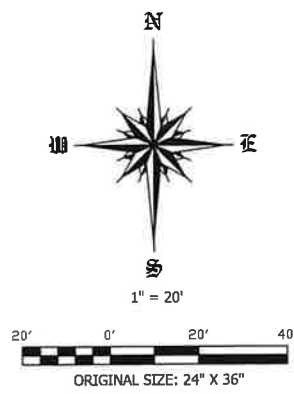


LAND SURVEY PLAT

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

ADD26349
PLAT - 2471
RS-20000
APPROVED 320 SQ FT
DECK WITH COVER



LEGEND

- MONUMENT FOUND AS NOTED
- SET NO. 5 REBAR WITH 1-1/4" PLASTIC CAP, PLS 38759, FLUSH WITH GRADE
- (R) RECORD VALUE
- (M) MEASURED VALUE
- NOT A PART
- R.O.W. RIGHT OF WAY
- (AOC#) AREA OF CONCERN
- ☐ TELEPHONE PEDESTAL
- ⚡ ELECTRIC METER
- ⊕ GAS METER
- ⊕ SANITARY SEWER MANHOLE
- ⊕ UNDERGROUND SANITARY SEWER MARKER
- ⊕ CURB STOP
- ⊕ GAS VALVE
- ▬ CONCRETE WALL
- ▬ CONCRETE SURFACE

