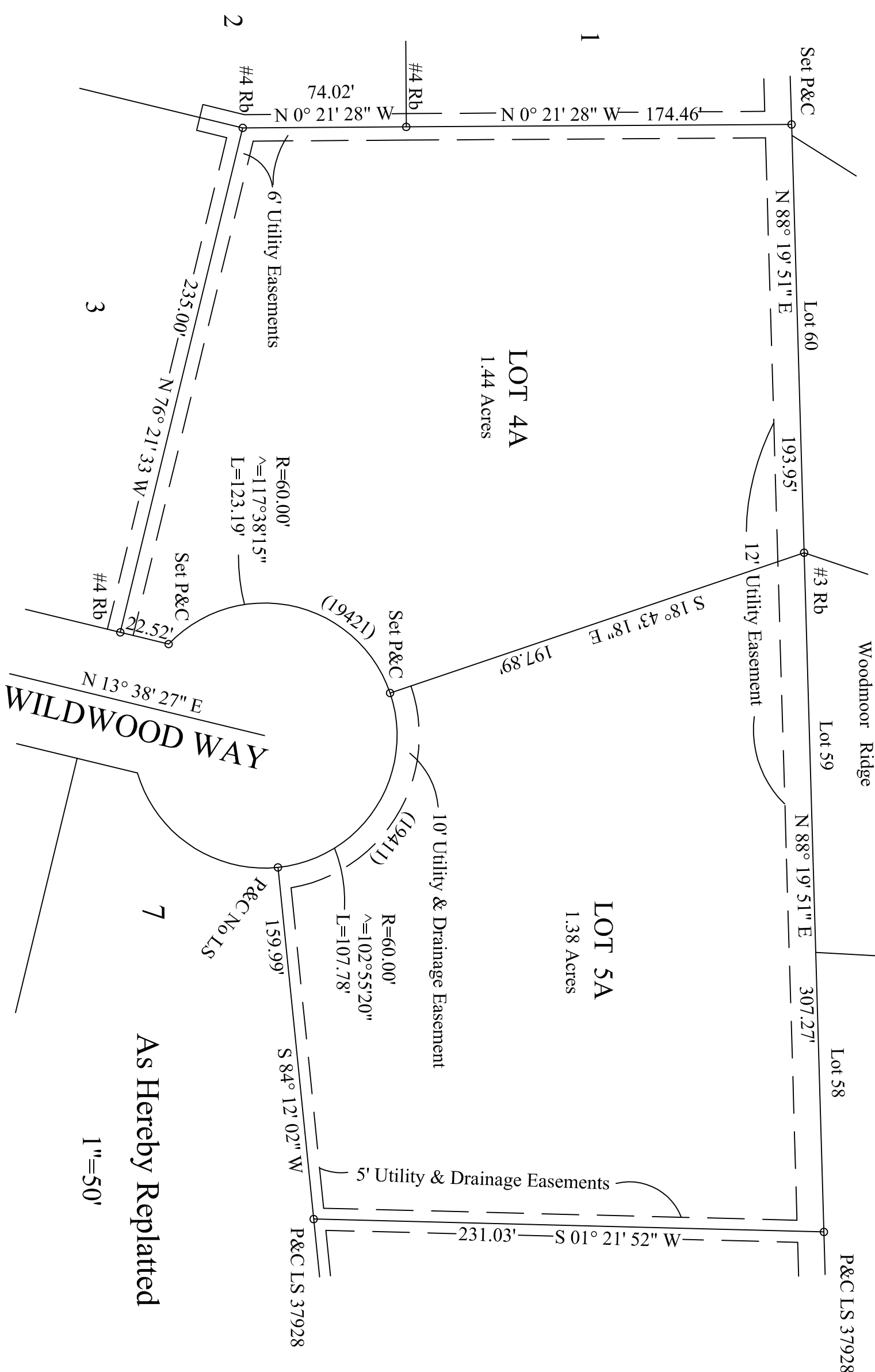
