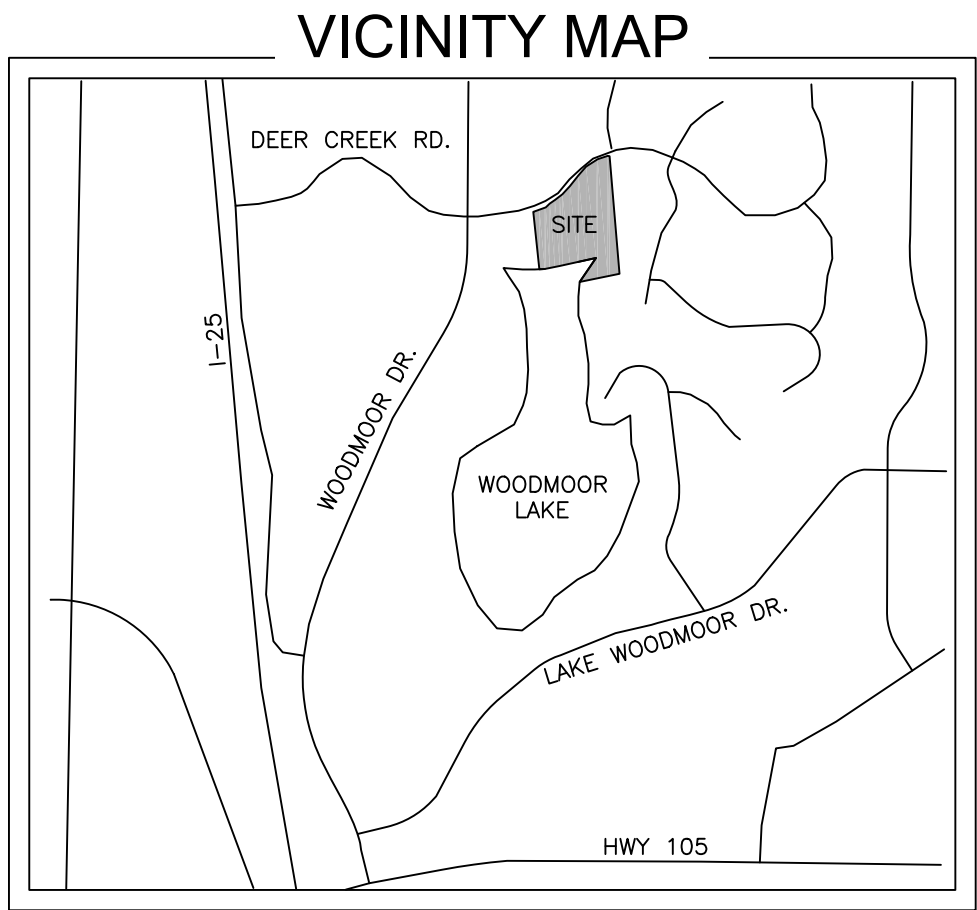


FINAL PLAT
NORTH BAY AT LAKE WOODMOOR
A REPLAT OF A PORTION OF A PORTION OF THE COVE AT WOODMOOR
TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

That Lake Woodmoor Holdings, LLC, a Colorado limited liability company, being the owners of the following described tracts of land to wit:

Parcel E (E1 & E2): The Cove
Those portions of The Cove at Woodmoor recorded June 20, 1972 in Plat Book V2 at Page 59 and of the Southeast Quarter of Section 11, Township 11 South, Range 67 West of the 6th Principal Meridian, El Paso County, Colorado, described as follows:

Basis of Bearings: The East line of the following described property, monumented at its northerly end with a rebar & cap, pls 2682 and at its South end with a #4 rebar. Said line bears South 04 degrees 31 minutes 13 seconds east.

Beginning at the northwest corner of Lake Woodmoor recorded November 22, 1968 in Plat Book K2 at Page 83;
Thence South 04 degrees 31 minutes 13 seconds East along the westerly line of said subdivision 805.58 feet to an angle point in said line;
Thence South 76 degrees 52 minutes 00 seconds West continuing along said line 270.50 feet to an angle point in the easterly line of the parcel described in Warranty Deed recorded June 26, 2001 at Reception No. 201088802;
Thence North 33 degrees 16 minutes 26 seconds East along said easterly line 198.00 feet to the southeast corner of said Cove at Woodmoor;
Thence South 78 degrees 28 minutes 37 seconds West along the South line of said Cove at Woodmoor and along the northerly line of said parcel described in Warranty Deed recorded June 26, 2001 at Reception No. 201088802 a distance of 381.79 feet to the southeast corner of The Cove at Woodmoor Condominiums recorded December 19, 1974 in Plat Book 1 at Page 79 (the following four courses are along the easterly line of said The Cove at Woodmoor condominiums);
1) North 09 degrees 11 minutes 13 seconds West, 201.02 feet;
2) North 00 degrees 23 minutes 42 seconds East, 50.00 feet;
3) North 89 degrees 36 minutes 18 seconds West, 8.32 feet;
4) North 07 degrees 40 minutes 16 seconds West, 133.33 feet to the southerly line of Deer Creek Road, the same being the northerly line of said the Cove at Woodmoor;
Thence northeasterly along said northerly line, along a non-tangential curve concave to the northwest, said curve having a central angle of 29 degrees 10 minutes 40 seconds, a radius of 742.00 feet, for an arc length of 377.86 feet (the center of said curve bears North 23 degrees 04 minutes 14 seconds west) to a point of reverse curve;
Thence northeasterly along a tangential curve concave to the southeast, said curve having a central angle of 35 degrees 08 minutes 38 seconds, a radius of 508.69 feet, for an arc length of 285.38 feet to the point of beginning.

