

# EL PASO COUNTY



COMMISSIONERS:  
CAMI BREMER (CHAIR)  
CARRIE GEITNER (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
LONGINOS GONZALEZ, JR.

## PLANNING & COMMUNITY DEVELOPMENT

**TO:** El Paso County Board of County Commissioners  
Cami Bremer, Chair

**FROM:** Kylie Bagley, Planner III  
Hao Vo, Engineer II  
Meggan Herington, AICP, Executive Director

**RE:** Project File Number: EX234  
Project Name: Peyton Fire Station  
Parcel Number: 3100000255

OWNER:	REPRESENTATIVE:
Bennett Cullers Family Partnership LLC PO Box 34 Peyton, CO 80831	Fairfield and Woods, P.C. c/o Jack Reutzel, Esq. 1801 California Street, Suite 2600 Denver, CO 80202

**Commissioner District: 2**

<b>Board of County Commissioners Hearing Date:</b>	5/23/2024
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### EXECUTIVE SUMMARY

A request by Fairfield and Woods for a Subdivision Exemption specific to 2.50 acres to be utilized as an unmanned fire station for the Peyton Fire Protection District. The property is zoned RR-5 (Residential Rural) and is located one-half mile east of the intersection of Bradshaw Road and Sweet Road (Parcel No. 3100000255) (Commissioner District No. 2).

**Authorization to Sign:** Exemption Plat

2880 INTERNATIONAL CIRCLE  
OFFICE: (719) 520 - 6300



COLORADO SPRINGS, CO 80910  
PLNWEB@ELPASOCO.COM

## A. APPROVAL CRITERIA

In approving the 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 (As Amended):

- 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.

## B. LOCATION

North:	A-5 (Agriculture)	Single-Family Residential
South:	RR-5 (Residential Rural)	Vacant
East:	A-35 (Agriculture)	Single-Family Residential
West:	RR-5 (Residential Rural)	Vacant

## C. BACKGROUND

The purpose of the Subdivision Exemption is to allow for the conveyance of the land, as a legally created parcel, to the Peyton Fire Protection District for an unmanned fire station to decrease emergency response times in the area. If the Subdivision Exemption is approved, the Fire District intends to build a pole barn that will house a fire truck and a cistern for water storage and truck filing.

## D. ANALYSIS

### 1. Land Development Code Compliance

The BoCC may, pursuant to this Code, exempt from the definition of "subdivision" any division of land the BoCC determines is not within the purposes of the definition of "subdivision". The BoCC has exempted certain divisions of land from the definition of "subdivision" as set forth in C.R.S. § 30-28-101, as amended through the adoption of this Code.



- The exemption is consistent with and conforms to this Code and the Master Plan;*  
 The subdivision exemption being requested is supported by the Master Plan and Code as this is for parks/open space which is a supporting land use. In the Land Development Code under Section 7.2.2.B.3,  
*Any parcel created by the division of a parcel of land which is the direct result of an acquisition by federal, state or local government for open space or park land shall be exempt from the definition of the term "subdivision", provided that the resulting parcel is in conformance with the minimum lot area requirements for the proposed use in the zone district in which said property is located and provided that the parcel being divided was not created illegally;*
- The exemption is a division of land determined not to be within the purpose of C.R.S. § 30-28-101, et seq.;*  
 The proposed exemption will create a legal parcel for the Peyton Fire Protection District to build an unmanned fire station to help with response times.
- 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 proposed lot will take access directly off of Sweet Road.
- 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 lot size, location and availability of services are reasonable, appropriate and customary for the proposed use.
- The resulting lots or parcels shall comply with the LDC unless: (1) a waiver or variance of 1 or more of the provisions of the LDC has been approved; or (2) the lots or parcels are for community facilities including utilities.*  
 The fire station is considered a community facility for the Peyton Fire Protection District and therefore complies with this Section of Code.
- 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 application.



## 2. Zoning Compliance

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. The applicant has submitted an Approval of Location application and will be required to meet those standards.

