

WOODARD SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 6, T 12 S, R 67 WEST OF THE 6th P.M.
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT JANICE WOODARD, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

THAT PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S 00° 27' 18" E ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 1,400.36 FEET; THENCE WEST, A DISTANCE OF 2035.8 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE S 00° 27' 18" E AND PARALLEL WITH SAID EASTERLY SECTION LINE, A DISTANCE OF 1095 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND SECONDLY DESCRIBED IN DEED RECORDED IN BOOK 1792 AT PAGE 599 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER UNDER RECEPTION NUMBER 145357; THENCE WEST, A DISTANCE OF 710.39 FEET ON THE NORTH LINE OF SAID TRACT TO THE NORTHWEST CORNER THEREOF; THENCE N 00° 07' 30" E TO INTERSECT THE SOUTHERLY LINE OF THAT TRACT DESCRIBED IN DEED TO BLANCHE L. HARDESTY AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1792 AT PAGE 598 OF SAID COUNTY RECORDS; THENCE EASTERLY ON THE SOUTH LINE OF SAID HARDESTY TRACT, A DISTANCE OF 304 FEET, MORE OR LESS TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH, A DISTANCE OF 495 FEET ON THE EAST LINE OF SAID HARDESTY TRACT TO INTERSECT A LINE DRAWN N 88° 18' W FROM THE POINT OF BEGINNING; THENCE S 88° 18' E TO THE POINT OF BEGINNING, EXCEPT A RIGHT OF WAY FOR ROAD PURPOSES OVER THE MOST NORTHERLY 30 FEET, THE EASTERLY 15 FEET THEREOF AND THE EXTREME WEST 15 FEET.

SAID TRACT CONTAINS 14.16 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. SAID PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "WOODARD SUBDIVISION", EL PASO COUNTY, COLORADO. ALL EASEMENTS DEPICTED HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF:

THE AFOREMENTIONED, JANICE WOODARD, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2019, A.D.

JANICE WOODARD

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE ABOVE AND AFOREMENTIONED INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, A.D., BY JANICE WOODARD.

WITNESS MY HAND AND OFFICIAL SEAL:

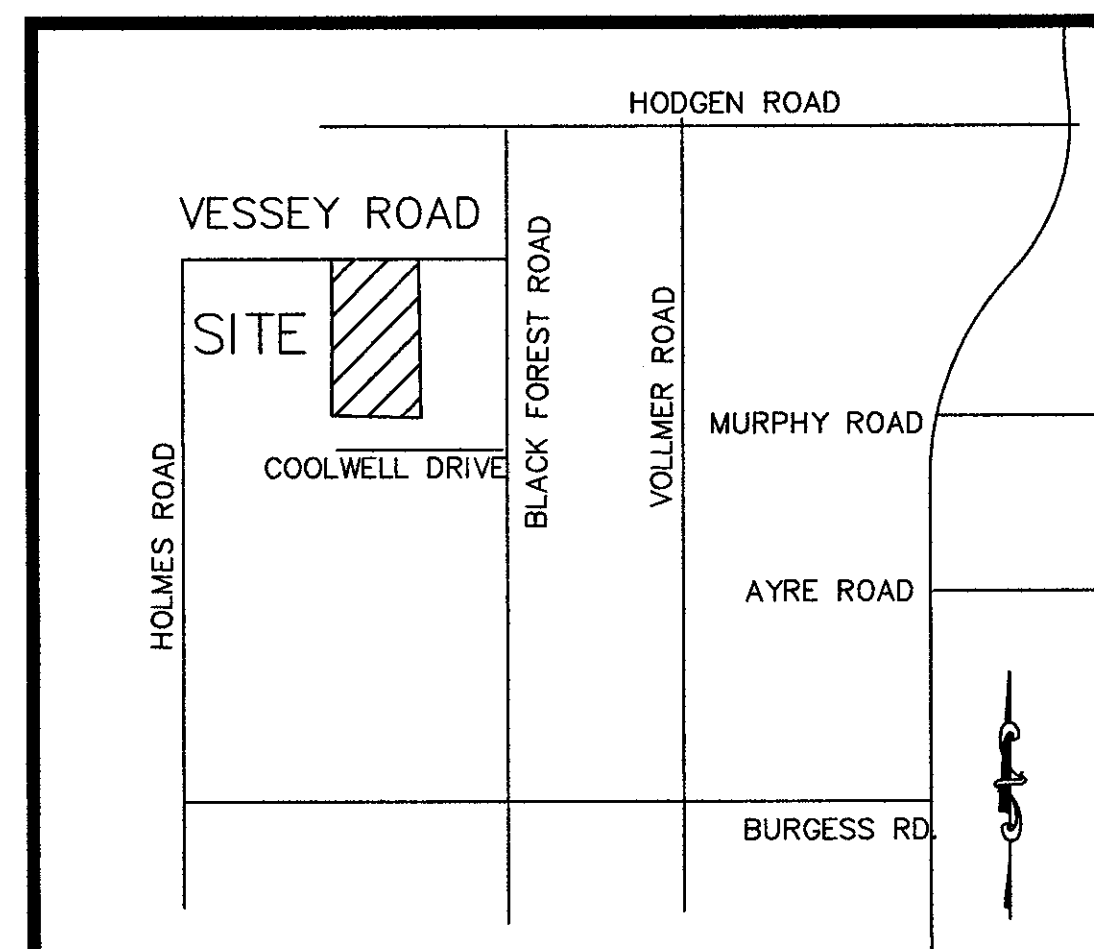
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

