

LOPEZ AND VELASQUEZ EXEMPTION SURVEY PLAT

A PORTION OF THE NORTH 472 FEET OF GOVERNMENT LOT 5 (SOUTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 6, T. 13 S., R. 65 W. OF THE 6TH P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION: (PRIOR TO THIS EXEMPTION SURVEY PLAT)

PARCEL A:

That portion of the North 472 feet of the Southwest quarter of the Northwest quarter of Section 6 in Township 13 South, Range 65 West of the 6th p.m., County of El Paso, State of Colorado, described as follows:

BEGINNING at the Northeast corner of said Southwest quarter of the Northwest quarter of said Section 6, thence South 88 degrees 46 minutes West on the North line thereof 483.25 feet; thence angle left South 0 degrees 14 minutes 17 seconds West 472 feet, more or less, to intersect the South line of said North 472 feet; thence North 88 degrees 45 minutes 48 seconds East of 482.19 feet on said South line to intersect the East line of said Southwest quarter of the Northwest quarter of said Section 6, thence North 0 degrees 23 minutes East on said East line 472 feet to the POINT OF BEGINNING.

PARCEL B:

A non-exclusive right of way for ingress, egress and related purposes over and across the South 30 feet of the East 50 feet of the Northwest quarter of the Northwest quarter of Section 6 in Township 13 South, Range 65 West of the 6th p.m., County of El Paso, State of Colorado.

Add plat notes:
Addresses:
No use exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity, El Paso County) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

Add a plat note referencing that Tract B and C are no build areas

Floodplain:
Uses of land or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date _____, and is subject to the Flood Insurance Rate Map, Community Map Number _____, effective date _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction structures through the Floodplain Development Permit Process, example: retaining wall in excess of 4 feet in a structure)

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

LEGAL DESCRIPTION: (CREATED PER THIS EXEMPTION SURVEY PLAT)

TRACT A:

A tract of land being a portion of the tract of land described Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in the Northwest quarter of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

COMMENCING at a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 19586 of the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 10377 bears N0072836°W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and is the basis of bearings used hereat; thence S0071926°W on the East line of said Government Lot 4, a distance of 1303.18 feet to a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 19586 of the Northeast corner of said SW1/4NW1/4; thence S88°42'56"W on the North line of said SW1/4NW1/4, a distance of 30.51 feet to a point thirty and one-half (30.50) feet West of the East line of said SW1/4NW1/4, as measured perpendicular thereto and the POINT OF BEGINNING; thence S0071926°W parallel with said East line, a distance of 186.33 feet; thence N89°40'34"W a distance of 19.50 feet to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence S64°33'08"W a distance of 270.42 feet; thence S00746131°E a distance of 175.60 feet to the South line of the North 472 feet of said SW1/4NW1/4; thence S88°42'56"W on said South line, a distance of 171.90 feet to a point 482.19 feet from the Southeast corner of said SW1/4NW1/4, as measured on said South line; thence N0014'45"E a distance of 472.17 feet to the North line of said SW1/4NW1/4; thence N88°42'56"E on said North line, a distance of 432.32 feet to the POINT OF BEGINNING and containing 3.288 acres of land, more or less.

TRACT B:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 19586 of the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 10377 bears N0072836°W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and is the basis of bearings used hereat; thence S0071926°W on the East line of said Government Lot 4, a distance of 1303.18 feet to a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 19586 of the Northeast corner of said SW1/4NW1/4; thence S0071926°W on the East line of said SW1/4NW1/4, a distance of 472.19 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, a distance of 50.02 feet to the POINT OF BEGINNING of a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence N00746131°W on said South line, a distance of 240.27 feet; thence N00746131°W a distance of 175.60 feet; thence N64°33'08"E a distance of 270.42 feet to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence S0071926°W parallel with said East line, a distance of 286.40 feet to the POINT OF BEGINNING and containing 1.285 acres or 55.968 square feet of land, more or less.

