

LAND SURVEY PLAT

SURVEYOR'S NAME: Michael R. Compton

OF PAGES: 3 DEPOSIT FEE: 30.00 INDEX FEE: ~~30.00~~

LEGAL DESCRIPTION: Section 36 Township 13S Range 65W

ASSIGNED PAGE #'S:

ROBERT C. "BOB" BALINK El Paso County, CO
11/19/2004 10:57:09 AM
Doc \$0.00 Page
Rec \$40.00 1 of 3 204900190



GENERAL NOTES

- BEARINGS ARE BASED ON A LINE FROM NGS POINT JK1153 "CORRAL BLUFFS", MONUMENTED BY A 3" BRASS DISK SET IN A 2.2 FOOT SQUARE CONCRETE PAD TO NGS POINT JK1353 "CLEVINGER", MONUMENTED BY A STAINLESS STEEL ROD SET IN CONCRETE, SAID LINE IS ASSUMED TO BEAR SOUTH 03°57'12" WEST ACCORDING TO A SURVEY CONTROL DIAGRAM PREPARED BY KIRKHAM MICHAEL CONSULTING ENGINEERS DEPOSITED WITH THE EL PASO COUNTY SURVEYOR AT RECEPTION NUMBER 203288215.
- THE "SOUTHERN DELIVERY SYSTEM" PROJECT DATUM IS BASED ON NORTH AMERICAN DATUM 1983 (NAD83) MONUMENTATION. ALL DISTANCES GIVEN HEREIN ARE BASED ON THE "COLORADO COORDINATE SYSTEM CENTRAL ZONE". TO ARRIVE AT GROUND DISTANCES, A LOCAL PROJECT COMBINED SCALE FACTOR SHOULD BE DETERMINED.
- CH2M HILL, INC. RELIED ON A LAND SURVEY PLAT PREPARED BY KIRKHAM MICHAEL CONSULTING ENGINEERS DEPOSITED WITH THE EL PASO COUNTY SURVEYOR AT RECEPTION NUMBER 203900270 FOR THE BASIS OF PROPERTY LINES AND ALIQUOT LINES SHOWN HEREON.
- CH2M HILL, INC. RELIED ON TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION CASE NUMBER 03-06-236 DATED DECEMBER 10, 2003 TO DETERMINE TITLE, LEGAL DESCRIPTION, EASEMENTS AND RIGHTS OF WAY.
- TRACT "A" IS RETAINED FOR ZONED USE AND BUILDING PURPOSES IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND EL PASO COUNTY LAND DEVELOPMENT CODE REGULATIONS IN EFFECT AT THE TIME OF THIS SUBMITTAL. TRACT B SHALL REMAIN "NON-BUILDABLE".
- IN ORDER TO OBTAIN A REPLACEMENT WELL ON TRACT A, THE EXISTING EXEMPT WELL LOCATED ON TRACT B (WELL PERMIT 188881) SHALL BE PLUGGED AND ABANDONED. IN ACCORDANCE WITH THE AGREEMENT ON THE USE OF WELL PERMIT NO. 188881 RECORDED UNDER RECEPTION NO. 204107182 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, THE REPLACEMENT WELL ON TRACT A SHALL REMAIN THE ONLY WELL ON THE ORIGINAL 40-ACRE PARCEL AND GROUNDWATER USE SHALL BE LIMITED TO THOSE USES SPECIFIED IN WELL PERMIT NO. 188881. SAID AGREEMENT REPRESENTS A COMMITMENT FROM COLORADO SPRINGS UTILITIES THAT THEY WILL NOT DEVELOP DENVER BASIN GROUNDWATER ON TRACT B AS LONG AS THE EXISTING WELL UNDER PERMIT NO. 188881 IS IN SERVICE.
- ALL EXISTING MOUNTAIN VIEW ELECTRIC ASSOCIATION FACILITIES WHICH ARE DETERMINED TO BE WITHIN THE CONSTRUCTION AREA OF THE JIMMY CAMP CREEK RESERVOIR SITE AND REQUIRE REMOVAL AND/OR RELOCATION SHALL BE THE FINANCIAL RESPONSIBILITY OF COLORADO SPRINGS UTILITIES.
- VEHICULAR ACCESS FOR TRACT A SHALL BE PROVIDED VIA THE SAME EXISTING ACCESS EASEMENT OR SECONDARY ACCESS USED PRIOR TO THE SUBDIVISION EXEMPTION.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS 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.
- AREA OF CONCERN: THERE IS NO RECORDED EASEMENT FOR AN EXISTING GRAVEL ROAD ACROSS TRACT A. THIS ROAD HAS APPARENTLY BEEN IN USE FOR AN EXTENDED PERIOD OF TIME AND PROVIDES ACCESS TO ADJOINING PROPERTIES INCLUDING TRACT B.

