PLAT IDENTIFICATION SHEET

144885

9-15-71

GRANTOR:
(owner/signer)

GRANTEE:
(subdivision name or name of plat)

Woodmoor Mountain

LEGAL:
(section-township-range)

WOODMOOR MOUNTAIN - "I"

DOUGLAS COUNTY, COLORADO

R. KEITH HOOK & ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
COLORADO SPRINGS, COLORADO

PER RESOLUTION DATED 2-3-75
RECORDED ON 2-4-75 IN BOOK 272 PAGE 374

WOODMOOR WEST DRIVE & MOUNTAIN CREEK DRIVE & HILLSIDE WAY CHANGED TO WOODMOR WEST CIRCLE.

Road Name changes recorded in Book 272 Page 375 same as above.

KNOW ALL MEN BY THESE PRESENTS:

That The Woodmoor Corporation, John A. Thompson, Executive Vice President, John J. Wilkinson, Secretary, and Margaret E. Thomas and Clara F. Wieder, Holders of Deed of Trust are the parties in interest to the following described tract of land.

TO WIT:

That portion of the Northeast quarter of Section 30, that portion of the Southwest quarter of Section 20, and that portion of the East half of Section 19, Township 10 South, Range 67 West of the 6th P.M., Douglas County, Colorado, described as follows: Beginning at the Southeast corner of said Section 19; (Course No. 1) thence South 89° 44' 38" West on an assumed bearing to which all others in this description are relative and on the South line of said Section 19, a distance of 69.23 feet; (Course No. 2) thence South 39° 20' 00" West, 328.33 feet; (Course No. 3) thence on the arc of a curve to the right, which curve has a central angle of 31° 46' 00", a radius of 310.00 feet, and an arc distance of 171.87 feet; (Course No. 4) thence South 71° 06' 00" West, tangent to the last mentioned curve, 112.74 feet; (Course No. 5) thence on the arc of a curve to the right, which curve has a central angle of 25° 59' 00", a radius of 560.00 feet, and an arc distance of 253.79 feet; (Course No. 6) thence North 82° 56' 00" West, tangent to the last mentioned curve, 67.40 feet; (Course No. 7) thence on the arc of a curve to the left, which curve has a central angle of 7° 34' 00", a radius of 410.00 feet, and an arc distance of 54.15 feet; (Course No. 8) thence South 89° 30' 00" West, tangent to the last mentioned curve, 72.90 feet; (Course No. 9) thence on the arc of a curve to the right, which curve has a central angle of 63° 04' 00", a radius of 222.31 feet, and an arc distance of 244.70 feet; (Course No. 10) thence North 27° 26' 00" West, tangent to the last mentioned curve, 152.09 feet; (Course No. 11) thence on the arc of a curve to the right, which curve has a central angle of 9° 58' 00", a radius of 740.00 feet, an arc distance of 128.72 feet; (Course No. 12) thence North 17° 28' 00" West, tangent to the last mentioned curve, 137.58 feet; (Course No. 13) thence on the arc of a curve to the right, which curve has a central angle of 18° 20' 00", a radius of 405.00 feet, and an arc distance of 129.59 feet; (Course No. 14) thence North 0° 52' 00" East, tangent to the last mentioned curve, 73.92 feet; (Course No. 15) thence on the arc of a curve to the left, which curve has a central angle of 18° 40' 00", a radius of 302.00 feet, and an arc distance of 98.39 feet; (Course No. 16) thence North 17° 48' 00" West, tangent to the last mentioned curve, 60.11 feet; (Course No. 17) thence on the arc of a curve to the left, which curve has a central angle of 42° 56' 00", a radius of 70.00 feet, and an arc distance of 52.45 feet; (Course No. 18) thence North 60° 44' 00" West, tangent to the last mentioned curve, 34.68 feet; (Course No. 19) thence on the arc of a curve to the right, which curve has a central angle of 180° 00' 00", a radius of 60.00 feet, and an arc distance of 188.50 feet; (Course No. 20) thence South 60° 44' 00" East, tangent to the last mentioned curve, 35.25 feet; (Course No. 21) thence on the arc of a curve to the left, which curve has a central angle of 90° 00' 00", a radius of 26.75 feet, and an arc distance of 42.02 feet to a point of reverse curve; (Course No. 22) thence on the arc of a curve to the right, which curve has a central angle of 140° 48' 00", a radius of 60.00 feet, and an arc distance of 147.44 feet; (Course No. 23) thence South 9° 56' 00" East, tangent to the last mentioned curve, 60.17 feet; (Course No. 24) thence on the arc of a curve to the left, which curve has a central angle of 155° 03' 46", a radius of 20.00 feet, and an arc distance of 54.13 feet to a point of reverse curve; (Course No. 25) thence on the arc of a curve to the right, which curve has a central angle of 4° 25' 