

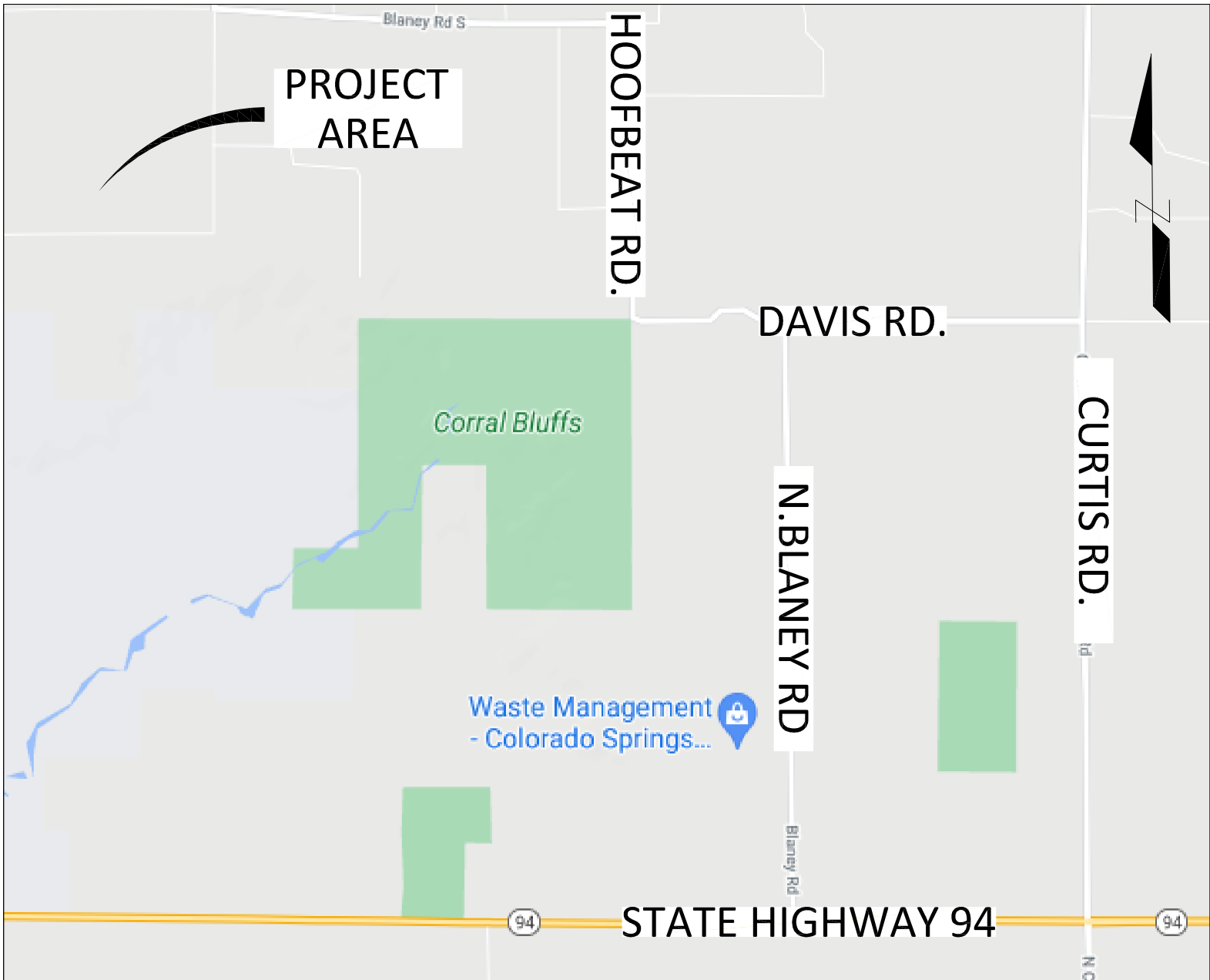
SUBDIVISION EXEMPTION PLAT

JIMMY CAMP CREEK OPEN SPACE

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

NOTES

1. FIELD SURVEY COMPLETED IN JANUARY 2021.
2. LINEAL 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 A TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. F0695001-370-CSP AND F0695004-370-CSP, EFFECTIVE DATE MARCH 2, 2021 AT 8:00 A.M.
4. BASIS OF BEARINGS: ALL 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. ALL EXISTING MOUNTAIN VIEW ELECTRIC ASSOCIATION FACILITIES WHICH ARE DETERMINED TO BE WITHIN THE CONSTRUCTION AREA OF JIMMY CAMP CREEK RESERVOIR SITE AND REQUIRE REMOVAL AND/OR RELOCATION SHALL BE THE FINANCIAL RESPONSIBILITY OF COLORADO SPRINGS UTILITIES.
6. VEHICULAR ACCESS FOR "TRACT A" SHALL BE PROVIDED VIA THE SAME EXISTING ACCESS EASEMENT OR SECONDARY ACCESS USED PRIOR TO THE SUBDIVISION EXEMPTION.
7. 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.
8. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES 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.



VICINITY MAP - N.T.S.

SURVEYOR'S CERTIFICATE

