

LATTER-DAY-SAINTS SUBDIVISION EXEMPTION

Please include the statement below to the Subdivision Exemption.

A PORTION OF LAND LOCATED IN A PORTION OF PARCEL "A", KNOLLWOOD ESTATES FILING NO. 2, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, UTAH CORPORATION SOLE, AND THE COUNTY OF EL PASO, STATE OF COLORADO, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION (See Survey Note #3):

PARCEL A, KNOLLWOOD ESTATES FILING NO. 2, RECORDED IN BOOK C2 AT PAGE 50 OF THE EL PASO COUNTY RECORDS.

TOGETHER WITH:

WARRANTY DEED (BOOK 2327 PAGE 628):

A TRACT OF LAND LOCATED IN PARCEL "A", KNOLLWOOD ESTATES, FILING NO. 2, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) OF SECTION 13 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (SE COR NW 1/4) OF SAID SECTION 13, SAID CORNER ALSO BEING THE SOUTHEAST CORNER (SE COR) OF KNOLLWOOD ESTATES, FILING NO. 2, AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13 TO BEAR SOUTH 89° 47' 19" WEST AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO: THENCE SOUTH 89° 47' 19" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), 1,086.25 FEET; THENCE NORTH 00° 12' 41" WEST, 40.00 FEET; THENCE SOUTH 89° 47' 19" WEST, PARALLEL TO AND 40.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), 228.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 47' 19" WEST ALONG SAID LINE, 139.86 FEET; THENCE NORTH 02° 32' 31" WEST, 420.53 FEET; THENCE NORTH 76° 11' 09" EAST, 161.49 FEET; THENCE SOUTH 00° 12' 41" EAST, 458.16 FEET TO THE TRUE POINT OF BEGINNING.

CORRECTION WARRANTY DEED (BOOK 2374 PAGE 163):

A TRACT OF LAND LOCATED IN PARCEL "A", KNOLLWOOD ESTATES, FILING NO. 2 LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER (E1/2 NW1/4) OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (SE COR NW 1/4) OF SAID SECTION 13, SAID CORNER ALSO BEING THE SOUTHEAST CORNER (SE COR) OF KNOLLWOOD ESTATES FILING NO. 2 AND CONSIDERING THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 13 TO BEAR SOUTH 89° 47' 19" WEST AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO: THENCE SOUTH 89° 47' 19" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), 1,086.25 FEET; THENCE NORTH 02° 12' 41" WEST, 40.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 47' 19" WEST, PARALLEL TO AND 40.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), 228.05 FEET; THENCE NORTH 00° 12' 41" WEST, 458.16 FEET; THENCE NORTH 76° 11' 09" EAST 23.66 FEET; THENCE SOUTH 15° 16' 41" EAST 186.79 FEET; THENCE SOUTH 52° 29' 11" EAST 187.02 FEET; THENCE SOUTH 03° 07' 01" EAST 169.14 FEET TO TRUE POINT OF BEGINNING.

EXCEPTION PARCEL NO. 9-EX (RECEPTION NUMBER 223003044):

A TRACT OR PARCEL OF LAND SITUATED IN SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING A PORTION OF PARCEL A, KNOLLWOOD ESTATES FILING NO. 2, AS RECORDED AUGUST 24, 1961 IN BOOK C2 AT PAGE 50, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 13, (A 2" ALUMINUM CAP -STAMPED PLS 23875), THENCE BEARING S 22° 45' 02" W, A DISTANCE OF 2789.12 FEET TO A POINT ON THE WEST LINE OF PARCEL A, KNOLLWOOD ESTATES FILING NO. 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

- 1. THENCE S 89° 48' 57" E, A DISTANCE OF 216.40 FEET;
2. THENCE S 86° 37' 47" E, A DISTANCE OF 73.57 FEET;
3. THENCE N 3° 22' 13" E, A DISTANCE OF 9.75 FEET;
4. THENCE S 86° 37' 47" E, A DISTANCE OF 19.65 FEET;
5. THENCE N 49° 44' 15" W, A DISTANCE OF 233.42 FEET;
6. THENCE S 90° 00' 00" W, A DISTANCE OF 86.44 FEET;
7. THENCE N 52° 25' 36" W, A DISTANCE OF 275 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL A, KNOLLWOOD ESTATES FILING NO. 2;
8. THENCE ALONG THE WEST LINE OF SAID PARCEL A, SOUTH 15° 13' 06" E, A DISTANCE OF 60.89 FEET;
9. THENCE CONTINUING ALONG SAID WEST LINE, S 52° 25' 36" E, A DISTANCE OF 187.02 FEET;
10. THENCE CONTINUING ALONG SAID WEST LINE, S 3° 03' 27" E, A DISTANCE OF 149.51 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE LEGAL DESCRIPTION IS AS DESCRIBED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT, ORDER NUMBER SC55114340-4 WITH A COMMITMENT DATE OF 04/19/2024 AT 5:00 P.M.

