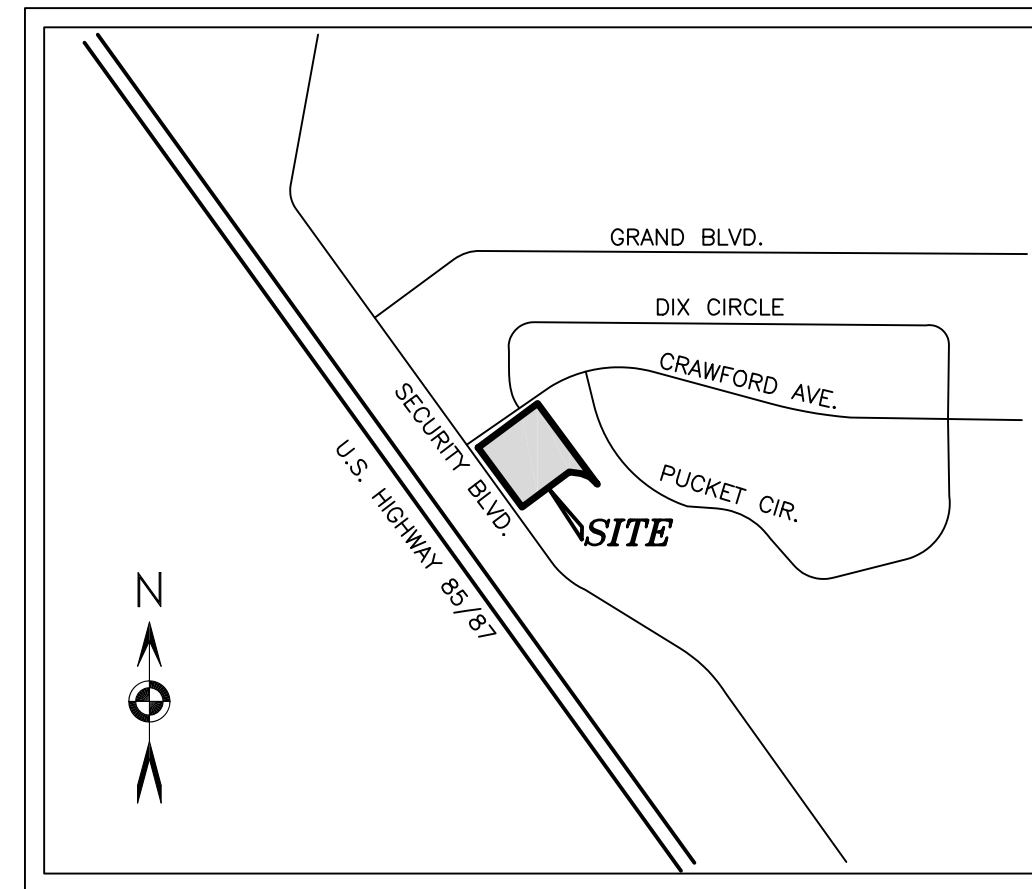


# LOT LINE ADJUSTMENT AND LOT LINE VACATION

LOT 2, BLOCK 2, RESUBDIVISION OF RESERVED LOT AND LOTS 2, 3, 4, 5, 7, 8, AND 9 OF BLOCK 2 OF SECURITY, COLORADO ADDITION No. 1,  
 LOT 1, BLOCK 1, SECURITY WATER AND SANITATION DISTRICT SUBDIVISION No. 1,  
 AND THAT PARCEL OF LAND AS DESCRIBED UNDER PARCEL B OF BOOK 3938, PAGE 305, ALL LYING WITHIN THE NORTHWEST QUARTER OF  
 SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
 COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
(NOT TO SCALE)

**OWNER/APPLICANT**

Security Water District, a Colorado special district as to Parcel A, and Security Water District, a Colorado quasi-municipal corporation as to Parcel B, and Security Water District, a Colorado not for profit Statutory Water District as to Parcel C  
 231 Security Blvd.  
 Colorado Springs, CO 80911  
 Contact: Roy Heald  
 Phone: 719-392-3475

**NOTARY STATEMENT:**

State of \_\_\_\_\_ }  
 County of \_\_\_\_\_ } SS

I, Roy Heald, General Manager of Security Water District, being the owner of the property contained in the following legal description:

**PARCEL A:**  
 Lot 2, in Block 2, Resubdivision of Reserved Lot and Lots 2, 3, 4, 5, 7, 8 and 9 of Block 2 of Security, Colorado Addition No. 1, County of El Paso, State of Colorado.

