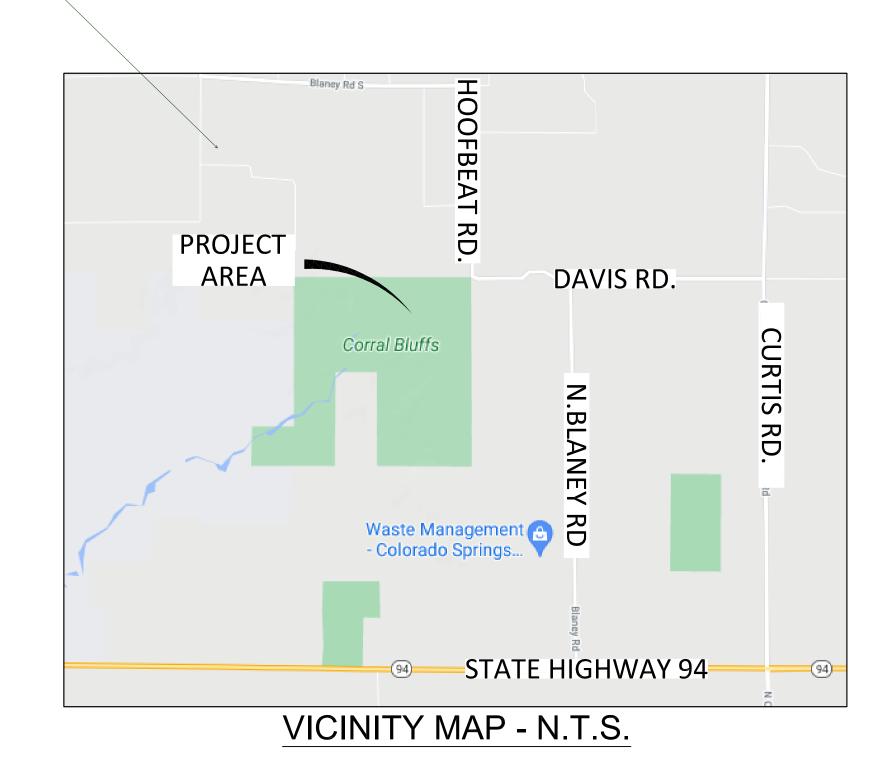
SUBDIVISION EXEMPTION PLAT JIMMY CAMP CREEK OPEN SPACE

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.
- 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.



please add a page or exhibit to this plat showing the first page of the recorded plat that has a strike through the note being removed so we know what is changing.

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.

add north arrow

Paso County Land Development Code Surveyor's Name, (Signature) Colorado registered PLS # SURVEYOR'S CERTIFICATE use the above surveyors certificate

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION.

FOR INTERNAL REVIEW 06/25/2021

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:

THE EXEMPTION PLAT FOR JIMMY CAMP CREEK OPEN SPACE WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS .2021 A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS SUBDIVISION EXEMPTION SURVEY PLAT OF JIMMY CAMP CREEK OPEN SPACE WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF______,2021 A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL.

DATE

	CHAIR.	BOARD	OF	COUNTY	COMMISIONERS
CLERK AND RECORDER:					
STATE OF COLORADO)) SS					
COUNTY OF EL PASO)					
HEREBY CERTIFY THAT THIS INSTRUM O'CLOCKM, THIS	_ DAY ()F		, 20	_, A.D., AND IS DULY
RECORDED UNDER DEPOSIT NUMBER _ COUNTY, COLORADO.				OF THE	RECORDS OF EL PASO
CHUCK BROERMAN, RECORDER	FEE:			-	
BY:	SURC	CHARGE			

remove as this will be by resolution and not

DEPUTY

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 JUNE 25, 2021

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