THE FOLLOWING AS-MEASURED LEGAL DESCRIPTION IS BASED UPON THE FOUND MONUMENTATION AND RECORD INFORMATION AS SHOWN HEREON THIS SURVEY:

A PORTION OF LAND LOCATED IN PARCEL "A", KNOLLWOOD ESTATES, FILING NO. 2 AS RECORDED IN BOOK C2 AT PAGE 50 OF THE EL PASO COUNTY RECORDS, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND CONSIDERING A LINE FROM THE NORTH 1/4 CORNER OF SAID SECTION 13, MONUMENTED BY A FOUND 2" ALUMINUM CAP STAMPED "PLS 23875", TO THE SOUTHWEST BOUNDARY CORNER OF THAT EXCEPTION PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 223027768, MONUMENTED BY A FOUND 1 1/2" ALUMINUM CAP STAMPED "D.B. & CO., PLS 37913", SAID LINE BEARS S 22° 45' 41" W, 2789.37 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID NORTH 1/4 CORNER OF SECTION 13, THENCE S 22° 45' 41" W, 2789.37 FEET TO THE SOUTHWEST CORNER OF SAID EXCEPTION PARCEL, SAID SOUTHWEST CORNER BEING ON THE WEST LINE OF PARCEL A, KNOLLWOOD ESTATES FILING NO. 2, SAID SOUTHWEST CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 105, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 105 THE FOLLOWING SIX (6) COURSES:

- 1. S 89° 24' 04" E, 216.40 FEET;
2. S 86° 12' 54" E, 73.57 FEET;
3. N 03° 47' 06" E, 9.75 FEET;
4. S 86° 12' 54" E, 128.27 FEET;
5. S 89° 24' 04" E, 395.84 FEET;
6. N 45° 35' 04" E, 60.06 FEET TO THE WEST RIGHT-OF-WAY LINE OF LAKE WOODMOOR DRIVE, ALSO BEING THE EAST LINE OF SAID PARCEL "A";

THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID PARCEL "A" THE FOLLOWING TEN (10) COURSES:

- 1. N 00° 13' 37" W, 385.69 FEET TO A POINT OF NON-TANGENT CURVE LEFT, WHENCE THE RADIAL LINE BEARS S 89° 40' 14" W;
2. WESTERLY, 23.56 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°, AND BEING SUBTENDED BY A CHORD THAT BEARS N 45° 07' 28" W, 21.21 FEET;
3. S 89° 46' 23" W, 44.45 FEET TO A POINT OF CURVE TO THE LEFT;
4. 58.92 FEET ALONG THE ARC OF SAID CURVE TO THE END THEREOF, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 12° 30' 12", AND BEING SUBTENDED BY A CHORD THAT BEARS S 83° 31' 17" W, 58.80 FEET;
5. S12° 43' 49" E, 119.35 FEET;
6. S 63° 46' 23" W, 373.27 FEET;
7. N 45° 06' 58" W, 177.57 FEET;
8. N 89° 48' 56" W, 346.26 FEET;
9. N 30° 06' 53" W, 382.16 FEET TO THE WEST LINE OF SAID KNOLLWOOD ESTATES, FILING NO. 2;
10. ALONG SAID WEST LINE, S 02° 13' 54" E, 405.36 FEET TO THE NORTHERLY LINE OF THAT PARCEL OF LAND AS RECORDED IN THE WARRANTY DEED AT BOOK 2327, PAGE 628 OF THE EL PASO COUNTY RECORDS;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1. S 76° 31' 32" W, 152.30 FEET;
2. S 02° 13' 54" E, 405.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 105;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- 1. S 89° 36' 03" E, 366.32 FEET;
2. N 02° 38' 34" W, 5.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 384,495 S.F., OR 8.827 ACRES, MORE OR LESS.