**PARCEL B:**  
 Lot 1, Block 1, Security Water and Sanitation District Subdivision Filing No. 1, County of El Paso, State of Colorado.

**PARCEL C:**  
 That portion of the Northwest Quarter of Section 13, Township 15 South, Range 66 West of the 6th P.M., El Paso County, Colorado, described as follows:  
 BEGINNING at the most Easterly corner of Lot 1, Block 1, Security Water and Sanitation District Subdivision No. 1, as recorded October 7, 1981, in Plat Book O-3 at page 47 of the records of El Paso County, Colorado; thence  
 Northwesterly on the Northeastery line of said Lot 1, Block 1, a distance of 238.10 feet; thence angle right 90 degrees  
 Northeastery 123.89 feet; thence angle right 90 degrees Southeastery, 405.41 feet to the Northeastery line of Lot 18 in  
 "Resubdivision of Reserved Lot and Lots 2, 3, 4, 5, 7, 8 and 9 of Block 2 of Security, Colorado Addition No. 1"; thence  
 the following three (3) courses on the boundary line of Lots 18, 3 and 2 in said Resubdivision: thence Northwesterly  
 43.55 feet; thence Northwesterly 37.12 feet; thence Northwesterly 134.10 feet to the POINT OF BEGINNING.

(Per Title Commitment Order No. RND55116003, provided by Land Title Guarantee Company and Old Republic National Title Insurance Company)

do hereby request that the boundaries of said property be adjusted as shown in the attached Lot Line Adjustment and Lot Line Vacation and that this henceforth be considered the valid lot configuration for purposes of the County Codes and Ordinances.

Roy Heald (General Manager, Security Water District) \_\_\_\_\_ Date \_\_\_\_\_

Subscribed and sworn to me before this \_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

**SURVEYOR'S NOTES**

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 defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment Order No. RND55116003, with an effective date of March 21, 2024 as provided by Land Title Guarantee Company and Old Republic National Title Insurance Company.
5. This survey was completed in the field on February 21, 2024.
6. The overall subject parcel contains a calculated area of 90,944 square feet (2.088 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon the Southwesterly line of Block 6, Fountain Valley Ranch Subdivision Filing No. 1, monumented at the Southwest corner of Lot 2 with a #4 rebar with white plastic cap stamped "G&E Survey" and at the angle point of Lot 7 with a #4 rebar, and is assumed to bear S 36°31'18" E, a distance of 333.12 feet.
8. Unless stated otherwise, all found or set monuments are flush with grade.

**COUNTY APPROVAL**

This Lot Line Adjustment and Lot Line Vacation was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The prior dedications of land to the public (easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual.

\_\_\_\_\_  
 Chair, Board of County Commissioners Date \_\_\_\_\_

\_\_\_\_\_  
 Planning and Community Development Director Date \_\_\_\_\_

**SURVEYOR'S STATEMENT**

I hereby state that this Lot Line Adjustment and Lot Line Vacation was prepared by me in accordance with the normal standards of care of surveyors practicing in the State of Colorado and is true and correct to the best of my knowledge, information and belief.

The above statement is neither a guarantee or warranty, either expressed or implied.

\_\_\_\_\_  
 Spencer J. Barron  
 State of Colorado Professional Land Surveyor No. 38141  
 For and on behalf of Barron Land, LLC

**RECORDING**

STATE OF COLORADO }  
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at \_\_\_\_\_ O'clock \_\_M., this day of \_\_\_\_\_, 20\_\_ A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Steve Schleiker, Recorder

