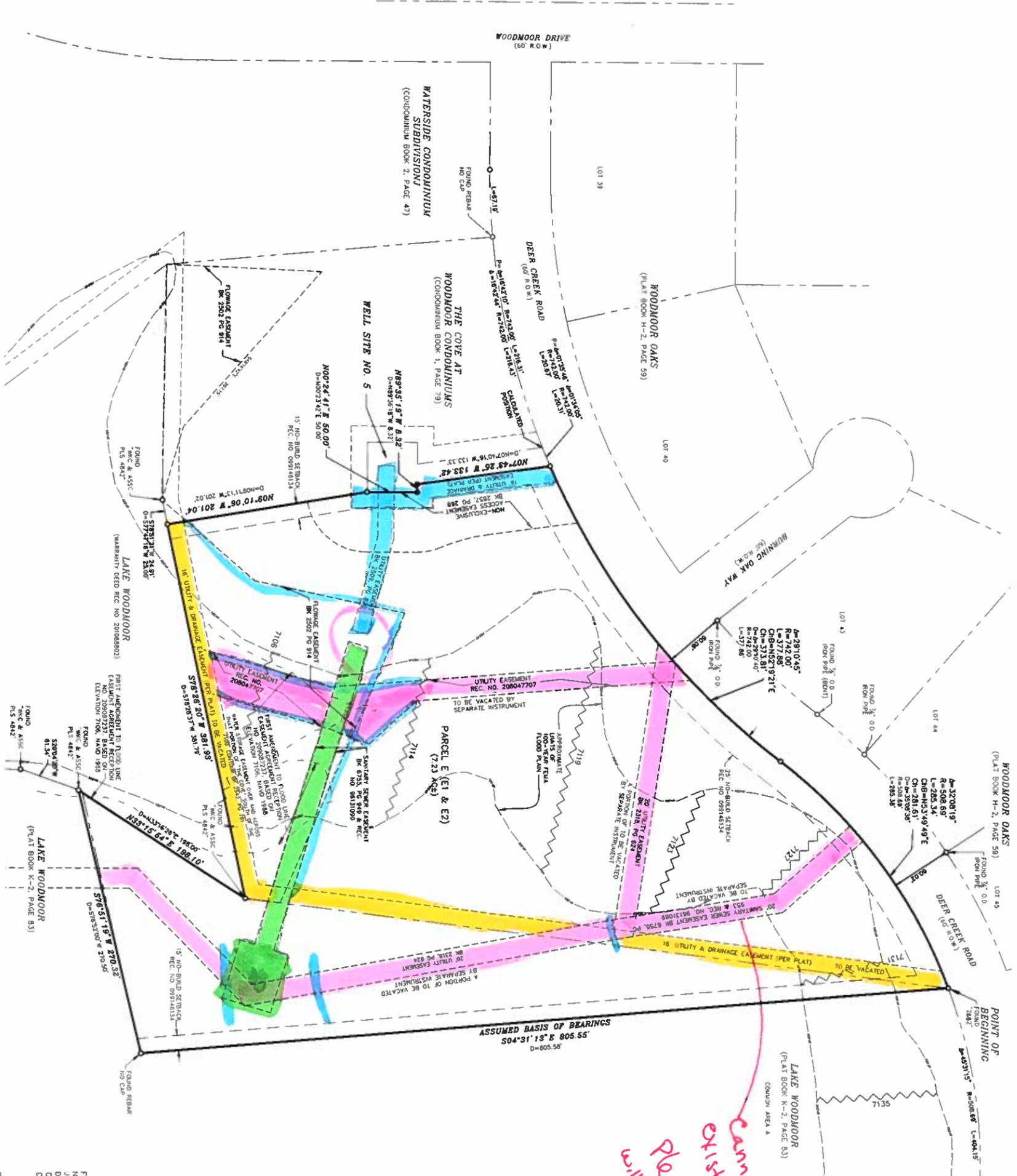


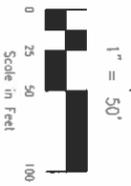
NORTHBAY AT LAKE WOODMOOR

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



Cannot vacate this section; existing sewer in here; please note which sections will be vacated

ASSUMED BASIS OF BEARINGS
S04°31'13" E 805.55'
D=805.58'



- LEGEND:**
- SET NO. 5 REBAR AND ORANGE PLASTIC
 - CAP STAMPED "LAS CIVIL PLS 158665"
 - FOUND WOUNDUP "15 23.43"
 - UNLESS NOTED OTHERWISE
 - SF SQUARE FEET

"AS PLATTED"

