

SOUTH WOODMOOR PRESERVE FILING NO. 3

A REPLAT OF LOTS 360, 419, 436, 463, 487, 490, 500, 506, 551, WOODMOOR GREENS

TRACTS 360, 419, 436, 463, 487, 490, 500, 506, 551, SOUTH WOODMOOR PRESERVE FILING NO. 1

LOCATED IN A PORTION OF SECTIONS 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT CORY DEAN KING, CRAIG B. STEVENS AND KATRINA L. MILLER-STEVENSON, RICARDO AND YVONNE SANCHEZ, PAUL H. AND BRANDI D. ABAIR, REBECCA LYNN AND DONALD M. WILLIAMS, ANTHONY A. AND JAMIE ANN SCHNELKER, DOUGLAS A. AND MICHELLE E. HEINS, AMY A. AND DAVID H. CAMPBELL, AND DIANA V. LUCKERT RAMIREZ AND DAVID RAMIREZ, BEING THE OWNER/S OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOTS 360, 419, 436, 463, 487, 490, 500, 506, 551, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51;
TRACTS 360, 419, 436, 463, 487, 490, 500, 506, 551, SOUTH WOODMOOR PRESERVE FILING NO. 1 RECORDED UNDER RECEPTION NO. 221714843;

OWNERS: (SEE SHEET 2)

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes or conditions specified hereon.

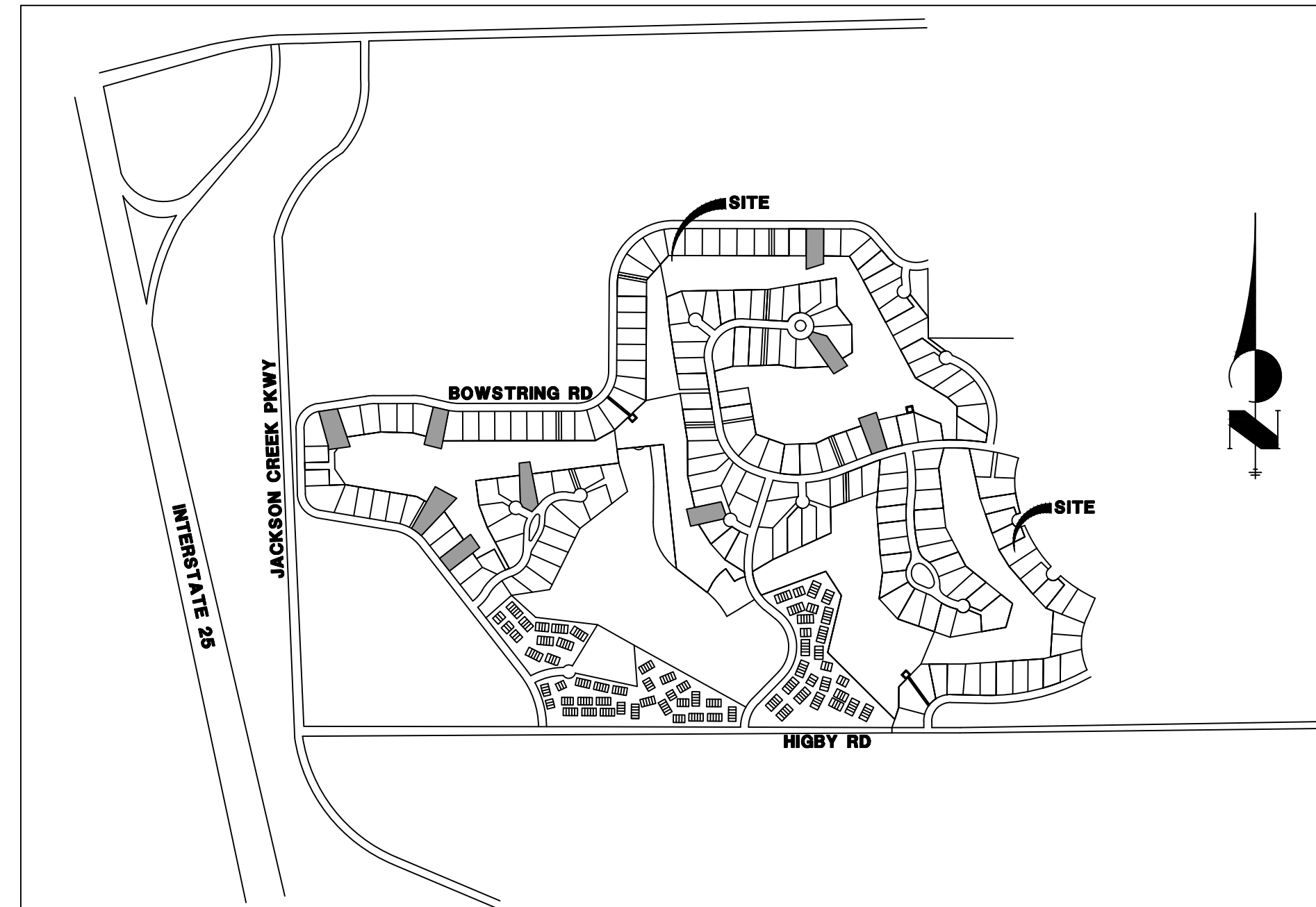
PREVIOUS PLAT NAME IN ENTIRETY _____ SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER IN PLAT BOOKS _____ AT PAGE _____ AND RECEPTION NO. 221714843.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

