

August 24, 2021

El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Lot Line Revision for two parcels

Greetings:

APPLICANT: Zonta Partnership Ltd., L.L.L.P., by Douglas H. Barber-Managing Partner.

CONTACT: Douglas Barber at The Rawhide Company 7075 Campus Drive, #200, Colorado Springs, CO. 80920 [(719) 338-3053 / fax 466-2031 / Rawhide@Realtor.com). The surveyor preparing the revised parcel map will be Joe Alessi of Alessi and Associates at 2989 Broadmoor Valley Rd, Colorado Springs, CO 80906 (719) 540-8832 / jalessi@alessi3a.com.

PURPOSE: Adjust the common lot line between two existing unplatted pre-SB35 parcels: currently a 16.61 acre West parcel at 13250 Bridle Bit Road and 3.53 acre East parcel at 13260 Bridle Bit Road to bring each parcel into compliance with the minimum 5-acre lot size for the RR-5 zone. Previously, the County reviewed details regarding this request as part of the proposed three-lot Terra Benedetta Subdivision (VR216), which project has been abandoned.

PROPERTIES: The legal descriptions of the two Subject Parcels are:

Parcel 1 (Easterly Parcel created in 1930 by Warranty Deed recorded in Book 847 at Page 439 in the records of El Paso County, CO)

A tract of land located in the Northwest quarter of Section 11, Township 12 South, Range 66 West of the 6th P. M., El Paso County, Colorado, described as follows: Beginning at a point on the West boundary line of said Section 11, and 726.3 feet South from the Northwest corner thereof, and running thence South 64° 30' East, 324 feet to station 3+24; thence South 2° 20' East, 210 feet to station 5+34; thence South 22° 55' West, 62.5 feet to station 5+96.5; thence South 32° 45' West, 492 feet to station 10+88.5, a point on the aforesaid West line of Section 11, and 1094.2 feet North from the West quarter corner thereof; thence North 0° 50' West, 820.7 feet along said West line of Section 11 to the place of beginning, and containing 3.55 acres, more or less.

Parcel 2 (Westerly Parcel created 1931 by Exception in Warranty Deed recorded in Book 854 at Page 535 in the records of El Paso County, CO)

That portion of the East half of the Northeast quarter of Section 10, Township 12 South, Range 66 West of the 6th P. M., El Paso County, Colorado more particularly described as follows: Beginning at a point on the East line of said Section 10 South 0° 50' East, 726.3 feet from the Northeast corner of said Section 10 and running thence North 68° 30' West, 696.7 feet to a point;

thence South 6° 08' West, 463.48 feet to a point; thence South 16° 32' East, 1061 feet to a point; thence North 54° 55' East, 341.2 feet to a point; thence North 32° 45' East, 240.1 feet to a point on the East line of said Section 10; thence North 0° 50' West, 820.7 feet along the East line of said Section 10 to the place of beginning, containing 16.45 acres more or less; together with a perpetual right-of-way over and across a tract of ground 30 feet in width, the Easterly and Southerly line of which is described as follows, to wit: Beginning at the most Southerly point of the tract last hereinabove described, and running thence in a Southerly direction along the westerly line of the tract conveyed by R. E. Johnson to George H. Webster by warranty deed recorded in Book 847, Page 440 of the El Paso County, Colorado, records, to the South line of the East half of the Northeast quarter of said Section 10; thence West to the West line of said East half of the Northeast quarter of said Section 10; thence South along the East line of the West half of the Southeast quarter of said Section 10 to connect with the County Road.

PUBLIC IMPROVEMENTS: No alteration of existing drainage is contemplated. There are no public improvements to be completed in association with this request.

SCHOOLS: The property is located in and is currently served by School District 20. School District commitment was received in connection with the Terra Benedetta application.

FIRE: The property is located in, and is currently served by the Black Forest Volunteer Fire Department. A fire commitment was received in connection with the Terra Benedetta application.

UTILITIES: Natural gas is supplied by Black Hills Energy, electric by Mountain View Electric Association, and telephone by Centurylink. There is also fiber for telecommunications recently installed throughout Bridle Bit Ranch Sub. by Stratus IQ. Each parcel will be served by individual sewage disposal systems. Utility commitments were received in connection with the Terra Benedetta application.

WATER SUPPLY: Each lot is or will be served by an individual Dawson aquifer water well. Existing well (Permit 126812) will be on the Easterly revised parcel. No permit has been obtained for the westerly unplatted parcel, but an permit is available.

ROADS/ACCESS: The Easterly parcel accesses Bridle Bit Road via a private right of way over the northerly 500 feet of Lot 10, Bridle Bit Ranch Sub. as contained in Deed, recorded October 22, 1992 in Book 6061 at Page 935, Amendment of Right of Way recorded August 2, 2021 in the records of El Paso County, CO.

The Westerly parcel has legal access via a right of way over the Easterly 30 feet of New Breed Ranch from Shoup Road to the Property as contained in Deed recorded at Book 1820 at Page 589 in the records of El Paso County, CO. The access is not yet built, but may be required until such time as New Breed Ranch, Inc. creates County road access to the Subject Parcel.

No additional roads or public improvements are contemplated in connection with this replat.

CONFORMANCE: This lot line revision conforms to County zoning, and is consistent with the Black Forest Preservation Plan. The replat is consistent and compatible with adjoining land uses which are: Bridle Bit Ranch Sub. (5-acre residential lots to the east and south of the Subject Property); unplatted land to the north and west of the subject property. The property to the west has been master planned as New Breed Ranch (2.5-5 acre residential lots). The two parcels are now and will continue to be single-family residential. No waivers or variances are requested.

HOMEOWNER ASSOCIATION (HOA): There is no HOA involved.

ADJOINING OWNERS: There are only three properties adjoining the Subject Parcels. New Breed Ranch, Inc. And the Schmitz were notified of this request by certified mail. The third property is under the control of the applicant (me) and thus is in support of the proposal. Adjoining owners are :

| Adjoining Parcel | Record Owner | Address |
|---|--|---|
| 6210000002 New Breed Ranch (unplatted) | New Breed Ranch, Inc. C/o Jim and Julie Scott | 12750 Oak Cliff Way Colorado Springs CO, 80908-3734 |
| 6210001001 Lot 10 Bridle Bit Ranch Sub. 13120 Bridle Bit Road * | Mr. and Mrs. Scott Schmitz | 4822 Preachers Hollow Trail Colorado Springs CO, 80924-2903 |
| 6200000461 ** 13580 Bridle Bit Road | Zonta Partnership Ltd., L.L.L.P., by Douglas H. Barber-Managing Partner | 7075 Campus Dr. #200, Colorado Springs, CO 80920 |

* Lot 10 borders the entire east edge of the Subject Parcels, blocking it from Bridle Bit Road.

**This parcel number includes the Subject Parcels and the 134 acres adjoining it to the north.

The 134 acres is a completely separate from the Subject parcels. I just had them combined under one assessor's number for simplicity. The Subject Parcels acquired by Zonta years after the 134 acres. Accordingly, Zonta is the appropriate party for adjoining owner notification in this matter.

We look forward to your swift review and approval of this land use matter so we can start construction on the Easterly parcel. Thank you very much.

Sincerely,



Douglas H. Barber