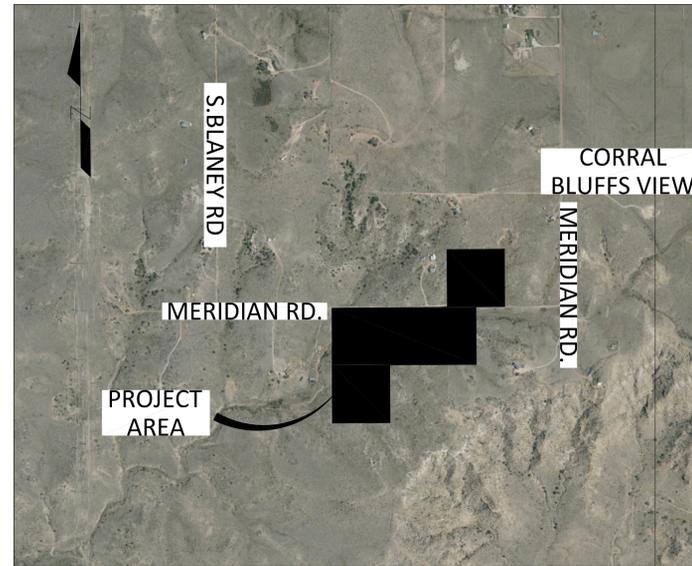


# SUBDIVISION EXEMPTION PLAT JIMMY CAMP CREEK OPEN SPACE

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  
10/30/2021

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.



Colorado Springs Utilities  
*It's how we're all connected*

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

SHEET 1 OF 2  
OCTOBER 30, 2021



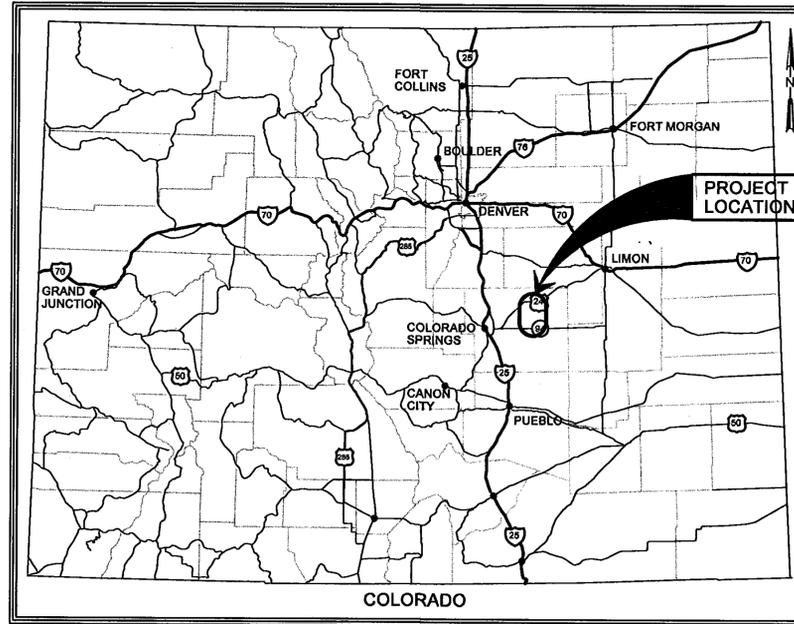
**LAND SURVEY PLAT**  
**JEFFREY E. POUNDING SUBDIVISION EXEMPTION**  
 SOUTHEAST QUARTER SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST,  
 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