LAND SUMMARY CHART

	AREA (SF)	AREA (AC)
TOTAL TRACT AREA	0.0000	0.0000
TOTAL LOT AREA	349,876	8.0320
TOTAL R.O.W. AREA	0.0000	0.0000
TOTAL	349,876	8.0320

THIS SITE CONTAINS 9 LOTS



VICINITY MAP
1"=1000'

GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION – A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARINGS IS THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 24, 2020.
- 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."
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBERS 08041C02786 AND 08041C02796, BOTH EFFECTIVE DATES DECEMBER 7, 2018.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. SR55089313-2, PREPARED BY LAND TITLE INSURANCE CORPORATION, DATED OCTOBER 19, 2020 AT 5:00 P.M. AND TITLE ORDER NO. SC55081294.1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JULY 9, 2020 AT 5:00 P.M.
- THIS PLAT WILL PROHIBIT THE OWNERS OF REPLATTED LOTS FROM FURTHER SUBDIVISION AND WILL PROVIDE CERTAIN RESTRICTIONS ON CONSTRUCTION OF STRUCTURES. ALL LOTS SUBJECT TO THIS PLAT SHALL BE RESTRICTED TO ONE SINGLE-FAMILY DWELLING AND SHALL NOT BE SUBDIVIDED IN THE FUTURE.
- ALL LOTS ARE SUBJECT TO BUILDING RESTRICTIONS IMPOSED BY THE WOODMOOR IMPROVEMENT ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 2, 1971 IN BOOK 2452 AT PAGE 936 AND AS AMENDED IN CERTIFICATE RECORDED APRIL 20, 1973 IN BOOK 2579 AT PAGE 423.
- ALL TRACTS ARE TO BE NO-BUILD AREAS AFTER THE ABSORPTION INTO ADJACENT LOTS. EL PASO COUNTY ENCOURAGES LOT OWNERS TO REPLAT REMAINING TRACTS TO BE ABSORBED INTO ADJACENT LOTS IN THE FUTURE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- PORTIONS OF THIS PROPERTY MAY BE IMPACTED BY GEOLOGIC HAZARDS SUCH AS EXPANSIVE SOIL AND POTENTIALLY SEASONAL AND SEASONAL SHALLOW GROUNDWATER. MITIGATION MEASURES CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY CLOVERLEAF DEVELOPMENT PREPARED BY ENTECH ENGINEERING DATED APRIL, 2020 IN THE SOUTH WOODMOOR PRESERVE FINAL PLAT FILE # SF 20-031 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, A SUBSURFACE SOILS INVESTIGATION AND AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
- THIS PLAT PROHIBITS THE OWNERS OF REPLATTED LOTS FROM FURTHER SUBDIVISION AND RESTRICTS CONSTRUCTION OF CERTAIN STRUCTURES ON THE LAND ADDED TO A PREVIOUSLY EXISTING LOT BY THIS PLAT, WHICH LAND SHALL REMAIN AS A "NO BUILD" AREA UNTIL THE OWNER OBTAINS A PLAT NOTE AMENDMENT FROM THE COUNTY, WHICH COULD REQUIRE A REVIEW OF WATER QUALITY REQUIREMENTS AND PAYMENT OF A DRAINAGE FEE.
- IN COMPLIANCE WITH THE WOODMOOR IMPROVEMENT ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE PROPERTY, LOT OWNERS MAY SUBMIT AN APPLICATION TO THE WOODMOOR IMPROVEMENT ASSOCIATION TO INSTALL A NON-PERMANENT, OPENABLE GATE OVER THE UTILITY EASEMENTS. THE GATE SHALL NOT BE ANCHORED IN ANY PORTION OF THE UTILITY EASEMENTS AND CAN ONLY BE CONNECTED TO EACH OTHER BY MEANS OF A LATCHING MECHANISM AND NOT TO ANY POST OR STRUCTURE WITHIN THE UTILITY EASEMENTS. NO GATE SHALL BE INSTALLED OR REPLACED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE WOODMOOR IMPROVEMENT ASSOCIATION AND MUST COMPLY WITH THE COVENANTS, DESIGN STANDARDS, RULES AND FORMS OF THE WOODMOOR IMPROVEMENT ASSOCIATION.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH 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.

GENERAL NOTES (CONTINUED):

- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT

I, JARROD ADAMS, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF SURVEY, 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 PLAT 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.

I attest the above on this _____ day of _____, 20____.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

PER C.R.S. 13-80-105, 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.

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO)SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER
BY: _____ DEPUTY
El Paso County Clerk and Recorder

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, COLORADO.

