



WOODMOOR

Water & Sanitation District No. 1

P. O. Box 1407 • Monument, Colorado 80132
Phone (719) 488-2525 • Fax (719) 488-2530

February 10, 2021

To: PT Cloverleaf, LLC
Attn: Joseph W. DesJardin, P.E.
1864 Woodmoor Drive, Suite 100
Monument, CO 80132

RE: Water and Wastewater Service Commitment
Preliminary Plat - Cloverleaf Filing No.

EPC Parcel Numbers: 7123102047, 7123102048, 7123102050

Dear Mr. DesJardin:

The purpose of this letter is to summarize the current level of water and wastewater service commitment from the Woodmoor Water and Sanitation District No. 1 (the District) as of the date of this letter.

Services - Current Commitment


The District has reviewed a preliminary plat for the above referenced developments as prepared by JR Engineering, dated November 16, 2020 (see attached Exhibit A). The development is currently located within the service boundaries of the District and it is the District's understanding that PT Cloverleaf, LLC (PT) intends to construct 3 single family detached homes across 1.507 Acres of land.

Currently PT possesses a supplemental water service option agreement from the District in sufficient quantity to meet the projected water demands of the development (filed under Reception No.220108352 in the records of the El Paso County Clerk and Recorder).

Supplemental water service is required to be obtained from the District's Board of Directors by the Developer when a development's water demand is estimated to exceed the District's standard water service policy. As currently proposed, District water and wastewater resources are adequate to serve the development and the District is committed to serving the development with water and wastewater services in accordance with the supplemental water service option agreement and all District rules, regulations and policies.

If you should have any questions or need further assistance, please contact me.

Sincerely,



Jessie J. Shaffer
District Manager

Cc: Dan LaFontaine – Operations Superintendent
Ariel Hacker – District Engineer

JJS:js

Exhibit A

CLOVERLEAF FILING NO.

A REPLAT OF A PORTION OF TRACT F, WOODMOOR GREENS AND A PORTION OF TRACT G, WOODMOOR GREENS LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, 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 _____ BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION

THREE PARCELS OF LAND BEING A PORTION OF TRACT F, WOODMOOR GREENS AND TRACT G, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A
BEGINNING AT THE NORTHEAST CORNER OF LOT 495, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON THE NORTHEASTERLY LINE OF SAID LOT 495, A DISTANCE OF 123.87 FEET, TO THE EASTERLY CORNER OF LOT 496, WOODMOOR GREENS;
THENCE ON THE EASTERLY LINE OF SAID LOT 496, N34°17'20"W A DISTANCE OF 78.69 FEET;
THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:
1. N61°43'22"E A DISTANCE OF 151.99 FEET;
2. S29°16'28"E A DISTANCE OF 171.70 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEGONS WAYS, AS SHOWN ON THE PLAT OF WOODMOOR GREENS, SAID POINT BEING A POINT OF NON-TANGENT CURVE;
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S22°31'56"E, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 110°52'27" AND AN ARC LENGTH OF 69.69 FEET TO THE POINT OF BEGINNING
CONTAINING A CALCULATED AREA OF 22,083 SQUARE FEET OR 0.5069 ACRES

PARCEL B
BEGINNING AT THE NORTHWEST CORNER OF LOT 496, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 28 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, AS SHOWN ON THE PLAT OF WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 28 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:
1. N85°52'24"E A DISTANCE OF 181.20 FEET;
2. S01°07'36"E A DISTANCE OF 118.62 FEET;
3. S87°52'36"W A DISTANCE OF 181.23 FEET, TO THE POINT OF BEGINNING,
CONTAINING A CALCULATED AREA OF 21,779 SQUARE FEET OR 0.5000 ACRES

PARCEL C
BEGINNING AT THE SOUTHWEST CORNER OF LOT 499, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 28 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON THE SOUTHERLY LINE OF SAID LOT 499, N85°52'24"E A DISTANCE OF 180.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 499;
THENCE THE FOLLOWING TWO (2) COURSES:
1. S01°07'36"E A DISTANCE OF 121.00 FEET;
2. S85°52'24"W A DISTANCE OF 180.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOWSTRING ROAD, AS SHOWN ON THE PLAT OF WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 28 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N01°07'36"W A DISTANCE OF 121.00 FEET, TO THE POINT OF BEGINNING
CONTAINING A CALCULATED AREA OF 21,780 SQUARE FEET OR 0.5000 ACRES.



GENERAL NOTES:

1. 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 RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
2. PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY RENOVES, ALTERS, OR DEFACTO ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMENTS A CLASS TWO (2) MISDEMEANOR.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, APPLICATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
5. 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 MONUMENT BY A 3-1/4" ALUMINUM CAP STAMPED "S 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENT BY A 3-1/4" ALUMINUM CAP STAMPED "S 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENT BY A 3-1/4" ALUMINUM CAP STAMPED "S 2692 1" SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
6. THE LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 24, 2020.
7. 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."
8. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X-AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBERS 0804100278G, EFFECTIVE DATE DECEMBER 7, 2018.

OWNER,
THE AFOREMENTIONED _____ BY _____ DAY OF _____ 2020, A.D.
HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2020, A.D.
STATE OF _____ SS _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ BY _____ AS _____ WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

NAME OF NOTARY

ADDRESS OF NOTARY

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 STATE THAT AS A RESULT OF A LAND SURVEY MADE UNDER MY RESPONSIBLE CARE ON AUGUST 24, 2020, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS PLAT WAS MADE. DIMENSIONS AND BEARINGS SHOWN HEREON ACCURATELY REPRESENT SAID LAND SURVEY. THIS LAND SURVEY IS CONSIDERED TO BE A RECONSTRUCTION OF A PREVIOUSLY DETERMINED OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38292
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 ORDER TO MAINTAIN THIS ACTION, YOU MUST DISCOVER SUCH DEFECT AND KNOWLEDGE MORE THAN REASONABLE FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. JR 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.

