

**BE IT KNOWN BY THESE PRESENTS:**

THAT LAKE WOODMOOR HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION:**

PARCEL E (E1 & E2):

THOSE PORTIONS OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 IN PLAT BOOK V2 AT PAGE 59 AND OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83; THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 805.58 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 70 DEGREES 52 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802; THENCE NORTH 33 DEGREES 16 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY LINE 198.00 FEET TO THE SOUTHEAST CORNER OF SAID COVE AT WOODMOOR;

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802 A DISTANCE OF 381.79 FEET TO THE SOUTHWEST CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS RECORDED DECEMBER 19, 1974 IN CONDOMINIUM BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR COURSES ARE ALONG THE EASTERLY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS);

1. NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET; 2. NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET; 3. NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET; 4. NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133.33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD, THE SAME BEING THE NORTHERLY LINE OF SAID COVE AT WOODMOOR; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 742.00 FEET, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 23 DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 508.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.229 ACRES OF LAND, 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 TRACTS, PRIVATE STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "NORTHBAY AT LAKE WOODMOOR". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR 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 AND 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 PUBLIC UTILITIES AND RELATED FACILITIES.

THE AFOREMENTIONED, LAKE WOODMOOR HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019, A.D.

BY: GEORGE C. HESS III, AS MANAGER LAKE WOODMOOR HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

**NOTARIAL:**

STATE OF COLORADO ) SS COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2019, A.D. BY GEORGE C. HESS III, AS MANAGER OF LAKE WOODMOOR HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**ACCEPTANCE CERTIFICATE FOR TRACTS:**

BY: \_\_\_\_\_ AS \_\_\_\_\_

STATE OF COLORADO ) SS COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2019, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF THE NORTH BAY AT LAKE WOODMOOR HOMEOWNERS ASSOCIATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

**LIEN HOLDER STATEMENT:**

I, BJ FUNDING, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS THE BEACH FING NO. 1, SAID LIEN BEING EVIDENCED BY A DEED OF TRUST OF RECORD UNDER RECEPTION NO. \_\_\_\_\_ OF THE REAL PROPERTY RECORDS OF EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND PLATTING, AND DO HEREBY IN ALL THINGS SUBJECT TO SAID PLAT SAID LIENS. I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_ AS \_\_\_\_\_ BJ FUNDING, LLC, A COLORADO LIMITED LIABILITY COMPANY

**NOTARIAL:**

STATE OF COLORADO ) SS COUNTY OF EL PASO )

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2019, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF BJ FUNDING, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

Staff has previously discussed this issue with the applicant and believes everyone is of the same understanding. As it has been over 1 year since the last submission staff wants to reiterate the requirements. Per Section 8.4.2.B.1 precludes any parcels less than 2.5 acres from containing any portion of the floodplain. Staff understands that the applicant has been in the process of altering the floodplain with FEMA. The final plat may not be recorded until the floodplain has been officially moved (to be included as a BoCC condition). Following the approval of the plat the applicant may come in for a pre-construction meeting and begin the necessary work. This will allow them to have the floodplain moved prior to recording the plat.

**A REPLAT OF A PORTION OF THE COVE AT WOODMOOR TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO**

1. ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S04°31'13"E, A DISTANCE OF 805.58 FEET (805.58 FEET DEED) BETWEEN THE NORTHEASTERLY CORNER OF PARCEL E, AS DESCRIBED IN THE SPECIAL WARRANTY DEED, UNDER RECEPTION NO. 213017868 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED BY YELLOW CAP STAMPED "PLS 2682" AND THE SOUTHWESTERLY CORNER OF SAID PARCEL E, MONUMENTED BY A NO. 4 REBAR.

2. ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS SHOWN IF THE ACTUAL DIMENSION DIFFERS FROM THE DEEDED OR PLATTED DIMENSION, THE DEEDED OR PLATTED BEARING AND DISTANCE IS DENOTED WITH A "D=" OR "P=", RESPECTIVELY. THE SOURCE OF SAID DEEDED DIMENSIONS ARE THE TITLE COMMITMENT LEGAL DESCRIPTION AND PLAT OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

3. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. A PORTION OF THE PROPERTY LIES WITHIN ZONE AE AND ZONE AE (FLOODWAY, AREA OF BASE FLOOD ELEVATION DETERMINED) AS SHOWN HEREON.

4. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS THAT EXIST WITHIN THE EFFECTIVE FLOODPLAIN (LOTS 3-5, 14, 17-23, AND 25-27) UNTIL THE AFORESAID LMR BECOMES EFFECTIVE AND REMOVES THE LOTS FROM THE FLOODPLAIN.

5. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. SC55076506-3 WITH AN EFFECTIVE DATE OF 10/16/2019 AT 5:00 P.M. HAS BEEN EXAMINED AND THE FOLLOWING EXCEPTIONS CONTAINED IN SCHEDULE B, PART II (EXCEPTIONS) ARE HEREBY NOTED AS NUMBERED THEREIN:

T.C.#5 1-7 WERE NOT ADDRESSED T.C.#8 RESERVATIONS CONTAINED IN PATENT OF THE UNITED STATES OF AMERICA RECORDED FEBRUARY 10, 1883 IN BOOK 43 AT PAGE 137. T.C.#9 RIGHT OF WAY EASEMENT AS GRANTED TO THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED APRIL 10, 1951, IN BOOK 1337 AT PAGE 155. T.C.#10 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JUNE 28, 1963, IN BOOK 1963 AT PAGE 796 AND APRIL 10, 1964 IN BOOK 2006 AT PAGE 457.

T.C.#11 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF PERMANENT EASEMENT BY THE WOODMOOR CORPORATION TO THE WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RECORDED NOVEMBER 12, 1969 IN BOOK 2318 AT PAGE 624. T.C.#12 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JULY 12, 1971, IN BOOK 2421 AT PAGE 212. CERTIFICATES IN CONJUNCTION THEREWITH RECORDED MAY 4, 1972 IN BOOK 2486 AT PAGE 679 AND JUNE 16, 1972 IN BOOK 2496 AT PAGE 968. AMENDED BY ORDER APPROVING SETTLEMENT OF CLASS ACTION RECORDED SEPTEMBER 16, 1999 UNDER RECEPTION NO. 99146134 AND AMENDMENT TO SETTLEMENT OF CLASS ACTION RECORDED DECEMBER 09, 2016 UNDER RECEPTION NO. 213017868.

T.C.#13 EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 UNDER RECEPTION NO. 894467 IN PLAT BOOK V2 AT PAGE 59. T.C.#14 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED TO THE WOODMOOR WATER AND SANITATION DISTRICT #1 RECORDED JULY 5, 1972 IN BOOK 2502 AT PAGE 914. T.C.#15 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED TO THE WOODMOOR WATER AND SANITATION DISTRICT #1 RECORDED JULY 28, 1972 IN BOOK 2509 AT PAGE 820. T.C.#16 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED TO THE WOODMOOR WATER AND SANITATION DISTRICT #1 RECORDED NOVEMBER 29, 1972 IN BOOK 2542 AT PAGE 781. T.C.#17 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN BY LAWS OF THE COVE CONDOMINIUM ASSOCIATION RECORDED DECEMBER 19, 1974 IN BOOK 2723 AT PAGE 956. T.C.#18 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT GRANTED BY GREAT FALLS PROPERTIES, INC. RECORDED SEPTEMBER 7, 1976 IN BOOK 2857 AT PAGE 268.

T.C.#19 RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 07, 1976, IN BOOK 2857 AT PAGE 271. T.C.#20 THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED JULY 18, 1977 IN BOOK 2941 AT PAGE 577. SAID DISTRICT IS NOW KNOWN AS THE TRI-LAKES FIRE PROTECTION DISTRICT AS EVIDENCED BY THE INSTRUMENTS RECORDED JUNE 14, 2011 UNDER RECEPTION NO. 211057746 AND JULY 1, 2011 UNDER RECEPTION NO. 211064088.

T.C.#21 THE EFFECT OF THE 79-154 LAND USE 169 CONTAINED IN INSTRUMENT RECORDED DECEMBER 13, 1979 IN BOOK 3261 AT PAGE 816. T.C.#22 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE EASEMENT DEED FROM JAY R. LEVY IRREVOCABLE EXEMPTION EQUIVALENT TRUST DATED JULY 7, 1989 TO KAB-PANKEY, LIMITED LIABILITY COMPANY RECORDED JUNE 09, 1994 IN BOOK 6465 AT PAGE 52. T.C.#23 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN THE EASEMENT DEED FROM JACK C. SHAFER, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DAN KUBBY, DECEASED TO KAB-PANKEY, LIMITED LIABILITY COMPANY RECORDED JUNE 09, 1994 IN BOOK 6465 AT PAGE 60. T.C.#24 TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM EDWIN EARL HOWSAM AS TRUSTEE UNDER AGREEMENT WITH EDWIN EARL HOWSAM AS TRUSTOR DATED MARCH 30, 1993 TO KAB-PANKEY, LIMITED LIABILITY COMPANY RECORDED JUNE 9, 1994 IN BOOK 6465 AT PAGE 68.