SURVEY NOTES:

- 1. THE BEARINGS AS SHOWN HEREON ARE DERIVED FROM 3-90 SECOND (EPOCH) GPS OBSERVATIONS, AVERAGED, AND IS BASED UPON THE CONSIDERATION THAT THE TIE FROM THE NORTH 1/4 CORNER OF SECTION 13, T11S, R67W TO THE SOUTHWEST BOUNDARY CORNER OF PARCEL NO. 9-EX IS BEARS S22°45'41"W, AND IS MONUMENTED AS SHOWN HEREON.
NOTE: BASIS OF BEARINGS AND ACTUAL DIMENSIONS MAY VARY FROM LEGAL DESCRIPTION DUE TO ROTATIONAL ANALYSIS OF BOUNDARY LINES AND ACCEPTED FOUND MONUMENTS FROM PREVIOUS SURVEYS.
2. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/- OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE.
3. LEGAL DESCRIPTION BASED ON MEASUREMENTS BETWEEN FOUND AND SET MONUMENTS, PREPARED ON JUNE 10, 2024 BY PETER VAN STEENBURGH, PLS 37913, FOR AND ON BEHALF OF DREXEL, BARRELL & CO., 101 S. SAWATCH STREET, STE. 100, (719) 260-0887.
4. PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C02796, WITH AN EFFECTIVE DATE OF 12/7/2018, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
5. SURVEY FIELD WORK COMMENCED IN 2023, COMPLETED IN 2024.
6. *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*.
7. 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 PURSUANT TO C.R.S. §18-4-508.
8. THE UNDERSIGNED HAS RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NO. SC55114340, HAVING AN EFFECTIVE DATE OF OCTOBER 10, 2023, AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS THE EXCEPTION PARCEL NO. 9-EX. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
THE UNDERSIGNED HAS FURTHER RELIED UPON EL PASO COUNTY, COLORADO RIGHT OF PLANS PROJECT NO. STA 105A-014, EL PASO COUNTY PROJECT NO. 10-076 HIGHWAY 105 FROM NB I-25 RAMP TO LAKE WOODMOOR DR., PREPARED BY THE FARNSWORTH GROUP, 5775 MARK DABLING BLVD.-SUITE 190, COLORADO SPRINGS, CO 80919 FOR THE EXPRESS PURPOSE OF RIGHT-OF-WAY LOCATION.
9. THERE APPEARS TO BE NO DOCUMENT VACATING THE EXISTING 10' UTILITY EASEMENT ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN THE CORRECTION WARRANTY DEED RECORDED IN BOOK 2374 AT PAGE 163 AS SHOWN HEREON THIS PLAT.
10. THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECEPTION NO. 223077691, CREATED TEMPORARY EASEMENT TE-6 ON JULY 28, 2023 AND REMAINS IN EFFECT FOR TWO YEARS OR UNTIL THE END OF THE PROJECT. IT IS NOT KNOWN IF THIS AGREEMENT IS STILL IN EFFECT AT THE TIME OF THIS SURVEY.

Add standard easements for the LOT

exemption plat notes:

PLAT NOTES:

- 1. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT THEIR PROPERTY. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
2. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).
3. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
4. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
5. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
6. THIS EXEMPTION PLAT CREATES ONE (1) LOT AND ONE (1) TRACT.
7. TRACT 'A' IS OWNED BY EL PASO COUNTY. TRACT 'A' IS DESIGNATED FOR "COUNTY USE".

Open Space

the County use must be specific as "Open Space". I think the definition is per the Land Development Code...? Please verify and may want to reference the correct location in the code

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME OF "LATTER-DAY-SAINTS SUBDIVISION EXEMPTION".

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. 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.

BY:

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, UTAH CORPORATION SOLE

ACKNOWLEDGMENT

STATE OF _____)

