

CLOVERLEAF FILING NO. 2

LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

14921

KNOW ALL MEN BY THESE PRESENTS:

THAT CND-CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION.

THESE PARCELS OF LAND BEING ALL OF THOSE PROPERTIES UNDER RECEPTION NOS. 220071778, 220071816 AND 221062369 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WILNESS 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 "PLUS 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 S89S54.49E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N233°18'18"W A DISTANCE OF 971.92 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHWESTERLY LINE, N47°30'03"W A DISTANCE OF 244.83 FEET TO THE SOUTHWESTERLY CORNER OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51;

THENCE ON THE PERIMETER OF SAID TRACT H, THE FOLLOWING THREE (3) COURSES:

1. N33°23'09"W A DISTANCE OF 130.11 FEET TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;

2. ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'09"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 153°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;

3. S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

1. N81°20'01"E A DISTANCE OF 130.03 FEET;

2. N26°20'33"E A DISTANCE OF 511.07 FEET;

3. N52°03'56"E A DISTANCE OF 451.83 FEET;

4. N17°03'30"W A DISTANCE OF 222.24 FEET;

5. N07°25'50"W A DISTANCE OF 104.67 FEET TO A POINT ON THE SOUTHERLY LINE OF TRACT A, SOUTH WOODMOOR PRESERVE RECORDED UNDER RECEPTION NO. 221714843;

THENCE ON THE SOUTHERLY AND WESTERLY LINES OF SAID TRACT A, THE FOLLOWING TEN (10) COURSES:

1. N84°15'58"E A DISTANCE OF 126.43 FEET;

2. N84°03'34"E A DISTANCE OF 224.55 FEET;

3. S05°52'43"E A DISTANCE OF 936.00 FEET;

4. S52°15'31"E A DISTANCE OF 279.39 FEET, TO A POINT OF CURVE;

5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 131.72 FEET, TO A POINT OF NON-TANGENT;

6. N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT ON CURVE;

7. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;

8. S34°31'56"E A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;

9. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S45°14'01"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 16°15'50"E, A DISTANCE OF 11.14 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 466, WOODMOOR GREENS, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

10. THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 46°01'11" AND AN ARC LENGTH OF 329.31 FEET, TO A POINT OF NON-TANGENT;

2. S50°56'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°14'09"W, HAVING A RADIUS OF 289.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;

4. S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. N61°02'18"W A DISTANCE OF 958.19 FEET;

2. N60°38'25"W A DISTANCE OF 314.83 FEET;

3. N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,623,721 SQUARE FEET OR 37,275 ACRES.



OWNERS CERTIFICATE.

THE UNDERSIGNED BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CLOVERLEAF FILING NO. 2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTIRE RESPONSIBILITY FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

CND-CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: Andrew Biggs
AS MANAGER

STATE OF Colorado)
COUNTY OF Cook)
ACKNOWLEDGED BEFORE ME THIS 22 DAY OF February, 2022 BY
Michelle Small
MICHELLE SMALL
NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL Michelle Small
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS.

BY: Michelle Small
AS: President OF CLOVERLEAF METROPOLITAN DISTRICT

STATE OF COLORADO)
COUNTY OF EL PASO)
ACKNOWLEDGED BEFORE ME THIS 24 DAY OF February, 2022 A.D.
BY: Andrew Biggs
AS: President OF CLOVERLEAF METROPOLITAN DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 02-26-2026
NOTARY PUBLIC: Kimberly McGinnis



TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	127,275	2,9278	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
B	7,423	0.1704	DRAINAGE, PUBLIC UTILITIES, PEDESTRIAN ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
C	5,143	0.1181	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
D	2,411	0.0553	DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
E	9,211	0.2114	DRAINAGE, PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
F	2,660	0.0611	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
G	24,632	0.5652	PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
H	37,776	0.8672	DRAINAGE, PUBLIC UTILITIES, OPEN SPACE	CLOVERLEAF METROPOLITAN DISTRICT
I	33,464	0.7697	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
J	35,196	0.8080	PRIVATE ROAD, PUBLIC UTILITIES, DRAINAGE	CLOVERLEAF METROPOLITAN DISTRICT
K	9,175	0.2106	OPEN SPACE, DRAINAGE, PUBLIC UTILITIES	CLOVERLEAF METROPOLITAN DISTRICT
L	12,571	0.2886	DRAINAGE, PUBLIC UTILITIES, MAINTENANCE ACCESS	CLOVERLEAF METROPOLITAN DISTRICT
TOTAL TRACT AREA	306,947	7.0465		
TOTAL LOT AREA	1,048,406	24.0681		
TOTAL ROW AREA	268,348	6.1609		
TOTAL AREA	1,623,721	37.2755		

SURVEYORS CERTIFICATE.

JARROD ADAMS, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE SURVEYING ACTS OF THE STATE OF COLORADO AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THE SURVEYING ACTS 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 24 DAY OF February, 2022

JARROD ADAMS
COLORADO REGISTERED PLS # 39252
DATE



NOTICE.

PER C.F.S. 13-90-105, 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. AN ENGINEERING, LLC AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.

