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

exemption from subdivision

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 65.68 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 LEFT, 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.

PRELIMINARY

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)

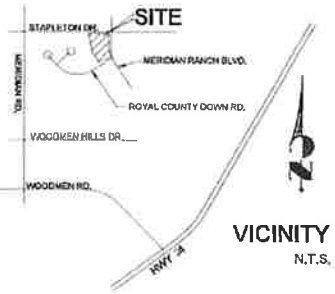
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORDING IN MY OFFICE AT _____ O'CLOCK ____M. THIS _____ DAY OF _____, 20____ A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, COUNTY CLERK & RECORDER

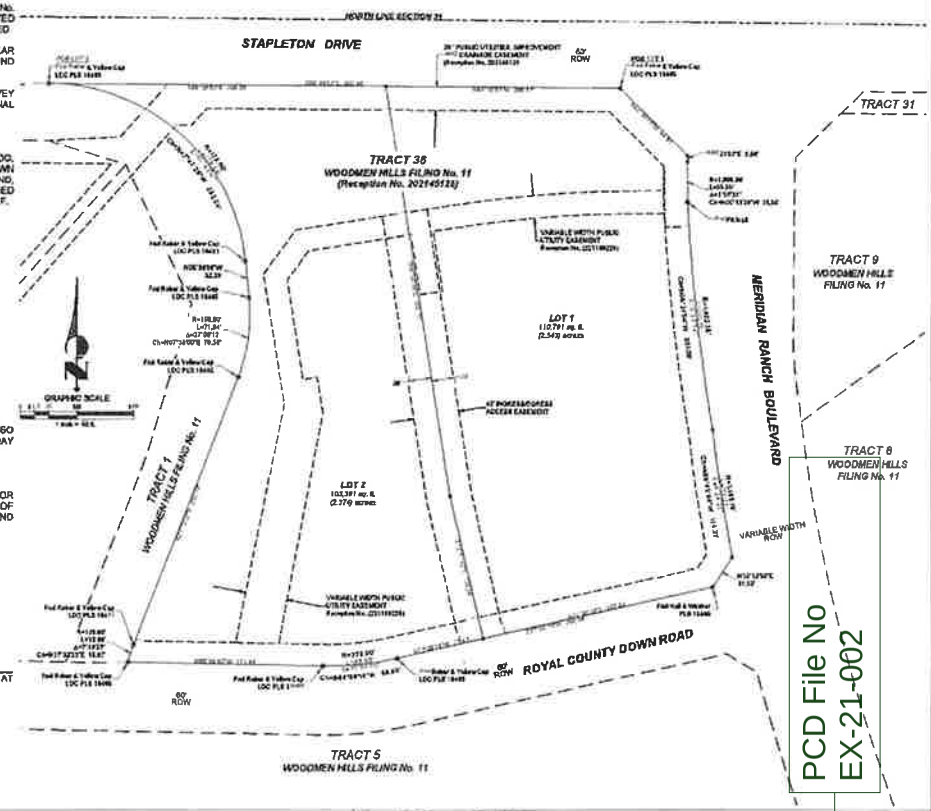
BY: _____ FEE: _____
DEPUTY SURCHARGE: _____

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.



PCD File No
EX-21-002

"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.

Lots 1 and 2 should be called tract A and Tract B. A note should be added indicating that these tracts are intended for fire protection as well as an EPC substation.

please see attached checklist for additional comments.