El Paso County Clerk and Recorder

Please add "PCD File No. VR-22-007"

SOUTH WOODMOOR PRESERVE,
FILING NO. 2
JOB NO. 25186.00
APRIL 26, 2022
SHEET 1 OF 7



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Fort Collins 970-491-9888 • www.jrengineering.com

SOUTH WOODMOOR PRESERVE FILING NO. 3

A REPLAT OF LOTS 360, 419, 436, 463, 487, 490, 500, 506, 551, WOODMOOR GREENS

TRACTS 360, 419, 436, 463, 487, 490, 500, 506, 551, SOUTH WOODMOOR PRESERVE FILING NO. 1

LOCATED IN A PORTION OF SECTIONS 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

OWNER:

THE AFOREMENTIONED, CORY DEAN KING, BEING THE OWNER OF LOT 463, WOODMOOR GREENS AND TRACT 463, SOUTH WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____
 CORY DEAN KING
 STATE OF _____ }
 COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, CRAIG B. STEVENS AND KATRINA L. MILLER-STEVENS, BEING THE OWNERS OF LOT 436, SOUTH WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 CRAIG B. STEVENS KATRINA L. MILLER-STEVEN
 STATE OF _____ }
 COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, RICARDO SANCHEZ AND YVONNE SANCHEZ, BEING THE OWNERS OF LOT 487, WOODMOOR GREENS AND TRACT 487, SOUTH WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 RICARDO SANCHEZ YVONNE SANCHEZ
 STATE OF _____ }
 COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, PAUL H. ABAIR AND BRANDI D. ABAIR, BEING THE OWNERS OF LOT 490, WOODMOOR GREENS AND TRACT 490, SOUTH WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 PAUL H. ABAIR BRANDI D. ABAIR
 STATE OF _____ }
 COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

Owners Certificate
 The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, all public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

 Owners/Mortgagee (Signature)
 By: _____
 Title: _____
 ATTEST: (If corporation)
 Secretary/Treasurer
 STATE OF COLORADO)
) ss. _____
 COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20__ by _____ as _____.
 My commission expires _____
 Witness my hand and official seal.
 Notary Public
 Signatures of officers signing for a corporation shall be acknowledged as follows:
 (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.
 Signatures of managers/members for a LLC shall be acknowledged as follows:
 (print name) as Manager/Member of company, a state limited liability company.
 (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

LIAMS AND REBECCA LYNN WILLIAMS, BEING THE OWNERS OF LOT 551, WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 REBECCA LYNN WILLIAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 NAME OF NOTARY ADDRESS OF NOTARY

CHNELKER AND JAMIE ANN SCHNELKER, BEING THE OWNERS OF LOT 500, WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 JAMIE ANN SCHNELKER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DOUGLAS A. HEINS AND MICHELLE E. HEINS, BEING THE OWNERS OF LOT 506, WOODMOOR GREENS AND TRACT 506, SOUTH WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 DOUGLAS A. HEINS MICHELLE E. HEINS
 STATE OF _____ }
 COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, AMY A. CAMPBELL AND DAVID H. CAMPBELL, BEING THE OWNERS OF LOT 419, WOODMOOR GREENS AND TRACT 419, SOUTH WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 AMY A. CAMPBELL DAVID H. CAMPBELL
 STATE OF _____ }
 COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DAVID RAMIREZ AND DIANA V. LUCKERT RAMIREZ, BEING THE OWNERS OF LOT 360, WOODMOOR GREENS AND TRACT 360, SOUTH WOODMOOR PRESERVE FILING NO. 1, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____ BY: _____
 DAVID RAMIREZ DIANA V. LUCKERT RAMIREZ
 STATE OF _____ }
 COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022 BY _____, AND _____, MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

 SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY



SOUTH WOODMOOR PRESERVE,
 FILING NO. 2
 JOB NO. 25186.00
 APRIL 26, 2022
 SHEET 2 OF 7



SOUTH WOODMOOR PRESERVE FILING NO. 3

A REPLAT OF LOTS 360, 419, 436, 463, 487, 490, 500, 506, 551, WOODMOOR GREENS
 TRACTS 360, 419, 436, 463, 487, 490, 500, 506, 551, SOUTH WOODMOOR PRESERVE FILING NO. 1
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 COUNTY OF EL PASO, STATE OF COLORADO

Please show and label Right-of-way lines and widths of all existing and proposed streets within and immediately adjacent to the property being replatted.

FYI:
 - Bowstring Road, Leggins Way, Leggins Court, Caribou Drive West, Cloverleaf Way, and Cloverleaf Road have a dedicated 60-foot right-of-way.



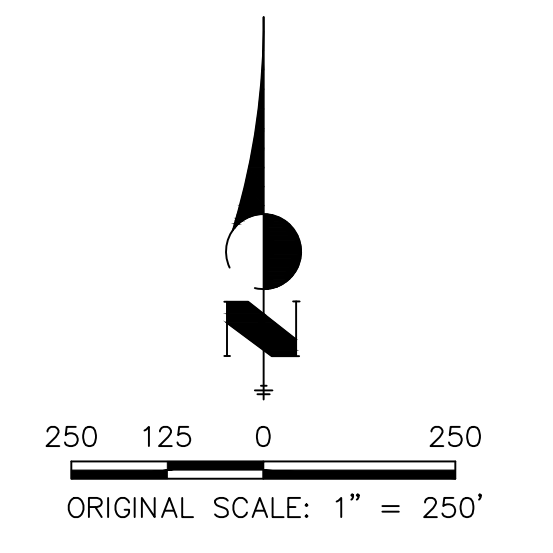
LEGEND
 + SOUTH WOODMOOR PRESERVE
 REC. NO. 221714843
 ++ SOUTH WOODMOOR PRESERVE FILING NO. 2
 REC. NO. 222714915



