

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

INTERSTATE HIGHWAY No. 25

OLD FRESNO ROAD

HIGHWAY RANCH ROAD

BOGA STATION ROAD

DOCK CREEK RD.

SITE

N.T.S.

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

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

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

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 uses 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.

Attest:

SECTION 5

SECTION 4

LOT 1
(17.2100 ACRES)

ACCESS EASEMENT (REC. No. 21810707A)
(SWIFER LANE)

ELECTRIC EASEMENT (BOOK 2064, PAGE 804)

N 22°59'14" W 1210.76' (1590S SWIFER LANE)

N 67°00'46" E 590.00'

S 22°59'14" E 1270.62'

S 67°00'46" W 590.00'

P.O.B.

N 22°59'14" W 590.66'

N 8°58'07" E 950.66'

1 ● FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP MARKED "JR ENG PLS 13077"

2 ● FOUND #5 REBAR WITH ORANGE PLASTIC CAP MARKED "OSAM LLC PLS 32439"

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

Needs to be the Deposit Certificate

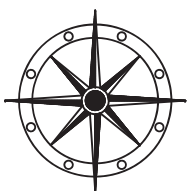
Should be standard County Recorders certificate. Deposit Certificate is used, this plat will not appear in the regular Real Estate records and will not show in a title search.

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

- 1) The basis of bearings is a portion 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" or "Park and Open Space" areas. This property is not located within a designated FEMA Floodplain 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.

FEE: _____

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



COMPASS SURVEYING & MAPPING, LLC
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