

SOUTH WOODMOOR PRESERVE FILING NO. 1
A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408,
410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS,
TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396,TRACT A & L, A VACATION AND REPLAT OF
LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER,
LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT WOSC LLC, A COLORADO LIMITED LIABILITY COMPANY, BRUCE R. AND JANICE K. PIEPER, PETER H. AND GAIL E. KOHLHASE, THE ROSEANNE K. BAUGH LIVING TRUST, WILLIAM B. AND SUZANNE S. STAUBER, NANCY ELDRED, DAVID A. AND BONNIE K. BINA, JOHN ANGELO AND KIMBERLY JEAN CONA, RAYMOND AND BEVERLY SULLIVAN TRUST DATED OCTOBER 18, 2016, DEAN R. AND DOROTHY L. HALVORSON, DAVID A NASSER AND CHERYL F. CAMPBELL, WALTER M. BEST, SAMEER AND ANSHU BHATIA, JAMES THOMAS AND GINA JOSEPHINE HAGGLOF, GEORGE O. BERLS, DON O. AND JOAN W. LEFFINGWELL, EDWARD E. FOUTCH AND CATHERINE L. FOUTCH, A CO-TRUSTEES OF THE FOUTCH FAMILY LIVING TRUST, U/A DATED APRIL 20, 2017, JOHN D. AND LINDA S. OTTINO, BILLIE J. AND CARLA J. KENNEDY, SOPHIE M. WAGNER, PAUL AND KAREN A. HOWE, PAUL G. ZETOCHA AND ERIN BRADLEY ZETOCHA, THE STEVEN R. SIPES AND KATHRYN A. SIPES AB LIVING TRUST, DUCKWORTH LIVING TRUST DATED 19 MARCH 2019, CUTHILL FAMILY TRUST DATED SEPTEMBER 13, 2013, AS SUBSEQUENTLY AMENDED, CHARLES M. CUTHILL AND SALLY B. CUTHILL, AS TRUSTEES, JAMES H. AND RENEE M. TAYLOR, KELLY J. AND NANCY A. ALLISON, SUSAN L. AND MARK C. UGGETT, KEN AND MADY BARRETT LIVING TRUST, DATED MARCH 17, 2015, TMH LIVING TRUST DATED SEPTEMBER 9, 2014, RANDALL J. AND JOAN E. SILVA, PERRY E. AND LOIS LOUISE SCHLACHTER, MARK C. AND USA N. HATFIELD, WARREN D. EISELE, RUSSELL A. JOHNSON LIVING TRUST DATED MARCH 24, 2004 AND KIRSTEN E. JOHNSON LIVING TRUST DATED MARCH 24, 2004, THOMAS AND MAMATA FOWLER, STEVEN K. KUSSEROW, WILLIAM AND KATHY BROWN, THE BURKHART FAMILY REVOCABLE LIVING TRUST, JACQUELYN K. AND THOMAS R. CROSS, MICHAEL A. AND STEPHANIE GRACZYK, SUSAN GRANT AND GEORGE MEYER, HINDMARSH LIVING TRUST, DATED APRIL 14, 2020, MARIANELLA MEDELIUS, MICHAEL P. AND SARA A. MOLSEN, ROBERT L. NORMOYLE AND BARBARA A. NORMOYLE AS TRUSTEES OF THE NORMOYLE FAMILY REVOCABLE LIVING TRUST, DATED OCTOBER 3, 2018, GREGORY R. AND DONNA A POPKE, GERARDO REYES, JEREMY C. AND KRISTIANN L. SAUNDERS, DAVID E. AND SERINA D. SWANSON, JAMES A. TARVER AND CHRISTI K. BEYER-TARVER, RANDY P. AND JANE E. VIEIRA, ANGELA WALDRON, SHARON A. AND JEROLD E. WEIER, MICHAEL L. AND LAURIE K. WEST, BEING THE OWNER/S OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT RECORDED IN PLAT BOOK U-2 AT PAGE 14;

LOTS 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A & B, WOODMOOR GREENS RECORDED IN PLAT BOOK U-2 AT PAGE 51;

ALL OF LOT 410, WOODMOOR GREENS, EXCEPT ANY PORTION DESCRIBED IN THE DECREE RECORDED UNDER RECEPTION NO. 210105634;

ALL OF LOT 465, WOODMOOR GREENS, EXCEPT ANY PORTION DESCRIBED IN THE DECREE RECORDED UNDER RECEPTION NO. 210105634;

ALL OF TRACT F, WOODMOOR GREENS, EXCEPT ANY PORTION DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 220017836;

ALL OF TRACTS B & D, WOODMOOR PLACER RECORDED IN PLAT BOOK U-2 AT PAGE 66, TOGETHER WITH ALL PROPERTY DESCRIBED IN THE DECREE RECORDED UNDER RECEPTION NO. 210105634, EXCEPT THOSE PORTIONS DESCRIBED IN THE WARRANTY DEEDS RECORDED UNDER RECEPTION NOS. 220071778 AND 220071836 AND THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 221062390;

ALL OF TRACT C, WOODMOOR PLACER;

ALL OF TRACT F, A VACATION AND REPLAT OF LOTS 496-500 WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 26, EXCEPT THAT PORTION DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 220071836;

ALL OF LOT 396, TRACTS A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 & 345, WOODMOOR GREENS RECORDED IN PLAT BOOK W-2 AT PAGE 27;

OWNER: (SEE SHEETS 2-6)

THE AFOREMENTIONED, WOSC LLC, A COLORADO LIMITED LIABILITY COMPANY,

BY: _____, AS _____, AND BY _____,

AS _____ OF WOSC LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.

STATE OF _____ }
 } SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AS _____