204900189

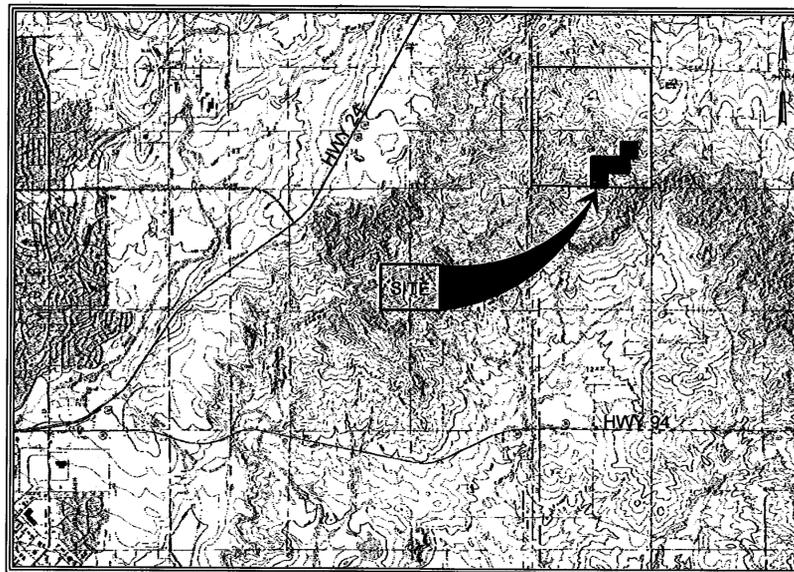
11/19/2004

**GENERAL NOTES**

- BEARINGS ARE BASED ON A LINE FROM NGS POINT JK1153 "CORRAL BLUFFS", MONUMENTED BY A 3" BRASS DISK SET IN A 2.2 FOOT SQUARE CONCRETE PAD TO NGS POINT JK1353 "CLEVINGER", MONUMENTED BY A STAINLESS STEEL ROD SET IN CONCRETE, SAID LINE IS ASSUMED TO BEAR SOUTH 03°57'12" WEST ACCORDING TO A SURVEY CONTROL DIAGRAM PREPARED BY KIRKHAM MICHAEL CONSULTING ENGINEERS DEPOSITED WITH THE EL PASO COUNTY SURVEYOR AT RECEPTION NUMBER 203288215.
- THE "SOUTHERN DELIVERY SYSTEM" PROJECT DATUM IS BASED ON NORTH AMERICAN DATUM 1983 (NAD83) MONUMENTATION. ALL DISTANCES GIVEN HEREIN ARE BASED ON THE "COLORADO COORDINATE SYSTEM CENTRAL ZONE". TO ARRIVE AT GROUND DISTANCES, A LOCAL PROJECT COMBINED SCALE FACTOR SHOULD BE DETERMINED.
- CH2M HILL, INC. RELIED ON A LAND SURVEY PLAT PREPARED BY KIRKHAM MICHAEL CONSULTING ENGINEERS DEPOSITED WITH THE EL PASO COUNTY SURVEYOR AT RECEPTION NUMBER 203900270 FOR THE BASIS OF PROPERTY LINES AND ALIQUOT LINES SHOWN HEREON.
- CH2M HILL, INC. RELIED ON A LAND SURVEY PLAT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION CASE NUMBER 03-08-234 DATED DECEMBER 10, 2003 TO DETERMINE TITLE, LEGAL DESCRIPTION, EASEMENTS AND RIGHTS OF WAY.
- TRACT A IS RETAINED FOR ZONED USE AND BUILDING PURPOSES IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND EL PASO COUNTY LAND DEVELOPMENT CODE REGULATIONS IN EFFECT AT THE TIME OF THIS SUBMITTAL. TRACT B SHALL REMAIN "NON-BUILDABLE".
- IN ORDER TO OBTAIN A REPLACEMENT WELL ON TRACT A, THE EXISTING EXEMPT WELL LOCATED ON TRACT B (WELL PERMIT 214972) SHALL BE PLUGGED AND ABANDONED. IN ACCORDANCE WITH THE AGREEMENT ON THE USE OF WELL PERMIT NO. 214972 RECORDED UNDER RECEPTION NO. 204107183 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, THE REPLACEMENT WELL ON TRACT A SHALL REMAIN THE ONLY WELL ON THE ORIGINAL 45-ACRE PARCEL AND GROUNDWATER USE SHALL BE LIMITED TO THOSE USES SPECIFIED IN WELL PERMIT NO. 214972. SAID AGREEMENT REPRESENTS A COMMITMENT FROM COLORADO SPRINGS UTILITIES THAT THEY WILL NOT DEVELOP DENVER BASIN GROUNDWATER ON TRACT B AS LONG AS THE EXISTING WELL UNDER PERMIT NO. 214972 IS IN SERVICE.
- ALL EXISTING MOUNTAIN VIEW ELECTRIC ASSOCIATION FACILITIES WHICH ARE DETERMINED TO BE WITHIN THE CONSTRUCTION AREA OF THE JIMMY CAMP CREEK RESERVOIR SITE AND REQUIRE REMOVAL AND/OR RELOCATION SHALL BE THE FINANCIAL RESPONSIBILITY OF COLORADO SPRINGS UTILITIES.
- VEHICULAR ACCESS FOR TRACT A SHALL BE PROVIDED VIA THE SAME EXISTING ACCESS EASEMENT OR SECONDARY ACCESS USED PRIOR TO THE SUBDIVISION EXEMPTION
- 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 CERTIFICATION SHOWN HEREON.