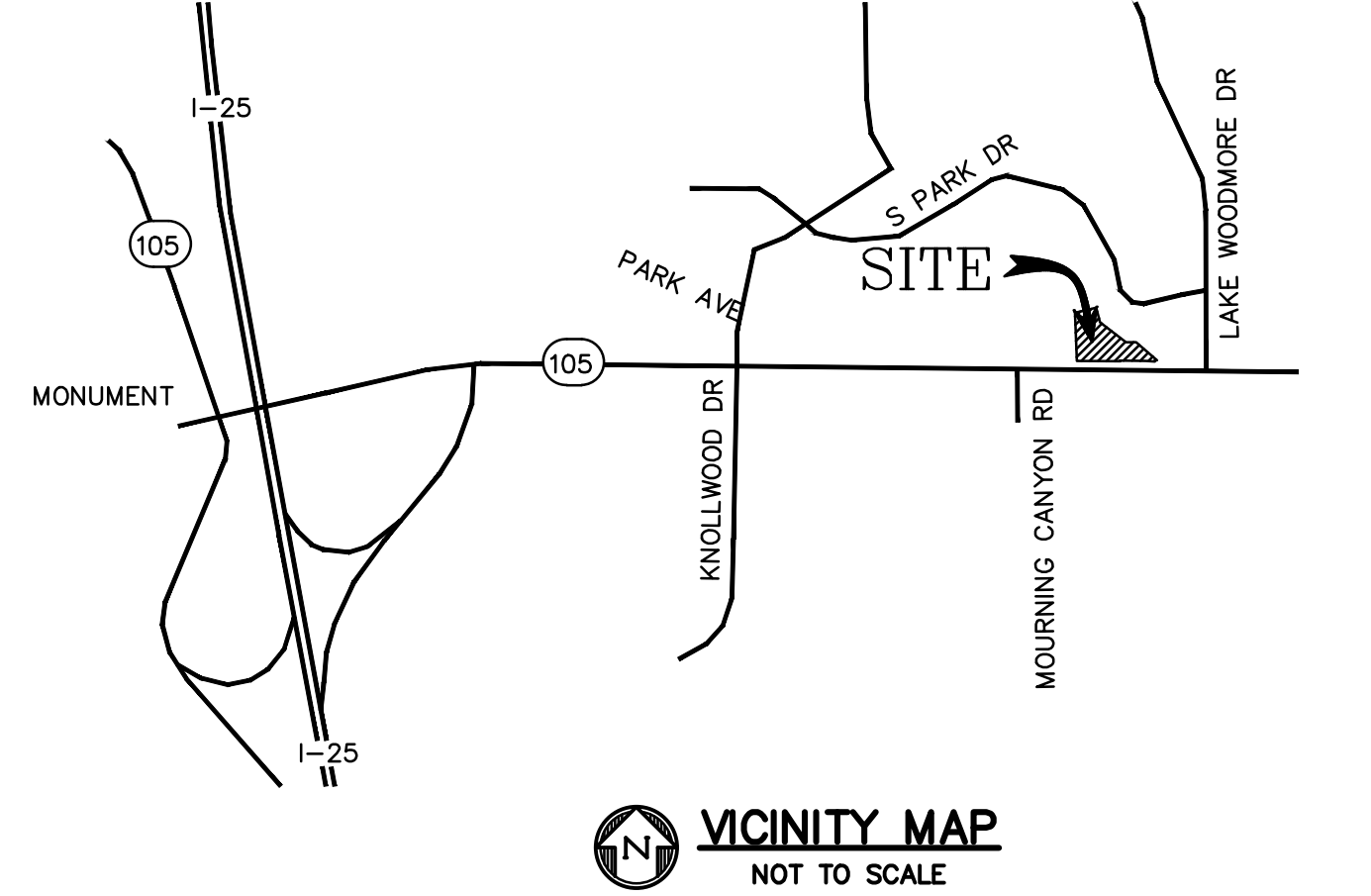
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024

BY:

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES:



replace plat with exemption plat throughout documents

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "LATTER-DAY-SAINTS SUBDIVISION EXEMPTION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND PUBLIC IMPROVEMENTS, ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

(c)Criteria for Approval. The PCD Director, in approving a right-of-way, utility or open space exemption, shall find:

DELETE PCD Director signs row and open space exemptions..

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A WARRANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PETER VAN STEENBURGH DATE:
PLS NUMBER 37913
FOR AND BEHALF OF
DREXEL BARRELL & CO.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "LATTER-DAY-SAINTS SUBDIVISION EXEMPTION" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2024, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DELETED ASSESSOR FEES:
DELETED DRAINAGE FEE:
DELETED BRIDGE FEE:
DELETED SCHOOL FEE:
DELETED PARK FEE:

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO)
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS DAY OF _____, 2024 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROEMAN, RECORDER.

DEPUTY SURCHARGE:

EX241

PCD FILE NO. XXX-XXX-XXX

Sheet 1 of 3
DREXEL, BARRELL & CO.
Engineers + Surveyors
101 S. SAWATCH STREET, STE. 100
COLORADO SPGS, COLORADO 80905
(719) 260-0887
Job No. 21841-00 Drawing: 21841-00 Subd Exmpt Plat.dwg