THIS PLAT FOR CLOVERLEAF FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE 22 DAY OF February, 2022 SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS SPECIFIED HEREON. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE RESPONSIBILITY OF THE STATE OF COLORADO UNLESS THE BOARD OF COUNTY COMMISSIONERS HAS SPECIFICALLY AGREED TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

WOODMOOR PLACER IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED BY THIS REPLAT SUBJECT TO ALL CONSTRAINTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST AND APPLICABLE TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, REGISTERED UNDER RECEPTION NO. 221714843.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
Christina Anderson
DATE 3/10/22

CLERK AND RECORDER
STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 2:51 O'CLOCK P.M. THIS 24 DAY OF March, 2022 A.D. AND IS DULY RECORDED AT RECEPTION NO. 2222119921 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROGEMAN, RECORDER
BY: Chuck Brogeman

SUMMARY:	
131 LOTS	24,081 ACRES
11 TRACTS	64.57% RIGHTS-OF-WAY
6,160.9 ACRES	7,405 ACRES
37,275 ACRES	18,93% ACRES
	100.00%

FEES	
SCHOOL FEE:	
BRIDGE FEE:	
PARK FEE:	
DRAINAGE FEE:	



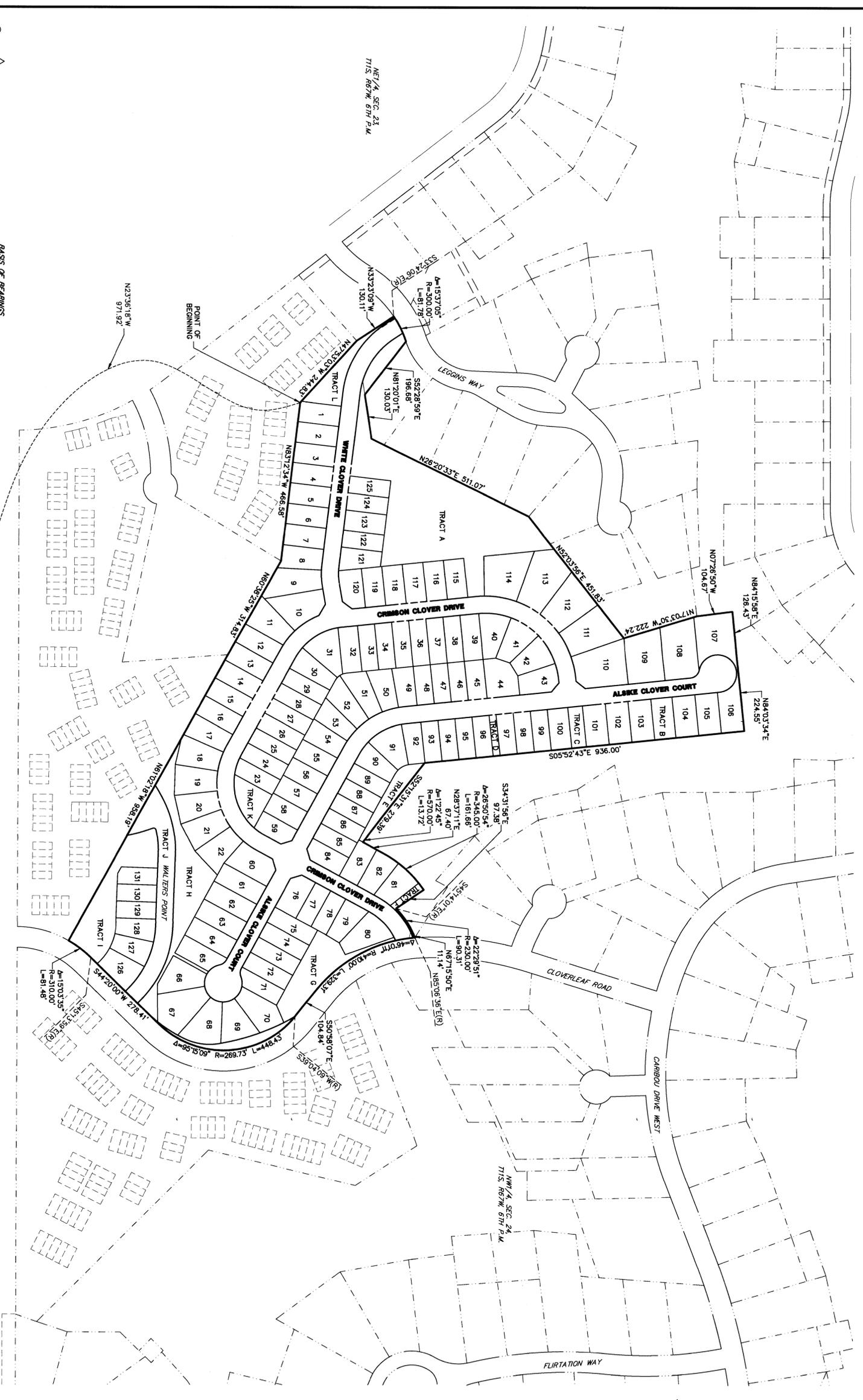
PCD FILE NO. SF2123
JOB NO. 25158.01
FEBRUARY 8, 2022
SHEET 1 OF 9

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CLOVERLEAF FILING NO. 2

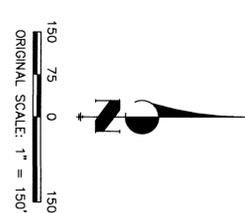
14921

A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP
- ◆ RECOVERED 1S 25955" UNLESS NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP
- ILLIGIBLE
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP
- RECOVERED #3 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP
- STAMPED 1S 13485"
- SET 16" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED 1S 38292"
- NOT PART OF SURVEY
- * AREA OF SEASONAL SHALLOW GROUNDWATER
- * AREA OF SEASONAL SHALLOW GROUNDWATER
- * PUBLIC IMPROVEMENTS EASEMENT
- * PUBLIC UTILITY EASEMENT
- * PUBLIC UTILITY AND DRAINAGE EASEMENT
- #### ADDRESS BLOCK
- (R) RADIAL BEARING
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE



