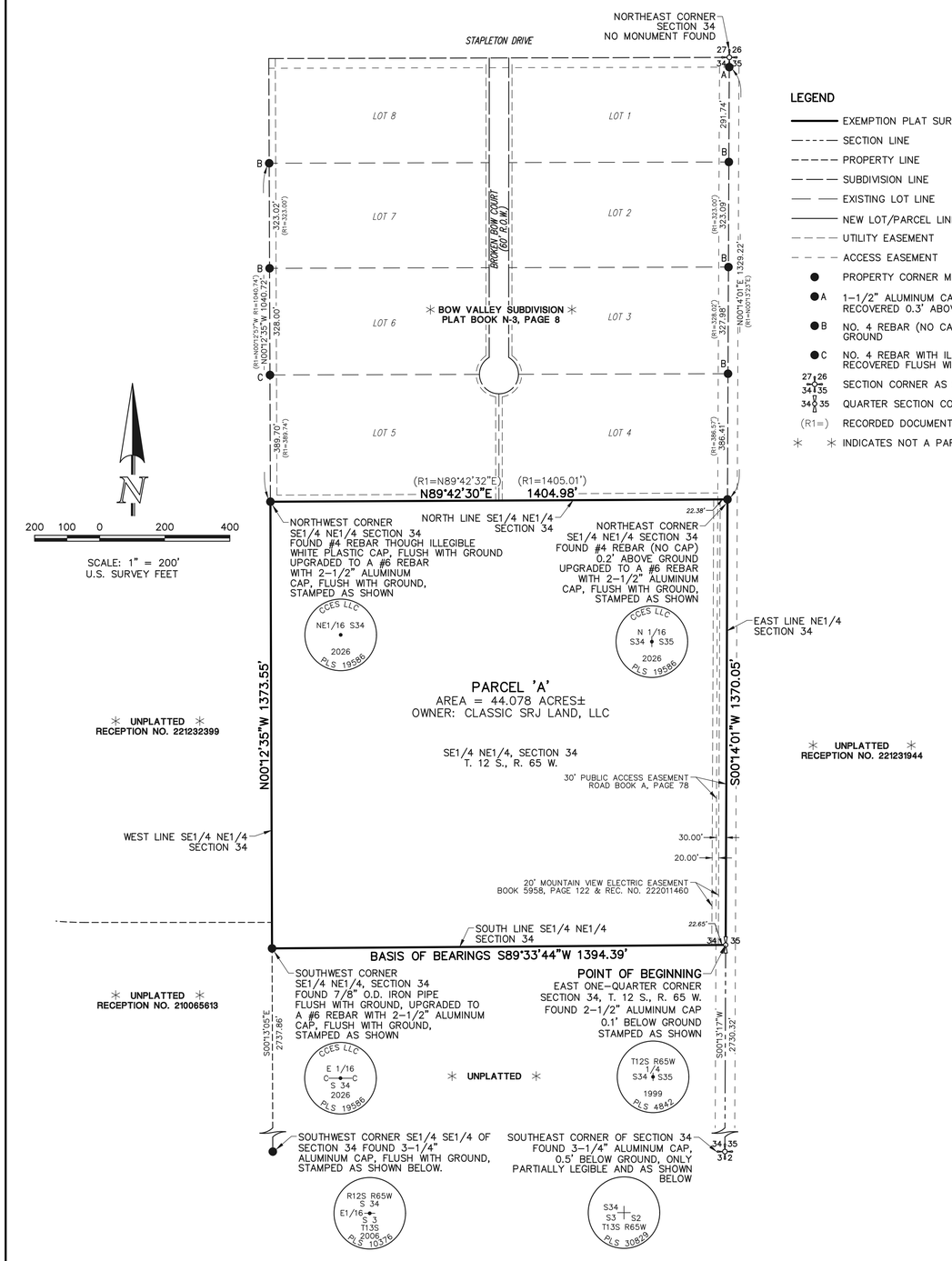
PCD FILE NO. EX262

N:\1183337\DRAWINGS\SURVEY\PLATS\1183337–EXEMPT PLAT.DWG

SUBDIVISION EXEMPTION PLAT

CLASSIC RAYGOR PARCEL

SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 34,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



