

**AGRICULTURAL STRUCTURE EXEMPTION FROM THE BUILDING CODE**

**AFFIDAVIT**

I, Dick Dixon, have applied for approval of an agricultural structure exemption from the Building Code for the purposes stated under the file number listed above (hereinafter referred to as the "Application"). Under the application and being duly sworn on oath deposes and says:

I, as applicant, owner and hold title to the following described real property:

5915 Vessey Rd. Co. Sps. Co. 80908 Street Address  
5206 0000 44 Legal Description  
Sec 6-12-65 Assessor Tax Schedule Number

El Paso County, Colorado

I hereby acknowledge and agree to the following:

- The information provided on my application is accurate and demonstrates an agricultural use on the property described above.
- An agricultural structure shall not be exempt from obtaining a building permit unless an application for an agricultural structure exemption from the Building Code and a site plan have been approved by the El Paso County Planning and Community Development Department and this affidavit is signed and recorded with the El Paso County Clerk and Recorder's Office.
- The structure shall not be converted to a use other than an agricultural use without first obtaining all applicable permits and approvals from the Pikes Peak Regional Building Department and the El Paso County Planning and Community Development Department.

By signing this affidavit, I authorize inspections pursuant to the El Paso County Land Development Code by the Planning and Community Development Department for the purpose of verifying compliance with the approved application. I understand that if I refuse inspection of the structure or if an inspection reveals noncompliance with the approved application or with the El Paso County Land Development Code; the Planning and Community Development Department may schedule a hearing before the Board of County Commissioners and request that the Board revoke or rescind approval of this application and a building permit will therefore be required.

This affidavit shall be recorded with the El Paso County Clerk and Recorder's Office and shall be binding for the PROPERTY on all successors' heirs and assigns.

Chuck Broerman  
09/09/2022 10:24:33 AM  
Doc \$0.00 6  
Rec \$38.00 Pages

El Paso County, CO



222118081

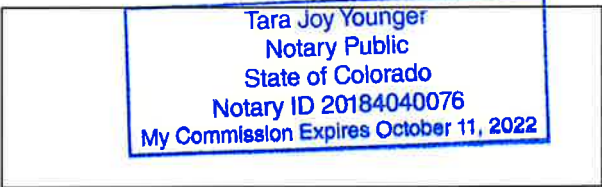
I, Dick Dixon, being duly sworn, state that the foregoing facts and contents of this application for an agricultural structure exemption from the Building Code are true and correct to the best of my knowledge, information, and belief.

Dick Dixon  
Signature

State of CO  
County of EL PASO

Signed before me on August 16, 2022  
by Dick Dixon (name(s) of individual(s) making statement).

[Signature]  
(Notary's official signature)  
Notary Public  
(Title of office)  
October 11, 2022  
(Commission Expiration)



I, \_\_\_\_\_, being duly sworn, state that the foregoing facts and contents of this application for an agricultural structure exemption from the Building Code are true and correct to the best of my knowledge, information, and belief.

\_\_\_\_\_  
Signature

State of \_\_\_\_\_  
County of \_\_\_\_\_

Signed before me on \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_ (name(s) of individual(s) making statement).

\_\_\_\_\_  
(Notary's official signature)  
\_\_\_\_\_  
(Title of office)  
\_\_\_\_\_  
(Commission Expiration)



TRACT IN NW4 SEC 6-12-65  
 AS FOLS, BEG AT SW COR  
 OF SEC, TH N 0<07'30" E ON  
 W LN 3979.50 FT, S  
 88<52'30" E 469 FT FOR  
 POB, CONT S 88<52'30" E  
 165 FT, S 0<07'30" W 152.59  
 FT, WLY 165 FT, TH N  
 0<07'30" E 152.59 FT TO  
 POB EX RD 64