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30.00' WITNESS CORNER
 C1/4 CORNER SEC. 23
 T11S, R67W, 6TH P.M.
 RECOVERED 3-1/4" ALUMINUM CAP
 STAMPED T11S 10377 1997 30.00 WC"

30.0' REFERENCE MONUMENT
 E1/4 CORNER SEC. 23
 T11S, R67W, 6TH P.M.
 RECOVERED 1-1/2" ALUMINUM CAP
 STAMPED 1S 2692"



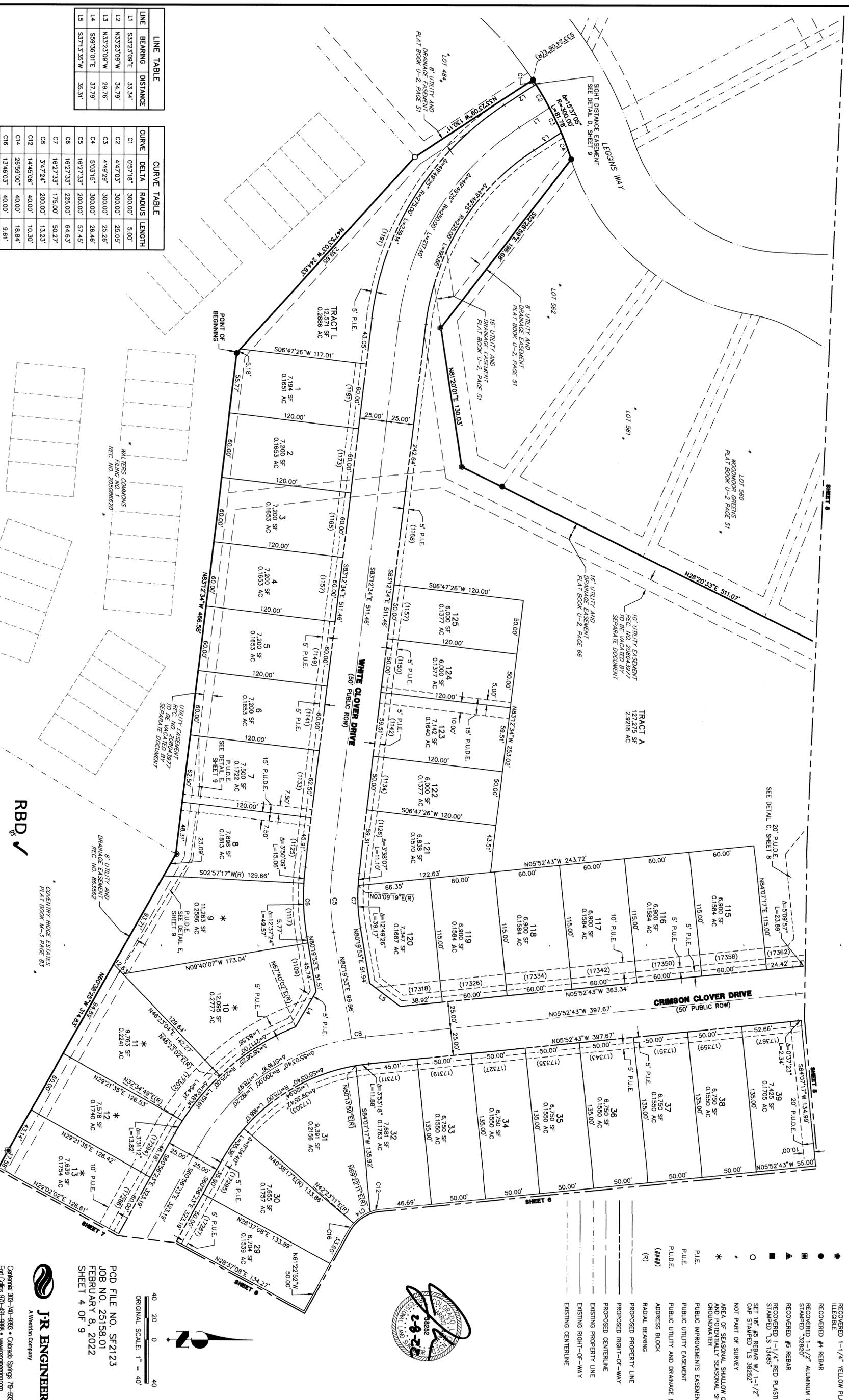
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 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LINE	BEARING	DISTANCE
L1	S33°23'09"E	33.34'
L2	N33°23'09"W	34.79'
L3	N33°23'09"W	29.76'
L4	S59°36'01"E	37.79'
L5	S37°13'35"W	35.31'

CURVE	DELTA	RADIUS	LENGTH
C1	0°57'18"	300.00'	5.00'
C2	4°47'03"	300.00'	25.05'
C3	4°49'29"	300.00'	25.26'
C4	5°03'15"	300.00'	26.46'
C5	16°27'33"	200.00'	57.45'
C6	16°27'33"	225.00'	64.63'
C7	16°27'33"	175.00'	50.27'
C8	3°47'24"	200.00'	13.23'
C12	1°44'50"	40.00'	10.30'
C14	26°59'00"	40.00'	18.84'
C16	13°46'03"	40.00'	9.61'

LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP
- RECOVERED "S 29955" UNLESS NOTED
- ▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP
- STAMPED 32820
- RECOVERED #5 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP
- STAMPED LS13485
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- NOT PART OF SURVEY
- AREA OF SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- ADDRESS BLOCK
- (###)
- (R)
- RADIAL BEARING
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE



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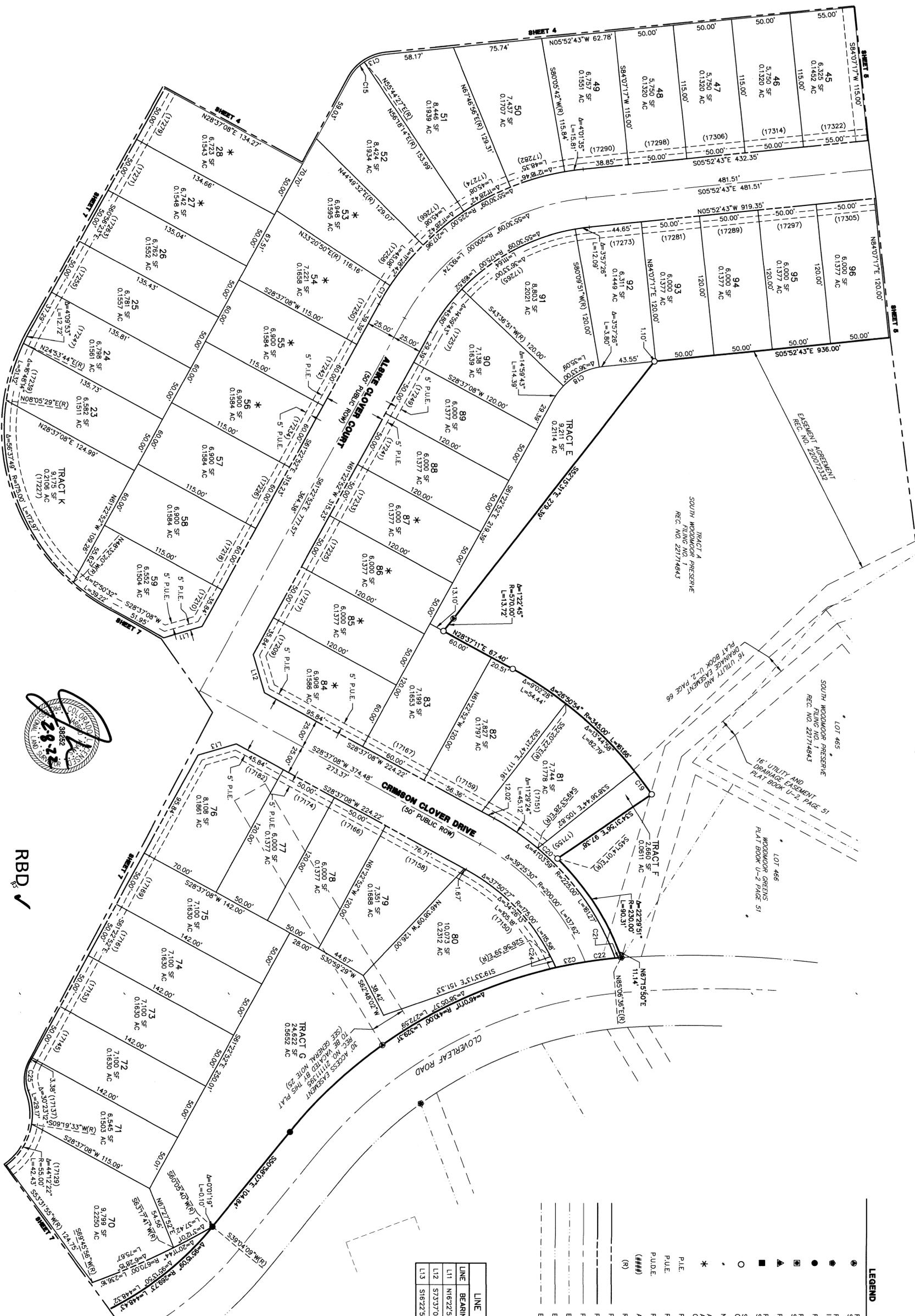
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RBD ✓

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 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

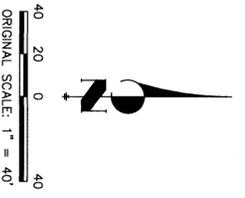
- RECOVERED 1-1/2" ORANGE PLASTIC CAP
- STAMPED "S 25955" UNLESS NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP
- RECOVERED 1-1/4" ALUMINUM CAP
- RECOVERED 1-1/2" ALUMINUM CAP
- RECOVERED 1-1/2" RED PLASTIC CAP
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "S 38252"
- NOT PART OF SURVEY
- AREA OF SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- ADDRESS BLOCK
- RADIAL BEARING
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE

LINE TABLE

LINE	BEARING	DISTANCE
L11	N6°22'52"W	34.16'
L12	S73°37'08"W	34.16'
L13	S16°22'52"E	34.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C13	28°22'50"	40.00'	19.81'
C15	27°07'19"	40.00'	18.93'
C17	4°43'41"	225.00'	18.57'
C18	55°30'09"	55.00'	53.28'
C19	4°03'29"	345.00'	24.43'
C20	29°34'35"	225.00'	116.15'
C21	0°45'43"	410.00'	5.45'
C22	3°35'45"	410.00'	25.73'
C23	3°34'06"	410.00'	25.53'
C24	3°24'14"	175.00'	10.40'
C25	49°40'47"	30.00'	28.01'



