

PLAT EXHIBIT COVER SHEET

This Plat Exhibit has been prepared in support of a Plat Note Waiver request for 7981 Fort Smith Road (Lot 593, Woodmen Hills Filing No. 9). Attached to this plat exhibit cover sheet are:

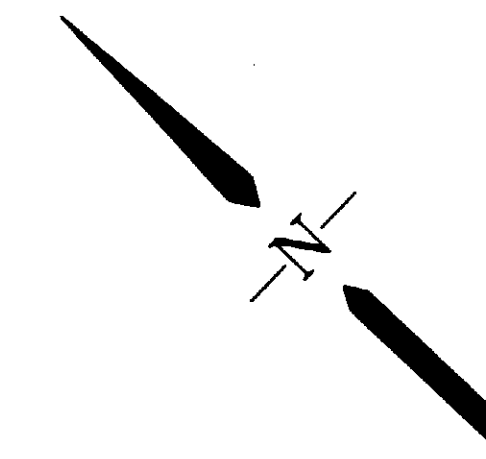
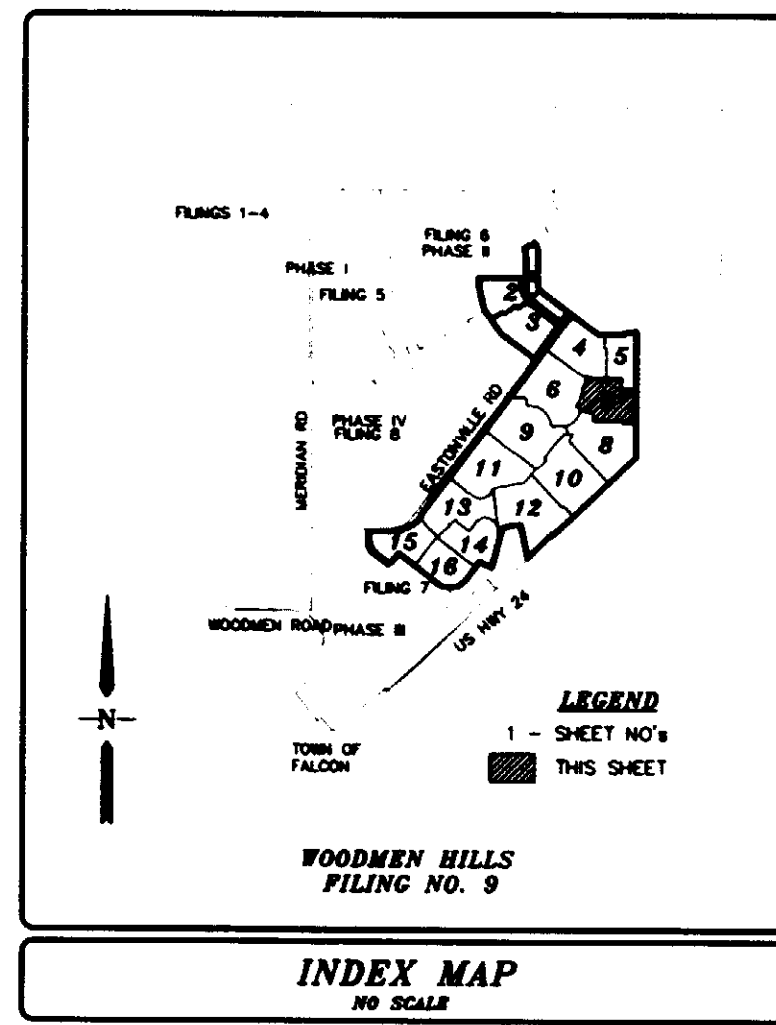
- 1) Woodmen Hills Filing No. 9, Sheet 8, with Lot 593 clouded. Note this sheet is part of the recorded plat for Woodmen Hills Filing No. 9 which was prepared by URS Greiner Woodward Clyde and recorded on February 1, 2000. This represents the as-platted condition of the lot.
- 2) Improvement Survey Plat for Lot 593, Woodmen Hills Filing No. 9. The Improvement Survey Plat was prepared by Baseline Engineering Corp. from field survey dated March 3, 2024. This survey represents the existing conditions and the removal of the No-Build line from Lot 593.

WOODMEN HILLS FILING No.9

10488

A SUBDIVISION OF A PORTION OF SEC. 6, T-13-S, R-64-W OF THE 6TH P.M.
AND A PORTION OF SEC. 31, T-12-S, R-64-W OF THE 6TH P.M.

