

# DONALD A. WATKINS EXEMPTION PLAT

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST,  
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DONALD A. WATKINS EXEMPTION PLAT. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. 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.

OWNER: THE ESTATE OF DONALD A. WATKINS  
C/O DONALD WATKINS JR. AS PERSONAL REPRESENTATIVE  
PERSONAL REPRESENTATIVE

## NOTARY

STATE OF COLORADO )  
 ) SS.  
COUNTY OF )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY  
\_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

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

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

NOTARY PUBLIC

OWNER: CITY OF COLORADO SPRINGS  
JESSICA DAVIS  
COLORADO SPRINGS UTILITIES  
LAND RESOURCES MANAGER

## NOTARY

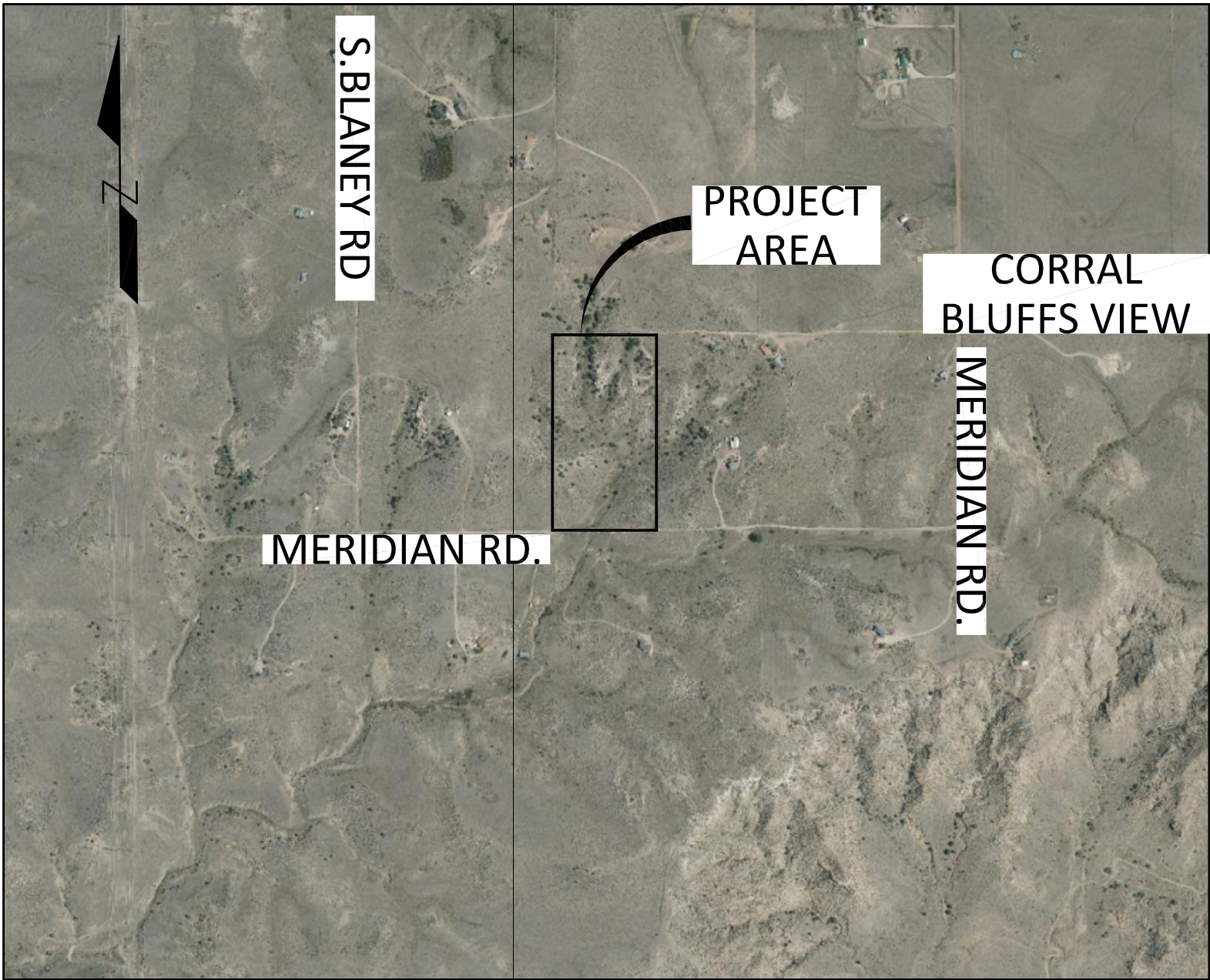
STATE OF COLORADO )  
 ) SS.  
COUNTY OF )

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\_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_

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

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

NOTARY PUBLIC



VICINITY MAP - N.T.S.