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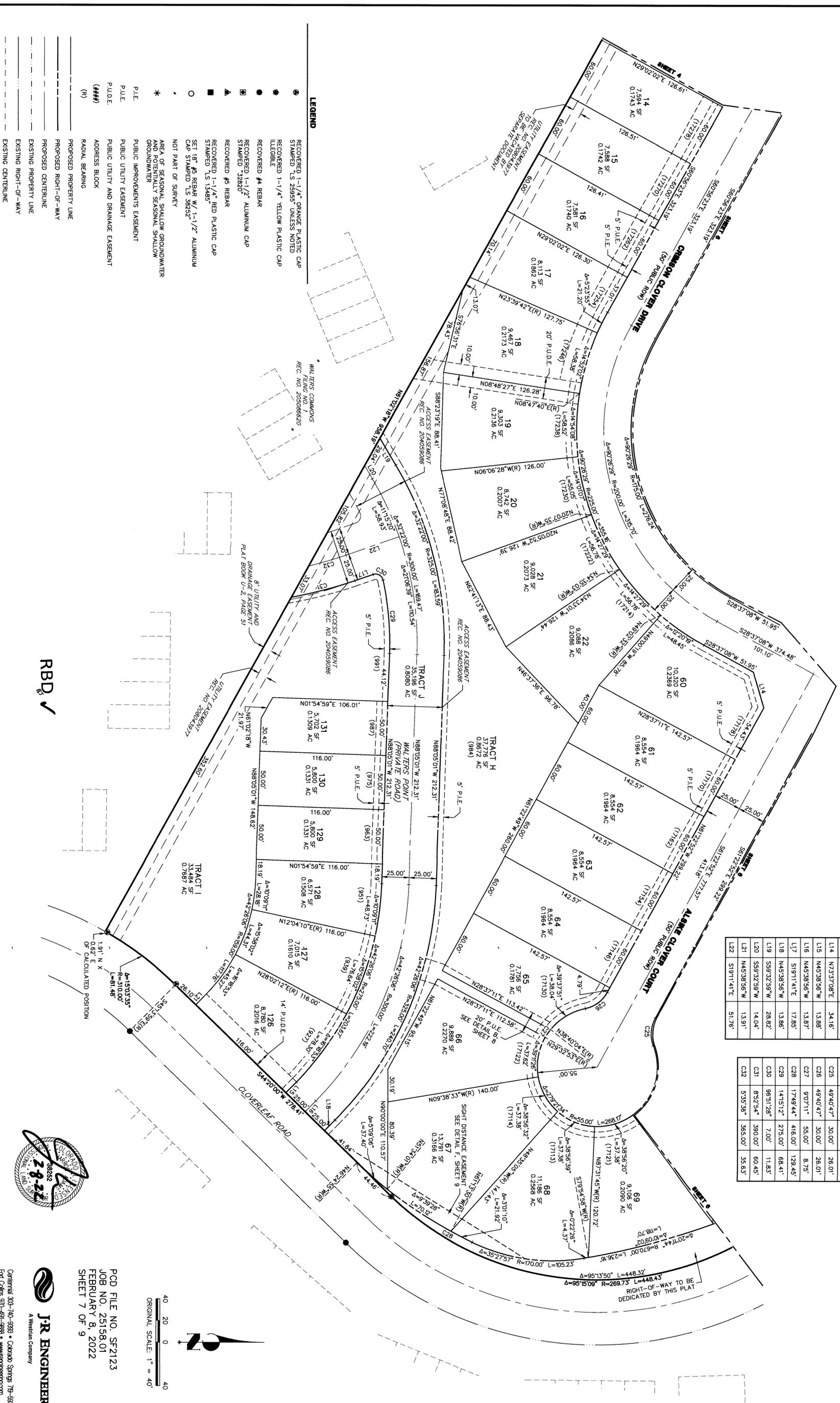


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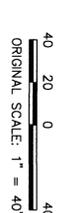
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 COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		CURVE TABLE	
LINE	BEARING DISTANCE	CURVE DELTA	RADIUS LENGTH
L14	N73°37'08"E 34.16'	C25	49°40'47" 30.00' 26.01'
L15	N45°38'56"W 13.88'	C26	49°40'47" 30.00' 26.01'
L16	N45°38'56"W 13.88'	C27	9°07'11" 55.00' 8.75'
L17	S19°11'41"E 17.85'	C28	17°49'44" 416.00' 129.45'
L18	N45°38'56"W 13.88'	C29	1°15'12" 275.00' 68.41'
L19	S59°32'59"W 28.82'	C30	96°51'28" 7.00' 11.83'
L20	S59°32'59"W 28.82'	C31	85°25'4" 390.00' 60.45'
L21	N45°38'56"W 13.91'	C32	5°35'36" 365.00' 35.63'
L22	S19°11'41"E 51.76'		



- LEGEND**
- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
 - RECOVERED 1-1/4" YELLOW PLASTIC CAP
 - RECOVERED 1-1/4" REBAR
 - RECOVERED 1-1/2" ALUMINUM CAP STAMPED "32820"
 - RECOVERED #5 REBAR
 - RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 13489"
 - SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
 - NOT PART OF SURVEY
 - AREA OF SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
 - * PUBLIC IMPROVEMENTS EASEMENT
 - PUBLIC UTILITY EASEMENT
 - PUBLIC UTILITY AND DRAINAGE EASEMENT
 - (###) ADDRESS BLOCK
 - (R) RADIAL BEARING
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED CENTERLINE
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING CENTERLINE