## E. MASTER PLAN COMPLIANCE

### 1. Your El Paso County Master Plan

#### a. Placetype Character: Rural

*The Rural placetype comprises rangeland, farms, and other agricultural uses. The primary land use in this placetype is agriculture however residential uses such as farm homesteads and estate residential are allowed as support uses. Residential lot development within the Rural placetype typically cover 35 acres or more per two units with the minimum lot area consisting of 5-acres per unit. The Rural placetype covers most of the eastern half of the County.*

*Rural areas typically rely on well and septic and parcels for residential development tend to be substantial in size. Rural areas are remotely located and distant from high activity areas or dense suburban or urban places, making access to regional transportation routes, such as Highway 24 and Highway 94, vital to the quality of life for rural community residents.*

*The agricultural lands that Rural areas contain represent a valuable economic resource and unique lifestyle that should be preserved. The Rural placetype includes agricultural lands which represent a valuable economic resource and allow for a unique lifestyle that should be preserved. As growth occurs, some Rural areas may develop and transition to another placetype, however leapfrog development should be discouraged, by pro-actively permitting changing areas contiguous to existing development to another placetype.*



## Recommended Land Uses:

### Primary

- Agriculture
- Parks/Open Space
- Farm/Homestead Residential

### Supporting

- Estate Residential (Minimum 1 unit/5-acres)
- Institutional

## Analysis:

The Rural Placetype supports the County's established agricultural and rural identity. This placetype is uniquely sensitive to new development due to limited water access and infrastructure making sustainable growth a priority. One of the goals in the Masterplan states,

**Objective CF13-5:** *Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.*

The Rural Placetype supports institutional uses which is defined as a general term that is meant to encompass a variety of public and quasi-public uses. The Subdivision Exemption is being requested in order to allow for the Peyton Fire Protection District to construct an unmanned fire station to better service those within their district.

**b. Area of Change Designation:** Minimal Change: Undeveloped

*The character of these areas is defined by a lack of development and presence of significant natural areas. These areas will experience some redevelopment of select underutilized or vacant sites adjacent to other built-out sites, but such redevelopment will be limited in scale so as to not alter the essential character. New development may also occur in these areas on previously undeveloped land, but overall there will be no change to the prioritized rural and natural environments.*



**Analysis:**

The surrounding parcels are vacant or being used for single-family residential dwellings. The proposed unmanned fire station will have minimal construction consisting of a pole barn to house a fire truck as well as a cistern for water.

**c. Key Area Influences:** The property is not located within a key area.

**F. RECOMMENDED CONDITION AND NOTATION**

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 (As Amended), staff recommends the following condition and notation:

**CONDITION**

1. The Land Survey Plat as approved by the Board of County Commissioners shall be deposited in the El Paso County Clerk and Records Office.

