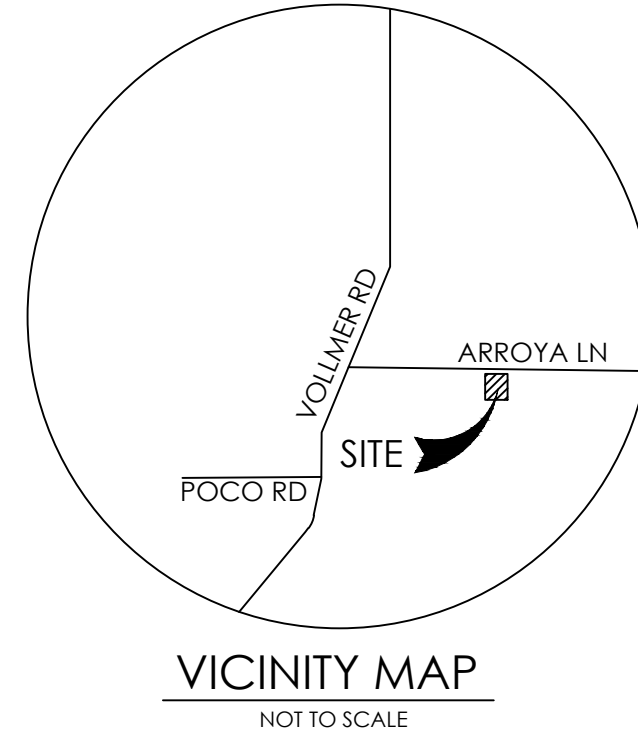


# SUBDIVISION EXEMPTION WHMD WEST WATER TANK

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



Include Arroya Ln access easement on plat drawing.

**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 AND THE POINT OF BEGINNING;

THENCE CONTINUING N89°08'08"E, 200.00 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27;

THENCE S00°51'52"E, 320.00 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, 320.00 FEET ALONG AN EASTERN LINE OF SAID WATERLINE EASEMENT TO THE POINT OF BEGINNING.

COUNTY OF EL PASO,  
STATE OF COLORADO

CONTAINING 64,000 SF. (1.469 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 TITLE COMMITMENT FILE NO. \_\_\_\_\_ AS PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_

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.

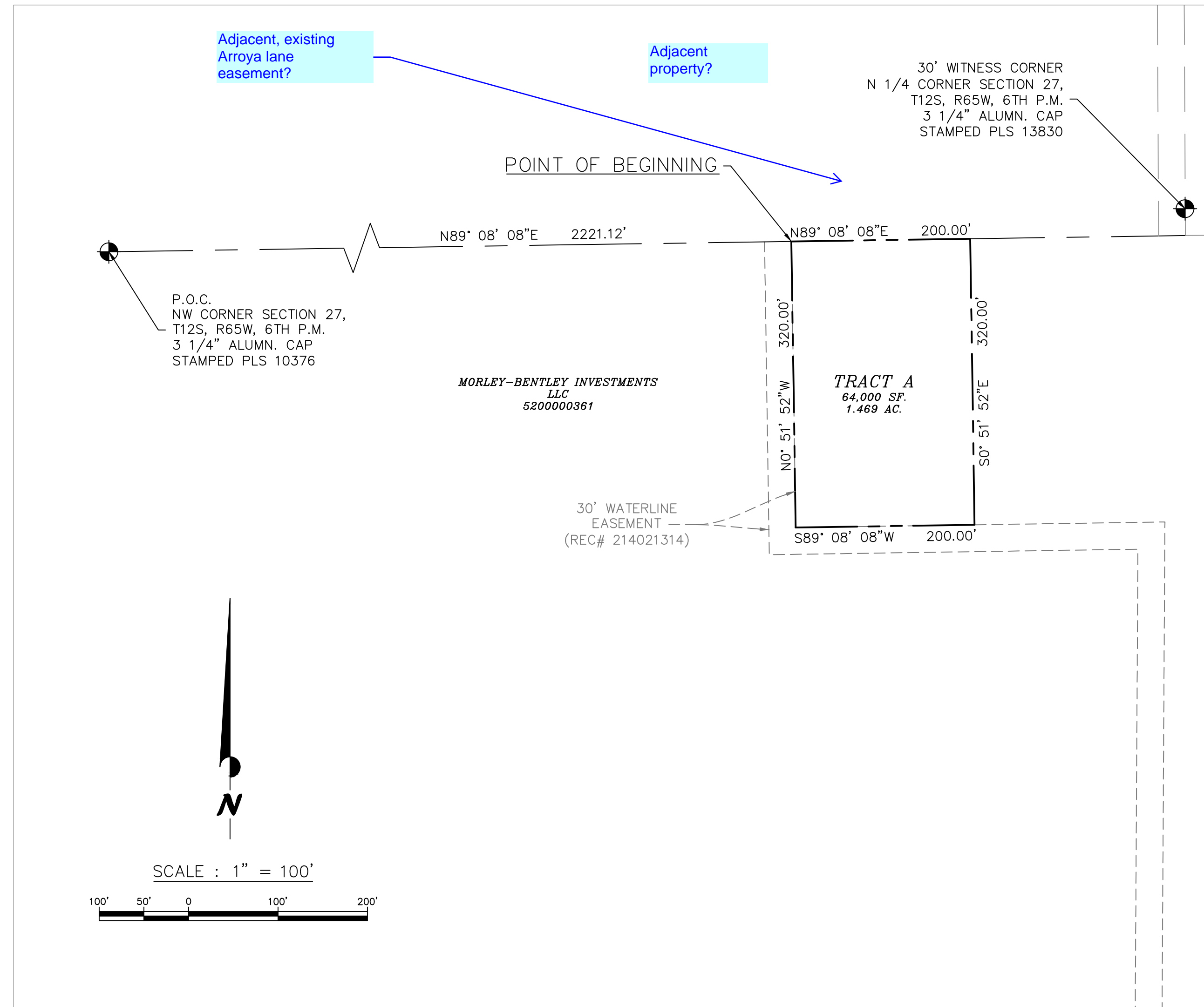
5.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (SECTION 13-80-105 C.R.S.)

Include a note identifying the purpose of the tract and if any structures will be permitted on the tract and uses permitted within the tract.

Include a note identifying the Arroya Ln. access easement and reception no.

Indicate the fees to be paid:  
Drainage: \$13,898.20  
Bridge: \$5,685.02

Fill in these blanks.



**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 REPLATED 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY JAMES F. MORLEY AS MANAGER.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

**SURVEYOR'S STATEMENT:**

I, RANDALL D. HENRY, 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.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. Planning & Community Development Director certification:

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

This subdivision exemption for "WHMD West Water Tank" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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

Not required to have assessor signature.

STEVE SCHLEIKER, COUNTY ASSESSOR

DATE

**CLERK AND RECORDER**

Clerk and Recorder

STATE OF COLORADO

COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

El Paso County Clerk and Recorder

Add PCD File #

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" = 400'

REVISIONS					
ZONE	REV	DESCRIPTION	DATE	APPROVED	
	1	County Certification	05/05/2020		

DRAWN BY: TJW  
CHECKED BY: RDH  
JOB NO: 200407

DATE: 05-01-20  
DRAWING NO: N/A  
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