

Steve Schleiker  
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Rec \$13.00

El Paso County, CO



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Page 223715180

### SUBDIVISION/CONDOMINIUM PLAT

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Reception Number	Date	Time
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Reception Fee	Number of Pages	File Number
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Black Forest Trails Association Inc Subdivision Exemption Plat  
Name of Plat

Black Forest Trails Association Inc  
Owner's Name

Subdivision

Condominium

# BLACK FOREST TRAILS ASSOCIATION, INC. SUBDIVISION EXEMPTION PLAT

AN EXEMPTION FROM SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M.,

COUNTY OF EL PASO, STATE OF COLORADO

# 15180

### KNOW ALL MEN BY THESE PRESENTS:

THAT BLACK FOREST TRAILS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

### PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE RIGHT OF WAY AS RECORDED IN BOOK 2678 AT PAGE 431, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N00°37'14"W ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 40.00 FEET, TO A POINT ON THE NORTHERLY LINE OF THE PARCEL RECORDED UNDER RECEPTION NO. 219018917;

THENCE ON THE NORTHERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1. S89°40'23"W ON A LINE 40' FEET NORTH OF AND PERPENDICULAR WITH THE NORTH LINE OF SAID RIGHT OF WAY A DISTANCE OF 348.92 FEET TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18°00'09", A RADIUS OF 560.00 FEET, A DISTANCE OF 175.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N17°40'32"E, HAVING A DELTA OF 04°00'38", A RADIUS OF 560.00 FEET, A DISTANCE OF 39.20 FEET TO A POINT OF TANGENT;

2. N68°18'50"W, A DISTANCE OF 145.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE AS DESCRIBED IN BOOK 2678 AT PAGE 430;

THENCE N21°41'10"E ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,684.25 FEET TO THE ANGLE POINT OF THE TRACT OF LAND DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 218005438;

THENCE S03°17'03"W, ON SAID BOUNDARY LINE OF SAID TRACT, A DISTANCE OF 348.46 FEET TO A POINT THAT IS 110.00 FEET EASTERLY OF THE EAST RIGHT OF WAY LINE AS RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING ON THE WESTERLY LINE OF THE PARCEL RECORDED UNDER RECEPTION NO. 219114002;

THENCE ON SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S21°41'10"W ON LINE 110.00 FEET EASTERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 1,163.40 FEET;

2. S00°00'00"E, A DISTANCE OF 203.23 FEET TO THE POINT OF BEGINNING CONTAINING A CALCULATED AREA OF 174,258 SQUARE FEET OR 4.00 ACRES, MORE OR LESS.

### DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED INTO TRACTS AND EASEMENTS. AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID TRACTS AND EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC USE AS SHOWN, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS BLACK FOREST TRAILS ASSOCIATION, INC. SUBDIVISION EXEMPTION PLAT, EL PASO COUNTY, COLORADO.

### IN WITNESS WHEREOF:

THE AFOREMENTIONED OWNERSHIP ENTITY BLACK FOREST TRAILS ASSOCIATION, INC., A COLORADO NON-PROFIT CORPORATION HAS EXECUTED THIS PLAT THIS 8 DAY OF August, 2023 A.D.

BY: Cheryl Taylor

TITLE: President, Black Forest Trails Association

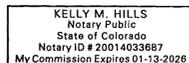
### NOTARIAL:

STATE OF COLORADO  
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF August, 2023 A.D.,

BY: Kelly M. Hills

WITNESS MY HAND AND SEAL \_\_\_\_\_ MY COMMISSION



EXPIRES: 1/13/2026

### NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EL PASO COUNTY, COLORADO TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, EL PASO COUNTY, COLORADO RELIED UPON TITLE ORDER NO. RND55106119, PREPARED BY LAND TITLE GUARANTEE COMPANY FOR THE COUNTY OF EL PASO, STATE OF COLORADO, DATED JUNE 13, 2022 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST BEING MONUMENTED AT THE EAST END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 10376 2006" AND AT THE WEST END BY AN ALUMINUM CAP STAMPED "PE PLS 9853", WHICH BEARS S89°40'23"W, A DISTANCE OF 1,313.55 FEET AS MEASURED BY GPS AS OBSERVED CONTROL POINTS FOR 360 EPOCHS AT EACH MONUMENTED POINT.
- THIS TRACT IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY.
- THIS TRACT IS SUBJECT TO RESERVATION OF ROAD RIGHT OF WAY IN DEED RECORDED MAY 6, 1924 IN BOOK 565 AT PAGE 430.
- THIS TRACT IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED OCTOBER 11, 1967, IN BOOK 2772 AT PAGE 121.
- THIS TRACT IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGE 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582. ORDER AND DECREE CREATING DISTRICT RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 670 AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587.
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY RECORDED FEBRUARY 11, 1983 IN BOOK 3673 AT PAGE 908.

- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN STIPULATION RECORDED AUGUST 30, 1985 IN BOOK 5054 AT PAGE 1178.
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED OCTOBER 27, 1994 IN BOOK 6551 AT PAGE 588
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED JANUARY 27, 2014 UNDER RECEPTION NO. 214006501.
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT RECORDED JANUARY 27, 2014 UNDER RECEPTION NO. 214006502.
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ADMINISTRATIVELY APPROVED PERMIT RECORDED JULY 31, 2014 UNDER RECEPTION NO. 214068509.
- THIS TRACT IS SUBJECT TO THE RESERVATIONS AS CONTAINED IN DEED RECORDED NOVEMBER 15, 2016 UNDER RECEPTION NO. 216132317.
- THIS TRACT IS SUBJECT TO THE CONVEYANCE OF WATER RIGHTS IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 15, 2016 UNDER RECEPTION NO. 216132318
- THIS TRACT IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FINDINGS OF FACT, CONCLUSIONS OF LAW, RULING OF REFEREE AND DECREE RECORDED AUGUST 09, 2018 UNDER RECEPTION NO. 218092584.
- PER C.R.S. §38-51-106, ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37112 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
- THIS TRACT IS IN FLOODPLAIN ZONE X AS DETERMINED BY FIRM MAP NUMBER 08041C0535G AS REVISED ON DECEMBER 7, 2018.

### SURVEYOR'S CERTIFICATION:

I, DAVID P. FORNEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY SATE THAT THIS SURVEY (AS DEFINED IN 12-25-202(6)(a), C.R.S.) AND THIS RESULTING PLAT WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THIS PLAT AND THE NOTES SHOWN HEREON ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



PREPARED BY: DAVID P. FORNEY  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38701  
JULY 2022  
JOB NUMBER 521687  
FOR AND ON BEHALF OF  
EL PASO COUNTY

### ADDRESS:

0 VOLLMER ROAD, COLORADO SPRINGS, CO 80908

### APPROVALS:

THIS EXEMPTION FROM SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 20<sup>th</sup> DAY OF June, 2023 A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS EXEMPTION FROM SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 20<sup>th</sup> DAY OF June, 2023 A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL.

