

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 SOUTHEAST 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 76 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 SOUTHEAST 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 THE 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 SOUTHEAST, 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 UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, LAKE WOODMOOR HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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 \_\_\_\_\_, 2020, A.D. BY \_\_\_\_\_, 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 \_\_\_\_\_, 2020, 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 DEDICATION, AND TO 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 \_\_\_\_\_, 2020, A.D. BY \_\_\_\_\_, AS \_\_\_\_\_ OF \_\_\_\_\_

BJ FUNDING, LLC, A COLORADO LIMITED LIABILITY COMPANY.

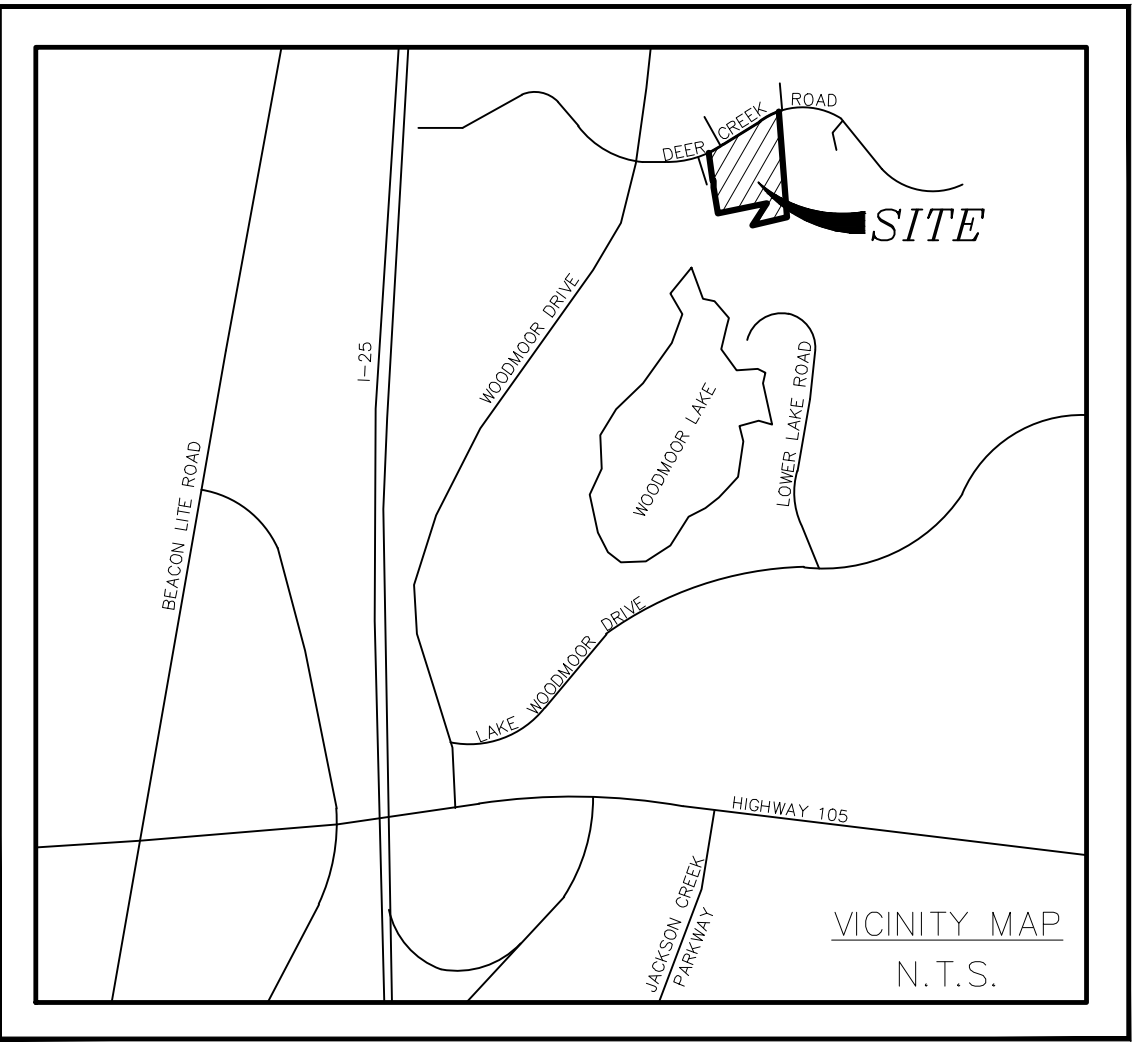
WITNESS MY HAND AND OFFICIAL SEAL:

