

FINAL PLAT  
100-ACRE WOOD FILING No. 1  
A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE  
WEST HALF OF THE SOUTHEAST QUARTER OF  
SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- FOUND MONUMENT AS NOTED
- SET No. 4 REBAR AND ORANGE
- SF SQUARE FEET

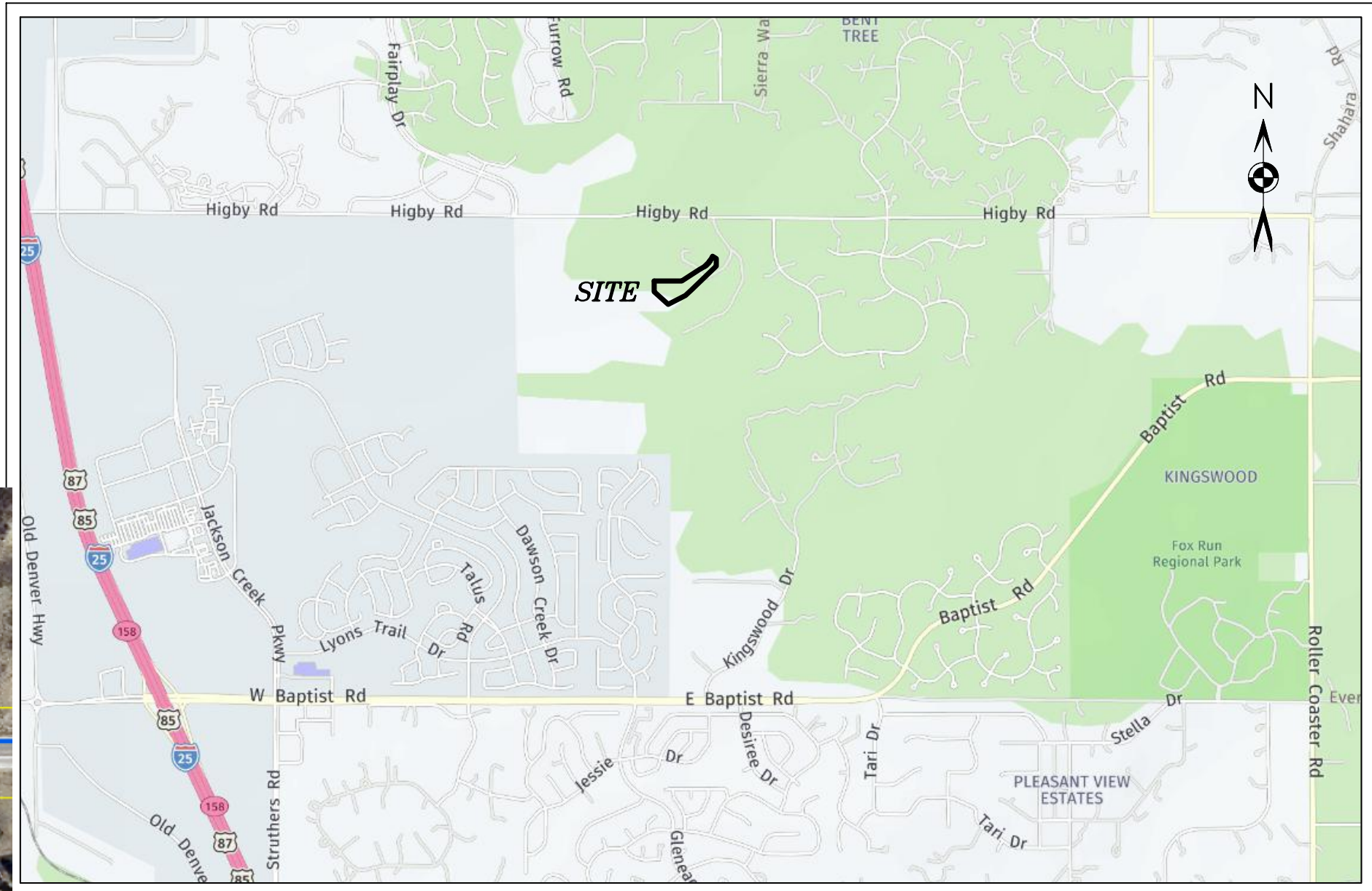
The existing driveway location does not match the access easement shown. Either revise the easement or close the existing driveway and relocate to the actual access easement. Only a single driveway will be permitted on Higby road from the parent parent parcel and subsequent subdivision.

