COLORADO SPRINGS POLICE DEPARTMENT SUBDIVISION EXEMPTION

A SUBDIVISION EXEMPTION OF PORTIONS OF SECTION 4, 5 AND 8, TOWNSHIP 17 SOUTH, RANGE 65 WEST
AND PORTIONS OF 32 AND 33, TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION – PARCEL A

Those portions of Sections 4, 5 and 8 in Township 17 South, Range 65 West and of Sections 32 and 33 in Township 16 South, Range 65 West of the 6th P.M., El Paso County, Colorado described as follows:

Basis of bearings is a portion of the of the westerly line of Tract 5 as 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 the northeast corner of said Section 8;

1) thence along the east line of the Northeast Quarter of said Section 8 South 0 degrees 48 minutes 48 seconds East, 343.80 feet;
2) thence South 89 degrees 12 minutes 08 seconds West, 354.43 feet;
3) thence North 00 degrees 24 minutes 41 seconds West, 1,640.61 feet;
4) thence North 08 degrees 58 minutes 07 seconds East, 950.66 feet;
5) thence South 22 degrees 59 minutes 14 seconds East, 59.86 feet;
6) thence North 67 degrees 00 minutes 46 seconds East, 590.00 feet;
7) thence North 22 degrees 59 minutes 14 seconds West, 1,270.62 feet;
8) thence South 67 degrees 00 minutes 46 seconds West, 590.00 feet;
9) thence North 22 degrees 59 minutes 14 seconds West, 1,602.33 feet;
10) thence North 11 degrees 26 minutes 33 seconds West, 400.44 feet;
11) thence North 42 degrees 56 minutes 31 seconds East, 207.91 feet;
12) thence North 03 degrees 56 minutes 59 seconds East, 46.50 feet;
13) thence North 48 degrees 39 minutes 43 seconds East, 1,100.27 feet to the westerly right-of-way line of Interstate Highway No. 25;
14) thence along said westerly right-of-way line the following five courses:
15) South 30 degrees 43 minutes 15 seconds East, 98.15 feet;
16) thence South 33 degrees 43 minutes 44 seconds East, 1,391.45 feet;
17) thence South 26 degrees 47 minutes 11 seconds East, 1,246.69 feet;
18) thence along a non-tangential curve concave to the southwest, said curve having a central angle of 03 degrees 27 minutes 00 seconds, a radius of 5,580.00 feet, for an arc length of 335.99 feet (the center of said curve bears South 63 degrees 01 minutes 25 seconds West);
19) thence South 23 degrees 22 minutes 38 seconds East, 2,358.28 feet to the north line of the South Half of the Southwest Quarter of said Section 4;
20) thence along said north line South 89 degrees 24 minutes 43 seconds West, 2,052.18 feet to the west line of said Southwest Quarter;
21) thence along said west line South 0 degrees 22 minutes 50 seconds East, 1,294.32 feet to the point of beginning.

Containing a calculated area of 7,960,349 square feet or182.7445 acres, more or less.

LEGAL DESCRIPTION – PARCEL B

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.

_____

North Park 200, LLC, a Colorado limited liability company Date
Guy Kathe, Manager

STATE OF COLORADO

COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 2019 by

Guy Kathe, as Manager of North Park 200, LLC, a Colorado limited liability company