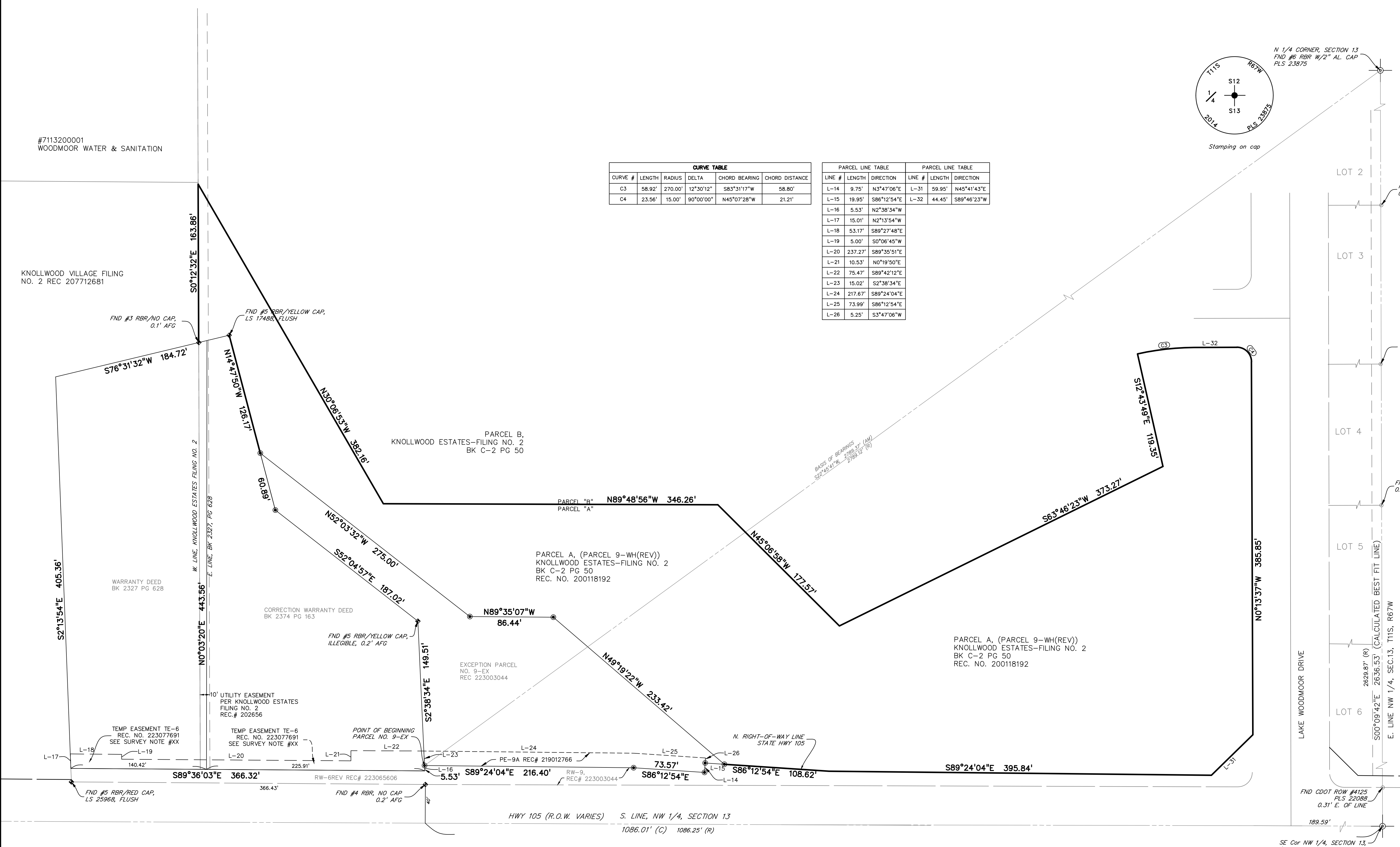
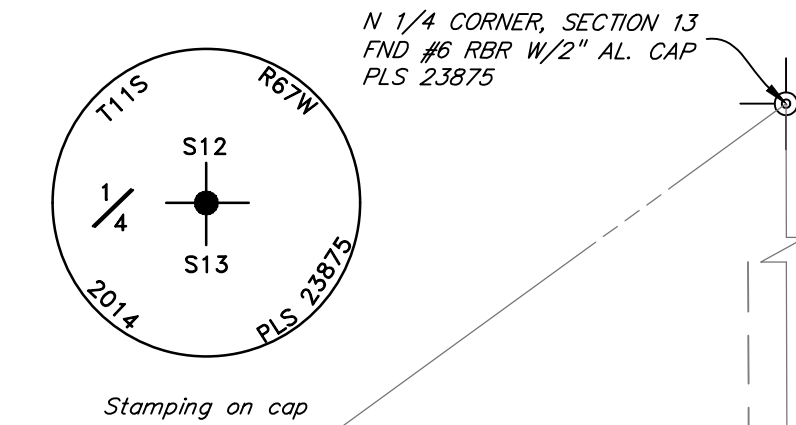
- Sheet 1 - Description, Dedication, Notes and Certificates
Sheet 2 - Plat Graphic, Overall Boundary
Sheet 3 - Plat Graphic, Overall Boundary

