

PLAT IDENTIFICATION SHEET

RECEPTION #:

DC01020990

DATE: 3/16/01

TIME 14:41

FEE: \$ 10⁰⁰

(1 P)

GRANTOR:
(OWNER/SIGNER)

Paul M Clary +
Kellie J Clary

GRANTEE:

(SUBDIVISION NAME OR NAME OF PLAT)

Woodmoor Mountain - 1
1st Amendment

LEGAL:

(SECTION-TOWNSHIP-RANGE)

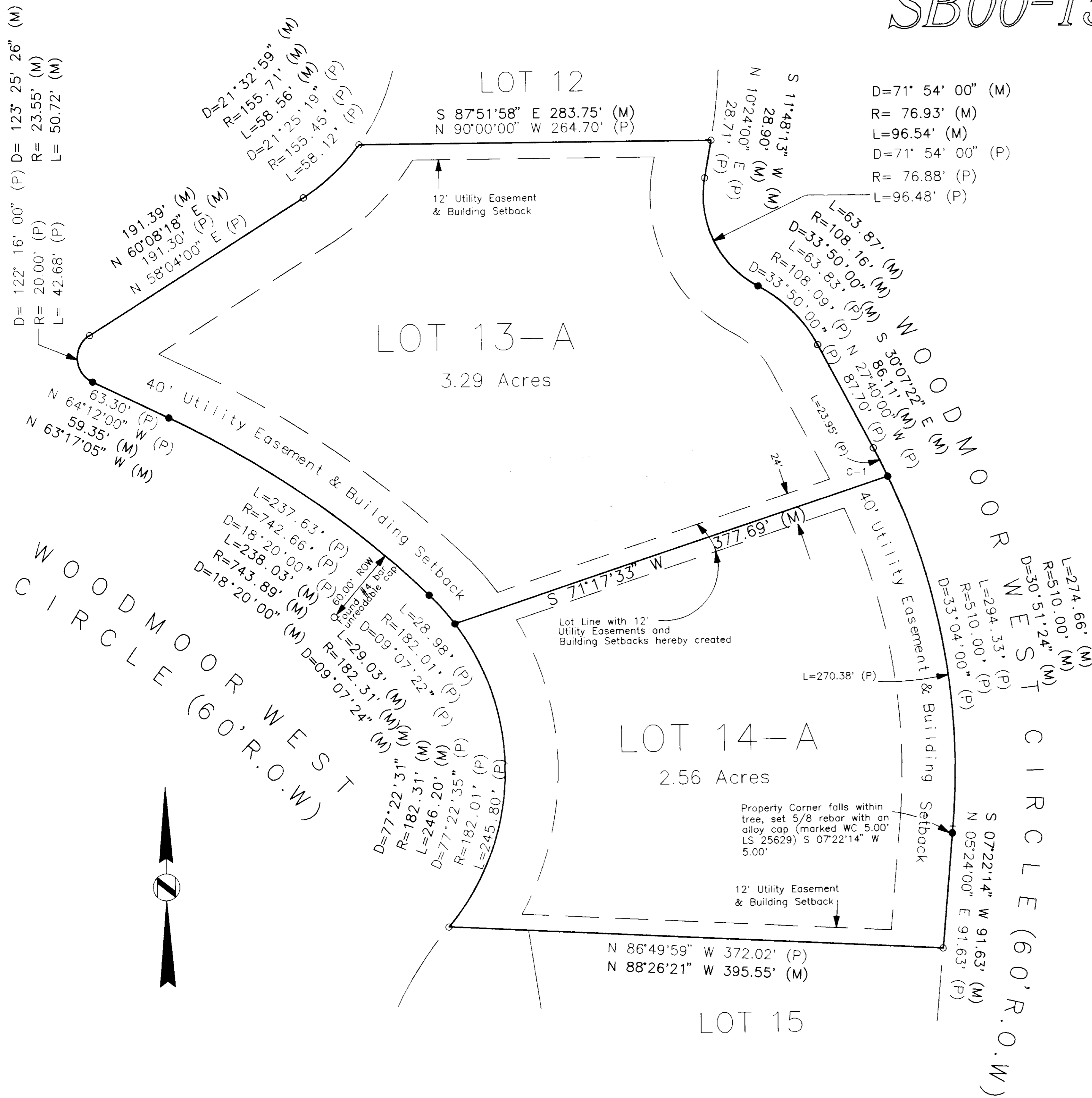
N/A

NEW SUBDIVISION ABBREV: _____

WOODMOOR MOUNTAIN - I, 1st AMENDMENT

An Administrative Replat of Lots 13 and 14, Including the Utility Easements

SB00-159



Property Description
Lots 13 and 14, Woodmoor Mountain - I, located in the Southeast 1/4 of Section 19, T10S, R67W of the 6th P.M., Douglas County, Colorado.

Owners' Statement
The undersigned, being all the owners of the land described herein, and the beneficiaries of Deeds of trust encumbering that land, hereby consent to this lot line adjustment.

