



RECORD OF ADMINISTRATIVE ACTION
APPROVAL OF A BOUNDARY LINE EXEMPTION
CORRAL VALLEY RD
EXBL-23-001

WHEREAS, Section 30-28-101(10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the requirements of the subdivision regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing subdivisions; and

WHEREAS, Sections 7.2.2 (B)(4) and (E)(4) of the El Paso County Land Development Code exempt from the definition of "subdivision" boundary-line adjustments of contiguous unplatted parcels and provide for administrative approval of the same; and

WHEREAS, Kirk Beardsley ("Applicant") did file an application (EXBL-23-001) with the El Paso County Planning and Community Development Department for an exemption from the El Paso County Subdivision Regulations for property located within the unincorporated area of the County, more particularly described in Exhibit A, which is attached hereto and incorporated by reference; and

WHEREAS, Applicant desires to adjust the internal boundary lines of the property, more particularly described in Exhibit B, which is attached hereto and incorporated by reference; and

WHEREAS, a public hearing is not required for this process; and

WHEREAS, the El Paso County Planning and Community Development Executive Director has found the proposed boundary line adjustments do not fall within the purposes of the Colorado statutory provisions concerning subdivisions; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, the Planning and Community Development Executive Director finds as follows:

1. The parcels subject to the boundary line adjustment were legally created;
2. No additional parcels will result from the action;
3. The boundary line adjustment will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area;

4. The boundary line adjustment will not result in creating a nonconformity;
5. The boundary line adjustment will not result in a change in the water supply for either lot;
6. The resultant parcels will meet the required minimum lot size and lot width standards of the applicable zoning district or where 1 or both lots are nonconforming with respect to minimum lot size or lot width, the boundary line adjustment does not increase the nonconformity; and
7. The deeds to be recorded will serve the purpose of both transfer of title and recombination of land to result in a legal parcel.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director of the El Paso County Planning and Community Development Department hereby approves the petition of Kirk Beardsley for a subdivision exemption boundary line adjustment of three parcels totaling 36.32 acres of property in the unincorporated area of El Paso County as described in Exhibit B, which is attached herein and incorporated by reference.

BE IT FURTHER RESOLVED, the following condition shall apply to this approval:

CONDITIONS

1. The Land survey Plat as approved by the El Paso County Planning and Community Development shall be deposited in the El Paso County Clerk and Recorder's Office.

DONE THIS 29 day of MARCH, 2023, at Colorado Springs, Colorado.

MEGGAN HERINGTON, EXECUTIVE DIRECTOR
EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

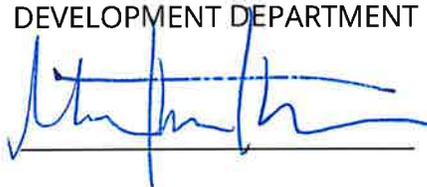


EXHIBIT A
BOUNDARY LINE EXEMPTION
CORRAL VALLEY RD
BOUNDARY LEGAL DESCRIPTION

PROPERTY DESCRIPTION PARCEL 1:

All of the remainder of the parcel as described in Deed recorded on February 19, 1968 in Book 2221, Page 715, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:

That portion of the SE1/4 of Section 12, Township 14 S, Range 65 W of the 6th P.M., Commencing at the Southeast Corner of the SE1/4, Section 12, as shown on a plat recorded in Book H2 at Page 10 of the El Paso County records, thence Westerly on the South line of said SE1/4, 386.82 feet to the centerline of a County road; thence N0°31'30"W along said centerline 1265.21 feet to the point of beginning; thence N88°42'06"W, 1317.21 feet; thence N88°43'30"W, 231 feet to a point which is 691.97 feet from the West line of said SE1/4; thence N0°31'30"W, 660.30 feet to a point on the North line of the County Road which is 685.91 feet from the West line of said SE1/4; thence S88°39'56"E, 560.00 feet along the North line of said County Road thence N0°27'37"W, 693.64 feet to a point on the North line of said SE1/4, which is 78.91 feet Westerly from the NW Corner of the NE1/4 of said SE1/4; thence S89°56'40"E, 78.91 feet along said North line SE1/4 to said NW corner; thence continuing on the last mentioned course S89°56'40"E, 1029.00 feet to a point on the North line of said SE1/4 which is 290.00 feet Westerly from the NE corner of said SE1/4; thence S0° on a line parallel with the East line of said SE1/4, 1377.21 feet; thence N88°42'06"W, 108.51 feet to the point of beginning, except those portions thereof as described in Deed recorded in Book 2017 at Page 894 of the records of El Paso County, Colorado.

Lying east of the 60 foot right of way, as described in Deed recorded on March 16, 1968 in Book 2226, Page 609, of the Official Public Records of El Paso County, Colorado.

