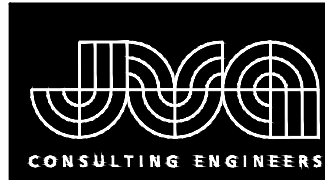


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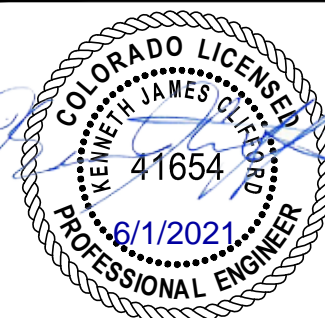


NOTES:

1. PARCELS AFFECTED BY THE PUMP STATION AND/OR THE TRANSMISSION MAIN ARE HIGHLIGHTED IN YELLOW. INFORMATION REGARDING THESE PARCELS IS INCLUDED IN THE "SITE DEVELOPMENT PLAN SUBJECT PROPERTY" AND "PROPERTIES AFFECTED BY TRANSMISSION PIPELINE" TABLES BELOW. EACH AFFECTED PARCEL IS ASSIGNED A REFERENCE LETTER FOR CLARITY. LEGAL DESCRIPTIONS ARE ATTACHED FOR REFERENCE.
2. ADJACENT PARCELS ARE SHOWN FOR REFERENCE. INFORMATION REGARDING THESE PARCELS IS INCLUDED IN THE "ADJACENT PROPERTIES" TABLES BELOW. EACH ADJACENT PARCEL IS ASSIGNED A REFERENCE NUMBER FOR CLARITY



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DRAWN BY: MHT
CHECKED BY: JJM
JOB #: 1051.6e
DATE: MAY 2021
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WOODMOOR WSD NO.1
LAKE PUMP STATION NO. 2 AND PIPELINE
EL PASO COUNTY, COLORADO

VICINITY MAP

SHEET NO.

C0.1

SITE DEVELOPMENT PLAN SUBJECT PROPERTY

REFERENCE LETTER	PARCEL NUMBER	ADDRESS	PARCEL OWNER	ZONING DESIGNATION	LAND USE	PARCEL SIZE (AC)
A	7111400008	1596 LAKE WOODMOOR DRIVE	WOODMOOR WATER & SANITATION	R-4	PLANNED DEVELOPMENT	43.19

PROPERTIES AFFECTED BY TRANSMISSION PIPELINE

REFERENCE LETTER	PARCEL NUMBER	ADDRESS	PARCEL OWNER	ZONING DESIGNATION	LAND USE	PARCEL SIZE (AC)
B	7114107034	1592 LAKE WOODMOOR DRIVE	BEACH AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION	0.66
C	7114112002	1640 LAKE WOODMOOR DRIVE	CS LAND COMPANY LLC	PUD	VACANT COMMERCIAL LOTS	1.20
D	7114112001	1680 LAKE WOODMOOR DRIVE	CS LAND COMPANY LLC	PUD	VACANT COMMERCIAL LOTS	1.34
E	7114200041		WOODMOOR WATER & SANITATION	C-2; RR-5	POLITICAL SUBDIVISION	4.68
F	7114205030	1754 WILLOW PARKWAY	DUNES AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION	2.62
G	7111304014	1776 WOODMOOR DRIVE	LEWIS PALMER SCHOOL DISTRICT #38	RR-5	POLITICAL SUBDIVISION	21.63
H	7111304015	1765 DEER CREEK ROAD	WOODMOOR WATER & SANITATION	I-2	POLITICAL SUBDIVISION	2.32