TRACT C:

A portion of the tract of land described in the Warranty Deed recorded at Reception No. 217058373 of the records of El Paso County, Colorado and located in a portion of the North 472 feet of the Southwest quarter of the Northwest quarter (SW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado being more particularly described as follows:

COMMENCING at a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 19586 of the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 10377 bears N0072836°W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M., and is the basis of bearings used hereat; thence S0071926°W on the East line of said Government Lot 4, a distance of 1303.18 feet to a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 19586 of the Northeast corner of said SW1/4NW1/4, and the POINT OF BEGINNING; thence S0071926°W on the East line of said SW1/4NW1/4, a distance of 472.19 feet to the Southeast corner of said tract of land; thence S88°42'56"W on the South line of said tract of land, a distance of 50.02 feet, to a point fifty (50.00) feet West of said East line, as measured perpendicular thereto; thence N00746131°E parallel with said East line, a distance of 286.40 feet; thence S89°40'34"E a distance of 19.50 feet to a point thirty and one-half (30.50) feet West of said East line, as measured perpendicular thereto; thence N0071926°E parallel with said East line, a distance of 186.33 feet to the North line of said SW1/4NW1/4; thence N88°42'56"E on said North line, a distance of 30.51 feet to the POINT OF BEGINNING and containing 0.459 acre or 19.961 square feet of land, more or less.

NOTES:

- All corners were found or set as shown.
- The basis of bearings for this survey is a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 19586 of the Northeast corner of Government Lot 4, being the Northwest quarter of the Northwest quarter (NW1/4NW1/4) of Section 6, Township 13 South, Range 65 West of the 6th P.M., from which a No. 6 rebar with 3-1/4" aluminum cap stamped by RLS No. 10377 bears N0072836°W a distance of 1320.85 feet at the Northeast corner of the Southwest quarter of the Southwest quarter (SW1/4SW1/4) of Section 31, Township 12 South, Range 65 West of the 6th P.M.
- This Exemption Survey Plat does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, and rights of way of record. For all such matters of record Rockwell Consulting, Inc. relied upon Commitment for Title Insurance Order Number RND5065350, issued October 12, 2017 by Land Title Guarantee Company, Said Exemption Survey Plat is only valid for the tract of land described in said Commitment for Title Insurance.
- All references hereon to Books, Pages, Maps and Reception Numbers are public documents filed in the records of El Paso County, State of Colorado.
- Any person who knowingly removes, alters or detacts any public land survey monument of land or accessory, commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508.
- The linear unit of measure used for this survey is the U.S. Survey Foot.

TITLE COMMITMENT ORDER NUMBER: RND5065350

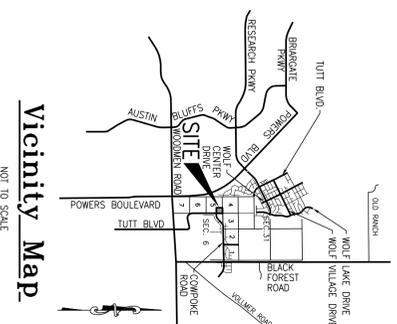
SCHEDULE B - 2

EXCEPTIONS:

- 1-8- Were not addressed.
9. Right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded December 21, 1883 in Book 56 of Page 4.
10. Reservation of mineral rights as contained in deed recorded January 10, 1955 in Book 174 of Page 93.
11. Easement granted by Warranty Deed recorded May 08, 1968, in Book 2233 at Page 711 and recorded March 7, 2011 under Reception No. 211023514.
12. Terms, conditions and provisions of Order and Decree creating the Black Forest Volunteer Fire Protection District recorded August 21, 1975 in Book 2772 of Page 121.
13. Terms, conditions and provisions of Permanent Easement Agreement, recorded December 08, 2005 at Reception No. 205196077. Notice in connection with above, recorded August 11, 2017 under Reception No. 217096421.
14. Easement over the North 30 feet of subject property as shown on Special Warranty deed recorded July 3, 2006 under Reception No. 206097936.
15. Grant of Permanent Drainage Easement to the City of Colorado Springs over a portion of subject property as recorded February 22, 2007 under Reception No. 207025020.
16. Terms, conditions and provisions of Construction Easement Agreement recorded February 22, 2007 at Reception No. 207025023.
17. The effect of inclusion of subject property in the Woodmen Heights Metropolitan District No. 1, as evidenced by instrument recorded September 29, 2006, under Reception No. 208106389 and Second Amended and Restated Resolution Concerning the Facility Rating Fee recorded November 19, 2013 under Reception No. 213140384.
18. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in Grant of Easement recorded April 27, 2012 under Reception No. 212048194.
19. Terms, conditions, provisions, burdens and obligations as set forth in Agreement to Provide Easement for Utility Extensions recorded August 31, 2012 under Reception No. 21201853.

Note: The commitment does not reflect the status of title to water rights or representation of said rights.

Note: This commitment is not a report or representation as to mineral interests, and should not be used, or relied upon, in connection with the notice requirements that are set forth in CFS 24-65-5-103.



SURVEYOR'S STATEMENT:

I, John L. Bailey, a registered Land Surveyor in the State of Colorado, on the basis of my knowledge, information and belief, do hereby state to the City of Colorado Springs, Land Title Guarantee Company, Heriberto Lopez and Bianca F. Magallon Velasquez that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and in good standing Land Surveyor in the State of Colorado and that I am adhering to the standards of care of a professional land surveyor practicing in the State of Colorado.

JOHN L. BAILEY, RLS NO. 10586
FOR AND ON BEHALF OF ROCKWELL CONSULTING, INC.

STATEMENT OF DEPOSIT:

Deposited this _____ day of _____, 2019 A.D. at _____ o'clock _____ M. in Book _____ of Land Survey Plats _____ of Page _____ of the records of El Paso County, Colorado.

BY: _____ DEPUTY COUNTY CLERK AND RECORDER

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE WITHIN 90 DAYS OF THE DATE OF RECORDING OF THIS SURVEY PLAT TO FILE A NOTICE OF OBJECTION. ANY ACTION BRINGED FROM ANY DEFECT IN THIS SURVEY PLAT MUST BE FILED WITHIN 90 DAYS OF THE DATE OF THE CERTIFICATION SIGNATURE HEREON.

DATE OF FIELD SURVEY 01/18/19

SHEET 1 OF 2 FILE: 170233SP.DWG 01/21/19 ALB

ROCKWELL CONSULTING, INC.
1945 GARDNER SQUARE, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 435-2525 • FAX (719) 435-5223

LOPEZ & VELASQUEZ EXEMPTION SURVEY PLAT
A PORTION OF THE SW1/4 OF THE NW1/4 OF SECTION 6, T. 13 S., R. 65 W. OF THE 6TH P.M.