My commission expires _____

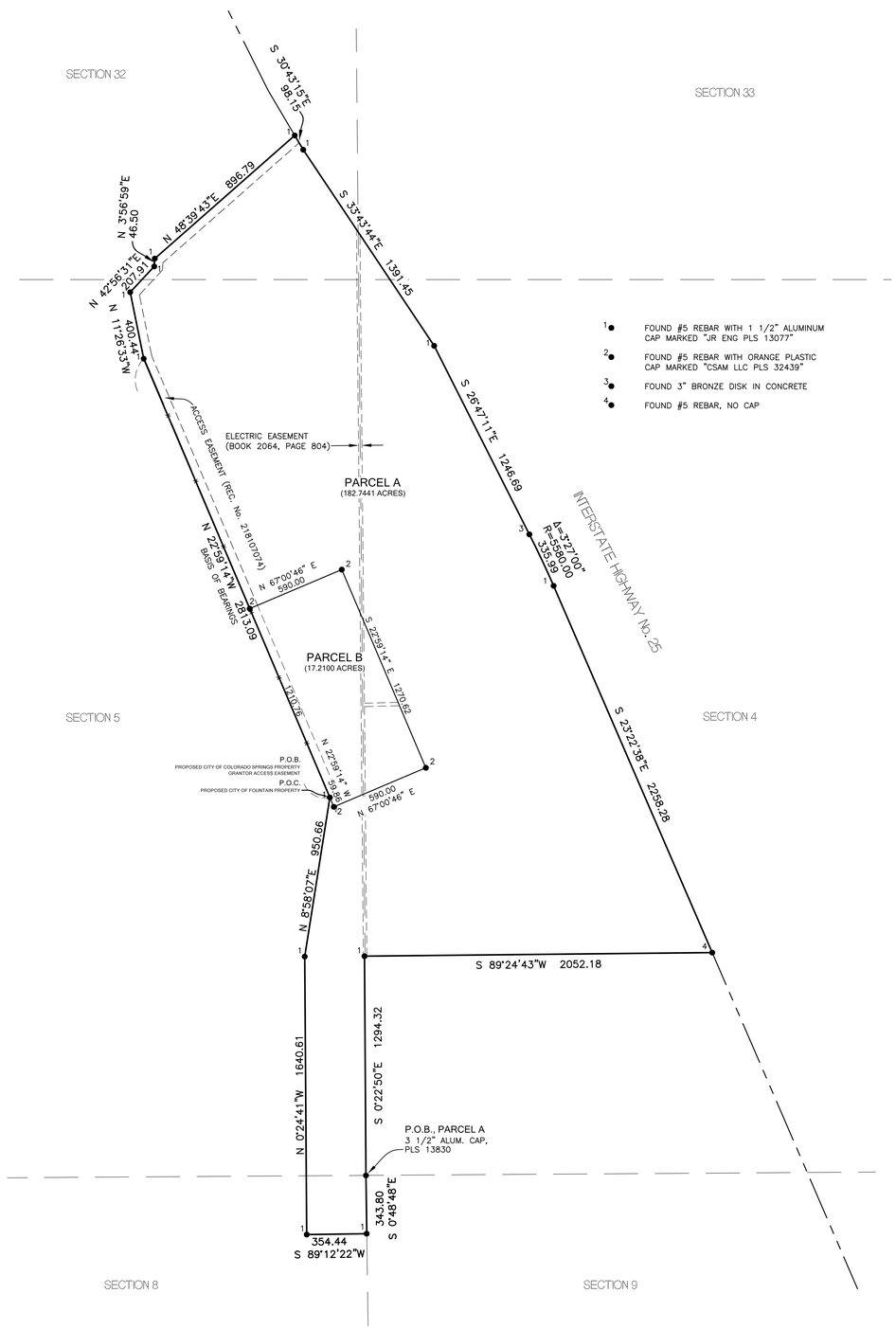
Witness my hand and official seal _____
Notary Public

_____

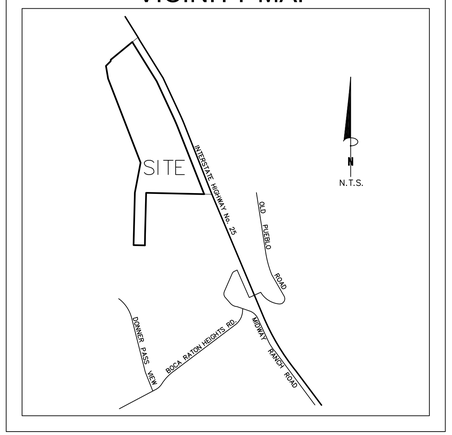
City of Colorado Springs, Colorado, a home rule city Date
and Colorado municipal corporation
John Suthers, Mayor

Attest:

_____
City Clerk



VICINITY MAP



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for **COLORADO SPRINGS POLICE DEPARTMENT SUBDIVISION EXEMPTION** was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2019, subject to any notes specified hereon and any conditions included in the resolution of approval.

_____ _____
President, Board of County Commissioners Date

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.

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

REVISIONS:

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