46", a radius of 365.00 feet, and an arc distance of 28.22 feet; (Course No. 26) thence North 19° 26' 00" East, tangent to the last mentioned curve, 18.03 feet; (Course No. 27) thence on the arc of a curve to the left, which curve has a central angle of 58° 16' 00", a radius of 68.68 feet, and an arc distance of 69.84 feet to a point of reverse curve; (Course No. 28) thence on the arc of a curve to the right, which curve has a central angle of 63° 32' 00", a radius of 109.13 feet, and an arc distance of 121.01 feet; (Course No. 29) thence North 24° 42' 00" East, tangent to the last mentioned curve, 118.05 feet; (Course No. 30) thence on the arc of a curve to the left, which curve has a central angle of 145° 34' 00", a radius of 5.00 feet, and an arc distance of 12.70 feet; (Course No. 31) thence South 59° 08' 00" West, tangent to the last mentioned curve, 183.26 feet; (Course No. 32) thence on the arc of a curve to the right, which curve has a central angle of 83° 08' 00", a radius of 182.00 feet, and an arc distance of 264.07 feet; (Course No. 33) thence North 37° 44' 00" West, tangent to the last mentioned curve, 36.21 feet; (Course No. 34) thence on the arc of a curve to the left, which curve has a central angle of 37° 12' 23", a radius of 150.05 feet, and an arc distance of 97.44 feet; (Course No. 35) thence North 15° 03' 37" East, radial to the last mentioned curve, 60.00 feet; (Course No. 36) thence South 74° 56' 23" East, 178.74 feet; (Course No. 37) thence on the arc of a curve to the left, which curve has a central angle of 131° 01' 37", a radius of 157.00 feet, an arc distance of 359.04 feet; (Course No. 38) thence North 25° 58' 00" West, tangent to the last mentioned curve, 169.52 feet; (Course No. 39) thence on the arc of a curve to the right, which curve has a central angle of 133° 28' 00", a radius of 75.00 feet, and an arc distance of 174.71 feet; (Course No. 40) thence South 72° 30' 00" East, tangent to the last mentioned curve, 186.34 feet; (Course No. 41) thence on the arc of a curve to the left, which curve has a central angle of 31° 30' 00", a radius of 111.83 feet, and an arc distance of 61.48 feet to a point of reverse curve; (Course No. 42) thence on the arc of a curve to the right, which curve has a central angle of 15° 48' 00", a radius of 368.71 feet, and an arc distance of 101.68 feet; (Course No. 43) thence South 88° 12' 00" East, tangent to the last mentioned curve, 11.00 feet; (Course No. 44) thence North 1° 48' 00" East, 140.57 feet; (Course No. 45) thence on the arc of a curve to the right, which curve has a central angle of 21° 24' 00", a radius of 715.00 feet, and an arc distance of 267.05 feet; (Course No. 46) thence North 23° 12' 00" East, tangent to the last mentioned curve, 30.08 feet; (Course No. 47) thence on the arc of a curve to the left, which curve has a central angle of 80° 34' 00", a radius of 98.00 feet, and an arc distance of 137.80 feet; (Course No. 48) thence North 57° 22' 00" West, tangent to the last mentioned curve, 153.42 feet; (Course No. 49) thence on the arc of a curve to the right, which curve has a central angle of 3° 18' 58", a radius of 175.00 feet, and an arc distance of 10.13 feet; (Course No. 50) thence North 8° 08' 00" West, non-tangent to the last mentioned curve, 514.82 feet; (Course No. 51) thence on the arc of a curve to the right, which curve has a central angle of 32° 22' 00", a radius of 204.31 feet, and an arc distance of 115.42 feet to a point of reverse curve; (Course No. 52) thence on the arc of a curve to the left, which curve has a central angle of 59° 02' 00", a radius of 102.42 feet, and an arc distance of 105.52 feet; (Course No. 53) thence North 31° 48' 00" West, tangent to the last mentioned curve, 62.24 feet; (Course No. 54) thence on the arc of a curve to the right, which curve has a central angle of 51° 50' 00", a radius of 58.00 feet, and an arc distance of 52.47 feet; (Course No. 55) thence North 20° 02' 00" East, tangent to the last mentioned curve, 100.53 feet; (Course No. 56) thence on the arc of a curve to the left, which curve has a central angle of 33° 14' 00", a radius of 150.00 feet, and an arc distance of 87.00 feet; (Course No. 57) thence North 89° 22' 10" East, non-tangent to the last mentioned curve, 455.00 feet; thence North 7° 02' 00" East to the tangent of a curve to the right; (Course No. 58) thence on the arc of a curve to the right, which curve has a central angle of 41° 08' 00", a radius of 113.19 