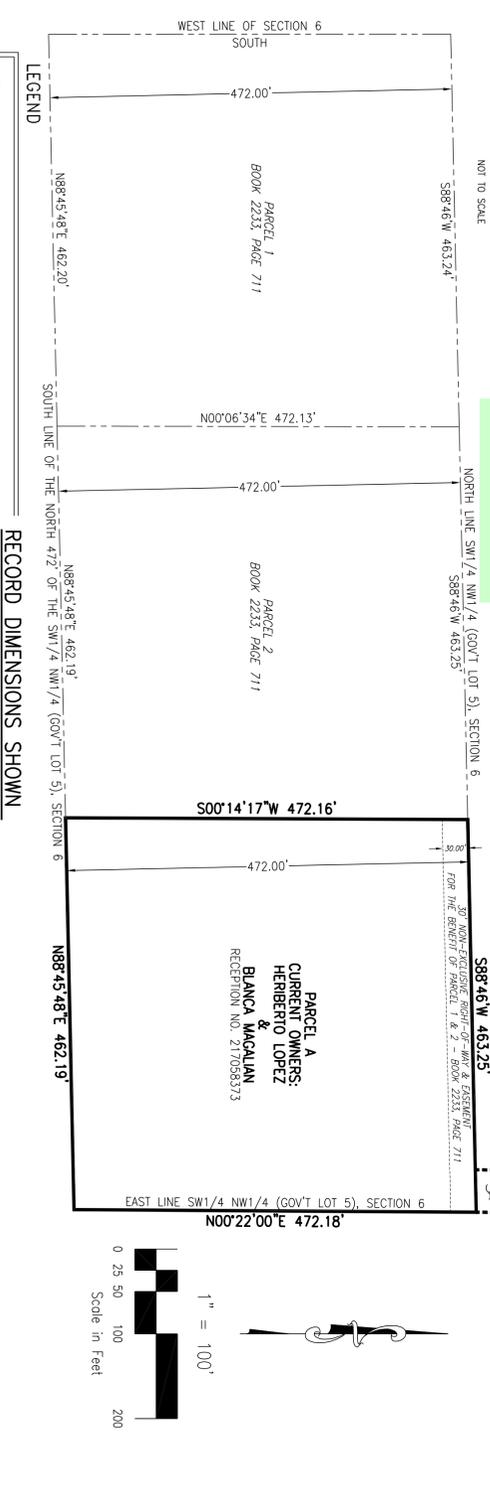
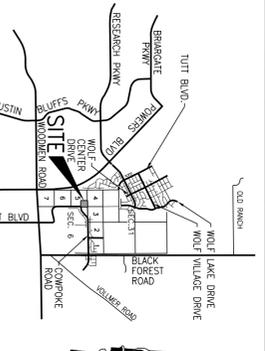
SCALE: AS SHOWN DRAWN BY: ALB
DATE: 01/09/19 CHECKED BY: ALB JOB NO. 17-023

LOPEZ EXEMPTION SURVEY PLAT

A PORTION OF THE NORTH 472 FEET OF GOVERNMENT LOT 5 (SOUTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 6, T. 13 S., R. 65 W. OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Per phone discussion, please update to show only the new tracts created and easements with reception numbers. This page has too much information.

