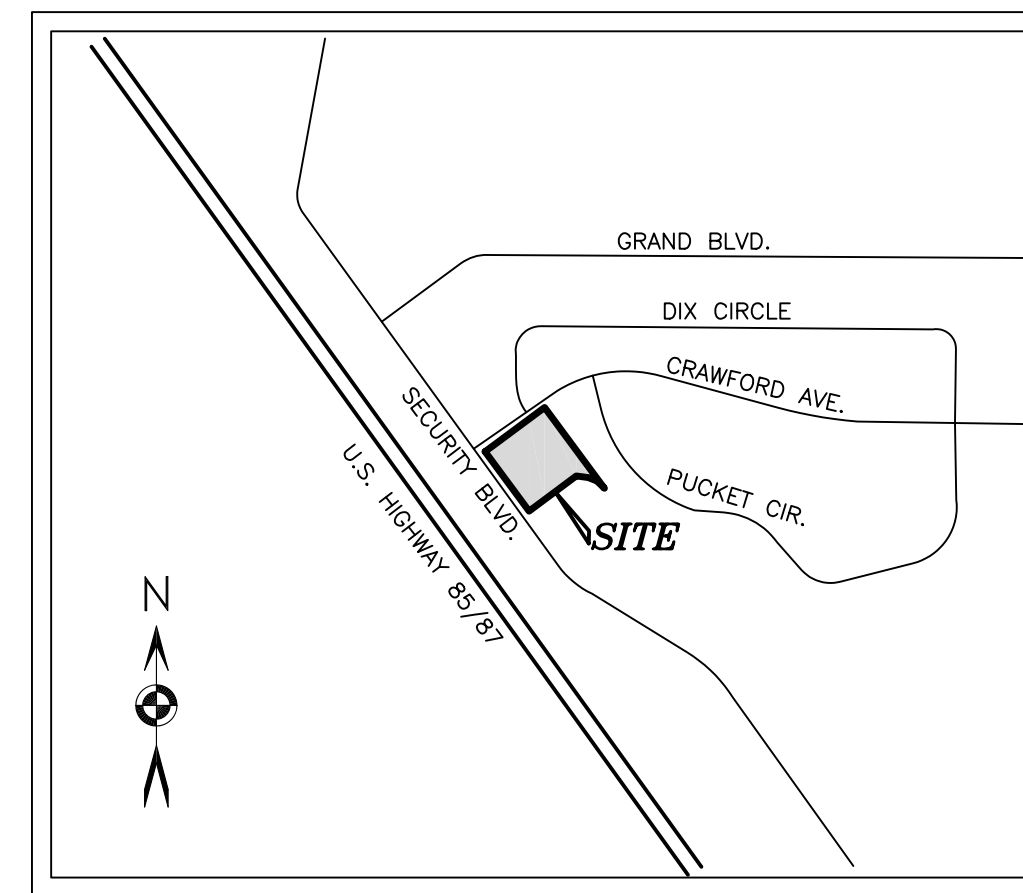


LOT LINE ADJUSTMENT AND LOT LINE VACATION

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

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

BARRON LAND

BOUNDARY • MAPPING • SURVEYING • CONSTRUCTION
