TO: **El Paso County Board of County Commissioners**
Stan VanderWerf, Chair

FROM: **Nina Ruiz, Planning Manager**
Lupe Packman, PE Engineer I
Craig Dossey, Executive Director

RE: **Project File #: EX-21-002**
Project Name: El Paso County Sheriff Substation Subdivision Exemption
Parcel No.: 42312-01-002

OWNER:	**REPRESENTATIVE:**
Falcon Fire Protection District 7030 Old Meridian Road Peyton, CO 80831	El Paso County Sheriff's Office 27 East Vermijo Avenue Colorado Springs, CO 80903

Commissioner District: 2

Board of County Commissioners Hearing Date	2/1/2022

EXECUTIVE SUMMARY

A request by the Falcon Fire Protection District, for approval of a subdivision exemption to create one (1) tract for a fire station and one (1) tract for an El Paso County Sheriff's Office Substation. The 4.92-acre property is zoned PUD (Planned Unit Development) and is located at the southwest corner of the Stapleton Drive and Meridian Ranch Boulevard intersection and is within Section 31, Township 12 South, Range 64 West of the 6th P.M. The applicant will be required to receive administrative approval of the site development plan prior to initiating construction of the proposed substation.

A. REQUEST/WAIVERS/DEVIATIONS/AUTHORIZATION

Request: A request by the Falcon Fire Protection District, for approval of a subdivision exemption to create one (1) tract for a fire station and one (1) tract for an El Paso County Sheriff's Office Substation and to release the creation of the parcels from the requirements of a subdivision.

Waiver(s)/Deviation(s): There are no deviation requests submitted with this application.

Authorization to Sign: Exemption Plat

B. PLANNING COMMISSION SUMMARY – N/A

Request Heard:
Recommendation:
Waiver Recommendation:
Vote:
Vote Rationale:
Summary of Hearing:
Legal Notice:

C. APPROVAL CRITERIA

In approving a subdivision exemption, the Board of County Commissioners shall find that the request meets the criteria for approval outlined in Section 7.2.1 (Subdivisions) of the El Paso County Land Development Code (2021):

- The subdivision is consistent with and conforms to this Code and the Master Plan;
- The exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et seq;
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use; and
- No beneficial purpose would be served by requiring the platting of the subject property.

D. LOCATION

North: PUD (Planned Unit Development)	Single- Family Residential
South: PUD (Planned Unit Development)	Golf Course
East: PUD (Planned Unit Development)	Golf Course

West: PUD (Planned Unit Development) Single- Family Residential

E. BACKGROUND

The property was zoned A-35 (Agricultural) on March 25, 1999, when zoning was first established for this area of the County. The Board of County Commissioners approved the Woodmen Hills Sketch Plan on March 9, 2000. The property was then rezoned from A-35 to the Woodmen Hills Conceptual Planned Unit Development (PUD) on November 16, 2000. The Bord of County Commissioners then approved the Woodmen Hills Filing Number 11 Site Specific PUD on October 11, 2001. The property was created on January 17, 2002 as Tract 36, Woodmen Hills Filing Number 11. Tract 36 was designated on the recorded plat as being dedicated for a future police and fire station. The Woodmen Hills Fire Station was constructed on a portion of the tract in 2009.

The purpose of the subdivision exemption is to allow for conveyance of the land, as a legally created parcel, to the El Paso County Sheriff's Department for construction of a new substation to provide services to the surrounding area. The applicant will be required to submit and receive administrative approval of a site development plan prior to initiating construction of the proposed substation.

F. ANALYSIS

1. Land Development Code Compliance

Pursuant to Section 7.2.2(E)(5) of the Code, the Board of County Commissioners may exempt from the definition of "subdivision" any division of land the Board determines is not within the purposes of the definition of "subdivision." Generally, an exemption shall be consistent with one of the following criteria to receive an exemption from the definition of the term "subdivision":

- *The division of land creates parcels for public or quasi-public use where no dwelling units are allowed, including but not limited to: utility facility, park, open space, fire station, sheriff substation, library, metro district office, and water/sewage facility; or*
  The division of land is intended to create a legal tract that can then be conveyed by the property owner to the El Paso County Sheriff's Department. In this instance, the division of land is intended to create a tract for a sheriff substation.

- *The division of land is affected by a deed recorded in the Clerk and Recorder that the BoCC determines is not within the purposes of the definition of subdivision.*

Neither the division of the property nor conveyance of the tract to the Sheriff's Department has occurred as of the date of this report. Staff is recommending a condition of approval that prior to authorization to file the exemption plat for deposit with the El Paso County Clerk and Recorder, the owner provide a copy of the deed transferring the property to the Sheriff's Department to the Planning and Community Development Department for review. The deed shall be recorded concurrent with depositing the exemption plat.