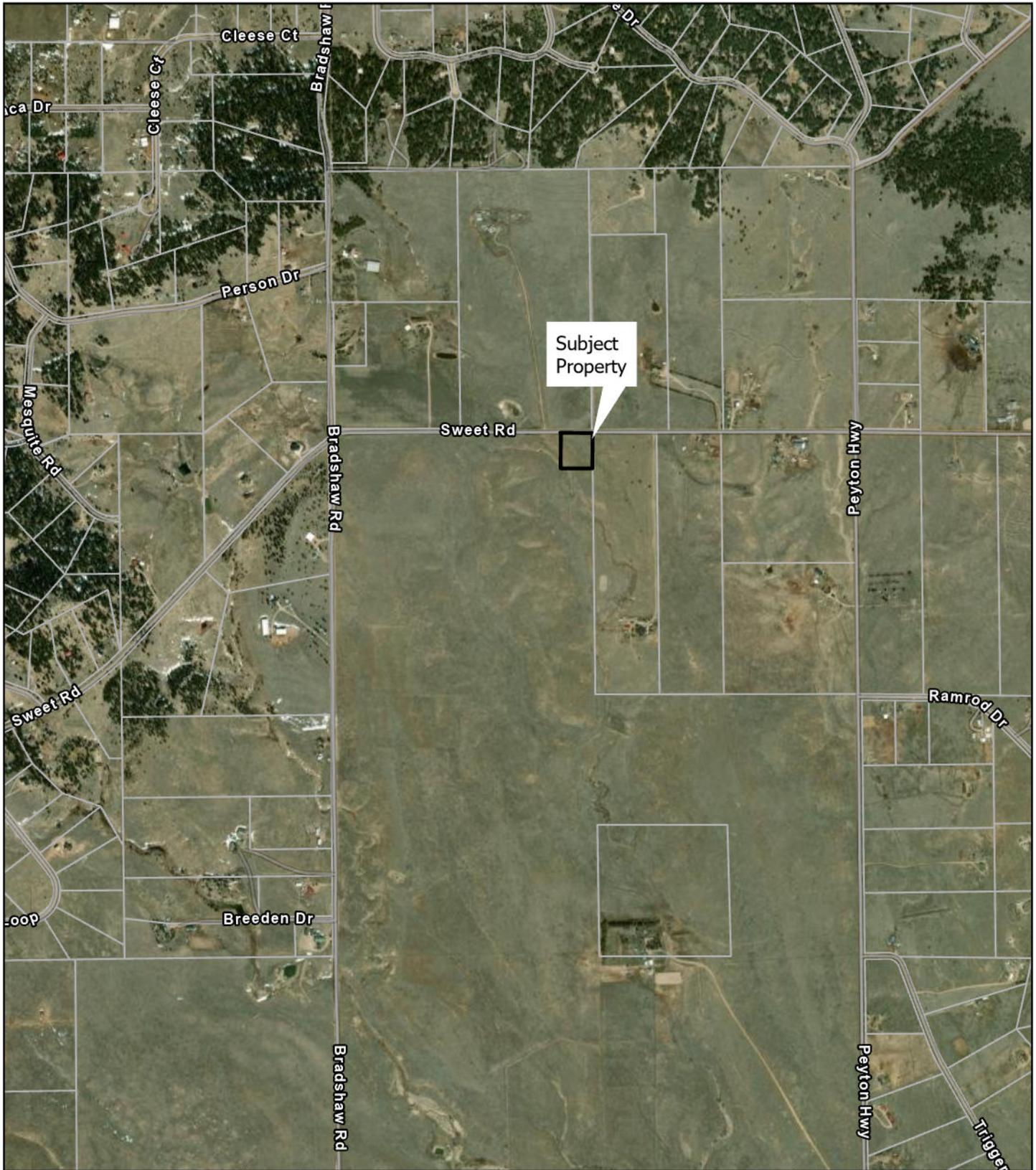
**NOTATION**

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

**G. ATTACHMENTS**

Map Exhibits  
Letter of Intent  
Land Survey Plat  
Draft Resolution





# Aerial Map

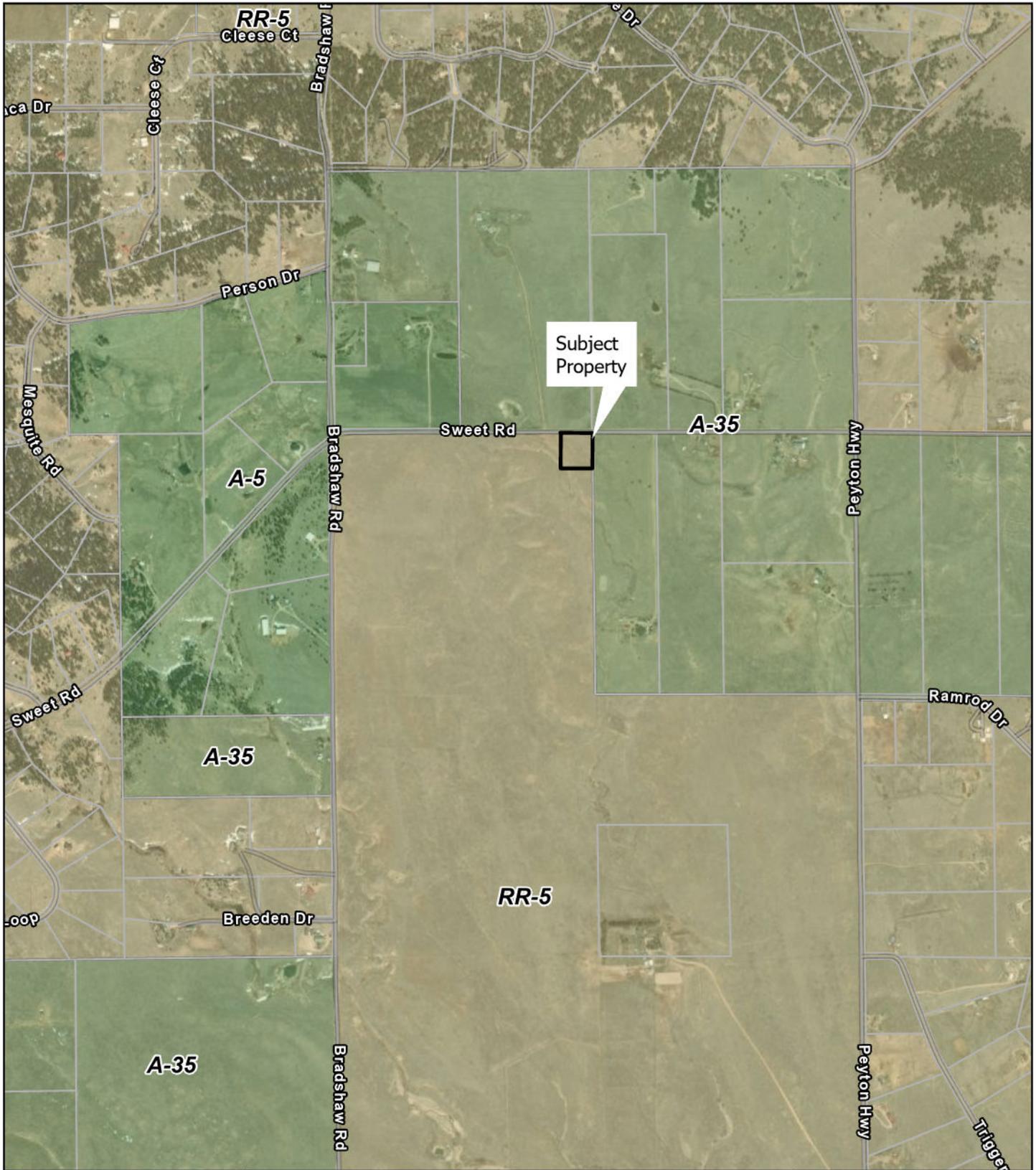
File No. EX234

Map Series No. 1



0 0.10.1 0.2 Miles





# Zoning Map

File No. EX234

Map Series No. 2



0 0.10.1 0.2 Miles

A horizontal scale bar with three segments. The first segment is labeled '0', the second '0.1', and the third '0.2 Miles'.



Jack E. Reutzel  
(303) 894-4410  
jreutzel@fwlaw.com

October 30, 2023

Meggan Herington  
Executive Director  
El Paso County  
Planning and Community Development Department  
2880 International Circle  
Suite 110  
Colorado Springs, CO 80910

**RE:** Letter of Intent  
Approval of Location and Subdivision Exemption

Dear Ms. Herington,

Please find enclosed here our application for an Approval of Location and Subdivision Exemption on behalf of Peyton Fire Protection District for the construction of an unmanned fire station. Peyton Fire looks forward to working with staff to complete this project for the District.