ADJACENT PROPERTIES

REFERENCE NUMBER	PARCEL NUMBER	PARCEL OWNER	ZONING DESIGNATION	LAND USE
1	7111301009	REDNER FAMILY TRUST	CC	SPECIAL PURPOSE
2	7111301010	TRI-LAKES CHAPEL INC	A-5	RELIGIOUS WORSHIP
3	7111406056	WOODMOOR LAKEHOUSE ASSN INC	R-4	HOMEOWNERS ASSOCIATION
4	7111406055	WOODMOOR LAKEHOUSE ASSN INC	R-4	HOMEOWNERS ASSOCIATION
5	7111305005	WOODMOOR WATER & SANITATION	RR-5	POLITICAL SUBDIVISION
6	7111305034	VILLAGE AT MOOR-WOOD OWNERS ASSN	R-4	HOMEOWNERS ASSOCIATION
7	7114204018	TAHSK LLC	CC	RECREATION
8	7114205032	DUNES AT WOODMOOR HOMEOWNERS ASSN	R-4; PUD	HOMEOWNERS ASSOCIATION
9	7114207014	DUNES AT WOODMOOR HOMEOWNERS ASSN	R-4; PUD	HOMEOWNERS ASSOCIATION
10	7114208019	DUNES AT WOODMOOR HOMEOWNERS ASSN	PUD	HOMEOWNERS ASSOCIATION
11	7114205011	FORRISTAL JEFFREY	PUD	SINGLE FAMILY RES
12	7114205012	ILARRAZA ERIC	PUD	SINGLE FAMILY RES
13	7114205013	MATEA MELISSA	PUD	SINGLE FAMILY RES
14	7114205014	FRIEND EVA K	PUD	SINGLE FAMILY RES
15	7114205015	MCGOUGH ALBERT C	PUD	SINGLE FAMILY RES

ADJACENT PROPERTIES

REFERENCE NUMBER	PARCEL NUMBER	PARCEL OWNER	ZONING DESIGNATION	LAND USE
16	7114205016	TRASK CRAIG	PUD	SINGLE FAMILY RES
17	7114205017	HARRIS NATHAN P	PUD	SINGLE FAMILY RES
18	7114205018	FLORIA JOHN JR	PUD	SINGLE FAMILY RES
19	7114205019	KRAEMER MAX W	PUD	SINGLE FAMILY RES
20	7114205020	ULRICH DAN L	PUD	SINGLE FAMILY RES
21	7114205021	HAMILTON-SMITH DAVID	PUD	SINGLE FAMILY RES
22	7114109007	JONES JENNIFER KRISTEN	PUD	VACANT RESIDENTIAL LOTS
23	7114109008	SARGENT GREGORY LEE	PUD	SINGLE FAMILY RES
24	7114100015	WOODMOOR WATER & SANITATION	RR-5	POLITICAL SUBDIVISION
25	7114109034	BEACH AT WOODMOOR HOA	PUD	HOMEOWNERS ASSOCIATION
26	7114107019	CAMPBELL HOMES LLC	PUD	SINGLE FAMILY RES
27	7114107020	CASEY JEFFREY S	PUD	SINGLE FAMILY RES
28	7114107021	KANGAS GARY E JR	PUD	SINGLE FAMILY RES
29	7114107022	MAGILL ROBERT T	PUD	SINGLE FAMILY RES

7111400008_7114200041

PARCEL I:

THOSE PORTIONS OF THE SOUTH HALF OF SECTION 11, AND NORTH HALF OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH

P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THE BEACH AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 57 OF THE RECORDS

OF SAID COUNTY, SAID POINT BEING THE NORTHERLY RIGHT-OF-WAY OF LAKE WOODMOOR DRIVE AS PLATTED IN LAKE WOODMOOR

SUBDIVISION, RECORDED IN PLAT BOOK K2, AT PAGE 83 OF SAID RECORDS, THENCE SOUTHWESTERLY ON SAID NORTHERLY RIGHT-OF-WAY

LINE FOR THE FOLLOWING TWO (2) COURSES;

1) THENCE S66°23'04"W (ALL BEARINGS USED IN THIS DESCRIPTION ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE

NORTH QUARTER OF SAID SECTION 14 WHICH WAS ASSUMED TO BE N00°14'49"W AND MONUMENTED AS SHOWN HEREON) 104.65 FEET,

2) THENCE ON AN ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°38'31", A RADIUS OF 656.18 FEET, AND AN ARC LENGTH OF