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.

CHRISTOPHER THOMPSON P.L.S. NO. 19625 DATE _____
FOR AND ON BEHALF OF:
ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, COLORADO 80906
(719) 630-0559



COUNTY APPROVAL:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2019, A.D.

DEVELOPMENT SERVICES DIRECTOR

COUNTY APPROVAL:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2019, A.D.

EL PASO COUNTY PLANNING DIRECTOR

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10') FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF SAID EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTES:

1. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
2. ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED AND REFLECT THE LOCATION OF THE MONUMENTED PROPERTY LINES. DEEDED DIMENSIONS OF RECORD ARE DENOTED HEREON WITH "deed=".
3. ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING BETWEEN A 3.25" ALUMINUM CP AT THE SOUTHWEST CORNER OF SAID SECTION 6 AND A 3.25" ALUMINUM CAP AT THE NORTH 1/16 AT VESSEY ROAD/HOLMES ROAD AS DEPICTED IN DETAIL HEREON. THE ASSUMED BEARING BETWEEN THESE MONUMENTS IS N 00° 21' 55" W.
4. ALL EASEMENTS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE PREPARED BY UNIFIED TITLE CO., INC. (ORDER NO. 32096, EFFECTIVE DATE OF APRIL 13, 1999). NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THIS PLAT DOES NOT REPRESENT A TITLE SEARCH BY RMLS FOR OWNERSHIP OR EASEMENTS.
5. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
6. MAILBOXES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
7. ALL LOTS SHALL BE FOR SINGLE FAMILY RESIDENCES ONLY.
8. (XXXXX) INDICATES THE PROPERTY STREET ADDRESS. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT NECESSARILY THE LEGAL DESCRIPTION FOR EACH LOT AND COULD BE SUBJECT TO CHANGE.
9. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION MUST GRANT AN ACCESS PERMIT.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WILDFIRE HAZARD REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT AND EROSION CONTROL REPORT.
11. 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.
12. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNERS. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR THE COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT AS IT RELATES TO THE PREBLE'S JUMPING MOUSE AS A LISTED ENDANGERED SPECIES.

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____, THIS _____ DAY OF _____, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY,