feet, and an arc distance of 81.25 feet to a point of reverse curve; (Course No. 59) thence on the arc of a curve to the left, which curve has a central angle of 46° 52' 00", a radius of 226.10 feet, and an arc distance of 184.94 feet; (Course No. 60) thence North 1° 18' 00" East, tangent to the last mentioned curve, 200.62 feet; (Course No. 61) thence on the arc of a curve to the right, which curve has a central angle of 17° 04' 00", a radius of 619.00 feet, and an arc distance of 184.38 feet; (Course No. 62) thence North 18° 22' 00" East, tangent to the last mentioned curve, 200.50 feet; (Course No. 63) thence on the arc of a curve to the left, which curve has a central angle of 35° 48' 00", a radius of 280.00 feet, and an arc distance of 174.95 feet; (Course No. 64) thence North 17° 26' 00" West, tangent to the last mentioned curve, 122.87 feet; (Course No. 65) thence on the arc of a curve to the right, which curve has a central angle of 180° 00' 00", a radius of 60.00 feet, and an arc distance of 188.50 feet; (Course No. 66) thence South 17° 26' 00" East, tangent to the last mentioned curve, 33.00 feet; (Course No. 67) thence on the arc of a curve to the left, which curve has a central angle of 41° 24' 00", a radius of 173.77 feet, and an arc distance of 125.56 feet to a point of reverse curve; (Course No. 68) thence on the arc of a curve to the right, which curve has a central angle of 79° 34' 00", a radius of 111.66 feet, and an arc distance of 155.07 feet to a point of reverse curve; (Course No. 69) thence on the arc of a curve to the left, which curve has a central angle of 31° 08' 00", a radius of 275.12 feet, and an arc distance of 149.49 feet to a point of reverse curve; (Course No. 70) thence on the arc of a curve to the right, which curve has a central angle of 38° 30' 00", a radius of 227.59 feet, and an arc distance of 152.93 feet to a point of reverse curve; (Course No. 71) thence on the arc of a curve to the left, which curve has a central angle of 34° 48' 00", a radius of 228.47 feet, and an arc distance of 138.77 feet; (Course No. 72) thence South 6° 42' 00" East, tangent to the last mentioned curve, 69.00 feet; (Course No. 73) thence on the arc of a curve to the right, which curve has a central angle of 13° 04' 00", a radius of 588.83 feet, and an arc distance of 134.29 feet to a point of reverse curve; (Course No. 74) thence on the arc of a curve to the left, which curve has a central angle of 26° 04' 00", a radius of 281.04 feet, and an arc distance of 127.86 feet; (Course No. 75) thence South 19° 42' 00" East, tangent to the last mentioned curve, 78.00 feet; (Course No. 76) thence on the arc of a curve to the right, which curve has a central angle of 25° 06' 00", a radius of 263.27 feet, and an arc distance of 115.49 feet to a point of reverse curve; (Course No. 77) thence on the arc of a curve to the left, which curve has a central angle of 21° 54' 00", a radius of 259.44 feet, and an arc distance of 99.17 feet; (Course No. 78) thence South 36° 19' 25" East, non-tangent to the last mentioned curve, 202.71 feet to the Southeast corner of the Northeast quarter of said Section 19, said point also being the Northwest corner of the Southwest quarter of said Section 20, said point also being the most Northerly corner of that tract of land described in Book 210 at Page 349 under Reception No. 139065 of the Records of Douglas County, (Course No. 79) thence South 17° 25' 00" East on the Northerly line of the last mentioned tract of land, 2,007.50 feet more or less to an angle point thereon; (Course No. 80) thence South 89° 36' 40" East on the Northerly line of the last mentioned tract of land, 2,066.81 feet more or less to the East line of the Southwest quarter of said Section 20; (Course No. 81) thence South 0° 24' 36" West on the Easterly line of the Southwest quarter of said Section 20, 213.86 feet to the Southerly terminus of the most Easterly line of the aforementioned tract of land; (Course No. 82) thence North 68° 06' 44" West on the Southerly line of the last mentioned tract of land, 365.14 feet to an angle point thereon; (Course No. 83) thence South 32° 07' 30" West on the Southerly line of the last mentioned tract of land, 781.29 feet to the South line of the Southwest quarter of said Section 20; (Course No. 84) thence North 89° 36' 40" West on the South line of the Southwest quarter of said Section 20, 1,909.60 feet to the point of beginning and containing 142.446 Acres more or less.