Containing a calculated area of 314,874 square feet (7.22850 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of **NORTH BAY AT LAKE WOODMOOR**. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owners expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owner _____ Date _____

By:

Title:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

Acknowledged before me this ____ day of _____, 20____ by

(Name)

My commission expires _____

Witness my hand and official seal _____
Notary Public

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, a duly registered 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 the date of survey shown hereon, 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 said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

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

I attest the above on this ____ day of _____, 20____.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

Dirty Woman Creek	Drainage & Bridge Fee's		Fee
	Fee per Impervious Acre	Impervious Acre	
Drainage Basin Fee:	\$26,695	1.47	\$36,572
Bridge Fee:	\$1,460	1.37	\$2,000
Total:			\$38,572

FEES:

School Fee: _____

Park Fee: _____

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed in my office on this ____ day of _____ ,

20____, A.D., and was recorded at Reception Number _____ of the records of El Paso County, Colorado.

El Paso County Clerk and Recorder

NOTES:

1. This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Guarantee Company, File No. SCB55121649-3 with an effective date of 06/30/2026 at 5:00 P.M.

2. Basis of bearings is the geodetic bearing of the south line of the property, monumented as shown and assumed to bear South 89 degrees 58 minutes 10 seconds West.

3. Portions of this property are located within Zone X (areas determined to be outside the 500-year floodplain) and Zone AE (Regulatory Floodway) as established by FEMA per FIRM panel 08041C0276G, effective date, December 7, 2018. No structures or fences are permitted within designated Floodplain.

4. All structural foundations shall be located and designed by a professional engineer, currently licensed in the State of Colorado.

5. The following reports have been submitted in association with the preliminary plan or final plat for this subdivision and are on file at the County Development Services Department; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report.

6. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

7. Easements are hereby platted in the locations as shown on sheets 3 & 4 of this plat. The sole responsibility for the surface maintenance of easements is hereby vested with the individual property owners unless otherwise noted.

8. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the endangered species act. Particularly as it relates to the listed species (e.g., preble's meadows jumping mouse).

9. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

10. No driveway shall be established unless an access permit has been granted by El Paso County.

11. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

12. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the subdivision improvements agreement between the Applicant/Owner and El Paso County as recorded under Reception Number _____ in the office of the Clerk and Recorder of El Paso County, Colorado, or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County land development code and engineering criteria manual. any such alternative collateral must be approved by the board of County Commissioners or, if permitted by the subdivision improvements agreement, by the development services department director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. this plat restriction may be removed or rescinded by the board of County Commissioners or, if permitted by the subdivision improvements agreement, by the development services department director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso board of County Commissioners of all improvements required to be constructed and completed in accordance with said subdivision improvements agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the subdivision improvements agreement.

13. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 25-377), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on Plat notes to ensure that a title search would find the fee obligation before sale of property.

14. The property is subject to a Flood Line Easement Agreement recorded as Reception No. 209087237.

15. The property is subject to a Water Storage Agreement recorded at Book 2542, Page 781.

16. Tract A shall be utilized as PRIVATE ACCESS, PRIVATE & PUBLIC UTILITIES, DRAINAGE, LANDSCAPING. Ownership and maintenance of Tract A shall be vested to NORTH BAY AT LAKE WOODMOOR HOA.

17. 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.

18. The linear units used in this drawing are U.S. Survey feet.

19. Approval of this replat vacates all prior plats for the area described by this replat.

20. No additional structures or fences beyond what is shown in the PUD Development plan for North Bay at Lake Woodmoor under File No. PUD252 are permitted within designated "Floodplain" or "Park and Open Space".

21. The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

22. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. 18-4-508.

23. This Plat is regulated by a P.U.D. Development Plan as recorded under reception no. _____ of the records of El Paso County and as amended (PUD252).

24. The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

25. Natural gas service is provided by "Black Hills Energy". Electric service is provided by "Mountain View Electric Association, Inc."

26. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder.

27. NOTICE: This property will be included within a special taxing district, _____, created for the purpose of _____. Special taxing districts are subject to a general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyers should familiarize themselves with this potentiality and ramifications thereof.

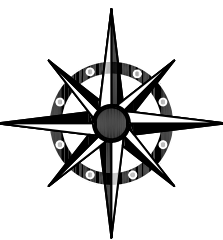
28. Water and wastewater services for this subdivision are provided by the Woodmoor Water & Sanitation District No. 1, subject to the District's rules, regulations, and specifications.

29. Soil and geologic hazard note: A geologic hazard evaluation entitled "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation Update - North Bay at Woodmoor," prepared by CTL Thompson (latest revision date March 11, 2026), is available in the North Bay at Lake Woodmoor File No. SF263. The report identifies that "no geologic hazards were identified that we believe preclude development of the site. Geologic hazards identified on this parcel include expansive or very hard, shallow bedrock, shallow groundwater, erosion potential, flood potential, and regional issues of seismicity and naturally occurring radioactive materials. These conditions can be mitigated with engineering design and construction methods commonly employed in the area."

30. No direct access is allowed for Lot 1 to Deer Creek Road.

PCD FILE NO: SF263

REVISIONS:		PROJECT NO.	25210
1	07/10/26 County & Client comments.	DATE:	JANUARY 23, 2026
		DRAWN BY:	JMJ
		CHECKED BY:	MSJ
		SHEET:	1 OF 3



COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM
INFO@SURVEYINGCOLORADO.COM

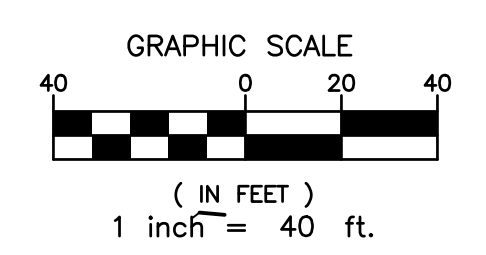
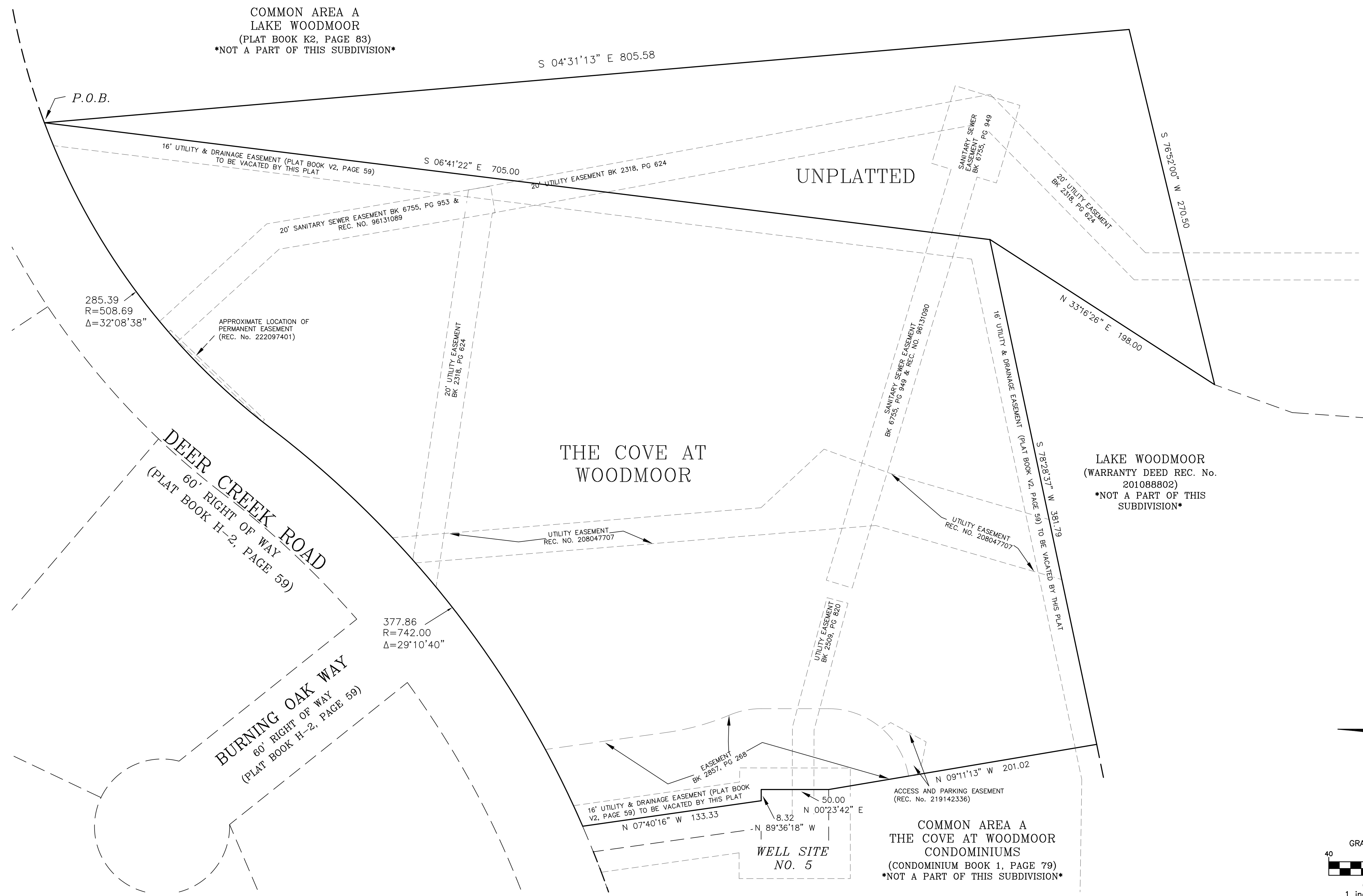
OWNER INFO:

LAKE WOODMOOR HOLDINGS, LLC
9450 FEDERAL DRIVE, SUIT 200
COLORADO SPRINGS, CO 80921
TEL: (719) 314-7737
CONTACT: MIKE RUEBENSON

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RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

AS CURRENTLY EXISTING

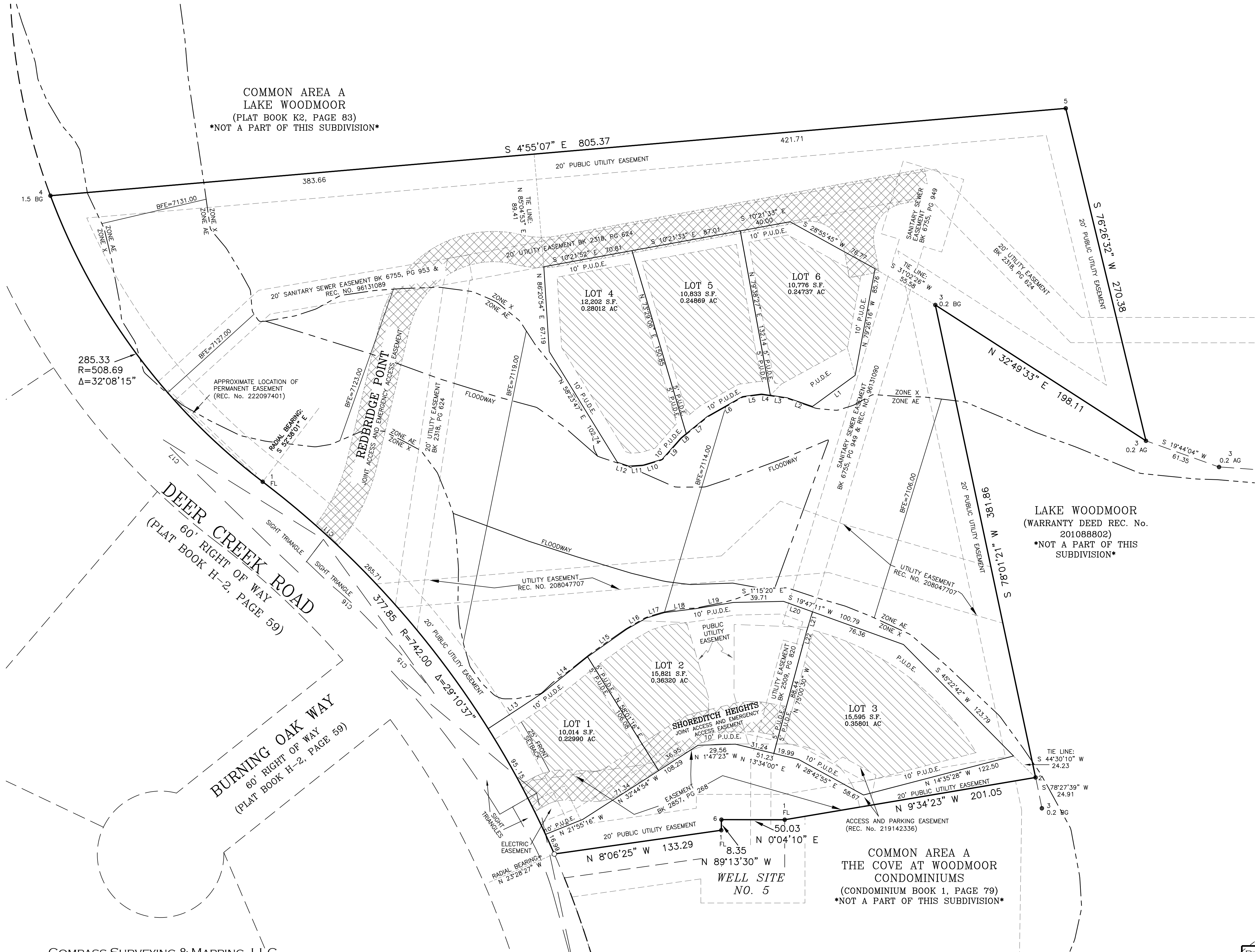


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		SHEET:	2 OF 3

FINAL PLAT
NORTH BAY AT LAKE WOODMOOR

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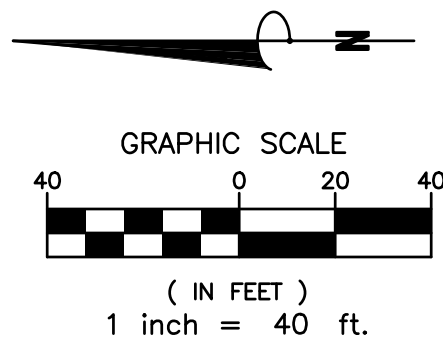
AS RE-PLATTED



LINE	BEARING	DISTANCE
L1	N 36°03'39" W	41.71
L2	N 18°51'50" E	21.09
L3	N 8°28'55" E	13.52
L4	N 8°28'55" E	7.07
L5	N 7°40'04" W	15.09
L6	N 29°30'54" W	31.82
L7	N 39°01'54" W	21.66
L8	N 39°01'54" W	5.41
L9	N 48°46'00" W	22.55
L10	N 16°41'21" W	15.60
L11	N 4°04'02" W	11.41
L12	N 18°21'06" E	9.51
L13	S 33°19'16" E	51.96
L14	S 38°49'42" E	45.11
L15	S 35°08'52" E	37.96
L16	S 29°42'01" E	17.83
L17	S 16°29'18" E	14.84
L18	S 7°14'19" E	24.93
L19	S 9°23'42" E	30.03
L20	S 19°47'11" W	24.43
L21	N 73°06'23" W	15.91
L22	N 74°32'07" W	11.71
L23	N 89°51'56" W	37.12
L24	N 73°40'01" E	43.78
L25	N 1°47'23" W	8.35
L26	N 13°34'00" E	19.71
L27	S 87°11'01" W	14.68
L28	N 5°10'39" E	29.57
L29	N 45°21'22" W	12.39
L30	S 74°09'06" W	22.48

LEGEND

- SET 2" MAG NAIL WITH 1-1/2" ALUMINUM WASHER MARKED "CSAM LLC, PLS 32439" FLUSH WITH GROUND
- 1 FOUND REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "CLSI, PLS 32439" GRADE AS NOTED
- 2 FOUND NAIL WITH 1-1/2" ALUMINUM WASHER MARKED "CLSI, PLS 32439" FLUSH WITH GROUND
- 3 FOUND REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 4842" GRADE AS NOTED
- 4 FOUND REBAR WITH 1" YELLOW PLASTIC CAP MARKED "PLS 2682" GRADE AS NOTED
- 5 FOUND #4 REBAR, 0.1 ABOVE GROUND
- 6 FOUND REBAR WITH 1" BLUE PLASTIC CAP, ILLEGIBLE FLUSH WITH GROUND
- AG ABOVE GROUND
- BG BELOW GROUND
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- BUILDING ENVELOPE
- JOINT ACCESS & EMERGENCY EASEMENT



