

VACATION AND REPLAT LOTS 304 AND 305, WOODLAKE FILING NO. 1  
CLOSURE REPORT  
9/28/2020

Name: LOT 304A

End North: 1374491.6902' East: 3177368.2262'

Segment #1 : Curve

Length: 62.23' Radius: 330.00'  
Delta: 10° 48' 17" Tangent: 31.21'  
Chord: 62.14' Course: N17° 37' 43"E  
Course In: N66° 58' 08"W Course Out: S77° 46' 25"E  
RP North: 1374620.7964' East: 3177064.5297'  
End North: 1374550.9121' East: 3177387.0451'

Segment #2 : Line

Course: N88° 37' 23"E Length: 361.32'  
North: 1374559.5946' East: 3177748.2607'

Segment #3 : Line

Course: N79° 41' 54"E Length: 238.34'  
North: 1374602.2171' East: 3177982.7587'

Segment #4 : Line

Course: N61° 27' 11"E Length: 157.88'  
North: 1374677.6646' East: 3178121.4445'

Segment #5 : Line

Course: S39° 28' 55"E Length: 293.12'  
North: 1374451.4273' East: 3178307.8205'

Segment #6 : Line

Course: S47° 16' 00"W Length: 362.50'  
North: 1374205.4394' East: 3178041.5570'

Segment #7 : Line

Course: N66° 58' 05"W Length: 731.65'  
North: 1374491.6933' East: 3177368.2291'

Perimeter: 2207.04' Area: 218355.24 Sq. Ft.

**Error Closure: 0.0042 Course: N43° 11' 55"E**  
**Error North: 0.00309 East: 0.00290**

**Precision 1: 525464.29**

Name: LOT 305A

End North: 1374550.9102' East: 3177387.0445'

Segment #1 : Curve

Length: 187.58' Radius: 330.00'  
Delta: 32° 34' 05" Tangent: 96.40'  
Chord: 185.06' Course: N4° 03' 28"W  
Course In: N77° 46' 25"W Course Out: N69° 39' 30"E  
RP North: 1374620.7959' East: 3177064.5295'  
End North: 1374735.5063' East: 3177373.9493'

Segment #2 : Line

Course: N55° 38' 22"E Length: 542.32'  
North: 1375041.5911' East: 3177821.6356'

Segment #3 : Line

Course: S39° 28' 55"E Length: 471.52'  
North: 1374677.6602' East: 3178121.4446'

Segment #4 : Line

Course: S61° 27' 11"W Length: 157.88'  
North: 1374602.2127' East: 3177982.7587'

Segment #5 : Line

Course: S79° 41' 54"W Length: 238.34'  
North: 1374559.5901' East: 3177748.2608'

Segment #6 : Line

Course: S88° 37' 23"W Length: 361.32'  
North: 1374550.9076' East: 3177387.0451'

Perimeter: 1958.95' Area: 219915.21 Sq. Ft.

**Error Closure: 0.0026 Course: S12° 21' 09"E**  
**Error North: -0.00256 East: 0.00056**

**Precision 1: 752476.92**

## EXHIBIT A LEGAL DESCRIPTION

### **“PARCEL A” VIGNERY TO GOIN**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LOT 305 IN WOODLAKE FILING NO. 1 AS RECORDED IN PLAT BOOK A-3 AT PAGE 65 OF THE EL PASO COUNTY RECORDS, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF LOT 305 FROM WHICH THE SOUTHEASTERLY CORNER OF LOT 305, COMMON WITH LOT 304 IN SAID WOODLAKE FILING NO. 1 BEARS NORTH 55°38'22" EAST A DISTANCE OF 335.15 FEET;

THENCE CONTINUE ON SAID SOUTHEASTERLY LINE, SOUTH 55°38'22" WEST A DISTANCE OF 188.78 FEET;

THENCE NORTH 73°54'47" WEST A DISTANCE OF 253.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 305 BEING ON THE EASTERLY RIGHT OF WAY LINE OF SOFTWOOD DRIVE;

