

# MVEA SUBSTATION AT STERLING RANCH EXEMPTION SURVEY PLAT

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW 1/4, SE 1/4) OF SECTION 34, T12S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Add the following note to the General Notes on the cover sheet:  
All easements that are dedicated hereon for public utility purposes related to gas and electric shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

Considering the development in this area, if this access and utility easement is to be a permanent roadway it should be named. Street naming documentation can be found at: <http://elpasoteller911.org/StreetNaming>

All standard notes are still required on an exemption plat

### PURPOSE:

THE PURPOSE OF THIS SUBDIVISION EXEMPTION PLAT IS TO PROVIDE A 5.00 ACRE SITE FOR AN ELECTRIC SUBSTATION TOGETHER WITH ACCESS AND UTILITY EASEMENTS ASSOCIATED THEREWITH.

### SURVEY NOTES:

- BASIS OF BEARINGS: A LINE BETWEEN THE SECTION CORNER COMMON TO SECTIONS 3 AND 4, T13S AND SECTIONS 33 AND 34, T12S, R65W BEING MONUMENTED WITH A 2.5" ALUMINUM CAP PLS NO. 11624 AND THE QUARTER CORNER COMMON TO SECTION 3 T13S AND SECTION 34 T12S, R65W BEING MONUMENTED WITH A 2.5" ALUMINUM CAP PLS NO. 11624 BEARS N89°14'14"E A DISTANCE OF 2722.56 FEET. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO SAID LINE. ALL DISTANCES SHOWN HEREON ARE US SURVEY FOOT, AS MEASURED.
- THE CURRENT FLOOD INSURANCE RATE MAP ISSUED BY FEMA HAS BEEN REVIEWED AS IT RELATES TO THIS SURVEY. THE PROPERTY LIES WITHIN ZONE X (AREA SUBJECT TO MINIMAL FLOOD HAZARD).
- THIS SURVEY WAS CONDUCTED WITHOUT BENEFIT OF A TITLE COMMITMENT. REFERENCE WAS MADE TO DOCUMENTS OF RECORD IN THE EL PASO COUNTY CLERK AND RECORDERS OFFICE:
  - WARRANTY DEED RECEPTION NO. 217051682 (PARENT PARCEL)
  - ALTA\ACSM LAND TITLE SURVEY RECEPTION NO.(S) 206900036, 206900068, 206900155 AND 206900235
  - GAS EASEMENT RECEPTION NO. 201034022
  - LICENSE AGREEMENT RECEPTION NO. 219100985

OWNERSHIP, THE PARENT PARCEL IS VESTED IN:

- MORLEY BENTLEY INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY AND
- TRADER VIC'S INVESTMENTS, LP AN OKLAHOMA LIMITED PARTNERSHIP (AS TO AN UNDIVIDED 1/5 INTEREST IN THE LAND)

### SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, 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 THE DATE OF SURVEY SHOWN HEREON, BY ME OR 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 EL PASO COUNTY LAND DEVELOPMENT CODE.

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

VERNON P. TAYLOR DATE \_\_\_\_\_  
COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, COLORADO 80903

**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 THE CERTIFICATION SHOWN HEREON.

### LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_, DEPOSIT NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK AND RECORDER

BoCC Signature Block  
customize block for exemption

### BE IT KNOWN BY THESE PRESENTS

THAT MORLEY-BENTLEY INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY AND TRADER VIC'S INVESTMENTS AN OKLAHOMA LIMITED PARTNERSHIP BEING THE OWNERS OF THAT TRACT OF LAND DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 217051682 IN THE EL PASO CLERK AND RECORDERS OFFICE HAS CAUSED THIS SUBDIVISION EXEMPTION SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

### LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTION 34 T12S AND SECTION 3 T13S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO;  
THENCE N80°45'26"E A DISTANCE OF 677.82 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION.

Identify basis of bearing

THENCE N00°13'01"W, A DISTANCE OF 545.00 FEET;  
THENCE N89°14'26"E, A DISTANCE OF 400.00 FEET;  
THENCE S00°13'01"E, A DISTANCE OF 545.00 FEET;  
THENCE S89°14'26"W, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 5.00 ACRES MORE OR LESS.

TOGETHER WITH AN ACCESS AND UTILITY EASEMENT OVER THE SOUTH 60 FEET OF SECTION 34, T12S, R65W FROM MOHAWK ROAD TO A POINT SOUTH OF THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND TOGETHER WITH AN ACCESS AND UTILITY EASEMENT OVER THE SOUTH 100 FEET FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34

For a total of \_\_\_\_\_ acres.