Vicinity Map

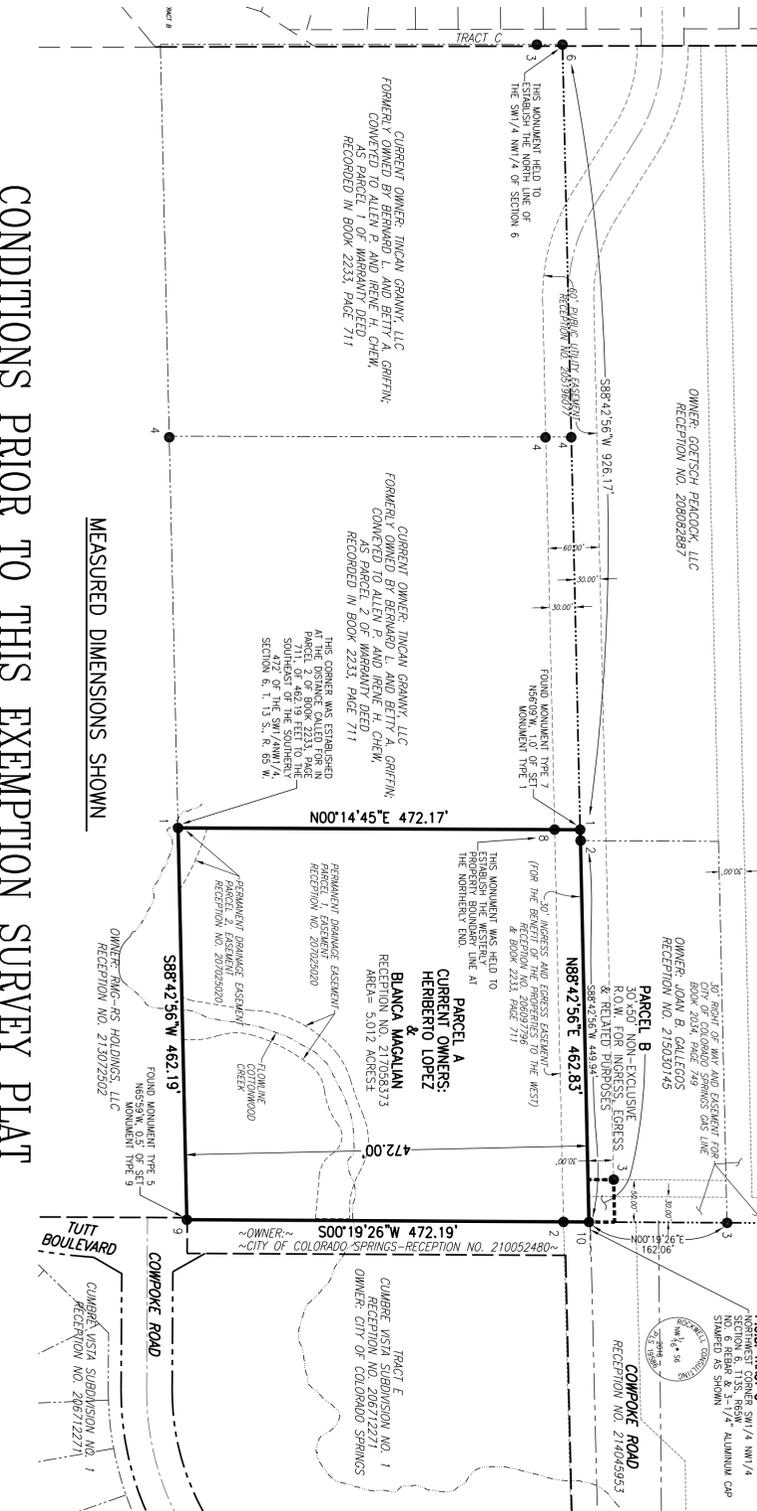
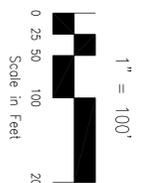


RECORD DIMENSIONS SHOWN

- 1 SET #4 REBAR WITH RED CAP STAMPED "ROCKWELL PLS 19586"
- 2 FOUND 5/8" (I.D.) IRON PIPE
- 3 FOUND 1/2" (I.D.) IRON PIPE
- 4 FOUND #4 REBAR WITH ALUMINUM CAP STAMPED "CONA LS 1593"
- 5 FOUND MAG AND DISK STAMPED "WATTS PE-LS 9853"
- 6 FOUND 3/4" (I.D.) IRON PIPE
- 7 FOUND #4 REBAR WITH YELLOW CAP SPLIT AND DAMAGED STAMPED "0378"
- 8 FOUND 1-1/4" ALUMINUM CAP, ILLIBLEGIBLE
- 9 SET MAG NAIL WITH WASHER STAMPED "PLS 19586"
- 10 FOUND 5/8" INSIDE DIAMETER IRON PIPE, UPGRADED TO #6 REBAR W/ 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN IN DETAIL
- 11 FOUND 3-1/4" ALUMINUM CAP, STAMPED AS SHOWN, THIS MONUMENT WAS NOT ACCEPTED DO TO AN ABUNDANCE OF OLDER MONUMENTS THAT ESTABLISHED THESE LINES AND PROPERTIES, IN THIS QUARTER SECTION.