CLERK AND RECORDER

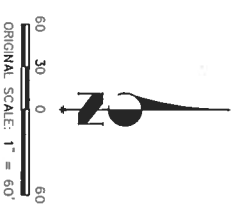
STATE OF COLORADO) SS _____
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____ A.D. AND IS FULLY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROCKMAN, RECORDER
BY: DEPUTY _____

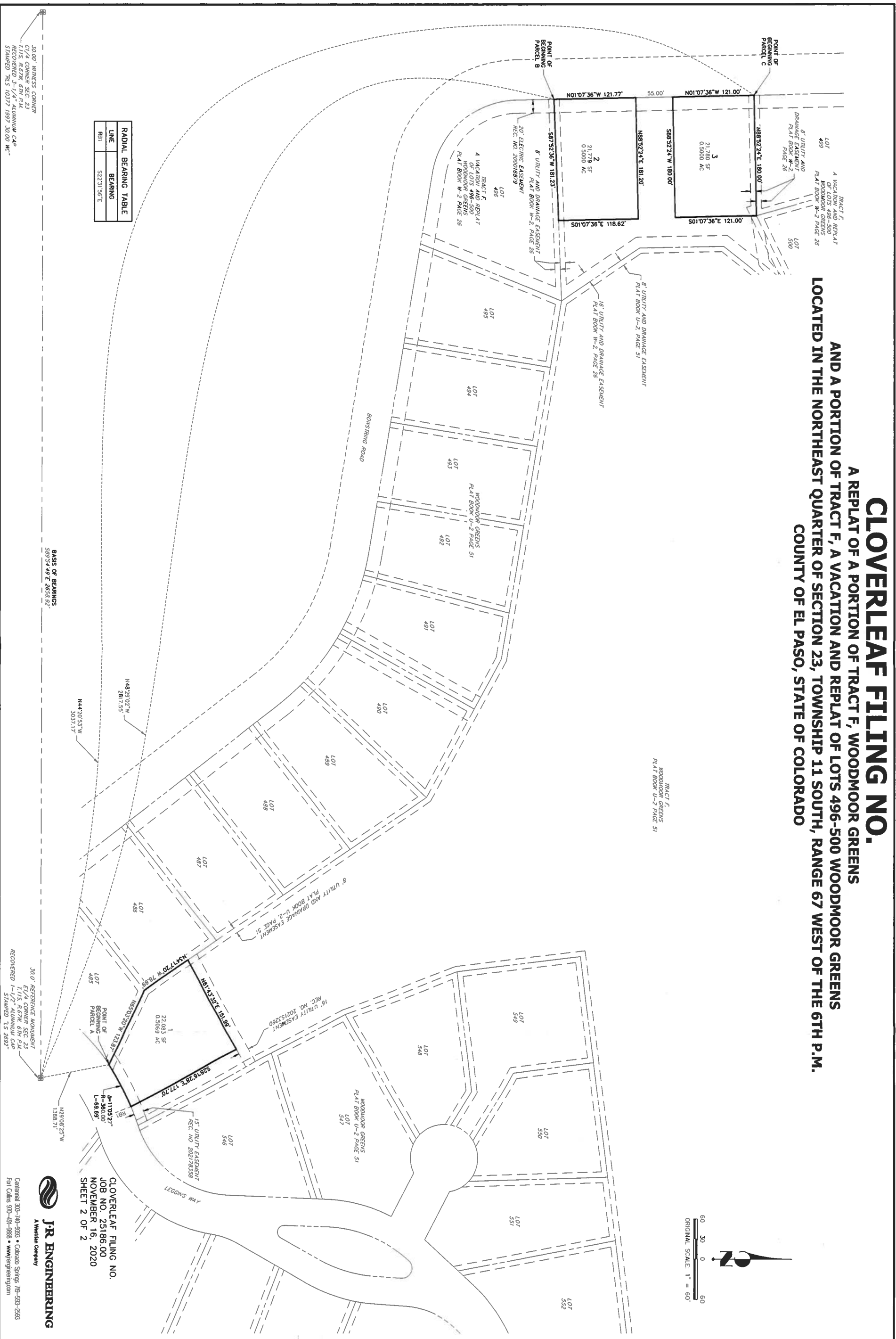
CLOVERLEAF FILING NO.
JOB NO. 25186.00
NOVEMBER 16, 2020
SHEET 1 OF 2



CLOVERLEAF FILING NO.
A REPLAT OF A PORTION OF TRACT F, WOODMOOR GREENS
AND A PORTION OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



| RADIAL BEARING TABLE | |
|----------------------|-------------|
| LINE | BEARING |
| R01 | S22°31'56"E |



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

30.00' BUSINESS CORNER
 E1/4 CORNER SEC. 23
 T11S, R.67W, 6TH P.M.
 RECORDED 3-1/4" ALUMINUM CAP
 STAMPED TRLS 10/17/1997 30.00 W.C.

30.0' REFERENCE MONUMENT
 E1/4 CORNER SEC. 23
 T11S, R.67W, 6TH P.M.
 RECORDED 1-1/2" ALUMINUM CAP
 STAMPED T.S. 8692'

CLOVERLEAF FILING NO.
 JOB NO. 25186.00
 NOVEMBER 16, 2020
 SHEET 2 OF 2



Charrel 300-440-8888 • Colorado Springs 783-593-2888
 Fort Collins 970-491-8888 • www.jrengineering.com