

WOODMEN HILLS FILING No. 7H

A REPLAT OF LOT 4, WOODMEN HILLS FILING No. 7
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
 TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
 EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That T-Bone Construction, Inc., a Colorado corporation, being the owner of the following described tract of land to wit:

Lot 4, Woodmen Hills Filing No. 7, recorded at Reception Number 99062124, El Paso County, Colorado

Containing a calculated area of 71,315 square feet (1.63717 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 **WOODMEN HILLS FILING No. 7H**. 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.

Michael Thibault as President of T-Bone Construction, Inc. a Colorado corporation

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

Acknowledged before me this _____ day of _____, 2020 by Michael Thibault as President of T-Bone Construction, Inc. a Colorado corporation

My commission expires _____

Witness my hand and official seal _____
 Notary Public

LIEN HOLDER:

_____, has executed this instrument this _____ day of _____, 2020, A.D.

By: _____ as _____ of _____

NOTARIAL:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2019, by _____ as _____ of _____

Witness my hand and seal _____

Address _____

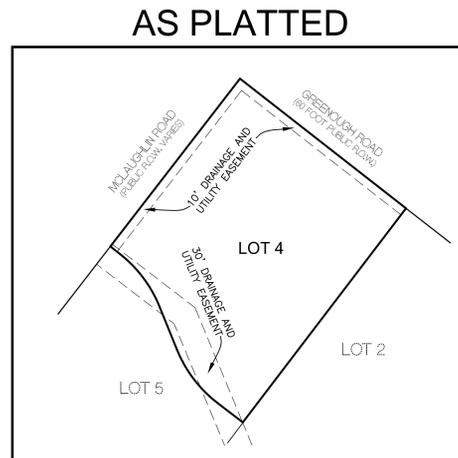
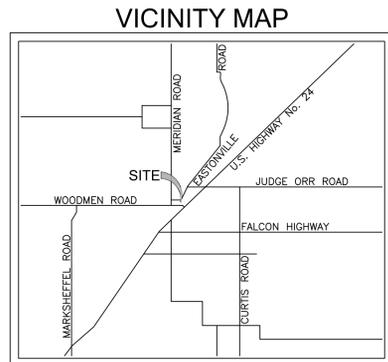
My Commission expires _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