30.00' WITNESS CORNER
 C1/4 CORNER SEC. 23
 T.11S, R.67W, 6TH P.M.
 RECOVERED 3-1/4" ALUMINUM CAP
 STAMPED "RLS 10377 1997 30.00 WC"

BASIS OF BEARINGS
 S89°54'49"E 2658.92'

POINT OF COMMENCEMENT
 30.0' REFERENCE MONUMENT
 E1/4 CORNER SEC. 23
 T.11S, R.67W, 6TH P.M.
 RECOVERED 1-1/2" ALUMINUM CAP
 STAMPED "LS 2692"



SOUTH WOODMOOR PRESERVE,
 FILING NO. 2
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 SHEET 3 OF 7



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'AS-PLATTED'

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Please add the following
 - The address of each lot as provided by PPRBD
 - Lots part of the Vacation Replat should start with 1
 - The boundary of the subdivision should be delineated with a heavy solid line
 - Add legend for line work

LEGEND
 + SOUTH WOODMOOR PRESERVE REC. NO. 221714843
 ++ SOUTH WOODMOOR PRESERVE FILING NO. 2 REC. NO. 222714915

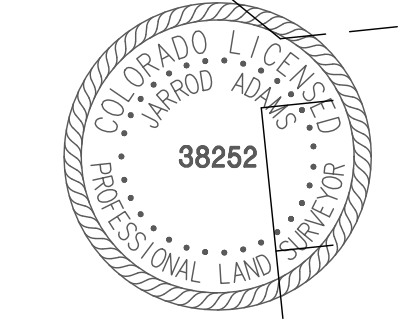
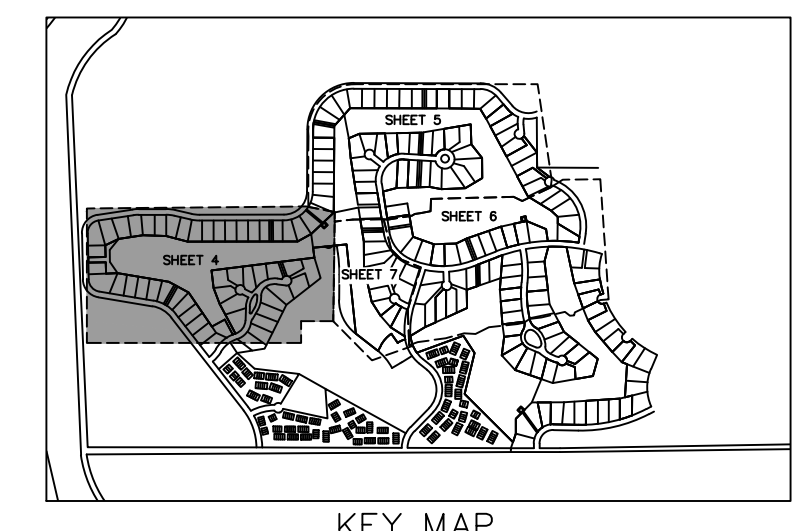


LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR IN 1" PIPE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG LS 38252"
- RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY
- (RB) RADIAL BEARING
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "LS 38252"
- * NOT PART OF PLAT
- (1345) ADDRESS

- 1 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
- 2 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
- 3 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
- 4 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
- 5 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- 6 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- 7 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51
- 8 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
- 9 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
- 10 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- 11 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- 12 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 14

NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES



SOUTH WOODMOOR PRESERVE,
 FILING NO. 2
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 SHEET 4 OF 7



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Label drawings "As-Platted" or "As-Replatted"