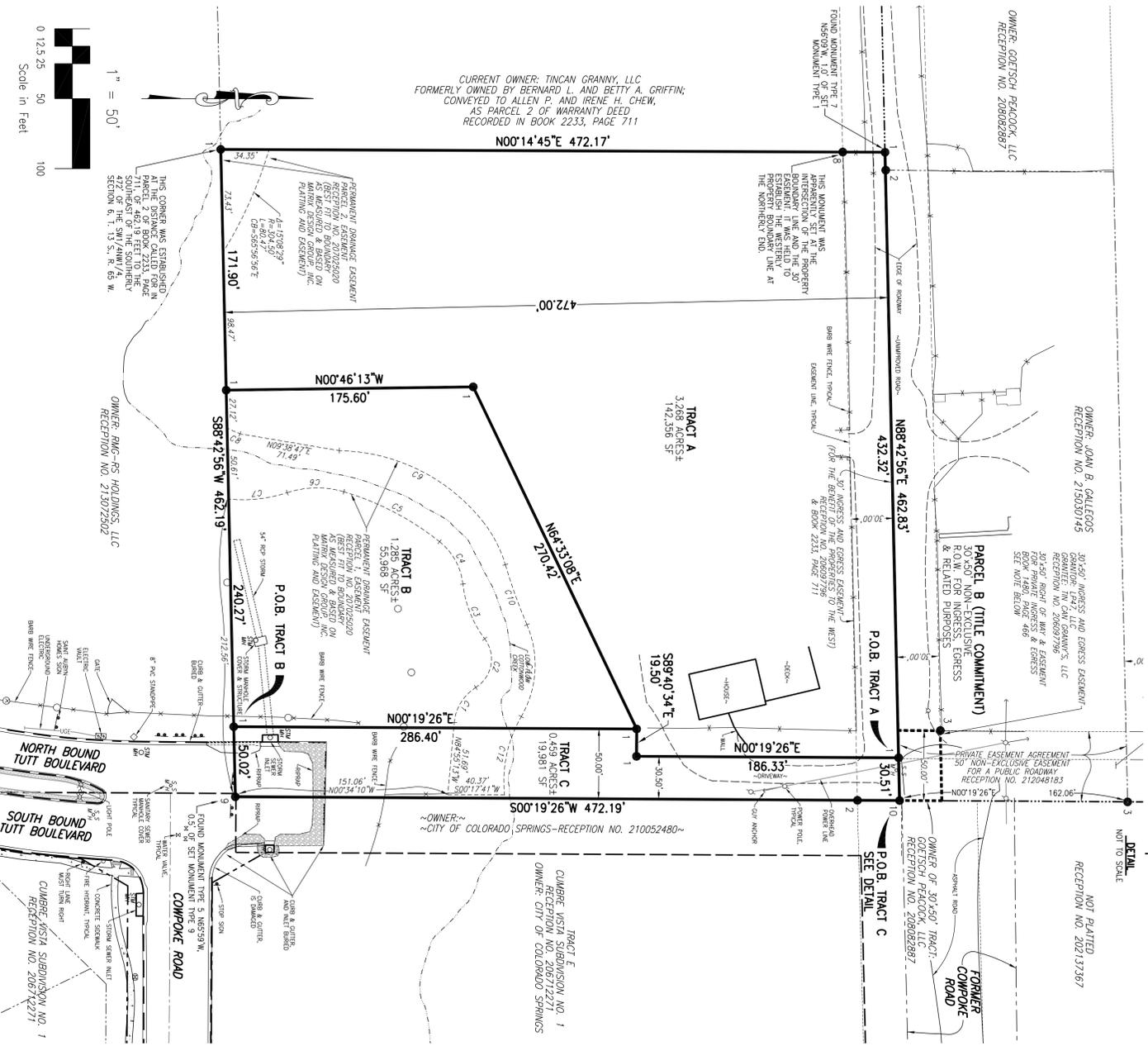
- PROPERTY BOUNDARY LINE
- EXTERIOR SUBDIVISION BOUNDARY LINE
- STREET RIGHT OF WAY AND LOT BOUNDARY LINE
- EASEMENT BOUNDARY LINE

