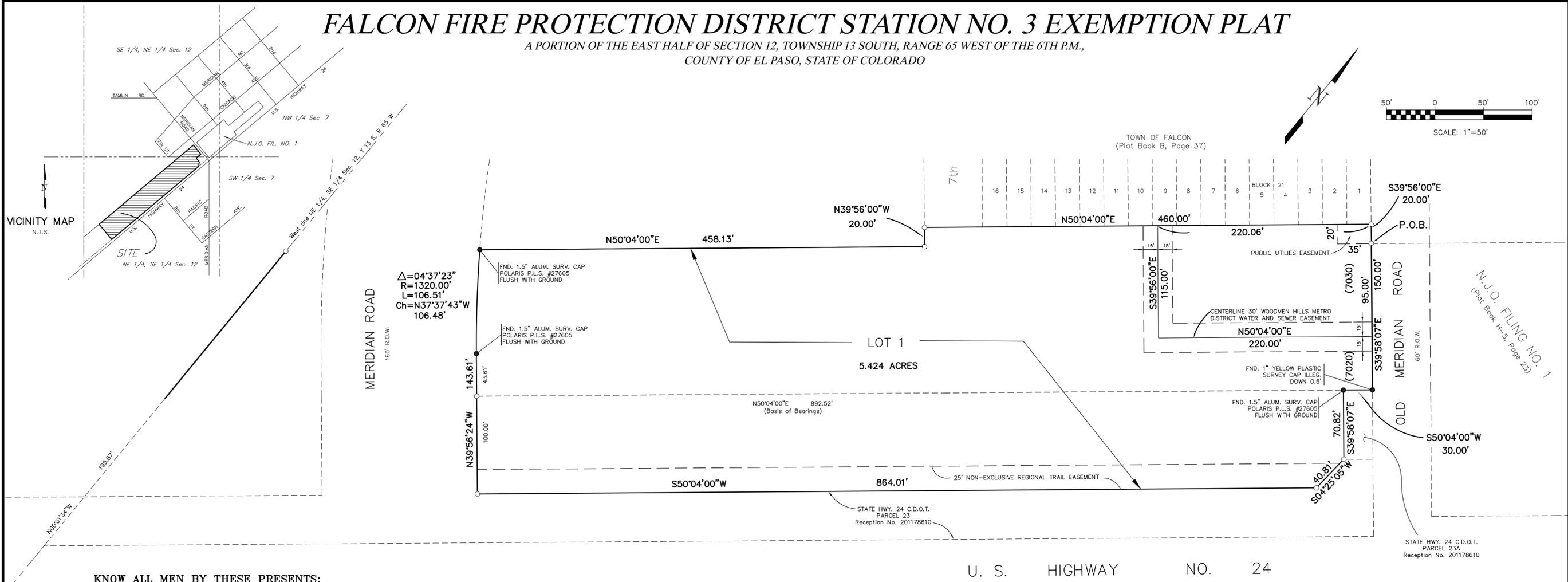


# FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT

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\"/>

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 herein 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\"/>

### 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 FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT was approved for filing by the El Paso County, Colorado Planning and Community Development Department on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., subject to any notes or conditions specified hereon.

\_\_\_\_\_  
Planning and Community Development Director

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This subdivision exemption survey 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

### 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

SURCHARGE: \_\_\_\_\_  
FEE: \_\_\_\_\_

PCD FILE # EX-20-002

No.	Date	By	Description
1	6-16-2020	DLK	COUNTY COMMENTS
2	8-24-2020	DLK	ADDED REGIONAL TRAIL EMT NOTE

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