

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:

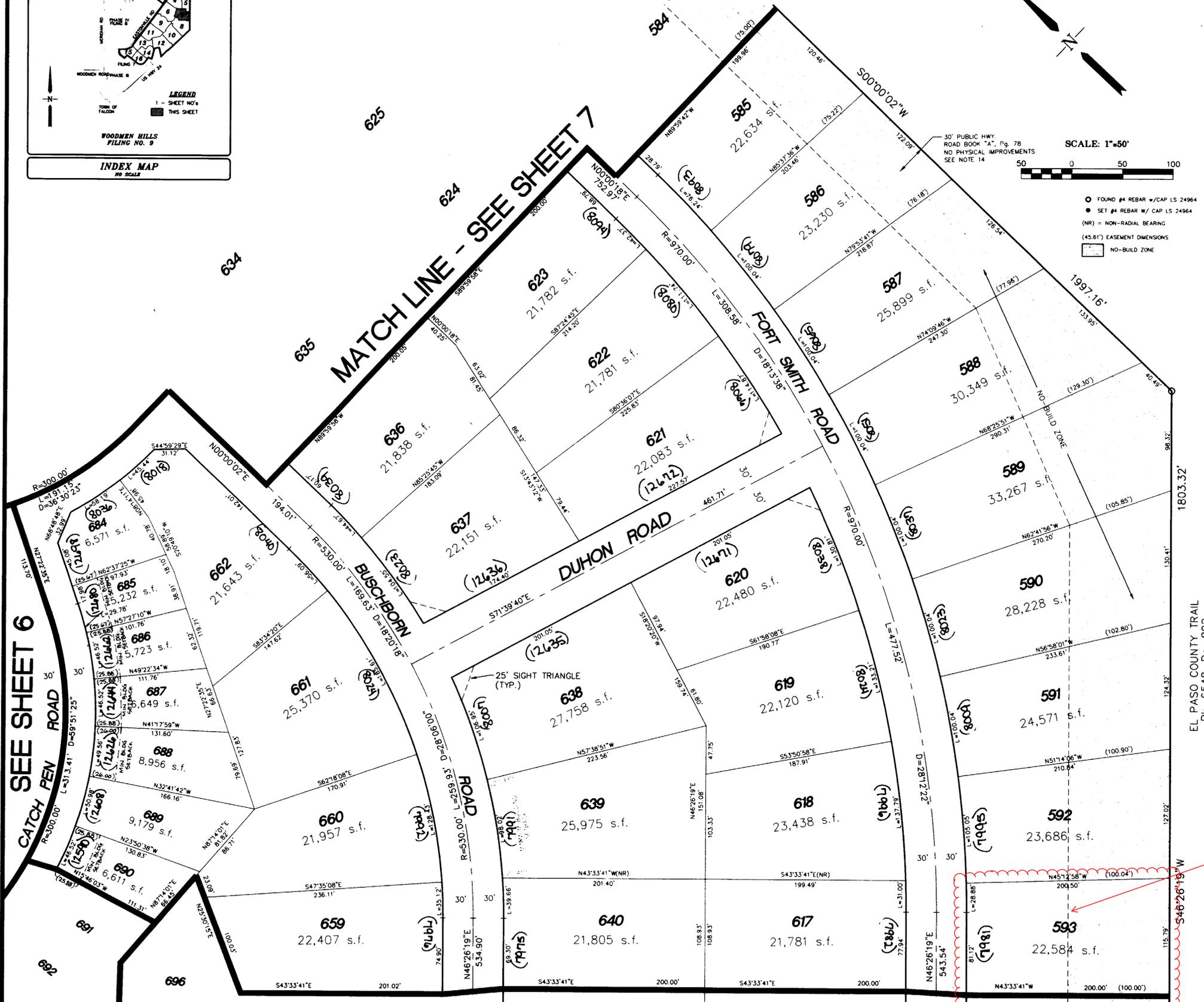
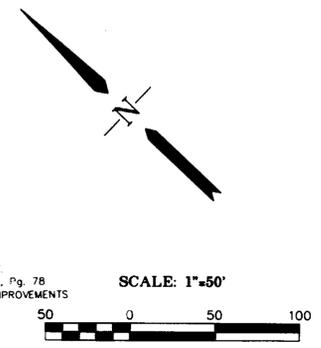
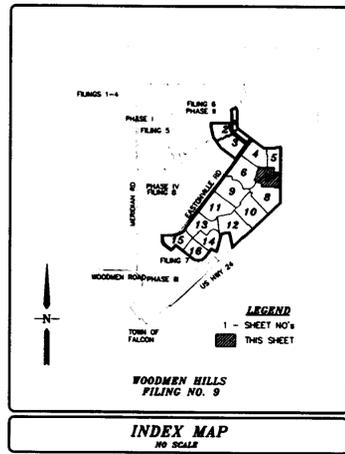
- 1) Woodmen Hills Filing No. 9, Sheet 8, with Lot 593 clouded. Note this sheet is part of the recorded plat for Woodmen Hills Filing No. 9 which was prepared by URS Greiner Woodward Clyde and recorded on February 1, 2000. This represents the as-platted condition of the lot.
- 2) Improvement Survey Plat 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 of the lot including the modification of the No-Build zone for Lot 593 as recorded for this action.
- 3) All fencing built along side lot lines within the No-Build zone shall be limited to the installation of split rail fence only.

