

# CHEYENNE MOUNTAIN STATE PARK EXPANSION

## ROCK CREEK CANYON PARCEL SUBDIVISION EXEMPTION PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 15 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

04/24/2019

219900077

### PURPOSE:

The purpose of this Subdivision Exemption Plat is to create a parcel of land from a portion of the Southwest Quarter of the Southeast Quarter of Section 26, as described by the Special Warranty Deed filed at the El Paso County Clerk and Recorder's Office at Reception Number 214110590, dated December 2, 2014, together with a 20-foot ingress-egress easement for which to access this newly created parcel of land, both for use by the City of Colorado Springs.

### ADDRESS:

1725 Rock Canyon Road, Colorado Spring, CO 80926

### KNOW ALL MEN BY THESE PRESENTS:

That the owners, Jacob R Snell & Shantell C. Snell of the described tract or parcel of land, to wit:

### PARCEL A LEGAL DESCRIPTION:

A tract or parcel of land for the City of Colorado Springs, State of Colorado, located within the Southwest Quarter of the Southeast Quarter of Section 26, Township 15 South, Range 67 West of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel of land being more particularly described as follows:

The Southwest Quarter of the Southeast Quarter, all in Section 26, Township 15 South, Range 67 West of the 6th P.M., County of El Paso, State of Colorado;

Except a parcel of land described as follows:

Commencing at the South Quarter Corner of said Section 26, a 1992 Aluminum Cap on a 2 1/2 inch pipe, thence North 89°43'16" East, along the South Line of the Southeast Quarter of said Section 26, a distance of 868.64 feet, to the TRUE POINT OF BEGINNING;

- Thence North 0°03'53" West, a distance of 800.00 feet;
- Thence North 86°53'58" East, a distance of 447.00 feet to a point on the East Line of the Southwest Quarter of the Southeast Quarter of said Section 26;
- Thence along said East Line, South 0°10'41" East, a distance of 822.00 feet, to the East Sixteenth Corner of said Section 26;
- Thence along the South Line of the Southeast Quarter of said Section 26, North 89°43'16" East, a distance of 448.00 feet, to the TRUE POINT OF BEGINNING, containing 8.326 acres, more or less.

The above described tract or parcel of land contains 31.918 acres, more or less.

### DEDICATION:

The owners named above have caused the described tract or parcel of land to be platted in to a lot as shown hereon, and accurately sets forth the boundaries and dimensions of said lot which shall hereafter be known as "SUBDIVISION EXEMPTION PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN", City of Colorado Springs, County of El Paso.

### BASIS OF BEARINGS:

Bearings are based on the South Line of the Southeast Quarter of Section 26, Township 15 South, Range 67 West, of the Sixth Principal Meridian, being North 89°43'16" East, from the South Quarter Corner, a 1992 Aluminum Cap on a 2 1/2 inch pipe, to the Southeast Corner of said Section 26, a 6"x6" granite stone in a mound.

### IN WITNESS WHEREOF:

Jacob R Snell & Shantell C. Snell, has executed these presents this day 29 day of March, 2019, A.D.

Jacob R Snell

Shantell C. Snell

Shantell C. Snell

### NOTARY PUBLIC:

STATE OF COLORADO }  
ALASKA } SS  
COUNTY OF EL PASO }

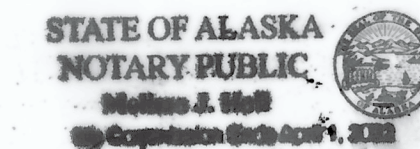
This instrument was acknowledged before me this 29 day of March, 2019, A.D., by Jacob R Snell & Shantell C. Snell.

Witness my Hand and Seal: Melissa A. Hall

Notary Public

My Commission Expires: April 1, 2022

Address: 1012 Gaffney Road, Fairbanks, AK 99701



### APPROVALS:

The accompanying plat was approved by the El Paso County Planning and Community Development Department this \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

Executive Director: Craig Dossey

The accompanying plat was approved by the Board of County Commissioners this \_\_\_\_ day of \_\_\_\_\_, 2019, A.D.

President, County Commissioners

### SURVEYORS CERTIFICATE

I hereby certify to the City of Colorado Springs that as the result of this Subdivision Exemption Plat performed under my direction supervision and adhering to the normal standards practiced by Land Surveyors in El Paso County, Colorado, that the boundaries of the above described property are as shown, that the corners thereof were found or set as shown and are correct to the best of my knowledge.

This 28TH day of February, 2019.

Steven D. Parker, Colorado P.L.S. 38053  
Project Surveyor, Farnsworth Group, Inc.



### DEPOSIT CERTIFICATE:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

Deposited this \_\_\_\_ day of \_\_\_\_\_, A.D. 2019 at \_\_\_\_ o'clock \_\_\_\_ M. in Book \_\_\_\_ of land survey plats, at page(s) \_\_\_\_ Deposit Number \_\_\_\_ of the records of El Paso County, Colorado.

FEE: \_\_\_\_\_

Chuck Broerman, CLERK & RECORDER

BY: DEPUTY  
SCHOOL FEE - DISTRICT# \_\_\_\_\_

PARK FEES:  
REGIONAL FEE: \_\_\_\_\_  
NEIGHBORHOOD: \_\_\_\_\_

DRAINAGE BASIN:  
DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_

ISSUE: Date By Description

CITY OF COLORADO SPRINGS  
1401 RECREATION WAY  
COLORADO SPRINGS, CO 80905

CLIENT:

Date: 02/28/2019

Drawn: SDP

Checked: JPE

Book No.:

Farnsworth GROUP  
ARCHITECTS  
SURVEYORS  
SCIENTISTS  
4755 FORGE ROAD, SUITE 150 - COLO SPRGS, CO. 80907  
(719) 590-9194 / (719) 590-9111 Fax www.f-w.com

CHEYENNE MOUNTAIN STATE PARK  
EXPANSION - ROCK CREEK CANYON PARCEL  
EXEMPTION PLAT  
CITY OF COLORADO SPRINGS

Project No.:  
0151726.01

SHEET 11 OF 1

### 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 a defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.
- This monumented land survey does not constitute a title search by Farnsworth Group, Inc.
- No guarantee to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.