An exemption, not otherwise previously established by the Code as an exemption by the BoCC, is required to obtain a release from the requirements of subdivision platting, by resolution of the BoCC.

Pursuant to Section 7.2.2(E)(5) of the Code, in approving an exemption, the Board shall find:

- *The exemption is consistent with and conforms to this Code and the Master Plan;*
  The subdivision exemption request is consistent with and in conformance with the Code, including the submittal and review requirements set forth therein. Please see the Master Plan section below for an analysis regarding Master Plan consistency.

- *The exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et seq.;*
  The Board of County Commissioners, in adopting the provisions of the Code, determined that the creation of tracts for the siting of public facilities is outside of the definition of subdivision and is not within the purposes of the referenced state statute.

- *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;*
  Physical access is provided to the property by Royal County Down Road to the south to the existing Fire Station. A shared access is being propose for both the Fire Station and the Sheriff's Substation. Approval of a driveway permit will be required from the Planning and Community Development Department to legalize utilizing the existing access for the exemption tract prior to approval of a site development plan.

- *The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use; and*
  The proposed Sheriff's Substation is intended to provide increased response times and additional services to this portion of the County. The proposed substation will be served by Woodmen Hills Metropolitan District Water and Sanitation. The property is of adequate size to support the proposed use.

- *No beneficial purpose would be served by requiring the platting of the subject property.*
  Platting the property would not serve a beneficial purpose that is not already addressed within the subdivision exemption and the anticipated site development plan applications.

2. **Zoning Compliance**
   The density and dimensional standards for the Woodmen Hills Planned Unit Development (PUD) zoning district are as follows:

   - Minimum setback: 30 foot front, 10 foot side, 25 foot rear
   - Maximum building height – 35 feet
   - Maximum coverage- 40%

   Section 5.4.3.C.3. of the Code states:

   > "Public or Quasi-Public Utility Buildings not subject to standards: Utility buildings or facilities owned by a governmental, quasi-governmental or public entity are not subject to the development standards of the respective zoning district, but are instead governed by the standards of the approval of location, site development plan, or site plan submitted with the development application."

   Public buildings are exempt from the dimensional standards.

A. MASTER PLAN ANALYSIS

1. Your El Paso Master Plan

a. **Placetype:** Suburban Residential

Placetype Character:

Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.

Although primarily a residential area, this placetype includes limited retail and service uses, typically located at major intersections or along perimeter streets. Utilities, such as water and wastewater services are consolidated and shared by clusters of developments, dependent on the subdivision or area of the County.

Some County suburban areas may be difficult to distinguish from suburban development within city limits. Examples of the Suburban Residential placetype in El Paso County are Security, Widefield, Woodmen Hills, and similar areas in Falcon.

Recommended Land Uses:

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached
- Multifamily Residential
- Parks/Open Space
- Commercial Retail
- Commercial Service
- Institutional