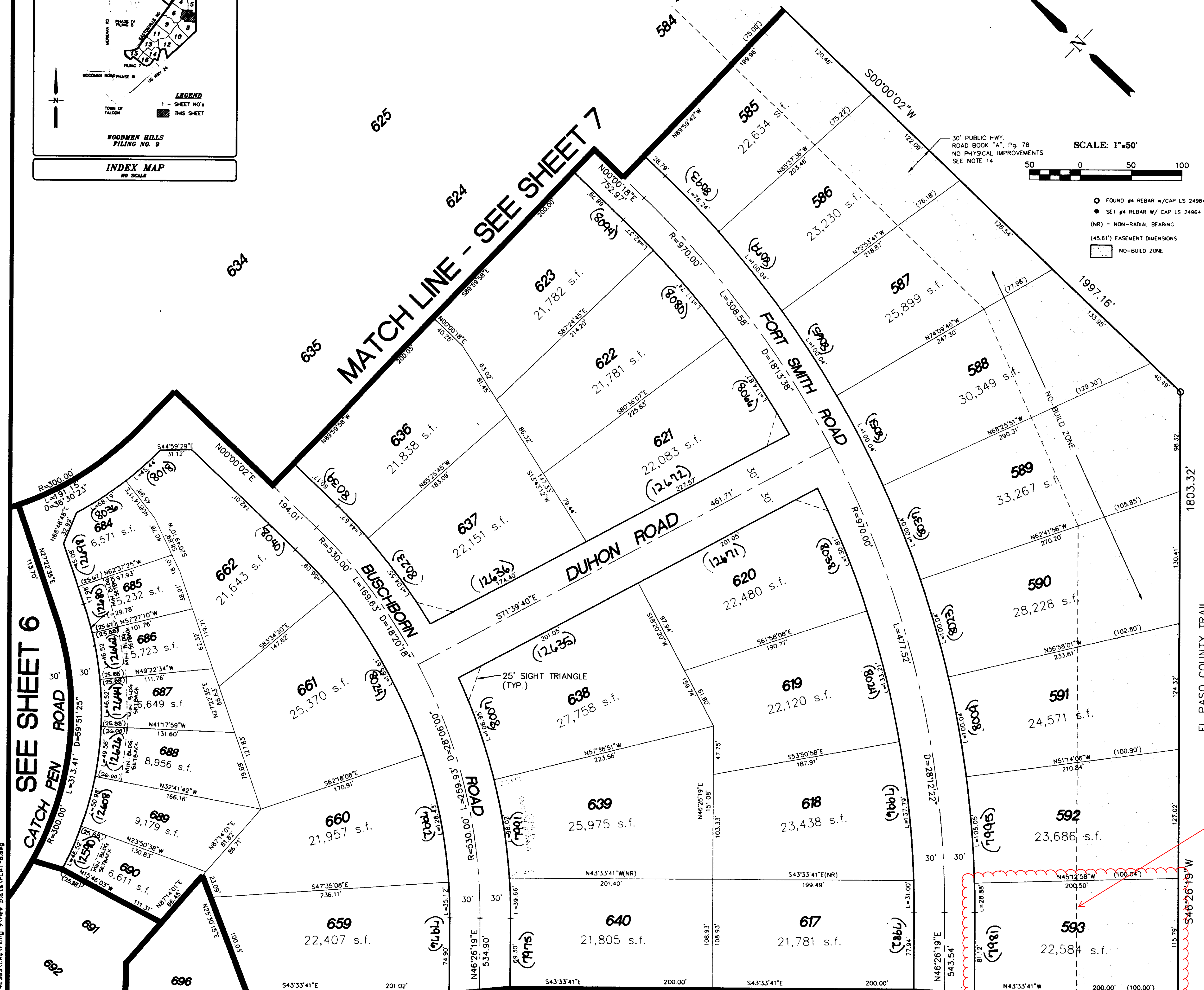
EL PASO COUNTY, COLORADO



SCALE: 1"=50'



- FOUND #4 REBAR w/ CAP LS 24964
- SET #4 REBAR w/ CAP LS 24964
- (NR) = NON-RADIAL BEARING
- (45.61') EASEMENT DIMENSIONS
- NO-BUILD ZONE



Existing Lot 593.
No-build line to be removed.

