# DONALD A. WATKINS JR. EXEMPTION PLAT

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

#### OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DONALD A. WATKINS JR. EXEMPTION PLAT. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASC COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER: DONALD A. WATKINS JR.	Please include name address and telephone number of the owner of record
OWNER: CRISTINE I. WATKINS	in the lower right
NOTARY	Hariu Comei
STATE OF COLORADO )	
COUNTY OF ) SS.	
ACKNOWLEDGED BEFORE ME THIS DAY OF DONALD A. WATKINS JR. AND CRISTINE I. WATKINS	, 20 BY
MY COMMISSION EXPIRES	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	
OWNER: CITY OF COLORADO SPRINGS JESSICA DAVIS COLORADO SPRINGS UTITLITIES LAND RESOURCES MANAGER	
NOTARY	
STATE OF COLORADO )	
COUNTY OF )	
ACKNOWLEDGED BEFORE ME THIS DAY OF	, 20 BY OF
MY COMMISSION EXPIRES	
WITNESS MY HAND AND OFFICIAL SEAL	
NOTARY PUBLIC	



**VICINITY MAP - N.T.S.** 

## TRACT A

EGAL DESCRIPTION PER QUIT CLAIM DEED AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 203231606.

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6HT P.M., EXCEPT THAT PORTION CONVEYED IN DEED RECORDED OCTOBER 27, 2003 AT RECEPTION NO. 203252121. COUNTY OF EL PASO, STATE OF COLORADO.

### TRACT B

LEGAL DESCRIPTION PER WARRANTY DEED AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 203252121.

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 36 IN TOWNSHIP 13 OF SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" REBAR WITH A 3"ALUMINUM CAP L.S. NUMBER 36062 REPRESENTING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 491.76 FEET ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 13 MINUTES 55 SECONDS EAST A DISTANCE OF 829.14 FEET ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHEAST CORNER THEREOF:

THENCE SOUTH 89 DEGREES 31 MINUTES 44 SECONDS WEST A DISTANCE OF 1329.21 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS WEST A DISTANCE OF 828.06 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST A DISTANCE OF 1328.04 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

#### SURVEYOR'S CERTIFICATE

I RAFAEL BOMBACINI, 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 MARCH 2022, 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 FL PASO COUNTY LAND DEVELOPMENT CODE

MONUMENTS, SUBDIVISION, OR SURVI		
I ATTEST THE ABOVE ON THIS	DAY OF	, 20
REVIEW 6/8/2022	What is this "review date" indicting?	fill out where you are able.
RAFAEL BOMBACINI COLORADO PROFESSIONAL LAND SURV FOR AND ON BEHALF OF COLORADO		
THIS PLAT IS NULL AND VOID WITHOU	UT SURVEYOR'S ORIGINAL	SEAL AND SIGNATURE.
APPROVALS:		

THIS EXEMPTION PLAT FOR DONALD A. WATKINS JR. WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE TO ANY NOTES OR CONDITIONS SPECIFIED HEREON

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

# BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

CLERK AND RECORDER:

hand corner

THIS EXEMPTION PLAT OF DONALD A. WATKINS JR. FAMILY WAS APPROVED FOR FILING BY THE EL PASO COUNTY COMMISSIONERS ON THE \_\_ 20 , SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THIS RESOLUTION OF APPROVAL.

Please include name address and elephone number of the owner of record in the lower right hand

SHEET 1 OF 2

CHAIR, BOARD OF COUNTY COMMISSIONERS

MAY 3, 2022

STAT	TE OF COLORADO	)					
COUN	NTY OF EL PASO	) SS )					
RECO	REBY CERTIFY THAT  O'CLOCKM,  DRDED UNDER RECEPT NTY, COLORADO.	THIS	DAY OF	, 20	, A.D., AND IS	DULY	
СНОС	CK BROERMAN, RECOI	RDER	FEE:		Colorado S	Springs Utilitie	es
BY:			SURCHARGE _	<u> </u>		ve're all connected  D GEOMATICS	$\bigcap$
Please include name	EPUTY					CK EXPRESSWA	ΑΥ
address and					COLORADO SF	PRINGS, CO 80	947
telephone number o					PHÓNE : (	719) 668-875	1
the owner of record				(	VIII DE LE	min	
in the lower right					CLIE	T 4 OF O	