BY: \_\_\_\_\_  
 Deputy

KH Response: File Number added to all Sheets

EXBL241

DATE: 04/18/2024		REVISIONS	
No.	Remarks	Date	By

**SF XX-XXXX**

**BARRON LAND**

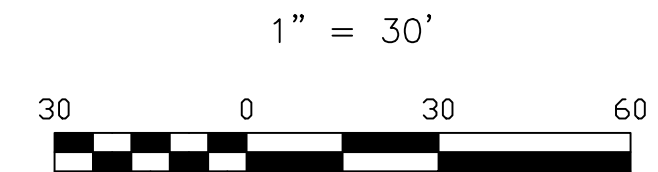
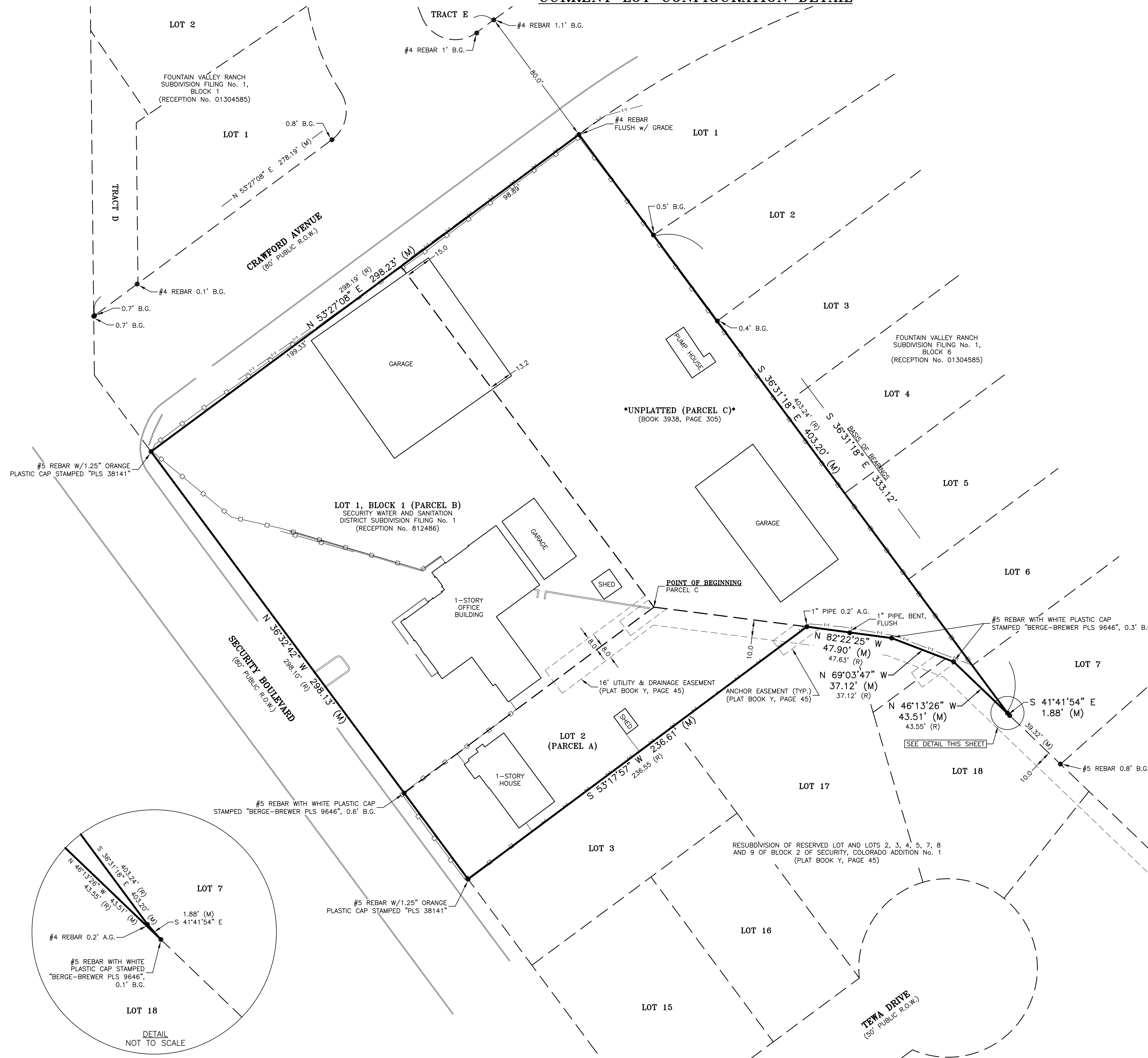
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
 2790 N. Academy Blvd. Suite 311 P: 719.360.6827  
 Colorado Springs, CO 80917 F: 719.466.6527  
 www.BARRONLAND.com

