

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

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 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;

1. Thence North 0°03'53" West, a distance of 800.00 feet;
2. 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;
3. 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;
4. 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.

EASEMENT LEGAL DESCRIPTION:
A permanent easement 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 permanent easement being more particularly 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 said Section 26, a distance of 1316.64 feet, to the East Sixteenth Corner on the South Line of said Section 26, thence North 0°10'41" West along the East Line of Southwest quarter of the Southeast Quarter of said Section 26, a distance of 397.50 feet to the TRUE POINT OF BEGINNING;

1. Thence North 81°26'43" West, a distance of 82.77 feet;
2. Thence South 78°19'12" West, a distance of 88.06 feet;
3. Thence North 64°00'12" West, a distance of 28.90 feet;
4. Thence North 43°37'13" West, a distance of 26.10 feet;
5. Thence North 20°37'12" West, a distance of 73.30 feet;
6. Thence North 19°24'33" East, a distance of 56.07 feet;
7. Thence North 0°49'24" East, a distance of 137.97 feet;
8. Thence North 46°06'48" West, a distance of 173.85 feet;
9. Thence North 86°53'58" East, a distance of 27.76 feet;
10. Thence South 45°58'36" East, a distance of 163.69 feet;
11. Thence South 0°49'24" West, a distance of 149.80 feet;
12. Thence South 19°24'33" West, a distance of 52.06 feet;
13. Thence South 20°37'12" East, a distance of 61.94 feet;
14. Thence South 43°37'13" East, a distance of 18.43 feet;
15. Thence South 64°00'12" East, a distance of 18.48 feet;
16. Thence North 78°19'12" East, a distance of 84.81 feet;
17. Thence South 81°26'43" East, a distance of 83.26 feet to a point on said East Line of Southwest quarter of the Southeast Quarter of said Section 26;
18. Thence along said East Line, South 0°10'41" East, a distance of 20.23 feet, to the TRUE POINT OF BEGINNING.

The purpose of the above described permanent easement is for ingress and egress.

The above described permanent easement contains 0.299 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 and easement as shown hereon, and accurately sets forth the boundaries and dimensions of said lot and easement 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 _____, 2018, A.D.

Jacob R Snell

Shantell C. Snell

NOTARY PUBLIC:
STATE OF COLORADO }
COUNTY OF EL PASO } SS

This instrument was acknowledged before me this ____ day of _____, 2018, A.D., by Jacob R Snell & Shantell C. Snell.

Witness my Hand and Seal:
Notary Public
My Commission Expires: _____
Address: _____

DEPOSIT CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

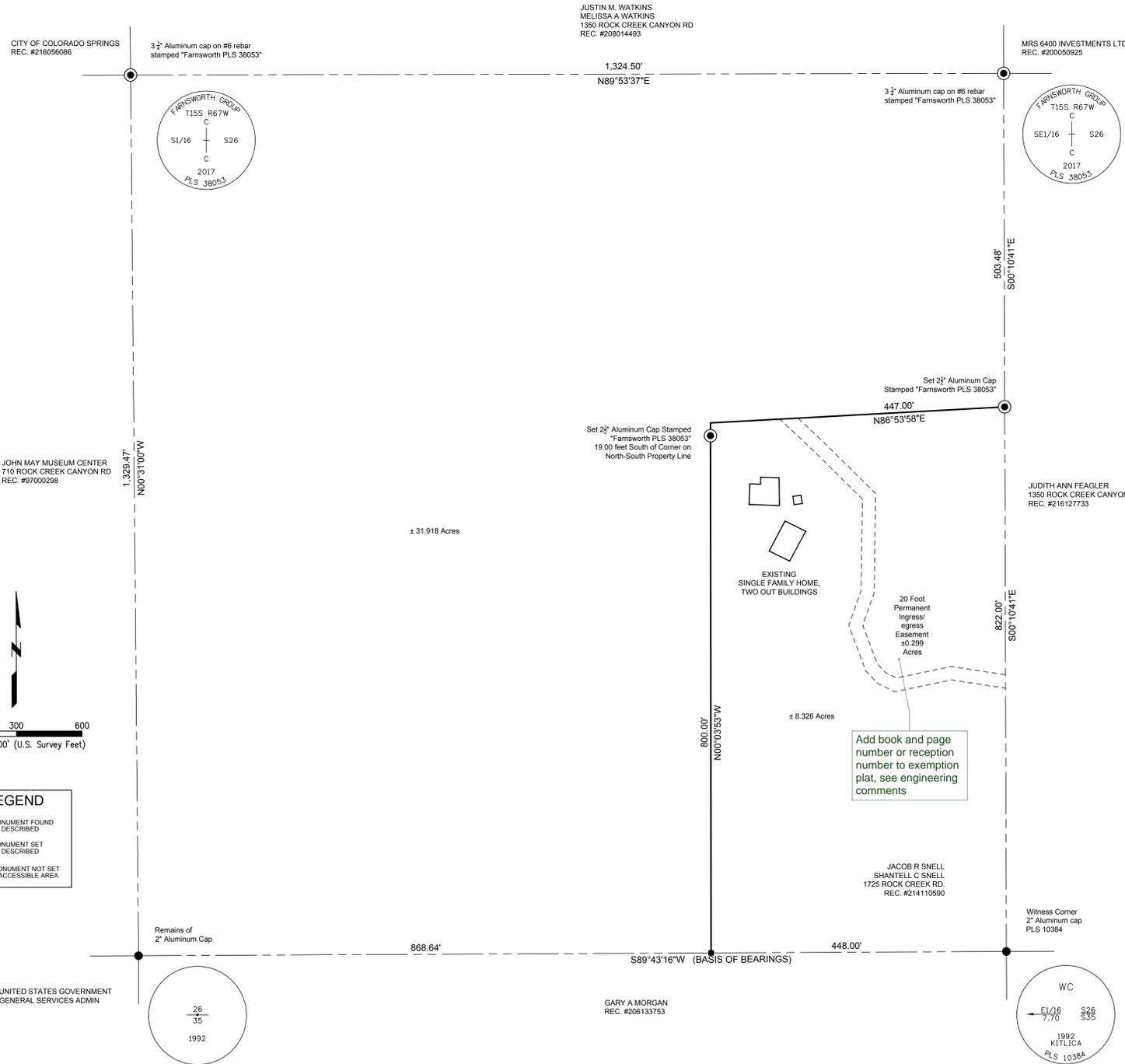
Deposited this ____ day of _____, A.D. 2018 at _____ o'clock ____ M. in Book _____ of land survey plats, at page(s) _____ Deposit Number _____ of the records of El Paso County, Colorado.

FEE: _____
Chuck Broerman, CLERK & RECORDER

BY: _____
DEPUTY
SCHOOL FEE - DISTRICT# _____

PARK FEES:
REGIONAL FEE: _____
NEIGHBORHOOD: _____

DRAINAGE BASIN:
DRAINAGE FEE: _____
BRIDGE FEE: _____



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 25th day of September, 2018

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



- Notice:**
1. 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.
 2. This monumented land survey does not constitute a title search by Farnsworth Group, Inc.
 3. 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.

ISSUE	Date	By	Description

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

Date: 06/29/2018
Drawn: SDP
Checked: JPE
Book No.:

Farnsworth GROUP
ARCHITECTS
SURVEYORS
SCIENTISTS
4755 FORGE ROAD, SUITE 150 - COLO SPGS, 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