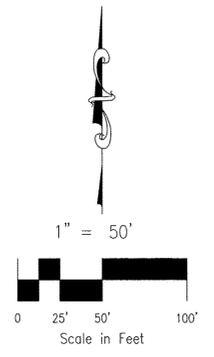


THE BEACH AT WOODMOOR FILING NO. 1

A REPLAT OF "THE BEACH AT WOODMOOR", PLAT BOOK V2, PG 57, TOGETHER WITH A TRACT OF LAND IN THE NORTH HALF OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

14409



AS PLATTED

FINAL PLAT
 THE BEACH AT WOODMOOR FILING NO. 1
 JOB NO. 70-045
 DATE PREPARED: 05/05/2017
 DATE REVISED: 08/12/2019
 PCD PROJECT NO. SF-17-015

102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

SHEET 2 OF 3

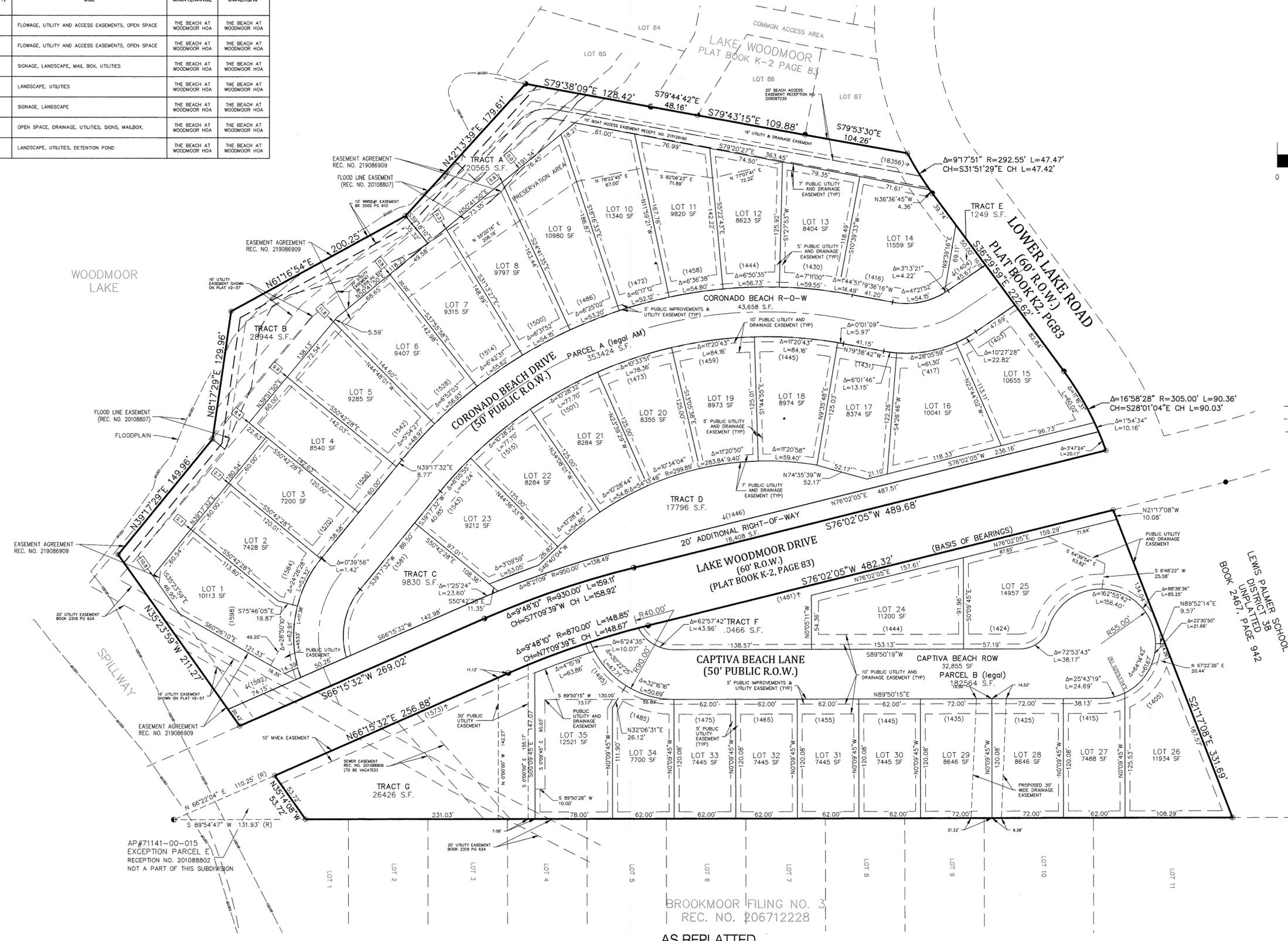
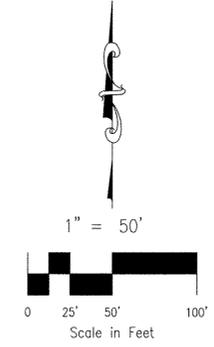
File: C:\70045A\Beach at Woodmoor.dwg (Survey)\Plot\70045 Beach Plat(12Aug19).dwg Plotstamp: 8/12/2019 3:38 PM

THE BEACH AT WOODMOOR FILING NO. 1

A REPLAT OF "THE BEACH AT WOODMOOR", PLAT BOOK V2, PG 57, TOGETHER WITH A TRACT OF LAND IN THE NORTH HALF OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

14409

TRACT TABLE				
TRACT	SIZE (S.F.)	USE	MAINTENANCE	OWNERSHIP
A	20,565	FLOWAGE, UTILITY AND ACCESS EASEMENTS, OPEN SPACE	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
B	28,944	FLOWAGE, UTILITY AND ACCESS EASEMENTS, OPEN SPACE	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
C	9,830	SIGNAGE, LANDSCAPE, MAIL BOX, UTILITIES	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
D	17,796	LANDSCAPE, UTILITIES	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
E	1,249	SIGNAGE, LANDSCAPE	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
F	10,466	OPEN SPACE, DRAINAGE, UTILITIES, SIGNS, MAILBOX	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA
G	26,426	LANDSCAPE, UTILITIES, DETENTION POND	THE BEACH AT WOODMOOR HOA	THE BEACH AT WOODMOOR HOA



- LEGEND:**
- FOUND NO. 4 REBAR WITH 1 1/2" GREEN PLASTIC CAP, PLS 38245
 - FOUND REBAR (NO CAP)
 - ⊙ FOUND ALUMINUM CAP
 - FOUND NO 4 REBAR
 - FOUND NO 5 REBAR
 - FOUND REBAR W/YELLOW PLASTIC CAP PLS 4842
 - FOUND REBAR W/YELLOW PLASTIC CAP PLS 18465
 - S.F. SQUARE FEET
 - () ADDRESS
 - - - - - EXISTING EASEMENTS
 - - - - - PROPOSED EASEMENTS
 - - - - - FLOODPLAIN LIMITS
 - ⊞ IMPACT OF EASEMENT REC. NO. 219086909 INTO LOT

File: C:\70045A\Breach at Woodmoor.dwg Survey\Plot\70045 Beach Plat(12Aug19).dwg PlotStamp: 8/12/2019 3:35 PM

AP#71141-00-015
EXCEPTION PARCEL E
RECEPTION NO. 201088802
NOT A PART OF THIS SUBDIVISION

BROOKMOOR FILING NO. 3
REC. NO. 206712228

AS REPLATTED



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COLORADO SPRINGS, CO 80903
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