



WOODMOOR

Water & Sanitation District No. 1

P. O. Box 1407 • Monument, Colorado 80132
Phone (719) 488-2525 • Fax (719) 488-2530

April 22, 2024

To: Monument Ridge East, LLC
Attn: Norbie Larsen
Monument Ridge East, LLC
5055 List Drive
Colorado Springs, CO 80919

RE: Water & Wastewater Service Commitment – MGP
El Paso County Parcel Numbers: 7102200013, 7102200006, 7102200010, 7102200008,
7102201001

Dear Mr. Larsen:

The above referenced development, as depicted in the attached sketch, is located within the service boundaries of Woodmoor Water and Sanitation District No. 1 (the District).

It is the District's understanding that the Developer intends to construct 305 multi-family units on 40.52 acres of land and 37 single-family units on 7.99 acres of land within the Monument Ridge East Development, with a projected total water demand of 95.3075 Acre-Feet per year.

The District is committed to providing water and sewer services to the development once the following terms and conditions are met:

1. The Developer must apply for, be subsequently allocated, and enter into an agreement with the District for Supplemental Water Service. Supplemental Water Service is allocated by the District's Board (in its sole and absolute discretion) and therefore is not guaranteed. The District makes no representation herein (expressed or implied) as to whether Developer will or won't be successful in obtaining Supplemental Water Service for the Development.
2. The Development must comply with all District rules, regulations, specifications, and policies regarding water and wastewater service, including the District's System Specifications regarding installation of Water and Sewer utilities, granting of water and sewer utility easements, and construction of offsite improvements if required.

If you should have any questions or need further assistance, please contact me.