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

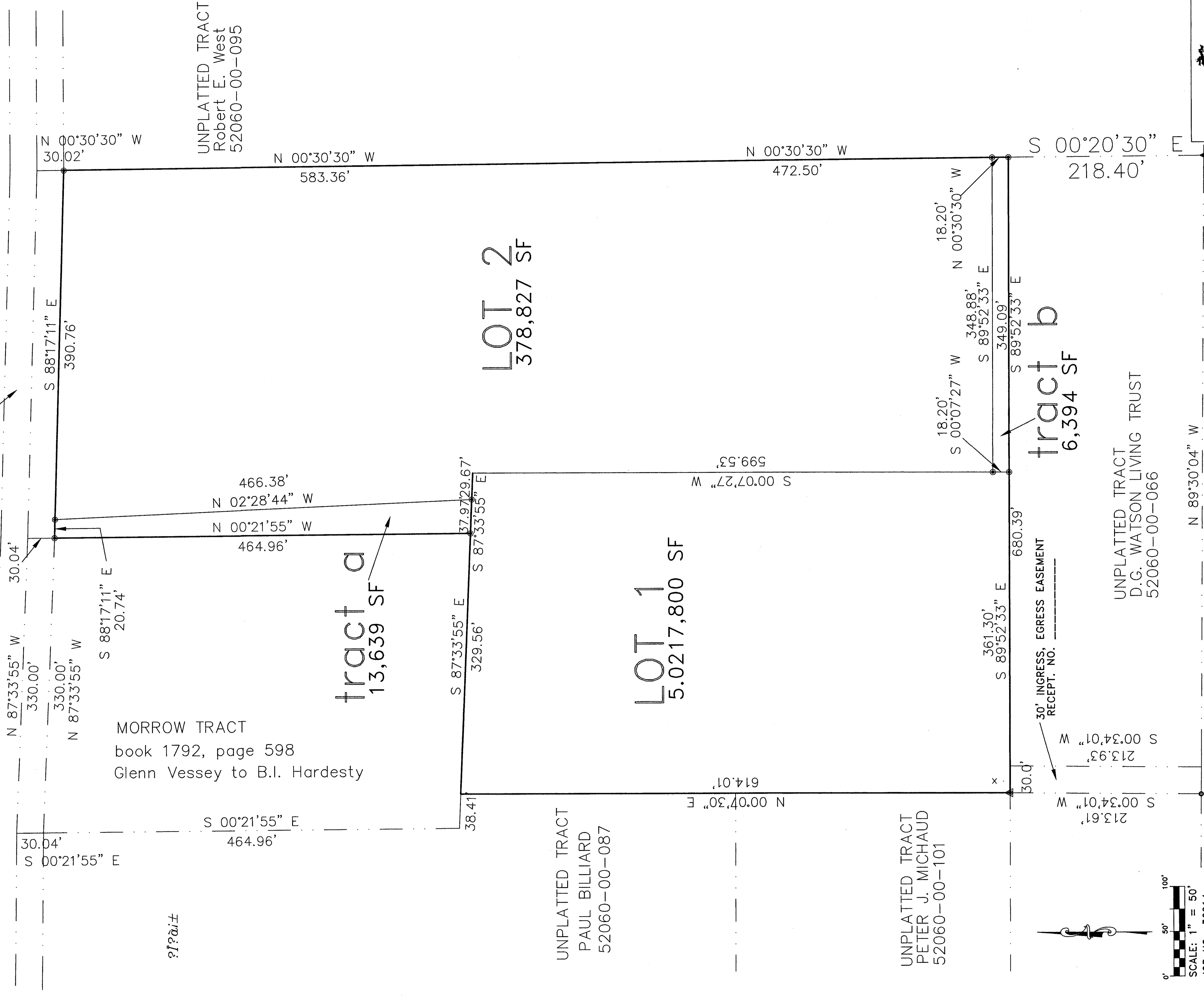
FEE: _____

WOODARD SUBDIVISION

A SUBDIVISION OF A PORTION OF SECTION 6, T 12 S, R 67 WEST OF THE 6th P.M.
EL PASO COUNTY, COLORADO

● SET REBAR WITH PLASTIC CAP STAMPED "RMLS NO. 19625"

VESSEY ROAD (60' R.O.W.)



±

MORROW TRACT
book 1792, page 598
Glenn Vessey to B.I. Hardesty

UNPLATTED TRACT
Robert E. West
52060-00-095

tract a
13,639 SF

LOT 2
378,827 SF

LOT 1
5.0217,800 SF

UNPLATTED TRACT
PAUL BILLIARD
52060-00-087

UNPLATTED TRACT
PETER J. MICHAUD
52060-00-101

tract b
6,394 SF

UNPLATTED TRACT
D.G. WATSON LIVING TRUST
52060-00-066

100'
50'
0'
SCALE: 1" = 50'
JOB NO.: 36014
July 1, 2019
PAGE 2 OF 3

UNPLATTED TRACT
D.G. WATSON LIVING TRUST
52060-00-066

COOLWELL DRIVE
N 89°30'04" W
713.83'

ROCKY MOUNTAIN LAND SERVICES
4465 NORTH PARK DRIVE SUITE 303
COLORADO SPRINGS, COLORADO 80907
719-630-0559