**Property Owner:** Bennett Cullers Family Partnership, LLLP  
P.O. Box 34  
Peyton, CO 80831

**Contract Purchaser:** Peyton Fire Protection District  
P.O. Box 98  
Peyton, CO 80831

**Authorized Representative:** Jack Reutzel, Fairfield and Woods  
1801 California St  
Suite 2600  
Denver, CO 80202

**Site Location:** A portion of parcel # 3100000255  
Between Bradshaw Rd and Peyton Hwy, just south  
of Sweet Rd



Meggan Herington  
Executive Director  
October 30, 2023  
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**Site Size:** 2.5 acres

**Site Zoning:** RR-5

**Request and Justification:**

Peyton Fire Protection District is requesting an Approval of Location and Subdivision Exemption in order to construct a pole barn and cistern on the property to function as an unmanned fire station in order to decrease emergency response times in the area. This development is of minimal impact, and will not impact adjacent properties or existing stormwater runoff. The number of trips the unmanned station is anticipated to generate is minimal, approximately two per month, causing negligible impact to area traffic. Peyton Fire Protection District will purchase the property pursuant to a contract upon completion of the requested entitlements.

**Existing and Proposed Facilities:**

The property is currently vacant. A pole barn that will house a fire truck, and a cistern for water storage and truck filling onsite, are proposed to be constructed on the property. Access to the property is south from Sweet Rd.

**Site Plan:**

<i>Site size:</i>	2.5 acres Appx. 108,900 sf
<i>Zoning:</i>	Zoned RR-5
<i>Front/rear/side setbacks:</i>	25 feet
<i>Maximum lot coverage:</i>	25%



Meggan Herington  
Executive Director  
October 30, 2023  
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*Pole barn size:*

50' x 80'

*Cistern size:*

30,000 gallons below grade, except for fittings and venting

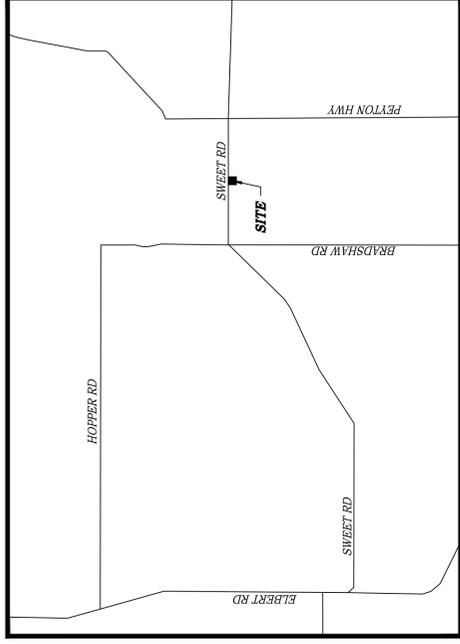
Very truly yours,

A handwritten signature in blue ink, appearing to read 'Jack E. Reutzal', is written over the typed name and company name.