DEDICATION: The above parties in interest have caused said tract of land to be platted into lots, common areas, and easements as shown on the plat, which plat sets forth the boundary and dimensions thereof. Said lots as platted shall be known as "Woodmoor Mountain "I"

IN WITNESS WHEREOF: The undersigned have executed their presents this 7th day of August 1971 A.D.

THE WOODMOOR CORPORATION

John A. Thompson, Executive Vice President

John J. Wilkinson, Secretary

HOLDERS OF DEED OF TRUST

Margaret E. Thomas

Clara F. Wieder

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

The above and foregoing instrument was acknowledged before me this 7th day of August 1971 A.D. by John A. Thompson, Executive Vice President, and John J. Wilkinson, Secretary of The Woodmoor Corporation, and Margaret E. Thomas and Clara F. Wieder, Holders of Deed of Trust.

Witness my HAND and OFFICIAL SEAL: Sara Lynn Thomas My Commission Expires January 15, 1975

NOTES:

All front and back lot lines of site subject to a 40 foot building setback line.

All side lot lines of site subject to a 12 foot building setback line.

All land between building setback lines and lot lines shall be subject to utility easement.

All roadways to be maintained by the Woodmoor Mountain Road Maintenance District.

The developer will perform subsurface water tests within subject filing during initial development and the availability of water will be made known to each purchaser of land.

Septic tank and absorption field system will be required for each residence constructed within the subject filing. Approval of the system will be required from State and local agencies prior to building construction.

Approved by the Douglas County Commissioners this 7th day of September 1971 A.D.

Chairman

CERTIFICATIONS:

The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying plat was calculated and prepared under his supervision, and that it is true and correct to the best of his knowledge and belief.

Registered Land Surveyor
State of Colorado

The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying plat has been prepared in accordance with Chapter 136 of the Colorado Revised Statutes, as amended July 1, 1968, and that said plat does accurately show the described tract of land and the subdivision thereof to the best of his knowledge and belief.