110.42 FEET, TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2978, AT PAGE 921 OF SAID RECORDS; THENCE

ON THE NORTH AND WEST LINES OF SAID TRACT FOR THE FOLLOWING TWO (2) COURSES;

1) THENCE S89°54'47"W, 506.62 FEET

2) THENCE S00°10'26"E, 138.18 FEET; THENCE S89°54'47"W, 135.25 FEET TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND

DESCRIBED IN BOOK 2504 AT PAGE 642 OF SAID RECORDED; THENCE ON THE EAST AND NORTH LINES OF SAID TRACT FOR THE FOLLOWING

THREE (3) COURSES;

1) THENCE N00°14'49"W, 35.00 FEET

2) THENCE N60°45'21"W, 84.89 FEET

3) THENCE S45°02'34"W, 145.68 FEET; THENCE N61°56'00"W, 71.80 FEET TO A POINT ON THAT TRACT OF LAND DESCRIBED IN BOOK

2493 AT PAGE 669 OF SAID RECORDS, THENCE ON SAID TRACT FOR THE FOLLOWING THREE (3) COURSES;

1) THENCE N00°14'23"W, 59.00 FEET

2) THENCE N89°50'28"E, 65.00 FEET

3) THENCE N00°09'34"W, 70.00 FEET; THENCE N89°14'43"E, 60.95 FEET; THENCE N24°57'15"E, 93.94 FEET; THENCE N20°

18'33"E, 128.16 FEET; THENCE N11°03'47"E, 178.47 FEET; THENCE N13°47'22"E, 82.46 FEET; THENCE N00°14'49"W, 526.91

FEET TO A POINT ON THE EAST LINE OF THE DUNES AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 58 OF SAID RECORDS;

THENCE N08°19'12"E ON SAID EAST LINE, 134.84 FEET TO THE SOUTHEAST CORNER OF THE VACATION AND REPLAT OF THE PENINSULA AT

WOODMOOR AS RECORDED IN PLAT BOOK A3, AT PAGE 87 OF SAID RECORDS; THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID

PLAT FOR THE FOLLOWING THREE (3) COURSES;

1) THENCE N17°57'38"E, 121.87 FEET

2) THENCE N16°55'31", 244.59 FEET

3) THENCE N64°46'49"W 473.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODMOOR DRIVE OF LAKE WOODMOOR

TOWNHOUSES II AS RECORDED IN PLAT BOOK M2, AT PAGE 26 OF SAID RECORDS; THENCE N28°44'37"E ON SAID EASTERLY RIGHT-OF-WAY LINE, 306.16 FEET TO THE MOST WESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 2576, AT PAGE 259 OF SAID

RECORDS; THENCE ON THE SOUTHERLY LINE OF SAID TRACT FOR THE FOLLOWING FOUR (4) COURSES;

1) THENCE S06°40'17"E, 168.18 FEET

2) THENCE S35°01'05"E, 79.04 FEET

3) THENCE S66°35'26"E, 165.32 FEET

4) THENCE S69°24'48"E, 81.56 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF LAKE WOODMOOR TOWNHOUSES I AS RECORDED IN

PLAT BOOK L2, AT PAGE 1 OF SAID RECORDS; THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY LINES OF SAID PLAT FOR THE FOLLOWING

TWENTY SIX (26) COURSES;