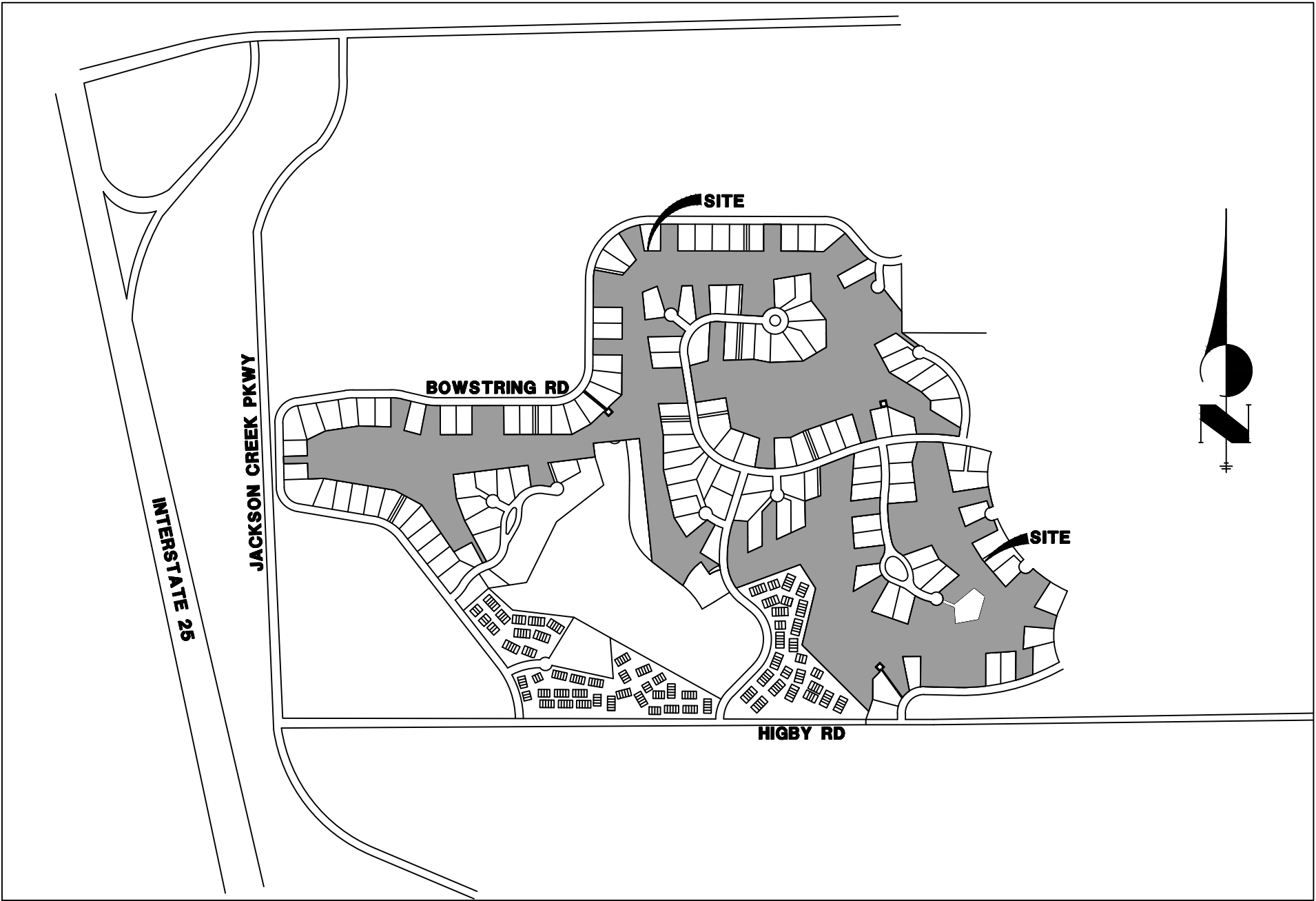
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

THIS PLAT FOR SOUTH WOODMOOR PRESERVE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (EASEMENTS) ARE ACCEPTED, BUT THE PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PREVIOUS PLAT NAME IN ENTIRETY IS VACATED AND AMENDED FOR THE AREAS DESCRIBED IN THIS REPLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION NO. _____

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE



VICINITY MAP
1"=1000'

GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION – A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARINGS IS THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTD BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00' WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 24, 2020.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBERS 08041C0278G AND 08041C0279G, BOTH EFFECTIVE DATES DECEMBER 7, 2018.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. SR65089313-2, PREPARED BY LAND TITLE INSURANCE CORPORATION, DATED OCTOBER 19, 2020 AT 5:00 P.M. AND TITLE ORDER NO. SC55081294.1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED JULY 9, 2020 AT 5:00 P.M.
- THIS PLAT WILL PROHIBIT THE OWNERS OF REPLATTED LOTS FROM FURTHER SUBDIVISION AND WILL PROVIDE CERTAIN RESTRICTIONS ON CONSTRUCTION OF STRUCTURES. ALL LOTS SUBJECT TO THIS PLAT SHALL BE RESTRICTED TO ONE SINGLE-FAMILY DWELLING AND SHALL NOT BE SUBDIVIDED IN THE FUTURE.
- ALL LOTS ARE SUBJECT TO BUILDING RESTRICTIONS IMPOSED BY THE WOODMOOR IMPROVEMENT ASSOCIATION IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 2, 1971 IN BOOK 2452 AT PAGE 936 AND AS AMENDED IN CERTIFICATE RECORDED APRIL 20, 1973 IN BOOK 2579 AT PAGE 423.
- TRACTS A AND B SHALL REMAIN AS OPEN SPACE IN PERPETUITY FOR NON-MOTORIZED RECREATIONAL USE. MAINTENANCE OF TRACTS A AND B SHALL REMAIN WITH THE WOSC, LLC, ITS SUCCESSORS AND/OR ASSIGNS.
- ALL TRACTS ARE TO BE NO-BUILD AREAS AFTER THE ABSORPTION INTO ADJACENT LOTS. EL PASO COUNTY ENCOURAGES LOT OWNERS TO REPLAT REMAINING TRACTS TO BE ABSORBED INTO ADJACENT LOTS IN THE FUTURE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- PORTIONS OF THIS PROPERTY MAY BE IMPACTED BY GEOLOGIC HAZARDS SUCH AS EXPANSIVE SOIL AND POTENTIALLY SEASONAL AND SEASONAL SHALLOW GROUNDWATER. MITIGATION MEASURES CAN BE FOUND IN THE SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY CLOVERLEAF DEVELOPMENT PREPARED BY ENTECH ENGINEERING DATED APRIL, 2020 IN THE SOUTH WOODMOOR PRESERVE FINAL PLAT FILE # SF 20-031 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, A SUBSURFACE SOILS INVESTIGATION AND AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
- THIS PLAT PROHIBITS THE OWNERS OF REPLATTED LOTS FROM FURTHER SUBDIVISION AND RESTRICTS CONSTRUCTION OF CERTAIN STRUCTURES ON THE LAND ADDED TO A PREVIOUSLY EXISTING LOT BY THIS PLAT, WHICH LAND SHALL REMAIN AS A "NO BUILD" AREA UNTIL THE OWNER OBTAINS A PLAT NOTE AMENDMENT FROM THE COUNTY, WHICH COULD REQUIRE A REVIEW OF WATER QUALITY REQUIREMENTS AND PAYMENT OF A DRAINAGE FEE.

LAND SUMMARY CHART

SEE SHEET 6

SURVEYOR'S STATEMENT

I, JARROD ADAMS, A LICENSED LAND SURVEYOR, IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY STATE THAT, AS A RESULT OF A LAND SURVEY MADE UNDER MY RESPONSIBLE CHARGE ON AUGUST 24, 2020, TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THIS PLAT WAS MADE. DIMENSIONS AND BEARINGS SHOWN HEREON ACCURATELY REPRESENT SAID LAND SURVEY. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING TO: DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE:

PER C.R.S. 13-80-105, 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.