T.C.#25 TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM RICHARD J. BEDE AS TRUSTEE OF THE TRUST AGREEMENT CREATED ON JANUARY 4, 1982 TO KAB-PANKEY, LIMITED LIABILITY COMPANY RECORDED JUNE 9, 1994 IN BOOK 6465 AT PAGE 77. T.C.#26 TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM EDWIN L. CANTER TO KAB-PANKEY, LIMITED LIABILITY COMPANY RECORDED JUNE 9, 1994 IN BOOK 6465 AT PAGE 84. T.C.#27 TERMS, CONDITIONS, PROVISIONS, DUTIES AND OBLIGATIONS CONTAINED IN THAT EASEMENT DEED FROM ROBERT L. HOWSAM, JR. TO KAB-PANKEY, LIMITED LIABILITY COMPANY RECORDED JUNE 9, 1994 IN BOOK 6465 AT PAGE 91. T.C.#28 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AS GRANTED TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 IN INSTRUMENT RECORDED OCTOBER 31, 1995, IN BOOK 6755 AT PAGE 955, AND OCTOBER 11, 1996 UNDER RECEPTION NO. 98131089. T.C.#29 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AS GRANTED TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 IN INSTRUMENT RECORDED OCTOBER 31, 1995, IN BOOK 6755 AT PAGE 949. RESOLUTION NO. 95-533, LAND USE-124 IN CONJUNCTION THEREWITH RECORDED OCTOBER 12, 2016 UNDER RECEPTION NO. 16143125. T.C.#30 RESTRICTIVE COVENANTS AND EASEMENTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 16, 1999, UNDER RECEPTION NO. 99146134. RATIFICATION IN CONJUNCTION THEREWITH RECORDED DECEMBER 23, 2008 UNDER RECEPTION NOS. 208134846 AND 208134847. AS AMENDED BY AMENDMENT TO DOCUMENTS PROVIDED FOR IN SETTLEMENT OF CLASS ACTION, RECORDED DECEMBER 12, 2016 UNDER RECEPTION NO. 16143125. T.C.#31 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF RIGHT OF WAY AS GRANTED TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 IN INSTRUMENT RECORDED OCTOBER 31, 1995, IN BOOK 6755 AT PAGE 955. T.C.#32 TERMS, CONDITION, PROVISIONS, DUTIES AND OBLIGATIONS SET FORTH IN RESOLUTION NO. 99-399 RECORDED OCTOBER 20, 1999 UNDER RECEPTION NO. 99163142 AND RESOLUTION NO. 02-394 RECORDED NOVEMBER 7, 2002 AT RECEPTION NO. 202195447 AND RERECORDED JANUARY 23, 2003 AT RECEPTION NO. 203015803.

T.C.#33 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FLOOD LINE EASEMENT AGREEMENT FROM KAB-PANKEY LIMITED LIABILITY COMPANY TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802, PURPORTED FIRST AMENDMENT THERETO RECORDED JULY 28, 2009 UNDER RECEPTION NO. 209087237. T.C.#34 TERMS, CONDITIONS, PROVISIONS, DUTIES, AND OBLIGATIONS CONTAINED IN THE LAKE WOODMOOR EXCHANGE AGREEMENT AS SHOWN BY MEMORANDUM OF AGREEMENT RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088810. WATER ALLOCATION NOTICES IN CONJUNCTION THEREWITH RECORDED DECEMBER 5, 2008 UNDER RECEPTION NO. 206176423, DECEMBER 8, 2008 UNDER RECEPTION NO. 206176645 AND FEBRUARY 8, 2013 UNDER RECEPTION NO. 213017815. T.C.#35 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT GRANTED TO THE WOODMOOR WATER & SANITATION DISTRICT NO. 1 RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208047707. T.C.#36 THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE WOODMOOR WATER AND SANITATION DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2014 UNDER RECEPTION NO. 214120304. T.C.#37 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN INSTRUMENT RECORDED DECEMBER 31, 2014 UNDER RECEPTION NO. 214120304.

4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAT OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: • DRAINAGE REPORT; • WATER RESOURCES REPORT; • WASTEWATER DISPOSAL REPORT; • GEOTECHNICAL REPORT.

5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. 6. NO BASEMENTS WILL BE ALLOWED FOR ANY BUILDINGS CONSTRUCTED WITHIN THE SUBDIVISION. UNDERDRAINS FOR BUILDING FOUNDATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (SEE NOTE 4).

7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

10. THERE SHALL BE NO DIRECT ACCESS TO DEER CREEK ROAD. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

11. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE POWER OF ATTORNEY AND MAINTENANCE AGREEMENT.

12. PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 216145945, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF NORTHBAY AT LAKE WOODMOOR ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESIGNED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

15. THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS PLAT.

# NORTHBAY AT LAKE WOODMOOR

**A REPLAT OF A PORTION OF THE COVE AT WOODMOOR TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO**

THE ENTIRE PROPERTY IS FOR PUBLIC UTILITY PURPOSES.

**EASEMENT NOTES**

ALL LOTS HAVE A 5 FOOT ACCESS EASEMENT (SIDEWALK/PEDESTRIAN) ALONG PRIVATE ROAD RIGHTS-OF-WAY (TRACTS A AND B).