James E. Greer
Registered Land Surveyor
State of Colorado 9911

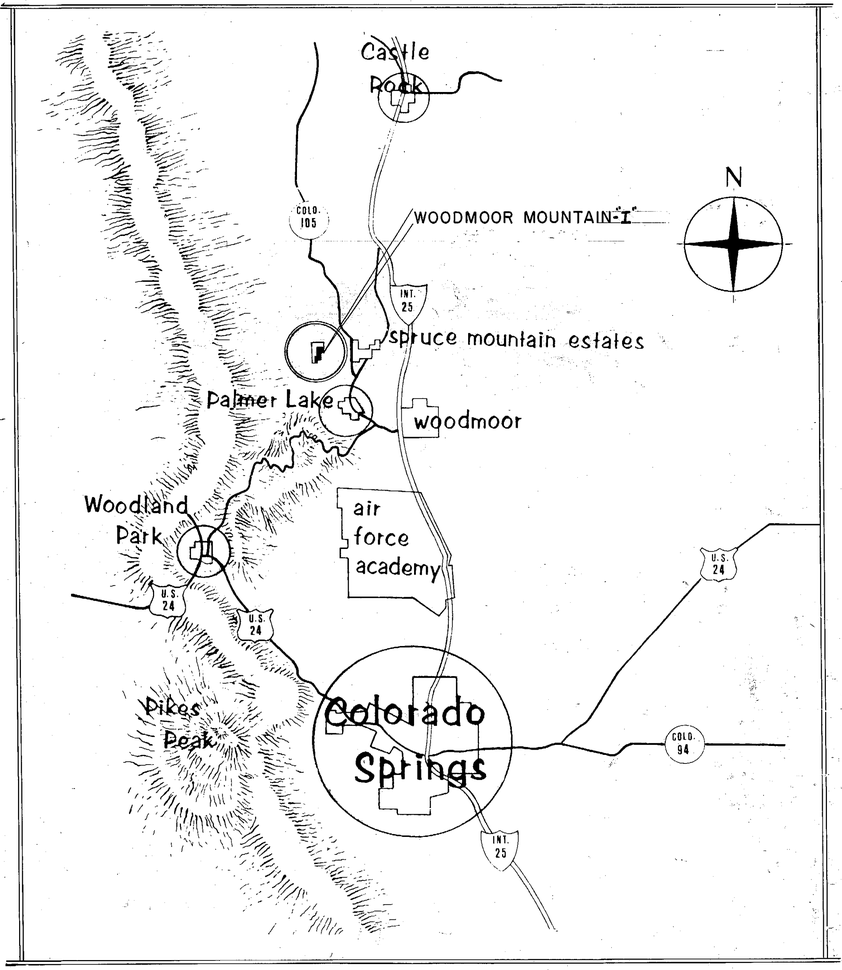
STATE OF COLORADO)
COUNTY OF DOUGLAS)

I hereby certify that this instrument was filed for record in my office at 4:00 o'clock, P.M., this 15th day of September, 1971 A.D., and is duly RECORDED in PLAT BOOK _____ at PAGE _____ of the Records of Douglas County, Colorado.

Reception No. 144885

CLERK AND RECORDER

Deputy



VICINITY MAP

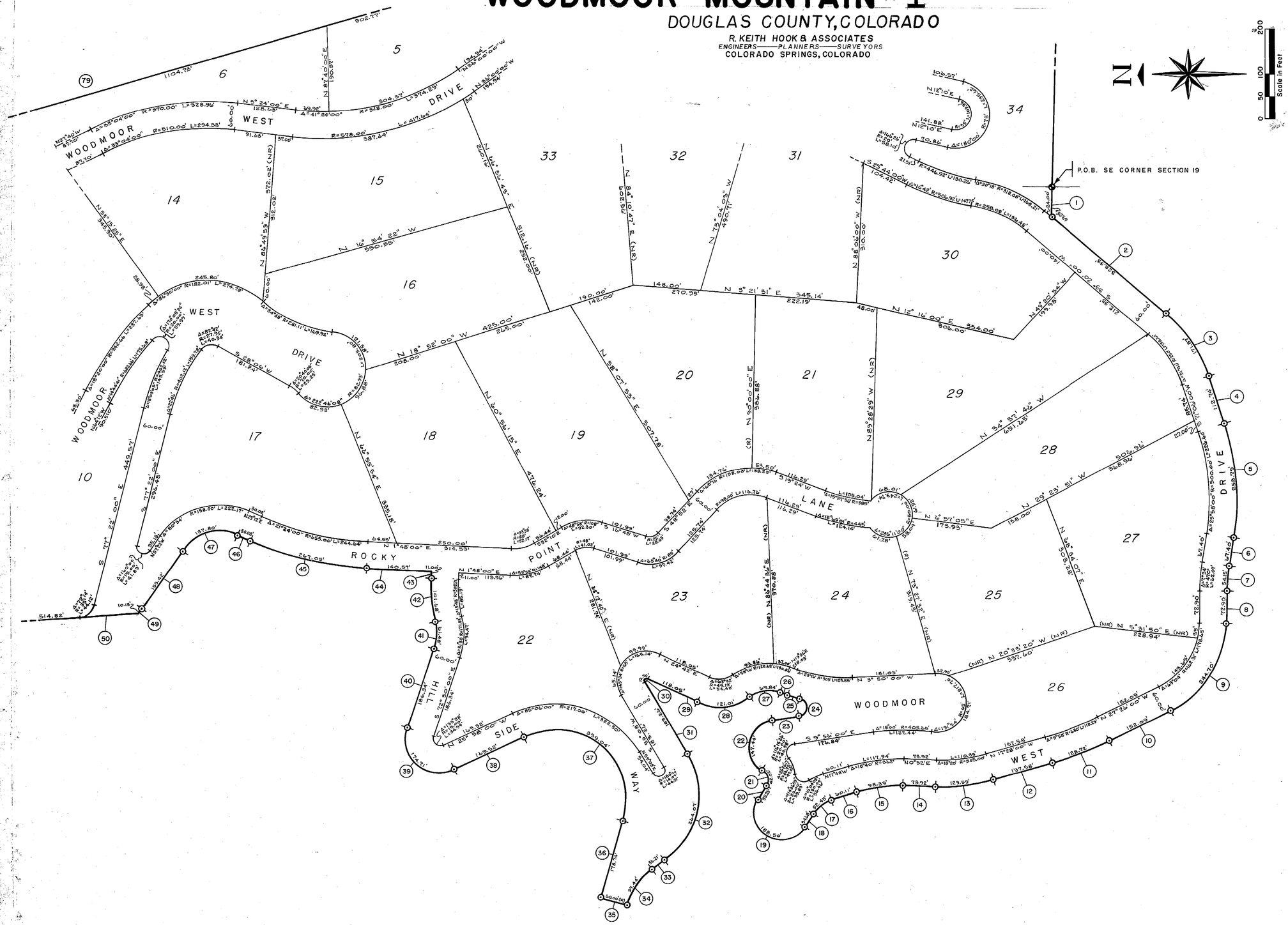
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A LOT CONTAINED IN THIS PLAT, THE APPLICANT FOR SUCH PERMIT SHALL PROVIDE THE DOUGLAS COUNTY BUILDING INSPECTOR WITH (A) A CERTIFICATION FROM A COLORADO REGISTERED PROFESSIONAL ENGINEER THAT THE LOT UPON WHICH THE STRUCTURE IS TO BE BUILT IS BUILDABLE AT A REASONABLE COST; (B) A DRAWING BY THE ENGINEER AS TO THE LOCATION OF ONE OR MORE POTENTIAL BUILDING SITES TOGETHER WITH THE ACCESS TO THE SITE ON SUCH LOT; AND (C) THE SEPTIC DESIGN AND APPROVAL BY THE TRI-COUNTY HEALTH DEPARTMENT.