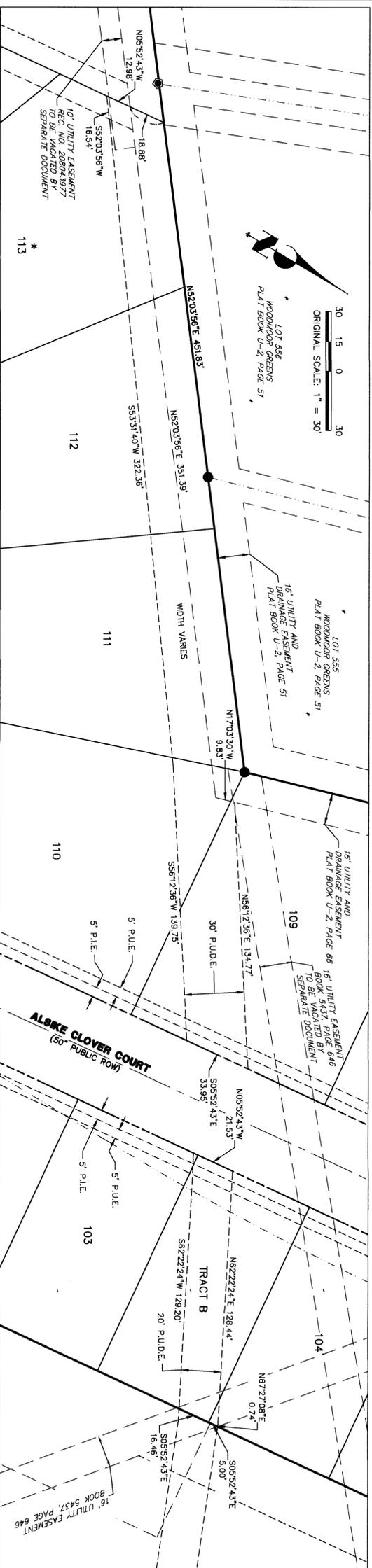
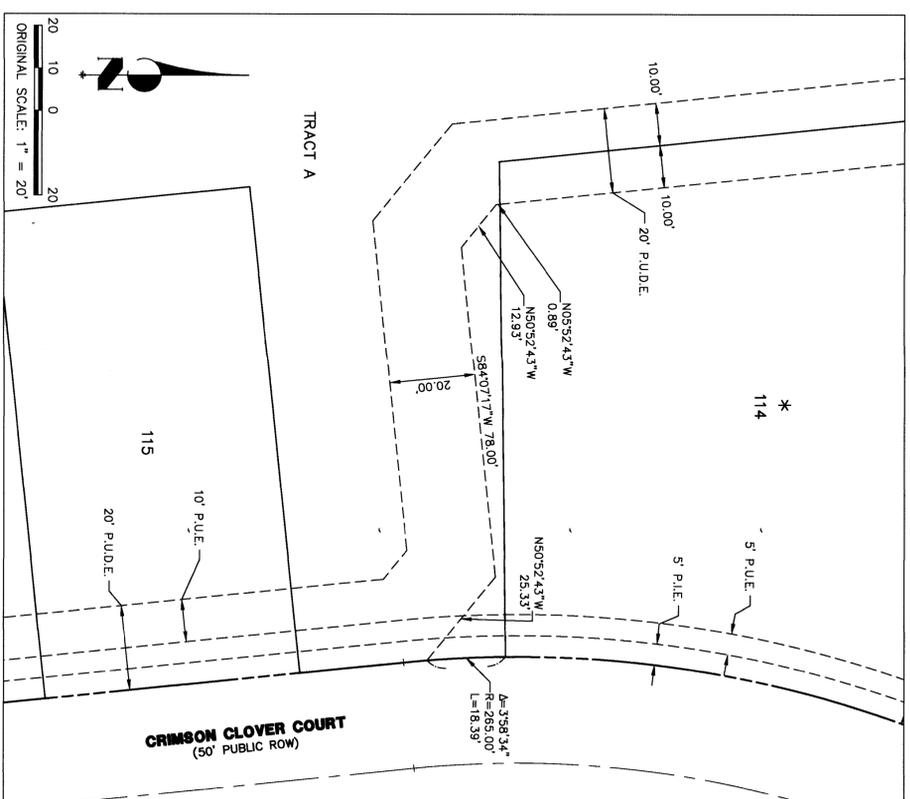
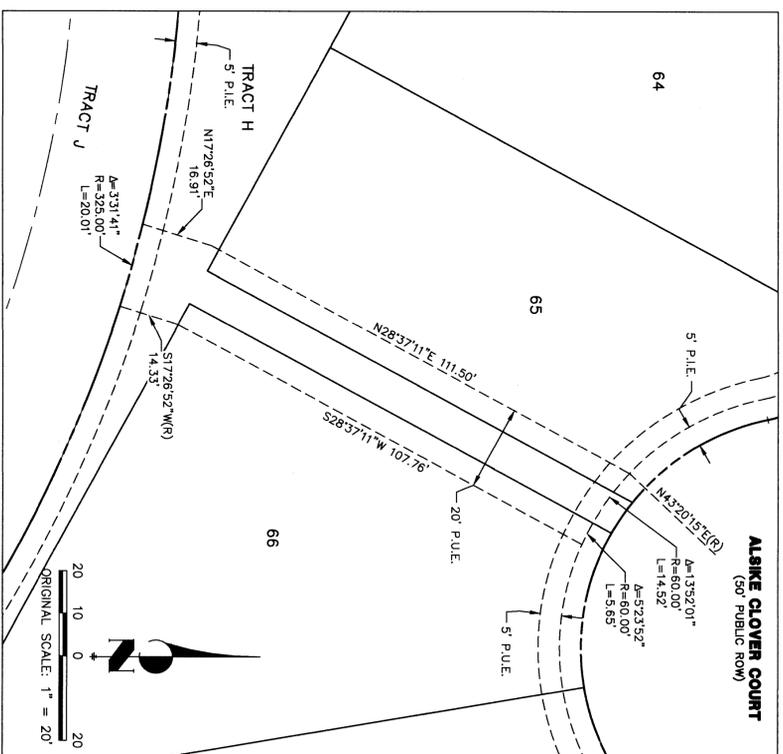
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CLOVERLEAF FILING NO. 2
 A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP
- ◐ STAMPED "LS 25955" UNLESS NOTED ILLIGIBLE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP
- RECOVERED #4 REBAR
- ◐ RECOVERED 1-1/2" ALUMINUM CAP
- ◐ STAMPED 32820
- ▲ RECOVERED #5 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP
- STAMPED "LS 13485"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38292"
- NOT PART OF SURVEY
- * AREA OF SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
- ▲ PUBLIC IMPROVEMENTS EASEMENT
- ▲ PUBLIC UTILITY EASEMENT
- ▲ PUBLIC UTILITY AND DRAINAGE EASEMENT
- ▲ ADDRESS BLOCK
- ▲ RADIAL BEARING
- ▲ PROPOSED PROPERTY LINE
- ▲ PROPOSED RIGHT-OF-WAY
- ▲ EXISTING CENTRALINE
- ▲ EXISTING RIGHT-OF-WAY
- ▲ EXISTING CENTERLINE