THENCE ON SAID EASTERLY RIGHT OF WAY LINE AND ON A NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 22.23 FEET, SAID CURVE HAS A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 3°51'34" AND A LONG CHORD THAT BEARS NORTH 14°09'22" EAST;

THENCE DEPARTING FROM SAID LINE EASTERLY RIGHT OF WAY LINE NORTH 88°37'23" EAST A DISTANCE OF 361.32 FEET;

THENCE NORTH 79°41'54" EAST A DISTANCE OF 33.54 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS USED HEREIN ARE RELATIVE TO THE NORTHEASTERLY LINE OF SAID LOT 305, MONUMENTED BY A ½" REBAR AT BOTH ENDS. SAID LINE BEARS NORTH 39°28'55" WEST

SAID “PARCEL A” CONTAINS 21733 SQUARE FEET OR 0.50 ACRES MORE OR LESS.

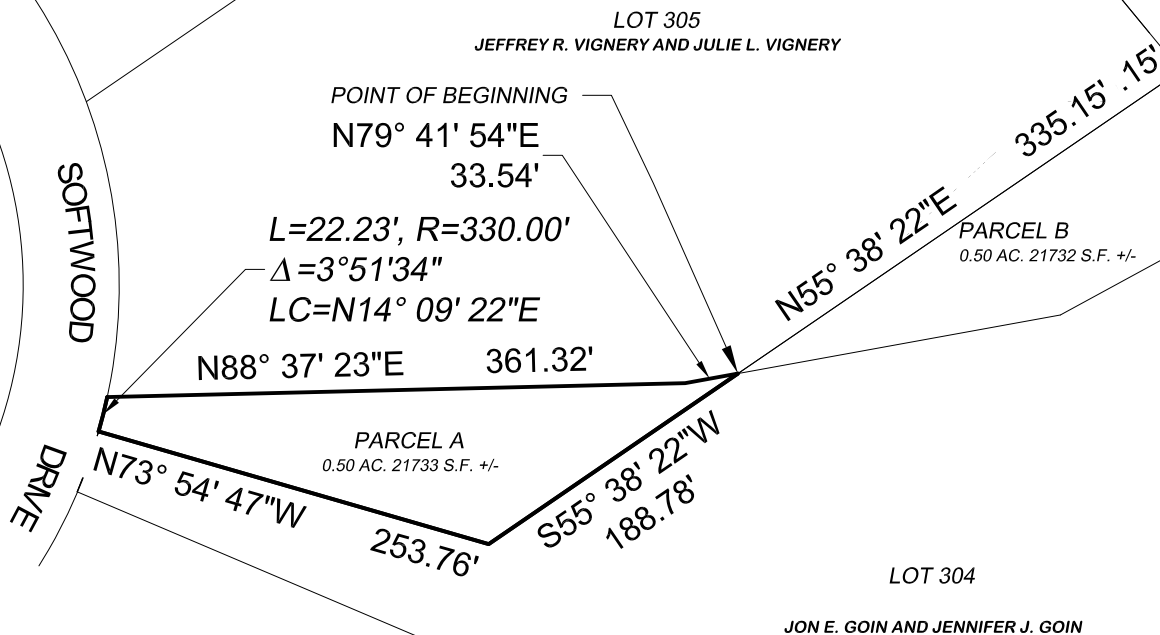
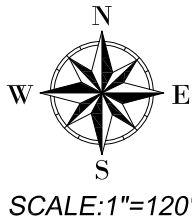
THE PRECEDING LEGAL DESCRIPTION WAS PREPARED BY MICHAEL R. COMPTON, PLS 25361 ON BEHALF OF FOXFIREONE LLC.



MICHAEL R. COMPTON, PLS 25361

# EXHIBIT B

"PARCEL A" VIGNERY TO GOIN  
A PORTION OF LOT 305 WOODLAKE FILING NO. 1  
EL PASO COUNTY, COLORADO



## SURVEYORS STATEMENT

THIS "EXHIBIT B" SKETCH IS INTENDED TO ILLUSTRATE "EXHIBIT A" LEGAL DESCRIPTION. IF "EXHIBIT B" CONTRADICTS OR CREATES AMBIGUITIES WITH "EXHIBIT A" THEN THE LEGAL DESCRIPTION WILL BE DEEMED CORRECT.

BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 305, WOODLAKE FILING NO. 1 AND MONUMENTED AT EACH END BY A  $\frac{1}{2}$ " REBAR. SAID LINE BEARS NORTH 39°28'55" WEST ACCORDING TO THE PLAT OF WOODLAKE FILING NO.1 RECORDED IN PLAT BOOK A-3 AT PAGE 65 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EXHIBIT A LEGAL DESCRIPTION AND EXHIBIT B SKETCH WERE PREPARED BY ME AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

MICHAEL R. COMPTON, PLS 25361  
FOR AND ON BEHALF OF FOXFIREONE, 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.

PREPARED: AUGUST 20, 2020

SCALE: 1"=120'

FIELD WORK: MRC DRAWN: MRC

PROJECT NUMBER: AD6003

**FOXFIREONE, LLC**  
PROFESSIONAL LAND SURVEYORS  
COLORADO SPRINGS, CO  
719-640-3024



## EXHIBIT A LEGAL DESCRIPTION

### **“PARCEL B” GOIN TO VIGNERY**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING A PORTION OF LOT 304 IN WOODLAKE FILING NO. 1 AS RECORDED IN PLAT BOOK A-3 AT PAGE 65 OF THE EL PASO COUNTY RECORDS, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 304 COMMON WITH LOT 305 AND 310 IN SAID WOODLAKE FILING NO. 1;

THENCE SOUTH 55°38'22" WEST ON THE NORTHWESTERLY LINE OF LOT 304 A DISTANCE OF 335.15 FEET:

THENCE DEPARTING FROM SAID LINE NORTH 79°41'54" EAST A DISTANCE OF 204.80 FEET;

THENCE NORTH 61°27'11" EAST A DISTANCE OF 157.88 FEET TO THE NORTHEASTERLY LINE OF LOT 304;

THENCE NORTH 39°28'55" WEST ON SAID NORTHEASTERLY LINE A DISTANCE OF 99.88 FEET TO THE POINT OF BEGINNING.

ALL BEARINGS USED HEREIN ARE RELATIVE TO THE NORTHEASTERLY LINE OF SAID LOT 305, MONUMENTED BY A ½" REBAR AT BOTH ENDS. SAID LINE BEARS NORTH 39°28'55" WEST

SAID “PARCEL B” CONTAINS 21732 SQUARE FEET OR 0.50 ACRES MORE OR LESS.

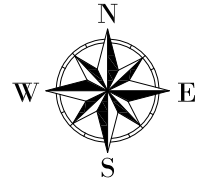
THE PRECEDING LEGAL DESCRIPTION WAS PREPARED BY MICHAEL R. COMPTON, PLS 25361 ON BEHALF OF FOXFIREONE LLC.



MICHAEL R. COMPTON, PLS 25361

# EXHIBIT B

"PARCEL B" GOIN TO VIGNERY  
A PORTION OF LOT 304 WOODLAKE FILING NO. 1  
EL PASO COUNTY, COLORADO



SCALE: 1"=120'

POINT OF BEGINNING

LOT 305

JEFFREY R. VIGNERY AND JULIE L. VIGNERY

N39° 28' 55" W  
99.88'

335.15'

S55° 38' 22" W

PARCEL B

0.50 AC. 21732 S.F. +/-

N79° 41' 54" E  
204.80'

N61° 27' 11" E  
157.88'

PARCEL A

0.50 AC. 21733 S.F. +/-

LOT 304

JON E. GOIN AND JENNIFER J. GOIN

SOFTWOOD  
DRIVE



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BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 305, WOODLAKE FILING NO. 1 AND MONUMENTED AT EACH END BY A 1/2" REBAR. SAID LINE BEARS NORTH 39°28'55" WEST ACCORDING TO THE PLAT OF WOODLAKE FILING NO.1 RECORDED IN PLAT BOOK A-3 AT PAGE 65 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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FOR AND ON BEHALF OF FOXFIREONE, LLC.

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