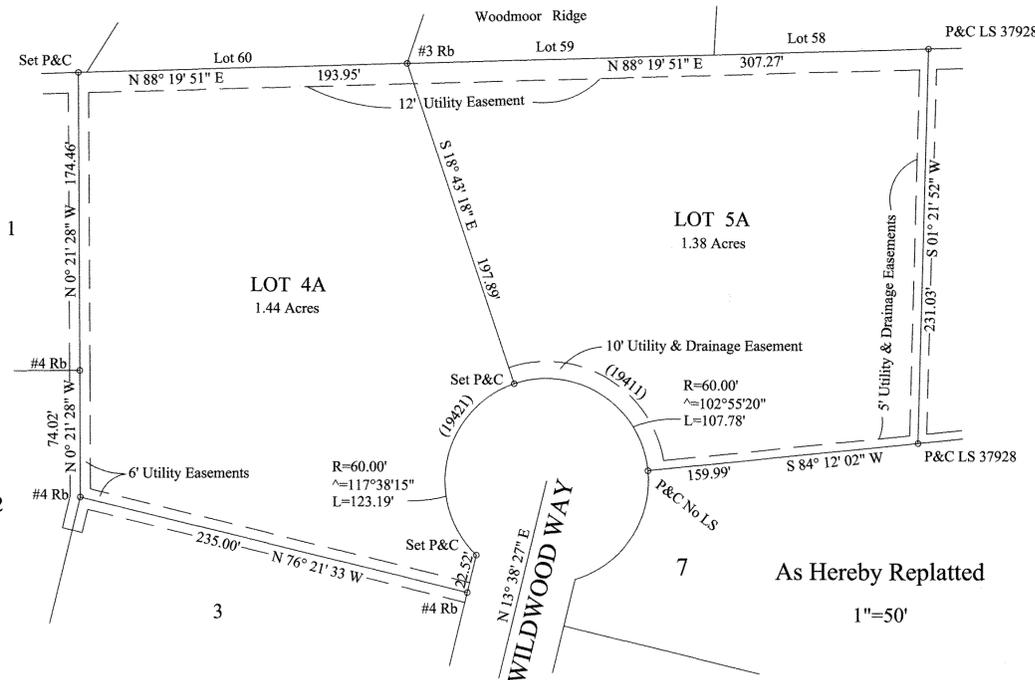
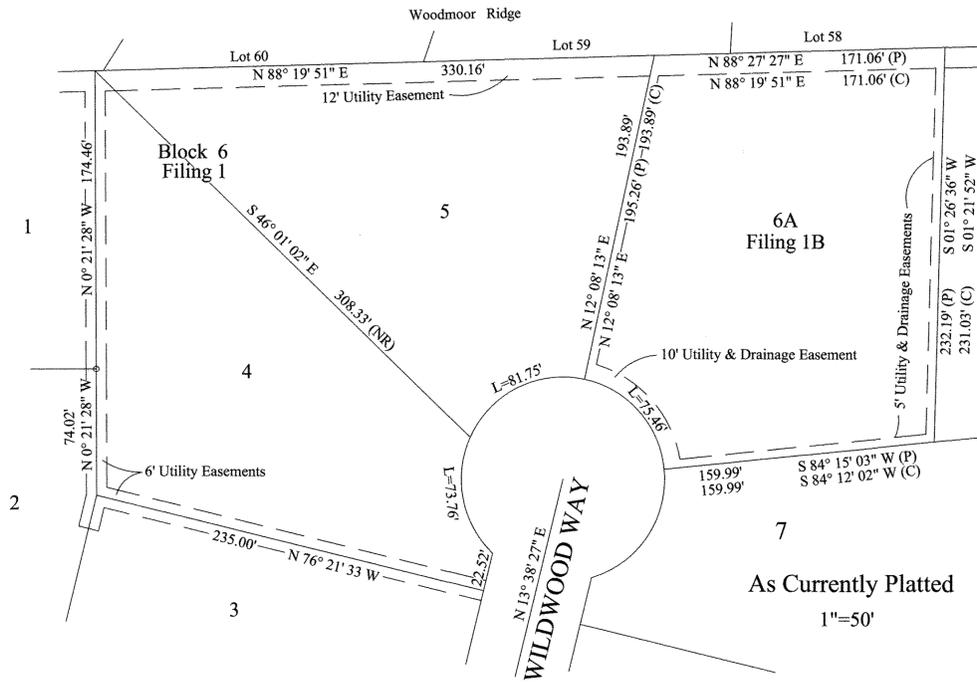