The driveway will need to be removed and replaced with a public or private road once 4 or more lots use said access point (3 lots with this subdivision).

Be advised: In the future when the driveway is converted to a public or road, the road will have to meet County intersection requirements and will likely be relocated. See EPC Planning and Community Development Project SP185 Grandwood Subdivision which is currently in review. Future public road will likely be located across from Grandwood Drive.

There does not appear to be any record of a driveway permit for the existing driveway. Apply for a driveway access permit with El Paso County Planning and Community Development. Per Land Development Code, any access to a paved County-maintained road shall be paved for a distance of at least 50 feet from the paved County Road.

VICINITY MAP  
(NOT TO SCALE)



FLOOD PLAIN CERTIFICATION:

The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0279G, effective date December 7, 2018, indicates this parcel of land to be located in Zone X (Areas determined outside the 0.2% annual chance floodplain).

TOWN APPROVAL:

This plat is approved for filing and the Town hereby accepts the dedications shown hereon and further accepts the dedication of the easements shown hereon for the purposes stated.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: \_\_\_\_\_  
TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S STATEMENT:

The undersigned Professional Land Surveyor licensed in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his/her responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his/her knowledge and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

RECORDING

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at \_\_\_\_\_ O'clock \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.,

and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

BY: \_\_\_\_\_  
Deputy

FEES:

School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_

Park Fee: \_\_\_\_\_

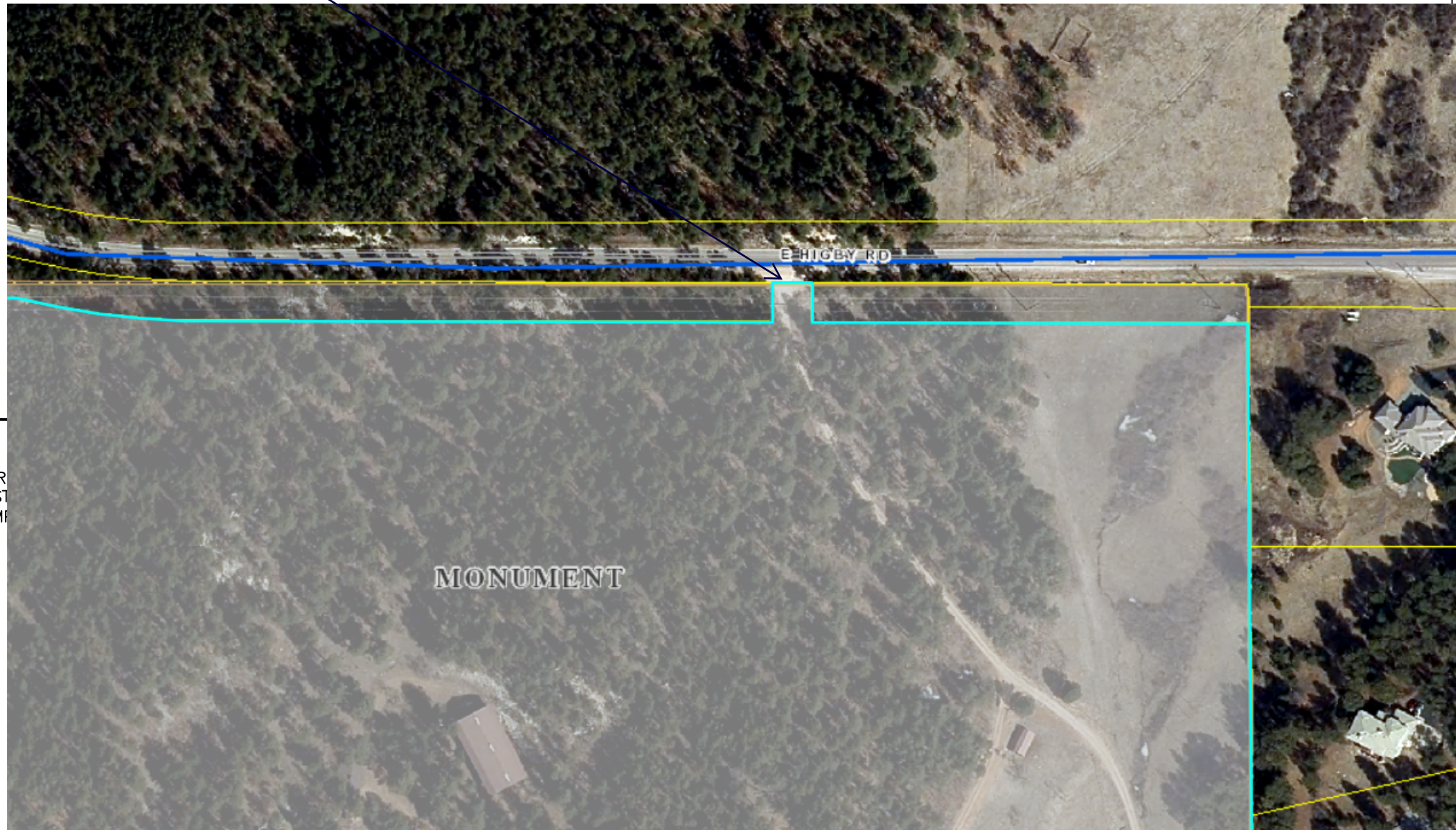
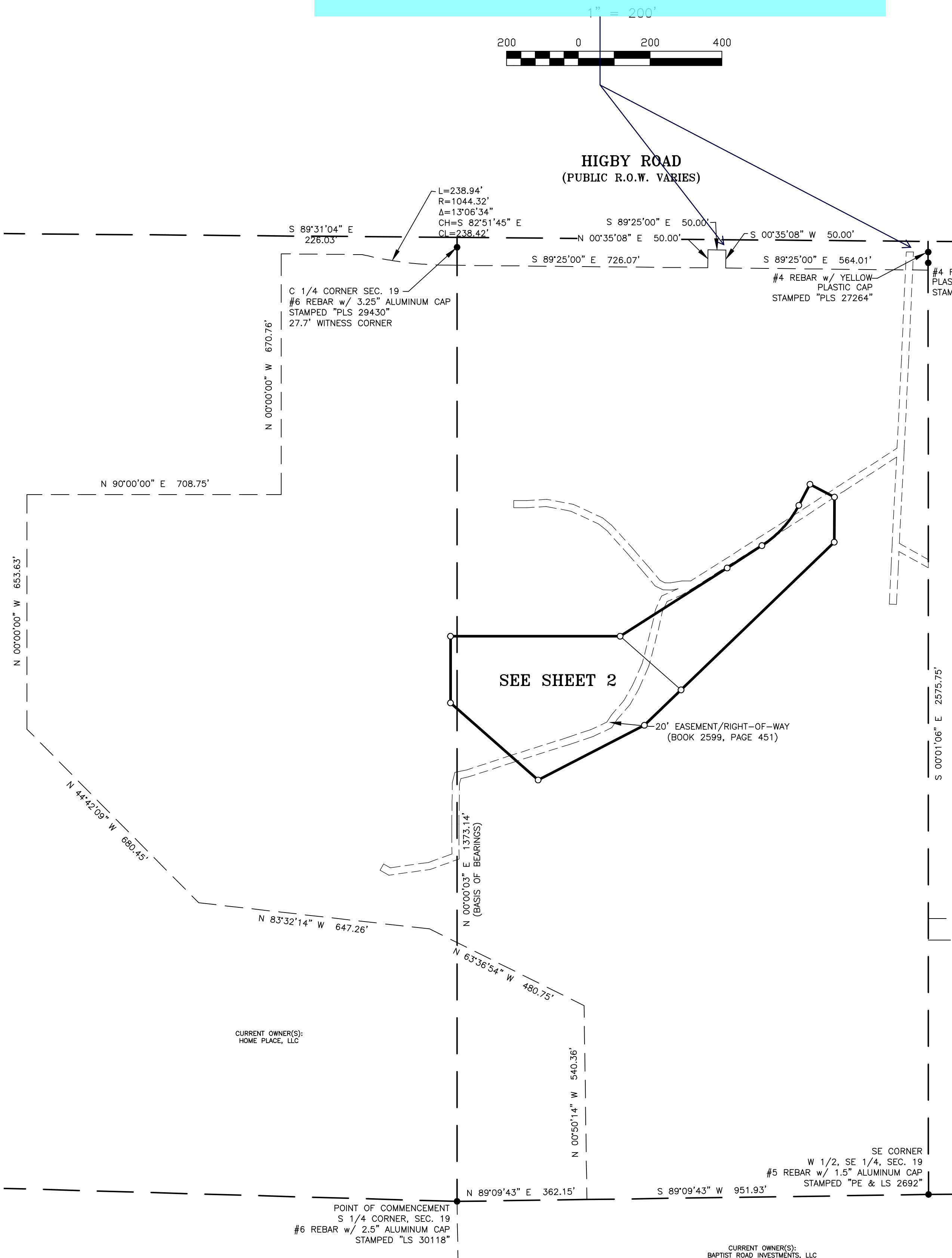
Drainage Fee: \_\_\_\_\_