## PROPERTY DESCRIPTION

### TRACT A

LEGAL DESCRIPTION PER WARRANTY DEED AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT BOOK 5659 PAGE 1170.

THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JANUARY 22, 2004 AT RECEPTION NO. 204011487, COUNTY OF EL PASO, STATE OF COLORADO.

### TRACT B

LEGAL DESCRIPTION PER WARRANTY DEED AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 204011487.

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" REBAR WITH A 3" ALUMINUM CAP L.S. NUMBER 36062 REPRESENTING THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 660.45 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID 36 TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 660.45 FEET ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 89 DEGREES 34 MINUTES 08 SECONDS EAST A DISTANCE OF 664.58 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO A 5/8" REBAR WITH ALUMINUM CAP LS 36061 REPRESENTING THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 18 MINUTES 30 SECONDS WEST A DISTANCE OF 660.82 FEET ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE SOUTH 89 DEGREES 32 MINUTES 13 SECONDS WEST A DISTANCE OF 653.70 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

I RAFAEL BOMBACINI, 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 MARCH 2022, 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 \_\_\_\_\_, 20\_\_\_\_.

RAFAEL BOMBACINI  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38794  
FOR AND ON BEHALF OF COLORADO SPRINGS UTILITIES

THIS PLAT IS NULL AND VOID WITHOUT SURVEYOR'S ORIGINAL SEAL AND SIGNATURE.

## APPROVALS:

THIS EXEMPTION PLAT FOR DONALD A. WATKINS 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 EXEMPTION PLAT OF DONALD A. WATKINS WAS APPROVED FOR FILING BY THE EL PASO COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THIS RESOLUTION OF APPROVAL.

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 FOR RECORDING IN 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.

CHUCK BROERMAN, RECORDER FEE: \_\_\_\_\_

BY: \_\_\_\_\_ SURCHARGE \_\_\_\_\_  
DEPUTY

## OWNER INFORMATION

ESTATE OF DONALD A. WATKINS SR.  
C/O DONALD A. WATKINS JR. AS PERSONAL REPRESENTATIVE  
2980 NORTH MERIDIAN ROAD  
PEYTON, CO 80831  
PHONE: 719-332-2350

