

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 lots, a tract and easements as shown hereon under the name and subdivision of **WOODMEN HILLS FILING No. 12**. 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 } SS
COUNTY OF EL PASO }

Acknowledged before me this _____ day of _____, 2021 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 _____, 2021, A.D.

By: _____, as _____ of _____

NOTARIAL:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

Acknowledged before me this _____ day of _____, 2021, by _____ as _____ of _____

My commission expires _____

Witness my hand and seal _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for **WOODMEN HILLS FILING No. 12** was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2021, subject to any notes specified hereon and any conditions included in the resolution of approval.

The previous plat in entirety is vacated and amended for the areas described by 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. 99062124.

Chair, Board of County Commissioners _____ Date _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

This plat for **WOODMEN HILLS FILING No. 12** was approved for filing by the El Paso County, Colorado Planning and Development Department Director on the _____ day of _____, 2021, subject to any notes or conditions specified hereon.

Planning and Community Development Director _____ Date _____

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

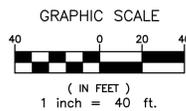
I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2021, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: _____ Deputy

SURCHARGE: _____

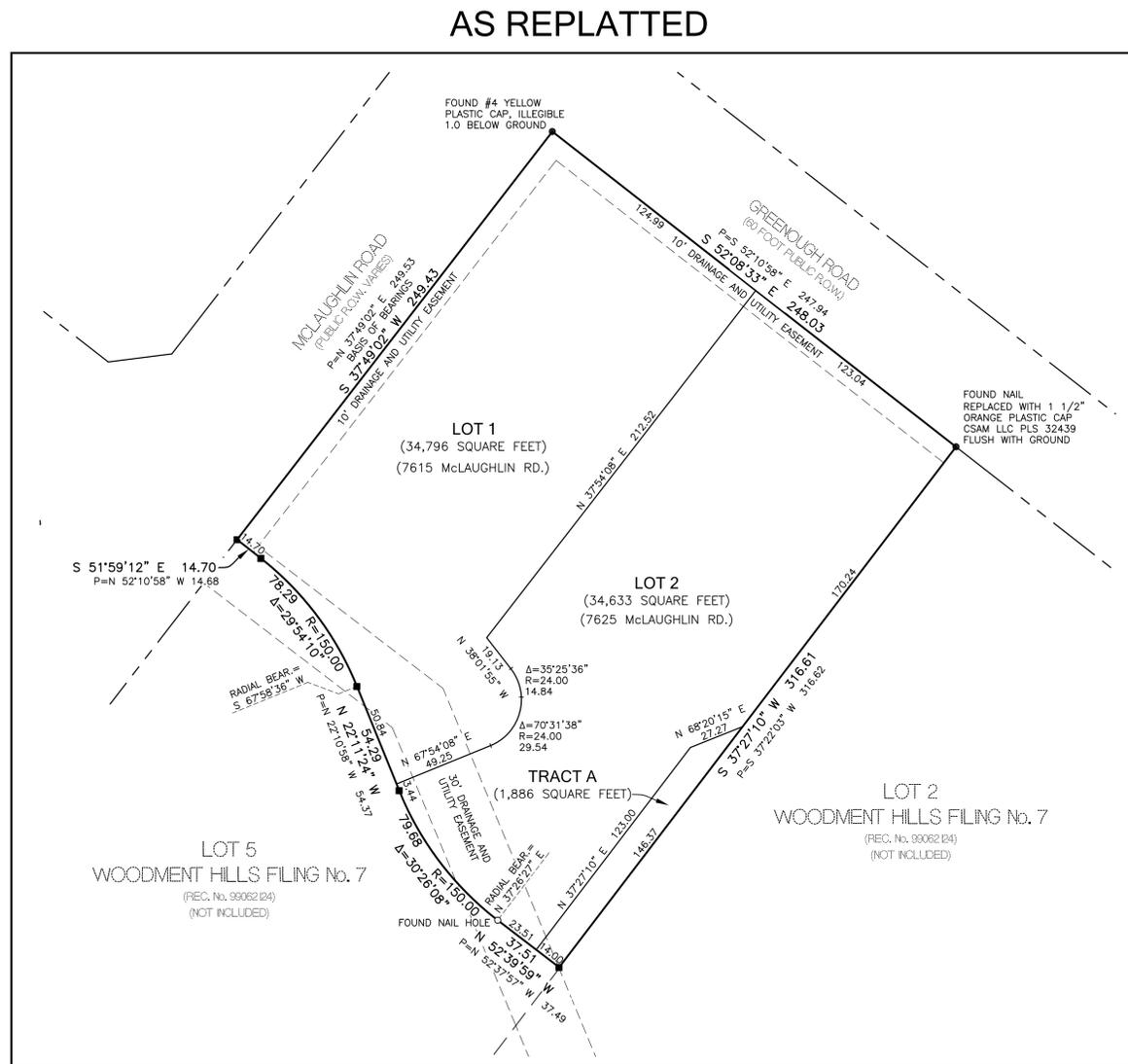
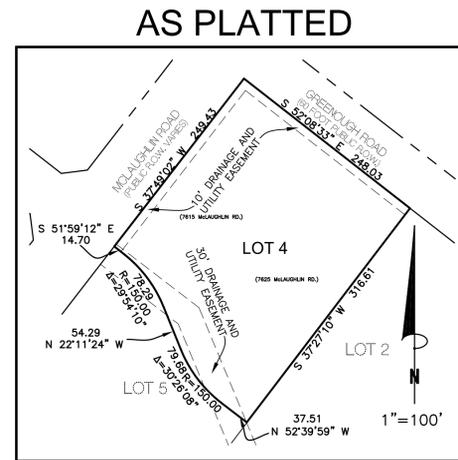
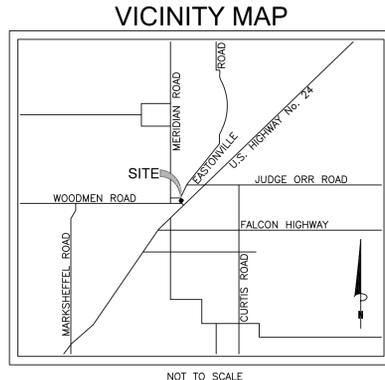
FEE: _____
COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLCC.COM