 2790 N. Academy Blvd. Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
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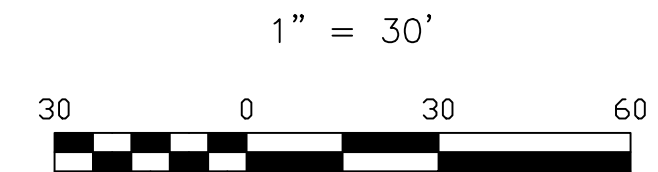
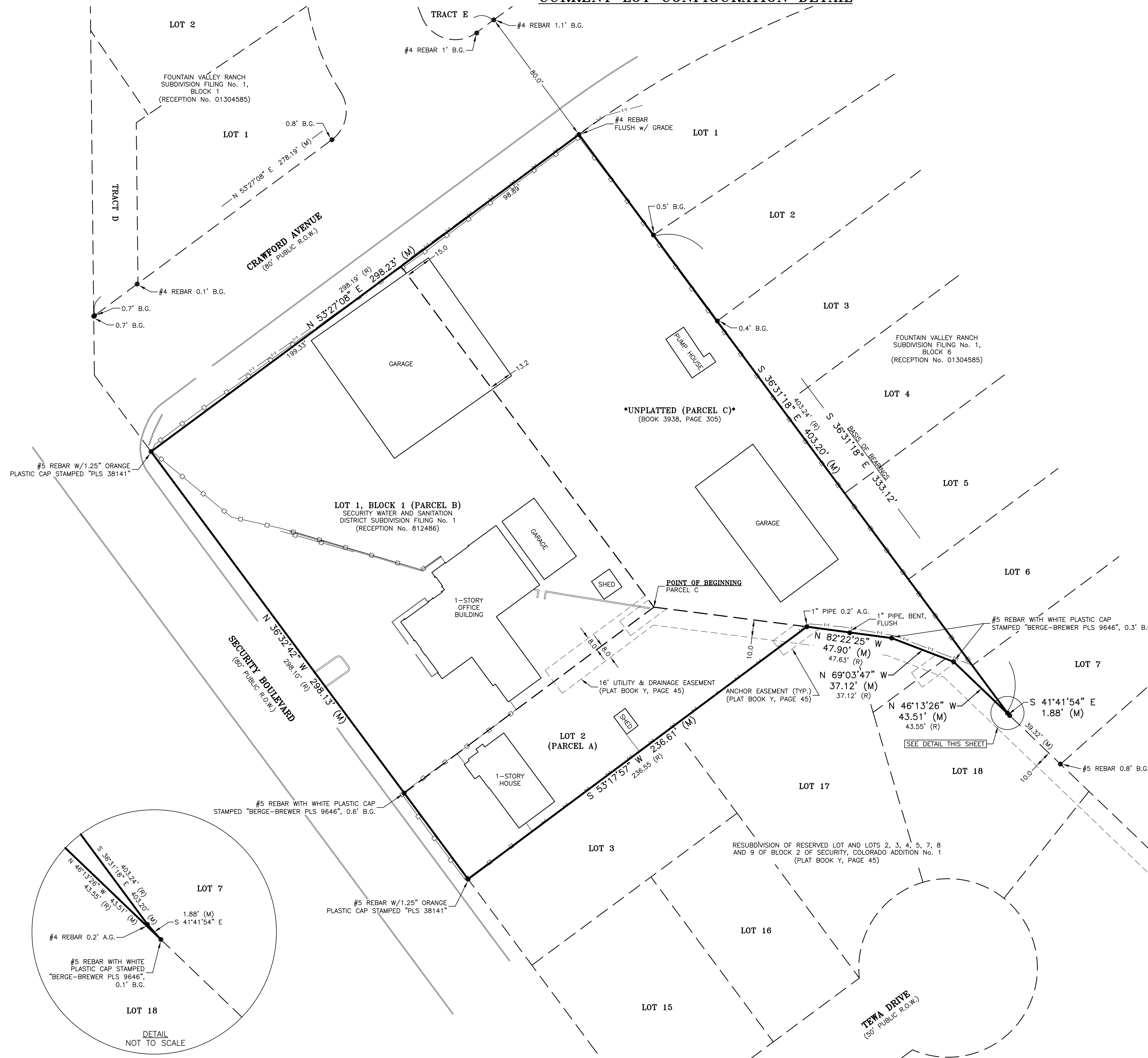
PROJECT No.: 24-005 SHEET 1 OF 3