SOUTH WOODMOOR PRESERVE FILING NO. 3

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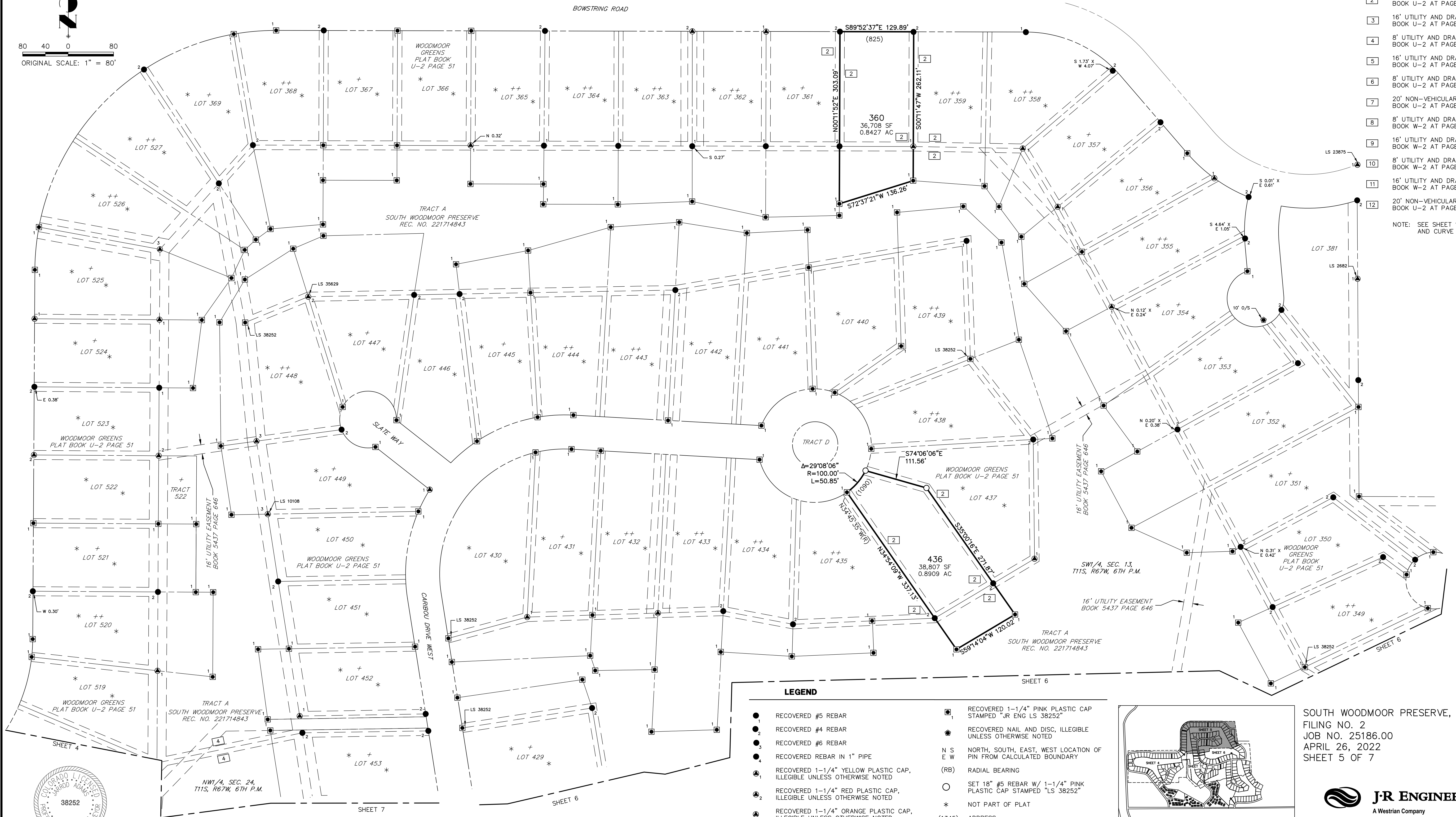
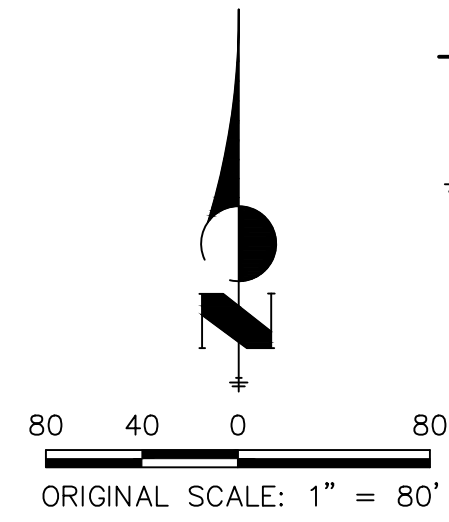
LEGEND

- + SOUTH WOODMOOR PRESERVE REC. NO. 221714843
- ++ SOUTH WOODMOOR PRESERVE FILING NO. 2 REC. NO. 222714915

LEGEND

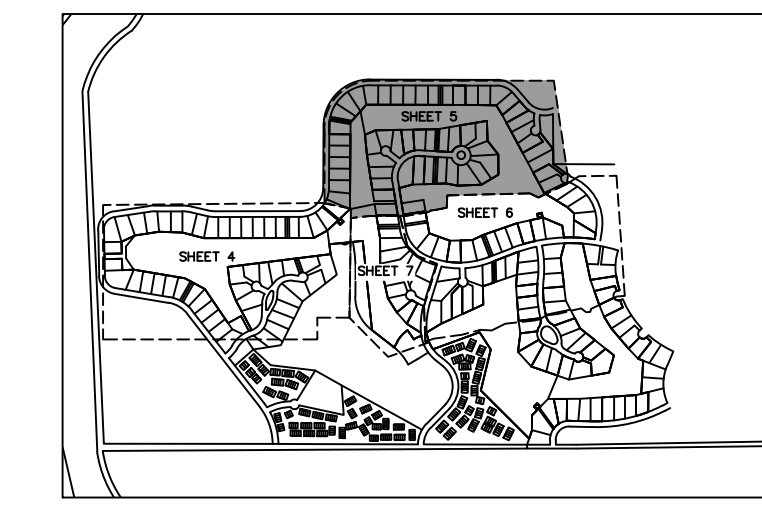
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- 4 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
- 5 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- 6 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- 7 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51
- 8 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 26
- 9 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 26
- 10 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- 11 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- 12 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 14

NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES



LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR IN 1" PIPE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG LS 38252"
- RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY
- E W
- (RB) RADIAL BEARING
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "LS 38252"
- * NOT PART OF PLAT
- (1345) ADDRESS
- + SOUTH WOODMOOR PRESERVE REC. NO. 221714843