CLERK AND RECORDER

STATE OF COLORADO }
 } SS
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 1 OF 12



SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

OWNER:

THE AFOREMENTIONED, BRUCE R. PIEPER AND JANICE K. PIEPER, BEING THE OWNERS OF LOT 323, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
BRUCE R. PIEPER JANICE K. PIEPER
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, PETER H. KOHLHASE AND GAIL E. KOHLHASE, BEING THE OWNERS OF LOT 324, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
PETER H. KOHLHASE GAIL E. KOHLHASE
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, THE ROSEANNE K. BAUGH LIVING TRUST, BEING THE OWNER OF LOT 328, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____
ROSEANNE K. BAUGH LIVING TRUST
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, WILLIAM B. STAUBER AND SUZANNE S. STAUBER, BEING THE OWNERS OF LOT 334, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
WILLIAM B. STAUBER SUZANNE S. STAUBER
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, NANCY ELDRED, BEING THE OWNER OF LOT 338, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____
NANCY ELDRED
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DAVID A. BINA AND BONNIE K. BINA, BEING THE OWNERS OF LOT 340, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
DAVID A. BINA BONNIE K. BINA
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, JOHN ANGELO CONA AND KIMBERLY JEAN CONA, BEING THE OWNERS OF LOT 351, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
JOHN ANGELO CONA KIMBERLY JEAN CONA
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, RAYMOND AND BEVERLY SULLIVAN TRUST DATED OCTOBER 18, 2016, BEING THE OWNER OF LOT 352, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____
RAYMOND AND BEVERLY SULLIVAN TRUST
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DEAN R. HALVORSON AND DOROTHY L. HALVORSON, BEING THE OWNERS OF LOT 356, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
DEAN R. HALVORSON DOROTHY L. HALVORSON
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DAVID A. NASSER AND CHERYL F. CAMPBELL, BEING THE OWNERS OF LOT 361, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
DAVID A. NASSER CHERYL F. CAMPBELL
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, WALTER M. BEST, BEING THE OWNER OF LOT 369, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____
WALTER M. BEST
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, SAMEER BHATIA AND ANSHU BHATIA, BEING THE OWNERS OF LOT 397, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
SAMEER BHATIA ANSHU BHATIA
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY



SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 2 OF 12



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396,TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

OWNER:

THE AFOREMENTIONED, JAMES THOMAS HAGGLOF AND GINA JOSEPHINE HAGGLOF, BEING THE OWNERS OF LOT 398, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
JAMES THOMAS HAGGLOF GINA JOSEPHINE HAGGLOF
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, GEORGE O. BERLS, BEING THE OWNER OF LOT 402, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
GEORGE O. BERLS
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DON O. LEFFINGWELL AND JOAN W. LEFFINGWELL, BEING THE OWNERS OF LOT 404, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
DON O. LEFFINGWELL JOAN W. LEFFINGWELL
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, EDWARD E. FOUTCH AND CATHERINE L. FOUTCH, A CO-TRUSTEES OF THE FOUTCH FAMILY LIVING TRUST, U/A DATED APRIL 20, 2017, BEING THE OWNERS OF LOT 405, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
EDWARD E. FOUTCH CATHERINE L. FOUTCH
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, JOHN D. OTTINO AND LINDA S. OTTINO, BEING THE OWNERS OF LOT 408, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
JOHN D. OTTINO LINDA S. OTTINO
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, BILLIE J. KENNEDY AND CARLA J. KENNEDY, BEING THE OWNERS OF LOT 410, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
BILLIE J. KENNEDY CARLA J. KENNEDY
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, SOPHIE M. WAGNER, BEING THE OWNER OF LOT 413, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
SOPHIE M. WAGNER
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, PAUL HOWE AND KAREN A. HOWE, BEING THE OWNERS OF LOT 418, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
PAUL HOWE KAREN A. HOWE
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, PAUL G. ZETOCHA AND ERIN BRADLEY ZETOCHA, BEING THE OWNERS OF LOT 424, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
PAUL G. ZETOCHA ERIN BRADLEY ZETOCHA
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, THE STEVEN R. SIPES AND KATHRYN A. SIPES AB LIVING TRUST, BEING THE OWNER OF LOT 429, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
THE STEVEN R. SIPES AND KATHRYN A. SIPES AB LIVING TRUST
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DUCKWORTH LIVING TRUST DATED 19 MARCH 2019, BEING THE OWNER OF LOT 431, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
DUCKWORTH LIVING TRUST
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, CUTHILL FAMILY TRUST DATED SEPTEMBER 13, 2013, AS SUBSEQUENTLY AMENDED, CHARLES M. CUTHILL AND SALLY B. CUTHILL, AS TRUSTEES, BEING THE OWNER OF LOT 441, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
CHARLES M. CUTHILL SALLY B. CUTHILL
STATE OF _____ }
COUNTY OF _____ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY



SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 3 OF 12



SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396,TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

OWNER:

THE AFOREMENTIONED, JAMES H. TAYLOR AND RENEE M. TAYLOR, BEING THE OWNERS OF LOT 442, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
JAMES H. TAYLOR RENEE M. TAYLOR
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, KELLY J. ALLISON AND NANCY A. ALLISON, BEING THE OWNERS OF LOT 445, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
KELLY J. ALLISON NANCY A. ALLISON
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, SUSAN L. LIGGETT AND MARK C. LIGGETT, BEING THE OWNERS OF LOT 452, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
SUSAN L. LIGGETT MARK C. LIGGETT
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, KEN AND MADY BARRETT LIVING TRUST, DATED MARCH 17, 2015, BEING THE OWNER OF LOT 453, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
KEN AND MADY BARRETT LIVING TRUST
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, TMH LIVING TRUST DATED SEPTEMBER 9, 2014, BEING THE OWNER OF LOT 465, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
TMH LIVING TRUST
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, RANDALL J. SILVA AND JOAN E. SILVA, BEING THE OWNERS OF LOT 471, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
RANDALL J. SILVA JOAN E. SILVA
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, PERRY E. SCHLACHTER AND LOIS LOUISE SCHLACHTER, BEING THE OWNERS OF LOT 477 (FORMERLY LOTS 476 AND 477), WOODMOOR GREENS, AS EVIDENCED BY VACATION OF INTERIOR LOT LINE(S) RECORDED JULY 14, 1992 IN BOOK 6008 AT PAGE 1504, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
PERRY E. SCHLACHTER LOIS LOUISE SCHLACHTER
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, MARK C. HATFIELD AND LISA N. HATFIELD, BEING THE OWNERS OF LOT 480, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
MARK C. HATFIELD LISA N. HATFIELD
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, WARREN D. EISELE, BEING THE OWNER OF LOT 482, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
WARREN D. EISELE
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, RUSSELL A. JOHNSON LIVING TRUST DATED MARCH 24, 2004 AND KIRSTEN E. JOHNSON LIVING TRUST DATED MARCH 24, 2004, BEING THE OWNERS OF LOT 525, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____, A.D.