PCD FILE # V224



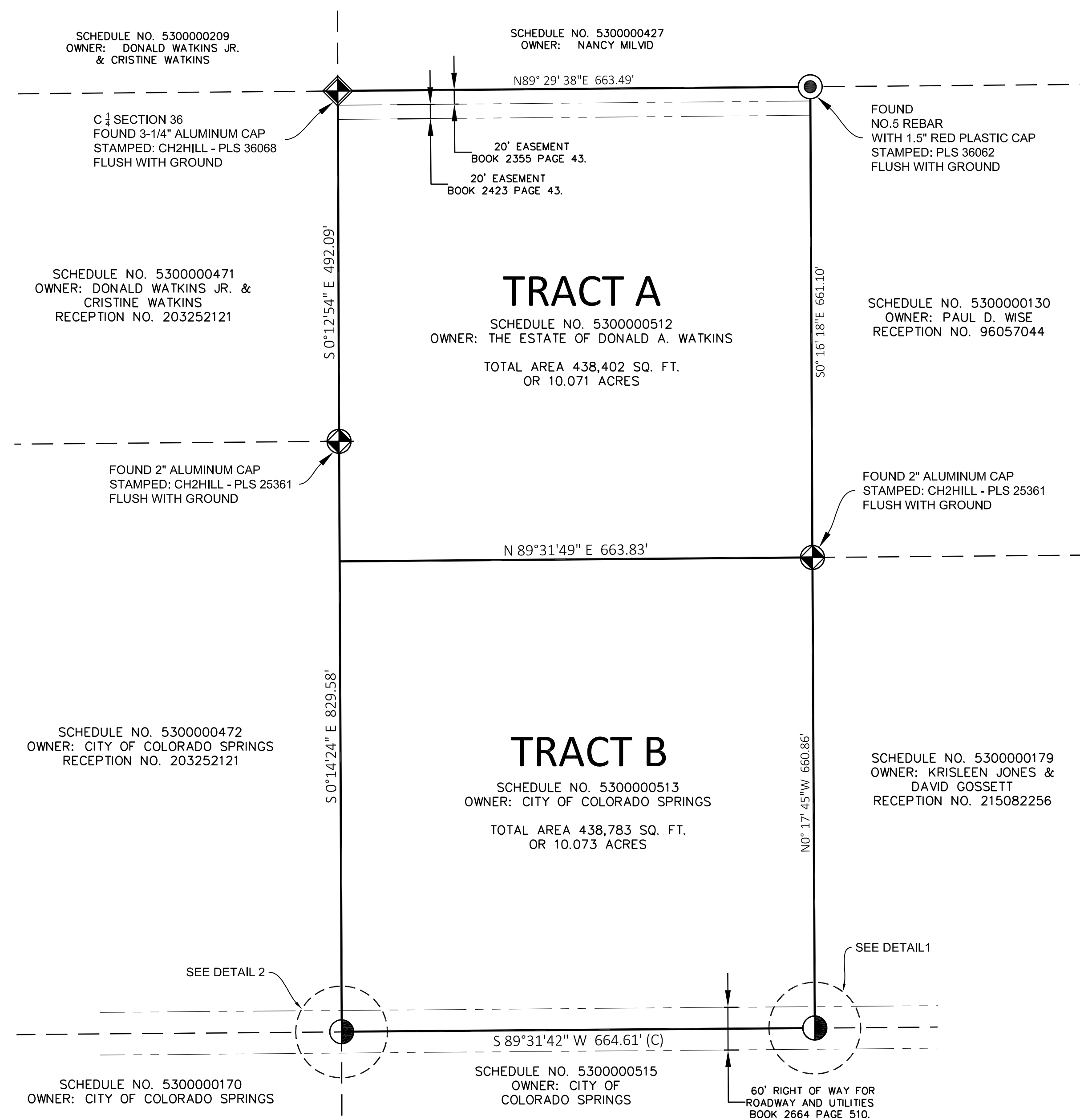
ADVANCED GEOMATICS  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, CO 80947  
PHONE : (719) 668-8751