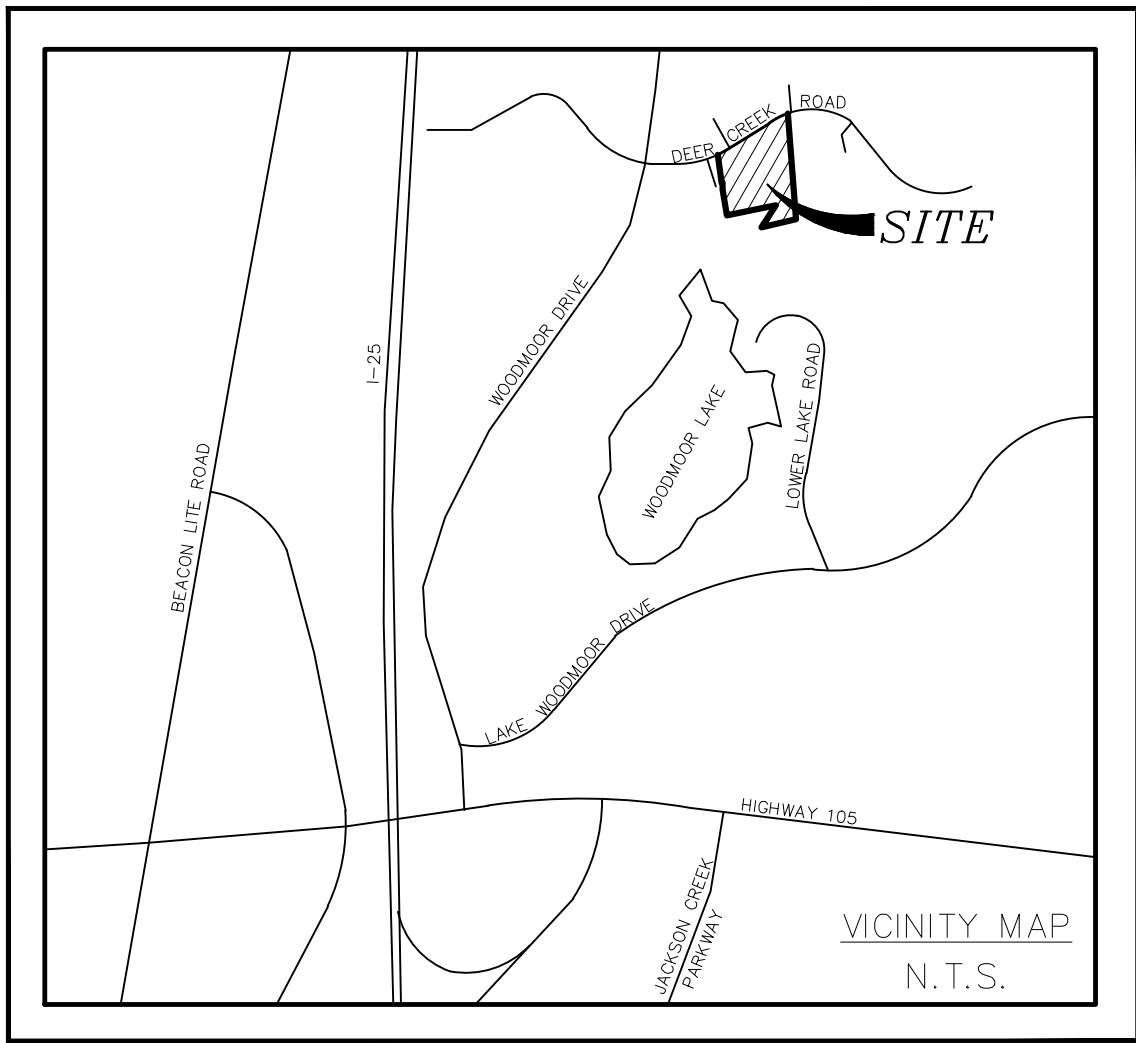
A 5 FOOT WIDE ACCESS (SIDEWALK/PEDESTRIAN) EASEMENT IS CENTERED ON THE LOT LINE BETWEEN LOTS 16 & 17, 19 & 20, AND 22 & 23 EXTENDING A MINIMUM OF 45 FEET FROM THE FRONT LOT CORNERS. (SEE EASEMENT DETAILS SHEET 4).

ADDITIONAL EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS AS SHOWN ON SHEET 4 OF THIS PLAT.

TRACTS AND LOTS AT ROAD INTERSECTIONS (PRIVATE AND PUBLIC) ARE HEREBY PLATTED WITH A SIGHT VISIBILITY EASEMENT AS SHOWN ON SHEETS 3 AND 4 OF THIS PLAT. NO OBSTRUCTION GREATER THAN 30 INCHES IN HEIGHT SHALL BE ALLOWED IN THE SIGHT VISIBILITY EASEMENTS.

EASEMENT SURFACE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE NORTH BAY AT LAKE WOODMOOR HOMEOWNERS ASSOCIATION WHERE EASEMENTS ARE PLATTED WITHIN TRACTS.

THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE NOTED.



**PLAT NOTES: (CONTINUED)**

T.C.#32. TERMS, CONDITION, PROVISIONS, DUTIES AND OBLIGATIONS SET FORTH IN RESOLUTION NO. 99-399 RECORDED OCTOBER 20, 1999 UNDER RECEPTION NO. 99163142 AND RESOLUTION NO. 02-394 RECORDED NOVEMBER 7, 2002 AT RECEPTION NO. 202195447 AND RERECORDED JANUARY 23, 2003 AT RECEPTION NO. 203015803.

