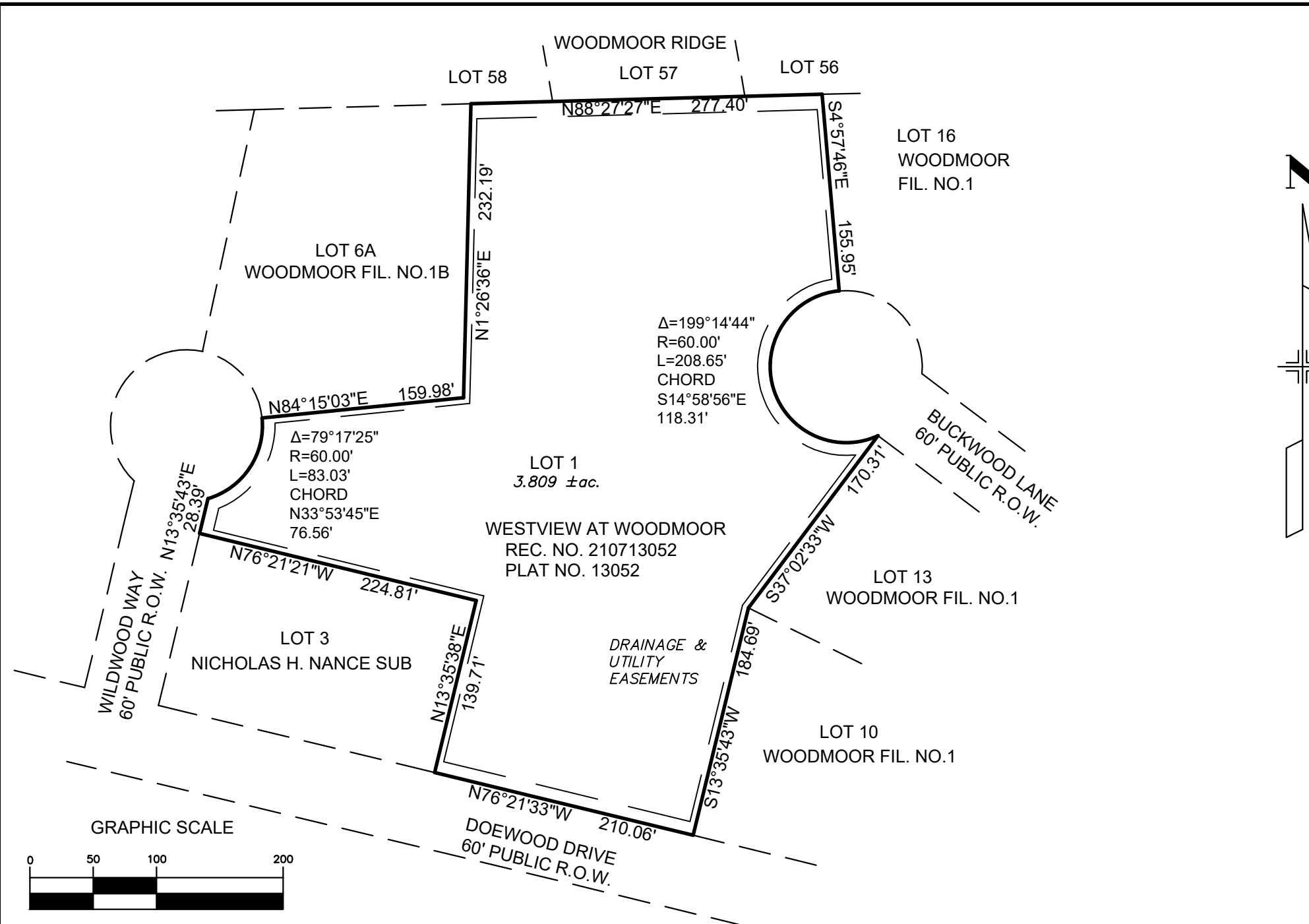


WESTVIEW AT WOODMOOR FILING NO. 1A

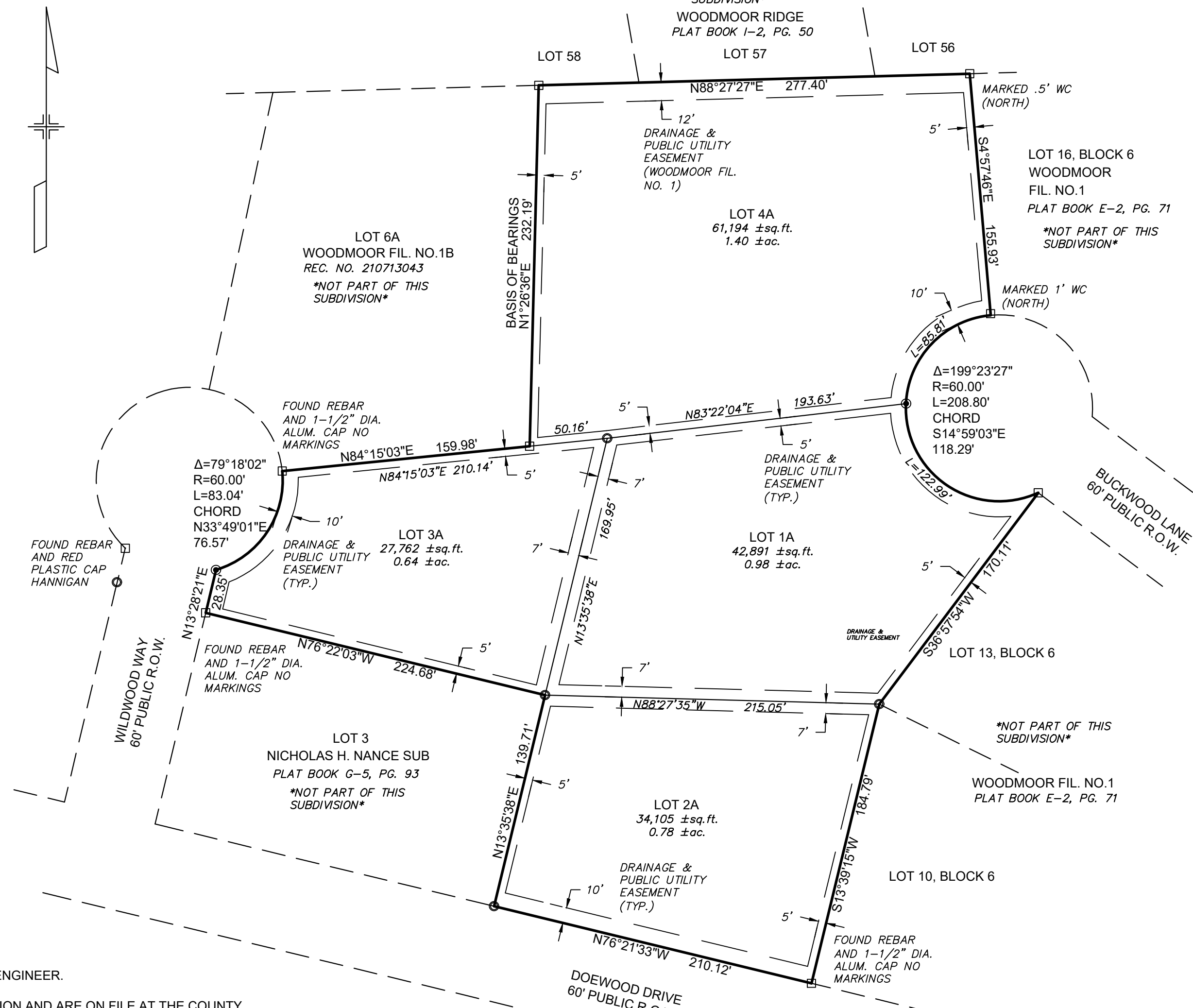
A REPLAT OF LOT 1, WESTVIEW AT WOODMOOR
IN THE NORTHEAST QUARTER OF SECTION 11
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