WOODMEN HILLS FILING No. 12

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

LOTS	
LOT 1	0.79881 ACRE
LOT 2	0.79506 ACRE
TRACT A	0.04330 ACRE
TOTAL	1.63717 ACRES



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 a Commitment For Title Insurance prepared by Land Title Guarantee Company and Old Republic National Title Insurance Company, Order No. SCB55088998, with an effective date of September 8, 2020.
- 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 side, front, and rear lot lines are hereby platted with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 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. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. 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.
- No direct access shall be granted to McLaughlin Road. ← **add Greenough Road**
- The following reports are on file with the Development Services Department: Drainage Report, Soils and Geology Report, Water Resources Report, Wastewater Treatment Report.
- The 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 Meadow Jumping Mouse).
- The subdivider agree(s) on behalf of him/herself and any successors and assigns 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. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. 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 disclose the fee obligation before sale of the property. This property is located within the Woodmen Hills Metropolitan District.
- This plat is subject to the Declaration of Easements with Covenants and Restrictions for Woodmen Hills Filing No. 7 recorded at Reception Number 220014745.
- Tract A is for a future drive-thru lane and until deeded to the adjoiner is to be owned and maintained by the developer.
- This property is subject to an easement granted to Mountain View Electric Association (Book 2053 at Page 539). The exact location is not set forth therein.
- Tract A is for a future drive-thru lane. Tract A shall be non-buildable until such time it is sold and combined with the adjacent lot to the east.

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 _____, 2021.

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

REVISIONS:	
1	6/17/20 New lot configuration.
2	9/11/20 New lot configuration.
3	11/20/20 County comments.
4	1/25/21 County comments.

PCD FILE No. SF-20-022

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