SOUTH WOODMOOR PRESERVE,
 FILING NO. 2
 JOB NO. 25186.00
 APRIL 26, 2022
 SHEET 5 OF 7



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SOUTH WOODMOOR PRESERVE FILING NO. 3

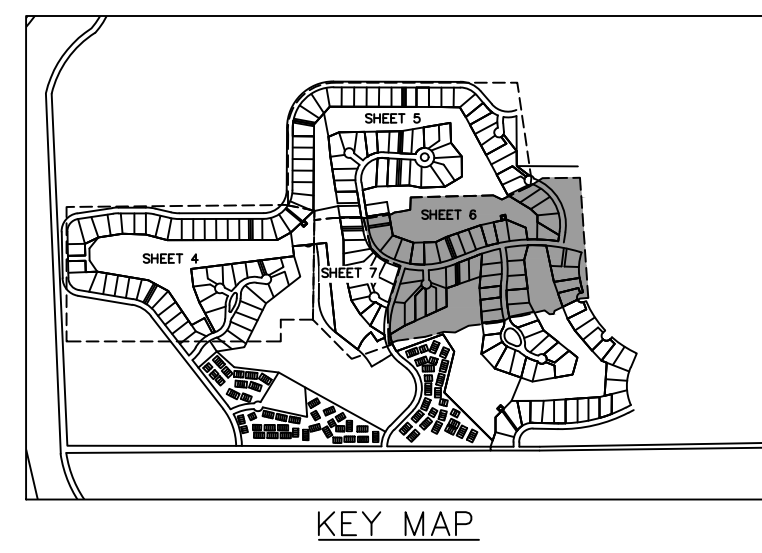
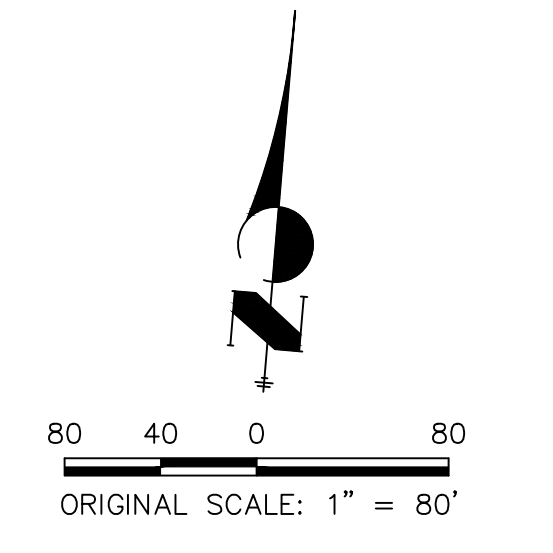
A REPLAT OF LOTS 360, 419, 436, 463, 487, 490, 500, 506, 551, WOODMOOR GREENS
TRACTS 360, 419, 436, 463, 487, 490, 500, 506, 551, SOUTH WOODMOOR PRESERVE FILING NO. 1
LOCATED IN A PORTION OF SECTIONS 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

+ SOUTH WOODMOOR PRESERVE
REC. NO. 221714843

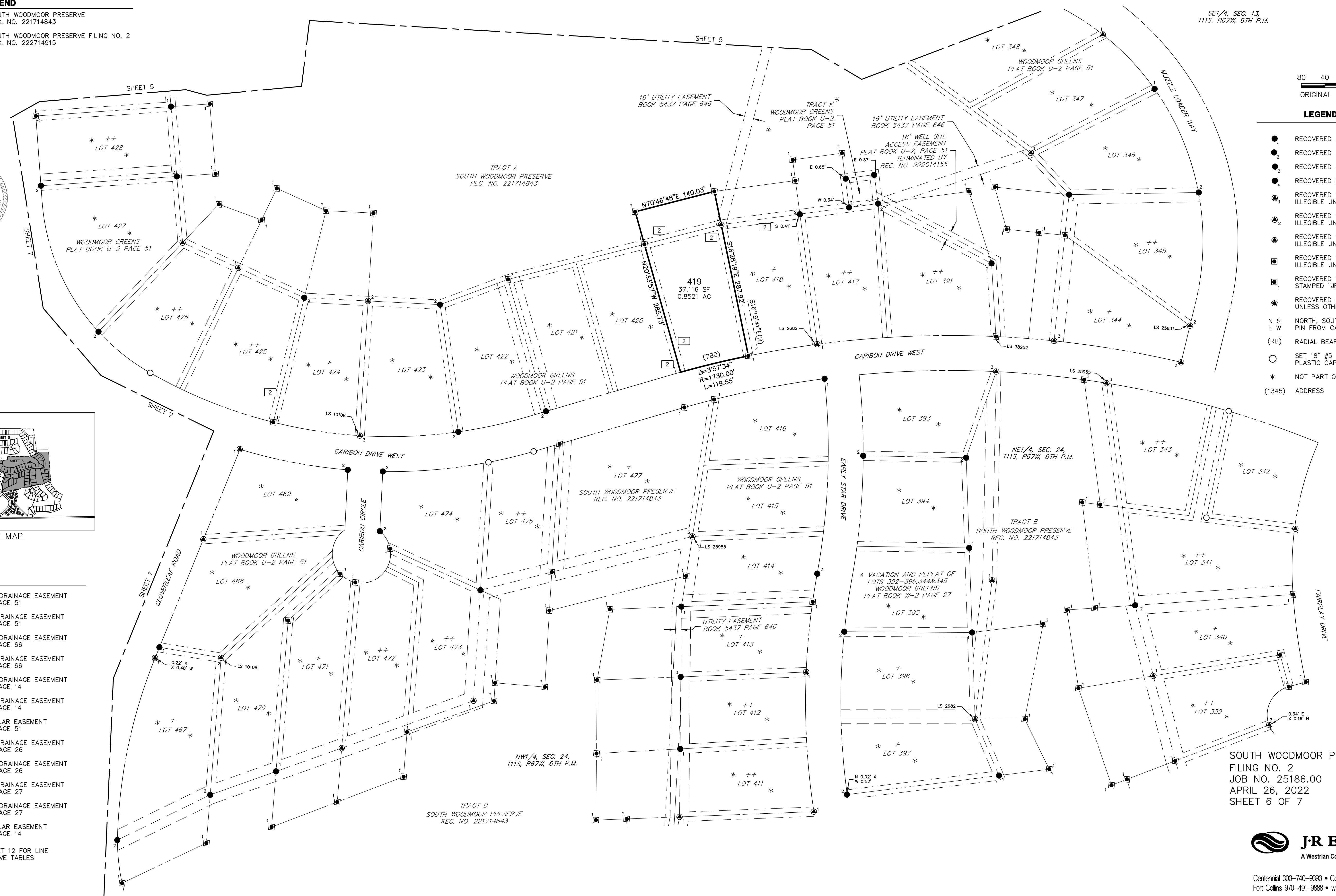
++ SOUTH WOODMOOR PRESERVE FILING NO. 2
REC. NO. 222714915