SHEET 1 OF 2  
SEPTEMBER 27, 2022

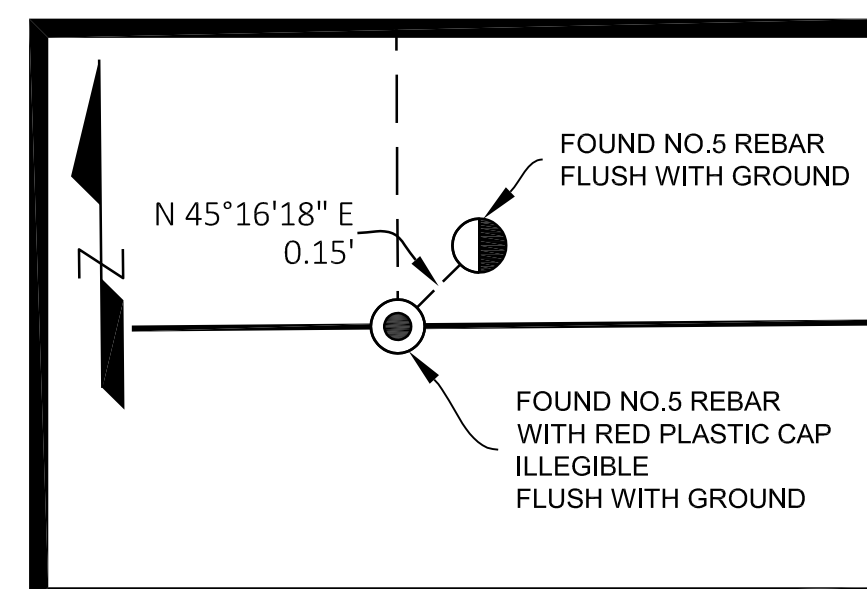


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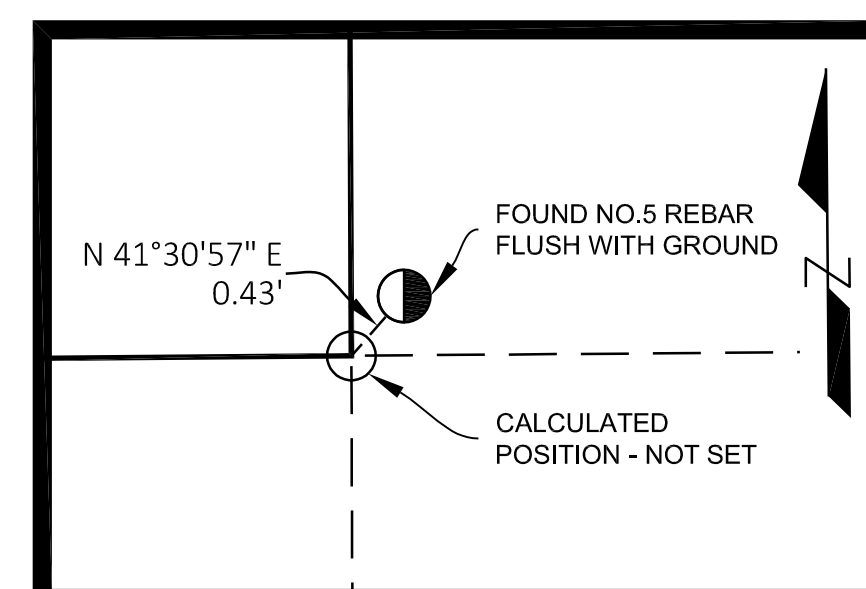
THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST,  
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



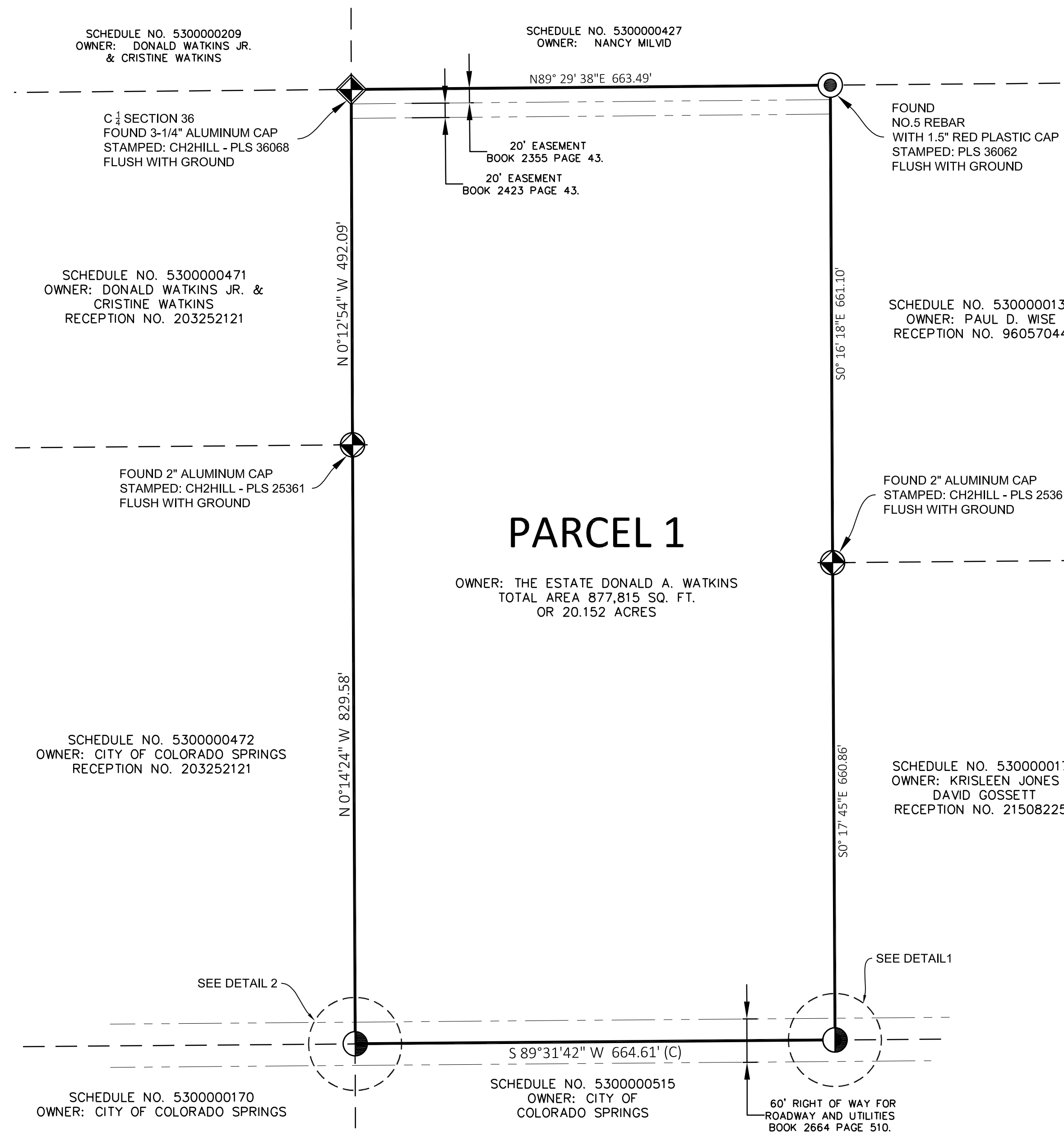
## "AS EXEMPTED"