SELLER WARRANTS AVAILABILITY OF WATER. IF PURCHASER DRILLS A WATER WELL TO A REASONABLE DEPTH COMPARABLE TO OTHER WELLS IN THE AREA AND SUCH WELL DOES NOT PRODUCE A MINIMUM OF ONE (1) GALLON PER MINUTE, SELLER AGREES TO APPLY ALL PAYMENTS BY PURCHASER TO SELLER TO THE PURCHASE OF ANOTHER LOT OR PARCEL WITHIN THE MOUNTAIN. IN THE EVENT THERE ARE NO LOTS OR PARCELS AVAILABLE FOR TRADE, SELLER SHALL REFUND ALL OF PURCHASER'S PAYMENTS TO HIM, PROVIDED THAT SUCH DEMAND FOR REFUND OCCURS WITHIN FIVE (5) YEARS OF THE DATE OF THE CONTRACT.

WOODMOOR MOUNTAIN - "I"

DOUGLAS COUNTY, COLORADO

R. KEITH HOOK & ASSOCIATES
ENGINEERS——PLANNERS——SURVEYORS
COLORADO SPRINGS, COLORADO



BOUNDARY COURSE DATA CHART

1. S 89°44'38" W 69.23'
2. S 39°20'00" W 328.33'
3. Δ=31°46'00" R=310.00' L=171.87'
4. S 71°06'00" W 112.74'
5. Δ=25°58'00" R=560.00' L=253.79'
6. N 82°56'00" W 67.40'
7. Δ=7°34'00" R=410.00' L=54.15'
8. S 89°30'00" W 72.90'
9. Δ=63°04'00" R=222.31' L=244.70'
10. N 27°26'00" W 152.09'
11. Δ=9°58'00" R=740.00' L=128.72'
12. N 17°28'00" W 137.58'
13. Δ=18°20'00" R=405.00' L=129.59'
14. N 0°52'00" E 73.92'
15. Δ=18°40'00" R=302.00' L=98.39'
16. N 17°48'00" W 60.11'
17. Δ=42°56'00" R=70.00' L=52.45'