SF XX-XXXX

LOT LINE ADJUSTMENT AND LOT LINE VACATION

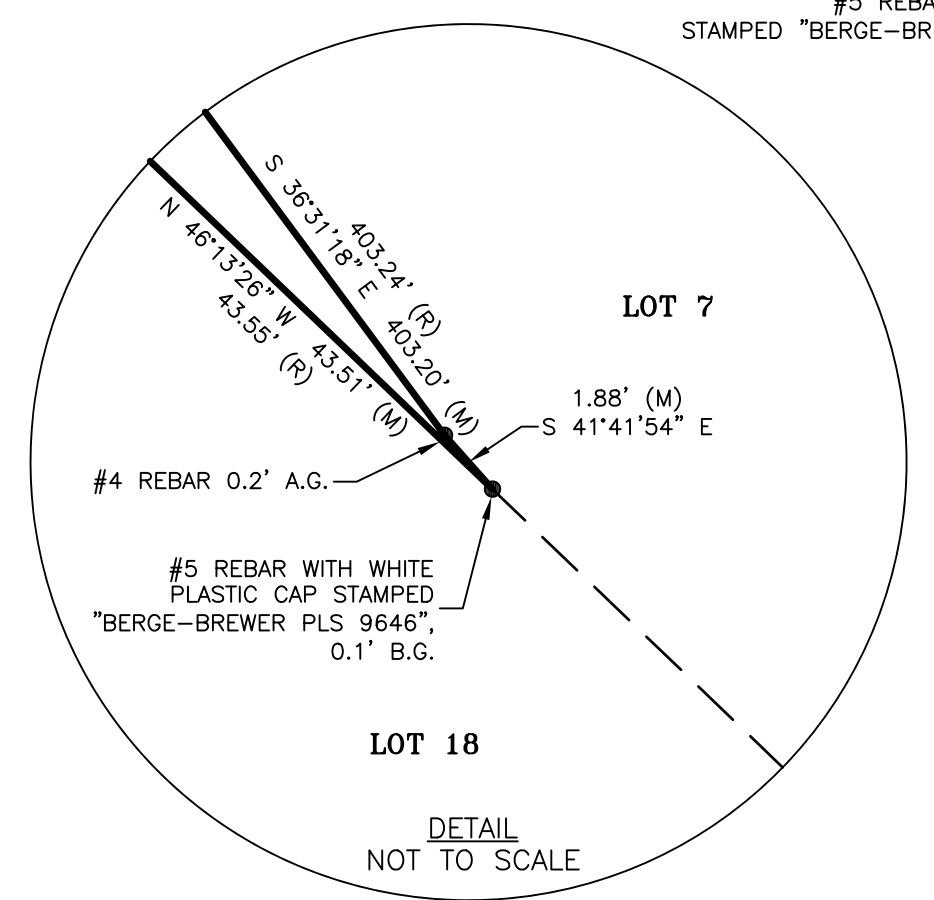
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 COUNTY OF EL PASO, STATE OF COLORADO