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

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

PLAT NOTES:

- ALL BEARINGS USED HEREIN ARE BASED UPON AN ASSUMED BEARING OF S04°31'13"E. A DISTANCE OF 805.55 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 A REBAR AND YELLOW CAP STAMPED "PLS 26822" AND THE SOUTHEASTERLY CORNER OF SAID PARCEL E, MONUMENTED BY A NO. 4 REBAR.
- ALL DISTANCES SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. 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=" AND, RESPECTIVELY, THE SOURCE OF SAID DEEDED DIMENSIONS ARE THE TITLE COMMITMENT LEGAL DESCRIPTION AND ADJOINING DEEDS, THE SOURCE OF SAID PLATTED DIMENSIONS ARE THE ADJOINING RECORDED SUBDIVISION PLATS.
- THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FIRM PANEL NO. 08041C0276G WITH AN EFFECTIVE DATE OF DECEMBER 07, 2018 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.  
A. AN APPROVED CLOMR CASE NO. 17-08-0195 IS ALSO IN PLACE. A LETTER OF MAP REVISION LOMR MAY FOLLOW THE CLOMR TO PERMANENTLY ALTER THE FLOODPLAIN AT A FUTURE DATE.  
B. NO BUILDING PERMITS WILL BE ISSUED FOR LOTS THAT EXIST WITHIN THE EFFECTIVE FLOODPLAIN (LOTS 35-56, 14177-23 AND 25-27) UNTIL THE AFORESAID LOMR BECOMES EFFECTIVE AND REMOVES THE LOTS FROM THE FLOODPLAIN.  
C. NO BUILDINGS OR STORAGE OF MATERIALS ARE ALLOWED WITHIN THE FEMA 100 YEAR FLOODPLAIN.
- 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 1290 AT PAGE 233, SAID EASEMENT WAS TRANSFERRED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN DEED RECORDED APRIL 26, 1952 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 1964 AT PAGE 820.  
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. 216143125.  
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 814.  
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 26, 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 MONUMENT FIRE PROTECTION DISTRICT AS EVIDENCED BY THE INSTRUMENTS RECORDED JUNE 14, 2011 UNDER RECEPTION NO. 21057746 AND JULY 1, 2012 UNDER RECEPTION NO. 21064088.  
T.C.#21. THE EFFECT OF RESOLUTION NO. 79-349, 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, 1988 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 G. SHAFFER, 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. BEEBE 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 949, RESOLUTION NO. 95-333, LAND USE 24 IN CONJUNCTION THEREWITH RECORDED OCTOBER 27, 1995 IN BOOK 6753 AT PAGE 408.  
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 953, AND OCTOBER 11, 1996 UNDER RECEPTION NO. 96131089.  
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.  
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 11, 1996, UNDER RECEPTION NO. 96131090.  
T.C.#31. 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.#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.



PLAT NOTES: (CONTINUED)

- 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. 201088807. 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, 2006 UNDER RECEPTION NO. 206178645 AND FEBRUARY 8, 2013 UNDER RECEPTION NO. 213017915.  
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.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN 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.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 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.)
- 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.
- 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.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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.
- 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 REQUEST FOR DEDICATION AND MAINTENANCE.
- PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT \_\_\_\_\_ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF NORTHBAY AT LAKE WOODMOOR ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT \_\_\_\_\_ AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, OR IN THE ALTERNATE MANNER PROVIDED FOR IN THE SUBDIVISION IMPROVEMENTS AGREEMENT 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 RESCINDED 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.
- THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS PLAT.
- TRACTS B, D, AND E OF THIS PROPERTY ARE SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE NORTH BAY AT LAKE WOODMOOR HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- IF SUBDIVIDER CHOOSES TO CONSTRUCT THE SUBDIVISION IN PHASES, THE EGM ADMINISTRATOR MAY REQUIRE AN INCREASE IN THE AMOUNT OF SECURITY FOR AN INDIVIDUAL PHASE PRIOR TO NOTICE TO PROCEED FOR THAT PHASE, TO TAKE INTO ACCOUNT ANY INCREASE IN COST DUE TO INFLATION.