**LOCATION MAP**  
NOT TO SCALE



**VICINITY MAP**  
NOT TO SCALE

**LAND TITLE AND MINERAL RIGHTS RESEARCH CERTIFICATE**

I HEREBY CERTIFY ON BEHALF OF LAWYERS TITLE INSURANCE CORPORATION THAT THE INFORMATION PROVIDED IN TITLE COMMITMENT CASE NUMBER 03-08-234, DATED DECEMBER 10, 2003 ACCURATELY IDENTIFIES TITLE, LEGAL DESCRIPTION, EASEMENTS, RIGHTS OF WAY AND OTHER ITEMS PERTAINING TO LAND TITLE RESEARCH.

BASED ON OUR RESEARCH OF THE RECORDS OF EL PASO COUNTY, COLORADO THE SUBSURFACE MINERAL RIGHTS HAVE BEEN SEVERED FROM THE SURFACE ESTATE DESCRIBED HEREON.

BY: [Signature] DATE: 10/25/2004  
ON BEHALF OF LAWYERS TITLE INSURANCE CORPORATION

STATE OF COLORADO } SS:  
COUNTY OF EL PASO }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF October, 2004

BY: Don Whitmore

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4-19-05

NOTARY PUBLIC: Shawn Cardin



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION ON BEHALF OF ITS ENTERPRISE COLORADO SPRINGS UTILITIES THAT AS A RESULT OF A LAND SURVEY PERFORMED ON DECEMBER 10, 2003 UNDER MY SUPERVISION AND CHECKING AND TO THE NORMAL STANDARD OF CARE PRACTICED BY LAND SURVEYORS IN EL PASO COUNTY, COLORADO THAT THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT OF LAND ARE AS SHOWN HEREON, THAT THE CORNERS THEREOF WERE FOUND OR SET AS SHOWN HEREON, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

BY: [Signature] DATE: 10/25/04  
MICHAEL R. COMPTON, COLORADO P.L.S. 25381  
ON BEHALF OF CH2MHILL, INC.



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

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

THIS SUBDIVISION EXEMPTION WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO THIS 18 DAY OF Nov, 2004

[Signature]  
CHAIRPERSON

**EL PASO COUNTY CLERK AND RECORDER**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:57 O'CLOCK A.M., ON THIS 19<sup>th</sup> DAY OF Nov, 2004 AND IS DULY RECORDED UNDER RECEPTION NO. 204900189

[Signature] Book Dist Page 53360 Deposit  
DEPUTY  
FEE

ROBERT BALINK, RECORDER  
SURCHARGE

**LEGAL DESCRIPTION**

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 SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

TRACT A CONTAINS 439,170 SQUARE FEET OR 10.082 ACRES MORE OR LESS AS MEASURED AT THE PROJECT DATUM AND CONTAINS AN AREA OF 439,498 SQUARE FEET OR 10.089 ACRES MORE OR LESS AS MEASURED ON THE GROUND.

TRACT B CONTAINS 1,537,624 SQUARE FEET OR 35.299 ACRES MORE OR LESS AS MEASURED AT THE PROJECT DATUM AND CONTAINS AN AREA OF 1,538,773 SQUARE FEET OR 35.325 ACRES MORE OR LESS AS MEASURED ON THE GROUND.