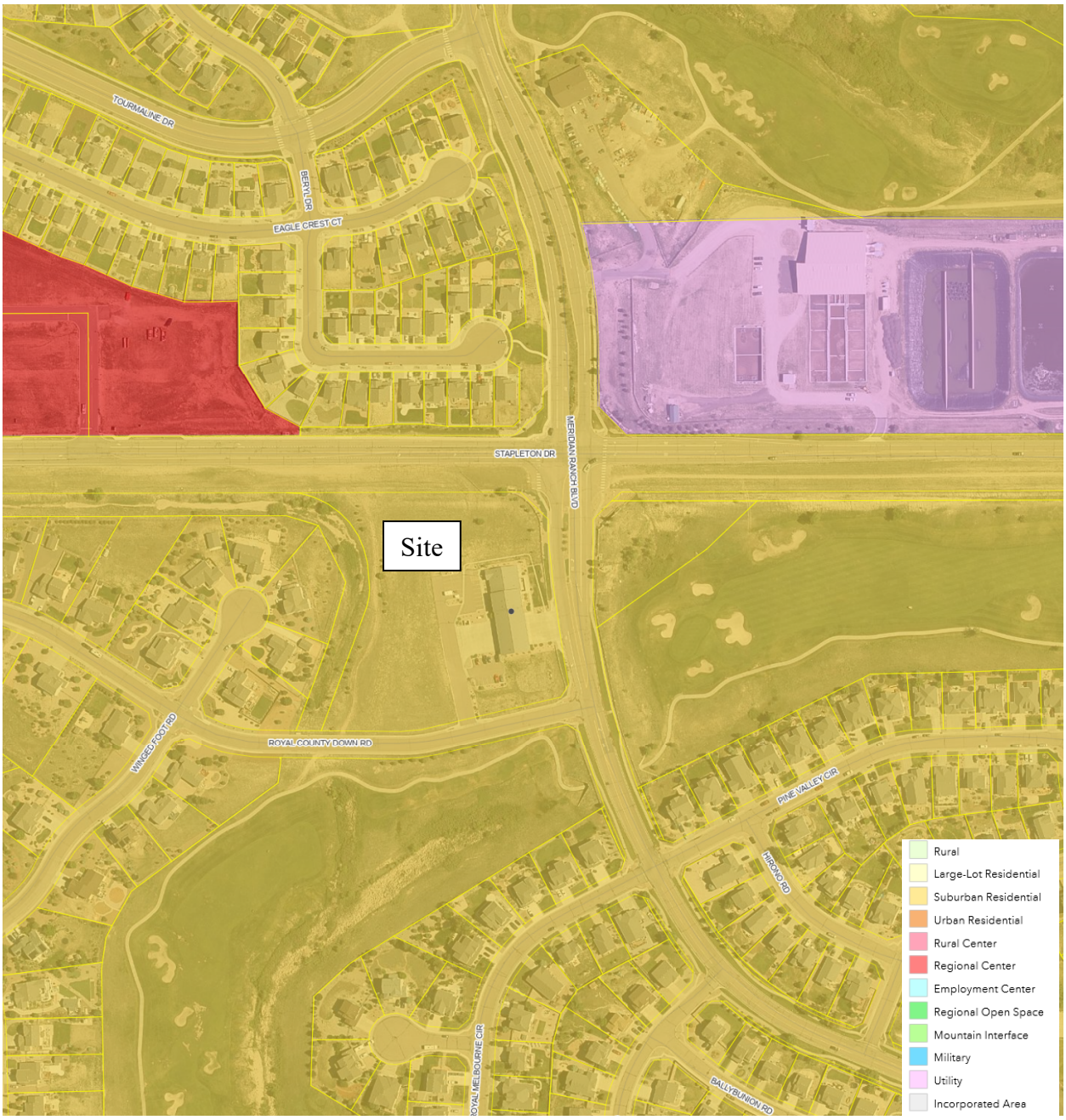


Figure G.1: Placetype Map

Analysis:

The property is located within the Suburban Residential placetype. The Suburban Residential placetype includes an “Institutional” use as a supporting land use. A Sheriff’s Substation is considered an institutional use. Relevant goals and objectives are as follows:

Goal LU1 – *Ensure compatibility with established character and infrastructure capacity.*

Objective LU3-1 *– Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.*

Goal CFI1*- Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of* ***life.***

Objective CFI1-1*- Continue to develop and establish strong relationships and coordination with partner agencies to ensure they are not, or even perceived to be, operating in a silo.*

Specific Strategy *-Explore possible planning solutions to shorten response times for emergency services across El Paso County.*

Goal CFI2- *Improve the effectiveness of public safety through coordination, funding, and planning.*

The proposed subdivision exemption would allow for a Sheriff's Substation adjacent to the existing Falcon Fire Station. An "Institutional" use is a recommended supporting land use within the Suburban Residential placetype. The Sheriff's Substation location will facilitate coordination and strengthened relationships between the Fire District and the El Paso County Sheriff's Department. Additionally, the substation will allow for shortened response times for the eastern portion of El Paso County.

a. **Area of Change Designation:** Minimal Change: Developed
These areas have undergone development and have an established character. Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area. For example, a large amount of vacant land in a suburban division adjacent to a more urban neighborhood may be developed and change to match the urban character and intensity so as to accommodate a greater population. The inverse is also possible where an undeveloped portion of a denser neighborhood could redevelop to a less intense

suburban scale. Regardless of the development that may occur, if these areas evolve to a new development pattern of differing intensity, their overall character can be maintained.

Figure G.2: Area of Change Map

Analysis:

The property proposed subdivision exemption is located within an area which is not expected to substantially change due to being primarily built out. The area has an established character consistent with the Area of Change designation. The subject property is surrounded primarily by developed land; therefore, it is unlikely that the character of the area will change substantially in the future. The proposal is consistent with the Area of Change designation and with the current development pattern in the area and is not likely to substantially change the character of the area.

b. Key Area Influences

El Paso County represents a vast area composed of many distinct areas. These “Key Areas” have their own unique identities and are generally localized into smaller geographic areas with distinct characteristics that distinguish them from other areas of the County. The subject property is potentially influenced by the “Potential Areas for Annexation”.

Potential Areas for Annexation

“A significant portion of the County’s expected population growth will locate in one of the eight incorporated municipalities. As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.

This Key Area outlines the portions of the County that are anticipated to be annexed as development occurs. It is imperative that the County continue to coordinate with the individual cities and towns as they plan for growth. Collaboration with the individual communities will prevent the unnecessary duplication of efforts, overextension of resources, and spending of funds. The County should coordinate with each of the municipalities experiencing substantial growth the development of an intergovernmental agreement similar to that developed with Colorado Springs.”

