14612

SUBDIVISION EXEMPTION
WHMD WEST WATER TANK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT MORLEY–BENTLEY INVESTMENTS, LLC. IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, MONUMENTED ON THE WEST BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 10376" AND ON THE EAST BY THE CALCULATED POSITION AS DETERMINED BY THE 30 FOOT WITNESS CORNER MONUMENTED WITH A 3 1/4" ALUMINUM CAP STAMPED "PLS 13830" AND SAID TO BEAR N89°08'08"E.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N89°08'08"E, 2221.12 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27 TO THE NORTHEASTERLY MOST CORNER OF A 30' WATERLINE EASEMENT AS RECORD IN RECEPTION NO. 214021314 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°51'52"E, 30.00 FEET ALONG AN EASTERN LINE OF SAID WATERLINE EASEMENT AND THE POINT OF BEGINNING;

THENCE N89°08'08"E, 200.00 FEET ALONG A LINE 30 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27;

THENCE S00°51'52"E, 290.00 FEET TO A POINT ON A NORTHERN LINE OF SAID WATERLINE EASEMENT;

THENCE S89°08'08"W, 200.00 FEET ALONG A NORTHERN LINE OF SAID WATERLINE EASEMENT;

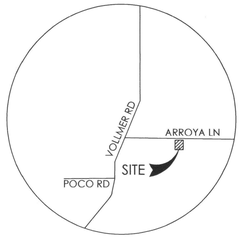
THENCE N00°51'52"W, 290.00 FEET ALONG AN EASTERN LINE OF SAID WATERLINE EASEMENT TO THE POINT OF BEGINNING.

COUNTY OF EL PASO,
STATE OF COLORADO

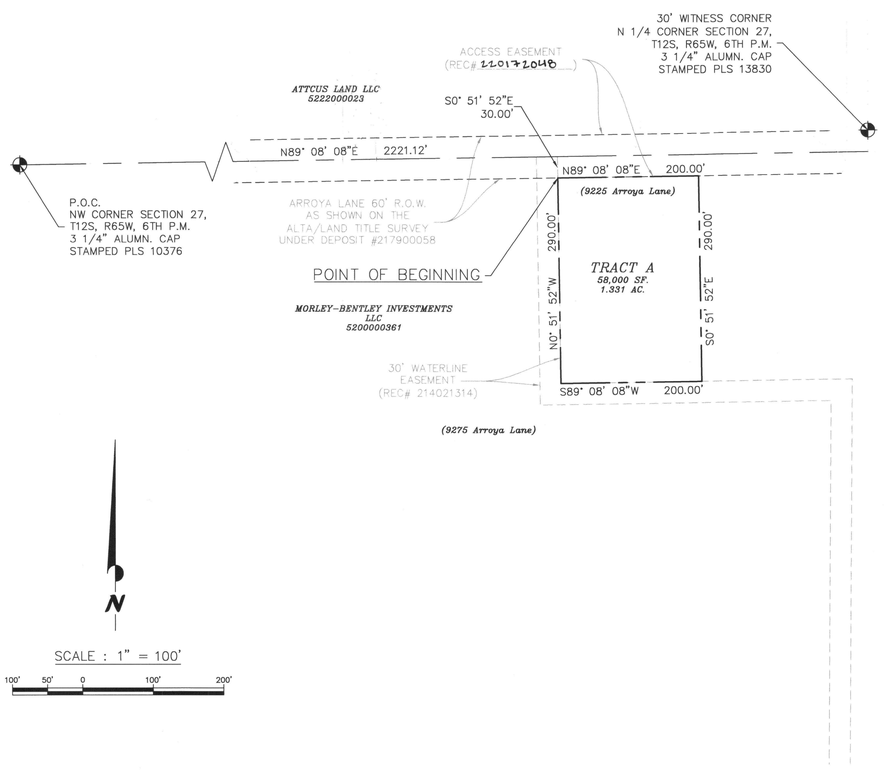
CONTAINING 58,000 SF. (1.331 ACRES) MORE OR LESS.