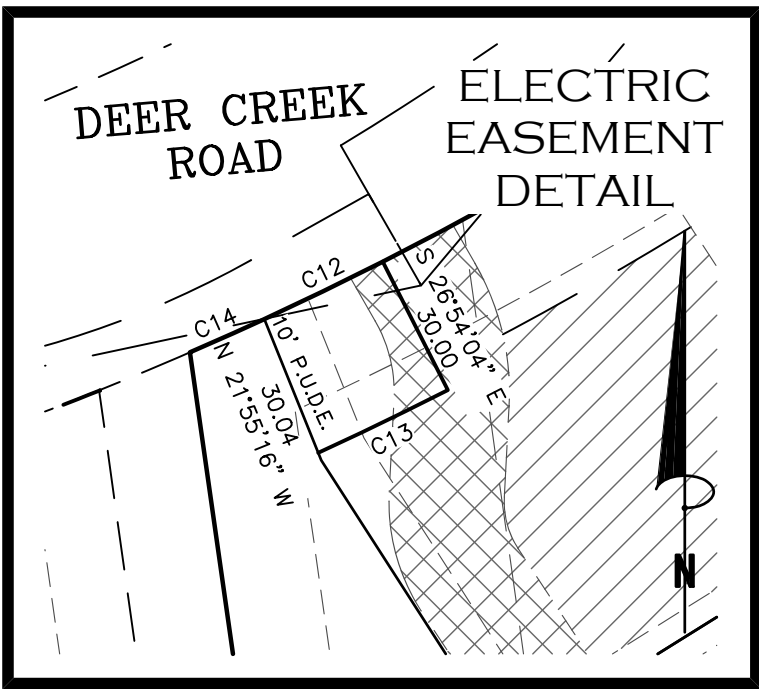