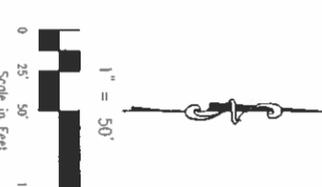
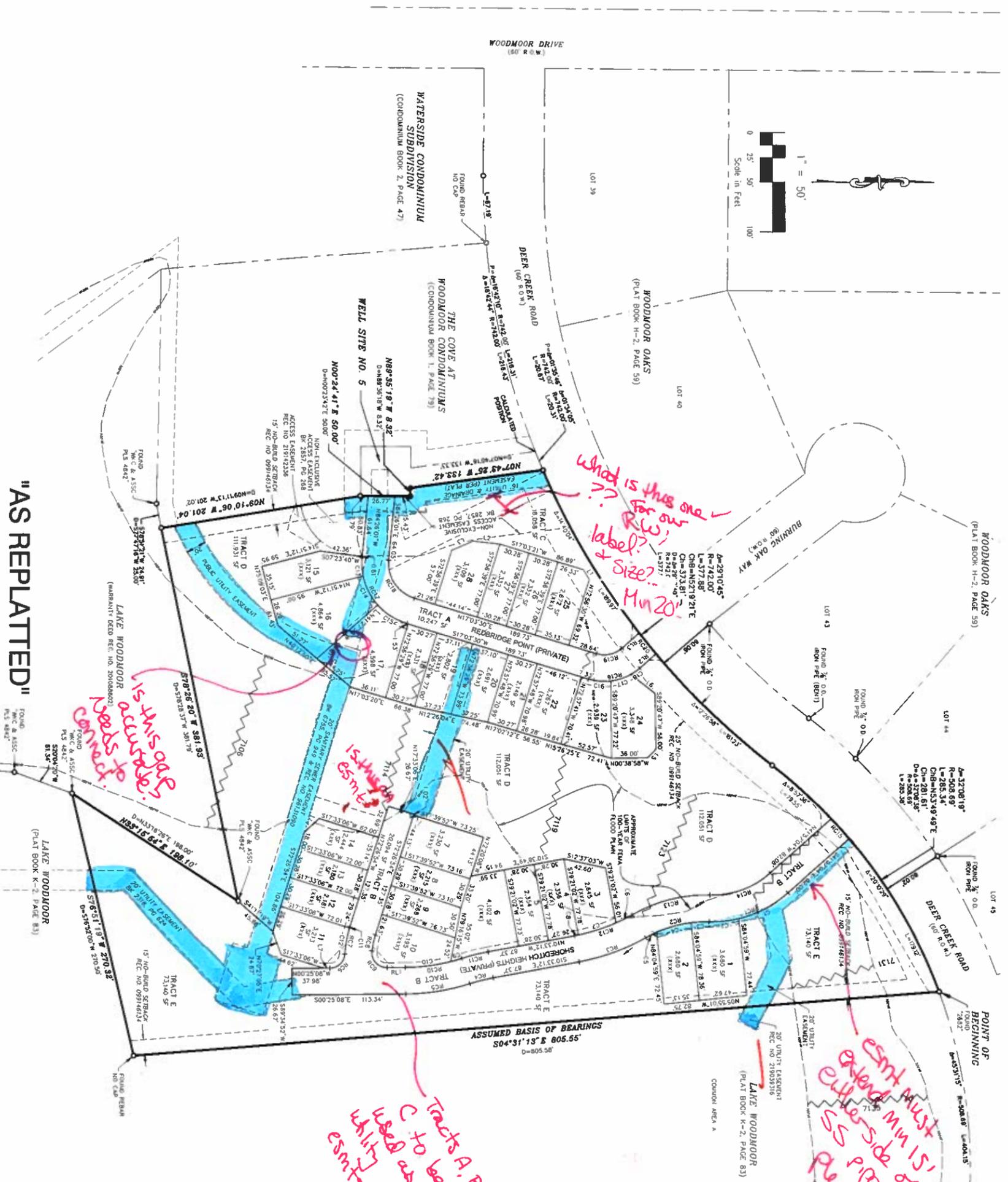
FINAL PLAT
NORTHBAY AT LAKE WOODMOOR
JOB NO. 70013
DATE PREPARED: 11/18/2016
DATE REVISED: 08/30/2018
DATE REVISED: 11/13/2019



101 E PINE PINE AVE. 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

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



"AS REPLATTED"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	113.33	432.440°	85.87
RC2	121.67	310.421°	65.98
RC3	213.33	190.033°	70.96
RC4	186.67	720.131°	23.90
RC5	213.33	1720.171°	83.09
RC6	15.00	86.9102°	22.52
RC7	113.33	139.014°	27.67
RC8	86.67	109.432°	16.38
RC9	15.00	97.0044°	25.43
RC10	186.67	1720.171°	56.92
RC11	213.33	1720.131°	22.32
RC12	186.67	190.033°	62.09
RC13	148.33	310.421°	80.44
RC14	86.67	432.440°	65.66
RC15	508.69	390.014°	26.67
RC16	53.33	58.3711°	54.57
RC17	63.33	78.3028°	86.78
RC18	36.67	78.3028°	50.24
RC19	26.67	58.3711°	27.28
RC20	742.00	203.421°	26.70