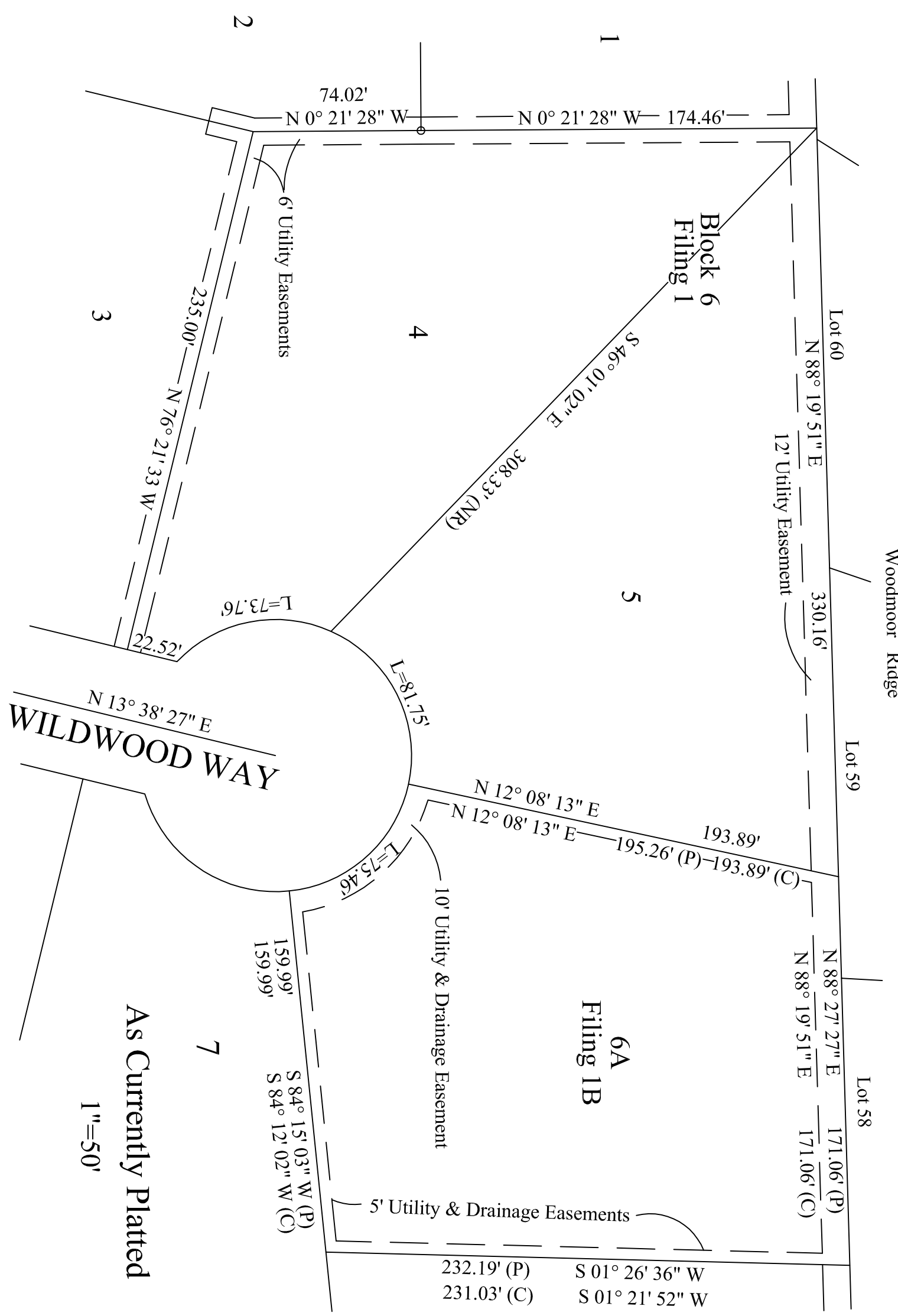