T.C.#33. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN FLOOD LINE EASEMENT AGREEMENT FROM KAB-PANKEY LIMITED LIABILITY COMPANY TO WOODMOOR WATER AND SANITATION DISTRICT NO. 1 RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802, PURPORTED FIRST AMENDMENT THERETO RECORDED JULY 28, 2009 UNDER RECEPTION NO. 209087237.

T.C.#34. TERMS, CONDITIONS, PROVISIONS, DUTIES, AND OBLIGATIONS CONTAINED IN THE LAKE WOODMOOR EXCHANGE AGREEMENT AS SHOWN BY MEMORANDUM OF AGREEMENT RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088810. WATER ALLOCATION NOTICES IN CONJUNCTION THEREWITH RECORDED DECEMBER 5, 2008 UNDER RECEPTION NO. 206176423, DECEMBER 8, 2008 UNDER RECEPTION NO. 206176645 AND FEBRUARY 8, 2013 UNDER RECEPTION NO. 213017815.

T.C.#35. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT GRANTED TO THE WOODMOOR WATER & SANITATION DISTRICT NO. 1 RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208047707. T.C.#36 THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE WOODMOOR WATER AND SANITATION DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2014 UNDER RECEPTION NO. 214120304.

4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAT OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- DRAINAGE REPORT;
- WATER RESOURCES REPORT;
- WASTEWATER DISPOSAL REPORT;
- GEOTECHNICAL REPORT.

5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.

6. NO BASEMENTS WILL BE ALLOWED FOR ANY BUILDINGS CONSTRUCTED WITHIN THE SUBDIVISION. UNDERDRAINS FOR BUILDING FOUNDATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (SEE NOTE 4).

7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

8. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

10. THERE SHALL BE NO DIRECT ACCESS TO DEER CREEK ROAD. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

11. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE POWER OF ATTORNEY AND MAINTENANCE AGREEMENT.

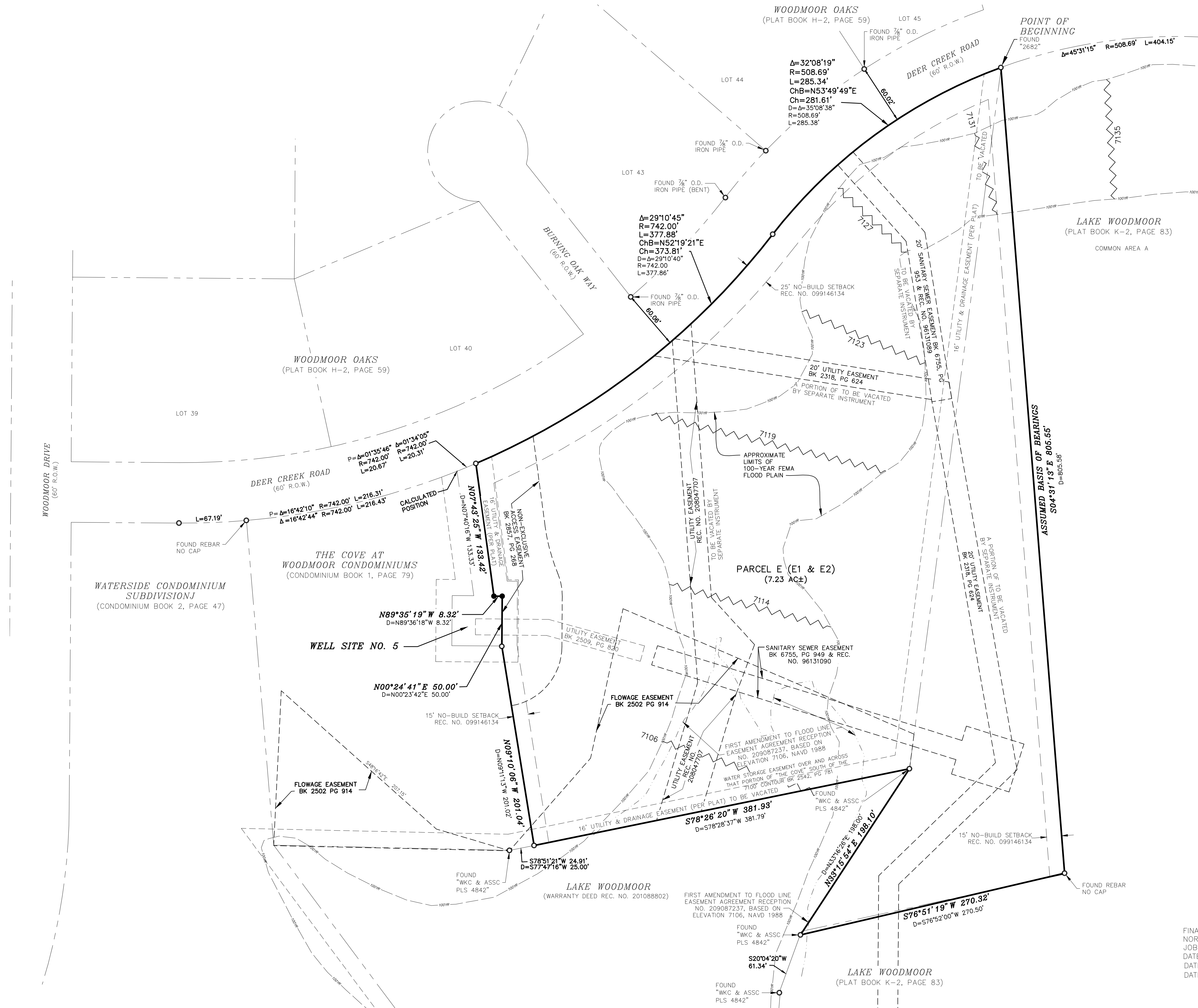
12. PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 216145945, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF NORTHBAY AT LAKE WOODMOOR ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

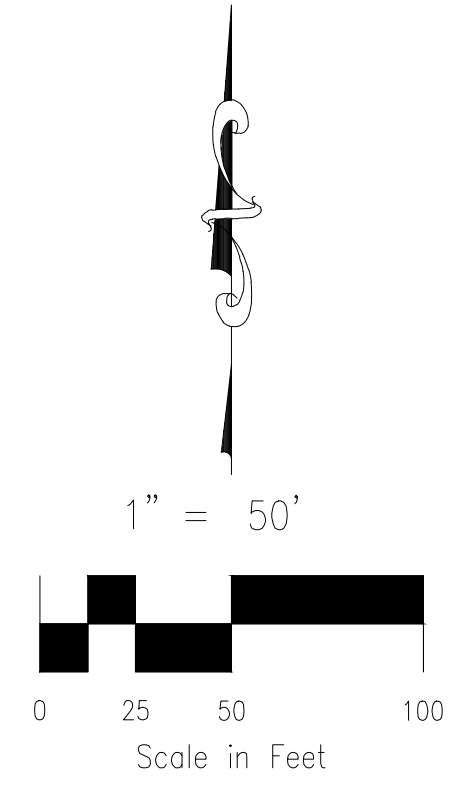
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESIGNED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY

# NORTHBAY AT LAKE WOODMOOR

A REPLAT OF A PORTION OF THE COVE AT WOODMOOR TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- SET NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25966"
  - FOUND MONUMENT, "LS 32439" UNLESS NOTED OTHERWISE
  - S.F. SQUARE FEET



**"AS PLATTED"**

FINAL PLAT  
 NORTHBAY AT LAKE WOODMOOR  
 JOB NO. 70013  
 DATE PREPARED: 11/18/2016  
 DATE REVISED: 08/30/2018  
 DATE REVISED: 11/13/2019



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

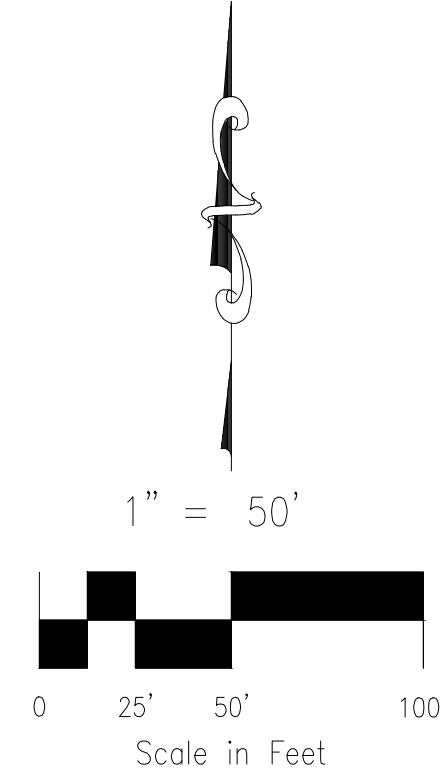
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SHEET 2 OF 4

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# NORTHBAY AT LAKE WOODMOOR

A REPLAT OF A PORTION OF THE COVE AT WOODMOOR TOGETHER WITH A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



please show the proposed floodplain area. Per our Code lots less than 2.5 acres may not contain the floodplain so the plat will not be recorded until the floodplain has been adjusted.

please verify that the proposed product will fit on the lot while staying out of the easement area

Add a note identifying a restriction of no building and no storage of materials are allowed within the FEMA 100-year floodplain. Unresolved.