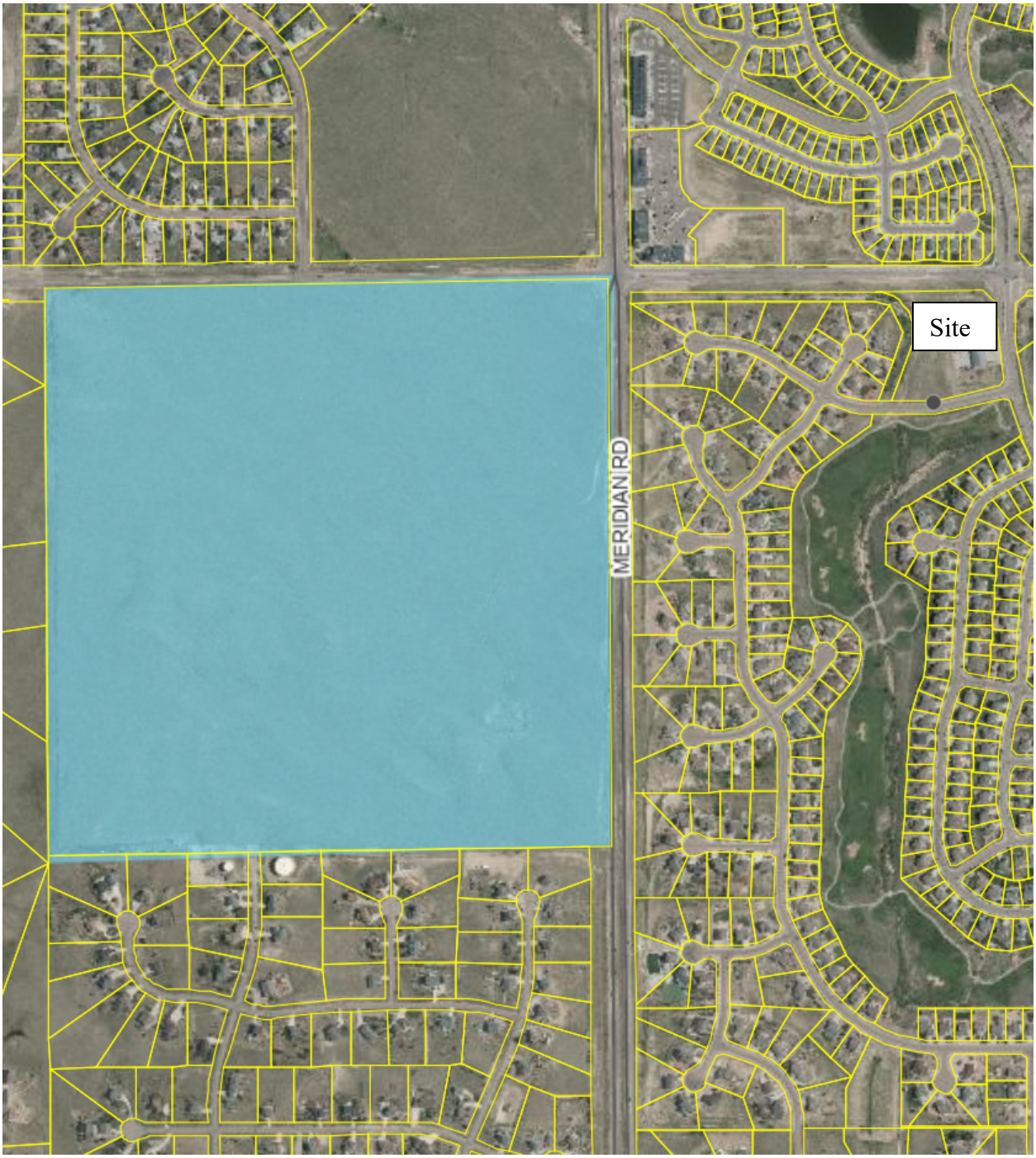


Figure G.3: Key Area Map

Analysis:

The potential annexation key area has been identified as an area of El Paso County that is anticipated to experience significant growth.

Additional services will be necessary as the population grows, to include sheriff.

c. **Other Implications (Priority Development, Housing, etc.)**
The subject property is not located within a Priority Development Area.

3. **Water Master Plan Analysis**
The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review processes. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 3.6 – Develop and maintain partnerships with water providers.

Policy 3.6.2 – Water providers should work with neighboring entities to provide and plan for growth between their respective boundaries.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

Policy 4.1.1 – Protect and enhance the quality of drinking water in the County.

Policy 4.2.2 –Allow for the potential to import new and preferably renewable water supplies from outside the various planning areas, potentially including the Arkansas River, in order to reduce the dependency on non-renewable water supplies and accommodate new development.

Policy 4.2.3 – Support studies to determine options for how water providers can secure and deliver a more permanent, long-term water supply.