APPROVED
Plan Review

06/19/2026 1:20:40 PM
dsdhills

EPC Planning & Community
Development Department

Not Required
BESQCP

06/19/2026 1:20:54 PM
dsdhills

EPC Planning & Community
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

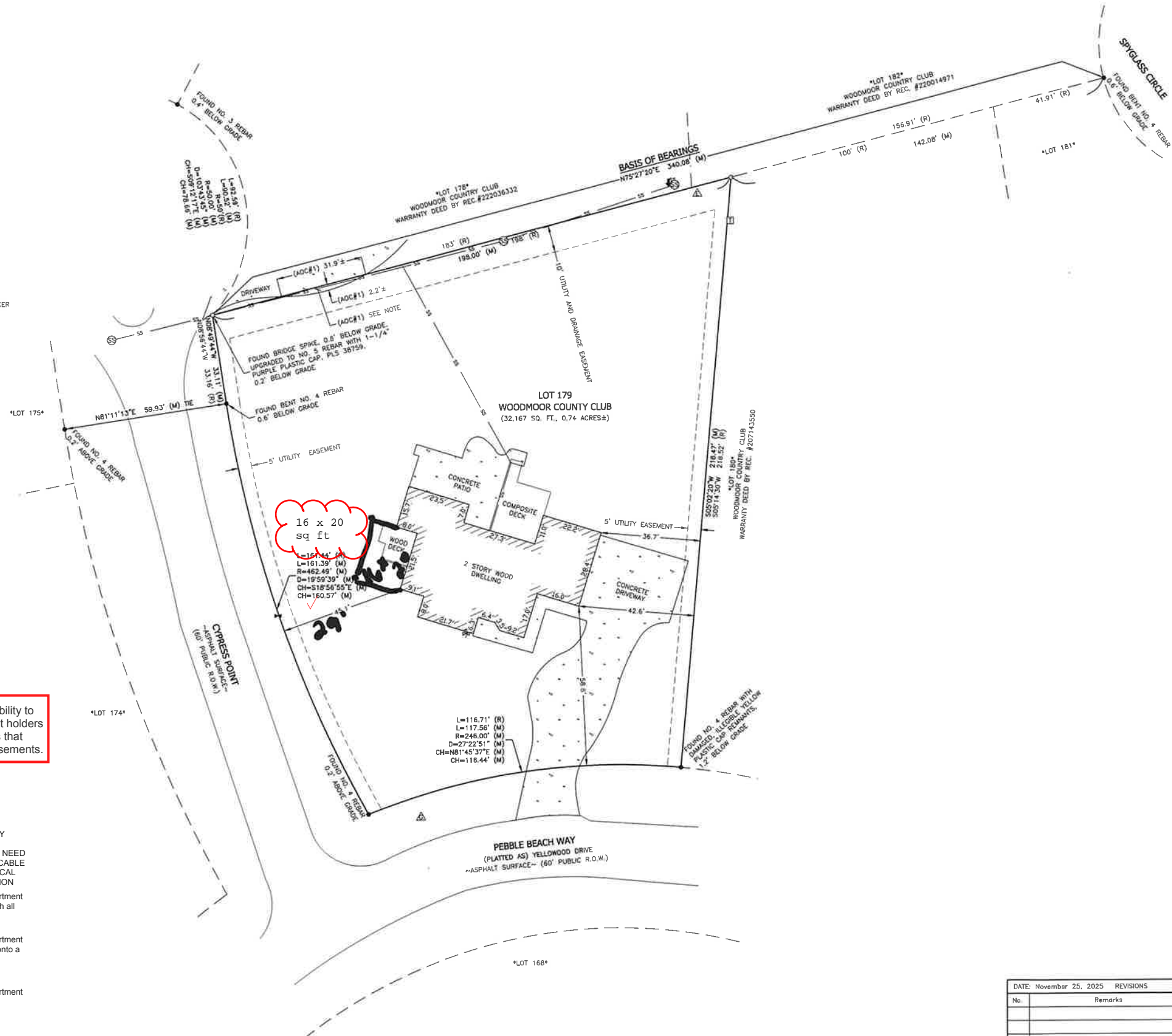


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



LEGAL DESCRIPTION

Lot 179, Woodmoor Country Club, County of El Paso, State of Colorado,
(Per General Warranty Deed by Reception No. 225048902)

PARCEL DETAILS

Address: 18940 Pebble Beach Way, Monument, CO 80132-8932
El Paso County Schedule No.: 7112301083

AREA OF CONCERN

(AOC#1): Portion of Northerly adjacent driveway (Lot 178) lies southerly into subject parcel, as graphically depicted on this Land Survey Plat, causing an area of concern.

SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. The fieldwork for this survey was completed on November 04, 2025.
5. The overall subject parcel contains a calculated area of 32,167 square feet (0.74 acres) of land, more or less.
6. This survey does not constitute a title search by Apex Land Surveying and Mapping, LLC, to determine ownership or easements of record. A current title commitment was not provided at the time of survey. Easements shown are per Woodmoor Country Club per Plat Book H-2 at Page 13, by Reception No. 410657.
7. Bearings are based on a the Northerly line of lots 179 (subject parcel), 180, and 181, coincident with the southerly line of Lots 178 and 182 of Woodmoor Country Club per Plat Book H-2 at Page 13, by Reception No. 410657, monumented on the west end with a found bridge spike, 0.8' below grade, upgraded to a No. 5 rebar with 1-1/4" purple plastic cap, PLS 38759 and on the East end with a bent No. 4 rebar with no cap and is assumed to bear N75°27'20"E a measured distance of 340.08 feet.
8. Any underground or above ground utilities shown hereon have been located from field survey information. Apex Land Surveying and Mapping, LLC, does not guarantee said underground utilities to be shown in their exact location and that said underground utilities are shown in their entirety. Apex Land Surveying and Mapping, LLC, did not physically enter any manholes or inlets to verify size and material. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
9. The purpose of this survey is to determine boundary lines of subject parcel.
10. This certified Land Survey Plat supersedes any prior certified Land Survey Plat.

SURVEYOR'S STATEMENT

The undersigned Colorado Registered Professional Land Surveyor does hereby state and declare to Osama Shukur, that this plat is signed and/or sealed by a professional land surveyor representing that the surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge. Is in accordance with applicable standards of practice, is not a guaranty or warranty, either expressed or implied, and have been met to the best of his professional knowledge, information, and belief.



Darryl Rodic
State of Colorado Professional Land Surveyor No. 38759
For and on behalf of Apex Land Surveying and Mapping LLC.

DEPOSITING CERTIFICATION

Deposited this _____ day of _____ A.D.
20__ at _____ o'clock ____ M. in Book _____ of Land
Survey Plats, at Page(s) _____
Deposit Number _____ of the records of the Clerk and
Recorder's Office of El Paso County, Colorado.

By: Deputy

DATE: November 25, 2025 REVISIONS			
No.	Remarks	Date	By

APEX Land Surveying and Mapping LLC.

5855 Lehman Drive, Suite 102
Colorado Springs, CO 80918
Phone: 719-318-0377
E-mail: info@apexsurveyor.com
Website: www.apexsurveyor.com

PROJECT No: 25070-1 SHEET 1 OF 1