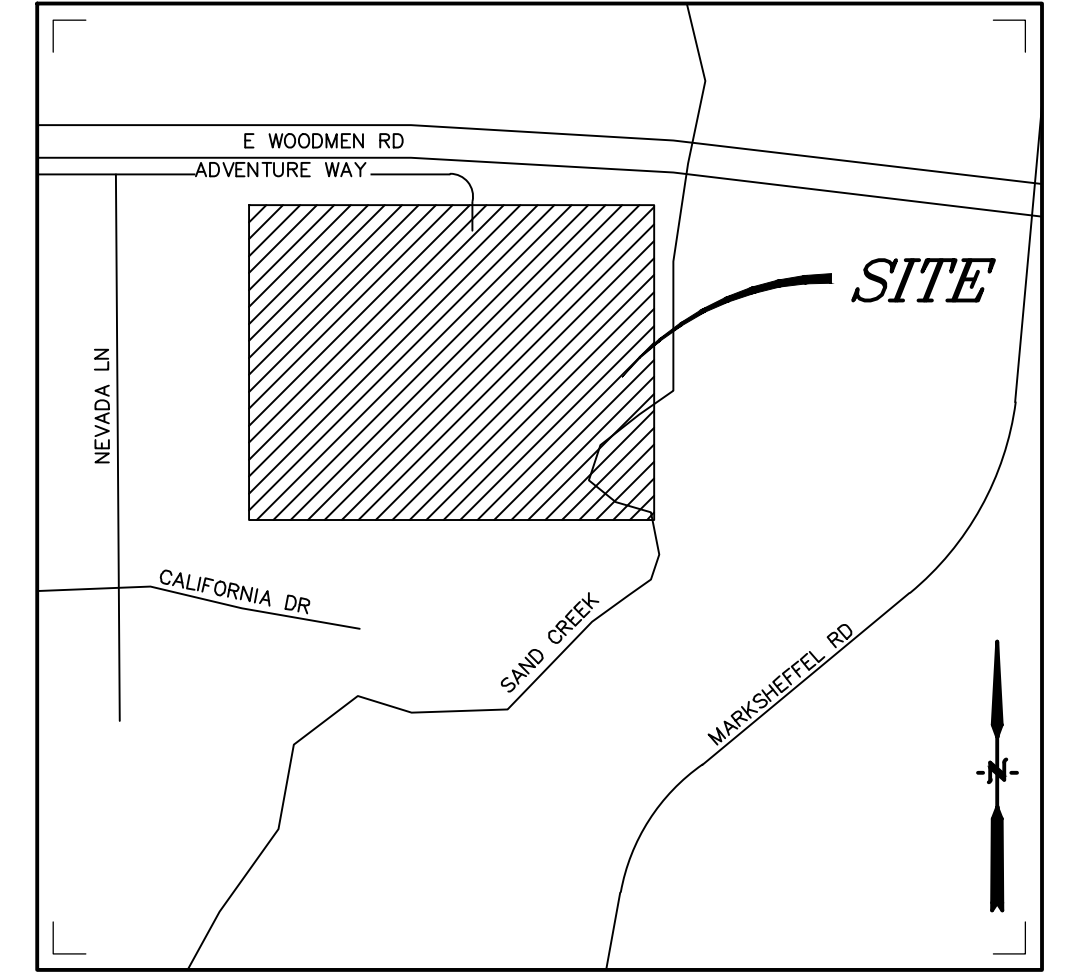


THE COTTAGES AT WOODMEN HEIGHTS FILING No. 1

A SUBDIVISION OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 27.2725 ACRES ±



Vicinity Map
Not to scale

KNOW ALL MEN BY THESE PRESENTS:

THAT WAYNE R. KINZLER AND DALE L. KINZLER AS TRUSTEES UNDER THE GENERATION SKIPPING TRUST U/A EVELYN M. KINZLER REVOCABLE LIVING TRUST, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION: (See Survey Note 6)