DETAIL 1  
NOT TO SCALE



DETAIL 2  
NOT TO SCALE



## "AS VACATED"

NOTES CONTINUED

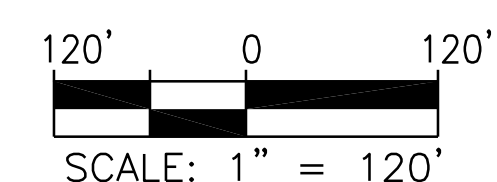
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

9. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

10. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

NOTES

1. FIELD SURVEY COMPLETED IN MARCH 2022.
2. LAND UNITS SHOWN HEREON ARE US SURVEY FEET.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO SPRINGS UTILITIES, OR THE SURVEYOR OF RECORD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, COLORADO SPRINGS UTILITIES RELIED UPON TITLE COMMITMENTS, 370-F05866-22, AMENDMENT NO. 1, AND ORDER NO. 370-F05867-22, AMENDMENT NO. 1, EFFECTIVE DATE JUNE 14, 2022 AT 08:00 A.M.
4. EXEMPTION PLAT BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011). THE BEARING OF THE LINE BETWEEN THE SOUTH QUARTER CORNER, SEC. 36, T13S, R65W, MONUMENTED BY 2-1/2" ALUMINUM CAP STAMPED DREXEL AND BARREL & CO - PLS 17664 - FLUSH WITH GROUND AND BY 2-1/2" ALUMINUM CAP STAMPED DREXEL AND BARREL & CO - PLS 17664 - FLUSH WITH GROUND IS NORTH 89°34'26" EAST 1,331.62 FEET.
5. NOTICE: ACCORDING TO THE COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE 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.
6. 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.
7. THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT RECORDED IN BOOK 2478 AT PAGE 472 OF THE RECORDS OF EL PASO COUNTY. THE DIMENSION AND LOCATION OF SAID RIGHT OF WAY IS NOT SPECIFIED.
8. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT THE SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTAL, THE FEE OBLIGATION. IF NOT PAID AT FINAL RECORDING SHALL BE DOCUMENTS ON ALL SALES DOCUMENTS AND ON PLAT NOTES ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.



PCD FILE # V224



Colorado Springs Utilities

ADVANCED GEOMATICS  
1521 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, CO 80947  
PHONE : (719) 668-8751

SHEET 2 OF 2  
SEPTEMBER 27, 2022