SE1/4, SEC. 13,
T11S, R67W, 6TH P.M.



- LEGEND**
- RECOVERED #5 REBAR
 - RECOVERED #4 REBAR
 - RECOVERED #6 REBAR
 - RECOVERED REBAR IN 1" PIPE
 - RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - RECOVERED 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG LS 38252"
 - RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED
 - N S NORTH, SOUTH, EAST, WEST LOCATION OF
 - E W PIN FROM CALCULATED BOUNDARY
 - (RB) RADIAL BEARING
 - SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "LS 38252"
 - * NOT PART OF PLAT
 - (1345) ADDRESS

- LEGEND**
- 1 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
 - 2 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
 - 3 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
 - 4 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
 - 5 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
 - 6 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
 - 7 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51
 - 8 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
 - 9 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
 - 10 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
 - 11 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
 - 12 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 14
- NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES



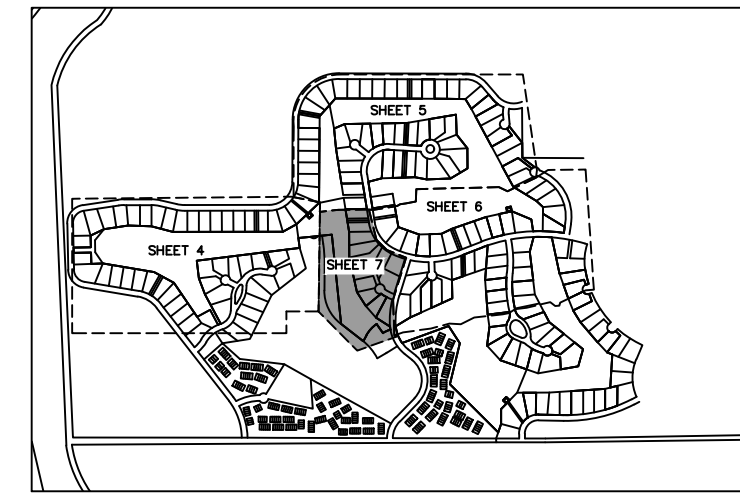
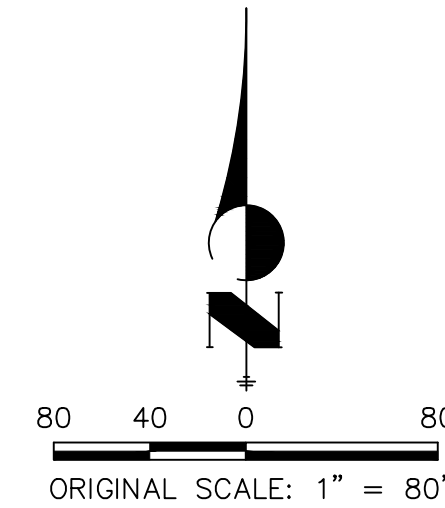
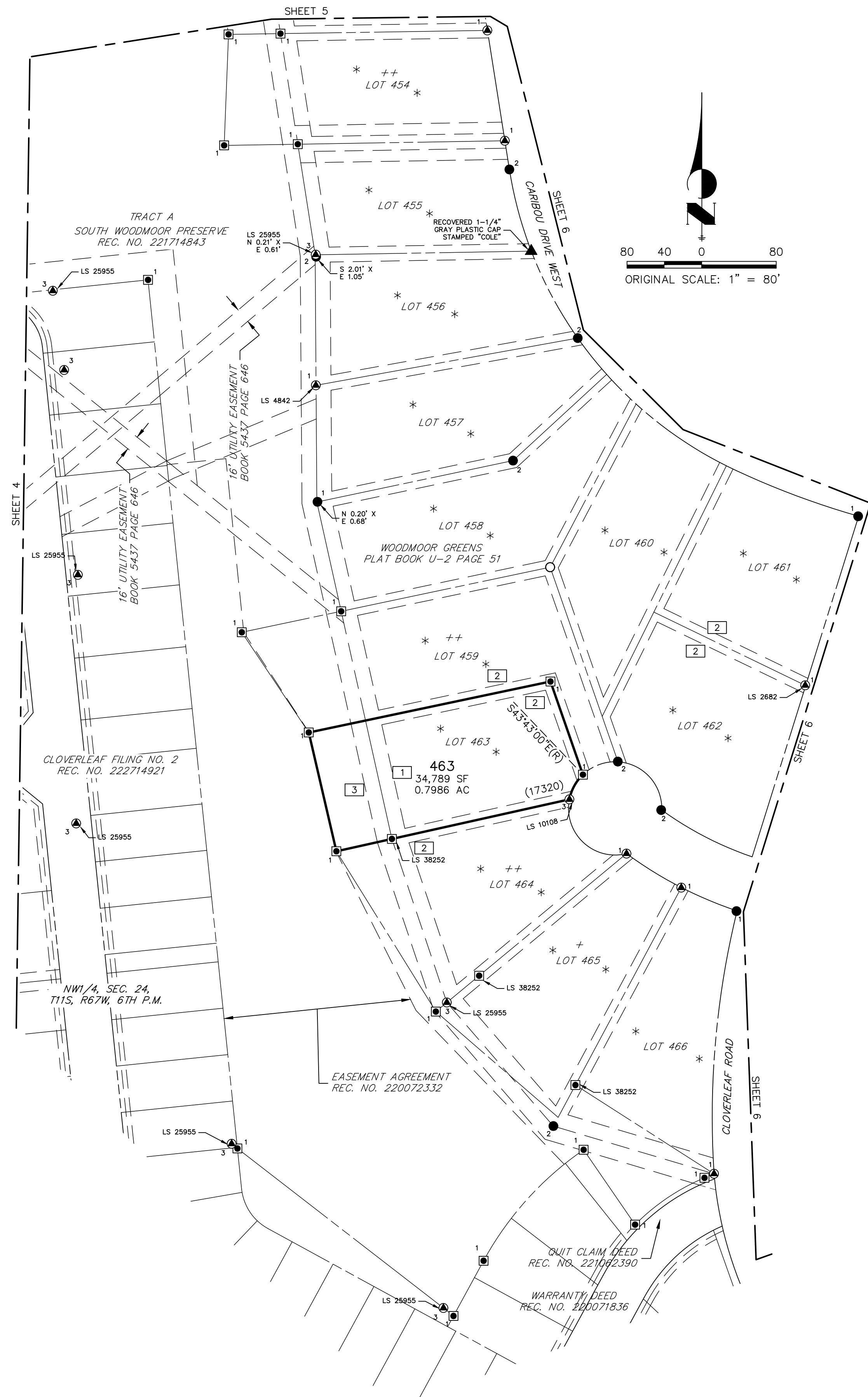
SOUTH WOODMOOR PRESERVE,
FILING NO. 2
JOB NO. 25186.00
APRIL 26, 2022
SHEET 6 OF 7



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SOUTH WOODMOOR PRESERVE FILING NO. 3

A REPLAT OF LOTS 360, 419, 436, 463, 487, 490, 500, 506, 551, WOODMOOR GREENS
 TRACTS 360, 419, 436, 463, 487, 490, 500, 506, 551, SOUTH WOODMOOR PRESERVE FILING NO. 1
 LOCATED IN A PORTION OF SECTIONS 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- | | | | |