Add BFE to the legend

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  - S.F. SQUARE FEET
  - (1234) ADDRESS
  - SIGHT VISIBILITY EASEMENT - SEE PLAT NOTE 6

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	113.33	43°24'40"	85.87
RC2	121.67	31°04'21"	65.98
RC3	213.33	19°03'33"	70.96
RC4	186.67	7°20'13"	23.90
RC5	213.33	17°28'17"	65.05
RC6	15.00	86°01'02"	22.52
RC7	113.33	13°59'16"	27.67
RC8	86.67	10°49'32"	16.38
RC9	15.00	97°08'42"	25.43
RC10	186.67	17°28'17"	56.92
RC11	213.33	7°20'13"	27.32
RC12	186.67	19°03'33"	62.09
RC13	148.33	31°04'21"	80.44
RC14	86.67	43°24'40"	65.66
RC15	508.69	3°00'14"	26.67
RC16	53.33	58°37'11"	54.57
RC17	63.33	78°30'28"	86.78
RC18	36.67	78°30'28"	50.24
RC19	26.67	58°37'11"	27.28
RC20	742.00	2°03'42"	26.70

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	56.20	113.33	28°24'41"
C2	29.67	113.33	14°59'59"
C3	18.08	121.67	8°30'56"
C4	35.75	121.67	16°50'10"
C5	12.15	121.67	5°43'15"
C6	18.56	186.67	5°41'48"
C7	39.52	186.67	12°07'49"
C8	4.01	218.72	1°03'05"
C9	11.38	186.67	3°29'30"
C10	45.55	186.67	13°58'47"
C11	1.05	113.33	0°31'49"
C12	26.62	113.33	13°27'27"
C13	18.82	63.33	17°01'29"
C14	33.17	63.33	30°00'30"
C15	34.79	63.33	31°28'29"
C16	22.40	53.33	24°03'53"
C17	21.23	53.33	22°48'18"
C18	10.94	53.33	11°45'00"

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	18.45	N00°25'08"W
RL2	21.70	S41°33'41"E
RL3	22.99	N41°33'41"W

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S58°08'36"W	11.69
L2	S06°16'33"W	26.73
L3	S22°56'46"E	23.33
L4	S42°10'10"E	19.84
L5	N46°45'57"W	11.75
L6	S37°54'52"W	30.78
L7	S00°25'08"E	6.11

SEE SHEET 4 OF 4 FOR DETAIL DIMENSIONS RELATED TO EASEMENTS.

FINAL PLAT  
NORTHBAY AT LAKE WOODMOOR  
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DATE PREPARED: 11/18/2016  
DATE REVISED: 08/30/2018  
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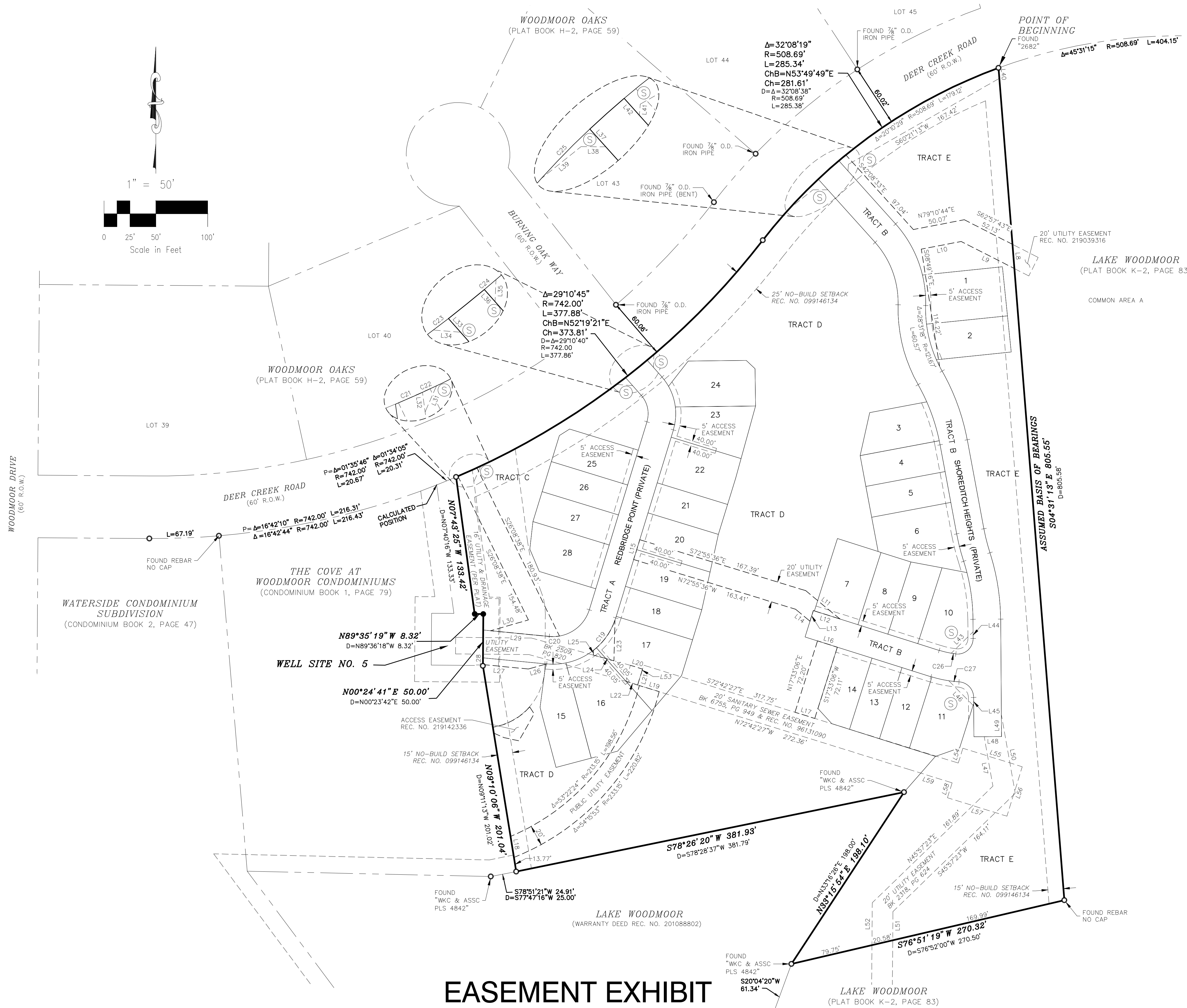
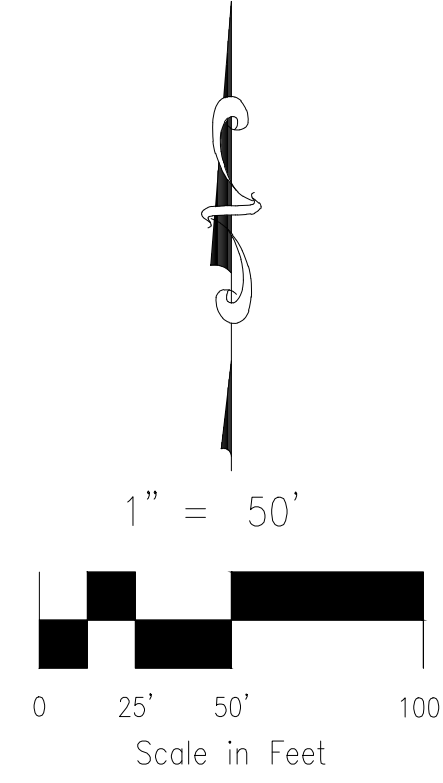
102 E. PIKES PEAK AVE. #500  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