LEGAL DESCRIPTION

TRACT A

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

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36 TOWNSHIP 13 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 36;

THENCE SOUTH 00°13'55" 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°13'55" EAST A DISTANCE OF 829.42 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°32'08" WEST A DISTANCE OF 1329.21 FEET ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°09'02" WEST A DISTANCE OF 828.20 FEET ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 89°28'55" EAST A DISTANCE OF 1328.04 FEET TO THE POINT OF BEGINNING.

TRACT B

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

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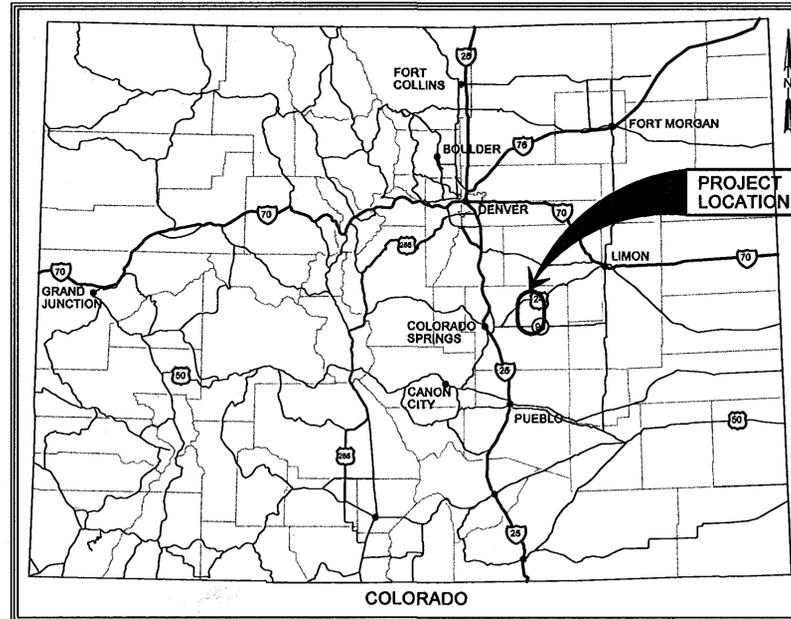
TRACT A CONTAINS 852,897 SQUARE FEET OR 14,988 ACRES MORE OR LESS AS MEASURED AT THE PROJECT DATUM AND CONTAINS AN AREA OF 853,385 SQUARE FEET OR 15,000 ACRES MORE OR LESS AS MEASURED ON THE GROUND.

TRACT B CONTAINS 1,101,169 SQUARE FEET OR 25,279 ACRES MORE OR LESS AS MEASURED AT THE PROJECT DATUM AND CONTAINS AN AREA OF 1,101,981 SQUARE FEET OR 25,298 ACRES MORE OR LESS AS MEASURED ON THE GROUND.