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



- 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

J:\42228 01\25\00 14.03.14
FILE = \\up-hs167\42228\CAD\Filing 9\ntm 2015\PLAT-Bldg

MATCH LINE - SEE SHEET 10

URS Greiner Woodward Clyde

NOTICE OF NO-BUILD ZONE MODIFICATION

This document modifies the existing no-build zone on a portion of Lot 593 of Woodmen Hills Filing No. 9 as recorded at reception no. 200010459. The no-build zone is 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. The as platted no-build zone is being modified in order to satisfy the requirements of El Paso County Project No. PNW 241. The no-build zone is to be modified as described in the attached Exhibit A Legal Description and Exhibit B Legal Sketch.

The no-build zone restricts the building of structures and the storage of materials within the defined no-build zone limits. Additionally, all fencing constructed along side lot lines within the no-build zone shall be limited to split rail fencing.

EXHIBIT A
NO BUILD ZONE

A PORTION OF LOT 593, WOODMEN HILLS FILING NO. 9, RECEPTION NO. 200010459
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

BASIS OF BEARINGS: ASSUMING THE SOUTHEASTERLY LINE OF LOT 593, WOODMEN
HILLS FILING NO. 9, AS MONUMENTED BY A NO. 4 REBAR AT THE EASTERLY CORNER OF
SAID LOT 593 AND A NO. 4 REBAR WITH 1 INCH YELLOW PLASTIC CAP STAMPED PLS
24964 AT THE SOUTHERLY CORNER OF SAID LOT 593 TO BEAR SOUTH 46°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.

BEGINNING AT SAID SOUTHERLY CORNER OF LOT 593;

THENCE NORTH 43°59'50" WEST ON THE SOUTHWESTERLY LINE OF SAID LOT 593 A
DISTANCE OF 100.00 FEET;

THENCE NORTH 46°00'10" EAST A DISTANCE OF 59.50 FEET;

THENCE SOUTH 43°59'50" EAST A DISTANCE OF 55.00 FEET;

THENCE NORTH 46°00'10" EAST A DISTANCE OF 51.00 FEET;

THENCE NORTH 43°59'50" WEST A DISTANCE OF 55.00 FEET;

THENCE NORTH 46°00'10" EAST A DISTANCE OF 2.40 FEET TO A POINT ON THE
NORTHEASTERLY LINE OF SAID LOT 593;

THENCE SOUTH 45°39'07" EAST ON SAID NORTHEASTERLY LINE OF SAID LOT 593 A
DISTANCE OF 100.04 FEET;

THENCE SOUTH 46°00'10" EAST ON THE SOUTHEASTERLY LINE OF SAID LOT 593 A
DISTANCE OF 115.79 FEET TO THE **POINT OF BEGINNING**;

TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

SAID PARCEL CONTAINING 8,630 SQUARE FEET OR 0.20 ACRES MORE OR LESS.