"AS REPLATTED"

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# NORTHBAY AT LAKE WOODMOOR

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  - (1234) ADDRESS
  - ⊙ SIGHT VISIBILITY EASEMENT - SEE PLAT NOTE 6

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L8	S04°31'13"E	23.47
L9	N62°57'43"W	57.55
L10	S79°10'44"W	39.18
L11	S50°26'30"E	42.99
L12	N72°26'54"W	26.96
L13	S17°33'06"W	10.67
L14	N50°26'30"W	18.02
L15	N17°03'30"E	20.00
L16	S72°26'54"E	20.00
L17	N72°42'27"W	20.00
L18	N09°10'06"W	20.53
L19	S72°42'27"E	20.03
L20	S72°42'27"E	12.30
L21	S17°17'33"W	16.06
L22	N72°21'20"W	11.77
L23	S01°32'02"W	39.15
L24	N74°36'34"W	20.60
L25	N01°32'02"E	4.60
L26	S74°32'34"W	18.19
L27	N84°26'01"W	44.07
L28	N00°24'41"E	6.55
L29	N84°26'01"W	56.92
L30	S74°02'58"W	38.00

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L31	S23°42'42"W	16.66
L32	N07°37'00"W	11.56
L33	S41°33'41"E	10.55
L34	N85°24'23"W	15.75
L35	S02°25'03"W	12.59
L36	N41°33'41"W	9.27
L37	S41°57'04"E	13.80
L38	N89°43'25"W	14.31
L39	S51°14'43"W	29.67
L40	S04°31'13"E	10.17
L41	S04°31'26"W	6.48
L42	N41°57'04"W	13.18
L43	N45°32'46"E	29.65
L44	S00°25'08"E	6.40
L45	S00°25'08"E	8.17
L46	N44°49'59"W	33.94
L47	N09°58'37"W	48.40
L48	S89°34'52"W	16.71
L49	N00°25'08"W	21.23
L50	S09°58'37"E	77.18
L51	S00°26'23"W	27.67
L52	N00°26'23"E	40.89

**EASEMENT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C19	36.23	63.33	32°46'46"
C20	9.86	36.67	15°24'11"
C21	20.01	742.00	1°32'44"
C22	9.07	742.00	0°42'00"
C23	10.94	742.00	0°50'41"
C24	8.74	742.00	0°40'31"
C25	40.31	508.69	4°32'25"
C26	4.50	86.67	2°58'32"
C27	9.86	113.33	4°59'03"

**EXISTING EASEMENT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C28	41.38	60.00	39°30'57"

**EXISTING EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L53	N17°17'33"E	20.00
L54	N17°17'33"E	15.00
L55	S72°42'27"E	60.00

## EASEMENT EXHIBIT

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