CITY No. AR FP XX-XXXXX

DATE: 06/11/2020 REVISIONS			
No.	Remarks	Date	By

**BARRON LAND**  
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION  
2790 N. Academy Blvd, Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 17-237 SHEET 1 OF 2



thence N 27°50'54\"/>

Containing a total calculated area of 284,198 square feet (6.524 acres) of land, more or less.

have by these presents laid out, subdivided and platted the same into lots, tracts, and easements as shown on this plat, under the name and style of 100-ACRE WOOD FILING NO. 1, and do hereby dedicate to the Town of Monument as public roads, the streets and roads as shown on said plat, these being \_\_\_\_\_ The undersigned hereby further dedicate all utility easements and dedicate to the Town (or the Triview Metropolitan District, Woodmoor Water and Sanitation District, as applicable) for public use all water and water rights, both tributary and non-tributary, arising upon, flowing upon or lying under the property as described and shown hereon.

The undersigned hereby further dedicate to the public utilities the right to install, maintain and operate mains, transmission lines, service lines and appurtenances to provide such utility services within this subdivision or property contiguous thereto, under, along and across public roads as shown on this plat and also under, along and across utility easements as shown hereon.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Wooded Vista, LLC has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Brian Bahr, Manager  
Wooded Vista, LLC.

NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: Brian Bahr, Manager, Wooded Vista, LLC.

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

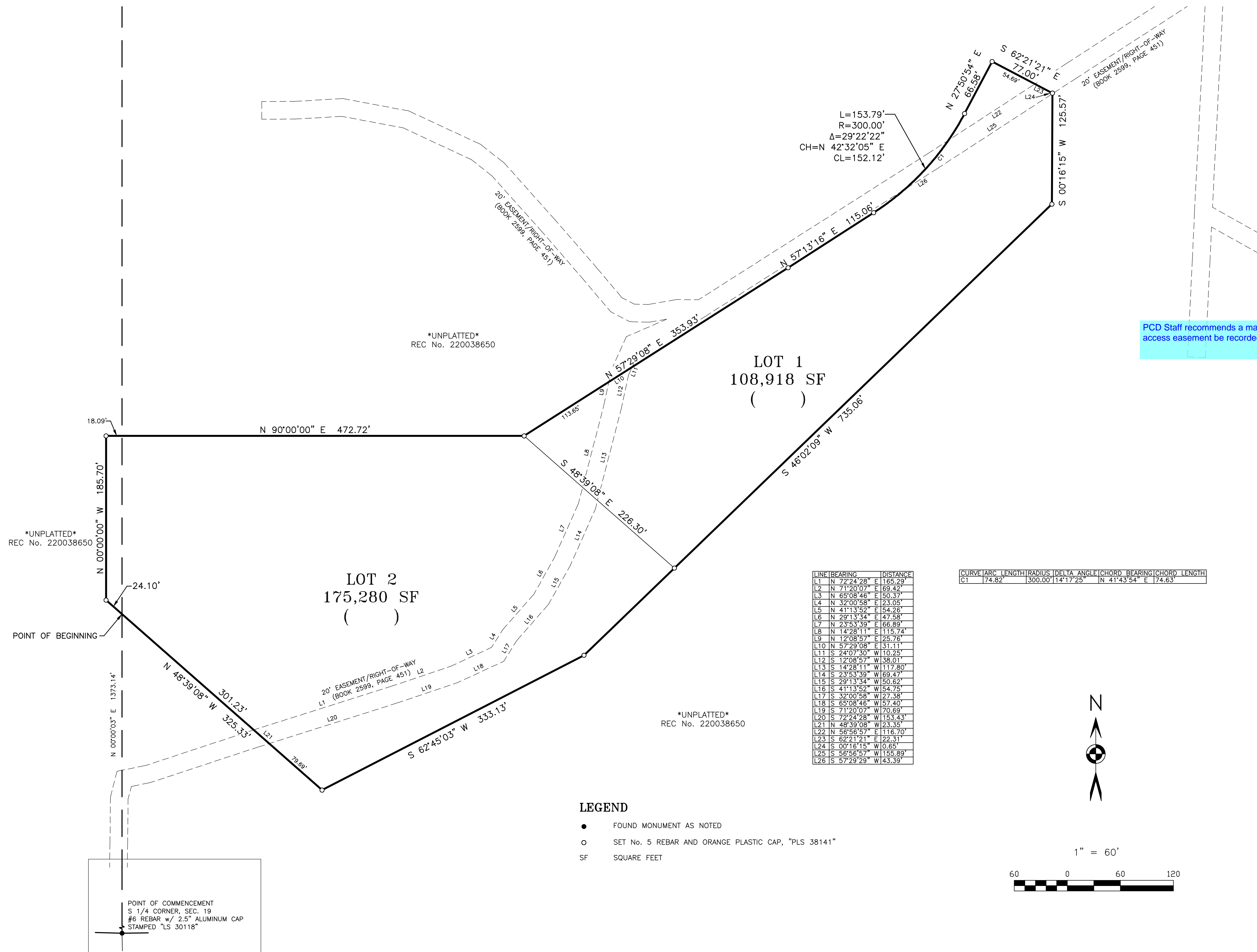
PLANNING DEPARTMENT REVIEW:

This plat was reviewed by the Town of Monument Planning Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning Director \_\_\_\_\_



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A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE  
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SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. A current title commitment was not provided at the time of survey and the client did not request rights-of-way or easements to be shown as part of this survey.
5. This survey was performed in the field on February 2, 2020.
6. The overall subject parcel contains a calculated area of 284,198 square feet (6.524 acres) of land, more or less.
7. FIELD BASIS OF BEARINGS: Bearings are based on the West line of the Southeast 1/4 of said Section 19, monumented at the South 1/4 corner with a No. 6 rebar and 2 1/2" aluminum cap, stamped "LS 30118" and at the Center 1/4 corner with a 27.7" witness corner, a No. 6 rebar and 3 1/4" aluminum cap, stamped "PLS 29430 27.7 WC", and is assumed to bear N 00°00'03" E.
8. The property being platted herein in its entirety is subject to an avigation easement for public avigation purposes. Said easement shall be considered a public easement and subject to those terms and conditions as specified on the instrument recorded at Reception Number 217069667 of the Records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
9. The approval of this Replat vacates all prior plats for the area described by this plat.
10. Lots 1 and 2 will retain a cross access easement with that parcel of land described under Reception No. \_\_\_\_\_ to and from Highway Road over the currently traveled driveway or until a publicly dedicated right of way is created in the future.

PCD Staff recommends a maintenance agreement for the joint access easement be recorded be included with the subdivision

Highby Road is County maintained. Lots 1 and 2 will require driveway permit from the County. Add the following notes:

11. No driveway shall be established unless an access permit has been granted by El Paso County.
- 12: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Higby Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).

LINE	BEARING	DISTANCE
L1	N 72°24'28" E	165.29
L2	N 71°20'07" E	69.42
L3	N 65°08'46" E	50.37
L4	N 32°00'58" E	23.05
L5	N 28°13'55" E	25.52
L6	N 29°13'34" E	47.58
L7	N 23°53'39" E	66.89
L8	N 14°28'11" E	115.74
L9	N 12°08'10" E	25.76
L10	N 12°08'10" E	25.76
L11	S 24°07'30" W	10.25
L12	S 12°08'51" W	38.01
L13	S 12°28'11" W	117.80
L14	S 23°53'39" W	69.47
L15	S 24°07'30" W	10.25
L16	N 41°13'52" W	84.82
L17	S 32°00'58" W	27.38
L18	S 65°08'46" W	50.40
L19	N 71°20'07" E	70.69
L20	N 72°24'28" E	165.29
L21	N 48°39'08" E	23.35
L22	N 56°56'51" E	116.70
L23	S 62°21'21" E	22.31
L24	S 06°16'15" E	0.65
L25	S 57°29'29" E	53.98
L26	S 57°29'29" E	53.98


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	74.82'	300.00'	14°17'25"	N 41°43'54" E	74.63'


$$1'' = 60'$$


## LEGEND

- FOUND MONUMENT AS NOTED
- O SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
- SF SQUARE FEET

CITY No. AR FP XX-XXXXX

DATE: 06/11/2020		REVISIONS			
No.	Remarks	Date	By		
				<b>BOUNDARY    MAPPING    SURVEYING    CONSTRUCTION</b> 2790 N. Academy Blvd, Suite 311    P: 719.360.6827 Colorado Springs, CO 80917    F: 719.466.6527 <a href="http://www.BARRONLAND.com">www.BARRONLAND.com</a>	
				PROJECT No.: 17-237    SHEET 2 OF 2	

**BARRON**  **LAND**

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