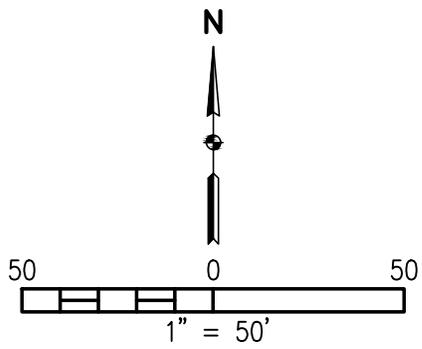
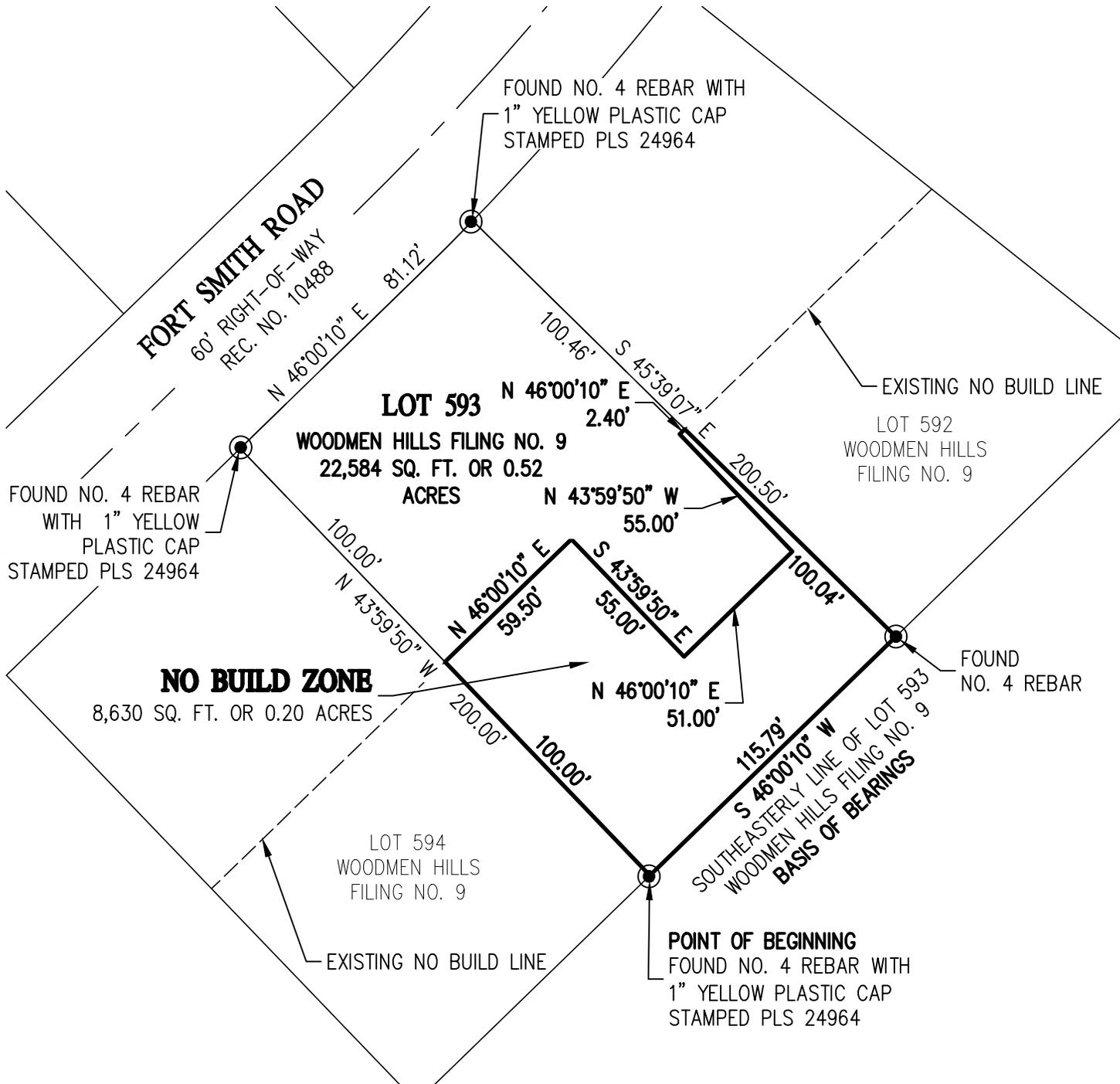
SURVEYOR'S STATEMENT:

I, AARON ALVIN DEMO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF
COLORADO DO HEREBY STATE THAT THIS EASEMENT DESCRIPTION WAS PREPARED
UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND IN MY
PROFESSIONAL OPINION, AND THAT IT IS NOT A MONUMENTED LAND SURVEY.

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

BASELINE ENGINEERING CORP.
4862 INNOVATION DRIVE, SUITE 100
FORT COLLINS, COLORADO 80525
(970) 353-7600

EXHIBIT B



AARON A. DEMO, PROFESSIONAL LAND SURVEYOR
 COLORADO PLS NO. 38285
 FOR AND ON BEHALF OF BASELINE CORP.
 THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED
 LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE
 ATTACHED LEGAL DESCRIPTION.

<p>BASELINE Engineering - Planning - Surveying</p> <p>112 N RUBEY DRIVE, SUITE 210 - GOLDEN, COLORADO 80403 P. 303.940.9968 - F. 303.940.9969 - www.baselinecorp.com</p>	<p>JEROME ENGEL</p>		DESIGNED BY INITIAL SUBMITTAL 05/30/24
	TOWN OF PEYTON		DRAWING SIZE 8.5" X 14" SURVEY FIRM BASELINE SURVEY DATE
<p>NO BUILD ZONE 7981 FORT SMITH ROAD</p>		EL PASO COUNTY	DRAWN BY JDD JOB NO. C035079
			DRAWING NAME 35079 No Build Zone.dwg
			CHECKED BY AAD SHEET 2 OF 2