|--------|---|----|---|
| ● 1 | RECOVERED #5 REBAR | 1 | 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51 |
| ● 2 | RECOVERED #4 REBAR | 2 | 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51 |
| ● 3 | RECOVERED #6 REBAR | 3 | 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66 |
| ● 4 | RECOVERED REBAR IN 1" PIPE | 4 | 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66 |
| ● 1 | RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED | 5 | 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14 |
| ● 2 | RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED | 6 | 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14 |
| ● 3 | RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED | 7 | 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51 |
| ● 4 | RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED | 8 | 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26 |
| ● 1 | RECOVERED 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG LS 38252" | 9 | 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26 |
| ● | RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED | 10 | 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27 |
| N S | NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY | 11 | 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27 |
| E W | | 12 | 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 14 |
| (RB) | RADIAL BEARING | | NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES |
| ○ | SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "LS 38252" | | |
| * | NOT PART OF PLAT | | |
| (1345) | ADDRESS | | |
| + | SOUTH WOODMOOR PRESERVE REC. NO. 221714843 | | |
| ++ | SOUTH WOODMOOR PRESERVE FILING NO. 2 REC. NO. 222714915 | | |

SOUTH WOODMOOR PRESERVE,
 FILING NO. 2
 JOB NO. 25186.00
 APRIL 26, 2022
 SHEET 7 OF 7



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