EXECUTED BY: MORLEY-BENTLEY INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
JAMES F. MORLEY, MANAGER

STATE OF COLORADO )  
                                  )SS  
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY JAMES F. MORLEY, MANAGER, MORLEY-BENTLEY INVESTMENTS LLC A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

EXECUTED BY: TRADER VICS INVESTMENTS LP AN OKLAHOMA LIMITED PARTNERSHIP

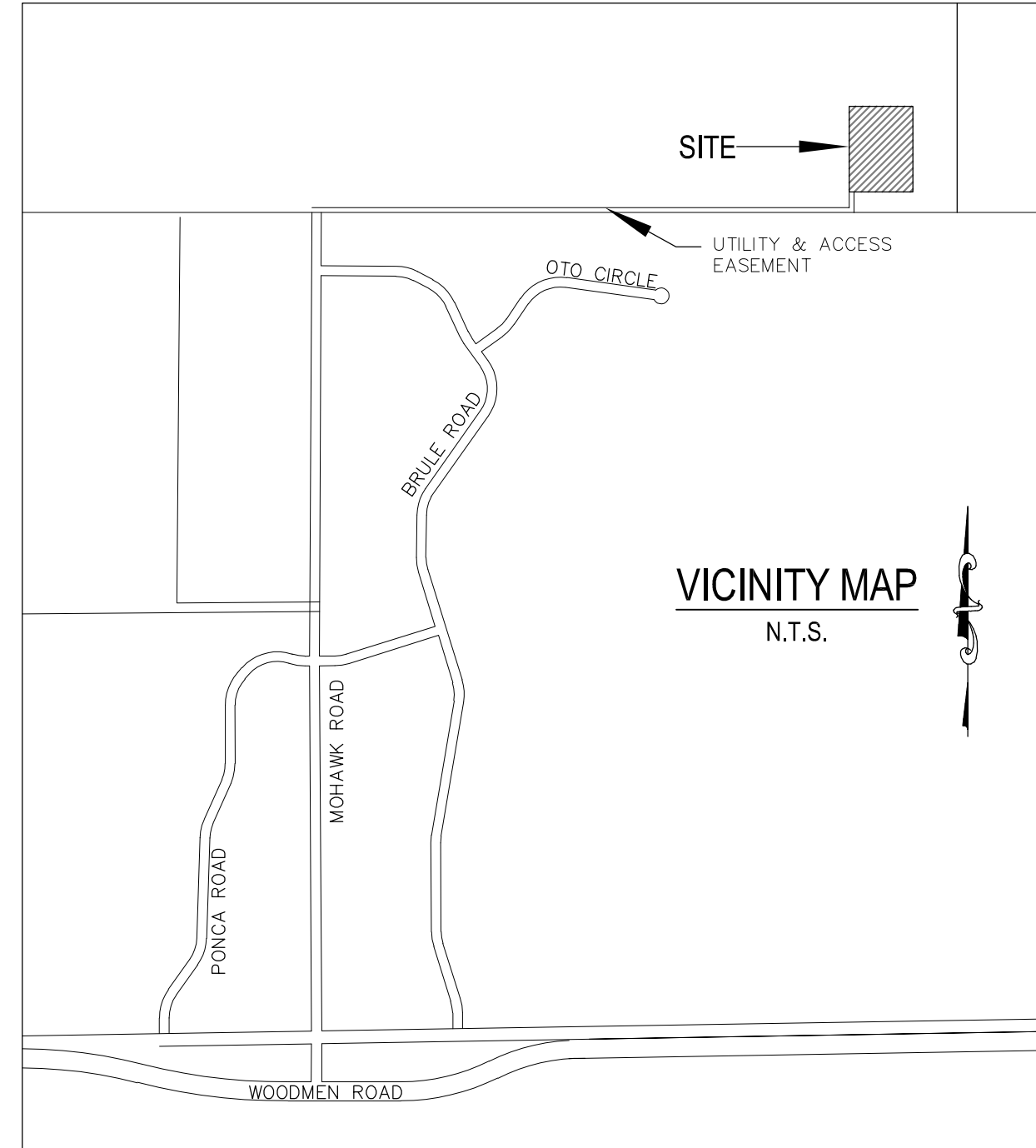
\_\_\_\_\_  
STEPHEN R. BUFORD, MANAGER

### NOTARY:

STATE OF OKLAHOMA )  
                                  )SS  
COUNTY OF TULSA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY GARY L. HALL, MANAGER, MORLEY-BENTLEY INVESTMENTS LLC A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