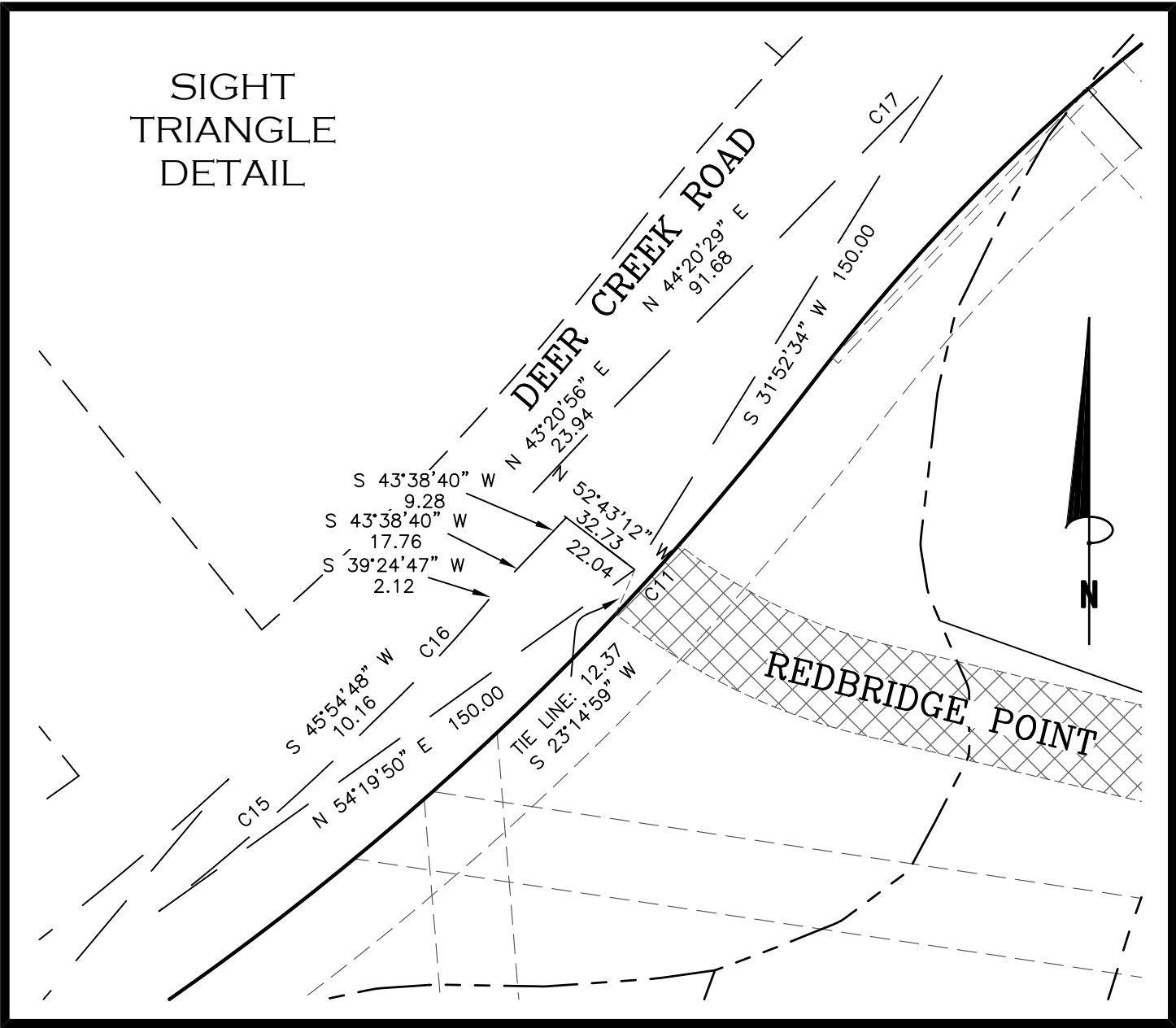
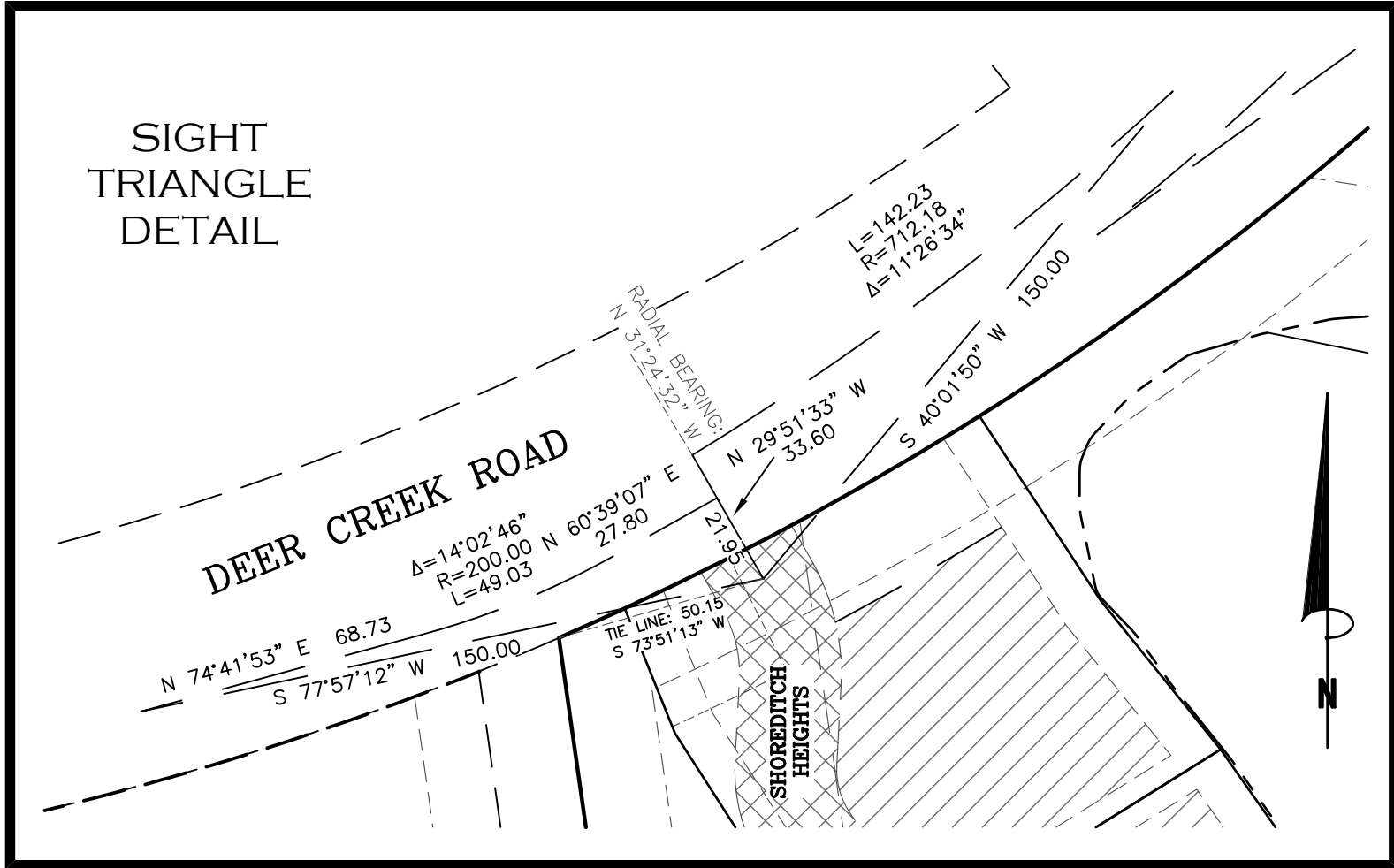
