

WOODLAKE FILING NO.1A

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

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

GENERAL NOTES:

- BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 305, WOODLAKE FILING 1 AND MONUMENTED AS SHOWN
- LINEAR UNITS USED IN THIS SURVEY ARE U.S. SURVEY FEET.
- DATE OF PREPARATION: JUNE 30, 2020
- SITE IS LOCATED IN FEMA DESIGNATED FLOOD ZONE X PER FIRM PANEL NO. 08041C0340G, EFFECTIVE 01/27/2018
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY FOXFIREONE LLC. TO DETERMINE OWNERSHIP OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHTS-OF-WAY AND TITLE OF RECORD, FOXFIREONE LLC RELIED UPON ORDER NO. 33335UTC, DATED FEBRUARY 05, 2015 PREPARED BY UNIFIED TITLE COMPANY AND ORDER NO. 99089961, DATED AUGUST 13, 1999 PREPARED BY STEWART TITLE OF COLORADO SPRINGS
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- 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 OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS. DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- THE ADDRESSES (15755) EXHIBIT ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTIONS AND ARE SUBJECT TO CHANGE.
- 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).
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER(S) AGREE(S) ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE RESOLUTION (RESOLUTION NO. 18-471), 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 SOLE PURSUANT TO THE LAND OR THE PROPERTY.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- EASEMENTS 10 FEET IN WIDTH FOR DRAINAGE AND UTILITY PURPOSES ARE HEREBY REPLATTED ON ALL SIDE AND REAR LOT LINES. THE AS-PLATTED EASEMENT ALONG THE LINE COMMON TO LOTS 304 AND 305 IS HEREBY VACATED.
- THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THE REPLAT
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED SEPTEMBER 5, 1974 IN BOOK 2703 AT PAGE 755 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

KNOW ALL MEN BY THESE PRESENTS:

THAT JEFFREY R. VIGNERY AND JULIE L. VIGNERY, BEING THE OWNERS OF LOT 305, WOODLAKE FILING NO. 1, AND JON E. GOIN AND JENNIFER J. GOIN, BEING THE OWNERS OF LOT 304, WOODLAKE FILING NO. 1, ALL IN THE COUNTY OF EL PASO, STATE OF COLORADO TO WIT:

LEGAL DESCRIPTION

LOT 304 AND LOT 305, WOODLAKE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A-3 AT PAGE 65 OF THE RECORDS OF EL PASO COUNTY.

OWNERS CERTIFICATE

THE UNDERSIGNED BEING THE OWNERS OF THE DESCRIBED LANDS, HAVE CAUSED SAID PARCELS TO BE SURVEYED, VACATED AND REPLATTED INTO TWO LOTS AND EASEMENTS AS SHOWN HEREON. THIS PLAT IS DRAWN TO A FIXED SCALE AS INDICATED AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID PARCEL AND THE LOCATION OF SAID LOTS AND EASEMENTS. SAID PARCEL, SO PLATTED, SHALL HENCEFORTH BE KNOWN AS "WOODLAKE FILING NO. 1, A VACATION AND REPLAT OF LOTS 304 AND 305, WOODLAKE FILING NO. 1", EL PASO COUNTY, COLORADO. THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC PURPOSES.

JEFFREY R. VIGNERY JULIE L. VIGNERY
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE DEDICATION HEREON WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____
2020,
BY JEFFREY R. VIGNERY AND JULIE L. VIGNERY
WITNESS MY HAND AND OFFICIAL SEAL: DATE: MY COMMISSION EXPIRES: NOTARY:

JON E. GOIN JENNIFER J. GOIN
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE DEDICATION HEREON WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____
2020,
BY JON E. GOIN AND JENNIFER J. GOIN.
WITNESS MY HAND AND OFFICIAL SEAL: DATE: MY COMMISSION EXPIRES: NOTARY:

PLANNING AND COMMUNITY DEVELOPMENT

THIS PLAT FOR WOODLAKE FILING NO. 1A WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE DAY OF ____ 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AMENDMENT/LOT LINE ADJUSTMENT, 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 # ____.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S STATEMENT

I, MICHAEL R. COMPTON, 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 BY ME ON JUNE 30, 2020; 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 FOXFIREONE LLC

