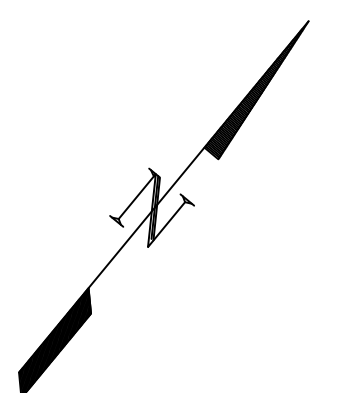
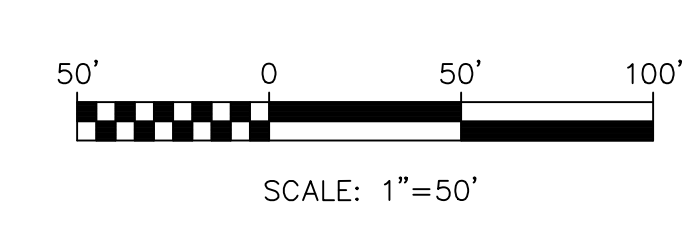
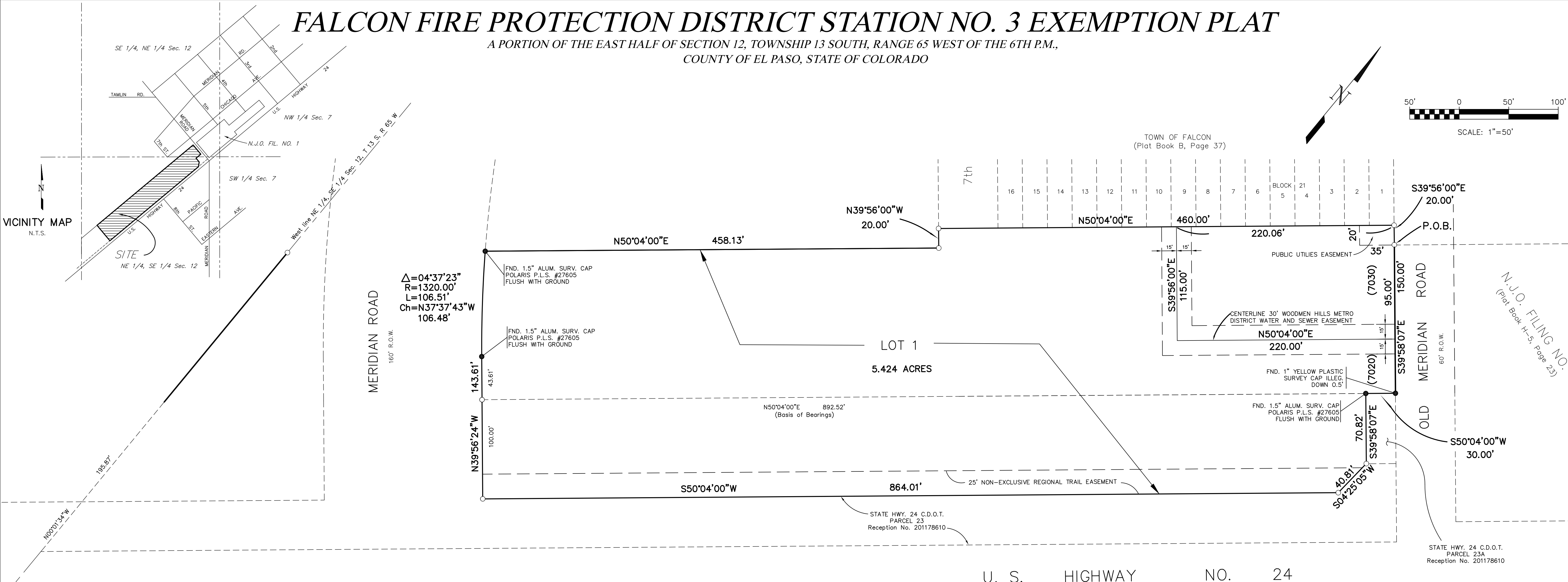


FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT

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



VICINITY MAP
N.T.S.

$\Delta=04^{\circ}37'23''$
 $R=1320.00'$
 $L=106.51'$
 $Ch=N37^{\circ}37'43''W$
 $106.48'$

160' R.O.W.
MERIDIAN ROAD

N.J.O. FILING NO. 1
(Plat Book H-5, Page 25)

U. S. HIGHWAY NO. 24

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"E along the Westerly line of said N.J.O. FILING NO. 1, 150.00 feet;
Thence S50°04'00"W along a line 150.00 feet South of and parallel to the Northerly right-of-way line of said former CRI & P Railroad, 30.00 feet to the Northwesterly corner of State Highway 24 CDOT Parcel 23A as recorded at Reception No. 201178610 of said records;
Thence S39°58'07"E along the Southwesterly line of said Parcel 23A, a distance of 70.82 feet to a point on the Northwesterly line of State Highway 24 CDOT Parcel 23 as recorded at Reception No. 201178610 of said records;

The following 2 courses are along said Northwesterly line:

- S04°25'05"W a distance of 40.81 feet;
- S50°04'00"W a distance of 864.01 feet to a point on the Easterly Right of Way line of Meridian Road;

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

- N39°56'24"W a distance of 143.61 feet to a point of curve;
- Along the arc of said curve to the right having a central angle of 04°37'23", a radius of 1320.00 feet for an arc distance of 106.51 feet to a point on said Northerly Right of Way line;

Thence N50°04'00"E along said Northerly right-of-way line, a distance of 458.13 feet to the Southerly corner of 7th Street as platted in the TOWN OF FALCON, as recorded in Plat Book B at Page 37 of said records;
Thence N39°56'00"W along the Westerly right of way line of said 7th Street, 20.00 feet;
Thence N50°04'00"E along the Southeastery line of Block 21 in said TOWN OF FALCON and its Westerly extension, 460.00 feet to a point on the Westerly right of way line of Old Meridian Road (platted as 6th Street);
Thence S39°56'00"E along said Westerly right of way line, 20.00 feet to the POINT OF BEGINNING.

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 and easements 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 easements, the easements shown hereon are dedicated for public use as shown, 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 PROTECTION DISTRICT.

Witness my hand and seal _____

My commission expires _____

NOTES:

- - Indicates a #4 rebar with Surveyor's Cap, PLS #18465 set flush with ground.
● - 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" E. (monuments described on plat).
- The 20'x35' public utilities easement is for public utilities; the 30' wide Woodmen Hills Metro District easement is for installation, operation, and maintenance of water and sewer facilities. The easements will be maintained by the owner.

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 (xxxx) exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

APPROVALS:

This exemption plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____ ty 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 } SS
STATE OF COLORADO }

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

SURCHARGE: _____
FEE: _____

DSD FILE # EX-20-002

No.	Date	By	Description
1	6-16-2020	DLK	COUNTY COMMENTS

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