PROJECT No.: 24-005 SHEET 1 OF 3

# LOT LINE ADJUSTMENT AND LOT LINE VACATION

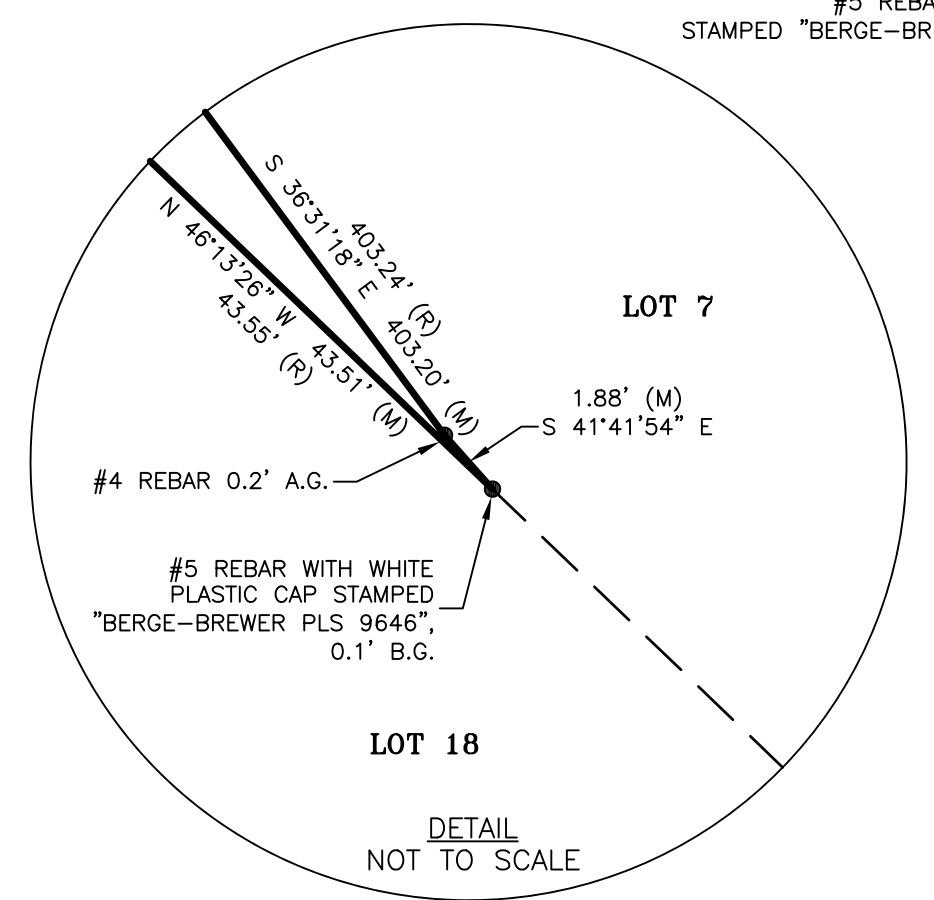
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 COUNTY OF EL PASO, STATE OF COLORADO

## CURRENT LOT CONFIGURATION DETAIL



### LEGEND

- FOUND #4 REBAR WITH WHITE PLASTIC CAP STAMPED "G&E SURVEY", ILLEGIBLE, UNLESS NOTED OTHERWISE
- B.G. BELOW GRADE
- A.G. ABOVE GRADE
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- ~A~ ASPHALT SURFACE
- ~C~ CONCRETE SURFACE
- ROW RIGHT-OF-WAY
- SUBJECT PARCEL LINE(S)
- ADJACENT PARCEL LINE(S)
- EASEMENT LINE(S)
- CHAIN-LINK FENCE
- |---|---|--- WOOD FENCE



DATE: 04/18/2024		REVISIONS	
No.	Remarks	Date	By

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PROJECT No.: 24-005 SHEET 2 OF 3



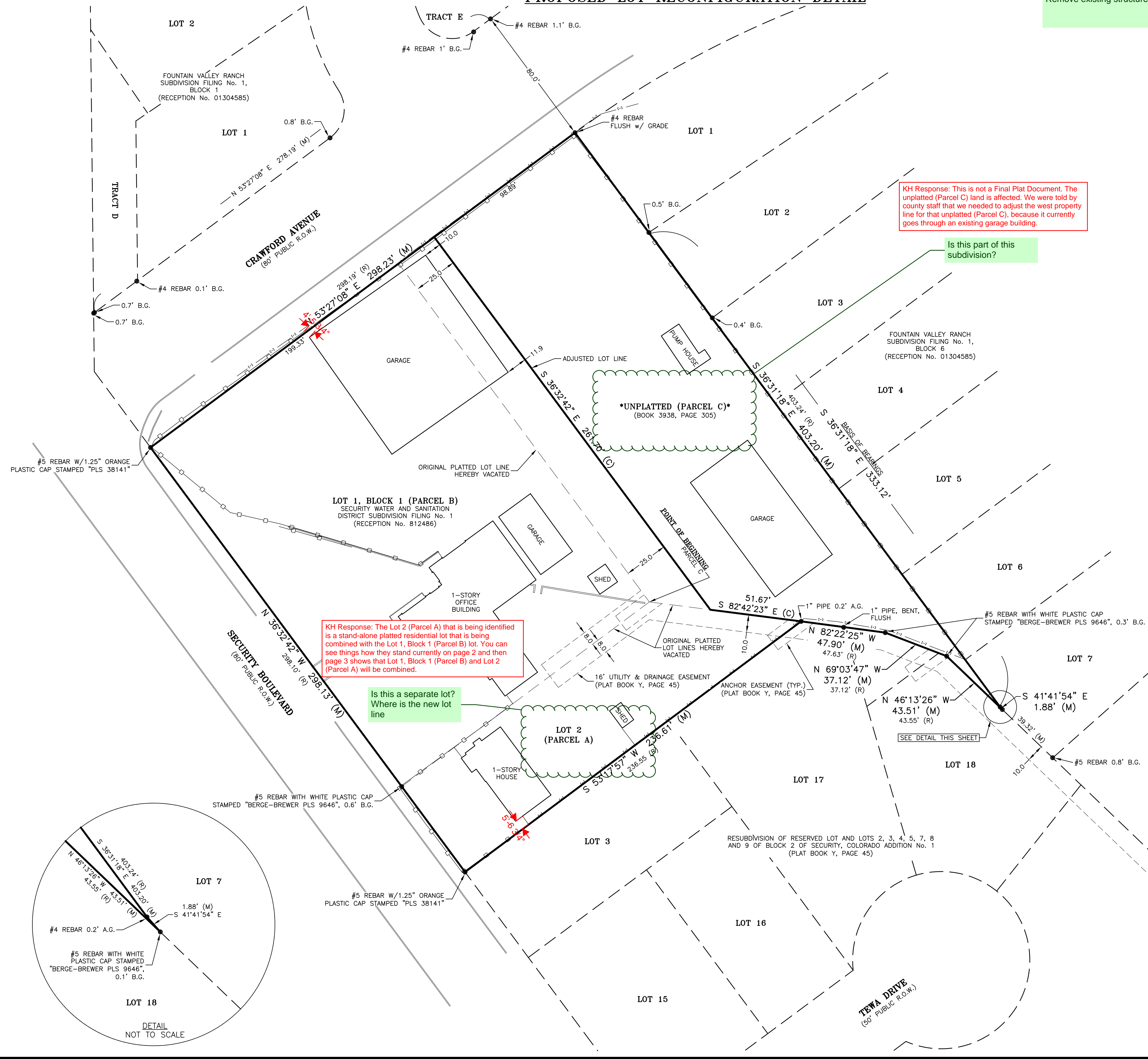
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KH Response: A separate exhibit will be uploaded with the second submittal that will be used as a reference for existing structures and distances to property lines. Existing structures have been removed from this document.