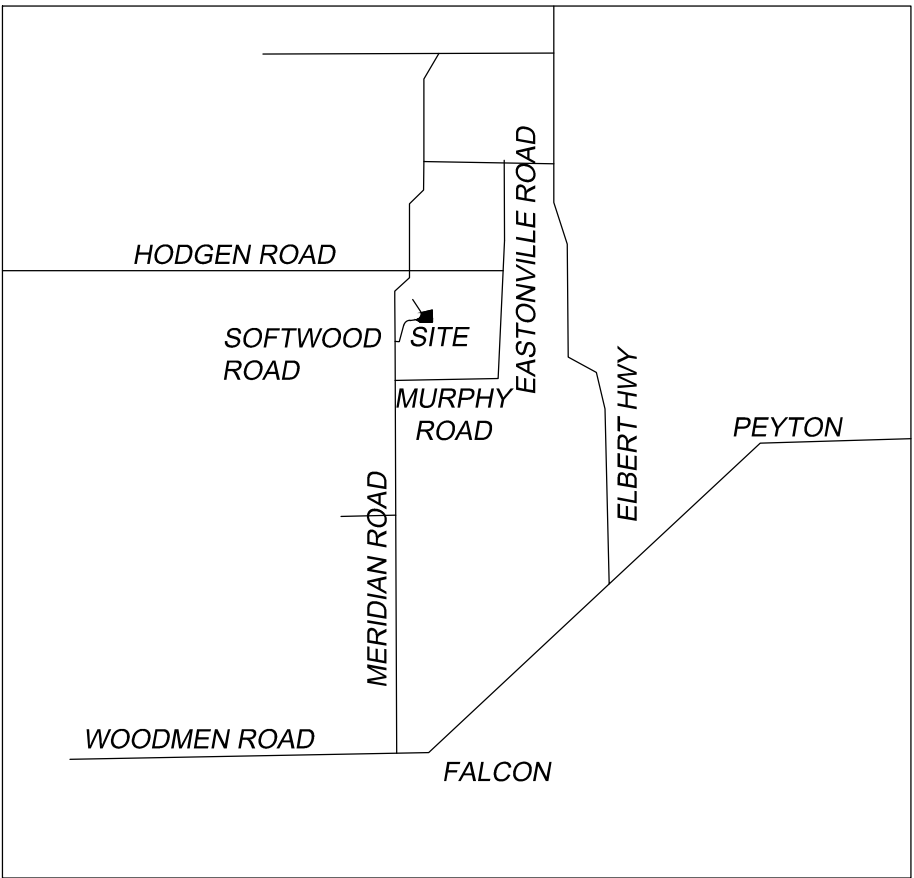
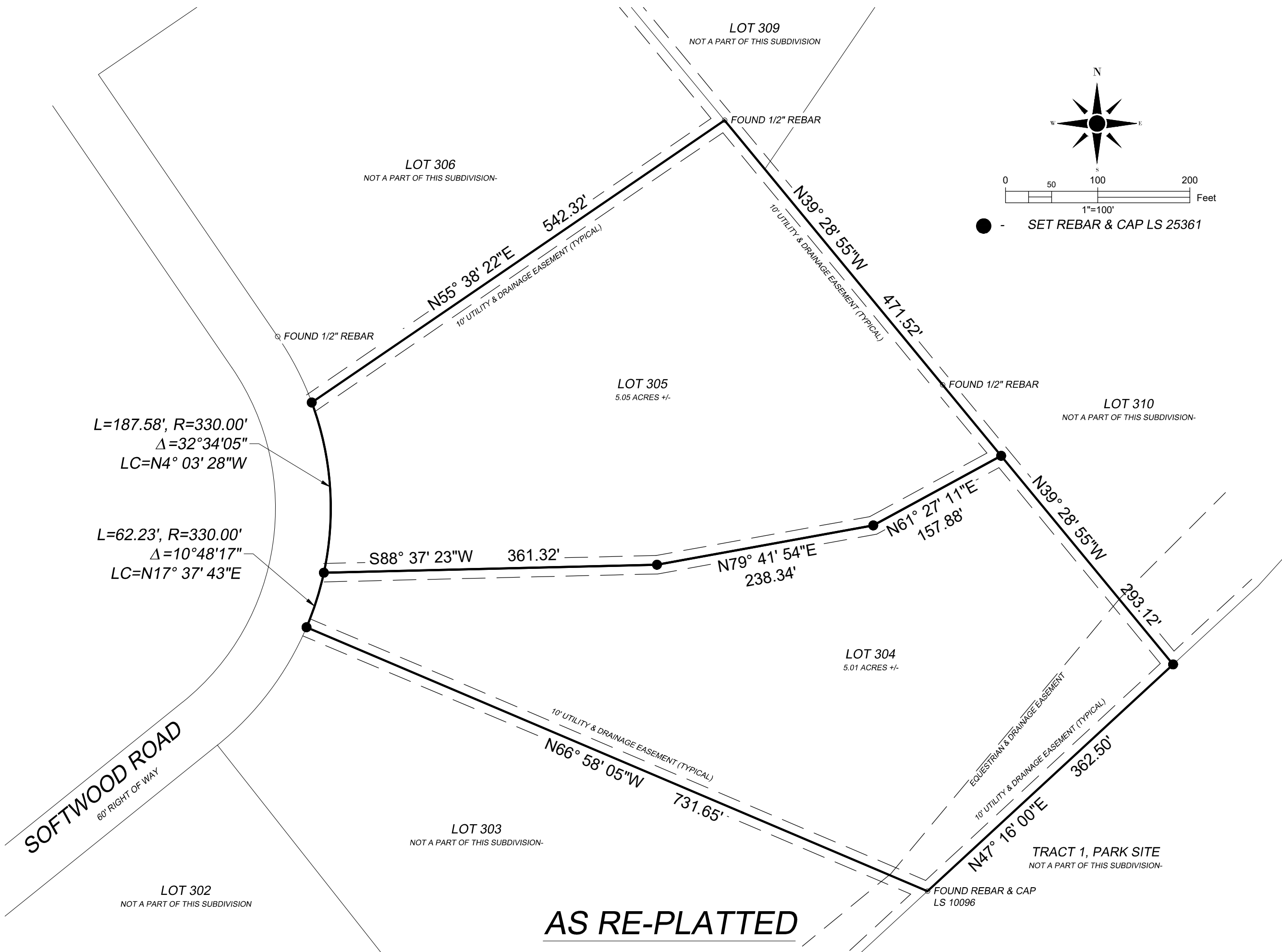
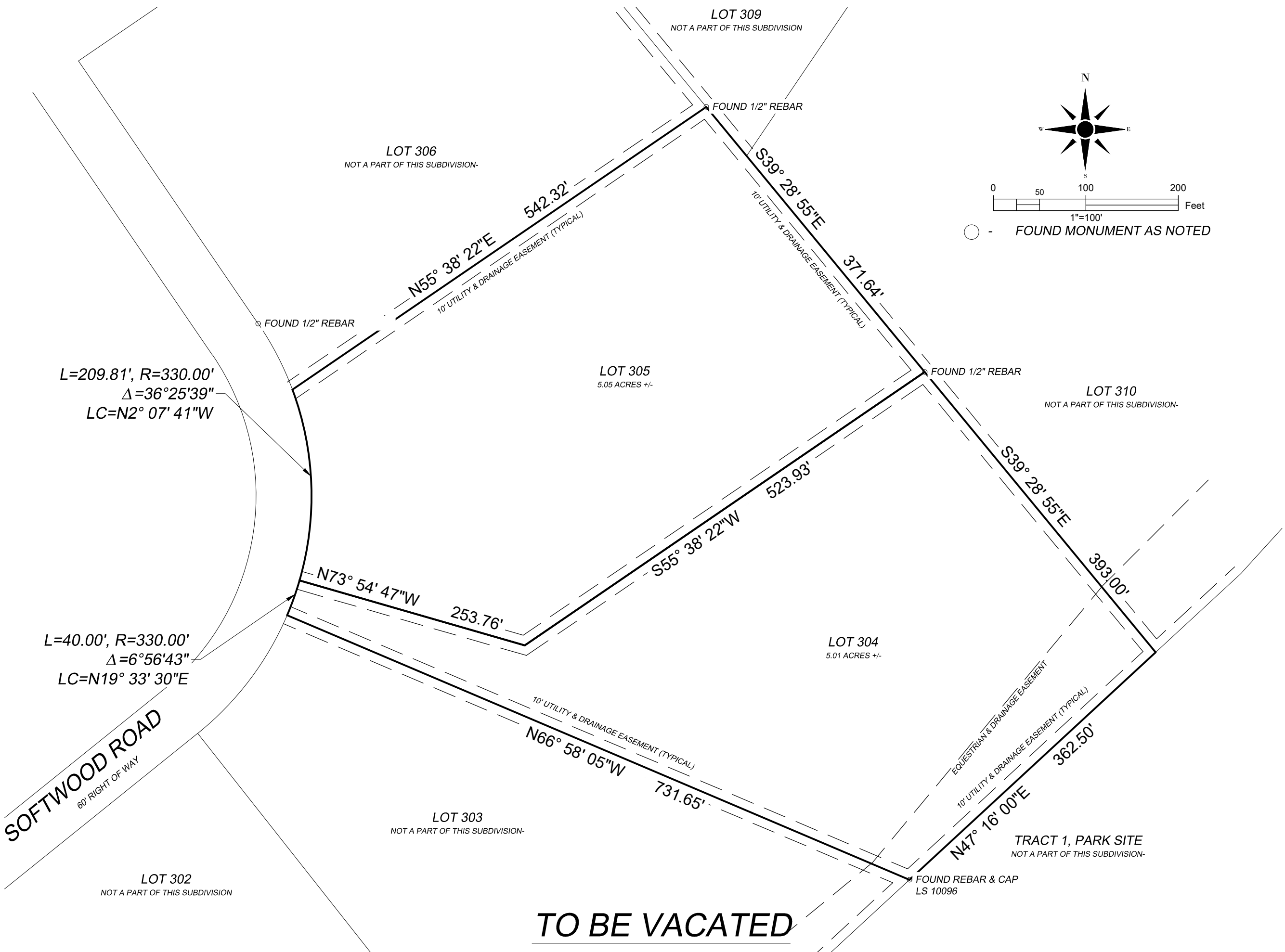
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE AND LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

PCD FILE # VR-20-009

FOXFIREONE LLC

MICHAEL R COMPTON
REGISTERED LAND SURVEYOR
1811 KOSHARE AVE, COLORADO SPRINGS, COLORADO, 80904
719-640-3024

WOODLAKE FILING NO. 1A
15735 & 15755 SOFTWOOD ROAD, ELBERT, CO, 80106
SITUATE
SOUTHWEST 1/4 SECTION 30, T11S, R64W
REVISED NOVEMBER 9, 2020 SCALE: 1"=100' JOB NUMBER: AD06003



VICINITY MAP