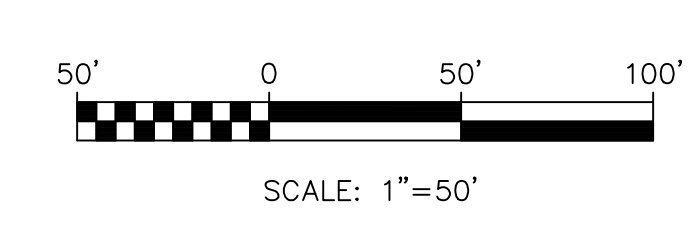
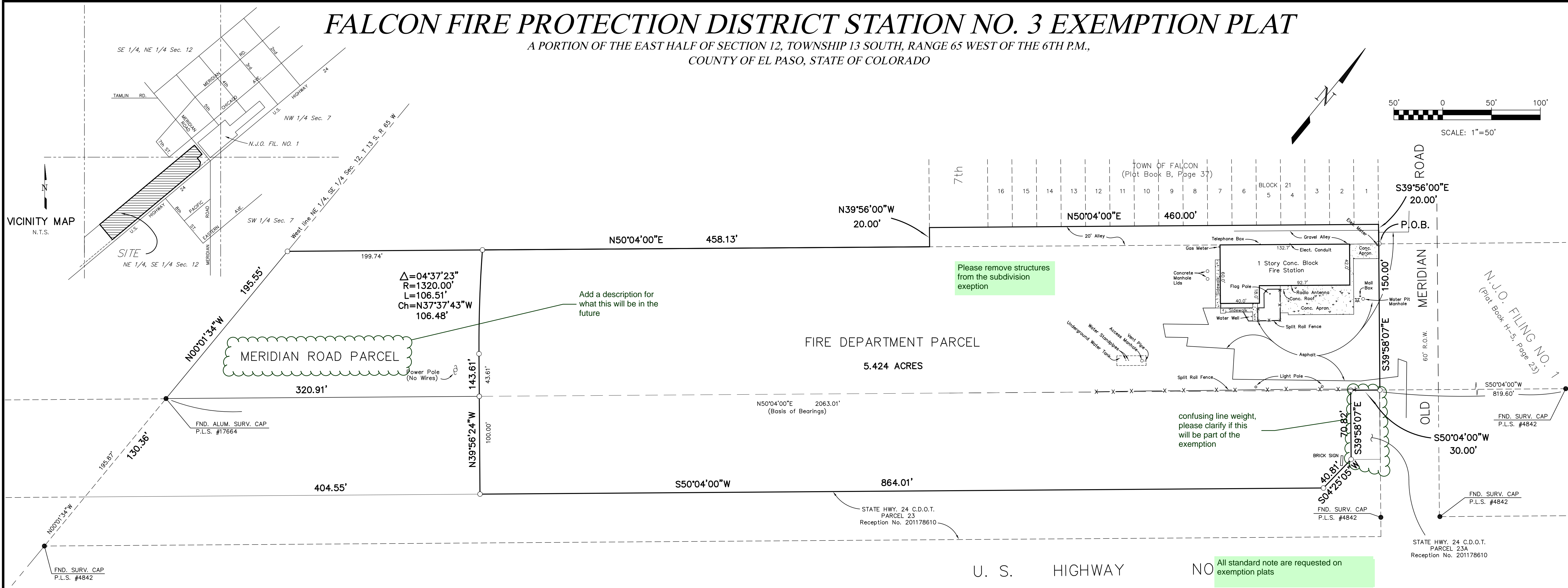


FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT

A PORTION OF THE EAST HALF OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS:

That FALCON FIRE PROTECTION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, being the owner of the following described tract of land to wit:

PROPERTY DESCRIPTION: (FIRE DEPARTMENT PARCEL)

A tract of land in the East Half of Section 12, Township 13 South, Range 65 West of the 6th PM, County of El Paso, State of Colorado, said tract being a portion of the former Chicago, Rock Island and Pacific Railroad Right-of-Way (CRI & P) more particularly described as follows:

Beginning at the most Westerly corner of N.J.O. FILING NO. 1, as recorded in Plat Book H-5 at Page 23 of the records of the Clerk and Recorder's Office of said El Paso County also being on the Westerly line of Old Meridian Road; Thence S39°58'07\"/>

The following 2 courses are along said Northwesterly line:

- S04°25'05\"/>

The following 2 courses are along said Easterly Right of Way line:

- N39°56'24\"/>

Thence N50°04'00\"/>

The above tract of land contains 5.424 Acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and subdivided into a LOT as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated hereon and accurately sets forth the boundaries and dimensions of said tract and the location of said LOT, and which tract so platted shall be known as FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned ownership entity FALCON FIRE PROTECTION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

has executed this instrument this _____ day of _____, 20____ A.D.

By: _____

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO

The above and aforementioned was acknowledged before me this _____ day

of _____, 20____ A.D. by _____ FALCON FIRE PF

Witness my hand and seal _____

My commission expires _____

NOTES:

- ⊙ Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #18465.
● - Indicates recovered survey monument as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. SC55081487-5, effective date 04/15/2020 at 5:00 P.M.
- Basis of Bearings: All bearings are based on the South line of the original FALCON FIRE PROTECTION DISTRICT property as shown hereon, being an assumed bearing of N 50°04'00\"/>

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of 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.

Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.)

BoCC Signature Block
customize block for exemption

NO All standard note are requested on exemption plats

Note Regarding Stormwater Drainage:
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.

APPROVALS:

This subdivision exemption plat was approved by the El Paso County Planning and Community Development Department this _____ day of _____, 20____ A.D.

Director, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT was approved for filing by the EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS on this _____ day of _____, 20____ A.D., subject to any notes specified hereon and any conditions included in the resolution of approval.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

RECORDING:

COUNTY OF EL PASO }
STATE OF COLORADO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

BY: _____ Deputy

The file number is
DSD File #
EX-20-002

SURCHARGE: _____
FEE: _____

DSD FILE # EX-20-001

No.	Revisions	Description	By	Date

H Scale: 1"=50'
V Scale: N/A
Designed By: BH
Drawn By: DLK
Checked By: DLK
Date: 3/20/2020

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

EXEMPTION PLAT
FALCON FIRE PROTECTION DISTRICT STATION NO. 3
A PORTION OF THE EAST HALF OF SEC 12,
T 13 S, R 65 W OF THE 6TH PM,
EL PASO COUNTY, STATE OF COLORADO

Project No.: 20005
Sheet: 1 of 1