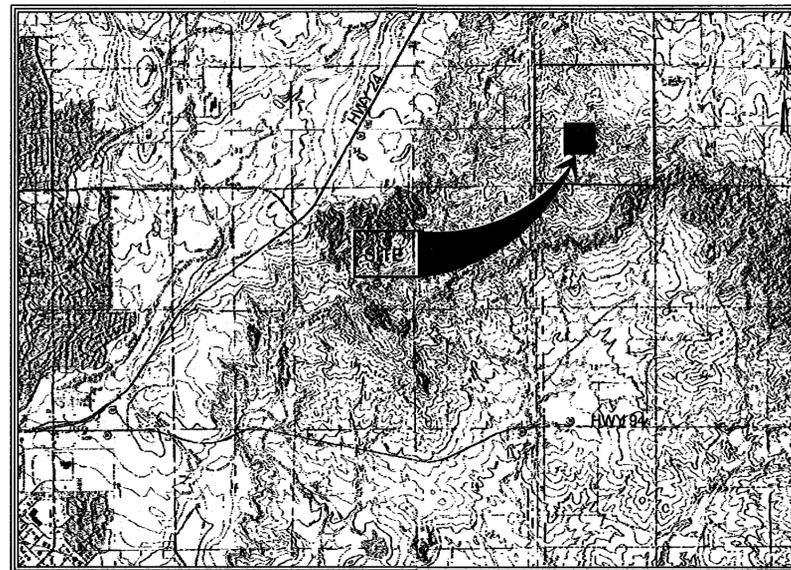
LAND SURVEY PLAT
DONALD A. WATKINS JR. SUBDIVISION EXEMPTION
 SOUTHWEST QUARTER SECTION 36, TOWNSHIP 13 SOUTH, RANGE 65 WEST,
 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

204900190

11/19/2004



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LAND TITLE AND MINERAL RIGHTS RESEARCH CERTIFICATE

I HEREBY CERTIFY ON BEHALF OF LAWYERS TITLE INSURANCE CORPORATION THAT THE INFORMATION PROVIDED IN TITLE COMMITMENT CASE NUMBER 03-06-236, DATED DECEMBER 10, 2003 ACCURATELY IDENTIFIES TITLE, LEGAL DESCRIPTION, EASEMENTS, RIGHTS OF WAY AND OTHER ITEMS PERTAINING TO LAND TITLE RESEARCH.

BASED ON OUR RESEARCH OF THE RECORDS OF EL PASO COUNTY, COLORADO THE SUBSURFACE MINERAL RIGHTS HAVE BEEN SEVERED FROM THE SURFACE ESTATE DESCRIBED HEREON.

BY: [Signature] DATE: 10/25/2004
 ON BEHALF OF LAWYERS TITLE INSURANCE CORPORATION

STATE OF COLORADO } ss:
 COUNTY OF EL PASO }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2004

BY: Don Whitmore

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4-19-05

NOTARY PUBLIC: [Signature]



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE CITY OF COLORADO SPRINGS, A MUNICIPAL CORPORATION ON BEHALF OF ITS ENTERPRISE COLORADO SPRINGS UTILITIES THAT AS A RESULT OF A LAND SURVEY PERFORMED ON DECEMBER 10, 2003 UNDER MY SUPERVISION AND CHECKING AND TO THE NORMAL STANDARD OF CARE PRACTICED BY LAND SURVEYORS IN EL PASO COUNTY, COLORADO THAT THE BOUNDARIES OF THE ABOVE DESCRIBED TRACT OF LAND ARE AS SHOWN HEREON, THAT THE CORNERS THEREOF WERE FOUND OR SET AS SHOWN HEREON, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

BY: [Signature] DATE: 10/25/04
 MICHAEL R. COMPTON, COLORADO P.L.S. 25381
 ON BEHALF OF CH2MHILL, INC.



THIS PLAT IS NULL AND VOID WITHOUT SURVEYOR'S ORIGINAL SEAL AND SIGNATURE.

BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO THIS 18 DAY OF Nov, 2004.

[Signature]
 CHAIRPERSON

EL PASO COUNTY CLERK AND RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:20 O'CLOCK A.M., ON THIS 19th DAY OF Nov, 2004 AND IS DULY RECORDED UNDER RECEPTION NO. 204900190

[Signature] DEPUTY
 \$ 30.00
 FEE

[Signature]
 ROBERT BALINK, RECORDER

SURCHARGE

DSGN	M COMPTON	1	8/16/04	ADDED NOTES PER PLANNING COMMENTS	MRC	JEC	VERIFY SCALE
DR	L STUDER						BAR IS ONE INCH ON ORIGINAL DRAWING.
CHK	M COMPTON						0 = 1"
APVD	X	NO.	DATE	REVISION	BY	APVD	IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



CITY OF COLORADO SPRINGS
 SUBDIVISION EXEMPTION PLAT

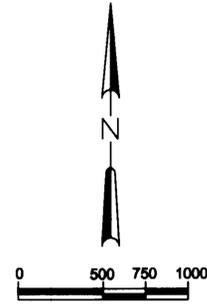
DONALD A. WATKINS JR.
 SUBDIVISION EXEMPTION
 SW 1/4, S36, T13S, R65W, 6TH P.M.