1) THENCE S00°57'52"E, 13.85 FEET

2) THENCE N89°02'08"E, 35.06 FEET

3) THENCE S62°29'12"E, 48.07 FEET

- 4) THENCE S27°30'48"W, 85.12 FEET
- 5) THENCE S62°29'12"E, 105.15 FEET
- 6) THENCE N27°30'48"E, 70.10 FEET
- 7) THENCE S62°29'12"E, 69.10 FEET
- 8) THENCE N27°30'48", 104.15 FEET
- 9) THENCE S62°29'12"E, 43.06 FEET
- 10) THENCE N27°30'48"E, 79.12 FEET
- 11) THENCE S62°29'12"E, 70.10 FEET
- 12) THENCE N27°30'48"E, 50.07 FEET
- 13) THENCE S62°29'12"E, 17.00 FEET
- 14) THENCE S27°30'48"W, 3.00 FEET
- 15) THENCE S62°29'12"E, 16.00 FEET
- 16) THENCE N27°30'48"E, 16.02 FEET
- 17) THENCE N62°29'12"W, 16.00 FEET
- 18) THENCE S27°30'48"W, 3.00 FEET
- 19) THENCE N62°29'12"W, 17.00 FEET
- 20) THENCE N27°30'48"E, 60.09 FEET
- 21) THENCE N62°29'12"W, 53.08 FEET
- 22) THENCE N27°30'48"E, 15.00 FEET
- 23) THENCE N62°29'12"W, 51.07 FEET
- 24) THENCE S27°30'48"W, 15.00 FEET
- 25) THENCE N62°29'12"W, 51.07 FEET
- 26) THENCE N27°30'48"E, 78.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE WATERSIDE CONDOMINIUMS SUBDIVISION AS

RECORDED IN CONDOMINIUM BOOK 2, AT PAGE 47 OF SAID RECORDS. THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY PLAT

BOUNDARY LINES FOR THE FOLLOWING THIRTY (30) COURSES;

- 1) THENCE S62°23'55"E, 9.00 FEET
- 2) THENCE N27°29'19"E, 22.99 FEET

- 3) THENCE S62°30'41"E, 18.99 FEET
- 4) THENCE N27°29'19"E, 50.98 FEET
- 5) THENCE N62°30'41"W, 12.99 FEET
- 6) THENCE N27°29'19"E, 34.98 FEET
- 7) THENCE N62°30'41"W, 16.99 FEET
- 8) THENCE N27°29'19"E, 21.99 FEET
- 9) THENCE N62°30'41"W, 35.51 FEET
- 10) THENCE N02°11'06"W, 22.99 FEET
- 11) THENCE N87°48'54"E, 15.99 FEET
- 12) THENCE N02°11'06"W, 34.98 FEET
- 13) THENCE N87°48'54"E, 12.99 FEET
- 14) THENCE N02°11'06"W, 50.98 FEET
- 15) THENCE S87°48'54"W, 17.99 FEET
- 16) THENCE N02°11'06"W, 17.99 FEET
- 17) THENCE S87°48'54"W, 23.99 FEET
- 18) THENCE N02°11'06"W, 50.43 FEET
- 19) THENCE S62°31'05"E, 18.99 FEET
- 20) THENCE N27°8'55"E, 50.97 FEET
- 21) THENCE N62°31'05"W, 12.99 FEET
- 22) THENCE N27°28'55"E, 34.98 FEET
- 23) THENCE N62°31'05"W, 16.99 FEET
- 24) THENCE N27°28'55"E, 21.99 FEET
- 25) THENCE N62°31'05"W, 50.98 FEET
- 26) THENCE N27°28'55"E, 26.99 FEET
- 27) THENCE N18°31'09"W, 17.08 FEET
- 28) THENCE S88°48'30"W, 24.73 FEET
- 29) THENCE N04°46'34"E, 133.57 FEET
- 30) THENCE N37°21'44"W, 251.37 FEET TO THE SOUTHWESTERLY CORNER OF THE COVE AT WOODMOOR CONDOMINIUMS AS RECORDED

IN CONDOMINIUM BOOK 1, AT PAGE 79 OF SAID RECORDS; THENCE ON THE SOUTHERLY BOUNDARY OF SAID PLAT S89°24'06"E, 235.00

FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE COVE AT WOODMOOR AS RECORDED IN PLAT BOOK V2, AT PAGE 59 OF SAID

RECORDS; THENCE ON THE SOUTHERLY BOUNDARY OF SAID PLAT N77°47'16"E, 406.79 FEET TO THE SOUTHEAST CORNER OF SAID PLAT;

THENCE S32°35'05"W, 198.00 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF LAKE WOODMOOR SUBDIVISION AS RECORDED

IN PLAT BOOK K2, AT PAGE 83 OF SAID RECORDS; THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING

SIXTEEN (16) COURSES;

1) THENCE S19°16'55"W, 61.27 FEET

2) THENCE S04°20'04"W, 122.77 FEET

3) THENCE S11°39'47"E, 433.76 FEET

4) THENCE S15°37'26"W, 110.50 FEET

5) THENCE S07°27'18"W, 115.96 FEET

6) THENCE S16°18'15"E, 88.96 FEET

7) THENCE S65°39'51"E, 142.92 FEET

8) THENCE N76°08'06"E, 79.97 FEET

9) THENCE N45°30'45"E, 142.99 FEET

10) THENCE N66°16'43"E, 58.89 FEET

11) THENCE S13°26'18"W, 243.85 FEET

12) THENCE S08°21'30"E, 95.54 FEET

13) THENCE S20°18'54"E, 108.94 FEET

14) THENCE S09°00'08"W, 343.79 FEET

15) THENCE S33°47'02"W, 261.85 FEET

16) THENCE S79°36'24"E, 32.13 FEET TO THE MOST NORTHERLY CORNER OF THE BEACH AT WOODMOOR AS RECORDED IN PLAT BOOK

V2, AT PAGE 57 OF SAID RECORDS; THENCE ON THE WESTERLY BOUNDARY OF SAID PLAT FOR THE FOLLOWING FIVE (5) COURSES;

1) THENCE S42°22'15"W, 179.70 FEET

- 2) THENCE S61°24'10"W, 199.67 FEET
- 3) THENCE S08°24'50"W, 129.9 FEET
- 4) THENCE S39°25'19"W, 149.97 FEET
- 5) THENCE S35°06'49"E, 211.34 FEET TO THE POINT OF BEGINNING.

PARCEL II:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY,

COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF WOODMOOR DRIVE AS PLATTING LAKE WOODMOOR

SUBDIVISION, RECORDED IN PLAT BOOK K2, AT PAGE 83 OF THE RECORDS OF SAID COUNTY AND THE NORTH LINE OF THAT TRACT OF LAND

DESCRIBED IN BOOK 2978, AT PAGE 921 OF SAID RECORDS; THENCE N66°23'04"E (ALL BEARINGS USED IN THIS DESCRIPTION ARE

RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14 WHICH WAS ASSUMED TO BE

N00°14'49"W AND MONUMENTED AS SHOWN HEREON) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WOODMOOR DRIVE, 110.25 FEET;

THENCE S35°06'49"E, 53.75 FEET TO A POINT ON THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2978, AT PAGE 921 OF

SAID RECORDS; THENCE S89°54'47"W ON SAID NORTH LINE, 131.93 FEET TO THE POINT OF BEGINNING.

PARCEL III:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL

PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, COMMUNITY PARK SUBDIVISION AS PLATTED IN SAID EL PASO COUNTY AND

RECORDED IN PLAT BOOK E-3 AT PAGE 45 IN THE RECORDS THEREOF;

THENCE S22°29'22"E, ALONG THE EASTERLY LINE OF SAID LOT, 60.00 FEET TO THE POINT OF BEGINNING (SAID EASTERLY LINE BEING

MONUMENTED WITH ½" REBAR WITH PLASTIC CAP "NHPQ #2682");

THENCE CONTINUING S22°29'22"E, ALONG SAID EASTERLY LINE, AND THE EXTENSION THEREOF, 186.31 FEET

THENCE N74°54'49"E, 130.61 FEET

THENCE N22°29'22"W, 150.00 FEET

THENCE S89°48'57"W, 140.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

7114107034

TRACT B,

THE BEACH AT WOODMOOR, FILING NO. 1,

COUNTY OF EL PASO,

STATE OF COLORADO.

7114112001_7114112002

LOTS 1 AND 2, AND TRACT A,
BROOKMOOR OFFICE PARK,
COUNTY OF EL PASO,
STATE OF COLORADO.

7114205030

TRACT A, THE DUNES AT WOODMOOR, FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO