

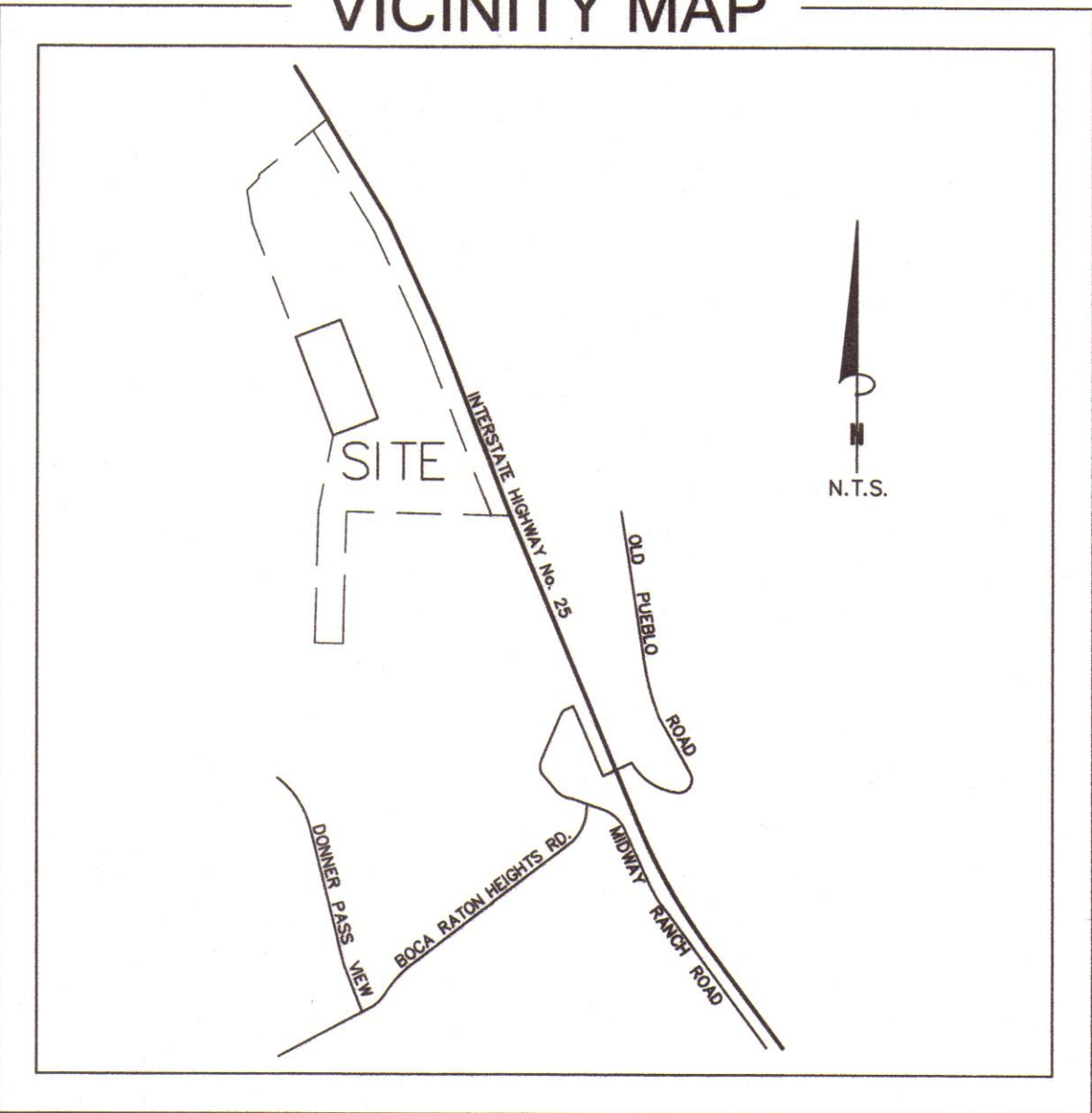
COLORADO SPRINGS POLICE DEPARTMENT SUBDIVISION EXEMPTION

219900182

10/22/2019

A SUBDIVISION EXEMPTION OF PORTIONS OF SECTION 4 AND 5,
TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

VICINITY MAP



LEGAL DESCRIPTION - LOT 1

That portion of the parcel described at Reception No. 208075869, El Paso County, Colorado described as follows:

The basis of bearings is a portion of the of the westerly line said parcel described at Reception No. 208075869, monumented at each end with a #5 rebar and a 1 1/2" aluminum cap marked "JR ENG. PLS 10377". Said line is assumed to bear North 22 degrees 59 minutes 14 seconds West, 2,813.09 feet.

Beginning at an angle point on the west line of said parcel;

- 1) thence North 22 degrees 59 minutes 14 seconds West, along the westerly line of said parcel 1,210.76 feet;
- 2) thence North 67 degrees 00 minutes 46 seconds East, 590.00 feet;
- 3) thence South 22 degrees 59 minutes 14 seconds East, 1,270.62 feet;
- 4) thence South 67 degrees 00 minutes 46 seconds West, 590.00 feet;
- 5) thence North 22 degrees 59 minutes 14 seconds West, 59.86 feet to the point of beginning.

Containing a calculated area of 749,667 square feet (17.2100 acres), more or less.

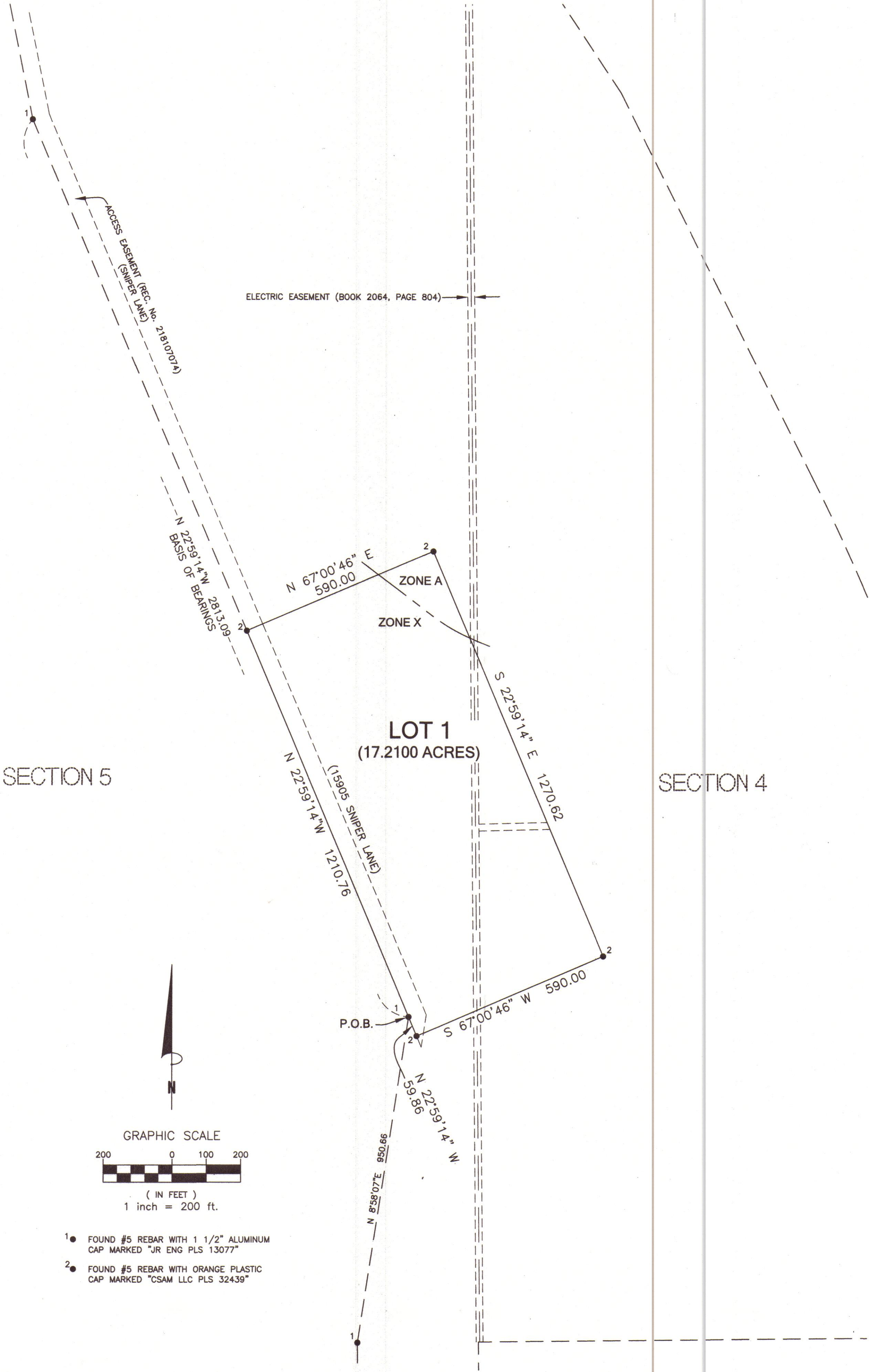
OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and exemption platted said lands into lots and easements as shown hereon under the name and subdivision of COLORADO SPRINGS POLICE DEPARTMENT SUBDIVISION EXEMPTION. 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.