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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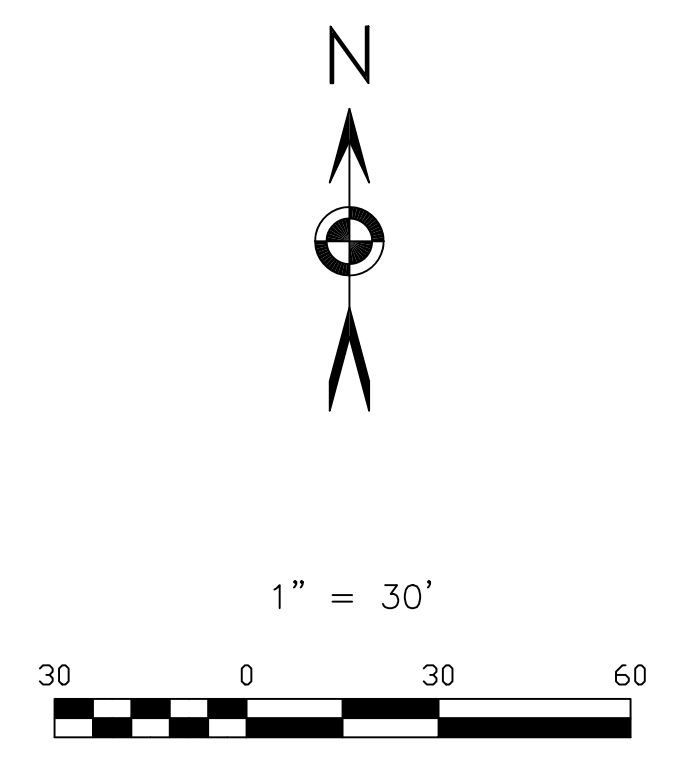
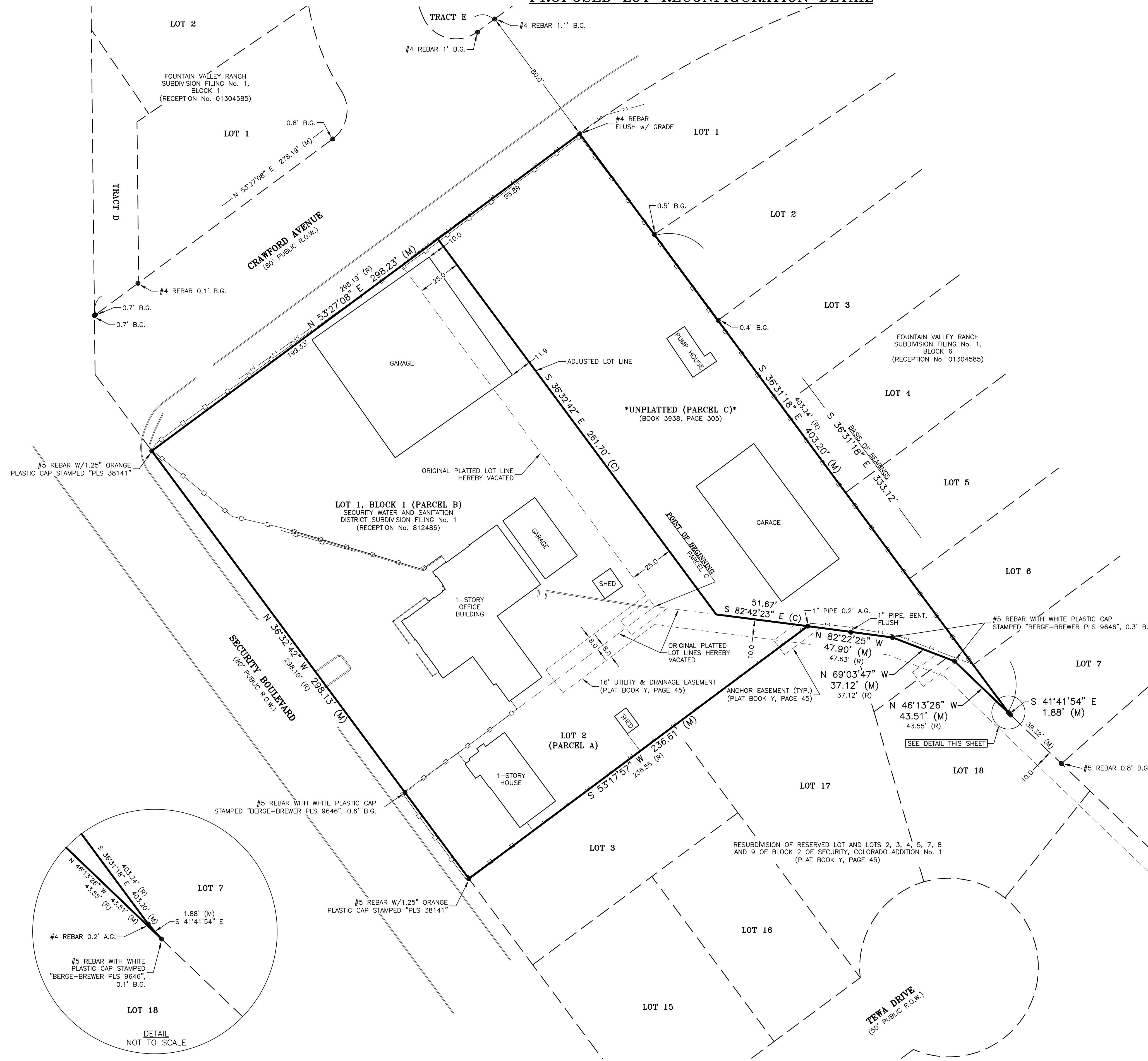
PROJECT No.: 24-005 SHEET 2 OF 3