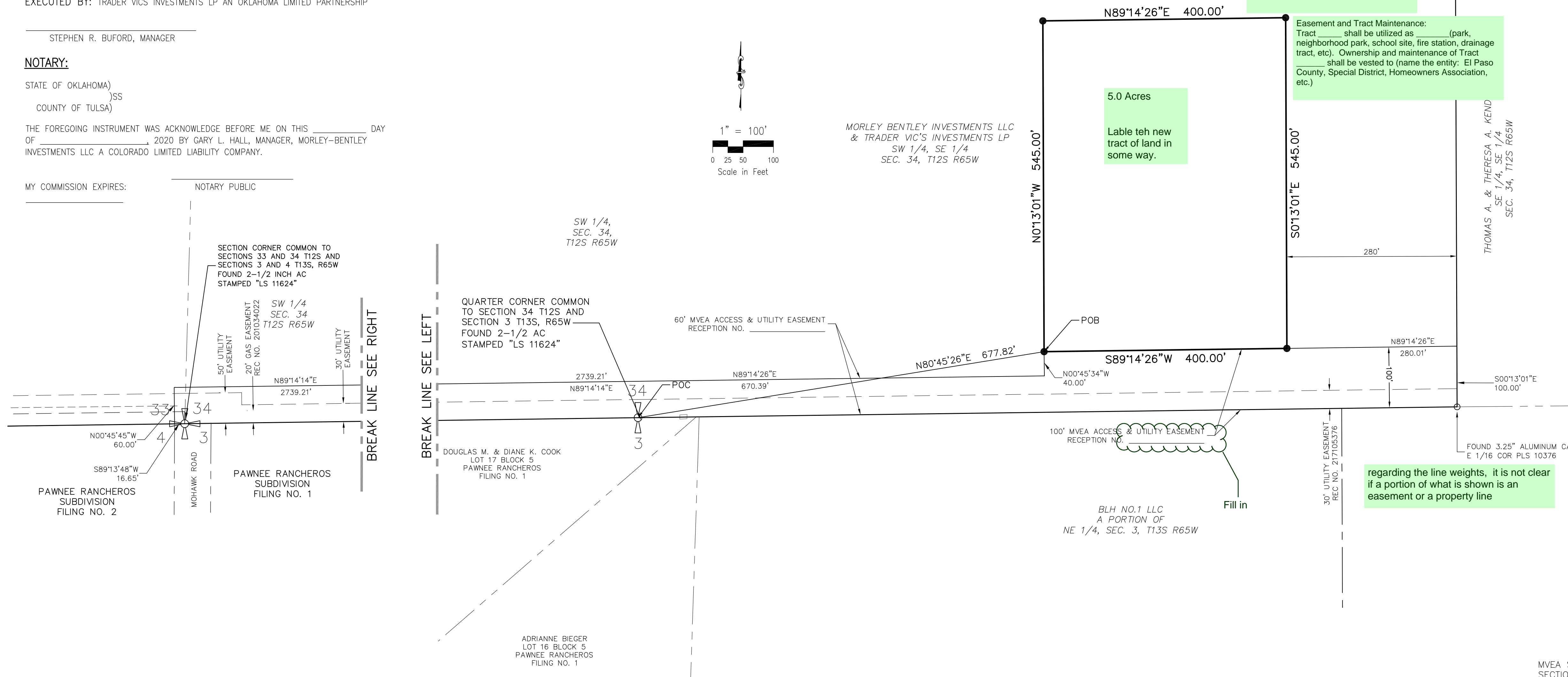


- ### LEGEND
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCING
  - FOUND PROPERTY CORNER AS NOTED
  - SET #5 REBAR CAP PLS 25966

**Note Regarding Stormwater Drainage:**  
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

**Addresses:**  
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

**Easement and Tract Maintenance:**  
Tract \_\_\_\_\_ shall be utilized as \_\_\_\_\_ (park, neighborhood park, school site, fire station, drainage tract, etc.). Ownership and maintenance of Tract \_\_\_\_\_ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.)



5.0 Acres  
Label the new tract of land in some way.

regarding the line weights, it is not clear if a portion of what is shown is an easement or a property line

MVEA SUBDIVISION EXEMPTION  
SECTION 34, T12S, R65W  
JOB NO. 09-021  
DATE PREPARED: FEBRUARY 07, 2020  
DATE REVISED:  
PCD FILE NO. \_\_\_\_\_

20 BOULDER CRESCENT, SUITE 110  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: C:\09021A-SR-MVEA Sub Station\Names\Survey\Plot\09021 exemption plat.dwg Plotstamp: 2/7/2020 12:39 PM