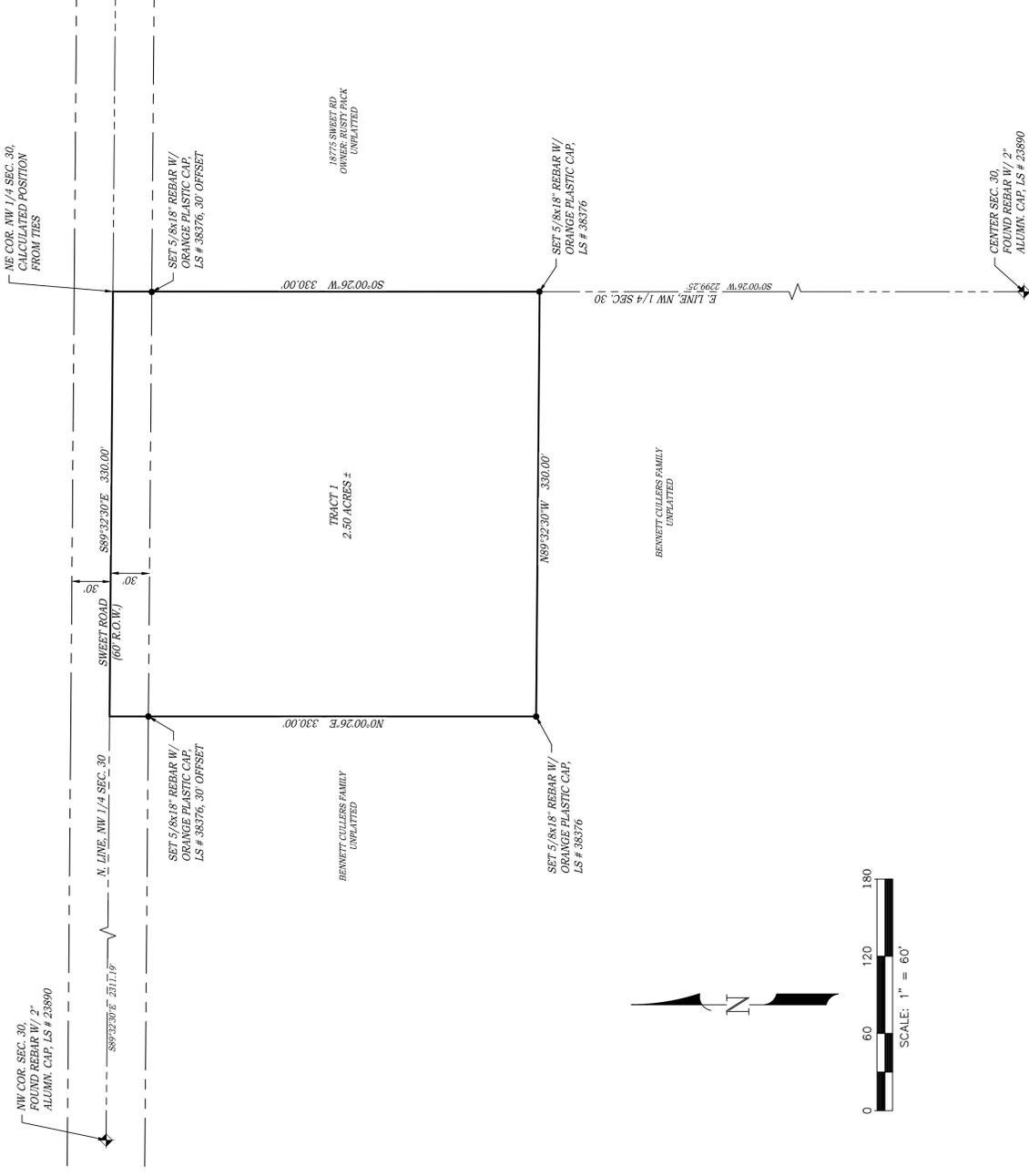
Jack E. Reutzal  
Fairfield and Woods, P.C.

# PEYTON FIRE STATION

SUBDIVISION EXEMPTION  
PART OF SECTION 30, TOWNSHIP 11 SOUTH,  
RANGE 63 WEST, 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



**VICINITY MAP**  
SCALE 1" = 3500'



### OWNER'S CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE VACATED, LAID OUT, SUBDIVIDED, AND REPLATTED SAID LANDS INTO TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PEYTON FIRE STATION. 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.

(BENNETT-CULLERS FAMILY PARTNERSHIP, LLLP)

STATE OF COLORADO ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY \_\_\_\_\_ AS MEMBER.

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_ NOTARY PUBLIC

### SURVEYOR'S STATEMENT

I, ELLIAH FRANE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SUBDIVISION EXEMPTION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 06/24/2023, 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 SUBDIVISION EXEMPTION 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 AND IS NOT A WARRANTEE OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

ELLIAH FRANE, P.L.S. 38376  
FOR AND ON BEHALF OF  
ENCOMPASS SERVICES, LLC

### BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS SUBDIVISION EXEMPTION FOR PEYTON FIRE STATION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

### CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER

### PROPERTY DESCRIPTION:

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THE NORTH 330.00 FEET OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30,  
CONTAINING 2.50 ACRES +/-.