PROPERTY DESCRIPTION PARCEL 2:

All of the remainder of Tract B as described in Warranty Deed recorded on May 6, 1970 in Book 2342, Page 788, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:

Tract B

A portion of the SE1/4 of the NE1/4 of Section 12, Twp. 14 South, Range 65 West; a portion of the SE1/4 of Section 12, Twp. 14 South, Range 65 West; and a portion of the SW1/4 of Section 7, Twp. 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado and being described as follows: From the point of intersection of the North right of way line of State Highway #94 with the section line common to sections 12 and 7 abovementioned, run West on said North line 356.8 feet to the East line of a road as heretofore conveyed to El Paso County; thence N0°31'30"W on said east line 1265.2 feet; thence S88°42'06"E a distance of 78.5 feet to a point on a line parallel to and 290 feet West of the East line of Section 12 abovementioned; thence Due North on said parallel line 1374.8 feet, more or less, to a point on the south line of the SE1/4 of the NE1/4 of said Section 12; thence N89°56'40"W on said South line a distance of 14.5 feet to a point on the Easterly line of Corral Valley Road; thence Northerly on said road line on a curve to the right having a Radius of 821.56 feet to a point of reverse curve that bears N31°18'E a distance of 248.59 feet thence on a curve to the left having a radius of 861.56 feet to a point of intersection with the East line of said Section 12, said point bearing N27°39'E a distance of 381.78 feet; thence Due South on said Section line 551.74 to the Southeast corner of the SE1/4 of the NE1/4 of said Section 12; thence East on the North line of the SW1/4 of Section 7 abovementioned a distance of 78.5 feet; thence Due South 2640.0 feet more or less, to a point on the North line of State Highway #94; thence West on said north line 78.5 feet to the point of beginning.

Lying west of the parcel as described in Warranty Deed recorded on September 24, 1976 in Book 2862, Page 872 of the Official Public Records of El Paso County, Colorado.

PROPERTY DESCRIPTION PARCEL 3:

All of the remainder of the parcel as described in Warranty Deed recorded on July 16, 1971 in Book 2422, Page 493, of the Official Public Records of El Paso County, Colorado, being more particularly described as follows:

The following described real property in Section 7, Township 14 South, Range 64 West of the 6th P.M., El Paso County, Colorado:

That portion of the SW1/4 of the NW1/4 of said Section 7 that is described as follows: From the Southwest corner of the SW1/4 of the NW1/4 of said Section 7, run North on the West line thereof a distance of 551.74 feet to a point of intersection with the Easterly line of Corral Valley Road as plotted in Corral Bluffs subdivision; thence East parallel to the South line of said SW1/4 of the NW1/4 a distance of 671.18 feet; thence South parallel to the first course 551.74 feet to a point on the South line of the SW1/4 of the NW1/4 of said Section 7; thence West on said South line 671.18 feet to the point of beginning, and that portion of the SW1/4 of said Section 7 that is described as follows: From the southwest corner of said SW1/4 run North on the West line thereof a distance of 50.00 feet to a point on the North line of State Highway #94; thence East on said North line 78.5 feet for the point of beginning of the tract herein described; thence North parallel to the West line of said Section 7 a distance of 2590, more or less, to a point on the North line of the SW1/4 of said Section 7; thence East on said North line a distance of 592.68 feet; thence South parallel with the West line of said Section 7 a distance of 2590 feet, more or less, to a point on the North line of State Highway #94; thence West on said North line 592.68 feet to the point of beginning.

Lying north of the parcel as described in Warranty Deed recorded on September 24, 1976 in Book 2862, Page 872 of the Official Public Records of El Paso County, Colorado.

EXHIBIT B
BOUNDARY LINE EXEMPTION
CORRAL VALLEY RD
BOUNDARY LEGAL DESCRIPTION ADJUSTED

PROPERTY DESCRIPTION ADJUSTED PARCEL 1:

A portion of the remainder of Tract B, recorded May 6, 1970 in Book 2342, Page 798 of the Official Public Records of El Paso County, Colorado, also lying within the Southeast Quarter of Section 12, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the West Quarter Corner of Section 7, Township 14 South, Range 64 West, of the 6th P.M. El Paso County, Colorado; thence along the West Line of the Southwest Quarter of said Section 7, S00°17'08"E (Bearings are based on the West Line of the Southwest Quarter of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado, being monumented at the West Quarter Corner of said Section 7 by a no. 6 rebar with a 3-1/4" aluminum cap stamped, "LS 7361," flush with grade and at the Southwest Corner of said Section 7 by a no. 6 rebar with a 2-1/2" aluminum cap stamped "RMLS 19625," 0.4 feet below grade, and measured to bear S00°17'08"E, a distance of 2639.59 feet.), a distance of 1443.41 feet, to the POINT OF BEGINNING; thence continuing along said West Line, S00°17'08"E, a distance of 1183.47 feet, to a point on the north right-of-way of State Highway 94, recorded under Colorado Department of Transportation Project No. S 0020 (3); thence along said north right-of-way, N89°49'00"W, a distance of 356.10 feet, to a point on the east right-of-way of Corral Valley Road, as described in Deed recorded on March 18, 1968 in Book 2226, Page 609, of said Official Public Records; thence along said east right-of-way, N00°48'10"W, a distance of 1180.61 feet; thence leaving said east right-of-way, N89°42'52"E, a distance of 366.74 feet, to the POINT OF BEGINNING.