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.

THE ENTIRE PROPERTY IS FOR PUBLIC UTILITY PURPOSES.

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.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.235	PRIVATE ROAD/PUBLIC ACCESS/PUBLIC UTILITIES/ PUBLIC IMPROVEMENTS/ DRAINAGE/LANDSCAPING	NBLMHOA	NBLMHOA
B	0.461	PRIVATE ROAD/PUBLIC ACCESS/PUBLIC UTILITIES/ PUBLIC IMPROVEMENTS/ DRAINAGE/LANDSCAPING	NBLMHOA	NBLMHOA
C	0.415	PUBLIC ACCESS/PUBLIC UTILITIES/PUBLIC IMPROVEMENTS/DRAINAGE/ LANDSCAPING/MAIL KIOSK/ SIGNS/PRIVATE PARKING	NBLMHOA	NBLMHOA
D	2.572	PUBLIC ACCESS/PUBLIC UTILITIES/PUBLIC IMPROVEMENTS/DRAINAGE/ LANDSCAPING/PRIVATE PARKING/TRAIL	NBLMHOA	NBLMHOA
E	1.679	PUBLIC ACCESS/PUBLIC UTILITIES/PUBLIC IMPROVEMENTS/DRAINAGE/ LANDSCAPING/PRIVATE PARKING/TRAIL	NBLMHOA	NBLMHOA
TOTAL	5.362			
*NBLMHOA = THE NORTH BAY AT LAKE WOODMOOR HOMEOWNERS ASSOCIATION				

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, 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 DATE OF 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 \_\_\_\_\_, 2020.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, COLORADO 80903

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.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "NORTHBAY AT LAKE WOODMOOR" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

SUMMARY:

5 TRACTS	5.362 ACRES	74.71%
28 LOTS	1,867 ACRES	25.83%
TOTAL	7.229 ACRES	100.00%

FEES:

DRAINAGE FEE: \_\_\_\_\_

BRIDGE FEE: \_\_\_\_\_

SCHOOL FEE: \_\_\_\_\_

PARK FEE: \_\_\_\_\_

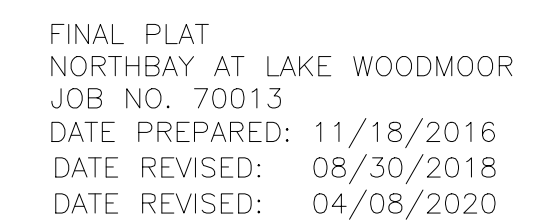
FINAL PLAT  
NORTHBAY AT LAKE WOODMOOR  
JOB NO. 70013  
DATE PREPARED: 11/18/2016  
DATE REVISED: 08/30/2018  
DATE REVISED: 04/08/2020



102 E. PIKES PEAK AVE #500  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



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 MERIDAN, EL PASO COUNTY, COLORADO