LATTER-DAY-SAINTS SUBDIVISION EXEMPTION

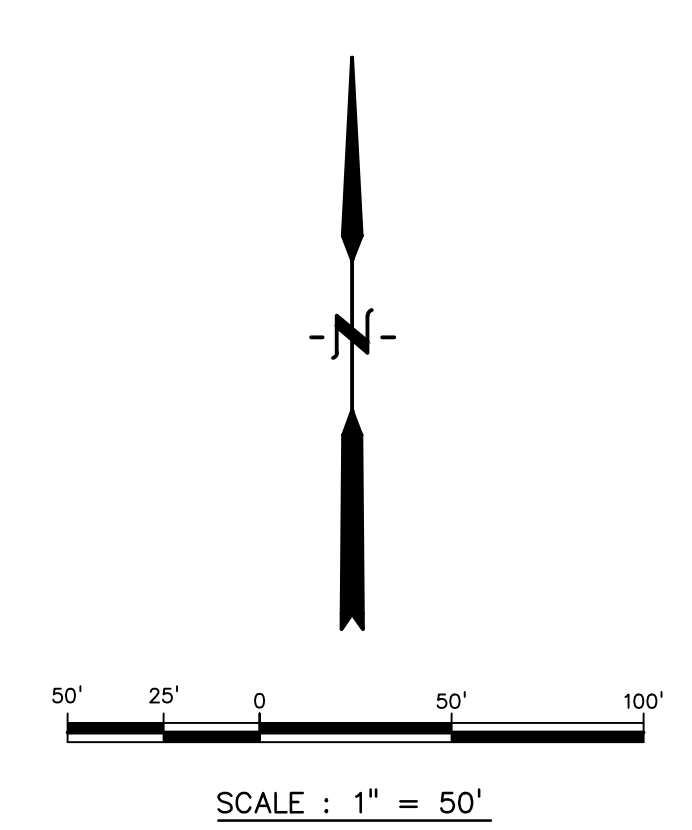
A PORTION OF LAND LOCATED IN A PORTION OF PARCEL "A", KNOLLWOOD ESTATES FILING NO. 2, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C3	58.92'	270.00'	12°30'12"	S83°31'17"W	58.80'
C4	23.56'	15.00'	90°00'00"	N45°07'28"W	21.21'

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L-14	9.75'	N3°47'06"E	L-31	59.95'	N45°41'43"E
L-15	19.95'	S86°12'54"E	L-32	44.45'	S89°46'23"W
L-16	5.53'	N2°38'34"W			
L-17	15.01'	N2°13'54"W			
L-18	53.17'	S89°27'48"E			
L-19	5.00'	S0°06'45"W			
L-20	237.27'	S89°35'51"E			
L-21	10.53'	N0°19'50"E			
L-22	75.47'	S89°42'12"E			
L-23	15.02'	S2°38'34"E			
L-24	217.67'	S89°24'04"E			
L-25	73.99'	S86°12'54"E			
L-26	5.25'	S3°47'06"W			



- LEGEND**
- FOUND SURVEY MONUMENT AS INDICATED.....
 - SET REBAR/ALUMINUM CAP OR 1.5" STAINLESS STEEL DISC, STAMPED "DBCO, PLS 37913".....
 - ALLOT SECTION CORNER AS INDICATED.....
 - RECORD DIMENSION PER THE PLAT OF..... (R)
 - CALCULATED DIMENSION..... (C)
 - ALTA COMMITMENT SCHEDULE 9-W ITEM NUMBER..... TC-##
 - ABOVE FINISH GROUND..... AFG
 - BOUNDARY LINE.....
 - EASEMENT LINE.....
 - RIGHT-OF-WAY LINE.....



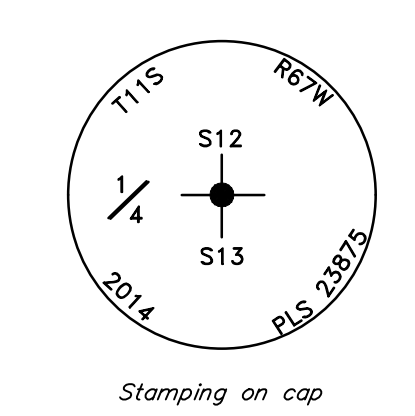
CURRENTLY EXISTING

LATTER-DAY-SAINTS SUBDIVISION EXEMPTION

A PORTION OF LAND LOCATED IN A PORTION OF PARCEL "A", KNOLLWOOD ESTATES FILING NO. 2, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LINE #	LENGTH	DIRECTION
L-1	9.75'	N3°47'08"E
L-2	19.65'	S86°12'54"E
L-3	5.53'	N2°38'34"W
L-4	15.01'	N2°13'54"W
L-5	53.17'	S89°27'48"E
L-6	5.00'	S0°06'45"W
L-7	237.27'	S89°35'51"E
L-8	10.53'	N0°19'50"E
L-9	75.47'	S89°42'12"E
L-10	15.02'	S2°38'34"E
L-11	217.67'	S89°24'04"E
L-12	74.29'	S86°12'54"E
L-13	5.25'	S3°47'08"W
L-27	14.09'	S2°38'34"E
L-28	13.98'	S2°13'54"E
L-29	44.45'	S89°46'23"W
L-30	60.06'	N45°35'04"E