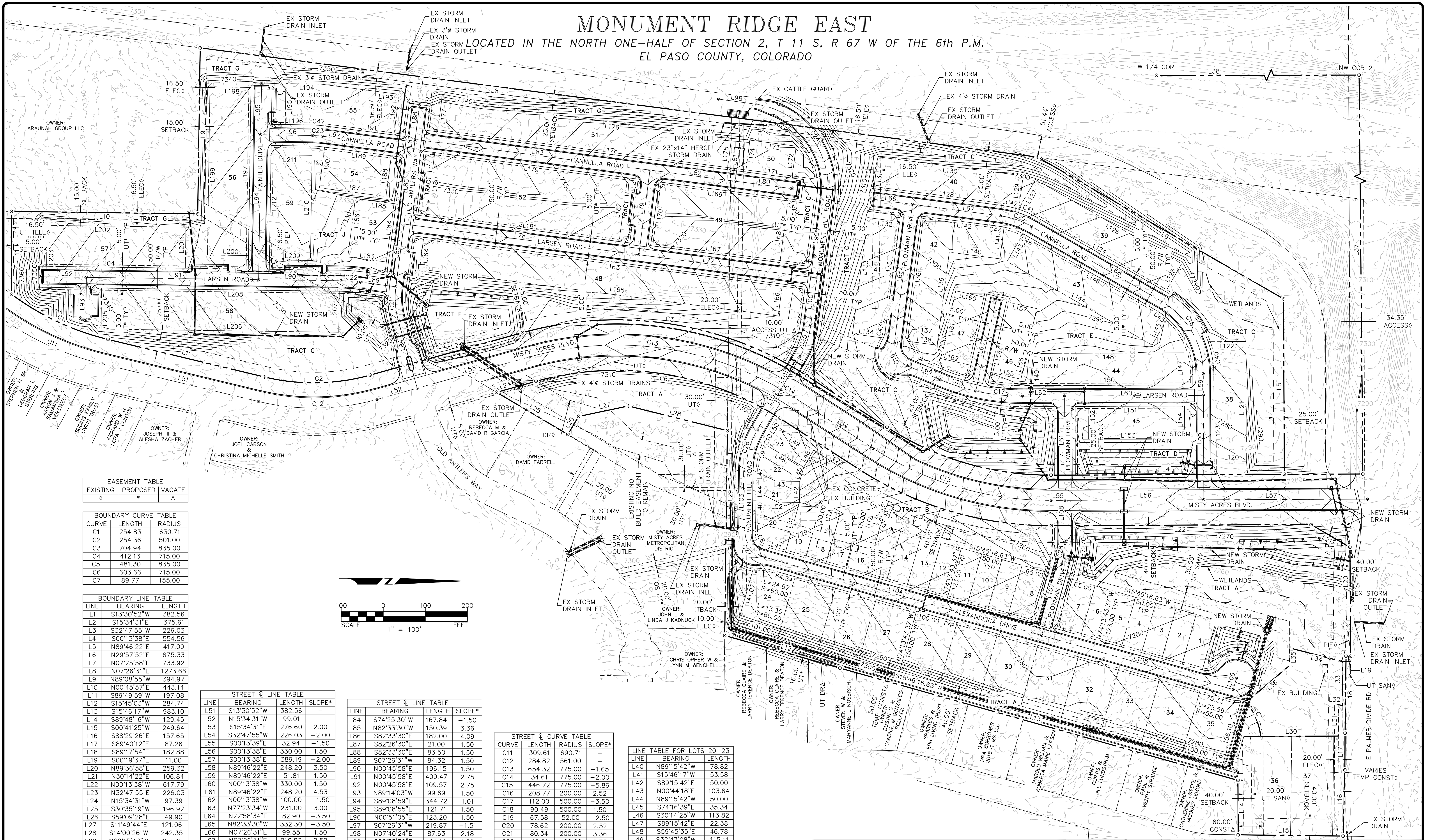
Sincerely,

Jessie J. Shaffer
District Manager

Cc: Ariel Hacker – District Engineer
Dan LaFontaine – Operations Superintendent

MONUMENT RIDGE EAST

LOCATED IN THE NORTH ONE-HALF OF SECTION 2, T 11 S, R 67 W OF THE 6th P.M.
EL PASO COUNTY, COLORADO



EASEMENT TABLE		
EXISTING	PROPOSED	VACATE
0	0	0

BOUNDARY CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	254.83	630.71
C2	254.36	501.00
C3	704.94	835.00
C4	412.13	715.00
C5	481.30	835.00
C6	603.66	715.00
C7	89.77	155.00

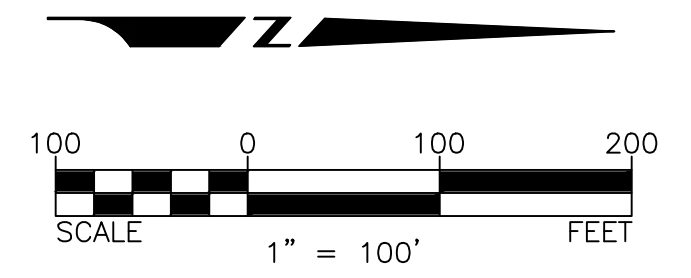
BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°30'52"W	382.56
L2	S15°34'31"E	375.61
L3	S32°47'55"W	226.03
L4	S00°13'38"E	554.56
L5	N89°46'22"E	417.09
L6	N29°57'52"E	675.33
L7	N07°25'58"E	733.92
L8	N07°26'31"E	1273.66
L9	N89°08'55"W	394.97
L10	N00°45'57"E	443.14
L11	S89°49'59"W	197.08
L12	S15°45'03"W	284.74
L13	S15°46'17"W	983.10
L14	S89°48'16"W	129.45
L15	S00°41'25"W	249.64
L16	S88°29'26"E	157.65
L17	S89°40'12"E	87.26
L18	S89°17'54"E	182.88
L19	S00°19'37"E	11.00
L20	N89°36'58"E	259.32
L21	N30°14'22"E	106.84
L22	N00°13'38"W	617.79
L23	N32°47'55"E	226.03
L24	N15°34'31"W	97.39
L25	S30°35'19"W	196.92
L26	S59°09'28"E	49.90
L27	S11°49'44"E	121.06
L28	S14°00'26"W	242.35
L29	N89°15'42"W	487.45
L30	S00°17'38"E	184.62
L31	S89°42'21"W	74.90
L32	S14°23'28"W	10.26
L33	N89°42'21"E	104.86
L34	N14°32'38"E	128.71
L35	S89°35'16"W	41.27
L36	N40°11'32"W	135.79
L37	S89°35'16"W	41.27
L38	N40°11'32"W	135.79