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	36.20	113.33	282.411°
C2	29.67	113.33	145.856°
C3	18.00	121.67	820.561°
C4	35.75	121.67	162.5010°
C5	12.15	121.67	524.515°
C6	16.56	186.67	521.418°
C7	39.32	186.67	1207.491°
C8	4.01	218.32	1203.951°
C9	11.30	186.67	328.201°
C10	45.55	186.67	1358.421°
C11	1.05	113.33	031.491°
C12	26.67	113.33	1327.271°
C13	18.42	63.33	1701.781°
C14	33.17	63.33	3000.201°
C15	34.79	63.33	3178.281°
C16	22.40	53.33	2403.531°
C17	21.23	53.33	2248.181°
C18	10.94	53.33	1145.001°

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S58.0836°W	11.69
L2	S06.1633°W	26.73
L3	S27.5648°E	23.33
L4	S42.1010°E	19.84
L5	N46.4597°W	11.75
L6	S37.5423°W	30.78
L7	S09.2308°E	6.11

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

- LEGEND:**
- SET NO. 5 REBAR AND ORANGE PLASTIC
 - CAP STAMPED "JMS CIVIL PLS 2586"
 - FOUND APPROXIMATE "LS 3243"
 - UNLESS NOTED OTHERWISE
 - SF SQUARE FEET
 - (1234) ADDRESS
 - Ⓢ SIGHT VISIBILITY EASEMENT - SEE PLAT NOTE 6

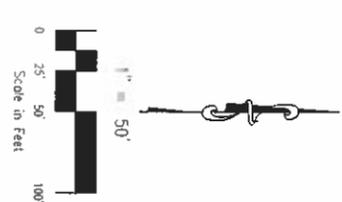
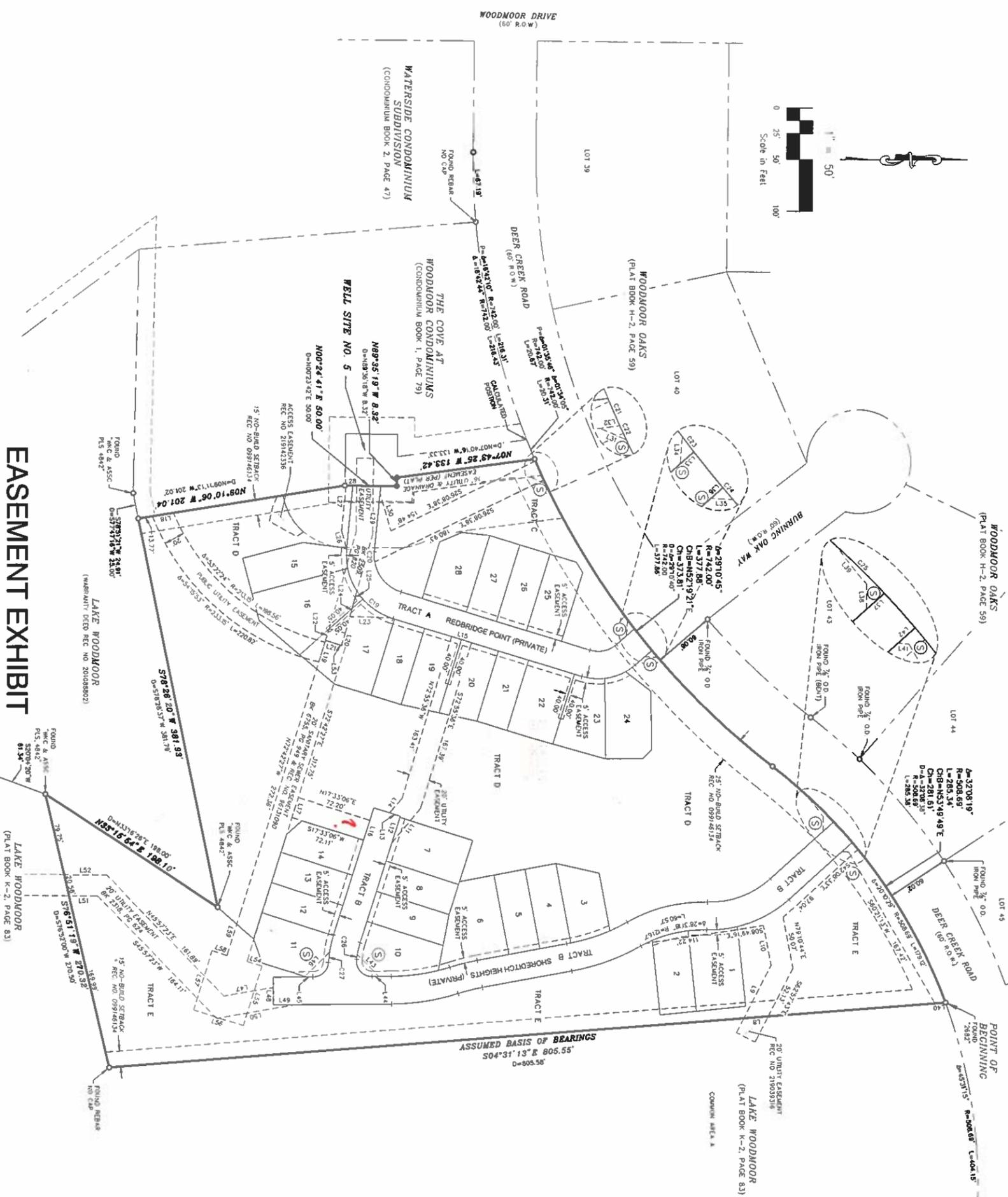
FINAL PLAT
NORTHBAY AT LAKE WOODMOOR
JOB NO. 70013
DATE PREPARED: 11/18/2016
DATE REVISED: 08/30/2018
DATE REVISED: 11/13/2019