Goal 4.3 –Collaborate with the State and other stakeholders to extend the economic life of the Denver Basin aquifers.

Policy 4.3.5 – Encourage plans to recharge the Upper Black Squirrel Aquifer if such plans are based on sound science and can be demonstrated to not adversely impact water quality or water rights, with a preference for those plans which will maintain or enhance the available water supply at a regional scale.

Goal 4.6 – Promote collaboration among the County, municipalities, water and wastewater service providers and regional and State agencies through the use of Memoranda of Understanding or similar arrangements.

Policy 4.6.1 – Explore establishing Memoranda of Understanding to address shared source water protection and mutual concerns impacting water quality.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

The proposed subdivision is within Region 3, the Falcon Area, which primarily draws from nonrenewable resources from the Denver Basin. The Plan identifies the current demands for Region 3 to be 4,494 AFY (Figure 5.1) with the projected need at build-out in 2060 at 8,307 AFY (Figure 5.3). Region 3 currently has 7,164 AFY in supplies, which means by 2060 there is anticipated to be a deficiency of 1,143 AFY (Table 5-2). A water finding is not required with a subdivision exemption.

4. Other Master Plan Elements

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential. El Paso County Community Services Department, Environmental Division was sent a referral and have no outstanding comments.

The Master Plan for Mineral Extraction (1996) identifies potential upland deposits in the area of the subject parcels. A mineral rights certification was prepared by the applicant indicating that, upon researching the records of El Paso County, no severed mineral rights exist.

Please see the Parks section below for information regarding conformance with The El Paso County Parks Master Plan (2013).

Please see the Transportation section below for information regarding conformance with the 2016 Major Transportation Corridor Plan (MTCP).

G. PHYSICAL SITE CHARACTERISTICS

1. Hazards

A soils and geology report is not required for a subdivision exemption; however, a review of El Paso County GIS data indicates no known geologic hazards exist on the site that would prohibit or otherwise impact development of the proposed fire station

2. Wildlife

The El Paso County Wildlife Habitat Descriptors (1996) identifies the parcels as having a low wildlife impact potential.

3. Floodplain

FEMA Flood Insurance Rate Map (FIRM) panel number 08041C0575, effective December 7, 2018, shows the property is located outside the 500-year floodplain (Zone X).

4. Drainage and Erosion

This parcel is in the Black Squirrel Creek drainage basin, which is studied and is part of the Drainage Basin Fee Program. Drainage and bridge fees are not applicable to subdivision exemptions.

A drainage report will be required for the site development plan application. The drainage report will address both drainage and erosion impacts that may be caused by the proposed substation as well as appropriate mitigation of those impacts. A grading and erosion control plan may be required with the site development plan application.

5. Transportation

A traffic impact study was not required for this project due to the substation being anticipated to generate less than 100 trips on an average weekday. The property will have primary access from Royal County Down Road, which is a County-maintained Road.

The El Paso County 2016 Major Transportation Corridors Plan Update (MTCP) (2016) does not identify any roadway improvements adjacent to the proposed subdivision exemption.

.

H. SERVICES

1. Water

A finding of sufficiency in terms of water quality, quantity and dependability is not required for a subdivision exemption. Water supply service is provided by the Woodmen Hills Metropolitan District. The District was sent a referral for the subdivision exemption and did not provide comments.

2. Sanitation

Wastewater service is provided by Woodmen Hills Metropolitan District. The District was sent a referral for the subdivision exemption and did not provide comments.

3. Emergency Services

The property is within the Falcon Fire Protection District. The subdivision exemption application is being submitted on behalf of the District; therefore, they have no objection and support the application.

4. Utilities

Electrical service is provided by Mountain View Electric Association, Inc. (MVEA) and natural gas service is provided by Black Hills Energy. MVEA has no objection and Black Hills Energy did not provide a response.

5. Metropolitan Districts

The property is located within the boundaries of both the Woodmen Hills Metropolitan District, Woodmen Road Metropolitan District, and the Falcon Regional Transportation Metropolitan District. The Woodmen Hills Metropolitan District and the Falcon Regional Transportation Metropolitan District do not levy a mil while the Woodmen Road Metropolitan District has a mil levy of 4 mils.

6. Parks/Trails

No land dedication or fees in lieu of land dedication are required for a subdivision exemption application. The El Paso County Parks Master Plan (2013) does not identify any park lands or trails on the property.

7. **Schools**
   No land dedication or fees in lieu of land dedication are required for a subdivision exemption application.

I. APPLICABLE RESOLUTIONS

Approval Page 43
Disapproval Page 44

J. STATUS OF MAJOR ISSUES

There are no major outstanding issues.