### COUNTY GOVERNMENT NOTES

- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGHOUT 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.
- 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., FREGLE'S MEADOW JUMPING MOUSE).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDERS 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 TRAFFIC IMPACT FEE PROGRAM RESOLUTION NO. 19-471 J, OR ANY AMENDMENTS THEREOF, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.

### NOTES

- BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 30, BEARS S 89°32'30" E.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY.
- ALL CORNERS SET WITH NO. 5 REBAR WITH 1-1/4" PLASTIC CAP PLS 38376, FLUSH WITH THE GROUND UNLESS OTHERWISE NOTED.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 375 OF 13000, MAP NUMBER 08041C0375C, DATED DECEMBER 7, 2018, THE PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED FLOOD HAZARD AREA.
- 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. (SECTION 13-80-105 C.R.S.).
- ALL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SURVEYED OR UNSURVEYED BOUNDARIES. ALL SURVEYED BOUNDARIES ARE HEREBY PLATTED WITH 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- LINEAL UNITS SHOWN HEREON ARE IN US SURVEY FEET.

### LEGEND:

- SUBJECT PROPERTY LINE
- ROAD RIGHT OF WAY
- SET 5/8x18" REBAR WITH ORANGE PLASTIC CAP, PLS # 38376
- SECTION CORNER

"ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-506."

PCD FILE NO. EX234\*



10093 W. 120TH AVE. SUITE 400  
BROOMFIELD, COLORADO 80021  
303-985-6888  
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: ME  
PROJECT NO. 64313  
SHEET 1 OF 60  
FIELD WORK COMPLETE 07/27/2023

### REVISIONS:

NO.	DATE	DESCRIPTION
1	02/01/24	1ST COUNTY COMMENTS

RESOLUTION NO. 24-

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

APPROVAL OF A SUBDIVISION EXEMPTION FOR  
PEYTON FIRE STATION SUBDIVISION EXEMPTION (EX234)

WHEREAS, Section 30-28-101(10)(d), C.R.S., as amended, authorizes the Board of County Commissioners pursuant to resolution to exempt from the requirements of the subdivision regulations any division of land if the Board of County Commissioners determines that such division is not within the purposes of the statutory provisions governing subdivisions; and

WHEREAS, Fairfield and Woods, P.C., has applied for an exemption from the El Paso County Subdivision Regulations; and

WHEREAS, the Peyton Fire District intends to utilize this 2.50-acre parcel solely for an unmanned fire station; and

WHEREAS, a public hearing was held by this Board on May 23, 2024; and

WHEREAS, the El Paso County Board of County Commissioners has found the proposed division does not fall within the purposes of the Colorado statutory provisions concerning subdivisions;

WHEREAS, based on the evidence, testimony, exhibits, study of the Master Plan for the unincorporated area of the County, comments of the El Paso County Planning and Community Development Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That the exemption is consistent with and conforms to the El Paso County Land Development Code and the Master Plan.
2. That the exemption is a division of land determined not to be within the purpose of C.R.S. §§30-28-101, et. seq.
3. That legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with the Land Development Code and the Engineering Criteria Manual.

4. That the size, location, and availability of services to the proposed lots or parcels are reasonable, appropriate, and customary for the proposed use.
5. That no beneficial purpose would be served by requiring the platting of the subject property.

NOW, THEREFORE, BE IT RESOLVED the Board of County Commissioners of El Paso County, Colorado, hereby approves the petition by Fairfield and Woods, P.C., for a Subdivision Exemption of a 2.50 parcel of property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated by reference;

BE IT FURTHER RESOLVED the following condition and notation shall apply to this approval:

CONDITION

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.

NOTATION

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

DONE THIS 23<sup>rd</sup> day of May 2024 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

ATTEST:

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
County Clerk & Recorder

EXHIBIT A

A PARCEL OF PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF EL PASO, STATE OF COLORADO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE NORTH 330.00 FEET OF THE EAST 330.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 30.

CONTAINING 2.50 ACRES +/-