Paul M. Clary
Paul M. Clary
Walter Wells
Walter Wells

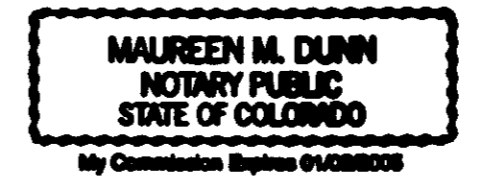
Kellie J. Clary
Kellie J. Clary
Vice President

Mortgagee
Of First Horizon Home Loans.

Notary's Certificate
STATE OF COLORADO } SS:
COUNTY OF DOUGLAS }

Subscribed and sworn to before me this 9th day of MARCH, 2001, by Paul M. Clary and Kellie J. Clary, as Vice President of First Horizon Home Loans.

My Commission expires: 01/02/05
Maureen M. Dunn



Notary's Certificate
STATE OF COLORADO } SS:
COUNTY OF DOUGLAS }

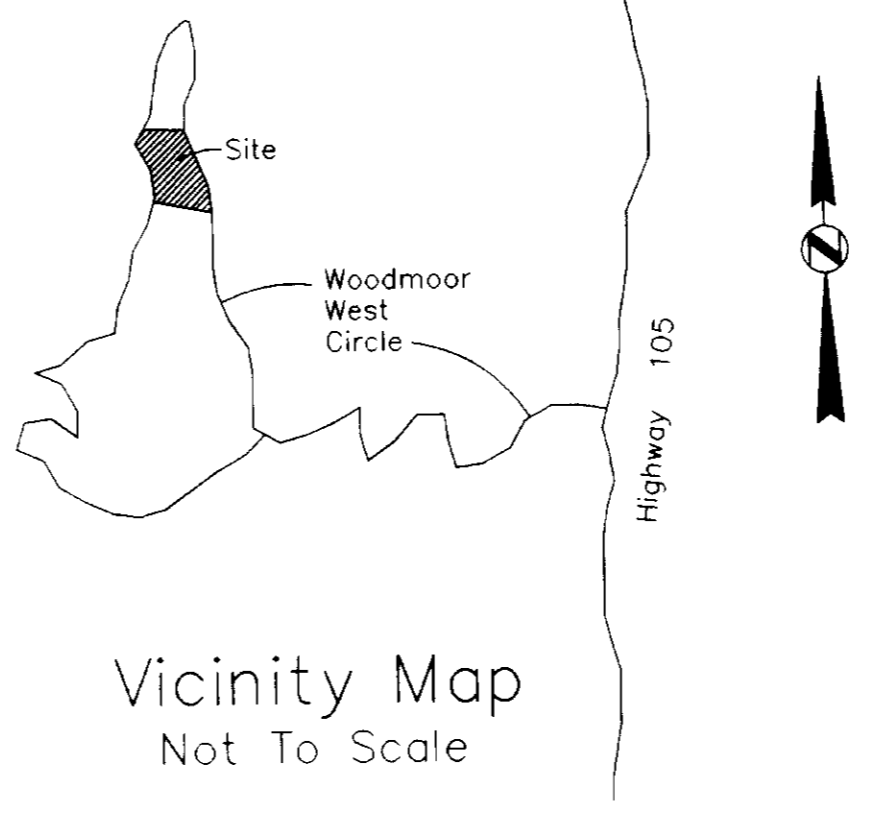
Subscribed and sworn to before me this 9th day of MARCH, 2001, by Walter D. Wellman as Vice President of First Horizon Home Loans.