NOTES:

1. BEARING REFERRED TO HEREIN ARE BASED ON THE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, MONUMENTED ON THE WEST BY A 3 1/4" ALUMINUM CAP STAMPED "PLS 10376" AND ON THE EAST BY THE CALCULATED POSITION AS DETERMINED BY THE 30 FOOT WITNESS CORNER MONUMENTED WITH A 3 1/4" ALUMINUM CAP STAMPED "PLS 13830" AND SAID TO BEAR N89°08'08"E.
2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY POLARIS SURVEYING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS–OF–WAY, TITLE, AND OTHER MATTERS OF RECORD, POLARIS SURVEYING, INC. RELIED ON LAND SURVEY PLAT RECORDED UNDER DEPOSIT NUMBER 217900058 OF THE RECORDS OF EL PASO COUNTY, COLORADO..
3. ALL CORNERS SET WITH NO. 5 REBAR WITH SURVEYOR'S ALUMINUM CAP PLS 27605, UNLESS OTHERWISE NOTED.
4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08041C0535 G, DATED DECEMBER 7, 2018 THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
5. 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. (SECTION 13–80–105 C.R.S.).
6. THE PURPOSE OF THE TRACT IS FOR UTILITIES RELATED TO POTABLE WATER STORAGE. NO STRUCTURES OTHER THAN WATER STORAGE TANKS AND RELATIVE UTILITY FACILITIES WILL BE PERMITTED ON THE TRACT. USES FOR THE TRACT INCLUDE UTILITY INSTALLATION, MAINTENANCE, ACCESS, MONITORING, OPERATION, AND REPAIR.
7. THE 60' ROW, "ARROYA LANE" AS SHOWN, IS BASED ON AN ALTA/LAND TITLE SURVEY RECORDED UNDER DEPOSIT NO. 217900058 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
8. LINEAL UNITS USED FOR THIS SURVEY ARE U.S. SURVEY FEET.



VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO LOTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME SUBDIVISION EXEMPTION FOR WHMD WEST WATER TANK. 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.

MORLEY–BENTLEY INVESTMENTS, LLC., A COLORADO LIMITED LIABILITY COMPANY

JAMES F. MORLEY, MANAGER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF October, 2020 BY JAMES F. MORLEY AS MANAGER.

MY COMMISSION EXPIRES February 3, 2022

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

TISHA L MOFFETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004022946
MY COMMISSION EXPIRES FEBRUARY 3, 2022

SURVEYOR'S STATEMENT:

I, RANDALL D. HENCY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 4/24/2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED..

I ATTEST THE ABOVE ON THIS 19th DAY OF OCTOBER, 2020.

RANDALL D. HENCY
COLORADO REGISTERED PLS #27605
FOR AND ON BEHALF OF POLARIS SURVEYING, INC.

10/19/20

PLANNING & COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATION:

THIS SUBDIVISION EXEMPTION FOR "WHMD WEST WATER TANK" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO, PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR ON THE 22nd DAY OF October, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS SUBDIVISION EXEMPTION FOR "WHMD WEST WATER TANK" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITION INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION OF LAND TO THE PUBLIC 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, AND THE SUBDIVISION IMPROVEMENTS AGREEMENTS.

CHAIR, BOARD OF COUNTY COMMISSIONERS — DATE

CLERK AND RECORDER

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 23rd DAY OF OCT, 2020, A.D. AND

WAS RECORDED AT RECEPTION NO. 220714617 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

BY: _____ DEPUTY

PCD FILE# EX–203

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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 CERTIFICATION SHOWN HEREON.

SUBDIVISION EXEMPTION
WHMD WEST WATER TANK
LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST
OF THE 6TH P.M., EL PASO COUNTY, COLORADO

SCALE 1" 4"=100'

ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	County Certification	05/05/2020	
	2	Enumerations Comment	05/27/2020	
	3	County Comments	10/05/2020	

DRAWN BY: TJW | DATE: 05–01–20
CHECKED BY: RDH | DRAWING NO: N/A
JOB NO: 200407 | SHEET: 1 of 1

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448–0844 FAX (719)448–9225

WHMD WEST WATER TANK
EXEMPTION PLAT

For:
JDSHYDRO