PCD FILE NO. SF2123
 JOB NO. 25158.01
 FEBRUARY 8, 2022
 SHEET 8 OF 9

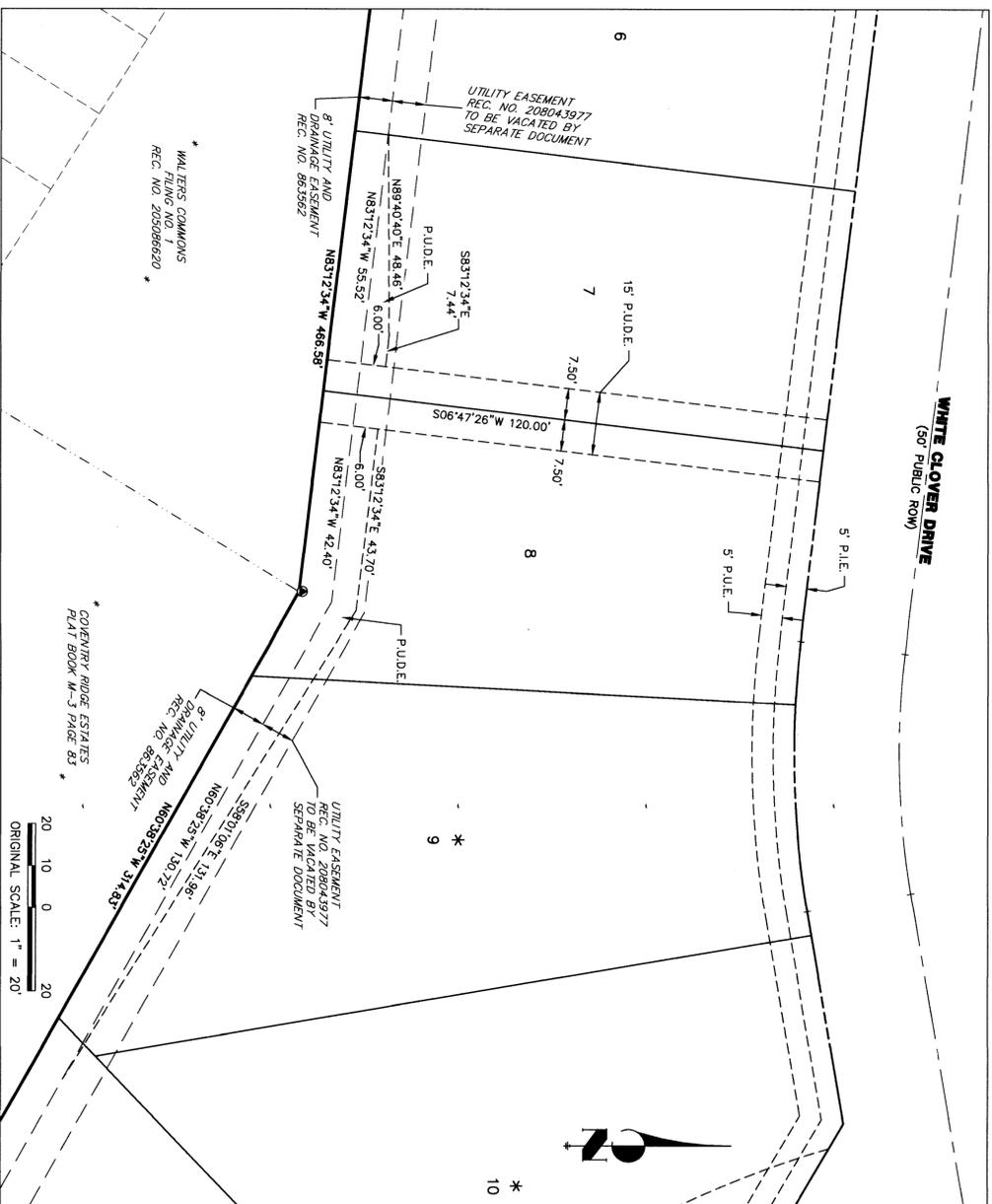
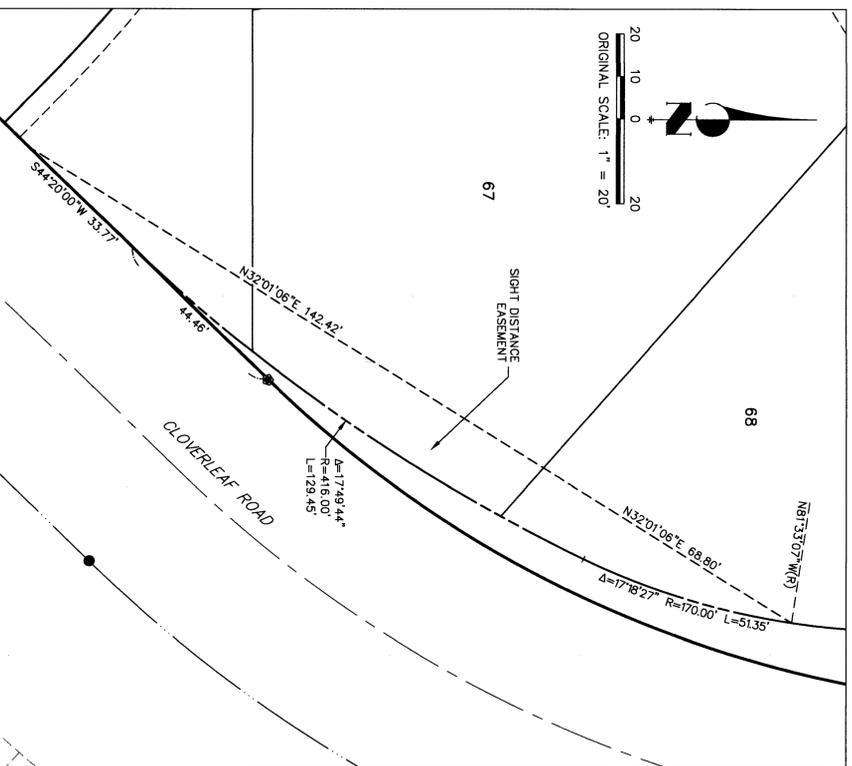
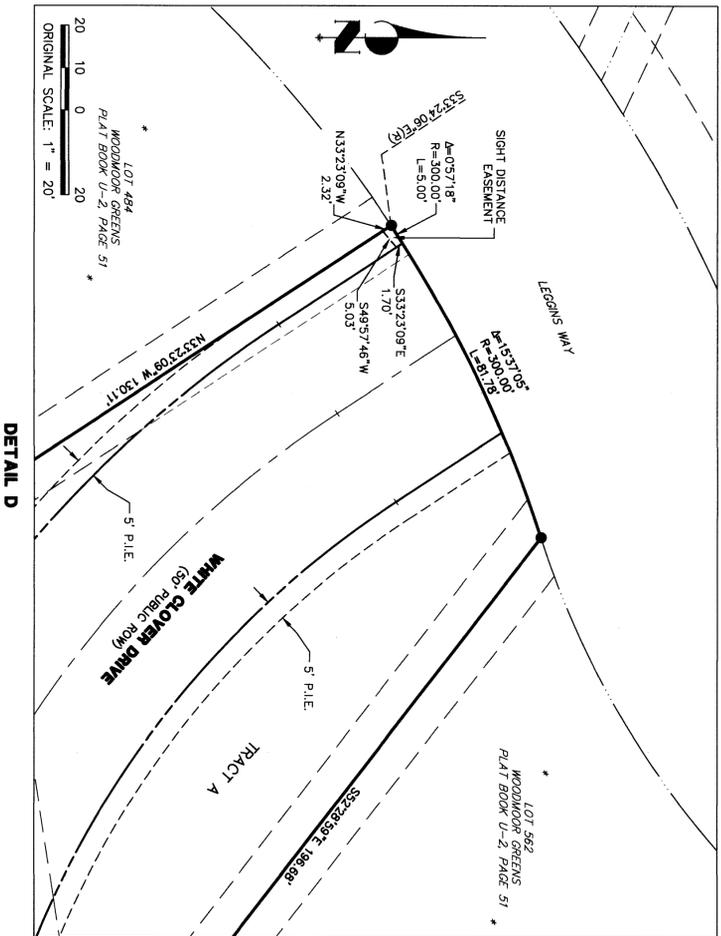


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CLOVERLEAF FILING NO. 2

A VACATION AND REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER
 LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

14921



LEGEND

- RECOVERED 1-1/2" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED ILLIBLE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLIBLE
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "S2820"
- RECOVERED #5 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 13485"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- NOT PART OF SURVEY
- * AREA OF SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER
- PUBLIC IMPROVEMENTS EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- ADDRESS BLOCK
- (###) RADIAL BEARING
- (R) PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE



J.R. ENGINEERING
 A Western Company

PCD FILE NO. SF2123
 JOB NO. 25158.01
 FEBRUARY 8, 2022
 SHEET 9 OF 9

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