BY: _____
RUSSELL A. JOHNSON LIVING TRUST KIRSTEN E. JOHNSON LIVING TRUST
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, THOMAS FOWLER AND MAMATA FOWLER, BEING THE OWNERS OF TRACT L, A VACATION AND REPLAT OF LOTS 392-396, 344 & 345, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
THOMAS FOWLER MAMATA FOWLER
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, STEVEN K. KUSSEROW, BEING THE OWNER OF LOT 396, A VACATION AND REPLAT OF LOTS 392-396, 344 & 345, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
STEVEN K. KUSSEROW
STATE OF _____ }
SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY



SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 4 OF 12



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

OWNER:

THE AFOREMENTIONED, HINDMARSH LIVING TRUST, DATED APRIL 14, 2020, BEING THE OWNER OF LOT 325, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
HINDMARSH LIVING TRUST
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, JEROLD E. WEIER AND SHARON A. WEIER, BEING THE OWNERS OF LOT 331, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
JEROLD E. WEIER SHARON A. WEIER
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, ROBERT L. NORMOYLE AND BARBARA A. NORMOYLE AS TRUSTEES OF THE NORMOYLE FAMILY REVOCABLE LIVING TRUST, DATED OCTOBER 3, 2018, BEING THE OWNER OF LOT 333, WOODMOOR SUMMIT, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
ROBERT L. NORMOYLE BARBARA A. NORMOYLE
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, DAVID E. SWANSON AND SERINA D. SWANSON, BEING THE OWNERS OF LOT 353, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
DAVID E. SWANSON SERINA D. SWANSON
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, RANDY P. VIEIRA AND JANE E. VIEIRA, BEING THE OWNERS OF LOT 354, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
RANDY P. VIEIRA JANE E. VIEIRA
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, GREGORY R. POPKE AND DONNA A. POPKE, BEING THE OWNERS OF LOT 357, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
GREGORY R. POPKE DONNA A. POPKE
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, THE BURKHART FAMILY REVOCABLE LIVING TRUST, BEING THE OWNER OF LOT 403, WOODMOOR GREENS HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
THE BURKHART FAMILY REVOCABLE LIVING TRUST
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, ANGELA WALDRON, BEING THE OWNER OF LOT 447, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____
ANGELA WALDRON
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, JAMES A. TARVER AND CHRISTI K. BEYER-TARVER, BEING THE OWNERS OF LOT 449, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
JAMES A. TARVER KRISTI K. BEYER-TARVER
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, JACQUELYN K. CROSS AND THOMAS R. CROSS, BEING THE OWNERS OF LOT 467, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
JACQUELYN K. CROSS THOMAS R. CROSS
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY

OWNER:

THE AFOREMENTIONED, MICHAEL P. MOLSEN AND SARA A. MOLSEN, BEING THE OWNERS OF LOT 505, WOODMOOR GREENS, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20____, A.D.

BY: _____ BY: _____
MICHAEL P. MOLSEN SARA A. MOLSEN
STATE OF _____
COUNTY OF _____ SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____,
20__ BY _____, AND _____
MY COMMISSION EXPIRES _____, WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE NAME OF NOTARY ADDRESS OF NOTARY



SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 5 OF 12



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

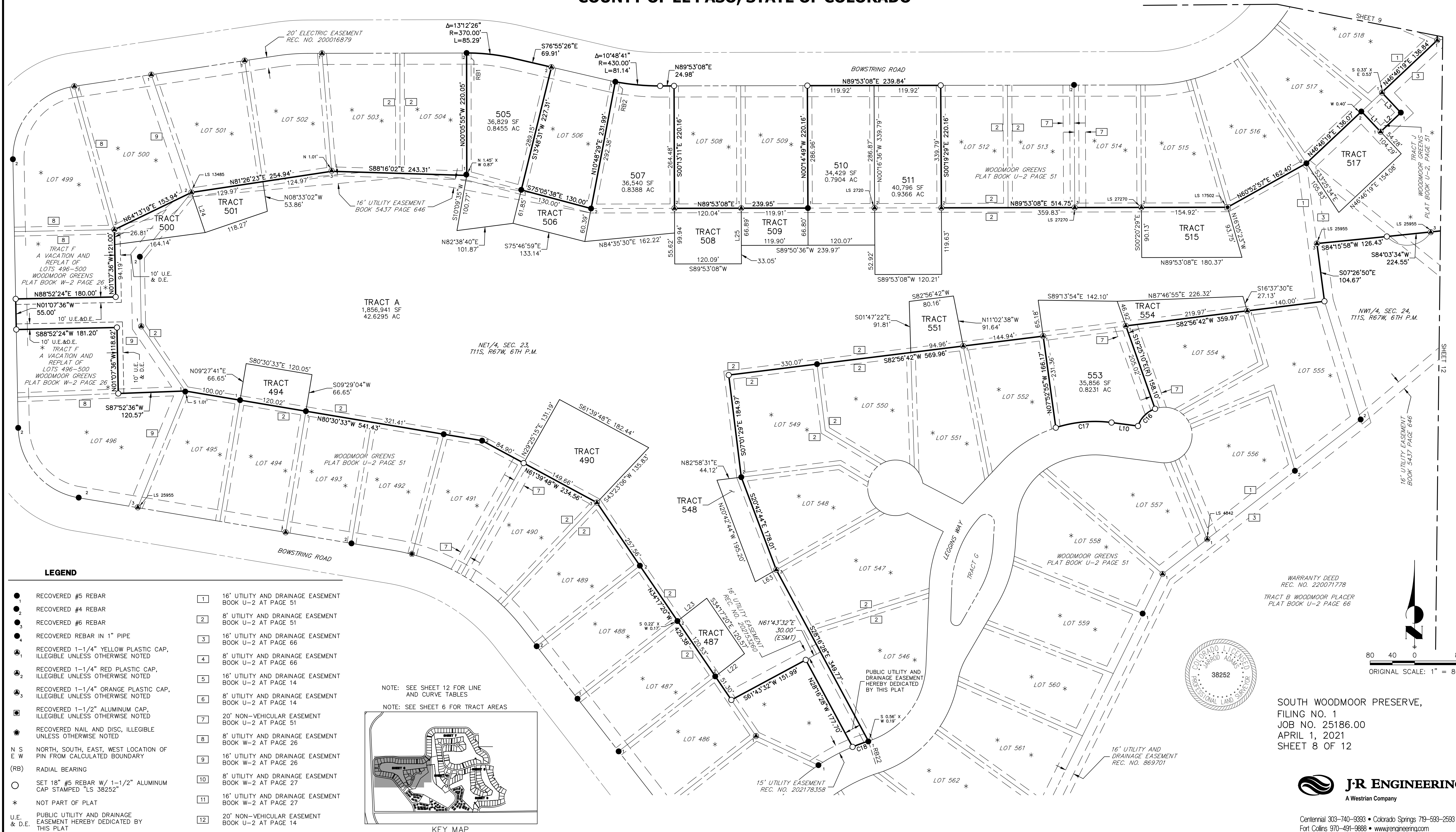
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



SOUTH WOODMOOR PRESERVE FILING NO. 1

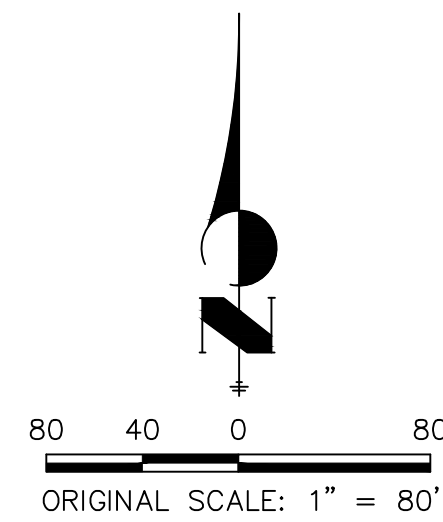
A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