Cami Bremer  
CHAIR, BOARD OF COUNTY COMMISSIONERS

8/15/23  
DATE

### CLERK AND RECORDER'S CERTIFICATE:

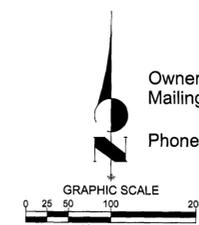
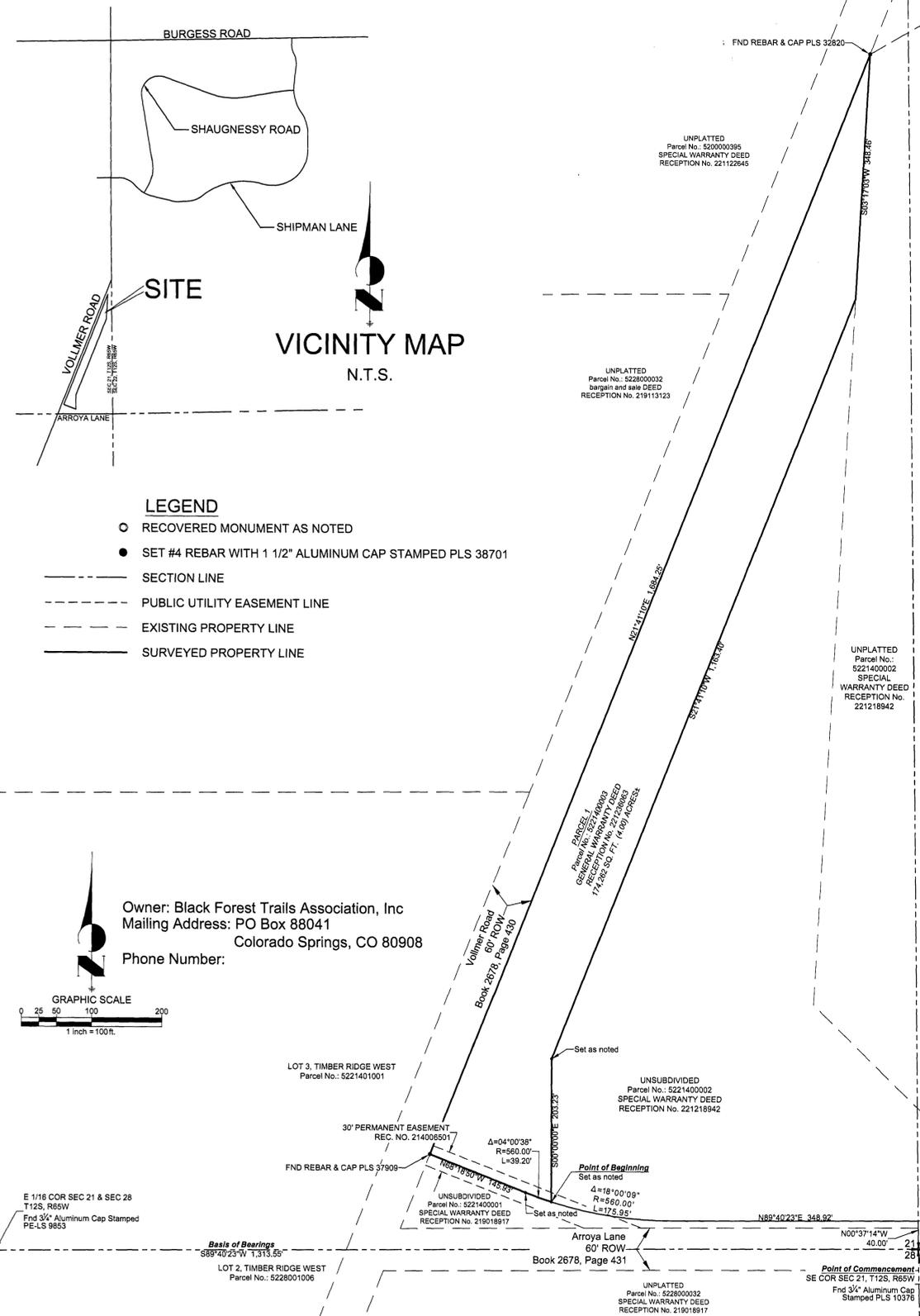
STATE OF COLORADO )  
                                          )SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT 2:12 O'CLOCK P.M. THIS 15<sup>th</sup> DAY OF August, 2023 A.D., AND IS DULY RECORDED AT RECEPTION NO. 223715180 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

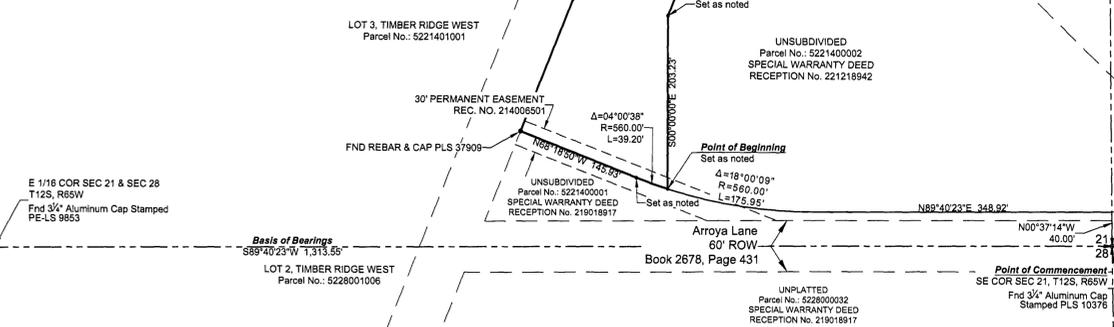
### CHUCK BROGEMAN, COUNTY CLERK & RECORDER

Chuck Brogeman  
BY: Deputy  
DEPUTY

SURCHARGE: 3.00  
FEE: 10.00



Owner: Black Forest Trails Association, Inc  
Mailing Address: PO Box 88041  
Colorado Springs, CO 80908  
Phone Number:



"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."



El Paso County  
Department of Public Works/Engineering Division  
3275 Akers Drive, Colorado Springs,  
Colorado 80922-1547  
Ph: 719-520-6460 Fax: 719-520-6878

Black Forest Trails Association, Inc Subdivision Exemption Plat			
Owner: Black Forest Trails Association, Inc			
Mailing Address: PO Box 88041, Colorado Springs, CO 80908			
Phone Number:			
Drawing File Name: Vollmer&ArroyaExemptionPlat.dwg	Project No.: 531710	By: NH	
Date of Preparation: 07/27/2022	Scale: 1"=100'	Sheet: 1 of 1	