DSGN	M COMPTON	1	8/18/04	ADDED NOTES PER PLANNING COMMENTS	MRC	JEC
DR	L STUDER					
CHK	M COMPTON					
APVD	J CHUMBLEY	NO.	DATE	REVISION	BY	APVD

VERIFY SCALE  
BAR IS ONE INCH ON ORIGINAL DRAWING.  
0" = 1"  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

**CH2MHILL**  
Colorado Springs, CO 80903

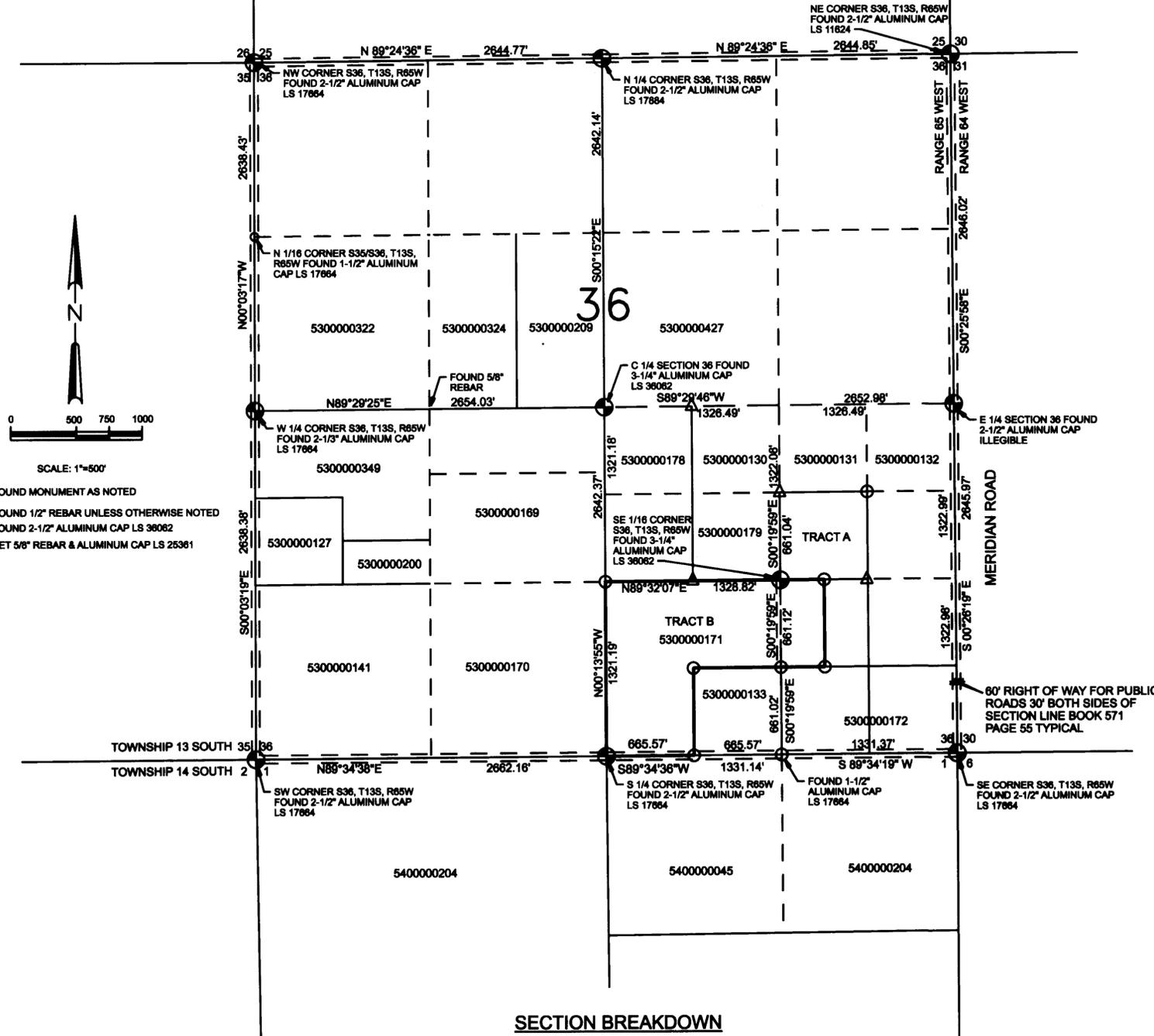
CITY OF COLORADO SPRINGS  
SUBDIVISION EXEMPTION PLAT

JEFFREY E. POUNDING  
SUBDIVISION EXEMPTION  
SE 1/4, S36, T13S, R65W, 6TH P.M.