1015 RIES BLVD. 400
COLORADO SPRINGS CO 80901
PHONE: 719.535.5885

CIVIL CONSULTANTS, INC.

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



EASEMENT EXHIBIT

LINE #	BEARING	DISTANCE
L1	S04°31'13"E	23.47
L2	S82°37'43"W	37.55
L3	S79°10'44"W	38.18
L4	S50°28'30"E	42.99
L5	N72°28'54"W	28.86
L6	S17°35'06"W	10.67
L7	N00°26'30"W	18.02
L8	N17°03'30"E	20.00
L9	S72°26'54"E	20.00
L10	N09°10'06"W	20.53
L11	N72°42'27"W	20.00
L12	S72°42'27"E	20.03
L13	S17°23'33"W	16.06
L14	N12°21'20"W	11.27
L15	S01°32'02"W	38.15
L16	N71°26'34"W	20.60
L17	N01°32'02"E	4.88
L18	S74°32'34"W	18.19
L19	N00°24'41"E	44.07
L20	N84°28'01"W	54.92
L21	S74°02'58"W	38.00

LINE #	BEARING	DISTANCE
L22	S23°42'42"W	16.66
L23	N03°37'00"W	11.56
L24	S41°33'41"E	10.55
L25	N85°24'23"W	15.75
L26	S02°23'03"W	12.29
L27	N43°34'41"W	9.27
L28	S41°37'04"E	13.80
L29	N89°42'32"W	14.31
L30	S51°11'43"W	29.67
L31	S04°31'13"E	10.17
L32	N44°37'04"W	6.48
L33	N45°32'46"E	29.65
L34	S00°23'08"E	6.40
L35	N44°49'59"W	33.94
L36	N09°30'37"W	48.40
L37	N00°35'08"W	21.33
L38	S09°38'37"E	77.16
L39	S00°23'23"W	22.67
L40	N00°26'33"E	40.89

LINE #	BEARING	DISTANCE
L41	S04°31'13"E	6.48
L42	N44°37'04"W	13.18
L43	N45°32'46"E	29.65
L44	S00°23'08"E	6.40
L45	N44°49'59"W	33.94
L46	N09°30'37"W	48.40
L47	N00°35'08"W	21.33
L48	S09°38'37"E	77.16
L49	S00°23'23"W	22.67
L50	N00°26'33"E	40.89

LINE #	BEARING	DISTANCE
L51	N17°23'33"E	12.30
L52	N00°24'41"E	44.07
L53	N84°28'01"W	54.92
L54	S74°02'58"W	38.00

LEGEND:
 SET NO. 5 REBAR AND GRADE PLASTER
 CUR STAMPED "MS CIVIL" PLS 2386F
 FOUND UNUSUAL "S" 32x29"
 UNLESS NOTED OTHERWISE
 SF SQUARE FEET
 (2 1/4) ADDRESS
 (S) SPENT VISIBILITY EASEMENT - SEE PLAT NOTE 6

FINAL PLAT
 NORTHBAY AT LAKE WOODMOOR
 COLORADO SPRINGS, CO 80903
 DATE PREPARED: 11/18/2016
 DATE REVISED: 08/20/2018
 DATE REVISED: 11/13/2019



ONE RICE PRAIRIE AVE. #300
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485