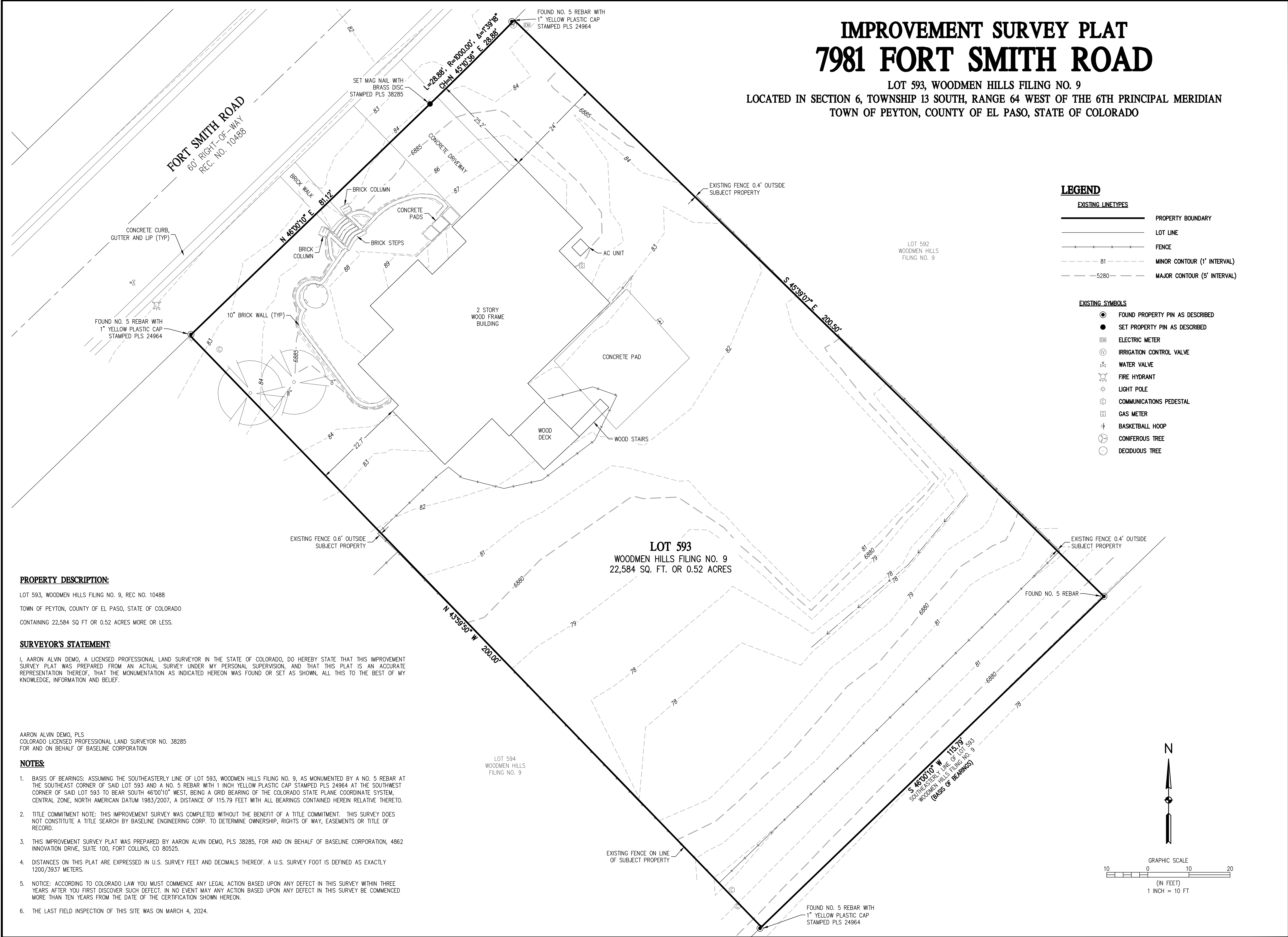
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FILE = \\up-hs167\42228\CAD\Filing 9\ntm 2014\PLAT-8.dwg

MATCH LINE - SEE SHEET 10

URS Greiner Woodward Clyde

IMPROVEMENT SURVEY PLAT 7981 FORT SMITH ROAD

LOT 593, WOODMEN HILLS FILING NO. 9
LOCATED IN SECTION 6, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- EXISTING LINETYPES**
- PROPERTY BOUNDARY
 - LOT LINE
 - FENCE
 - MINOR CONTOUR (1' INTERVAL)
 - MAJOR CONTOUR (5' INTERVAL)

EXISTING SYMBOLS

- FOUND PROPERTY PIN AS DESCRIBED
- SET PROPERTY PIN AS DESCRIBED
- ELECTRIC METER
- IRRIGATION CONTROL VALVE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- COMMUNICATIONS PEDESTAL
- GAS METER
- BASKETBALL HOOP
- CONIFEROUS TREE
- DECIDUOUS TREE

PROPERTY DESCRIPTION:

LOT 593, WOODMEN HILLS FILING NO. 9, REC NO. 10488
TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO
CONTAINING 22,584 SQ FT OR 0.52 ACRES MORE OR LESS.