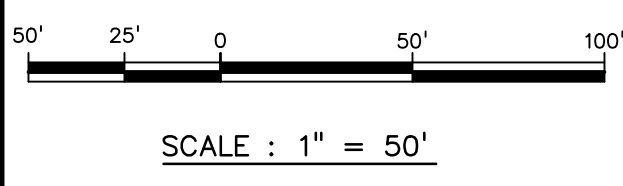
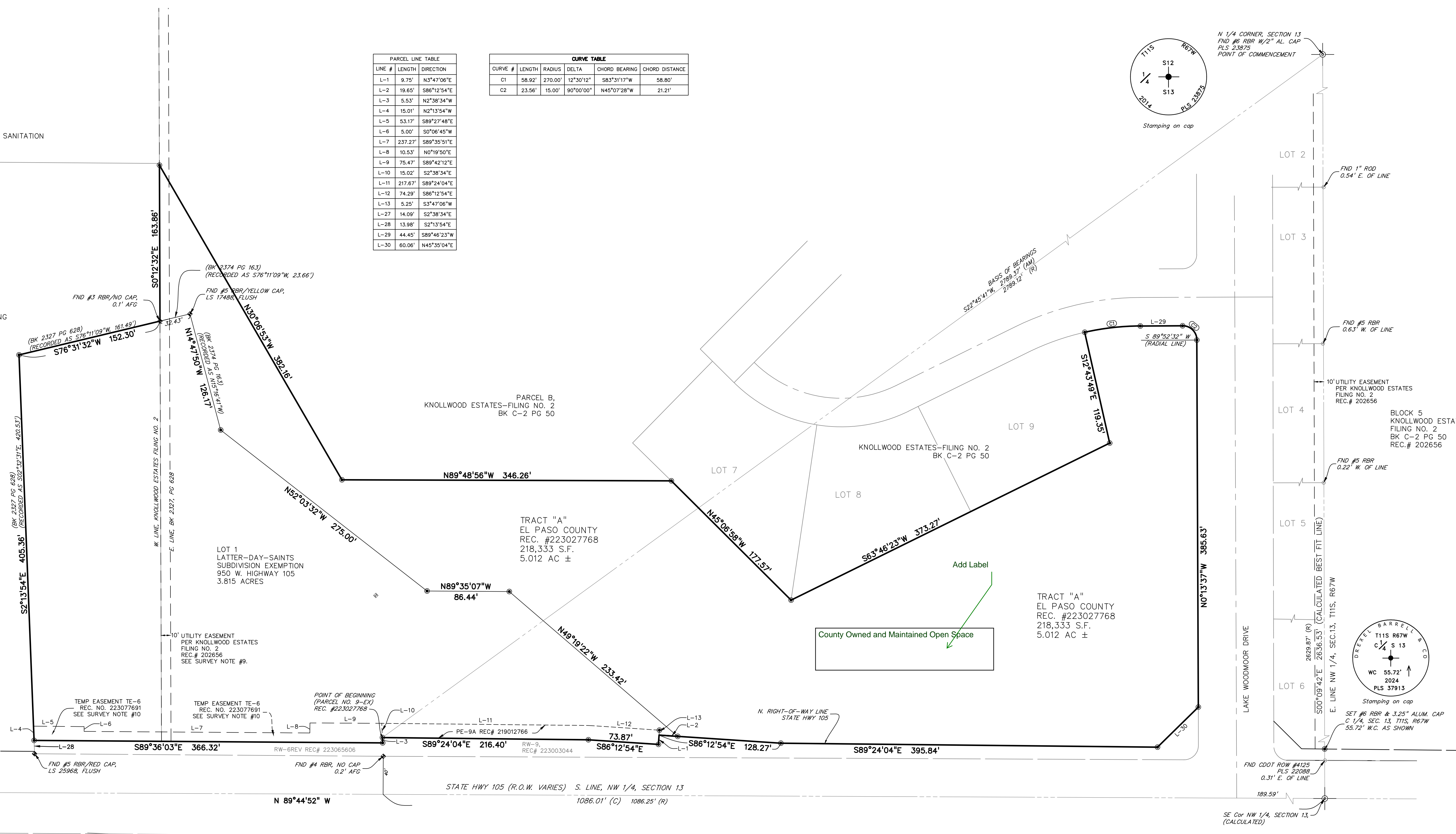
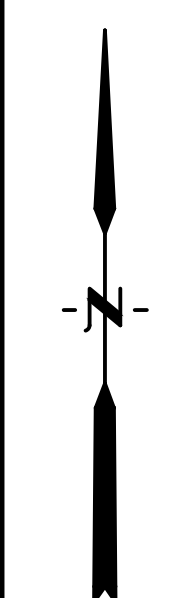
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	58.92'	270.00'	12°30'12"	S83°31'17"W	58.80'
C2	23.56'	15.00'	90°00'00"	N45°07'28"W	21.21'