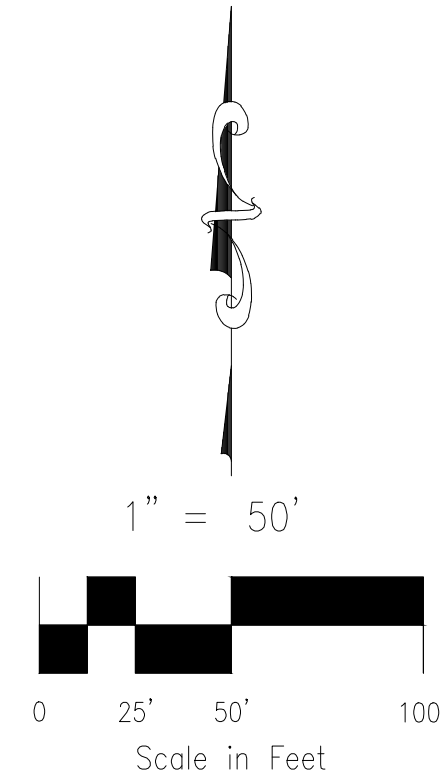


02 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



# 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 MERIDAN, EL PASO COUNTY, COLORADO



- LEGEND:
- SET NO. 5 REBAR AND ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 25968"
  - FOUND MONUMENT, "LS 32439" UNLESS NOTED OTHERWISE
  - S.F. SQUARE FEET
  - (1234) ADDRESS
  - ⊙ SIGHT VISIBILITY EASEMENT - SEE PLAT NOTE 6
  - 7122 BASE FLOODPLAIN ELEVATION LABEL
  - BASE FLOODPLAIN ELEVATION LINE

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°56'47"
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  
JOB NO. 70013  
DATE PREPARED: 11/18/2016  
DATE REVISED: 08/30/2018  
DATE REVISED: 04/08/2020



102 E. PIKES PEAK AVE. #500  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

FILE NUMBER: SF-16-021

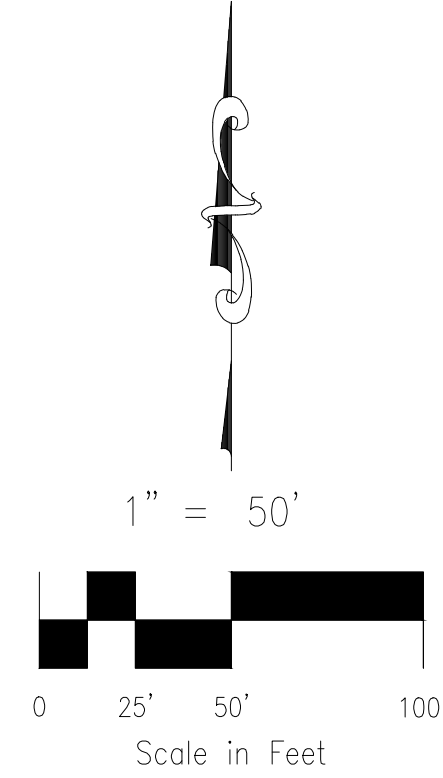
SHEET (3A) 3 OF 5

"AS REPLATTED"  
WITH CURRENT FLOODPLAIN  
(SEE NOTE NO. 2)



# 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 MERIDAN, EL PASO COUNTY, COLORADO



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RIGHT-OF-WAY CURVE TABLE			
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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
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RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
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L7	S00°25'08"E	6.11

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

FINAL PLAT  
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JOB NO. 70013  
DATE PREPARED: 11/18/2016  
DATE REVISED: 08/30/2018  
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102 E. PIKES PEAK AVE. #500  
COLORADO SPRINGS, CO 80903  
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FILE NUMBER: SF-16-021