BOWSTRING ROAD

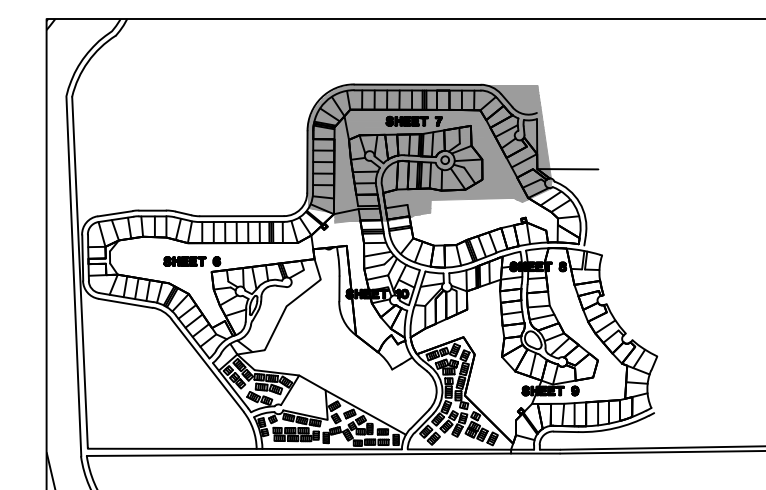


LEGEND

- 1 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
 - 2 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
 - 3 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
 - 4 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
 - 5 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
 - 6 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
 - 7 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51
 - 8 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
 - 9 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
 - 10 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
 - 11 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
 - 12 20' NON-VEHICULAR EASEMENT BOOK W-2 AT PAGE 14
- NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES

LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR IN 1" PIPE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S E W NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY
- (RB) RADIAL BEARING
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- * NOT PART OF PLAT



KEY MAP

SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 9 OF 12

J-R ENGINEERING
A Westrian Company

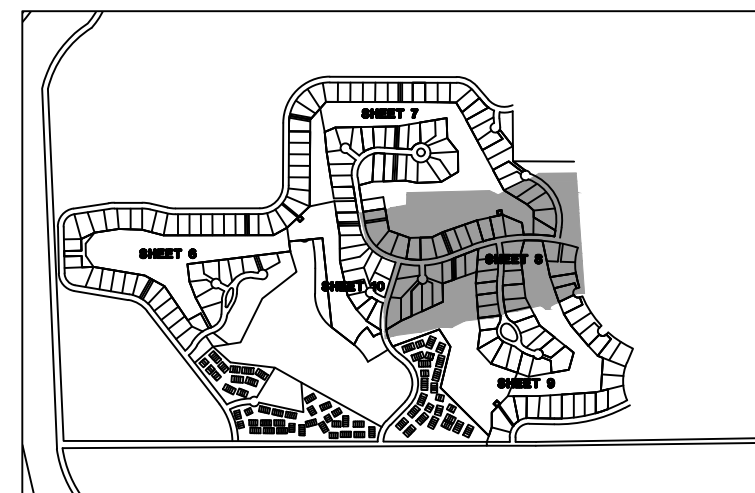
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NOTE: SEE SHEET 6 FOR TRACT AREAS

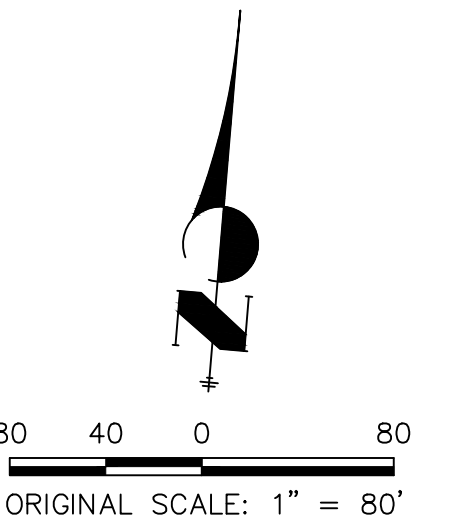


SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



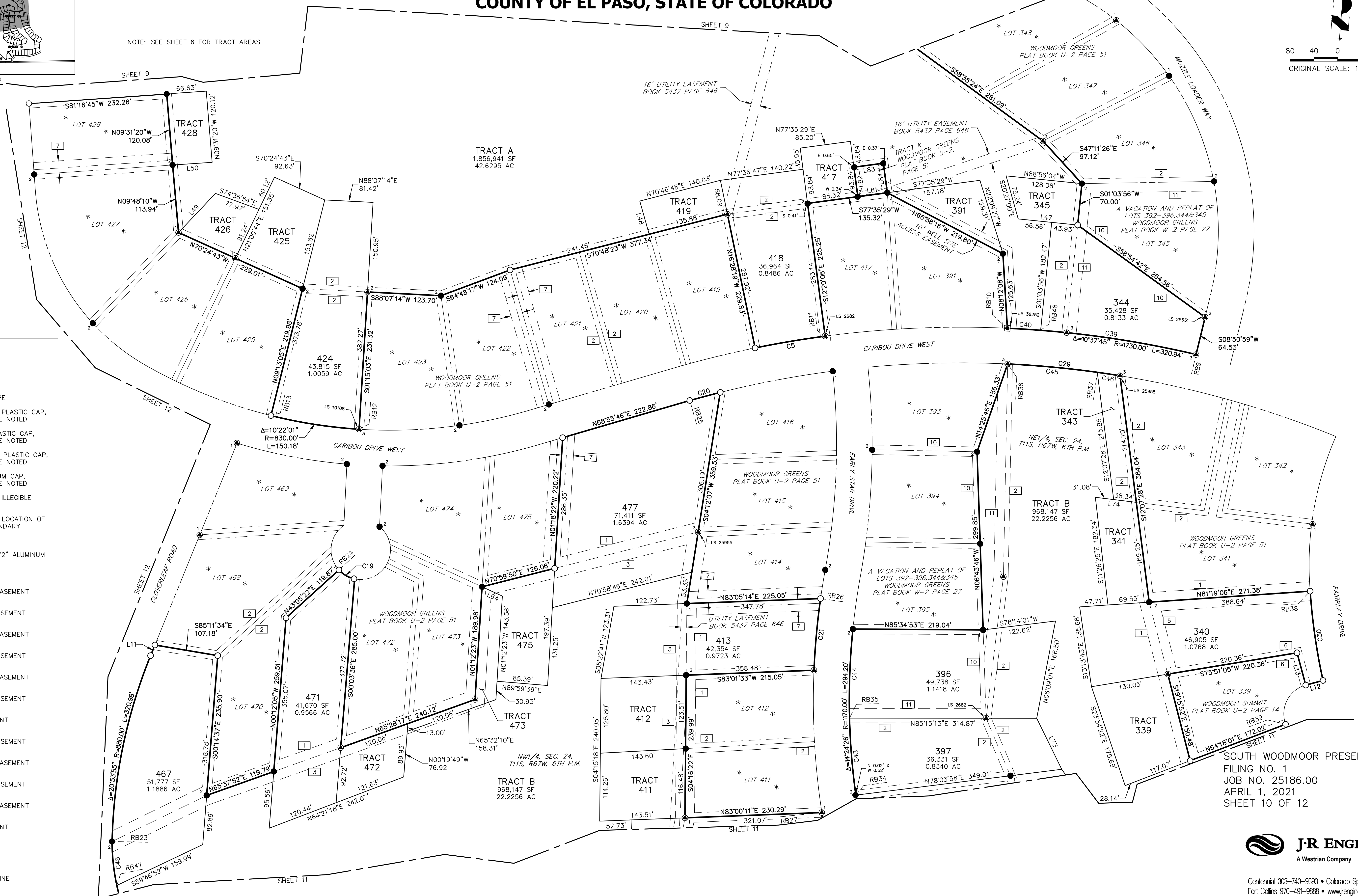
SE1/4, SEC. 13,
T11S, R67W, 6TH P.M.