A PARCEL OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 210117435 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID PARCEL LOCATED IN THE NE 1/4 OF THE NE 1/4, SECTION 8, T13S, R65W OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 8 AND CONSIDERING THE EAST LINE OF THE NE 1/4 OF SECTION 8 TO BEAR S00°17'38"E, 2655.22 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE IS MONUMENTED AT THE NORTH TERMINUS BY A FOUND #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W S5 S4 S8 S9 2015 PLS 38256" AND IS MONUMENTED AT THE SOUTH TERMINUS BY A FOUND #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "AZTEC CONSULTANTS INC T13S R65W 1/4 S8 S9 2015 PLS 38256", THENCE S00°17'38"E, ALONG SAID EAST LINE, 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD, AS SHOWN ON THE RIGHT-OF-WAY PLANS THEREOF RECORDED UNDER RECEPTION NO. 20590062 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID RIGHT-OF-WAY LINE BEING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NE1/4 OF SECTION 8, THENCE S89°23'05"W, 602.28 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE;

THENCE S48°30'17"E, 119.30 FEET; THENCE S89°23'05"E, 69.29 FEET; THENCE S02°11'04"E, 36.52 FEET; THENCE S00°36'55"E, 12.00 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE 46.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 67.00 FEET, A CENTRAL ANGLE OF 39°41'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S20°27'52"E, 45.50 FEET;

THENCE S40°18'49"E, 49.62 FEET;

THENCE S12°26'02"W, 119.15 FEET;

THENCE S25°24'07"E, 8.97 FEET;

THENCE S77°33'59"E, 118.83 FEET;

THENCE N89°09'58"E, 12.62 FEET;

THENCE S00°50'02"E, 76.38 FEET;

THENCE S23°09'16"E, 12.78 FEET;

THENCE S30°48'03"W, 373.12 FEET;

THENCE S24°20'07"W, 12.93 FEET;

THENCE S15°14'18"W, 113.32 FEET;

THENCE S04°39'25"W, 13.05 FEET;

THENCE S00°43'53"E, 173.63 FEET;

THENCE N89°15'53"E, 122.67 FEET;

THENCE S00°44'05"E, 224.00 FEET TO THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8;

THENCE S89°15'54"W, 922.86 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8;

THENCE N00°04'28"W, 1330.16 FEET ALONG THE WEST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8 TO THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8; THENCE N89°23'05"E, 1304.98 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 27.2725 ACRES OR 1,187,990 SQUARE FEET, MORE OR LESS.

DEDICATION

THE UNDERSIGNED OWNER HAS CAUSED SAID PROPERTY TO BE PLATTED INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS PROPERTY AS PLATTED HEREIN SHALL BE KNOWN AS "THE COTTAGES AT WOODMEN HEIGHTS FILING No. 1", IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS THEREOF:

WAYNE R. KINZLER AND DALE L. KINZLER AS TRUSTEES UNDER THE GENERATION SKIPPING TRUST U/A EVELYN M. KINZLER REVOCABLE LIVING TRUST,, HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS _____ DAY OF _____, 2021.

BY: _____ BY: _____
WAYNE R. KINZLER AND DALE L. KINZLER AS TRUSTEES UNDER THE GENERATION SKIPPING TRUST U/A EVELYN M. KINZLER REVOCABLE LIVING TRUST.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021
BY: WAYNE R. KINZLER AND DALE L. KINZLER AS TRUSTEES UNDER THE GENERATION SKIPPING TRUST U/A EVELYN M. KINZLER REVOCABLE LIVING TRUST.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEY NOTES:

- "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".
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE EAST LINE OF THE NE1/4 OF THE NE1/4 OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR S00°17'38"E, 2655.22 FEET, SAID LINE IS MONUMENTED AS SHOWN HEREON.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL DIMENSIONS BETWEEN SET AND FOUND MONUMENTS ARE MEASURED. ALL MONUMENTS SET OR FOUND ARE WITHIN 0.1+/- OF THE GROUND SURFACE UNLESS STATED OTHERWISE HEREON.
- THE UNDERSIGNED HAS RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE NO. 27444LTG, HAVING AN EFFECTIVE DATE OF SEPTEMBER 5, 2019 AT 7:30 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
- THE LEGAL DESCRIPTION WAS PREPARED BY JOHN C. DAY, PLS 29413 FOR AND ON BEHALF OF DREXEL BARRELL & Co.
- SUBJECT PARCEL WAS PATENTED JULY 10, 1872; PRE-DATING THE RESOLUTION IN ROAD BOOK A, PAGE 72. THE DOCUMENTATION PROVIDED IN THE TITLE COMMITMENT LISTED HEREON SHOWS NO CONVEYANCE OF AN EASEMENT OR RIGHT-OF-WAY TO THE CITY OF COLORADO SPRINGS, THE COUNTY OF EL PASO OR THE STATE OF COLORADO WITHIN THIS 30' STRIP.
- IN ADDITION TO EXISTING EASEMENTS AS SHOWN HEREON, MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. HAS AN ELECTRICAL EASEMENT OVER THE ENTIRETY OF THE NE 1/4 OF THE NE 1/4 OF SECTION 8, T13S, R65W AS DESCRIBED IN BOOK 3673, PAGE 899.

PLAT NOTES:

- THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS PLAT.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- NOTICE IS HEREBY GIVEN: THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.
- NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
- THE ADDRESSES (XXXX) EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THIS PROPERTY IS LOCATED WITHIN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; THIS DETERMINATION IS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533 G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- TRACT A IS DESIGNATED FOR PUBLIC & PRIVATE DRAINAGE, PUBLIC UTILITIES, LANDSCAPE BUFFER AND OPEN SPACE, TO BE MAINTAINED AND OWNED BY GOODWN KNIGHT, LLC.
- TOTAL LOTS PLATTED = 3, TOTAL TRACTS PLATTED = 1
- FEES IN LIEU OF LAND DEDICATION FOR SCHOOLS AND PARKS WILL BE COLLECTED AT TIME OF BUILDING PERMIT.
- NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO WOODMEN ROAD.

EASEMENT NOTES:

- AS SHOWN HEREON: THE FIVE (5) FOOT EASEMENTS ARE FOR PUBLIC UTILITIES, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENTS AND THE SEVEN (7) FOOT EASEMENTS ARE FOR PUBLIC UTILITIES AND PUBLIC DRAINAGE, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY PLS 29413
COLORADO PROFESSIONAL
LAND SURVEYOR
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE: _____

CITY APPROVALS

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "THE COTTAGES AT WOODMEN HEIGHTS FILING No. 1".

CITY PLANNING DIRECTOR DATE

CITY ENGINEER DATE

CITY CLERK DATE

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2021 AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

Sheet 1 - Description, Dedication, Notes and Certificates
Sheet 2 - Plat Graphic, Lots-Tracts