SHEET 1 OF 3  
DWG G-1  
DATE DEC 2003  
PROJ 171473.11.03.CH

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204900189  
11/19/2004



SCHEDULE #	OWNER	OWNERS ADDRESS	TITLE COM. CASE # AND DATE*
5300000127	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-240 JUNE 24, 2003 7:00 A.M.
5300000130	PAUL D. WISE	3675 W. WADE LN. COLORADO SPRINGS, CO 80817	N/A
5300000131	PAUL D. III WISE	3220 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000132	ROBERT P. & MARIAN WOZNY	3118 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000133	GLENDON J. W. DOMES, JR	12855 CR. 169 MATHESON, CO 80830	#03-06-233 JUNE 19, 2003 7:30 A.M.
5300000141	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-238 JUNE 20, 2003 7:00 A.M.
5300000169	DONALD A. WATKINS	2980 MERIDIAN RD. PEYTON, CO 80831	#03-06-236 DECEMBER 10, 2003 7:00 A.M.
5300000170	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-237 JUNE 20, 2003 7:00 A.M.
5300000171-A	FOUNDING/ SHELTON	2670 N. MERIDIAN DR. PEYTON, CO 80831	#03-06-234 DECEMBER 10, 2003 7:00 A.M.
5300000171-B	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-234 DECEMBER 10, 2003 7:00 A.M.
5300000172	CHERYL A. WATSON & WALDO S. PENDLETON	2520 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000178	DONALD A. WATKINS	2980 MERIDIAN RD. PEYTON, CO 80831	#03-06-235 DECEMBER 10, 2003 7:00 A.M.
5300000179	RUSSELL J. CAHILL & PHYLLIS POLLENA-CAHILL	2870 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000200	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-239 JUNE 24, 2003 7:00 A.M.
5300000209	ROGER K. LEONARD	11275 S. BLANEY RD. PEYTON, CO 80831	N/A
5300000322	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-242 JUNE 26, 2003 7:00 A.M.
5300000324	BETTY L. & BEN B. BARTON	3410 MERIDIAN RD PEYTON, CO 80831	N/A
5300000349	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	N/A
5300000427	NANCY A. MILVID	4710 E. BLANEY RD. PEYTON, CO 80831	N/A
5400000045	RUTH B. & RAYMOND LEWIS	C/O THOMAS DINES 16 HEATHER DR COLORADO SPRINGS CO, 80906	#03-06-232 JULY 07, 2003
5400000204	CPH BANNING LEWIS RANCH LLC	4100 MACARTHER BLVD. STE. 200 NEWPORT BEACH, CA	#0008000217 SEPTEMBER 3, 2003 7:00 A.M.

\*TITLE COMMITMENT PREPARED BY LAWYERS  
TITLE INSURANCE CORPORATION



DSGN	M. COMPTON				
DR	L. STUDER				
CHK	M. COMPTON				
APVD	X	NO.	DATE	REVISION	BY

VERIFY SCALE  
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CITY OF COLORADO SPRINGS  
SUBDIVISION EXEMPTION PLAT