LEGEND

- RECOVERED #5 REBAR
- RECOVERED #4 REBAR
- RECOVERED #6 REBAR
- RECOVERED REBAR IN 1" PIPE
- RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S NORTH, SOUTH, EAST, WEST LOCATION OF PIN FROM CALCULATED BOUNDARY
- E W
- (RB) RADIAL BEARING
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- * NOT PART OF PLAT
- [1] 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
- [2] 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
- [3] 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
- [4] 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
- [5] 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- [6] 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- [7] 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51
- [8] 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
- [9] 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
- [10] 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- [11] 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- [12] 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 14

NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES



SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 10 OF 12

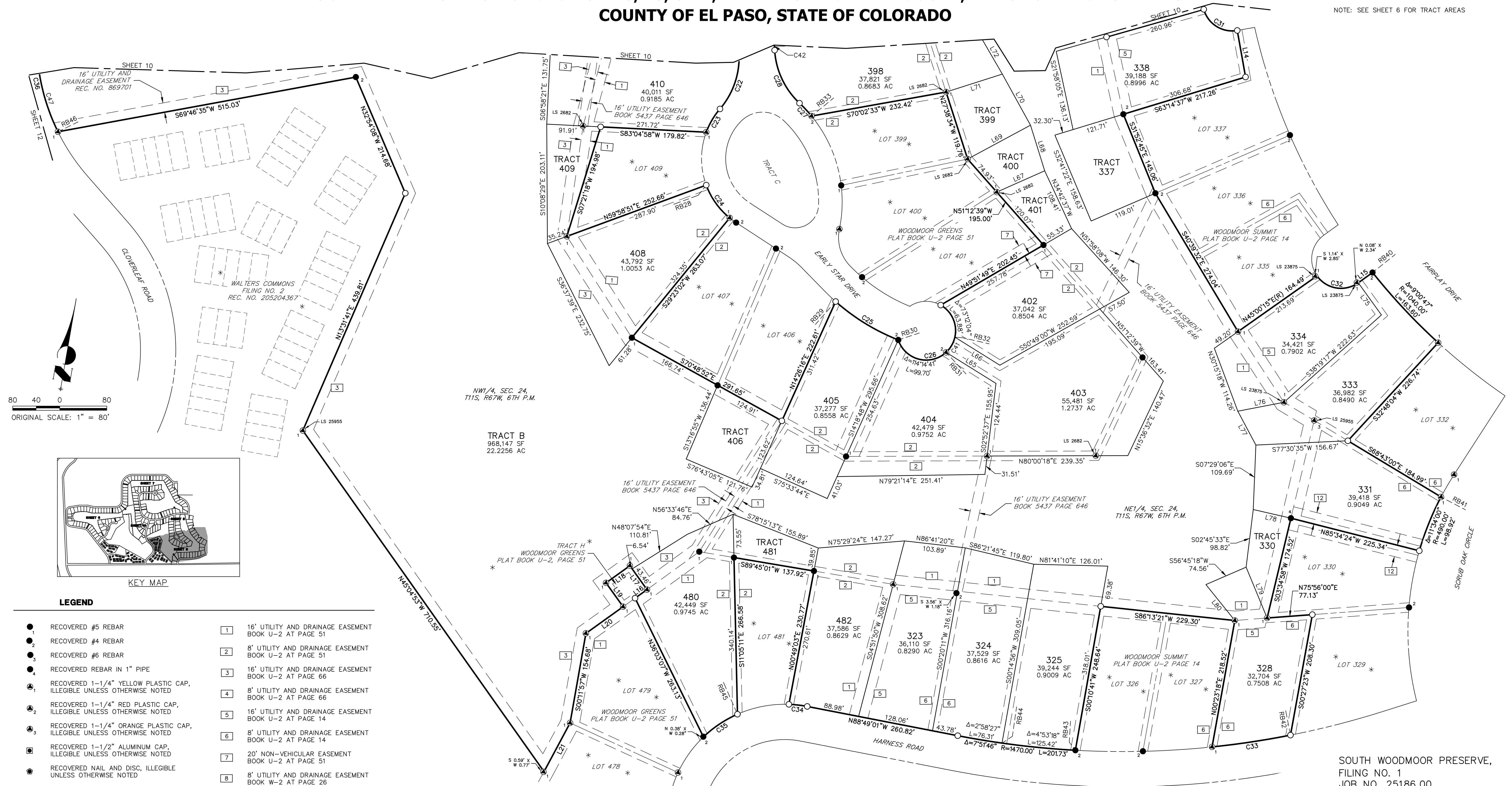


Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

NOTE: SEE SHEET 6 FOR TRACT AREAS



LEGEND

- 1 RECOVERED #5 REBAR
 - 2 RECOVERED #4 REBAR
 - 3 RECOVERED #6 REBAR
 - 4 RECOVERED REBAR IN 1" PIPE
 - 1 RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - 2 RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - 3 RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
 - RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED
 - N S NORTH, SOUTH, EAST, WEST LOCATION OF
 - E W PIN FROM CALCULATED BOUNDARY
 - (RB) RADIAL BEARING
 - SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
 - * NOT PART OF PLAT
- 1 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
 - 2 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
 - 3 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
 - 4 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
 - 5 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
 - 6 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
 - 7 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51
 - 8 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
 - 9 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
 - 10 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
 - 11 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
 - 12 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 14

NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES

SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 11 OF 12

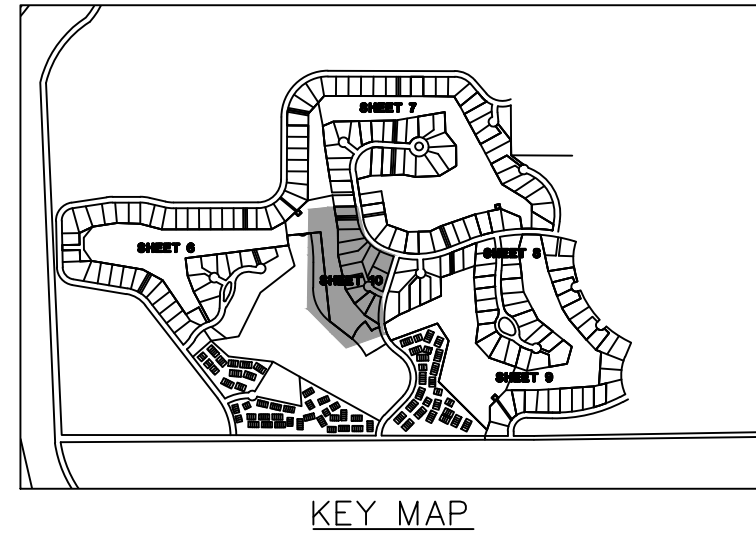
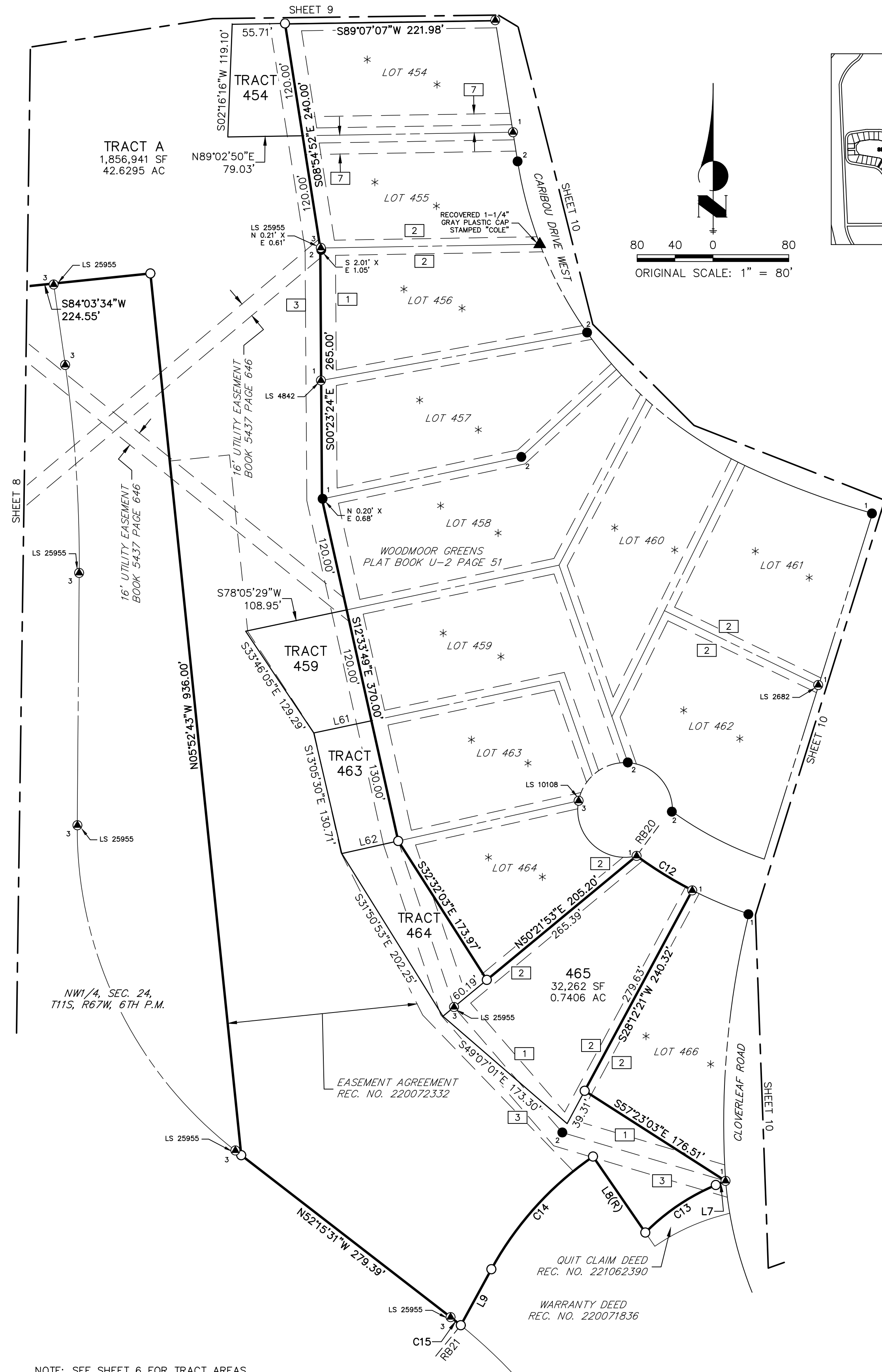


J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SOUTH WOODMOOR PRESERVE FILING NO. 1

A REPLAT OF LOTS 323, 324, 325, 328, 331, 333, 334, 338 & 340, WOODMOOR SUMMIT, 351, 352, 353, 354, 356, 357, 361, 367, 369, 397, 398, 402, 403, 404, 405, 408, 410, 413, 418, 424, 429, 431, 441, 442, 445, 447, 449, 452, 453, 465, 467, 471, 476/477, 480, 482, 505, 507, 510, 511, 521, 524, 525, 553, TRACTS A, B, & F, WOODMOOR GREENS, TRACT F, A VACATION AND REPLAT OF LOTS 496-500, WOODMOOR GREENS, LOT 396, TRACT A & L, A VACATION AND REPLAT OF LOTS 392-396, 344 AND 345, WOODMOOR GREENS, TRACTS B, C & D, WOODMOOR PLACER, LOCATED IN A PORTION OF SECTION 13, 23, & 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



RADIAL BEARING TABLE	
LINE	BEARING
RB1	S00°07'52"E
RB2	N10°41'49"E
RB3	S33°08'07"E
RB4	N88°28'41"E
RB5	S16°37'54"E
RB6	N54°43'33"E
RB7	N24°10'19"W
RB8	S01°56'11"E
RB9	S08°26'54"W
RB10	S02°10'51"E
RB11	S12°21'07"E
RB12	N01°08'50"W
RB13	N09°13'11"E
RB14	S13°26'23"E
RB15	S01°58'32"E
RB16	S09°46'05"E
RB17	N88°43'22"W
RB18	N69°09'04"E
RB19	S58°00'13"E
RB20	N36°17'14"E
RB21	S39°07'14"W
RB22	S17°42'27"E
RB23	N86°28'02"E
RB24	N42°31'25"E

RADIAL BEARING TABLE	
LINE	BEARING
RB25	S20°36'40"E
RB26	S86°42'58"E
RB27	S79°20'45"W
RB28	N59°58'12"E
RB29	N31°40'51"E
RB30	N61°48'54"E
RB31	N52°25'47"W
RB32	N87°04'56"W
RB33	S40°51'46"W
RB34	N77°21'30"E
RB35	N83°43'33"E
RB36	S02°04'12"E
RB37	S03°07'38"W
RB38	N81°13'21"E
RB39	N64°43'30"E
RB40	N41°38'24"E
RB41	S72°05'03"E
RB42	N21°00'48"W
RB43	N06°40'46"W
RB44	N01°47'28"W
RB45	S33°33'05"E
RB46	N53°55'28"E
RB47	N72°57'17"E
RB48	S00°19'26"E