K. RECOMMENDED CONDITIONS AND NOTATIONS

Should the Board of County Commissioners find that the request meets the criteria for approval outlined in Section 7.2.2 (Subdivision Exemptions) of the El Paso County Land Development Code (2021) staff recommends the following conditions and notations:

CONDITIONS

1. The land survey plat, as approved by the Board of County Commissioners, shall be deposited in the El Paso County Clerk and Recorder's Office.

2. The property owner shall provide a copy of the deed transferring ownership of the exemption parcel to the El Paso County Sheriff's Department for recording prior to depositing the land survey (exemption) plat with the El Paso County Clerk and Recorder's Office.

NOTATION

1. Approval of a site development plan will be required prior to initiating site disturbing activities and prior to issuance of any permits.

L. ATTACHMENTS

Vicinity Map
Letter of Intent
Land Survey Plat
Board of County Commissioners' Resolution – will be provided at the hearing

El Paso County Parcel Information

File Name: EX-21-002

Zone Map No.: --

Date: January 24, 2022

Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600

N W E S

COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

El Paso County Sheriff's Office

November 9, 2021

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910

RE: El Paso County Sheriff's Substation

El Paso County is seeking a subdivision exemption in conjunction with the Falcon Fire Protection District for a portion of the address of 12072 Royal County Down Road, also known as Parcel No. 42312-01-002, tract 36 Woodmen Hills Filing No. 11.

This site is approximately 2.5 acres, located southwest of the Stapleton Road and Meridian Ranch Road intersection. Currently the site houses a Fire Station owned by the Falcon Fire Protection District. Currently the site has a PUD zoning classification, and the intended use will be a Sheriff's Office Substation.

This site is shown to be outside of the 500-year floodplain per Floodplain Map number 08041C0575F.

Review Criteria for Subdivision Exemption:

- The exemption is consistent with and conforms to this Code and the Master Plan.

The Master Plan recognizes the need for a substation in the eastern or rural portion of El Paso County:

> "Despite the creation of the REO, outreach conducted during the planning process for *Your El Paso Master Plan* found residents perceived a lack of patrol officers in rural areas. To strengthen Sheriff's officer presence in rural communities the County should consider the potential creation of a part time or volunteer unit to act as community liaisons on behalf of the REO and the Sheriff's Office in these rural communities. Employing a network of part time or volunteer support officers would supplement the Sheriff's team and provide wider presence in rural communities and possibly shorten response times depending on the qualifications of part time or volunteer staff." (page 93)

Additionally, if the subdivision exemption is approved, the County will seek approval of a site development plan which will demonstrate compliance with the various components of the Land development Code as well as the Engineering Criteria Manual.

• The exemption is a division of land determined not to be within the purpose of C.R.S. §§ 30-28-101, et seq.;

The division of land is for governmental purposes and may be exempt from subdivision.

• Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Access will be provided by the shared access drive onto Royal County Down Road.

• The size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use; and

Woodmen Hills Water and Mountain View Electric will be providing the water, wastewater, gas and electric provisions.

• No beneficial purpose would be served by requiring the platting of the subject property.

This property is for governmental use with any impact fees going from El Paso County back to El Paso County and would not benefit the community.

At this time, we are proposing to develop the remaining portion of Tract 36 for a Sheriff's Office Substation with accessory uses of Clerk and Recorder's Office, Assessor's Office, Treasurer's Office and a Public Meeting Area.

Thank you for your consideration,

Jacqueline Reed

Jacqueline Reed
Special Project Manager
El Paso County Sheriff's Office

TRACT 36 EXEMPTION PLAT

A SUBDIVISION OF TRACT 36 WOODMEN HILLS FILING No. 11 SITUATE IN SECTION 31, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT THE FALCON FIRE PROTECTION DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PROPERTY DESCRIPTION:

A TRACT OF LAND KNOWN AS TRACT 36, WOODMEN HILLS FILING No. 11, RECORDED AUGUST 29, 2002 AT RECEPTION NO. 202145128, OF THE RECORDS OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.