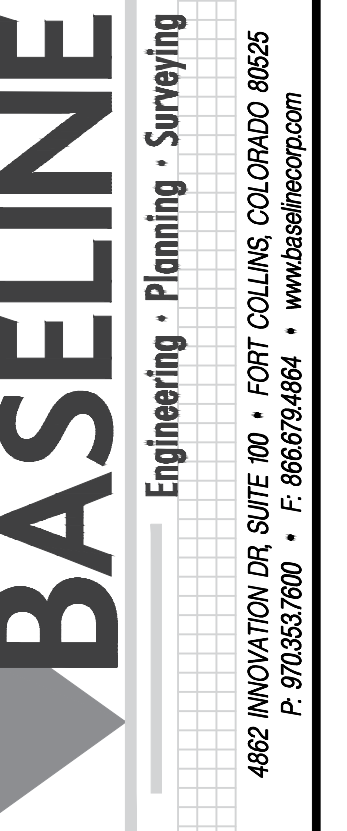
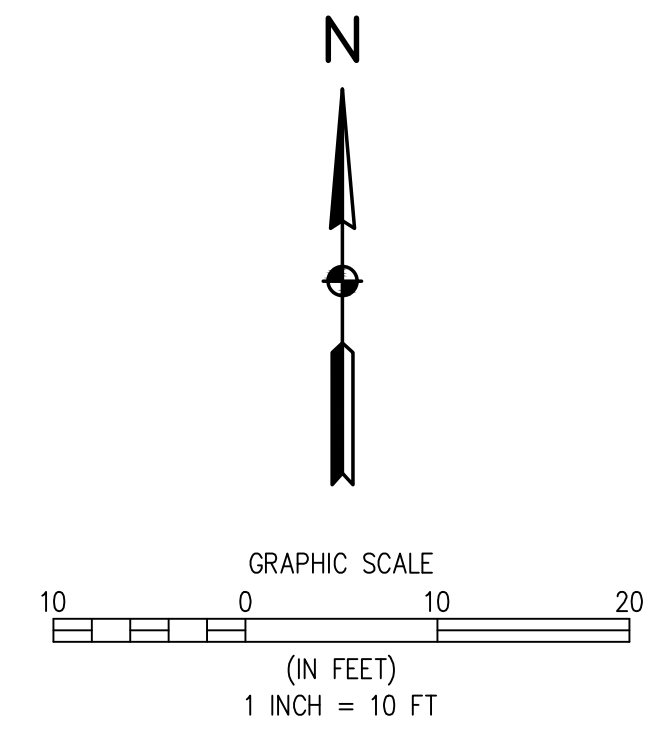
SURVEYOR'S STATEMENT:

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, THAT THE MONUMENTATION AS INDICATED HEREON WAS FOUND OR SET AS SHOWN, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

NOTES:

1. BASIS OF BEARINGS: ASSUMING THE SOUTHEASTERLY LINE OF LOT 593, WOODMEN HILLS FILING NO. 9, AS MONUMENTED BY A NO. 5 REBAR AT THE SOUTHEAST CORNER OF SAID LOT 593 AND A NO. 5 REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED PLS 24964 AT THE SOUTHWEST CORNER OF SAID LOT 593 TO BEAR SOUTH 48°00'10" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 115.79 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. TITLE COMMITMENT NOTE: THIS IMPROVEMENT SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BASELINE ENGINEERING CORP. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR TITLE OF RECORD.
3. THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY AARON ALVIN DEMO, PLS 38285, FOR AND ON BEHALF OF BASELINE CORPORATION, 4862 INNOVATION DRIVE, SUITE 100, FORT COLLINS, CO 80525.
4. DISTANCES ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. 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.
6. THE LAST FIELD INSPECTION OF THIS SITE WAS ON MARCH 4, 2024.



DESIGNED BY	DATE

PREPARED BY	DATE

REVISION DESCRIPTION	DATE

TOWN OF PEYTON
COUNTY OF EL PASO
JEROME ENGEL
IMPROVEMENT SURVEY PLAT
7981 FORT SMITH ROAD

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	03/05/2024
DRAWING SIZE	24" X 36"
SURVEY FIRM	03/04/2024
JOB NO.	CO-35079
DRAWING NAME	35079 ISP.dwg
SHEET	1 OF 1

R:\3507905 Ft. Smith Rd Drainage Letter\Drawings\Survey Documents\Plot\35079 ISP.dwg, 4/9/2024, 4:19:57 PM, Denny Miller