18. N 60°44'00" W 34.68'
19. Δ=180°00'00 R=60.00' L=188.50'
20. S 60°44'00" E 35.25'
21. Δ=90°00'00" R=26.75' L=42.02'
22. Δ=140°48'00" R=60.00' L=147.44'
23. S 9°56'00" E 60.17'
24. Δ=155°03'46" R=20.00' L=54.13'
25. Δ=4°25'46" R=365.00' L=28.22'
26. N 19°26'00" E 18.03'
27. Δ=58°16'00" R=68.68' L=69.84'
28. Δ=63°32'00" R= 109.13' L=121.01'
29. N 24°42'00" E 118.05'
30. Δ=145°34'00" R=5.00' L=12.70'
31. S 59°08'00" W 183.26'
32. Δ=83°08'00" R=182.00' L=264.07'
33. N 37°44'00" W 36.21'
34. Δ=37°12'23" R=150.05' L=97.44'
35. N 15°03'37" E 60.00' (Radial)
36. S 74°56'23" E 178.74'
37. Δ=131°01'37" R=157.00' L=359.04'
38. N 25°58'00" W 169.52'
39. Δ=133°28'00" R=75.00' L=174.71'
40. S 72°30'00" E 186.34'
41. Δ=3°30'00" R=111.83' L=61.48'
42. Δ=15°48'00" R=368.71' L=101.68'
43. S 88°12'00" E 11.00'
44. N 1°48'00" E 140.57'
45. Δ=21°24'00" R=715.00' L=267.05'
46. N 23°12'00" E 30.08'
47. Δ=80°34'00" R=98.00' L=137.80'
48. N 57°22'00" W 153.42'
49. Δ=3°18'58" R=175.00' L=10.13'
50. N 5°08'00" W 514.82'

WOODMOOR MOUNTAIN - "I"

DOUGLAS COUNTY, COLORADO

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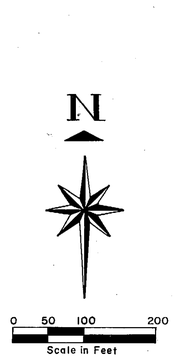
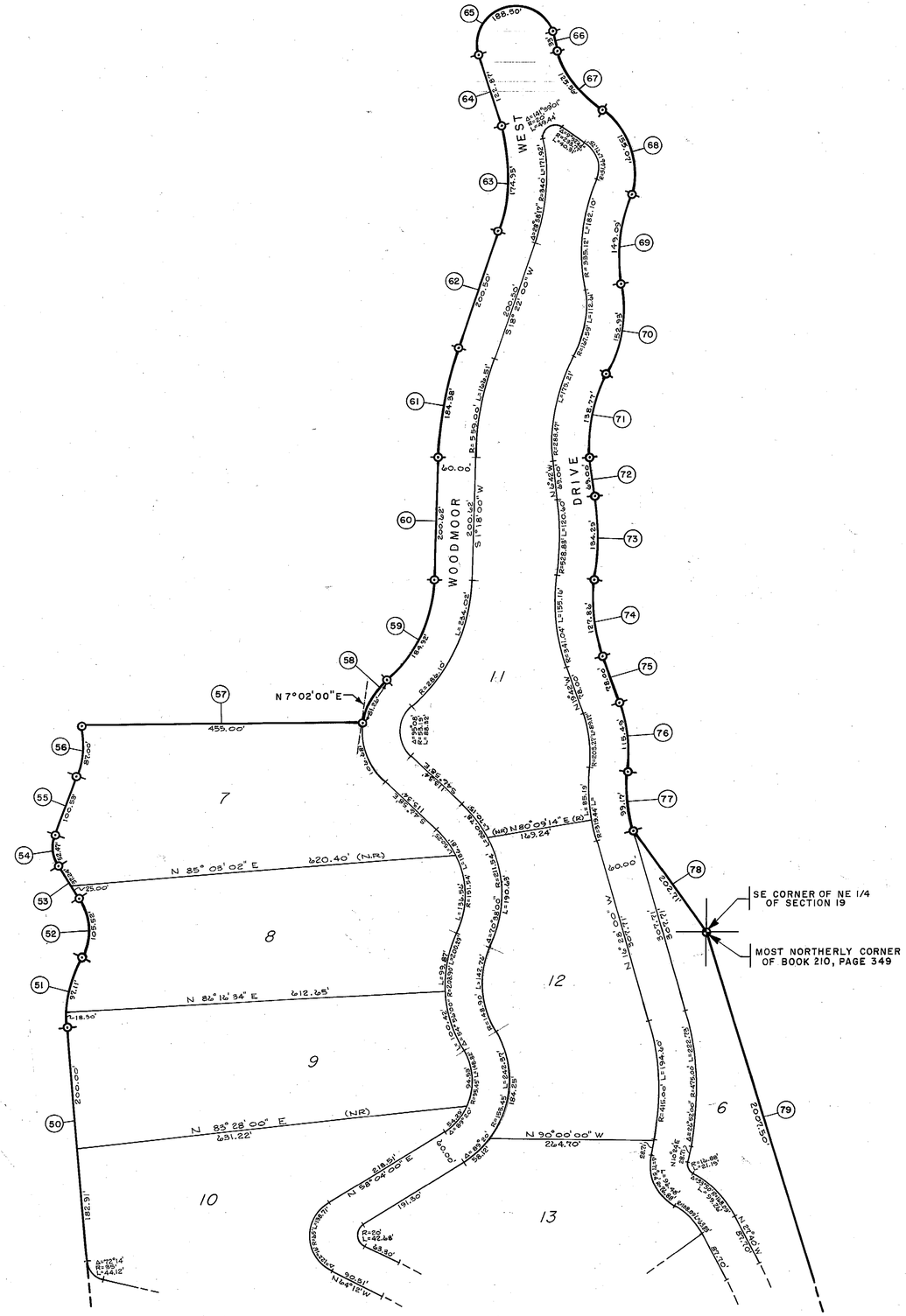
COLORADO SPRINGS, COLORADO