My Commission expires: 12-12-2004
Robert Parker

Title Verification
Security Title Guaranty, a qualified title insurance company, do hereby certify that I/we have examined the title of all land platted hereon and that title to such land is in the dedicator(s) free and clear of all liens, taxes and encumbrances, except as follows: DEED OF TRUST TO FIRST HORIZON HOME LOAN CORP., RECORDED 11-19-00 IN BOOK 1919 PAGE 1430

3-14-01
Date

Nancy Reindere
Name of Authorized Official
Security Title Guaranty Co. Clerk and Recorder's Certificate
Company Name



Notary's Certificate
STATE OF COLORADO } SS:
COUNTY OF N/A }

Subscribed and sworn to before me this N/A day of N/A, 2001, by N/A as N/A of N/A.

WITNESS my hand and official seal.

My Commission expires:

Surveyor's Certificate
I, Jerome W. Hannigan, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on December 29, 2000, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Douglas County Subdivision Regulations.

I attest the above on this 15 day of March, 2001.

Jerome W. Hannigan
Jerome W. Hannigan
Colorado License #25629

Lot Line Adjustment Approval Certificate

File No. SB00-159
Lots 13 and 14, Woodmoor Mountain - I, recorded at Reception Number 144885.

Whereas: Lot 13 and Lot 14, Woodmoor Mountain - I were platted as separate lots; and

Whereas: The owner desires to amend the common lot line between lots 13 and 14, as shown on this Lot Line Adjustment Exhibit; and

Whereas: The known beneficiaries of easements were notified and responded as follows:

Intermountain Rural Electric Assn: No Objection
Qwest: No Objection

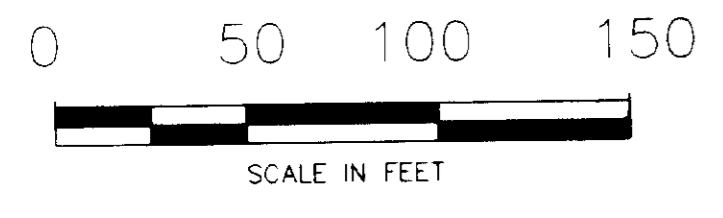
Now, therefore, it is hereby ordered that: The common lot line between Lot 13 and 14, along with the 12 foot utility easement on either side of this lot line be vacated and replatted resulting in the creation of Lots 13-A and 14-A Woodmoor Mountain - I, 1st Amendment as shown on this Lot Line Adjustment Exhibit.

Approved This 14th Day of MARCH, 2001.

County Commissioners of
The County of Douglas, Colorado by: [Signature]
Community Development Director.

I hereby certify that this plat was filed in my office on this 16 day of March, 2001, A.D., at 11:33 a.m. (P.M.) and was recorded at Reception Number 01620990.

Sheryl Muehlhoff
County Clerk and Recorder



NOTE:

- = Set 5/8"x18" Rebar with red plastic cap LS 25629 or as shown.
- = Found Rebar with yellow plastic cap LS 2682 or as shown.
- (M) Field Measured Information
- (P) Platted Information

Curve Table	
C-1	
D=02° 41' 18" (M)	
R= 510.00' (M)	
L=23.93' (M)	

"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."

REVISIONS 01/18/01 per Planning 02/26/01 set lot corner		Jerome W. HANNIGAN and ASSOCIATES, INC. SURVEYING • ARCHITECTURE LAND DEVELOPMENT CONSULTING 19360 SPRING VALLEY ROAD MONUMENT, COLORADO 80132-9613 719-481-8292 • 303-660-6262 FAX: 719-481-9071	TITLE Woodmoor Mountain I First Amendment Douglas County, Colorado
SCALE 1"=50'		DATE 12/12/00	DRAWN BY jwh
SHEET <u>1</u> OF <u>1</u>		JOB NUMBER 00-046	