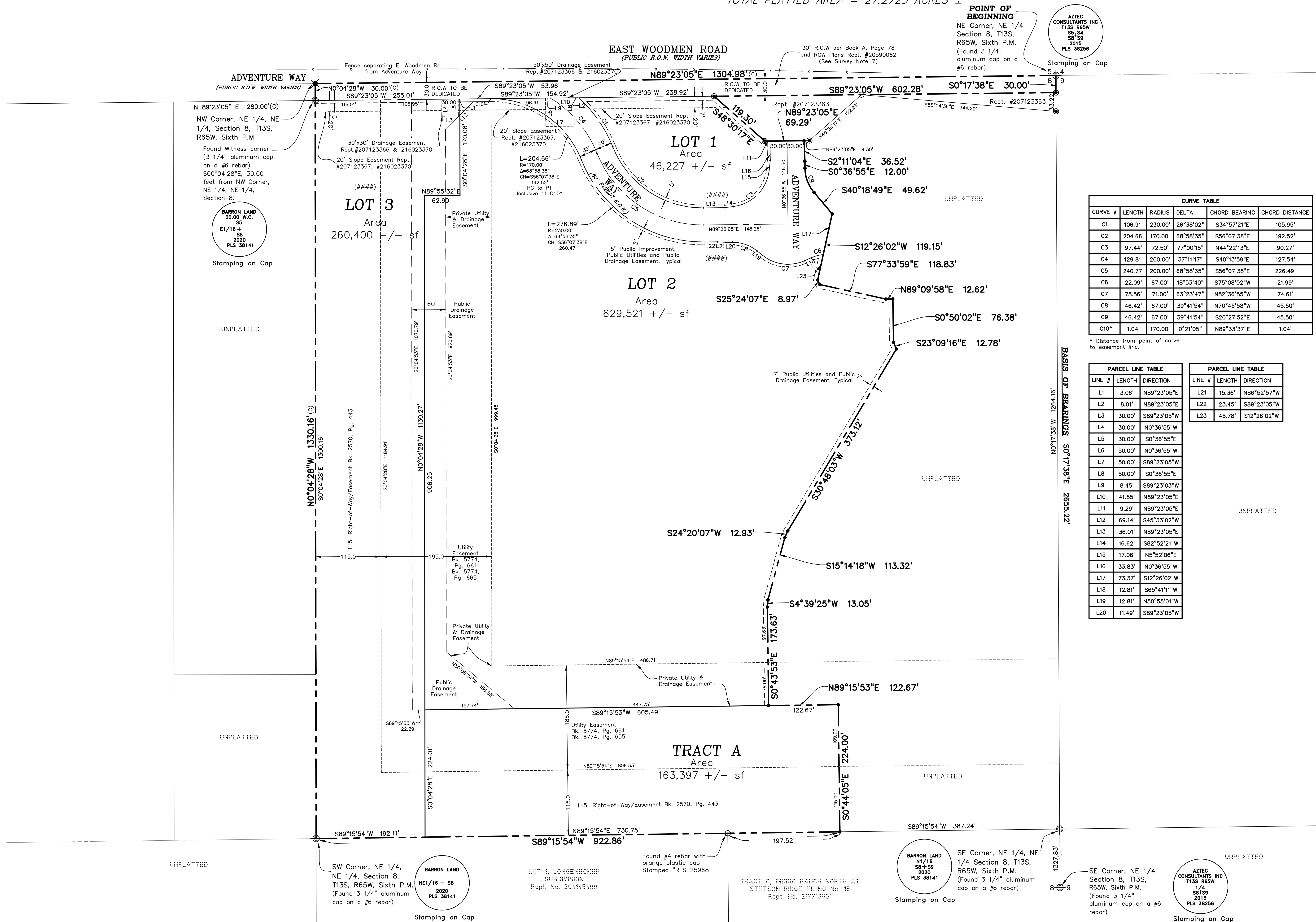
DECEMBER 29, 2020 SHEET 1 OF 2

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 21369-00 21369-00 CAWH FILING 1.dwg

AR FP 20-????????

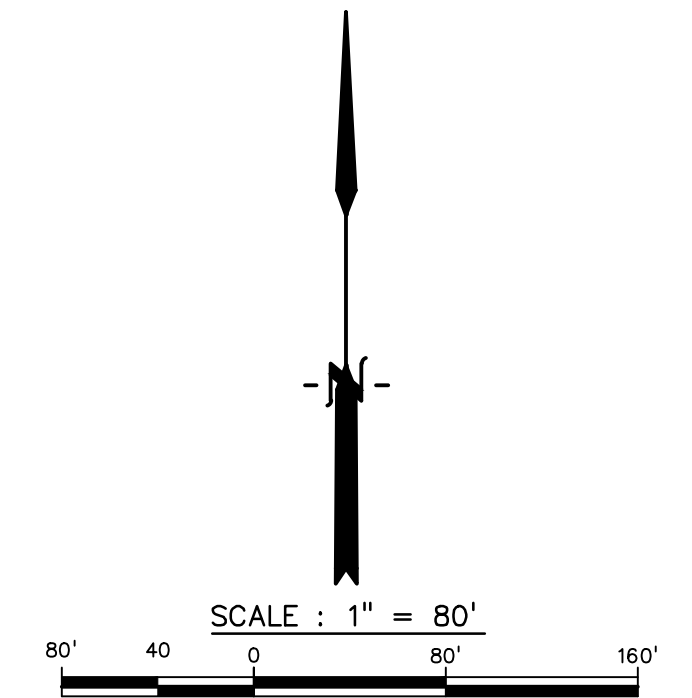
THE COTTAGES AT WOODMEN HEIGHTS FILING No. 1