200 100 0 200 400

SCALE: 1" = 200'
U.S. SURVEY FEET

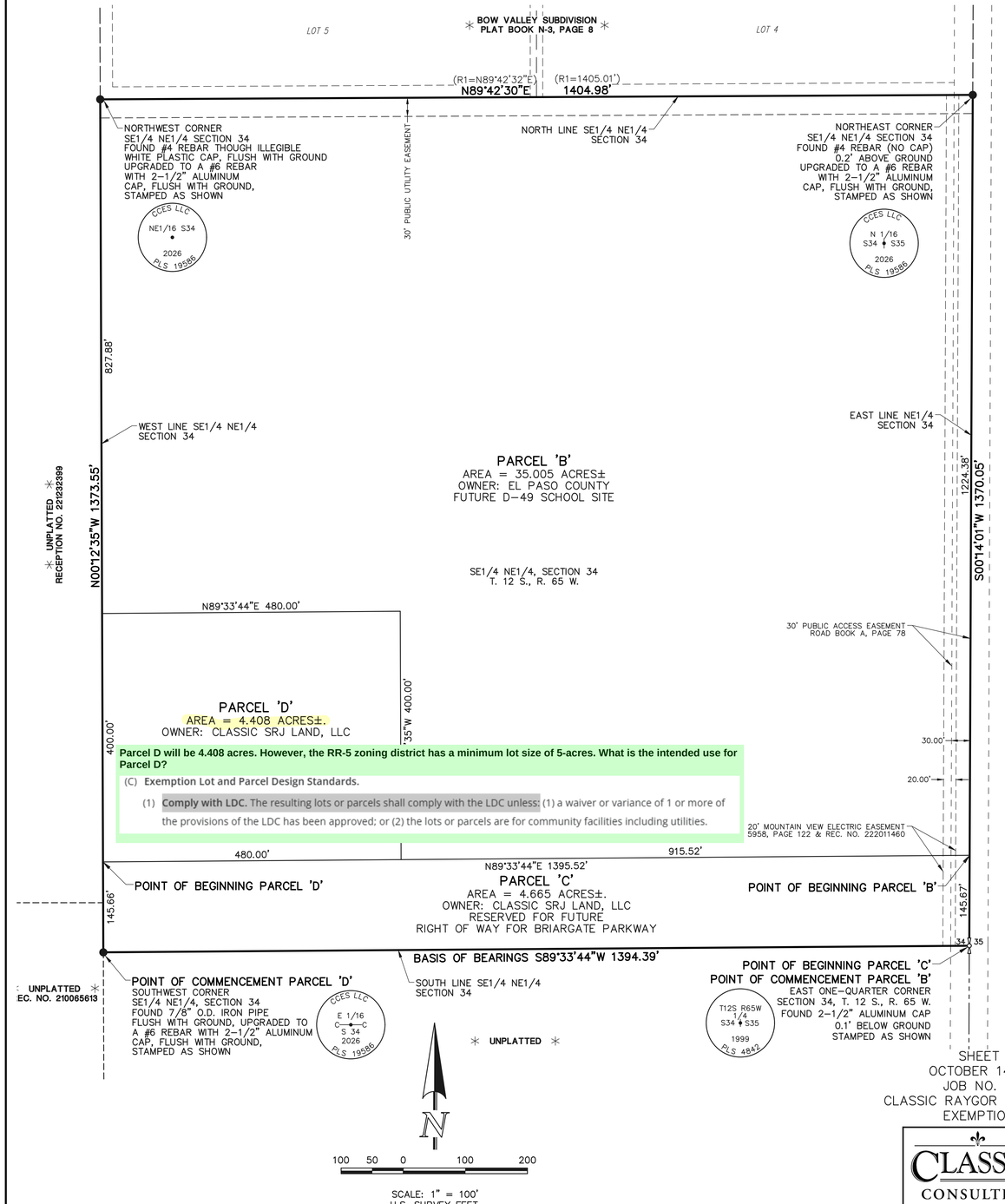
LEGEND

- EXEMPTION PLAT SURVEYED PROPERTY LINE
- SECTION LINE
- PROPERTY LINE
- SUBDIVISION LINE
- EXISTING LOT LINE
- NEW LOT/PARCEL LINE
- UTILITY EASEMENT
- ACCESS EASEMENT
- PROPERTY CORNER MONUMENT AS SHOWN
- A 1-1/2" ALUMINUM CAP STAMPED PE & LS 2183, RECOVERED 0.3' ABOVE GROUND
- B NO. 4 REBAR (NO CAP), RECOVERED FLUSH WITH GROUND
- C NO. 4 REBAR WITH ILLEGIBLE WHITE PLASTIC CAP, RECOVERED FLUSH WITH GROUND
- 27 26 / 34 35 SECTION CORNER AS SHOWN
- 34 35 / 3 2 QUARTER SECTION CORNER AS SHOWN
- (R1=) RECORDED DOCUMENT REFERENCE NUMBER
- ∗ ∗ INDICATES NOT A PART OF THIS SUBDIVISION

PCD FILE NO. _____

N:\118337\DRAWINGS\SURVEY\PLATS\118337-EXEMPT PLAT.DWG

EXISTING CONDITIONS



100 50 0 100 200

SCALE: 1" = 100'
U.S. SURVEY FEET

SHEET 2 OF 2
OCTOBER 14, 2026
JOB NO. 1183.37
CLASSIC RAYGOR PARCEL
EXEMPTION PLAT

CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

RAYGOR PARCEL AS REVISED