BOUNDARY COURSE DATA CHART

(51) Δ=32°22'00" R=204.31' L=115.42'
(52) Δ=59°02'00" R=102.42' L=105.52'
(53) N 31°48'00"W 62.24'
(54) Δ=51°50'00" R=58.00' L=52.47'
(55) N 20°02'00"E 100.53'
(56) Δ=33°14'00" R=150.00' L=87.00'
(57) N 89°22'10"E 455.00'
(58) Δ=41°08'00" R=113.19' L=81.26'
(59) Δ=46°52'00" R=226.10' L=184.94'
(60) N 1°18'00"E 200.62'
(61) Δ=17°04'00" R=619.00' L=184.38'
(62) N 18°22'00"E 200.50'
(63) Δ=35°48'00" R=280.00' L=174.95'
(64) N 17°26'00"W 122.87'
(65) Δ=180°00'00" R=60.00' L=188.50'
(66) S 17°26'00"E 33.00'
(67) Δ=41°24'00" R=173.77' L=125.56'
(68) Δ=79°34'00" R=111.66' L=155.07'
(69) Δ=31°08'00" R=275.12' L=149.49'
(70) Δ=38°30'00" R=227.59' L=152.93'
(71) Δ=34°48'00" R=228.47' L=138.77'
(72) S 6°42'00"E 69.00'
(73) Δ=13°04'00" R=588.83' L=134.29'
(74) Δ=26°04'00" R=281.04' L=127.86'
(75) S 19°42'00"E 78.00'
(76) Δ=25°08'00" R=263.27' L=115.49'
(77) Δ=21°54'00" R=259.44' L=99.17'
(78) S 36°19'25"E 202.71'
(79) S 17°25'00"E 2007.50'

WOODMOOR MOUNTAIN - "I"

DOUGLAS COUNTY, COLORADO

R. KEITH HOOK & ASSOCIATES
ENGINEERS —— PLANNERS —— SURVEYORS
COLORADO SPRINGS, COLORADO

N

0 50 100 200
Scale in Feet

79 S 17°25'00" E 2007.50'

80 S 89°36'40" E 2066.81'

81 S 0°24'36" W 213.86'

82 N 68°06'44" W 365.14'

83 S 32°07'30" W 781.29'

84 N 89°36'40" W 1909.60'

P.O.B. SE CORNER SECTION 19

EAST LINE OF SW1/4 OF SECTION 20

COMMON AREA

.042' BETWEEN PC AND PROPERTY CORNER

S 0°23'20" W .042'

WOODMOOR DRIVE

WOODMOOR WEST DRIVE

WOODMOOR MOUNTAIN CREEK DRIVE

SHEET NO. 4 OF 4 JOB NO. 700914 FILE NO. 4230