I RICHARD E. BREWSTER, 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 FEBRUARY 2021, 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____.

REVIEW
09/30/2021

RICHARD E. BREWSTER, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 28645
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 JIMMY CAMP CREEK OPEN SPACE 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

LEGAL DESCRIPTION

A PARCEL OF LAND IN SOUTHEAST QUARTER SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOW:

TRACT A - THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

TRACT B - THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; ALL OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

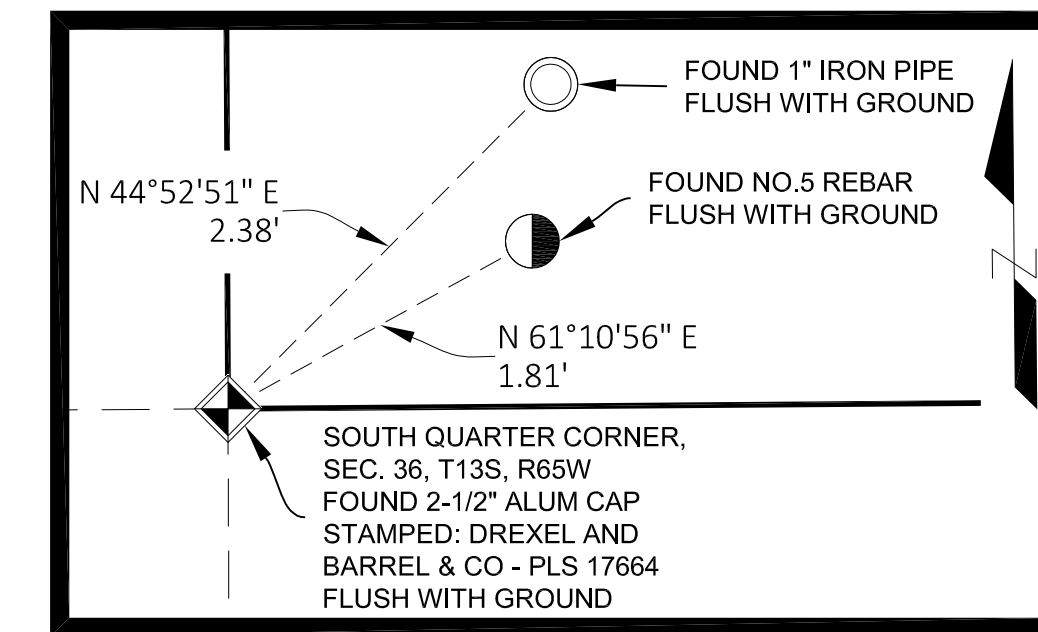


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SHEET 1 OF 2
SEPTEMBER 30, 2021

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



N 41°30'57" E
0.43'

FOUND NO.6 REBAR
FLUSH WITH GROUND

CALCULATED
POSITION - NOT SET

N 45°16'18" E
0.15'

FOUND NO.5 REBAR
FLUSH WITH GROUND

FOUND NO.5 REBAR
WITH RED PLASTIC CAP
ILLEGIBLE
FLUSH WITH GROUND

150' 0 150'

SCALE: 1" = 150'
(U.S. SURVEY FEET)

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