AG2230  
 1680 SQ FT BARN

**APPROVED**  
 Plan Review

09/08/2022 3:40:19 PM

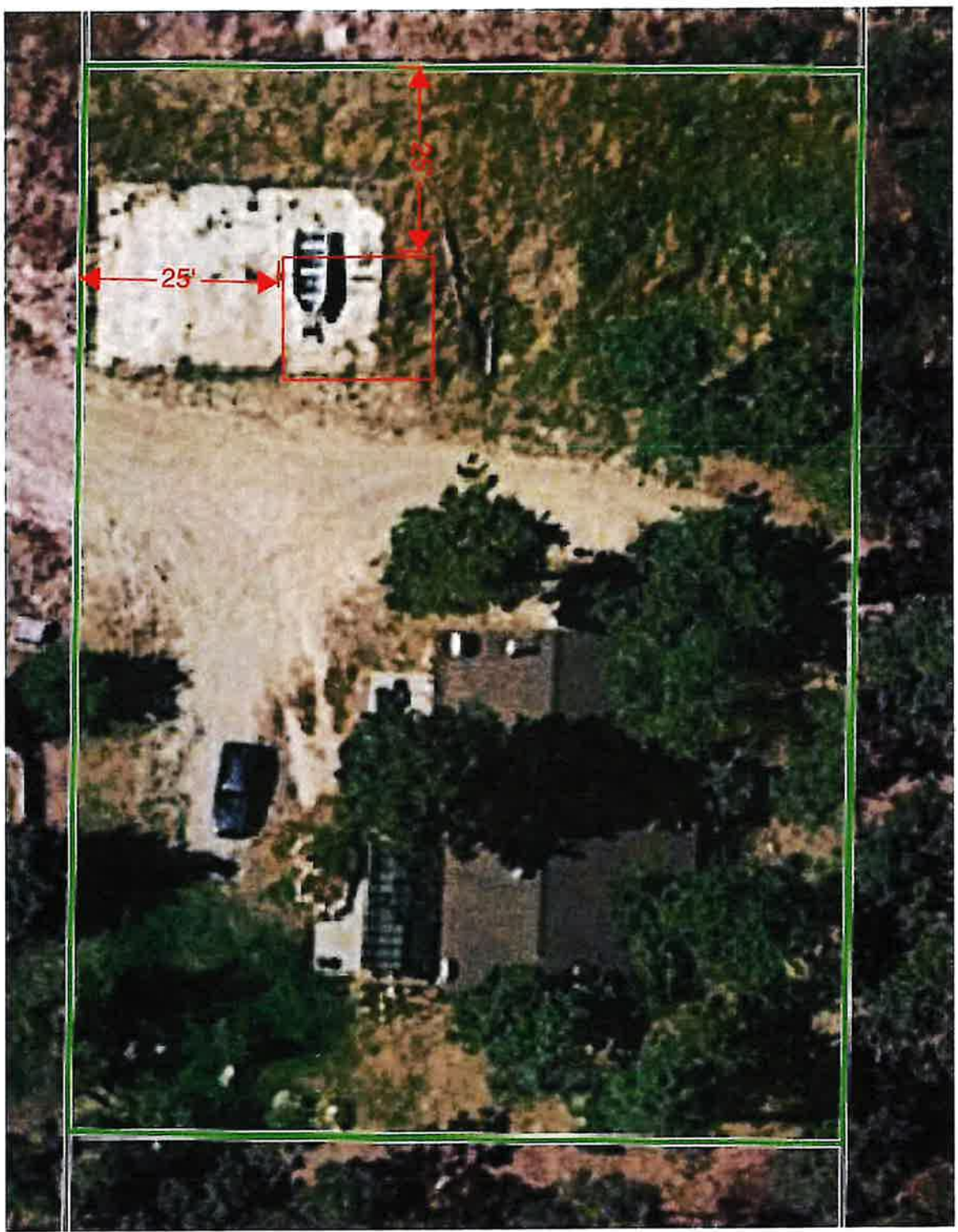
*dsdrange@*  
 Planning & Community  
 Development Department



ANY APPLICANT, GREEN BY  
 EL PASO COUNTY  
 LOCAL ORDINANCE, THE FIELD  
 FEDERAL, STATE, OR LOCAL,  
 LANS MODERN REGULATION  
 Planning & Community Development Department  
 applicable rules on the recorded plan.  
 An access permit must be granted by the  
 Planning & Community Development Department  
 prior to the establishment of any driveway onto a  
 property.  
 Department Head of the Planning & Community Development Department

**Not Required**  
 BESQCP

09/08/2022 3:40:14 PM  
*dsdrange@*  
 Planning & Community  
 Development Department

