




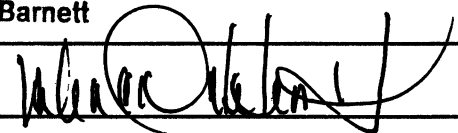
RATIFICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS that Mortgage Electronic Registration Systems, Inc., As Beneficiary, As Nominee for United Wholesale Mortgage, Its Successor and Assigns by virtue of that certain Deed of Trust to the Public Trustee of El Paso County, Colorado recorded at Reception Number 220136751 of the records of said County, do hereby ratify and confirm the vacation and replat of Lots 304 and 305 of Woodlake Filing No. 1, as recorded in Plat Book A-3 at Page 65 of records of El Paso County, Colorado titled **Woodlake Filing 1A** on file with the El Paso County Planning and Community Development as File No. VR-20-009.

Mortgage Electronic Registration Systems Inc., As Beneficiary, As Nominee for United Wholesale Mortgage, Its Successor and Assigns

By: 
Colleen Barnett

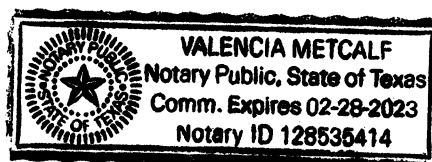
The Foregoing instrument was acknowledge before me this 3 day of February, 2021 by Colleen Barnett



Notary Public Valencia Metcalf

My Commission expires FEB 28 2023 ~~FEB 28 2023~~

UWM 0667774368 Vignery



**Lindsay Darden**

From: Rebekah Allen <beckya@pprbd.org>
Sent: Tuesday, December 29, 2020 8:25 AM
To: Survey Mike; Brent Johnson; jeffrey Vignery
Cc: Lindsay Darden
Subject: RE: Woodlake Filing No 1A Plat
Attachments: AD06003 SOFTWOOD 122820.pdf

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

See Stamped plat attached. Let me know if you have any questions or concerns.

Becky

Please see the following link for Electronic plan submittal help.

<https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/Helpful%20Plan%20Submittal%20Links%209-14-20.pdf>

Becky Allen

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-799-2707 W: pprbd.org



From: Survey Mike <FoxfireOne@outlook.com>

Sent: Monday, December 28, 2020 9:03 PM

To: Rebekah Allen <beckya@pprbd.org>; Brent Johnson <brent@pprbd.org>; jeffrey Vignery <j_vignery@hotmail.com>

Subject: FW: Woodlake Filing No 1A Plat

Brent, Becky A,

Please move this file forward in Amy's absence. Thank you.

Warm regards,

Mike Compton, PLS

719-640-3024

Foxfireone@outlook.com

From: Survey Mike
Sent: Monday, December 28, 2020 9:00 PM
To: jeffrey Vignery; Amy Vanderbeek
Subject: RE: Woodlake Filing No 1A Plat

As requested

Warm regards,
Mike Compton, PLS
719-640-3024
Foxfireone@outlook.com

From: jeffrey Vignery
Sent: Thursday, December 24, 2020 9:59 AM
To: Amy Vanderbeek
Cc: Survey Mike
Subject: Re: Woodlake Filing No 1A Plat

Mike,

Can you please provide Amy an updated electronic copy of the plat with the below information when you get a chance? If you could get it to her early next week that would be great. Thank you and Merry Christmas to you both.

Jeff

From: Amy Vanderbeek <amy@pprbd.org>
Sent: Wednesday, December 23, 2020 3:26 PM
To: jeffrey Vignery <j_vignery@hotmail.com>
Cc: Survey Mike <FoxfireOne@outlook.com>
Subject: RE: Woodlake Filing No 1A Plat

The addresses are required to be on each lot. Lot 304-15735, lot 305-15755 Softwood Road.

Amy Vanderbeek
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2930 E: Amy@pprbd.org W: 719-327-2953

Please see the following link for Electronic plan submittal help.
<https://www.pprbd.org/File/Resources/Downloads/ResidentialHandout/Helpful%20Plan%20Submittal%20Links%209-14-20.pdf>



From: jeffrey Vignery <j_vignery@hotmail.com>
Sent: Tuesday, December 22, 2020 11:35 AM
To: Amy Vanderbeek <amy@pprbd.org>
Cc: Survey Mike <FoxfireOne@outlook.com>
Subject: Woodlake Filing No 1A Plat

Amy,

Good morning, I am providing you the attached electronic plat for Woodlake Filing No. 1A per direction from Lindsay Darden. It is my understanding that you will review and provide a digital stamp and email the final plat back to me. I hope you have a Merry Christmas and Happy New Year.

Thank you,
Jeff Vignery

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A VACATION AND REPLAT OF LOTS 304 AND 305, WOODLAKE FILING NO. 1
15735 & 15755 SOFTWOOD ROAD, ELBERT, CO, 80106

SOUTHWEST QUARTER, SECTION 30, TOWNSHIP 11 SOUTH, RANGE 64 WEST, 6TH P.M.
EL PASO COUNTY, COLORADO

[illegible]

LEGAL DESCRIPTION
LOT 34 AND LOT 35, WOODS LAKE PL. AND N.G., A COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4-A-3 AT PAGE 64 OF THE REORDER OF EL PASO COUNTY
OWNER'S CERTIFICATE

THE UNDERGROUND BEING THE OWNERS OF THE DESCRIBED LANDS, HAVE CAUSED SAID PARCELS TO BE SURVEYED, VACATED AND REPLATED INTO TWO LOTS AND EASEMENTS AS SHOWN ON THE ATTACHED MAP. THIS MAP IS DRAWN TO A FEED SCALE AS INDICATED AND ACCURATELY SET FORTH HEREON. THIS PLAN IS DRAWN TO A FEED SCALE AS INDICATED AND ACCURATELY SET FORTH HEREON. SAID VACATION AND REPLAT OF LOTS 30 AND 31A, WOODLARK FILING NO. 11, EL PASO COUNTY, COLORADO, THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC PURPOSE.

BREASTFEEDING AND COMMUNITY CHILD GENETIC RISK

SURVEYOR'S STATEMENT

I, MICHAEL R. COMPTON, A DAILY 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 BY ME ON JUNE 30, 2006. THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1 IN 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.

MICHAEL R COMPTON, PLS NO 25361

FOR AND ON BEHALF OF ROYALBONE LLC

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE AND 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 CERTIFICATION SHOWN HEREON.

PCD FILE # VR-20-009

FOXFIREONE LLC

MICHAEL R COMPTON
REGISTERED LAND SURVEYOR

REGISTERED LAND SURVEYOR
1811 KOSHARE AVE, COLORADO SPRINGS, COLORADO, 80904
719.640.2024

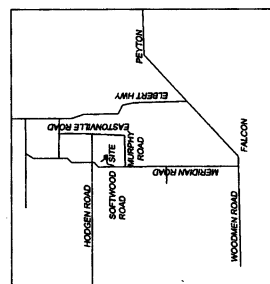
719-040-3024

16726 & 16755 SOETWOOD ROAD ELBERT CO 80106
WOODLAKE FILING NO. 1A

SITIA TE

SOUTHWEST 1/4 SECTION 30, T11S, R64W

REVISED NOVEMBER 9, 2020 SCALE: 1"=100' JOB NUMBER: AD06003



VICINITY MAP