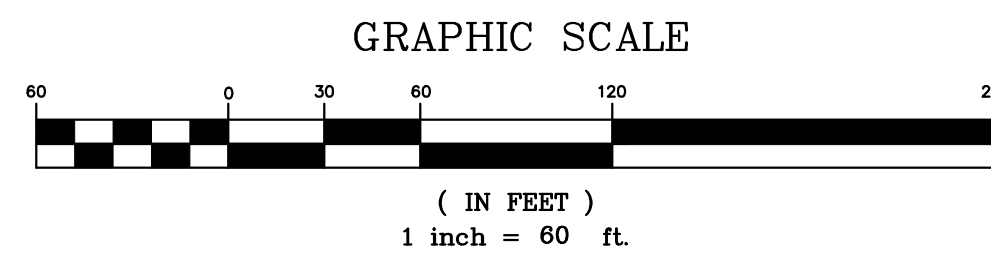
AS PLATTED
PLAT NO. 13052

NOTES:

- MONUMENTS
 - FOUND A 1/2" DIAMETER REBAR
 - FOUND A REBAR AND ORANGE PLASTIC CAP PLS 37928 OR AS NOTED.
 - SET A 5/8" DIAMETER REBAR, 18" IN LENGTH WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658. MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE
- RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, FILE NO. SR55103105 EFFECTIVE DATE JANUARY 27, 2022. THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
- PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS AND AGREEMENTS AS STATED IN THE TITLE COMMITMENT.
- UNITS OF MEASURE ARE U.S. SURVEY FEET.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 4A, N1°26'36"E - 232.19'. THE DIRECTION IS BASED ON THE WESTVIEW AT WOODMOOR PLAT AND THE LINE IS MONUMENTED BY REBAR AND ORANGE PLASTIC CAPS PLS 37928.



AS RE-PLATTED



BE IT KNOWN BY THESE PRESENTS:

THAT MURPHY'S CUSTOM HOMES, INC., TIM MURPHY, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOT 1, WESTVIEW AT WOODMOOR, EL PASO COUNTY, COLORADO AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 210713052 OF THE EL PASO COUNTY RECORDS.

CONTAINING 3.81 ACRES, MORE OR LESS

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF WESTVIEW AT WOODMOOR FILING NO. 1A. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE 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, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED MURPHY'S CUSTOM HOMES, INC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2023.

MURPHY'S CUSTOM HOMES, INC.
TIM MURPHY, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023 BY TIM MURPHY, PRESIDENT MURPHY'S CUSTOM HOMES, INC.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR WESTVIEW AT WOODMOOR FILING NO. 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ___ DAY OF _____, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC AND EASEMENTS ARE ACCEPTED.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK ____ M., THIS _____ DAY OF _____, 2023, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER
BY: _____
COUNTY CLERK AND RECORDER

FEE: _____
SURCHARGE: _____

FEES:
DRAINAGE FEES: _____
BRIDGE FEES: _____
SCHOOL FEES: _____
PARK FEES: _____

FILE NO. VR-22-13
PREPARED BY
LWA LAND SURVEYING, INC.
REVISED 3/13/23
REVISION 1/20/23
JUNE 30, 2022
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179
PROJECT 2201B
BUCKWOOD.DWG SHEET 1 OF 1

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE OF THE 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 _____, 2023.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

LOT SUMMARY TABLE:

TOTAL GROSS ACREAGE	3.81 ACRES	100%
4 RESIDENTIAL LOTS	3.81 ACRES	100%
GROSS DENSITY	1.05 DU/AC	
NET DENSITY	1.05 DU/AC	
TOTAL NET ACREAGE:	3.81 ACRES	100%

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FEET EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

NOTICE: ACCORDING TO COLORADO LAW 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.