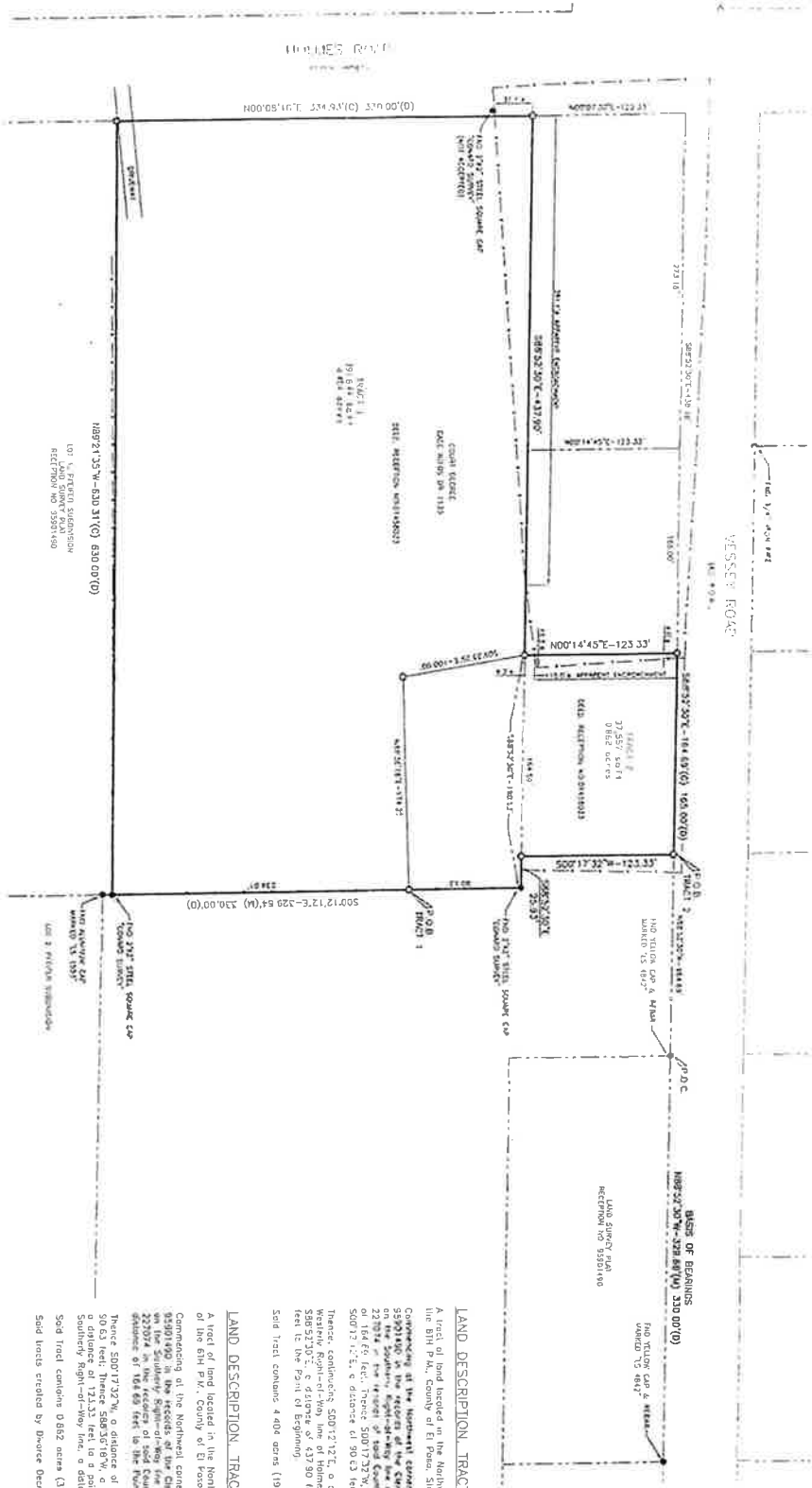
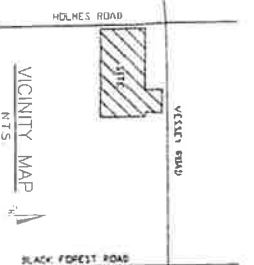