#### DONALD A. WATKINS JR. EXEMPTION PLAT THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO SCHEDULE NO. 5300000209 SCHEDULE NO. 5300000209 OWNER: DONALD WATKINS JR. & CRISTINE WATKINS OWNER: DONALD WATKINS JR. & CRISTINE WATKINS SCHEDULE NO. 5300000324 DETAIL SCHEDULE NO. 5300000324 OWNER: BEN B. BARTON AND BEN & BETTY OWNER: BEN B. BARTON AND BEN & BETTY BARTON LIVING TRUST N 89°29'23" E 1,327.58' N 89°29'23" E 1,327.58' 1. FIELD SURVEY COMPLETED IN MARCH 2022. $C_{4}^{1}$ SECTION 36 $C_{4}^{1}$ SECTION 36 FOUND 3-1/4" ALUMINUM CAP FOUND 3-1/4" ALUMINUM CAP STAMPED: CH2MHILL - PLS 36068 STAMPED: CH2HILL - PLS 36068 2. LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET. FLUSH WITH GROUND FLUSH WITH GROUND 20' RIGHT OF WAY AND/OR EASEMENT\_ 20' RIGHT OF WAY AND/OR EASEMENT\_\_\_\_ 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE BOOK 2423 - PAGE 657 BOOK 2423 - PAGE 657 20' RIGHT OF WAY AND/OR EASEMENT\_\_\_\_ SEARCH BY COLORADO SPRINGS UTILITIES, OR THE 20' RIGHT OF WAY AND/OR EASEMENT\_\_\_\_ TRACT A BOOK 2348 - PAGE 67 SURVEYOR OF RECORD TO DETERMINE OWNERSHIP BOOK 2348 - PAGE 67 OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE SCHEDULE NO. 5300000471 OWNER: DONALD WATKINS JR. & OF RECORD, COLORADO SPRINGS UTILITIES RELIED his was a 40ac CRISTINE WATKINS UPON TITLE COMMITMENTS, PREPARED BY FIDELITY **RECEPTION NO. 203252121** NATIONAL TITLE COMPANY 370-F05862-22, ZONING: RR-5 AMENDMENT NO. 1, ORDER NO. 370-F05864-22, TOTAL AREA = 653,481 SQ. FT. ould be returned AMENDMENT NO. 1, EFFECTIVE DATE JUNE 14, 2022 FOUND 2" ALUMINUM CAP OR 15.002 ACRES FOUND 2" ALUMINUM CAP 40 acre parcel not STAMPED: CH2MHILL - PLS 25361 AT 08:00 A.M. STAMPED: CH2MHILL - PLS 25361 FLUSH WITH GROUND FLUSH WITH GROUND EXEMPTION PLAT BASIS OF BEARINGS: BEARINGS ARE N 89°29'27" E 1,328.45' GRID BEARINGS OF THE COLORADO STATE PLANE FOUND 2" ALUMINUM CAP COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN FOUND 2" ALUMINUM CAP STAMPED: CH2MHILL - PLS 25361 STAMPED: CH2MHILL - PLS 25361 DATUM 1983 (2011). THE BEARING OF THE LINE FLUSH WITH GROUND FLUSH WITH GROUND BETWEEN THE SOUTH QUARTER CORNER, SEC. 36, OWNER: DONALD WATKINS JR. T13S, R65W, MONUMENTED BY 2-1/2" ALUMINUM CRISTINE WATKINS CAP STAMPED DREXEL AND BARREL & CO - PLS 17664 - FLUSH WITH GROUND AND BY 2-1/2" ALUMINUM CAP STAMPED DREXEL AND BARREL & TOTAL AREA = 1,755.360 SQ. FT. OR 40.30 ACRES CO - PLS 17664 - FLUSH WITH GROUND IS NORTH 89°34'26" EAST 1,331.62 FEET. TRACT B 5. NOTICE: ACCORDING TO THE COLORADO LAW, YOU SCHEDULE NO. 5300000472 MUST COMMENCE ANY LEGAL ACTION BASED UPON OWNER: CITY OF COLORADO SPRINGS ANY DEFECT IN THE SURVEY WITHIN THREE YEARS RECEPTION NO. 203252121 ZONING: RR-5 AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT TOTAL AREA = 1,101,889 SQ. FT. IN THIS SURVEY BE COMMENCED MORE THAN TEN OR 25.296 ACRES YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. 6. 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 SW $\frac{1}{4}$ OF SECTION 36 SW <sup>1</sup>/<sub>4</sub> OF SECTION 36 PURSUANT TO C.R.S. §18-4-508. FOUND 2" ALUMINUM CAP FOUND 2" ALUMINUM CAP SEE DETAIL 2 ~ SEE DETAIL 2 ~ STAMPED: CH2MHILL - PLS 25361 STAMPED: CH2MHILL - PLS 25361 FLUSH WITH GROUND FLUSH WITH GROUND S 89°32'06" W 1,329.73' S 89°32'06" W 1,329.73' 60' RIGHT OF WAY FOR SCHEDULE NO. 5300000170 -ROADWAY AND UTILITIES SCHEDULE NO. 5300000170 -ROADWAY AND UTILITIES BOOK 2664 PAGE 510. OWNER: CITY OF COLORADO SPRINGS OWNER: CITY OF COLORADO SPRINGS "AS VACATED" "AS EXEMPTED" SCALE: 1" = 120' (U.S. SURVEY FEET) CALCULATED POSITION - NOT SET on (Resolution NO. 19-471), or any amendments thereto, at or prior to the time of FOUND NO.5 REBAR ding permit submittal, The fee obligation. if not paid at final recording shall be FOUND NO 4. REBAR - BENT FLUSH WITH GROUND N 41°30'57" E cuments on all sales documents and on plat notes ensure that a title search would find FLUSH WITH GROUND 0.43 e fee obligation before sale of the property. Colorado Springs Utilities It's how we're all connected **LEGEND** N 86°06'37" E POSITION - NOT SET ADVANCED GEOMATICS ed by the individual lot owners unless otherwise indicated. Structures, fences, 1521 HANCOCK EXPRESSWAY terials or landscaping that could impede the flow of runoff shall not be placed in BOUNDARY COLORADO SPRINGS, CO 80947 ---- EASEMENT PHONE: (719) 668-8751 otherwise indicated, all side, front, and rear lot lines are hereby platted on either DETAIL 2 DETAIL 1 SHEET 2 OF 2 subdivision boundaries are hereby platted with a 20 foot public utility and drainag MAY 3, 2022 sement. The sole responsibility for maintenance of these easements is hereby vested NOT TO SCALE NOT TO SCALE th the individual property owners. driveway shall be established unless an access permit has been granted by El Paso