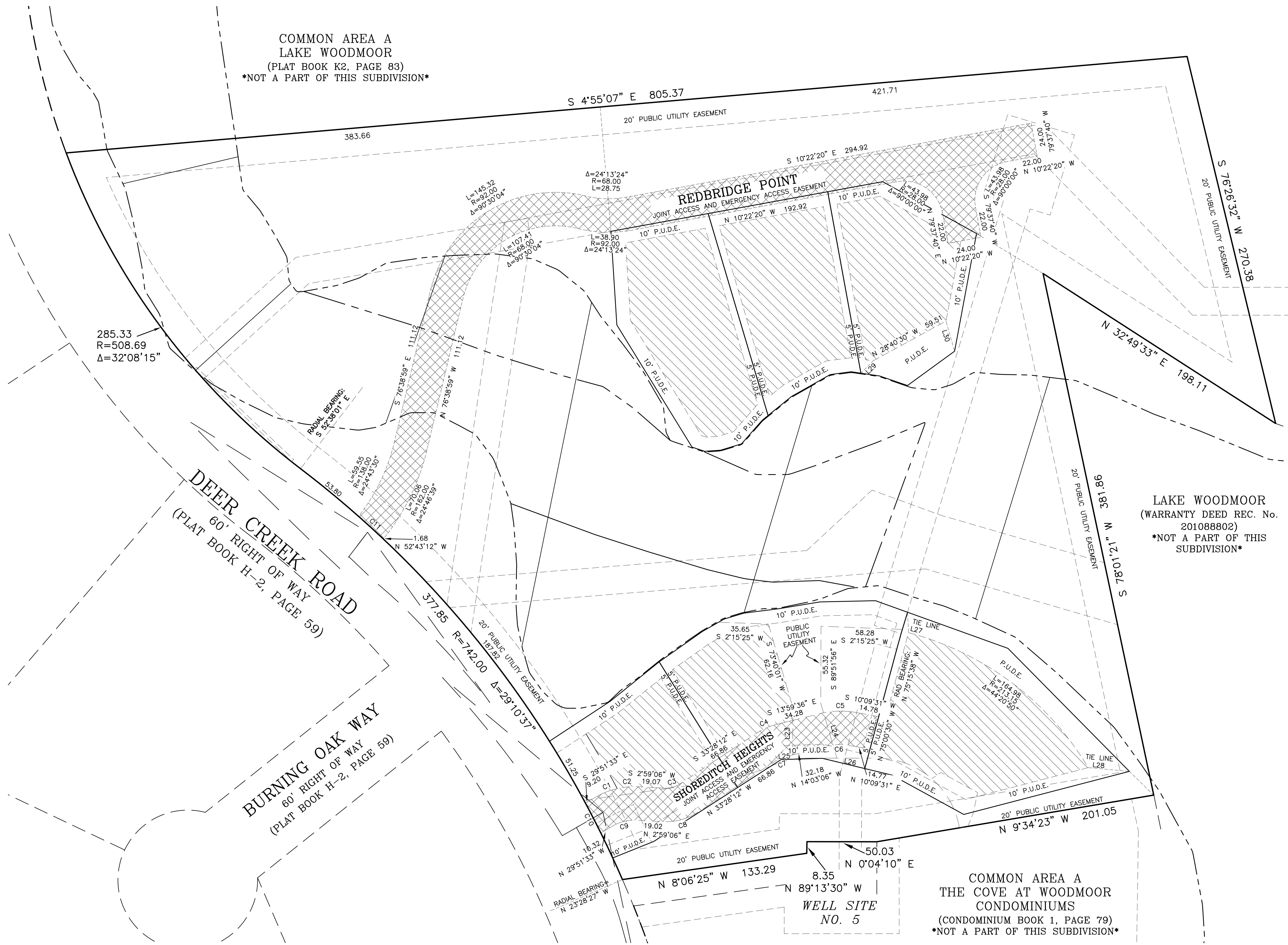
PCD FILE No: SF263