5915 VESSEY RD  
 52060-00-044  
 RR-5  
 EXBL-12-005

# BOUNDARY LINE ADJUSTMENT

A portion of the Northwest One-quarter (NW1/4) of Section 6,  
Township 12 South (T12S), Range 65 West (R65W) of the 6TH P.M.,  
County of El Paso, State of Colorado

212900136



### LAND DESCRIPTION, TRACT 1:

A tract of land located in the Northwest One-quarter (NW1/4) of Section 6, Township 12 South (T12S), Range 65 West (R65W) of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
Commencing at the Northwest corner of a tract of land as described in a Land Survey Plat, recorded under Reception No. 53901490 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; said point being also the Southeast corner of a tract of land as described in a Land Survey Plat, recorded under Reception No. 53901490 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; thence South along the line of said Survey Right-of-Way line of 164.69 feet; thence S00°12'17" E, a distance of 320.64 feet to the Point of Beginning; thence S89°52'30" E, a distance of 164.69 feet to the Point of Beginning of the tract herein described.  
Thence S00°12'17" E, a distance of 320.64 feet; thence S89°52'30" E, a distance of 164.69 feet to a point on the West line of the 6TH P.M., County of El Paso, State of Colorado; thence N00°14'45" E, a distance of 123.33 feet; thence S00°12'17" E, a distance of 164.69 feet to the Point of Beginning of the tract herein described.  
Said tract contains 0.682 acres (37,557 s.f.) more or less.

### LAND DESCRIPTION, TRACT 2:

A tract of land located in the Northwest One-quarter (NW1/4) of Section 6, Township 12 South (T12S), Range 65 West (R65W) of the 6TH P.M., County of El Paso, State of Colorado, being more particularly described as follows:  
Commencing at the Northwest corner of a tract of land as described in a Land Survey Plat, recorded under Reception No. 53901490 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; said point being also the Southeast corner of a tract of land as described in a Land Survey Plat, recorded under Reception No. 53901490 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; thence South along the line of said Survey Right-of-Way line of 164.69 feet; thence S00°12'17" E, a distance of 320.64 feet to the Point of Beginning; thence S89°52'30" E, a distance of 164.69 feet to the Point of Beginning of the tract herein described.  
Thence S00°12'17" E, a distance of 320.64 feet; thence S89°52'30" E, a distance of 164.69 feet to a point on the West line of the 6TH P.M., County of El Paso, State of Colorado; thence N00°14'45" E, a distance of 123.33 feet; thence S00°12'17" E, a distance of 164.69 feet to the Point of Beginning of the tract herein described.  
Said tract contains 0.682 acres (37,557 s.f.) more or less.

### SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that I am a duly Licensed Land Surveyor in the State of Colorado and that I am duly qualified to perform the duties of a Land Surveyor. I have personally examined the field notes and computations of the survey and find that the same are correct and that the bearings and distances are true and that the area of the land is correctly stated. I have also examined the original plat and find that the same is a true and correct copy of the field notes and computations. I have also examined the original plat and find that the same is a true and correct copy of the field notes and computations. I have also examined the original plat and find that the same is a true and correct copy of the field notes and computations.

**John D. Lomenzo, L.S. 2598**  
Registered Professional Land Surveyor No. 2598



APPROVALS:

The accompanying Boundary Line Adjustment was prepared by me, L.S. 2598, County of El Paso, State of Colorado, and is hereby approved.

**John D. Lomenzo, L.S. 2598**  
Registered Professional Land Surveyor No. 2598

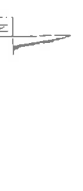
RECORDING:

STATE OF COLORADO )  
COUNTY OF EL PASO )  
I, Clerk and Recorder, do hereby certify that the foregoing plat of land is a true and correct copy of the original filed in my office on this 15th day of August, 2024, and is hereby recorded.

**Debra J. Smith, Clerk and Recorder**  
Debra J. Smith, Clerk and Recorder

BASIS OF BEARINGS:

The bearings and distances were taken from the Meridian line of a tract of land as described in a Land Survey Plat, recorded under Reception No. 53901490 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; said line being also the Southeast corner of a tract of land as described in a Land Survey Plat, recorded under Reception No. 53901490 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; thence South along the line of said Survey Right-of-Way line of 164.69 feet; thence S00°12'17" E, a distance of 320.64 feet to the Point of Beginning; thence S89°52'30" E, a distance of 164.69 feet to the Point of Beginning of the tract herein described.

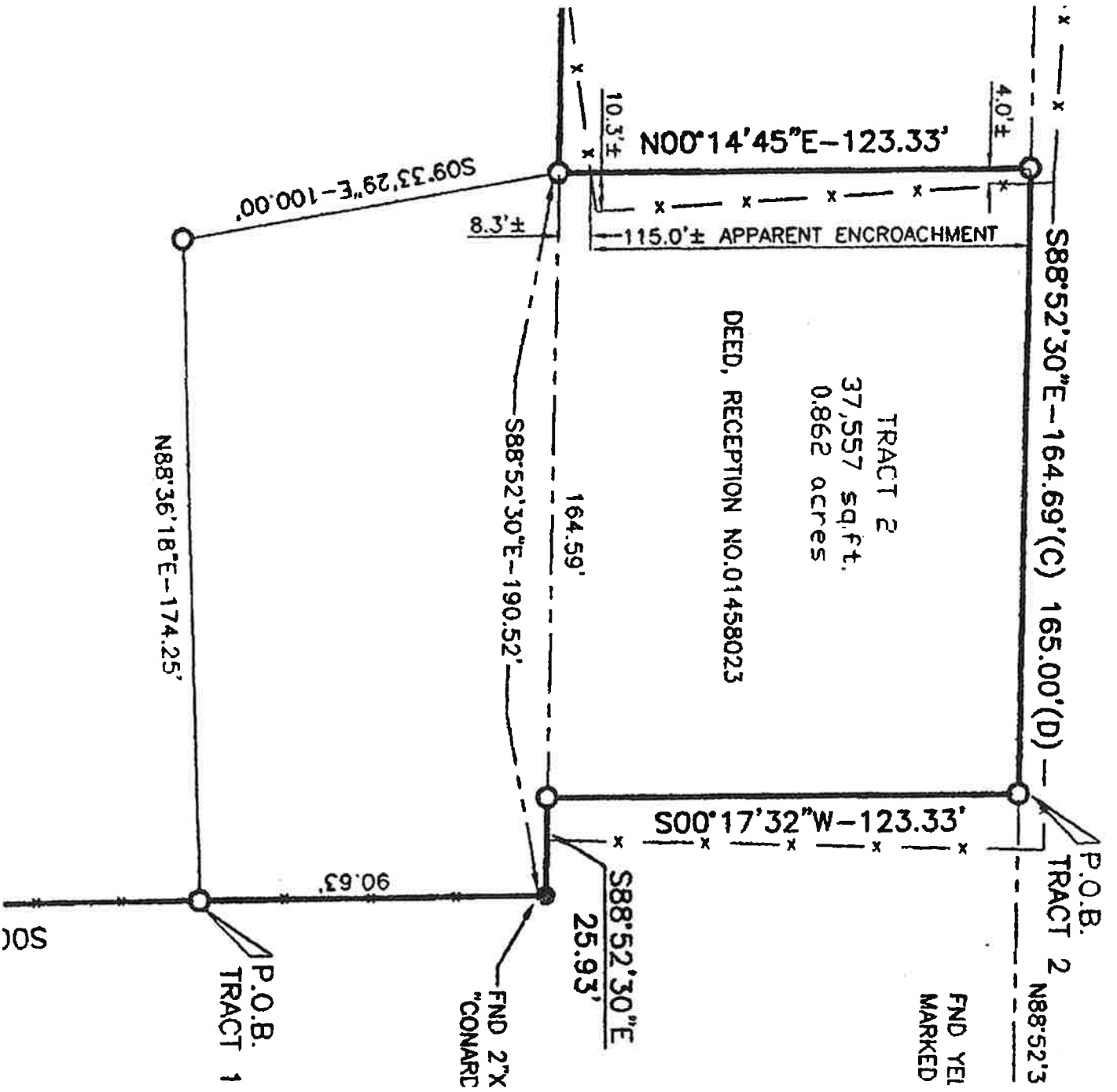


1" = 50'

**PINNACLE LAND SURVEYING**  
2025 P. O. BOX 1000, COLORADO SPRINGS, CO 80901  
719.575.1234

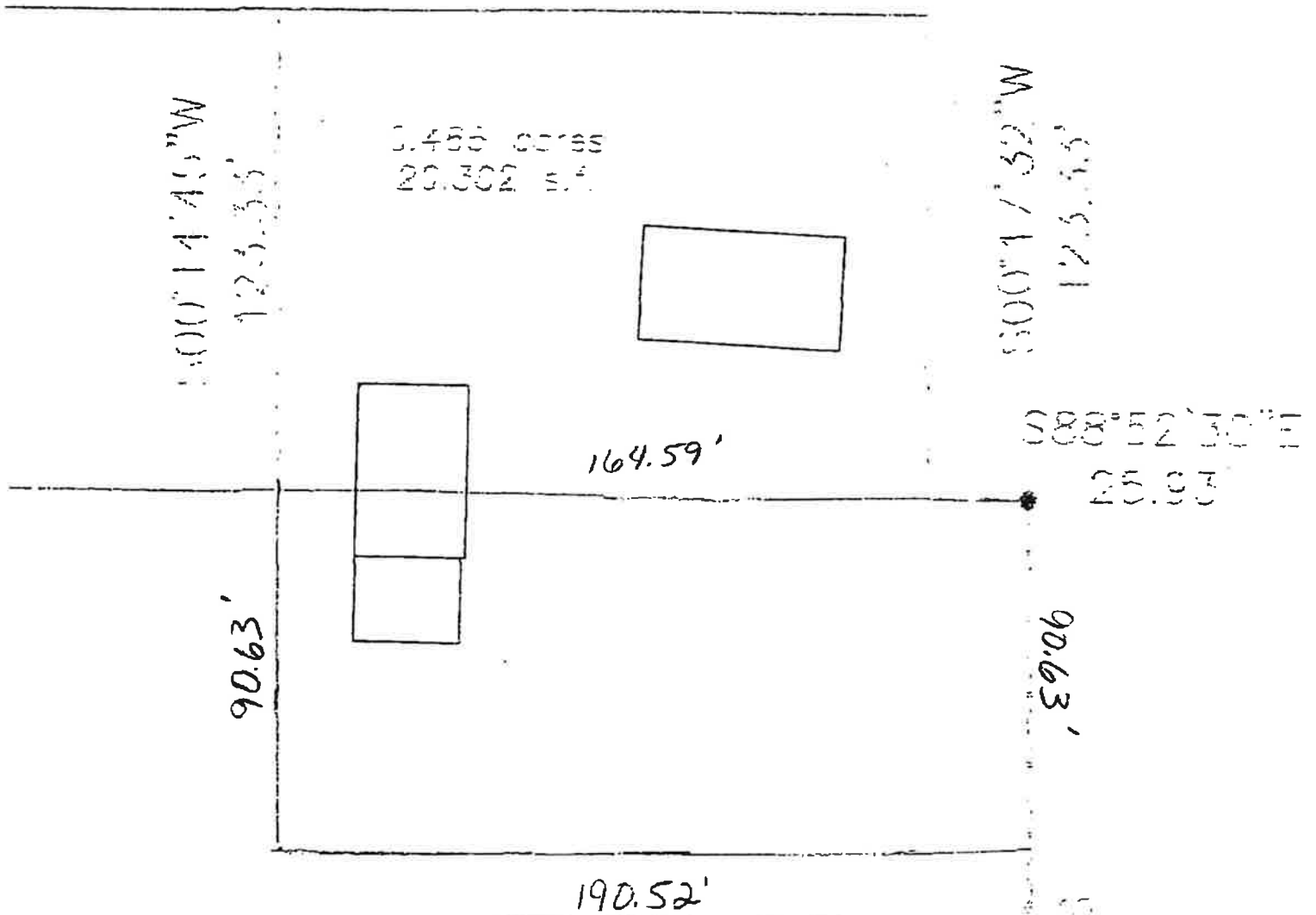
BOUNDARY LINE ADJUSTMENT  
FILE NO. 212900136  
DATE: 12/29/23

FILE NO. 212900136  
DATE: 12/29/23





S88°52'30"E - 164.69'



164.59  
 25.93  
190.52

190.52  
 x 90.63 = .396391  
 acres.

17,266.83'  
 43,860.

S00°12'12"E - 190.52'