- 30' NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR THE BENEFIT OF PARCELS 1 & 2, GOVT LOT 5, SECTION 6, T. 13 S., R. 65 W.
- 30' NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR THE BENEFIT OF PARCELS 1 & 2, GOVT LOT 5, SECTION 6, T. 13 S., R. 65 W.
- 30' NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR THE BENEFIT OF PARCELS 1 & 2, GOVT LOT 5, SECTION 6, T. 13 S., R. 65 W.



MEASURED DIMENSIONS SHOWN

CONDITIONS PRIOR TO THIS EXEMPTION SURVEY PLAT



CONDITIONS CREATED PER THIS EXEMPTION SURVEY PLAT

MEASURED DIMENSIONS SHOWN

TABLE OF EASEMENT CURVES

NO.	DATA	BEARINGS	ARC LENGTH	CURVED BKG.
C1	S5°42'57"	131.00'	50.17'	N53°33'15"W
C2	S7°59'20"	78.00'	42.42'	S57°14'18"W
C3	S4°00'07"	45.00'	35.42'	S57°14'18"W
C4	S27°00'07"	200.00'	71.32'	S27°40'10"W
C5	S4°59'14"	61.00'	40.91'	S50°54'00"W
C6	S2°11'28"	100.00'	42.22'	S50°17'51"E
C7	S0°19'39"	188.00'	10.10'	N25°24'55"E
C8	S1°02'42"	182.00'	45.42'	N20°17'52"E
C9	S1°02'42"	182.00'	45.42'	N20°17'52"E
C10	S5°20'10"	215.00'	68.16'	S60°20'26"E
C11	S5°20'10"	215.00'	68.16'	S60°20'26"E
C12	S5°17'59"	92.00'	58.13'	S70°00'31"E

NOTICE: ACCORDING TO COLORADO LAW YOU MUST CONFIRMANCE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. THIS SURVEY WAS MADE BY THE SURVEYOR AND THE CERTIFICATION SIGNATURE HEREON.

LAND SURVEY PLAT
A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 6, T. 13 S., R. 65 W. OF THE 6TH P.M.

ROCKWELL CONSULTING, INC.

DATE OF FIELD SURVEY 01/18/19

CHECKED BY: JLB

JOB NO. 17-023

Markup Summary

dsdsevigny (7)

EX-19-001

APPROVED BY: JLB

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 3/6/2019 10:50:33 AM
Color: ■

EX-19-001

EX-19-001

Subject: Text Box
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 3/6/2019 10:50:34 AM
Color: ■

Add a plat note referencing that tract B and C are no build areas

EX-19-001

APPROVED BY: JLB

Subject: Address
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 3/6/2019 10:50:35 AM
Color: ■

Add plat notes:

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

EX-19-001

Subject: Easement&Tract Maintenance
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 3/6/2019 10:50:36 AM
Color: ■

Easement and Tract Maintenance:
Tract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)

EX-19-001

Subject: Floodplain
Page Label: 1
Lock: Locked
Author: dsdsevigny
Date: 3/6/2019 10:50:37 AM
Color: ■

Floodplain:
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date __ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

Printed on 3/6/2019 10:50:39 AM
Page 1 of 1
User: dsdseigny

Subject: Mailboxes
Page Label: 1
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Author: dsdseigny
Date: 3/6/2019 10:50:39 AM
Color: ■

Mailboxes:
Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

Printed on 3/6/2019 10:50:42 AM
Page 2 of 2
User: dsdseigny

Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdseigny
Date: 3/6/2019 10:50:42 AM
Color: ■

Per phone discussion, please update to show only the new tracts created and easy easements with reception numbers. This page has too much information.