A SUBDIVISION OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
 TOTAL PLATTED AREA = 27.2725 ACRES ±



POINT OF BEGINNING
 NE Corner, NE 1/4 Section 8, T13S, R65W, Sixth P.M. (Found 3 1/4" aluminum cap on a #6 rebar)

AZTEC CONSULTANTS INC
 1133 R65W S5, S4 S8, S9 2015 PLS 38256



LEGEND

- FOUND 3.25" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 34591 2005
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"
- SECTION CORNER MONUMENT AS INDICATED
- FOUND MONUMENT AS INDICATED
- CALCULATED POSITION, CORNER NOT SET, FALLS INTO TRAFFIC LANE, ACCEPTED WITNESS CORNER 30' SOUTH
- CALCULATED DIMENSION
- MEASURED DIMENSION
- RECEPTION NUMBER
- PLUS OR MINUS (MORE OR LESS)
- RIGHT OF WAY
- TYPICAL
- SQUARE FEET
- ASSIGNED STREET ADDRESS
- SITE TRIANGLE EASEMENTS
- BOOK
- PAGE
- Point of Curve
- Point of Tangency
- EXISTING EASEMENT
- PROPOSED EASEMENTS ALONG LOT LINES
- PROPOSED PUBLIC DRAINAGE EASEMENT
- RIGHT-OF-WAY LINE, "ADVENTURE WAY"
- EXISTING R.O.W. PER ROAD Bk. A, Pg. 78
- SUBDIVISION BOUNDARY
- LOT LINES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	106.91'	230.00'	26°38'02"	S34°57'21"E	105.95'
C2	204.66'	170.00'	68°58'35"	S56°07'38"E	192.52'
C3	97.44'	72.50'	77°00'15"	N44°22'13"E	90.27'
C4	129.81'	200.00'	37°11'17"	S40°13'59"E	127.54'
C5	240.77'	200.00'	68°58'35"	S56°07'38"E	226.49'
C6	22.09'	67.00'	18°53'40"	S75°08'02"W	21.99'
C7	78.56'	71.00'	63°23'47"	N82°36'55"W	74.61'
C8	46.42'	67.00'	39°41'54"	N70°45'58"W	45.50'
C9	46.42'	67.00'	39°41'54"	S20°27'52"E	45.50'
C10*	1.04'	170.00'	0°21'05"	N89°33'37"E	1.04'

* Distance from point of curve to easement line.

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	3.06'	N89°23'05"E	L21	15.36'	N86°52'57"W
L2	8.01'	N89°23'05"E	L22	23.45'	S89°23'05"W
L3	30.00'	S89°23'05"W	L23	45.78'	S12°26'02"W
L4	30.00'	N0°36'55"W			
L5	30.00'	S0°36'55"E			
L6	50.00'	N0°36'55"W			
L7	50.00'	S89°23'05"W			
L8	50.00'	S0°36'55"E			
L9	8.45'	S89°23'03"W			
L10	41.55'	N89°23'05"E			
L11	9.29'	N89°23'05"E			
L12	69.14'	S45°33'02"W			
L13	36.01'	N89°23'05"E			
L14	16.62'	S82°52'21"W			
L15	17.06'	N5°52'06"E			
L16	33.83'	N0°36'55"W			
L17	73.37'	S12°26'02"W			
L18	12.81'	S65°41'11"W			
L19	12.81'	N50°55'01"W			
L20	11.49'	S89°23'05"W			

BASIS OF BEARINGS: S0°17'36"E 2655.22'