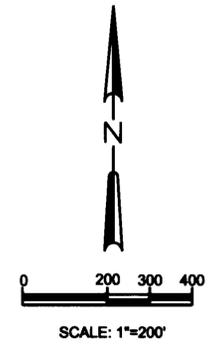
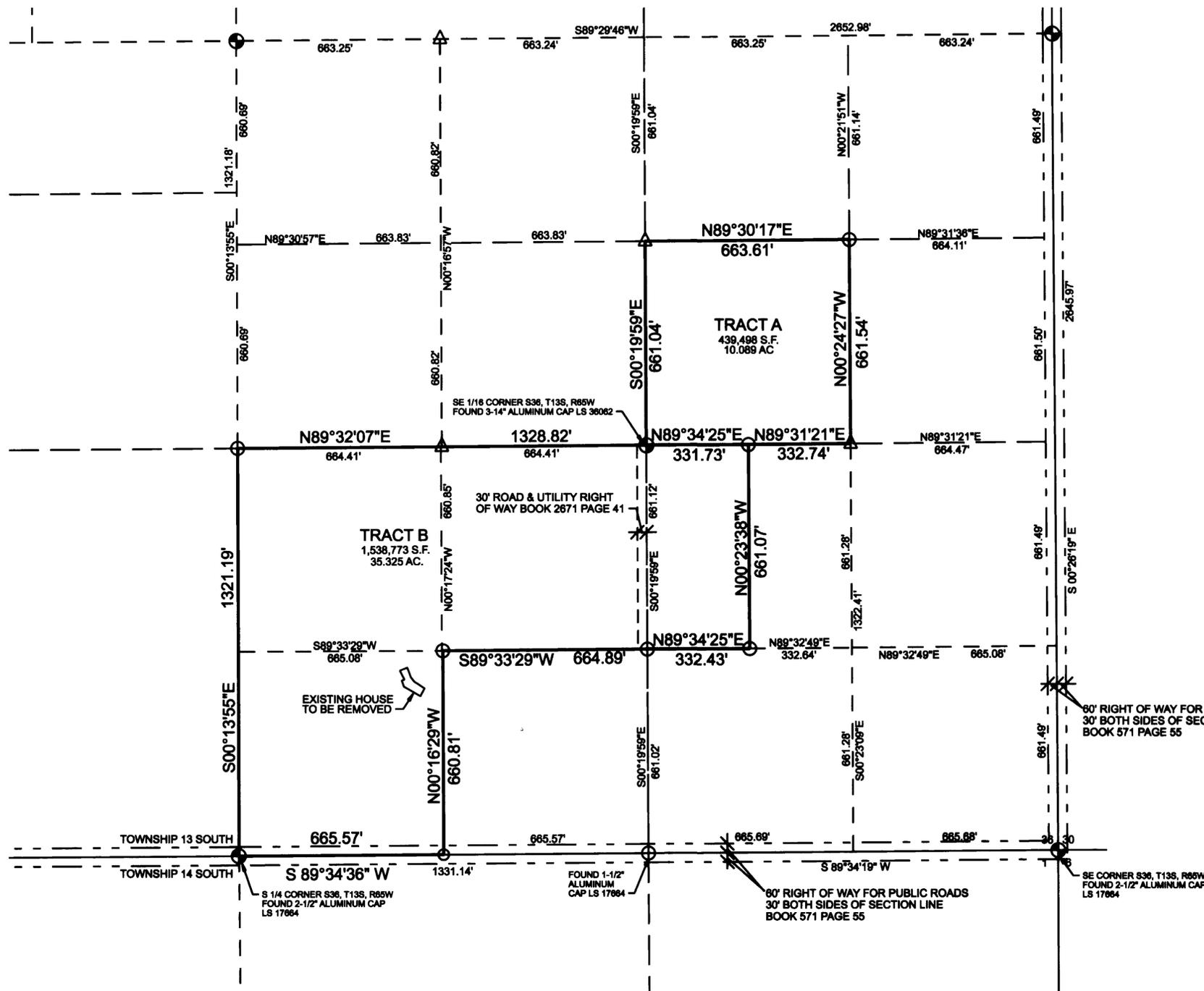
JEFFREY E. POUNDING  
SUBDIVISION EXEMPTION  
SE 1/4, S36, T13S, R65W, 6TH P.M.

SHEET 2 OF 3
DWG G-2
DATE DEC 2003
PROJ 171473.11.03.CH

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204900189

11/19/2004



- ⊕ = FOUND MONUMENT AS NOTED
- = FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- △ = FOUND 2-1/2" ALUMINUM CAP LS 36062
- = SET 5/8" REBAR & ALUMINUM CAP LS 25361

DETAIL TRACT A AND B



DSGN	M COMPTON				
DR	L STUDER				
CHK	M COMPTON				
APVD	X	NO.	DATE	REVISION	BY

VERIFY SCALE  
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CITY OF COLORADO SPRINGS  
 SUBDIVISION EXEMPTION PLAT

JEFFREY E. POUNDING  
 SE 1/4, S36, T13S, R65W, 6TH P.M.  
 SE 1/4, S36, T13S, R65W, 6TH P.M.

SHEET	3 OF 3
DWG	G-3
DATE	DEC 2003
PROJ	171473.11.03.CH

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