N 1/4 CORNER, SECTION 13
FND #6 RBR W/2" AL. CAP
PLS 23875
POINT OF COMMENCEMENT

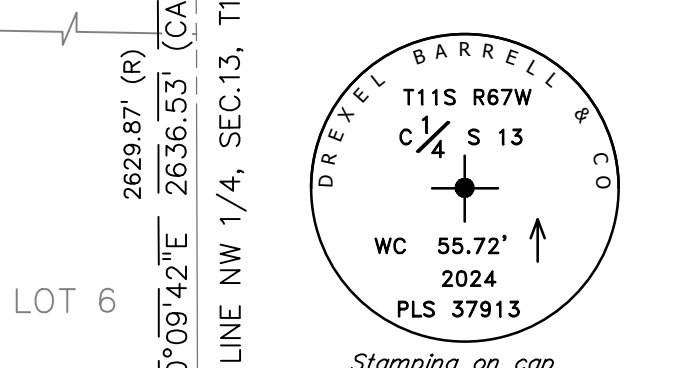
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KNOLLWOOD VILLAGE FILING
NO. 2 REC 207712681



PROPOSED PLAT

Exemption Plat



SET #6 RBR & 3.25" ALUM. CAP
C 1/4, SEC. 13, T11S, R67W
55.72' W.C. AS SHOWN

JUNE 7, 2024 Sheet 3 of 3

DREXEL, BARRELL & CO.
Engineers-Surveyors
101 S. SATEWATCH STREET, STE. 100
COLORADO SPGS, COLORADO 80905
(719) 260-0887
Job No. 21841-00 Drawing: 21841-00 Subd Exmpt Plat.dwg

- Sheet 1 - Description, Dedication, Notes and Certificates
- Sheet 2 - Plat Graphic, Overall Boundary
- Sheet 3 - Plat Graphic, Overall Boundary

V1_Subdivision Exemption Plat review 1.pdf Markup Summary

dsdparsons (22)

OR "COUNTY USE".

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El Paso County & Latter Day Saints Subdivision
Exemption

exemption plat
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2 IMPROVEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS
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(c)Criteria for Approval. The PCD Director, in approving a right-of-way, utility or open space exemption, shall find:

NOTE:
LATTER-DAY-SAINTS SUBDIVISION EXEMPTION WAS
BY CITY, COLORADO BOARD OF COUNTY COMMISSIONERS ON 1
2024. SUBJECT TO ANY
SOLUTION OF APPROVAL, THE INDICATORS OF LAND TO
2 IMPROVEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS
3 SHALL BE THE RESPONSIBILITY OF THE PLANNING AND COMMUNITY DEVELOPMENT
4 COMMISSION. SUBJECT TO ANY
5 CRITERIA MANUAL, AND THE SUBDIVISION APPROVED

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DELETE PCD Director signs row and open space exemptions..

9. THERE APPEARS TO BE NO DOCUMENT
WARRANTY DEED RECORDED IN BOOK 1
10. THE TEMPORARY CONSTRUCTION EASEMENT
EFFECT FOR TWO YEARS OR UNTIL THE
Add standard easements for the
LOT

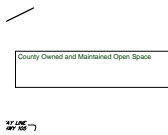
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Add standard easements for the LOT

El Paso County & Latter Day Saint Sub Exemption
LATTER-DAY-SAINT
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El Paso County & Latter Day Saints Sub Exemption



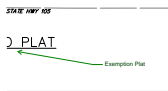
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County Owned and Maintained Open Space



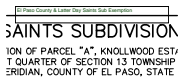
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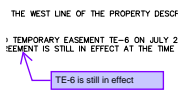
Exemption Plat



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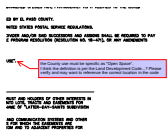
El Paso County & Latter Day Saints Sub Exemption

EPCDPW-Werre (2)



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TE-6 is still in effect



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the County use must be specific as "Open Space". I think the definition is per the Land Development Code...? Please verify and may want to reference the correct location in the code

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EX241

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Please include the statement below to the Subdivision Exemption.

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

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