SHEET	1 OF 3
DWG	8-1
DATE	DEC 2003
PROJ	171473.11.03.CH

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL.

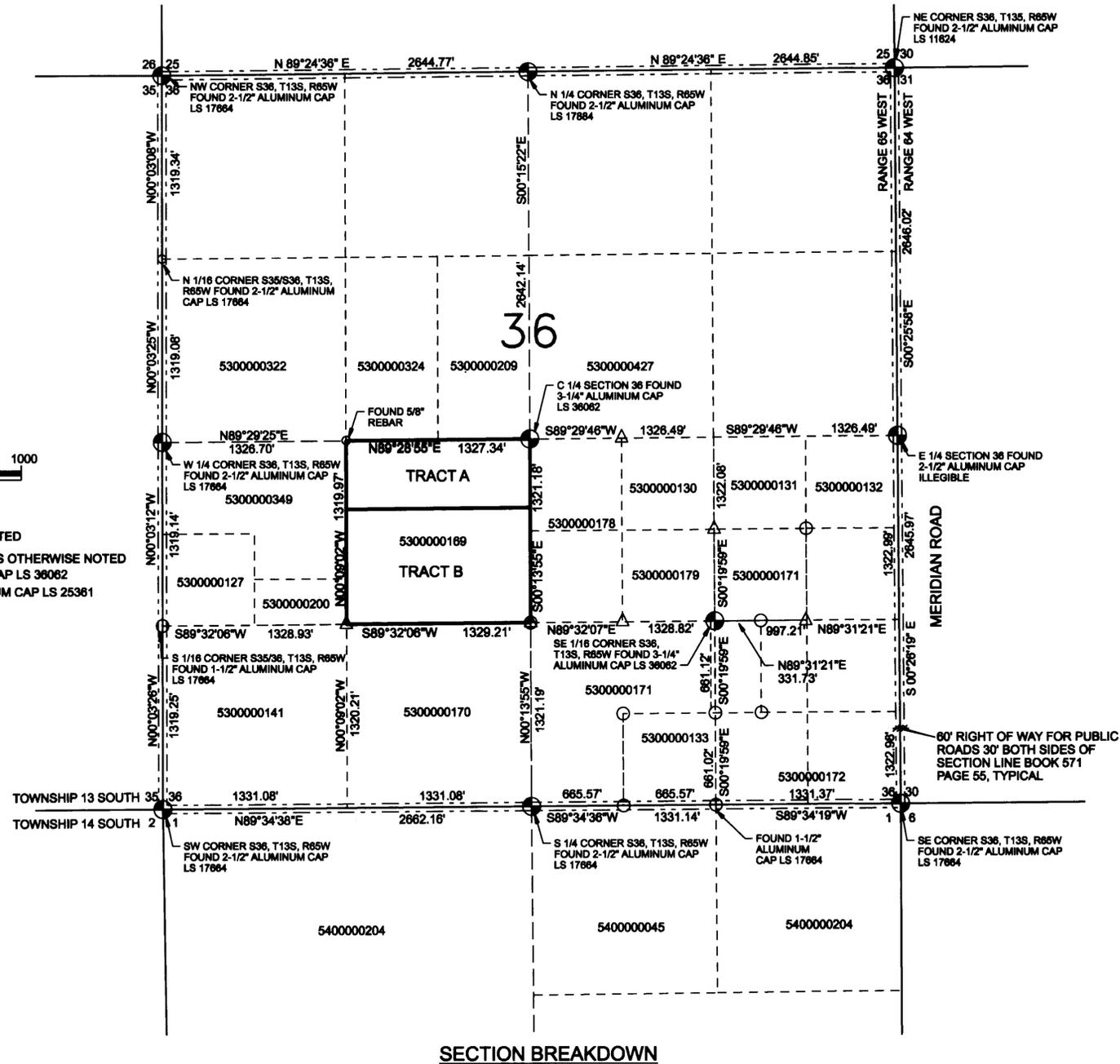
204900190

11/19/2004



SCALE: 1"=500'