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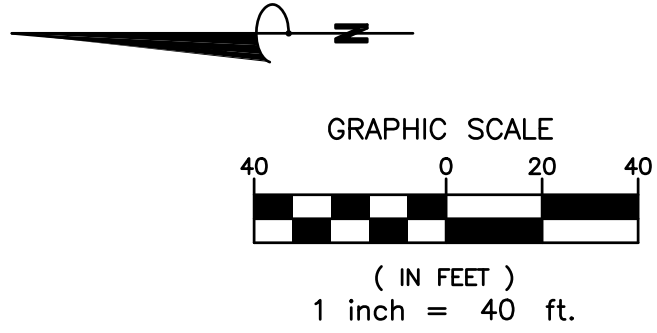
EASEMENTS AND SITE TRIANGLES



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING-IN
C1	54.40	15.97	16°48'57"	S 60°08'27" W
C2	53.05	14.94	16°07'59"	S 76°57'24" W
C3	18.04	11.39	36°10'53"	S 87°00'54" E
C4	41.97	14.21	19°24'00"	S 56°31'48" W
C5	62.74	26.14	23°52'04"	S 77°56'38" W
C6	38.00	16.06	24°12'37"	N 79°50'29" W
C7	17.97	6.09	19°25'06"	S 75°56'54" W
C8	41.78	26.71	36°38'01"	N 56°31'48" E
C9	29.74	17.12	32°59'06"	N 87°00'54" W
C10	735.37	24.03	1°52'19"	N 26°18'43" W
C11	742.00	24.09	1°51'38"	N 46°38'12" W
C12	742.00	27.39	2°06'54"	N 24°47'10" W
C13	772.00	30.00	2°13'55"	N 26°54'04" W
C14	742.00	16.99	1°18'43"	N 23°28'27" W
C15	614.81	72.32	6°47'43"	N 44°51'44" W
C16	305.41	63.06	6°12'06"	N 50°24'48" W
C17	705.39	34.88	2°50'00"	S 46°13'28" E

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L1	N 36°03'39" W	41.71
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