SF XX-XXXX

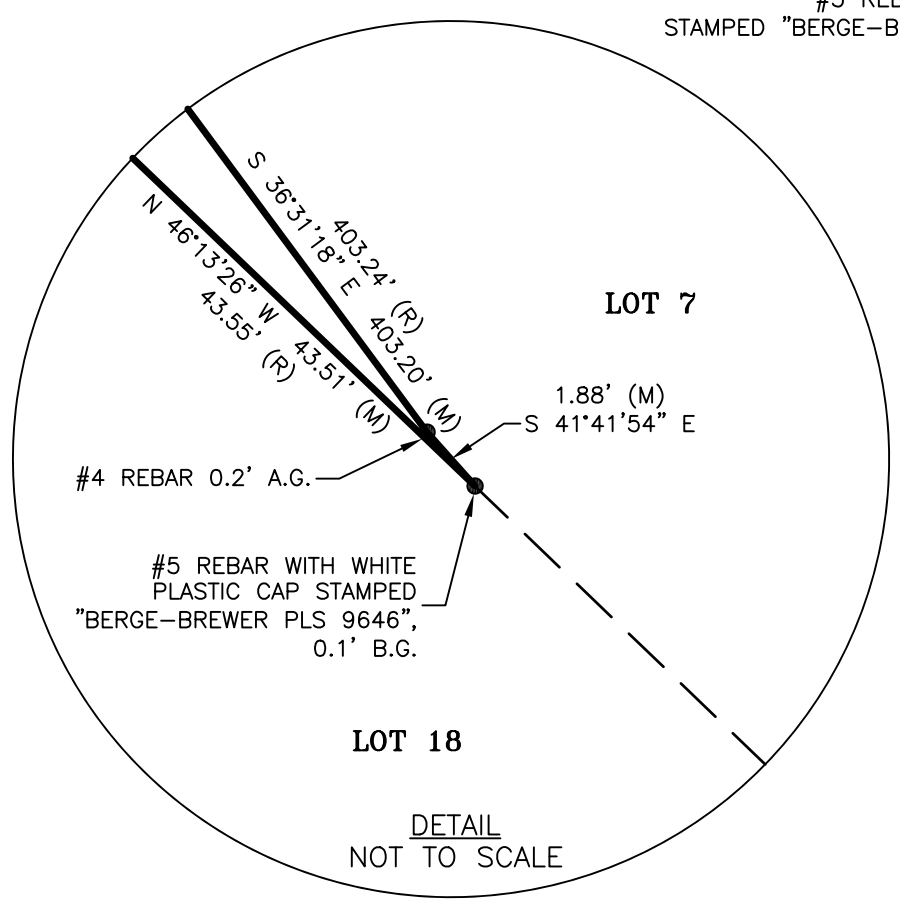
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 SECTION 13, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

PROPOSED LOT RECONFIGURATION 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
 - (C) CALCULATED DIMENSIONS
 - ~A~ ASPHALT SURFACE
 - ~C~ CONCRETE SURFACE
 - ROW RIGHT-OF-WAY
 - SUBJECT PARCEL LINE(S)
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 - - - - - EASEMENT LINE(S)
 - □ □ □ □ CHAIN-LINK FENCE
 - |---|---|---|---| WOOD FENCE



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PROJECT No.: 24-005 SHEET 3 OF 3