# OBERLE VACATION and REPLAT

## A Vacation & Replat of Lots 4 & 5, Block 6, Woodmoor Filing 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.



### 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.

### NOTARY CERTIFICATES:

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS

The Dedication hereon was acknowledged before me this 22<sup>nd</sup> day of April, 2019, by Michael J. Oberle.

Witness My Hand and Official Seal:

Notary: Denise G. Cagliaro Date: 4/22/19  
My Commission Expires: January 17, 2022

### 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 indicated and accurately sets forth the boundaries and dimensions of said parcel and the location of said lots and easements. Said parcel, so platted, shall henceforth 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.

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS

The Dedication hereon was acknowledged before me this 22<sup>nd</sup> day of April, 2019, by Sarah B. Thompson and Michael W. Cole.

Witness My Hand and Official Seal:

Notary: Denise G. Cagliaro Date: 4/22/19  
My Commission Expires: January 17, 2022

### PLANNING and COMMUNITY DEVELOPMENT:

Approved By The El Paso County Planning and Community Development Department Executive Director this 8<sup>th</sup> day of MAY, 2019.

Craig Dreyer  
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; that mathematical closure errors are less than 1:10,000; and that this 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 to the best of my knowledge, all applicable provisions of the El Paso County Land Development Code.

Jerome W. Hannigan  
Colorado Professional Land Surveyor

### 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 11:33 o'clock A.M., this 9 day of May, 2019, and is duly recorded at Reception Number 31714325 in the records of El Paso County, Colorado.

Cassi Hynke  
Chuck Broerman  
County Clerk & Recorder

Park Fees: 0  
School Fees: 0 Fee: \$10.00  
Road & Bridge Fees: 0 Surcharge: \$3.00  
Drainage Fees: 0

PCD File # VR 1819

"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."

### NOTE:

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

### NOTE:

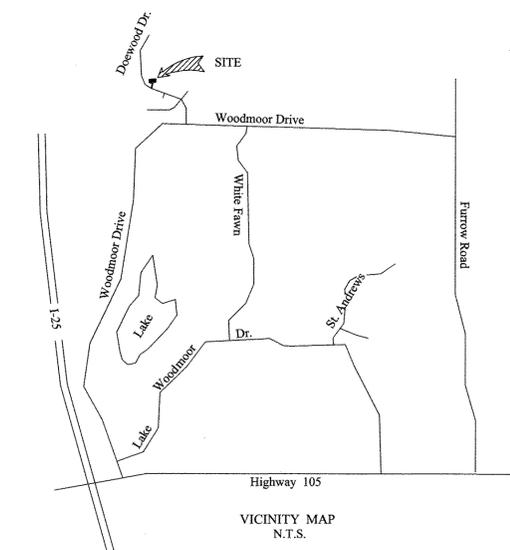
- 1.) Bearings shown hereon are based on those on the plat of Woodmoor - Filing No. 1.
- 2.) The "As Replatted" portion of Woodmoor Filing No. 1B does not display the calculated boundary information for Lot 6A relative to the original plat, rather it displays only field measured information. This plat 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 replatted 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. The easement along the west line of Lot 6A, Woodmoor Filing No. 1B, is hereby vacated.
- 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. 08041CO276G, 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.

RBD ✓

Sarah B. Thompson Michael W. Cole  
Sarah B. Thompson Michael W. Cole



REVISIONS 01-28-19: Review 1	<b>HANNIGAN &amp; ASSOCIATES, INC.</b> LAND SURVEYING • LAND PLANNING LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • FAX: 719-481-9071	TITLE Oberle Vacation & Replat in Section 11, T11S, R67W, 6th P.M., El Paso County, Colorado
SCALE 1"=50'	DATE 7-27-18	CUSTOMER Mike Oberle
DRAWN BY jwh	SHEET 1 OF 1	JOB NUMBER 17-007