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May 31, 2019

**Via U.S. Mail**

Scott Trainor, City Manager  
City of Fountain  
116 S. Main St.  
Fountain, CO 80817

Board of County Commissioners  
El Paso County, Colorado  
200 S. Cascade Ave., Ste. 150  
Colorado Springs, CO 80903

Re: Disconnection of R.C. Singer, Inc. Property

Dear Mr. Trainor:

This firm represents R.C. Singer, Inc. On behalf of our client, we hereby request that the property owned by our client be disconnected from the City of Fountain ("City"), as set forth more fully below, pursuant to C.R.S. §31-12-501, *et seq.*

1. The legal description of the land sought to be disconnected is as follows:

*See Exhibit A attached hereto and incorporated herein by this reference (Survey).*

2. The land contains 275 acres, more or less, and is located upon or adjacent to the border of the City.

3. No part of the land has been duly platted into lots and blocks as a part of or addition to the City.

4. It is hereby acknowledged that, for a period of six years after the effective date of the disconnection, the land shall not be subdivided into lots or plats of smaller area than is required during such period for lots within the City adjoining the land sought to be disconnected under the applicable ordinances or regulations of such City.

5. It is hereby acknowledged that the land shall not be used during said six-year period for industrial or commercial uses if, during such period, the applicable ordinances of the City prohibit such uses upon the area within the City adjoining such land.



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6. All taxes or assessments lawfully due upon the land up to the time of the filing of this application have been fully paid.

Please present this Application to the City Council of the City of Fountain for its consideration. We are requesting and hereby applying for the enactment of an ordinance disconnecting such tract of land from such municipality. Pursuant to the said Statute, we are hereby providing notice of this Application to the Board of County Commissioners of El Paso County, Colorado.

Please do not hesitate to contact us should you have any questions or comments.

Very truly yours,

S&D LAW

A handwritten signature in black ink, appearing to read 'Richard S. Strauss', is written over a horizontal line.

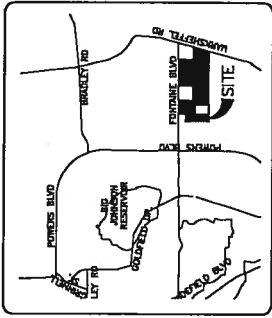
Richard S. Strauss

RSS/rsg  
cc: R.C. Singer, Inc. (R. Brian Singer, President)

HH5121

EXHIBIT A

ALTA/NSPS LAND TITLE SURVEY
PART OF THE NE 1/4 OF SECTION 21, AND THE NW 1/4 AND A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, SHEET 1 OF 6



VICINITY MAP n.t.b.

LEGAL DESCRIPTION
That portion of the northeast quarter of section 21, and the northwest quarter and that portion of the southeast quarter of the northeast quarter of section 21, and the northwest quarter of section 22, township 15 south, range 65 west of the 6th p.m., el paso county, colorado, more particularly described as follows: ...

NOTES
1) LEGAL DESCRIPTION EXCEPTS OUT A 35 ACRE PARCEL IN WHICH THE NORTH SIDE FRONTAGE BELIEVED, THE 35 ACRE PARCEL'S LEGAL DESCRIPTION IN THE RECORDS IS AS FOLLOWS: ...

BASES OF BEARINGS
BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

CLERK AND RECORDER CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THE 14TH DAY OF JULY, 2014, AT EL PASO, TEXAS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS.

TABLE A TERMS
1) UNLESS OTHERWISE PROVIDED IN A REFERENCED INSTRUMENT OR IN WRITERS TO THE CONTRACTOR AT ALL TIMES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES TO THE CONTRACTOR. ...

14. AS STIPULATED BY THE CLIENT, DISTANCE TO THE NEAREST INTERESTING STREET, PROPERTY OR OTHER ADJACENT LAND SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD OR FROM THE CENTERLINE OF THE ADJACENT PROPERTY, AS APPLICABLE. ...

NOTES
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER THE DATE OF RECORDING OF THIS SURVEY. ...

TITLE COMMITMENT NOTES
THE SURVEY WAS PREPARED BY THE INFORMATION CONTAINED IN THE COMMITMENT NO. 2100000000, PROVIDED BY LAND TITLE GUARANTEE COMPANY, DATED MAY 1, 2014, AND THAT REFERENCE TO THE COMMITMENT NO. 2100000000 IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. ...

14. BEARINGS ARE BASED ON THE NORTH-SOUTH CENTERLINE OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES TO THE CONTRACTOR. ...

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES TO THE CONTRACTOR. ...