STREET & LINE TABLE				
LINE	BEARING	LENGTH	SLOPE*	
L51	S13°30'52"W	382.56	-	
L52	N15°34'31"W	99.01	-	
L53	S15°34'31"E	276.60	2.00	
L54	S32°47'55"W	226.03	-2.00	
L55	S00°13'38"E	32.94	-1.50	
L56	S00°13'38"E	330.00	1.50	
L57	S00°13'38"E	389.19	-2.00	
L58	N89°46'22"E	248.20	3.50	
L59	N89°46'22"E	51.81	1.50	
L60	N00°13'38"W	330.00	1.50	
L61	N89°46'22"E	248.20	4.53	
L62	N00°13'38"W	100.00	-1.50	
L63	N77°23'34"W	231.00	3.00	
L64	N22°58'34"E	82.90	-3.50	
L65	N82°33'30"W	332.30	-3.50	
L66	N07°26'31"E	99.55	1.50	
L67	N07°26'31"E	210.83	2.52	
L68	N29°57'52"W	355.93	2.52	
L69	L69 - L76 NOT USED			
L77	N07°26'31"E	426.96	-3.02	
L78	N07°26'31"E	563.00	-1.50	
L79	N82°33'30"W	203.00	2.77	
L80	N07°26'31"E	134.87	-1.50	
L81	S82°33'30"E	80.00	-1.50	
L82	N07°26'31"E	204.50	-1.50	
L83	N07°26'31"E	563.00	-2.50	

STREET & CURVE TABLE			
CURVE	LENGTH	RADIUS	SLOPE*
C11	309.61	690.71	-
C12	284.82	561.00	-
C13	654.32	775.00	-1.65
C14	34.61	775.00	-2.00
C15	446.72	775.00	-5.86
C16	208.77	200.00	2.52
C17	112.00	500.00	-3.50
C18	90.49	500.00	1.50
C19	67.58	52.00	-2.50
C20	78.62	200.00	2.52
C21	80.34	200.00	3.36
C22	46.61	400.00	2.75
C23	23.01	200.00	1.50
C24	313.35	200.00	6.30
C25	79.58	200.00	6.00
C26	102.98	200.00	-4.25
C27	82.43	63.00	-4.25
C28	55.85	200.00	1.50

STREET & CURVE TABLE			
CURVE	LENGTH	RADIUS	SLOPE*
C8	35.33	27.00	-
C9	69.64	175.00	-
C10	20.35	175.00	-

LINE TABLE FOR LOTS 20-23		
LINE	BEARING	LENGTH
L40	N89°15'42"W	78.82
L41	S15°46'17"W	53.58
L42	S89°15'42"E	50.00
L43	N00°44'18"E	103.64
L44	N89°15'42"W	50.00
L45	S74°16'39"E	35.34
L46	S30°14'25"W	113.82
L47	S89°15'42"E	22.38
L48	S59°45'35"E	46.78
L49	S32°47'08"W	115.11
L50	N59°45'36"W	31.59
L51	S74°13'43"E	123.00
L52	N00°44'18"E	103.64



<p>BEAR CREEK SURVEYING INC. BRENT SMITH 95 South Bear Creek Road, Bayfield, CO 8122 P.O. Box 2015, Bayfield, CO 8122 ph(970)884-5069</p>	<p>CLIENT: MONUMENT RIDGE EAST, LLC</p> <p>MUNICIPALITY: COLORADO SPRINGS COUNTY: EL PASO</p>		<p>SUBMISSION DATE: 1/18/24</p> <p>REVISION DATES: 4/12/24</p>
	<p>DRAFTED BY: DBH</p> <p>CHECKED BY: BJS</p>		<p>DEVELOPER: MONUMENT RIDGE EAST LLC 5055 LIST DRIVE COLORADO SPRINGS, CO 80919</p> <p>PROJECT #: 21-041</p>