- = FOUND MONUMENT AS NOTED
- = FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- △ = FOUND 2-1/2" ALUMINUM CAP LS 38062
- = SET 5/8" REBAR & ALUMINUM CAP LS 25381



SECTION BREAKDOWN

SCHEDULE #	OWNER	OWNERS ADDRESS	TITLE COM. CASE # AND DATE*
5300000127	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-240 JUNE 24, 2003 7:00 A.M.
5300000130	PAUL D. WISE	3675 W. WADE LN. COLORADO SPRINGS, 80917	N/A
5300000131	PAUL D. III WISE	3220 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000132	ROBERT P. & MARIAN WOZY	3118 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000133	GLENDON J. W. DOMES, JR	12855 CR 169 MATHESON, CO 80830	#03-06-233 JUNE 19, 2003 7:30 A.M.
5300000141	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-238 JUNE 20, 2003 7:00 A.M.
5300000169	DONALD A. WATKINS JR.	2980 MERIDIAN RD PEYTON, CO 80831	#03-06-236 DECEMBER 10, 2003 7:00 A.M.
5300000170	COLORADO SPRINGS	30 S NEVADA AVE COLORADO SPRINGS, CO	#03-06-237 JUNE 20, 2003 7:00 A.M.
5300000171-A	FOUNDING/ SHELTON	2670 N. MERIDIAN DR. PEYTON, CO 80831	#03-06-234 DECEMBER 10, 2003 7:00 A.M.
5300000171-B	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-234 DECEMBER 10, 2003 7:00 A.M.
5300000172	CHERYL A. WATSON & WALDO S. PENLETON	2520 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000178	DONALD A. WATKINS	2970 MERIDIAN RD. PEYTON, CO 80831	#03-06-235 DECEMBER 10, 2003 7:00 A.M.
5300000179	RUSSELL J. CAHILL & PHYLIS POLLENA-CAHILL	2870 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000200	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-239 JUNE 24, 2003 7:00 A.M.
5300000209	ROGER K. LEONARD	11275 S. BLANEY RD. PEYTON, CO 80831	N/A
5300000322	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	#03-06-242 JUNE 26, 2003 7:00 A.M.
5300000324	BETTY L. & BEN B. BARTON	3410 MERIDIAN RD. PEYTON, CO 80831	N/A
5300000349	COLORADO SPRINGS	30 S. NEVADA AVE. COLORADO SPRINGS, CO	N/A
5300000427	NANCY A. MILVID	30 S. NEVADA AVE. COLORADO SPRINGS, CO	N/A
5400000045	RUTH B. LEWIS & RAYMOND LEWIS	C/O THOMAS DINES 16 HEATHER DR. COLORADO SPRINGS CO, 80906	#03-06-232 JULY 07, 2003
5400000204	CPH BANNING LEWIS RANCH LLC	4100 MACARTHUR BLVD. STE. 200 NEWPORT BEACH, CA	#006000217 SEPTEMBER 3, 2003 7:00 A.M.