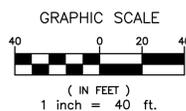
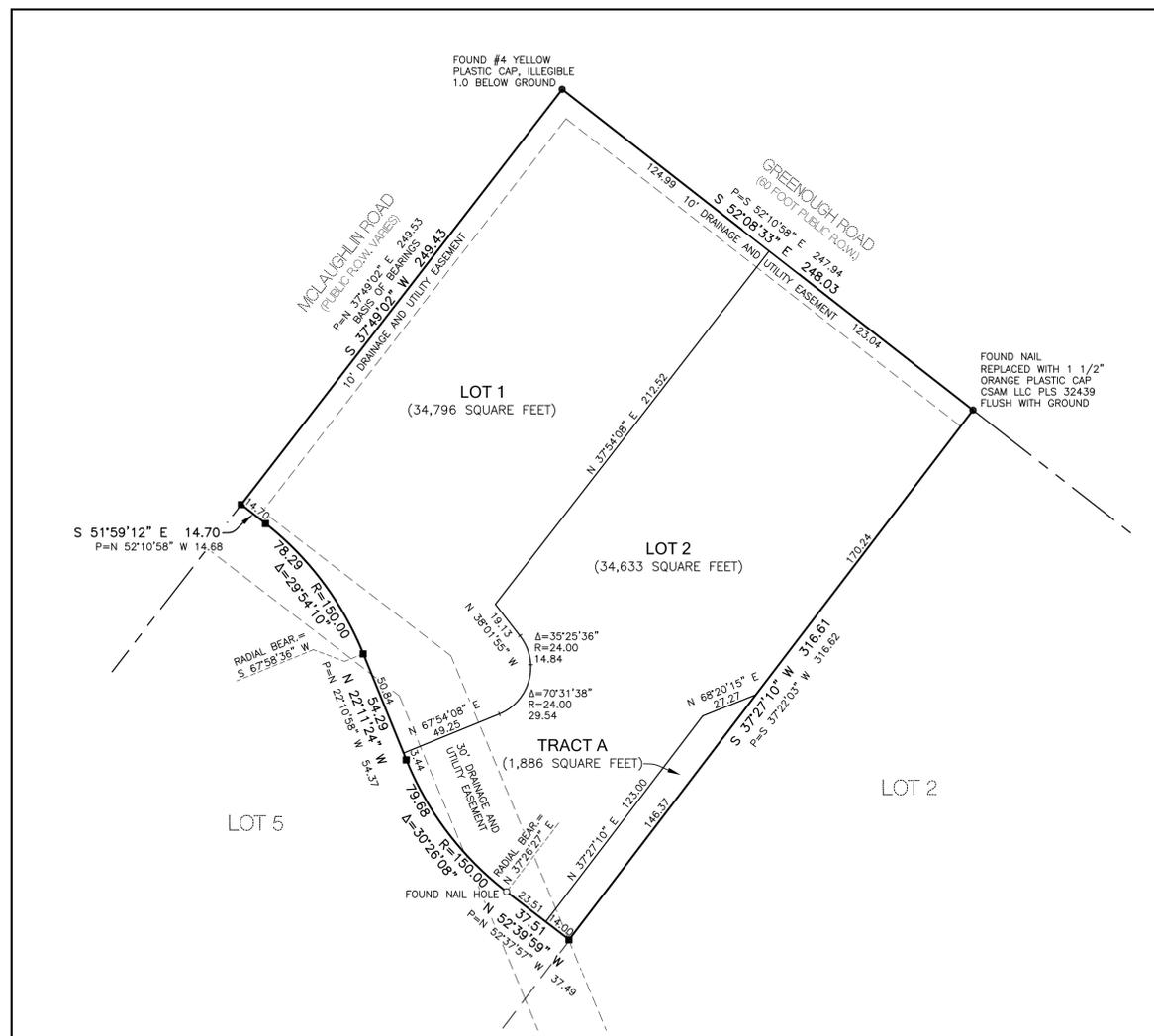
This plat for **WOODMEN HILLS FILING No. 7H** was approved for filing by the El Paso County Board of County Commissioners on the _____ day of _____, 2020, subject to any notes specified hereon and any conditions included in the resolution of approval.

 Chair, Board of County Commissioners

 Date



AS REPLATTED



COMPASS SURVEYING & MAPPING, LLC
 3249 WEST CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 719-354-4120
 WWW.CSAMLLC.COM

NOTES:

- - Denotes found monument, marked as noted
 - - Denotes found 1 1/2" washer, PLS 38284, flush with ground
 - - Denotes set nail & washer, PLS 32439, flush with ground
 - P= - Denotes platted bearing, angle or distance.
 - (1263) - Denotes street address.
- 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 the recorded plat.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear North 37 degrees 49 minutes 02 seconds East.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0553G, effective date, December 7, 2018.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- The water and sewer provider is the Woodmen Hills Metropolitan District.
- Unless otherwise indicated all lot lines adjacent to public rights-of-way are hereby platted with a 10 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow or runoff shall not be placed in drainage ways.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- The approval of this replat vacates all prior plats for the area described by this replat.
- No driveway shall be established unless an access permit has been granted by El Paso County Development Services.
- The following reports are on file with the Development Services Department: Drainage Report, Soils and Geology Report, Water Resources Report, Wastewater Treatment Report.
- This plat is subject to the Declaration of Easements with Covenants and Restrictions for Woodmen Hills Filing No. 7 recorded at Reception Number 99062123.

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 full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

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

I attest the above on this _____ day of _____, 2020.

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

RECORDING:

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2020, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____
 Deputy

SURCHARGE: _____

FEE: _____

PCD FILE No. _____

REVISIONS:		
1	6/17/20	New lot configuration.
2	9/11/20	New lot configuration.

PROJECT No. 20087
 JUNE 9, 2020
 SHEET 1 OF 1