LOT 1

1. BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT 36, BEING ALSO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AND THE WESTERLY RIGHT-OF-WAY LINE OF MERIDIAN RANCH BOULEVARD MONUMENTED WITH A FOUND REBAR WITH A YELLOW PLASTIC CAP STAMPED LDC PLS 18465, THENCE;
2. NORTH 89°38'53" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 36, BEING ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STAPLETON DRIVE A DISTANCE OF 208.17 FEET, THENCE;
3. SOUTH 08°59'29" EAST A DISTANCE OF 365.75 FEET, THENCE;
4. SOUTH 12°51'42" EAST A DISTANCE OF 130.04.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 36, BEING ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL COUNTY DOWN ROAD, THENCE;
5. ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID TRACT 36, BEING ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL COUNTY DOWN ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID MERIDIAN RANCH BOULEVARD THE FOLLOWING SEVEN (7) COURSES:
   a. NORTH 77°08'18" EAST A DISTANCE OF 207.53 FEET, THENCE;
   b. NORTH 32°53'50" EAST A DISTANCE OF 31.53 FEET, THENCE;
   c. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 4°24'25", A RADIUS OF 1,485.19 FEET, AN ARC LENGTH OF 114.23 FEET, A CHORD BEARING OF NORTH 08°43'44" WEST AND A CHORD LENGTH OF 114.21 FEET, THENCE;
   d. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 8°23'34", A RADIUS OF 1,802.38 FEET, AN ARC LENGTH OF 201.10 FEET, A CHORD BEARING OF NORTH 06°21'54" WEST AND A CHORD LENGTH OF 201.00 FEET, THENCE;
   e. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1°07'31", A RADIUS OF 1,809.98 FEET, AN ARC LENGTH OF 35.56 FEET, A CHORD BEARING OF NORTH 00°12'38" WEST AND A CHORD LENGTH OF 35.55 FEET, THENCE;
   f. NORTH 00°21'07" EAST A DISTANCE OF 5.56 FEET, THENCE;
   g. NORTH 44°36'53" WEST A DISTANCE OF 84.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 110,791 SQ. FT. OR 2.543 ACRES MORE OR LESS.

LOT 2

6. BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 36, BEING ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE MONUMENTED WITH A FOUND REBAR WITH A YELLOW PLASTIC CAP STAMPED LDC PLS 18465, THENCE;
7. SOUTH 89°38'53" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 36, BEING ALSO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STAPLETON DRIVE A DISTANCE OF 296.29 FEET, THENCE;
8. SOUTH 08°59'29" EAST A DISTANCE OF 365.75 FEET, THENCE;
9. SOUTH 12°51'42" EAST A DISTANCE OF 130.04.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT 36, BEING ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF ROYAL COUNTY DOWN ROAD, THENCE;
10. ALONG THE SOUTHERLY LINE OF SAID TRACT 36, BEING ALSO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ROYAL COUNTY DOWN ROAD THE FOLLOWING THREE (3) COURSES:
    a. SOUTH 77°08'18" WEST A DISTANCE OF 77.41 FEET, THENCE;
    b. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°56'00", A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 65.66 FEET, A CHORD BEARING OF SOUTH 84°06'18" WEST AND A CHORD LENGTH OF 65.50 FEET, THENCE;
    c. NORTH 88°55'42" WEST A DISTANCE OF 171.44 FEET, THENCE;
11. ALONG THE WESTERLY LINE OF SAID TRACT 36 THE FOLLOWING FIVE (5) COURSES:
    a. ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7°19'27", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 16.98 FEET, A CHORD BEARING OF NORTH 17°32'23" EAST AND A CHORD LENGTH OF 15.97 FEET, THENCE;
    b. NORTH 21°12'07" EAST A DISTANCE OF 253.78 FEET, THENCE;
    c. ON THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°06'13", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 71.04 FEET, A CHORD BEARING OF NORTH 07°38'00" EAST AND A CHORD LENGTH OF 70.38 FEET, THENCE;
    d. NORTH 05°52'06" WEST A DISTANCE OF 32.29 FEET, THENCE;
    e. ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 83°42'47", A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 255.69 FEET, A CHORD BEARING OF NORTH 47°47'29" WEST AND A CHORD LENGTH OF 233.84 FEET TO THE POINT OF BEGINNING

CONTAINING 103,391 SQ. FT. OR 2.374 ACRES MORE OR LESS.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND EASEMENTS, AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION SAID LOTS AND EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC AS SHOWN, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS TRACT 36 EXEMPTION PLAT, EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED OWNERSHIP ENTITY FALCON FIRE PROTECTION DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO HAS EXECUTED THIS PLAT THIS _____ DAY OF _____, 20____ A.D.

BY: _____
TITLE

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
20___ A.D., BY _____

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EL PASO COUNTY, COLORADO TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, EL PASO COUNTY, COLORADO RELIED UPON TITLE ORDER NO. SC55102042, PREPARED BY LAND TITLE GUARANTEE COMPANY FOR THE COUNTY OF EL PASO, STATE OF COLORADO, DATED NOVEMBER 24, 2021 AT 5:00 P.M.
2. THIS TRACT IS SUBJECT TO A 20 FOOT POWER LINE EASEMENT RECORDED AT RECEPTION No. 209116196. THIS EASEMENT IS CURRENTLY NOT SHOWN DUE TO UTILITIES NOT BEING LOCATED AT THE TIME OF THIS SURVEY. THIS EASEMENT WILL BE SHOWN WHEN THE UTILITY IS LOCATED
3. BEARINGS ARE BASED ON THE NORTHERLY LINE OF SAID TRACT 36 AND ASSUMED TO BEAR SOUTH 89°38'53" EAST A DISTANCE OF 302.46 FEET AND MONUMENTED AT EACH END A FOUND REBAR WITH YELLOW CAP STAMPED LDC PLS 18456
4. PER C.R.S. 38-51-106, ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS/HER RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF.