*TITLE COMMITMENT PREPARED BY LAWYERS
TITLE INSURANCE CORPORATION



DSGN	M COMPTON				
DR	L STUDER				
CHK	M COMPTON				
APVD	X	NO.	DATE	REVISION	BY

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



CITY OF COLORADO SPRINGS
SUBDIVISION EXEMPTION PLAT

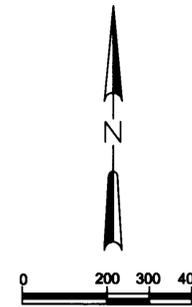
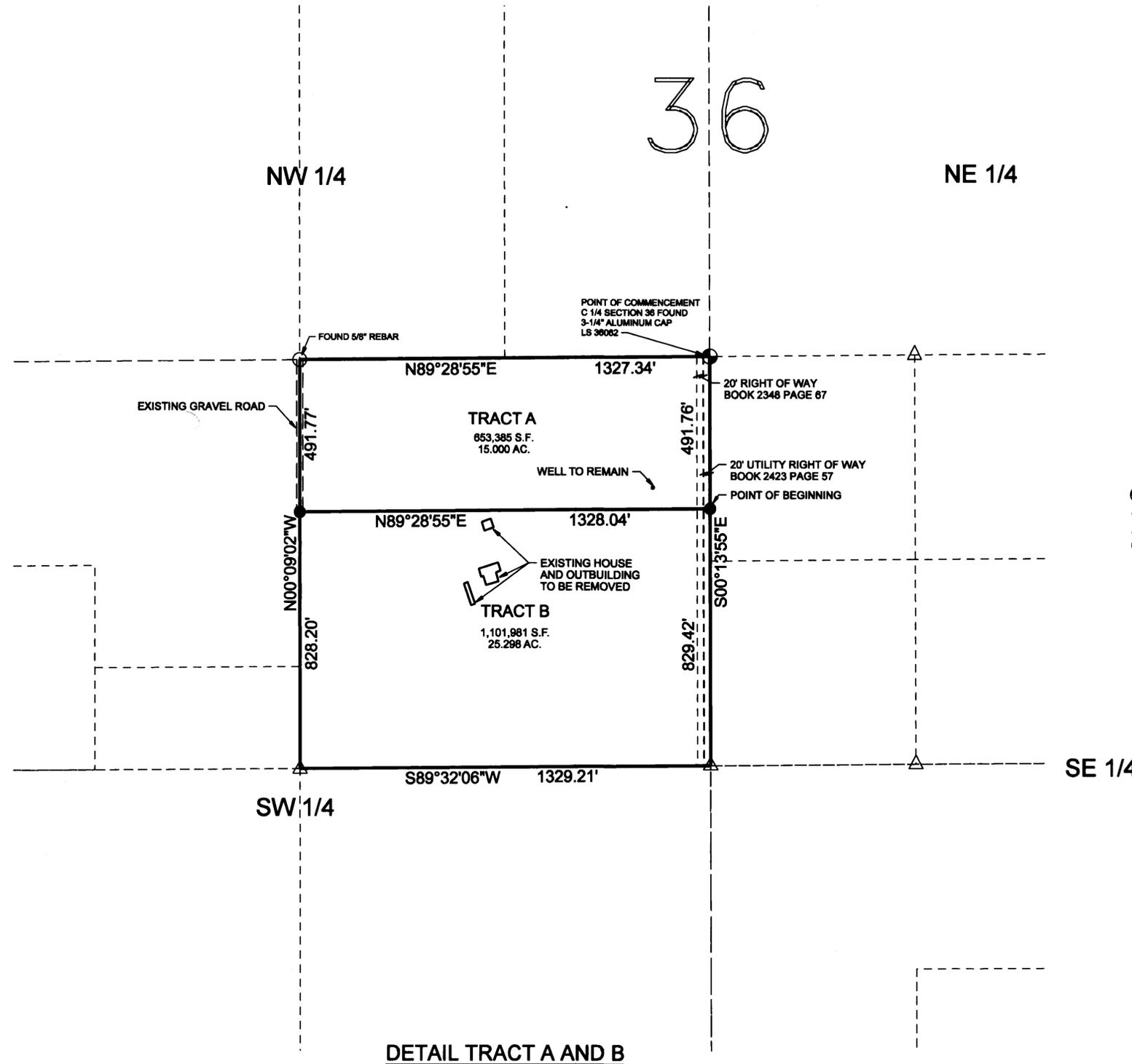
DONALD A. WATKINS JR.
SUBDIVISION EXEMPTION
SW 1/4, S36, T13S, R65W, 6TH P.M.

SHEET 2 OF 3
DWG G-2
DATE DEC 2003
PROJ 171473.11.03.CH

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204900190
11/19/2004

36



- SCALE: 1"=200'
- ⊕ = FOUND MONUMENT AS NOTED
 - = FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - △ = FOUND 2-1/2" ALUMINUM CAP LS 36062
 - = SET 5/8" REBAR & ALUMINUM CAP LS 25361

DETAIL TRACT A AND B



DSGN	M COMPTON				
DR	L STUDER				
CHK	M COMPTON				
APVD	X	NO.	DATE	REVISION	BY

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CH2MHILL
Colorado Springs, CO 80903

CITY OF COLORADO SPRINGS
SUBDIVISION EXEMPTION PLAT

DONALD A. WATKINS JR.
SUBDIVISION EXEMPTION
SW 1/4, S36, T13S, R65W, 6TH P.M.

SHEET	3 OF 3
DWG	G-3
DATE	DEC 2003
PROJ	171473.11.03.CH

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