Remove existing structures from plat

## PROPOSED LOT RECONFIGURATION DETAIL

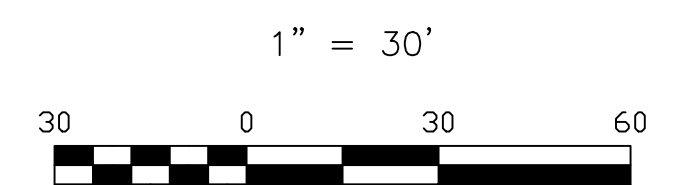
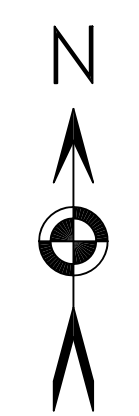
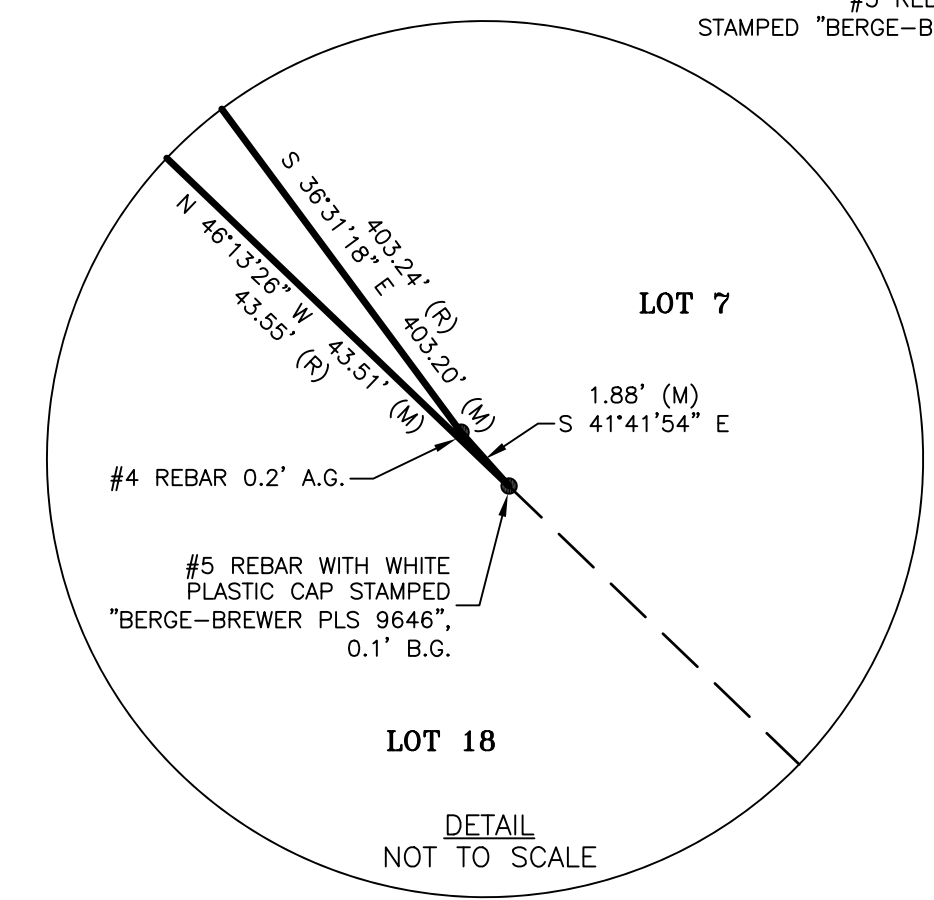


KH Response: This is not a Final Plat Document. The unplatted (Parcel C) land is affected. We were told by county staff that we needed to adjust the west property line for that unplatted (Parcel C), because it currently goes through an existing garage building.

Is this part of this subdivision?

KH Response: The Lot 2 (Parcel A) that is being identified is a stand-alone platted residential lot that is being combined with the Lot 1, Block 1 (Parcel B) lot. You can see things how they stand currently on page 2 and then page 3 shows that Lot 1, Block 1 (Parcel B) and Lot 2 (Parcel A) will be combined.

Is this a separate lot? Where is the new lot line



### LEGEND

- FOUND #4 REBAR WITH WHITE PLASTIC CAP STAMPED "G&E SURVEY", ILLEGIBLE, UNLESS NOTED OTHERWISE
- B.G. BELOW GRADE
- A.G. ABOVE GRADE
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ~A~ ASPHALT SURFACE
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- □ □ □ CHAIN-LINK FENCE
- |---|---|---| WOOD FENCE

KH Response: File Number added to all Sheets

EXBL-24-001

SF XX-XXXX

DATE: 04/18/2024		REVISIONS	
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PROJECT No.: 24-005 SHEET 3 OF 3