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El Paso County, CO  
  
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RESOLUTION NO. 22-444

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF A REQUEST TO VACATE  
DONALD A. WATKINS JR. SUBDIVISION EXEMPTION (V-22-005)

WHEREAS, the City of Colorado Springs, is the current property owner of Parcel No. 53000-00-472, El Paso County, Colorado; and

WHEREAS, the property was previously exempted by the Board of County Commissioners from the definition of the term "subdivision" due to its use by a public entity for public utility purposes; and

WHEREAS, the public entity has determined that the public utility purpose is no longer required for the property; and

WHEREAS, the subdivision exemption is no longer needed; and

NOW, THEREFORE, BE IT RESOLVED that the Donald A. Watkins Jr. Subdivision Exemption is hereby vacated as depicted on Exhibit A;

AND BE IT FURTHER RESOLVED that all other terms, limitations and conditions of the Donald A. Watkins Jr. Subdivision Exemption, are hereby vacated.

DONE THIS 6th day of December, 2022, at Colorado Springs, Colorado.

ATTEST:

By:   
County Clerk/Recorder



BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

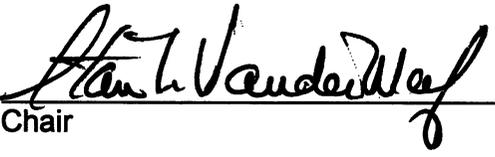
By:   
Chair

EXHIBIT A

**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 PLATED SAID LANDS INTO A LOT, AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF DONALD A. WATKINS JR. EXEMPTION PLAT. ALL PUBLIC IMPROVEMENTS SO PLATED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY WAIVE ALL RIGHTS OF EASEMENT, EGRESS AND ACCESS AND WAIVES ALL RIGHTS OF PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITIES DESIGNATED SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF THE PUBLIC AND THE UNDERSIGNED HEREBY WAIVES ALL RIGHTS OF EGRESS AND ACCESS ESTABLISHED ARE HEREBY GRANTED FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER: DONALD A. WATKINS JR.

OWNER: CHRISTINE I. WATKINS

NOTARY  
STATE OF COLORADO )  
COUNTY OF ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY  
DONALD A. WATKINS JR. AND CHRISTINE I. WATKINS

MY COMMISSION EXPIRES \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

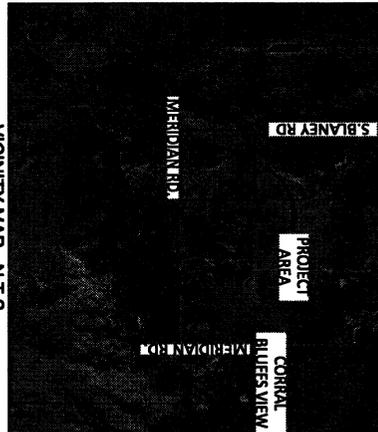
OWNER: CITY OF COLORADO SPRINGS  
JESSICA DAVIS  
COLORADO SPRINGS UTILITIES  
LAND RESOURCES MANAGER

NOTARY  
STATE OF COLORADO )  
COUNTY OF ) SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY  
AS \_\_\_\_\_ OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



**TRACT A**  
LEGAL DESCRIPTION PER QUIT CLAIM DEED AS RECORDED IN THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO AT RECEPTION NO. 203231806.

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

**TRACT B**  
LEGAL DESCRIPTION PER WARRANT 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" BEAR WITH A 7' ALUMINUM CAP I.S. NUMBER 36982 REPRESENTING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

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 SOUTHWEST 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 828.08 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 THE DISTANCE MEASUREMENTS AND BEARING MEASUREMENTS THEREON 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 EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

RAFAEL BOMBACINI  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38784  
FOR AND ON BEHALF OF COLORADO SPRINGS UTILITIES

THIS PLAT IS NULL AND VOID WITHOUT 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGEMAN, RECORDER

BY: \_\_\_\_\_

SURCHARGE \_\_\_\_\_

OWNERS REPRESENTATION  
DONALD A. WATKINS JR. AND CHRISTINE I. WATKINS  
2980 NORTH MERIDIAN ROAD  
FETTON, CO 80831  
PHONE: 719-332-2350

POD FILE #225

Colorado Springs Utilities  
ADVANCED GEOMATICS  
1921 HANCOCK EXPRESSWAY  
COLORADO SPRINGS, CO 80947  
PHONE: (719) 668-8751  
SHEET 1 OF 2  
SEPTEMBER 27, 2022