LEGEND

- 1 RECOVERED #5 REBAR
- 2 RECOVERED #4 REBAR
- 3 RECOVERED #6 REBAR
- 4 RECOVERED REBAR IN 1" PIPE
- 1 RECOVERED 1-1/4" YELLOW PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- 2 RECOVERED 1-1/4" RED PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- 3 RECOVERED 1-1/4" ORANGE PLASTIC CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- 4 RECOVERED 1-1/2" ALUMINUM CAP, ILLEGIBLE UNLESS OTHERWISE NOTED
- RECOVERED NAIL AND DISC, ILLEGIBLE UNLESS OTHERWISE NOTED
- N S NORTH, SOUTH, EAST, WEST LOCATION OF
- E W PIN FROM CALCULATED BOUNDARY
- (RB) RADIAL BEARING
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- * NOT PART OF PLAT
- 1 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
- 2 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 51
- 3 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
- 4 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 66
- 5 16' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- 6 8' UTILITY AND DRAINAGE EASEMENT BOOK U-2 AT PAGE 14
- 7 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 51
- 8 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
- 9 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 26
- 10 8' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- 11 16' UTILITY AND DRAINAGE EASEMENT BOOK W-2 AT PAGE 27
- 12 20' NON-VEHICULAR EASEMENT BOOK U-2 AT PAGE 14

NOTE: SEE SHEET 12 FOR LINE AND CURVE TABLES

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°13'41"E	50.00'
L2	N46°46'19"E	50.00'
L3	N43°13'41"W	50.00'
L4	S05°05'41"E	45.01'
L5	S86°48'47"E	51.61'
L6	S88°57'35"W	79.98'
L7	S67°15'50"W	11.14'
L8	N34°31'56"W	97.38'
L9	S28°37'11"W	67.40'
L10	N82°35'26"W	48.01'
L11	N17°21'57"E	19.32'
L12	S70°06'06"W	30.00'
L13	N19°53'54"W	56.32'
L14	S19°53'54"E	80.48'
L15	N44°23'45"E	30.00'
L16	N44°34'11"E	25.00'
L17	N45°25'49"W	50.00'
L18	S44°34'11"W	50.00'
L19	S45°25'49"E	50.00'
L20	S44°34'11"W	77.86'
L21	S18°20'03"W	93.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S52°11'14"W	66.49'
L23	N52°08'54"E	66.49'
L24	N18°50'18"W	76.23'
L25	S00°15'02"E	99.94'
L26	N89°38'49"W	66.74'
L27	N35°10'37"E	90.48'
L28	N25°22'09"E	54.68'
L29	N47°04'23"E	26.63'
L30	N54°04'16"E	31.99'
L31	N85°02'42"E	92.70'
L32	N68°10'22"W	135.70'
L33	S56°27'02"E	113.22'
L34	N11°51'09"W	150.88'
L35	S00°18'21"W	67.54'
L36	N00°31'02"E	102.98'
L37	N00°12'39"E	102.98'
L38	S01°04'34"W	67.40'
L39	S35°04'45"E	44.21'
L40	N22°15'36"E	110.61'
L41	S36°39'53"E	66.00'
L42	S03°30'58"E	83.20'
L43	S41°27'27"E	111.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L44	N38°25'59"W	87.37'
L45	S65°39'40"W	66.44'
L46	N64°22'59"E	66.35'
L47	S88°56'04"E	100.49'
L48	N20°33'57"W	57.98'
L49	N38°35'30"E	90.42'
L50	N81°18'34"E	66.63'
L51	S18°39'16"E	52.70'
L52	S18°39'16"E	27.66'
L53	S01°31'29"W	56.49'
L54	N02°28'04"W	56.35'
L55	N86°43'04"E	34.37'
L56	N68°33'31"E	92.36'
L57	S01°45'34"E	70.46'
L58	N66°55'07"E	57.81'
L59	S57°28'40"W	100.99'
L60	S30°35'48"W	87.58'
L61	N78°05'29"E	62.18'
L62	N77°26'21"E	60.97'
L63	S60°20'37"W	43.40'
L64	N70°05'54"W	37.52'
L65	S67°52'15"E	99.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L66	N67°52'15"W	90.09'
L67	N56°14'35"E	89.19'
L68	N27°05'07"W	81.29'
L69	N51°52'12"E	121.47'
L70	N38°42'42"W	99.27'
L71	N62°28'59"E	100.38'
L72	N39°55'28"W	78.23'
L73	N30°51'29"W	95.61'
L74	N87°44'03"W	69.42'
L75	S45°36'15"E	67.42'
L76	S69°14'53"W	79.93'
L77	S37°53'44"E	65.31'
L78	N86°48'34"W	65.73'
L79	N32°16'15"W	93.58'
L80	S48°39'22"E	78.48'
L81	S77°35'29"W	50.00'
L82	N12°23'06"W	50.00'
L83	N77°35'29"E	50.00'
L84	S12°24'31"E	50.00'
L85	N00°11'47"E	60.11'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	10°13'41"	424.00'	75.69'
C2	13°18'41"	280.00'	65.05'
C3	3°34'22"	280.00'	17.46'
C4	40°42'20"	50.00'	35.52'
C5	3°57'34"	1730.00'	119.55'
C6	16°37'37"	220.00'	63.84'
C7	6°22'47"	100.00'	117.60'
C8	23°39'25"	280.00'	115.61'
C9	154°58'25"	50.00'	135.24'
C10	84°08'03"	50.00'	73.42'
C11	8°50'47"	280.00'	43.23'
C12	9°13'05"	430.00'	69.18'
C13	22°29'51"	230.00'	90.31'
C14	26°50'54"	345.00'	161.66'
C15	1°22'45"	570.00'	13.72'
C16	51°38'03"	50.00'	45.06'
C17	25°16'58"	230.00'	101.49'
C18	4°49'29"	360.00'	30.32'
C19	35°20'24"	50.00'	30.84'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	1°48'54"	1670.00'	52.90'
C21	5°38'36"	1230.00'	121.15'
C22	41°28'31"	135.00'	97.72'
C23	20°22'24"	130.00'	46.23'
C24	30°34'10"	130.00'	69.36'
C25	19°59'43"	360.00'	125.63'
C26	222°05'53"	50.00'	193.82'
C27	7°28'43"	230.00'	30.02'
C28	43°16'43"	135.00'	101.97'
C29	6°31'20"	1670.00'	190.10'
C30	8°21'54"	1040.00'	151.84'
C31	84°37'24"	50.00'	73.85'
C32	90°36'31"	50.00'	79.07'
C33	5°15'38"	1470.00'	134.97'
C34	8°59'29"	200.00'	31.39'
C35	20°01'19"	200.00'	69.89'
C36	31°13'08"	350.00'	190.71'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C38	41°59'35"	50.00'	36.65'
C39	8°46'20"	1730.00'	264.87'
C40	1°51'25"	1730.00'	56.07'
C41	34°39'09"	50.00'	30.24'
C42	0°41'44"	1170.00'	14.20'
C43	6°22'03"	1170.00'	130.03'
C44	7°20'39"	1170.00'	149.97'
C45	5°11'50"	1670.00'	151.48'
C46	1°19'30"	1670.00'	38.62'
C47	19°01'49"	350.00'	116.25'
C48	12°11'20"	350.00'	74.46'

SOUTH WOODMOOR PRESERVE,
FILING NO. 1
JOB NO. 25186.00
APRIL 1, 2021
SHEET 12 OF 12



J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com