_____
PREPARED BY: DAVID P. FORNEY
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38701
DECEMBER _____, 2021
JOB NUMBER 478336
FOR AND ON BEHALF OF
EL PASO COUNTY

ADDRESSES:

TRACT 36 - 12072 ROYAL COUNTY DOWN RD, PEYTON, COLORADO 80831
LOT 1 TO BE DETERMINED.
LOT 2 TO BE DETERMINED

APPROVALS:

THIS EXEMPTION PLAT FOR TRACT 36 EXEMPTION PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20___ A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS SUBDIVISION EXEMPTION SURVEY PLAT OF TRACT 36 EXEMPTION PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20_____ A.D., SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION APPROVAL.

_____ _____
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

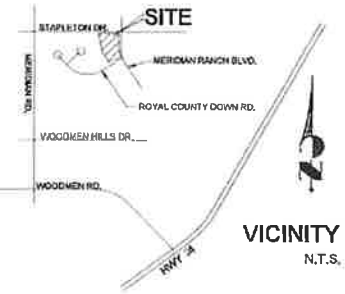
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT _____ O'CLOCK ____M. THIS _____ DAY OF _____, 20_____ A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, COUNTY CLERK & RECORDER

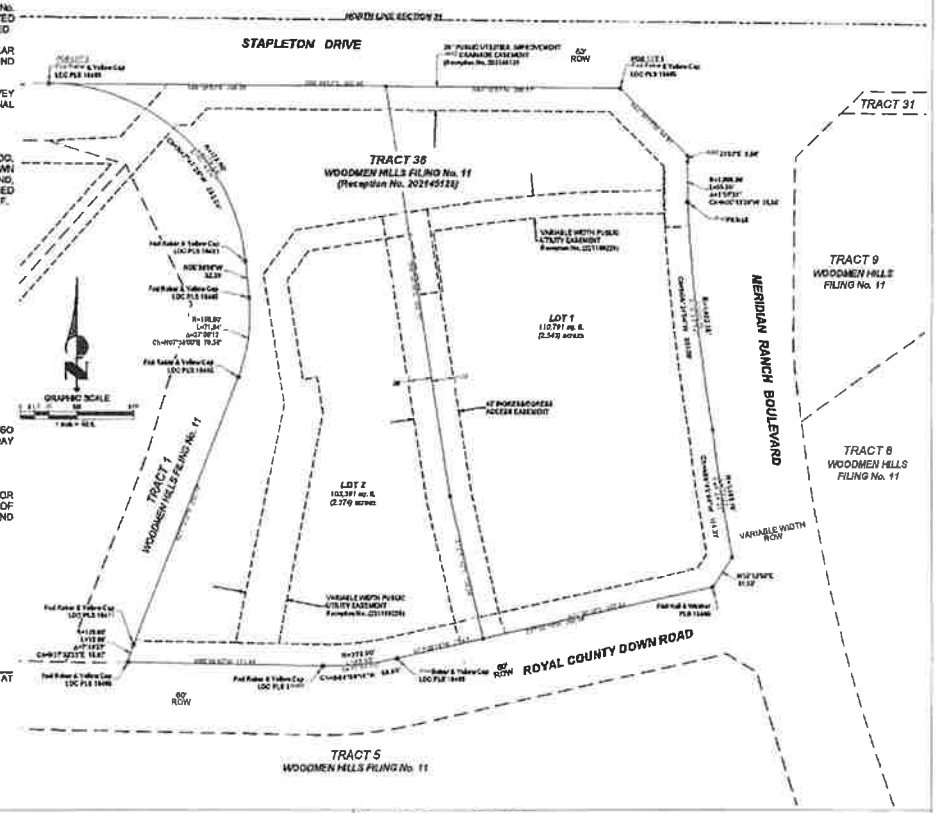
BY: _____ FEE: _____
DEPUTY SURCHARGE: _____

LEGEND

- RECOVERED MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- SECTION LINE
- PUBLIC UTILITY EASEMENT LINE
- PLATTED PROPERTY LINE
- SURVEYED PROPERTY LINE



VICINITY MAP
N.T.S.



"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."

El Paso County
Department of Public Works/Engineering Division
3275 Akers Drive, Colorado Springs,
Colorado 80922-1547
Ph: 719-520-6460 Fax: 719-520-6878

Tract 36 Exemption Plat	
TRACT 36 OF WOODMEN HILLS FILING No. 11, EL PASO COUNTY, COLORADO	
Drawing File Name: Tract36ExemptionPlat.dwg	
Project No.: 521667	
By: NH	Date of Preparation: 12/13/2021
Scale: 1"=50'	Sheet: 1 of 1

PRELIMINARY

CITY FILE No.