John Suthers 10/15/19
City of Colorado Springs, Colorado, a home rule city
and Colorado municipal corporation
John Suthers, Mayor

Attest:

Sandra B. Johnson
City Clerk



SURVEYOR'S STATEMENT:

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Pikes Peak International Raceway, exclusively, that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in El Paso County, Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a guaranty or warranty, either expressed or implied.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

NOTES:

- 1) The basis of bearings is a portion of the of the westerly line of the parcel described at Reception No. 208075869, monumented as shown and assumed to bear North 22 degrees 59 minutes 14 seconds West, 2,813.09 feet.
- 2) This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment For Title Insurance prepared by Land Title Guarantee Company, Commitment No. RND55076435-2 with an effective date of 04/15/2019 at 5:00 P.M.
- 3) The lineal units used in this survey are U.S. Survey Feet.
- 4) 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 be commenced more than ten years from the date of the certification shown hereon.
- 5) Easements and other public documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- 6) All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 7) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 8) Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 9) Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Sniper Lane per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length some of the driveways will need to be specifically approved by the Hanover Fire Protection District.
- 10) No structures or fences are permitted within designated "Floodplain zone A" or "Park and Open Space" areas. This property is located within designated FEMA Floodplain Zones X and A as determined by the Flood Insurance Rate Map, Community Map Number 08041C1160G, effective December 7, 2018.
- 11) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

DEPOSITING CERTIFICATE:

Deposited this 22nd day of October, A.D. 2019 at
9:04 o'clock A.M. in Book DPST of Land Survey Plats, at
Page(s) 57040, Deposit Number 219900182 of the records
of the Clerk and Recorder's Office of El Paso County, Colorado.
Cassandra Tymkovich
By: Deputy

Office of County Clerk and Recorder
El Paso County, State of Colorado
Certified to be a full, true, and Correct
Copy of the record in my Office.
Book
Date: 10/22/19
County Clerk & Recorder
El Paso County, Colorado
By: *Cassandra Tymkovich*
Deputy

REVISIONS:	
1	7/18/19 County comments.
2	8/19/19 County comments.
3	8/21/19 PCD Engineering comments.
4	9/06/19 Add deposit certificate.

PROJECT NO. 19082
MAY 13, 2019
SHEET 1 OF 1



COMPASS SURVEYING & MAPPING, LLC
721 SOUTH 23RD STREET, SUITE B
COLORADO SPRINGS, CO 80904
719-354-4120
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