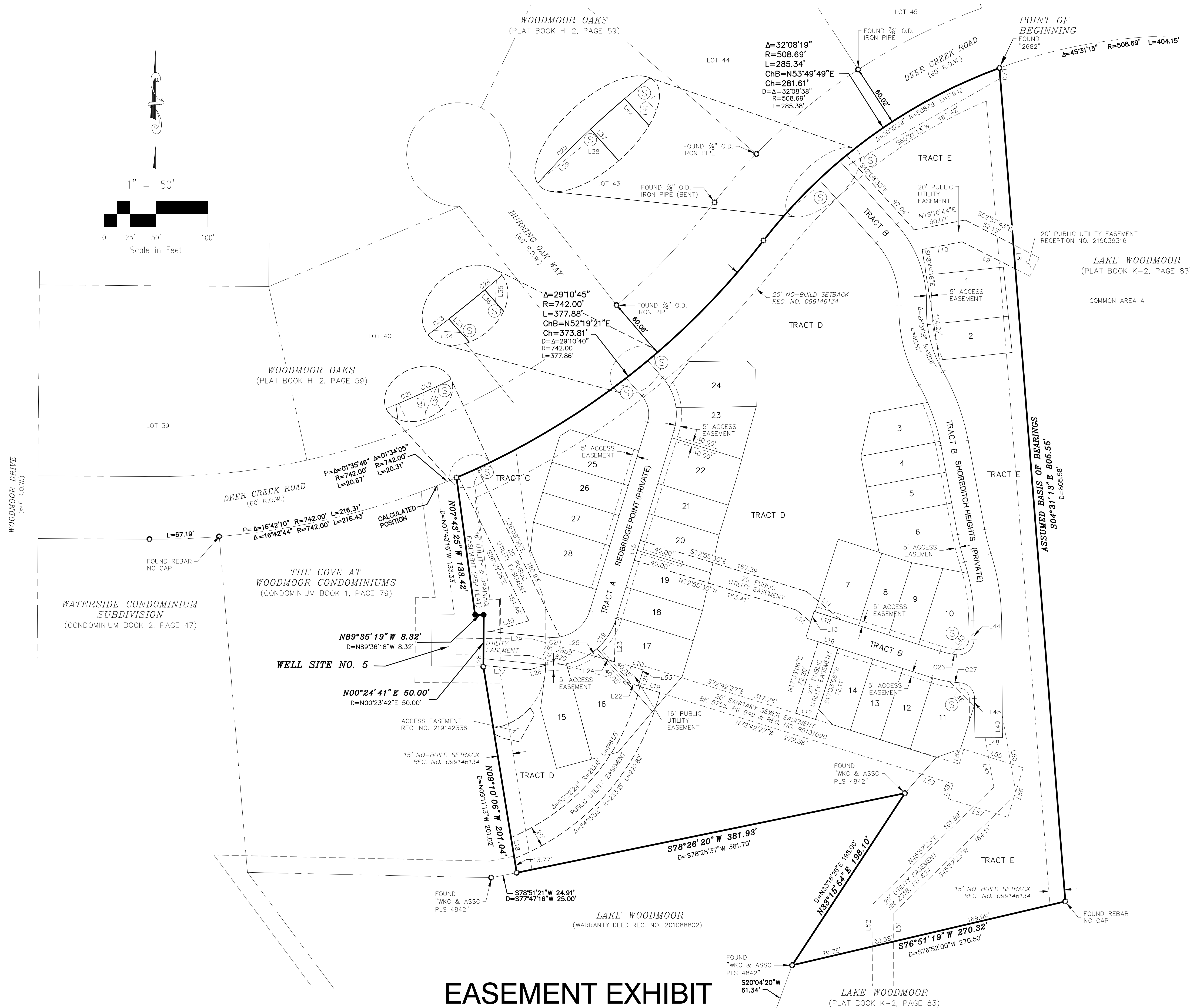
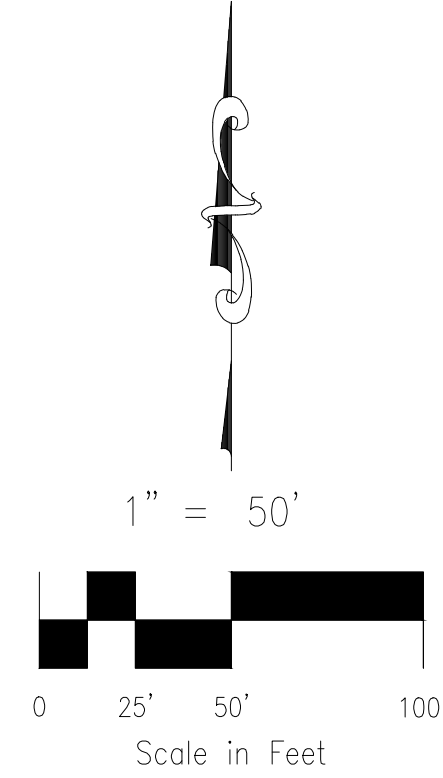
SHEET (3B) 4 OF 5

"AS REPLATTED"  
AFTER LOMR IS EFFECTIVE  
SEE NOTE 2



# 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:

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- S.F. SQUARE FEET
- (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

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SHEET 5 OF 5

## EASEMENT EXHIBIT