OBERLE VACATION and REPLAT

A Vacation & Replat of Lots 4 & 5, Block 6, Woodmoor Filing No. 1B, in Section 11, No. 1 and Lot 6A, Woodmoor Filing No. 1B, in Section 11, T 11S, R 67 W of the 6th P.M., El Paso County, Colorado.



"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 after the third anniversary of the date of the certification shown hereon."

o =Monument as noted
R=Radius
^=Degree of Curve
L=Arc Length
(N,R)=Line is not radial

NOTE:

- 1.) Bearings shown hereon are based on those on the plat of Woodmoor - Filing No. 1.
- 2.) The "As Replatted" portion of Woodmoor Filing No. 1B does not display the calculated boundary information for Lot 6A relative to the original plat, rather it displays only field measured information. This plat illustrates both Filing 1B as platted (P) & relative to Filing 1 (C) in "As Currently Platted"
- 3.) Easements are for drainage and / or utility purposes and are located and sized as shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual lot owners.
- 4.) The previously platted easements are replated hereby with the exception of the front 10' easement on Lot 6A. Woodmoor Filing No. 1B, which is hereby extended westerly to the new common lot line.
- 5.) All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- 6.) According to FEMA Flood Insurance Rate Map Community Panel No. 0804 CO276G, dated 07 December 2018, this property is not located within the 100 year flood plain.

NOTE:

- 7.) All property within this subdivision is subject to a Declaration of Covenants as recorded in Book 2421 at Page 215 of the El Paso County records.
- 8.) The addresses exhibited on this plat are for informational purposes only. They are not a legal description and are subject to change.
- 9.) Water and Wastewater service for this subdivision is provided by Woodmoor Water and Sanitation District subject to all District rules, regulations, specifications and policies regarding water and wastewater service.
- 10.) The following reports have been submitted in association with the Final Plat and are on file at the El Paso County Planning and Community Development office: Fire Protection Report.
- 11.) No driveway shall be established unless an access permit has been granted by El Paso County.
- 12.) Approval of this plat vacates all prior plats for the area described by this replat.

PROPERTY DESCRIPTION:

Lots 4 and 5, Block 6, Woodmoor - Filing No. 1, recorded 8 October 1963 in Plat Book E-2 at Page 71 under Reception Number 311184; together with Lot 6A, Woodmoor Filing No 1B, recorded 12 May 2010 under Reception Number 210713043 of the El Paso County, Colorado records.

DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That the hereonsigned, being all the owners of the above described parcel of land, have caused said parcel to be surveyed, vacated and replatted into two lots with easements as shown hereon. This plat is drawn to a fixed scale as shown hereon and is subject to the provisions of the laws of the State of Colorado relating to the vacation of said lots and easements. Said parcel so platted shall hereafter be known as "Oberle Vacation and Replat", El Paso County, Colorado. The utility and/or drainage easements shown hereon are dedicated for said public purposes.

NOTARY CERTIFICATES:

State of _____
County of _____ } SS

The Dedication hereon was acknowledged before me this ____ day of _____ 2019, by Michael J. Oberle.

Witness My Hand and Official Seal:

Notary: _____ Date: _____

My Commission Expires: _____

State of _____
County of _____ } SS

The Dedication hereon was acknowledged before me this ____ day of _____ 2019, by Sarah B. Thompson and Michael W. Cole.

Witness My Hand and Official Seal:

Notary: _____ Date: _____

My Commission Expires: _____

PLANNING AND COMMUNITY DEVELOPMENT:

Approved By The El Paso County Planning and Community Development Department Executive Director this ____ day of _____, 2019.

Planning and Community Development Executive Director

SURVEYOR'S CERTIFICATE:

I, Jerome W. Hannigan, a duly licensed 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 July 11, 2018, by me or under my direct supervision and that all monuments exist as shown hereon and that the boundaries are correctly shown hereon and that the survey was conducted in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision or surveying of land and to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

Jerome W. Hannigan
Colorado PLS No. 25629

COUNTY 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 _____, 2019, and is duly recorded at Reception Number _____ in the records of El Paso County, Colorado.

_____ Chuck Brogman
County Clerk & Recorder

Park Fees: _____
School Fees: _____
Road & Bridge Fees: _____
Drainage Fees: _____

PCD File # VR 1819

REVISIONS
01-28-19 Review 1

Jerome W. HANNIGAN and ASSOCIATES, INC.
LAND SURVEYING • LAND PLANNING
LAND DEVELOPMENT CONSULTING
19460 SPRING VALLEY ROAD
MONUMENT, COLORADO 80132-8613
719-481-8292 • FAX 719-481-9071

DATE: 7-27-18
DRAWN BY: jwh
SCALE: 1"=50'

TITLE
Oberle Vacation & Replat in
Section 11, T11S, R67W, 6th
P.M., El Paso County, Colorado

CLIENT
Mike Oberle

SHEET 1 of 1

JOB NUMBER
17-007