Containing 9.61 acres, more or less.

PROPERTY DESCRIPTION ADJUSTED PARCEL 2:

A portion of the remainder of the parcel as described in Deed recorded February 19, 1968 in Book 2221, Page 715 and a portion of the remainder of Tract B, recorded May 6, 1970 in Book 2342, Page 798 of the Official Public Records of El Paso County, Colorado, also lying within the Southeast Quarter of Section 12, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the West Quarter Corner of Section 7, Township 14 South, Range 64 West, of the 6th P.M. El Paso County, Colorado; thence along the West Line of the Southwest Quarter of said Section 7, S00°17'08"E (Bearings are based on the West Line of the Southwest Quarter of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado, being monumented at the West Quarter Corner of said Section 7 by a no. 6 rebar with a 3-1/4" aluminum cap stamped, "LS 7361," flush with grade and at the Southwest Corner of said Section 7 by a no. 6 rebar with a 2-1/2" aluminum cap stamped "RMLS 19625," 0.4 feet below grade, and measured to bear S00°17'08"E, a distance of 2639.59 feet.), a distance of 267.84 feet, to the POINT OF BEGINNING; thence continuing along said West Line, S00°17'08"E, a distance of 1175.57 feet; thence leaving said West Line, N89°42'52"E, a distance of 366.74 feet, to a point on the east right-of-way of Corral Valley Road, as described in Deed recorded on March 18, 1968 in Book 2226, Page 609, of said Official Public Records; thence along said right-of-way for the following three (3) courses:

1. N00°48'10"W, a distance of 725.89 feet;
2. N00°23'30"E, a distance of 402.25 feet;
3. along the arc of a non-tangent curve to the right, whose center bears N89°43'10"E, having a radius of 821.68 feet, a central angle of 3°26'46", a distance of 49.42 feet;

thence leaving said right-of-way, S88°59'15"E, a distance of 367.05 feet, to the POINT OF BEGINNING

Containing 10.00 acres, more or less.

PROPERTY DESCRIPTION ADJUSTED PARCEL 3:

A portion of the remainder of the parcel as described in Warranty Deed recorded July 16, 1971 in Book 2422, Page 493, a portion of the remainder of the parcel as described in Deed recorded February 19, 1968 in Book 2221, Page 715, and a portion of the remainder of Tract B, recorded May 6, 1970 in Book 2342, Page 798 of the Official Public Records of El Paso County, Colorado, also lying within the West Half of Section 7, Township 14 South, Range 64 West, and the East Half of Section 12, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 7; thence along the West Line of the Southwest Quarter of said Section 7, S00°17'08"E (Bearings are based on the West Line of the Southwest Quarter of Section 7, Township 14 South, Range 64 West, of the 6th P.M., El Paso County, Colorado, being monumented at the West Quarter Corner of said Section 7 by a no. 6 rebar with a 3-1/4" aluminum cap stamped, "LS 7361," flush with grade and at the Southwest Corner of said Section 7 by a no. 6 rebar with a 2-1/2" aluminum cap stamped "RMLS 19625," 0.4 feet below grade, and measured to bear S00°17'08"E, a distance of 2639.59 feet.), a distance of 267.84 feet, to the POINT OF BEGINNING; thence leaving said West Line, N89°59'15"W, a distance of 367.05 feet, to a point on the east right-of-way of Corral Valley Road, as described in Deed recorded on March 18, 1968 in Book 2226, Page 609, of said Official Public Records; thence along said east right-of-way, along the arc of a non-tangent curve to the right, whose center bears S86°50'04"E, having a radius of 821.68 feet, a central angle of 36°34'06", a distance of 524.43 feet; thence continuing along said east right-of-way, along the arc of a non-tangent curve to the left, whose center bears N50°17'19"W, having a radius of 881.68 feet, a central angle of 24°58'52", a distance of 384.41 feet, to a point on the West Line of the Northwest Quarter of said Section 7; thence leaving said east right-of-way and said West Line, along a line parallel with the North Line of said Southwest Quarter of Section 7, S89°43'19"E, a distance of 671.18 feet; thence along a line parallel with said West Line of the Southwest Quarter of Section 7, S00°17'08"E, a distance of 819.09 feet; thence along a line parallel with said North Line of the Southwest Quarter of Section 7, N89°43'19"W, a distance of 671.20 feet, to the POINT OF BEGINNING.

Containing 16.51 acres, more or less.