

NORTHWOODS SUBDIVISION FILING NO. 4

In the City of Woodland Park, Teller County, Colorado

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILIP A. WALLER, TRUSTEE, BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE¹/₄) OF THE SOUTHEAST QUARTER (SE¹/₄) AND IN THE SOUTHEAST QUARTER (SE¹/₄) OF SECTION 14, TOWNSHIP 12 SOUTH, RANGE 69 WEST OF THE 6th P.M., TELLER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO WIT:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SE¹/₄ SE¹/₄, SAID POINT BEING THE NORTHWEST CORNER OF NORTHWOODS SUBDIVISION FILING NO. 2, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 8 AT PAGE 29 UNDER RECEPTION NUMBER 26,990 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE S 04° 03' 52" W ALONG SAID WEST LINE OF THE SE¹/₄ SE¹/₄ A DISTANCE OF 307.93 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 04° 02' 18" W ALONG THE WEST LINE OF SAID SE¹/₄ SE¹/₄ A DISTANCE OF 1093.98 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 88° 24' 04" E ALONG THE NORTH LINE OF SAID SE¹/₄ SE¹/₄ A DISTANCE OF 691.99 FEET; THENCE S 04° 48' 45" E A DISTANCE OF 626.05 FEET TO A POINT ON THE NORTH LINE OF NORTHWOODS SUBDIVISION FILING NO. 3, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 8 AT PAGE 66 UNDER RECEPTION NUMBER 27,646 OF THE RECORDS OF TELLER COUNTY, COLORADO; THENCE NORTHERLY AND SOUTHERLY ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID NORTHWOODS FILING NO. 3 THE FOLLOWING FIFTEEN (15) COURSES: 1) S 85° 11' 12" W A DISTANCE OF 150.00 FEET; 2) S 04° 48' 45" E A DISTANCE OF 14.62 FEET; 3) ON A CURVE TO THE LEFT WHICH CURVE HAS A CENTRAL ANGLE OF 37° 09' 01" A RADIUS OF 70.00 FEET AND AN ARC LENGTH OF 110.23 FEET; 4) S 48° 02' 12" W A DISTANCE OF 60.00 FEET; 5) S 55° 31' 53" W A DISTANCE OF 96.97 FEET; 6) S 44° 11' 35" E A DISTANCE OF 153.86 FEET; 7) S 45° 43' 31" E A DISTANCE OF 111.66 FEET; 8) S 07° 08' 54" E A DISTANCE OF 305.61 FEET; 9) S 09° 52' 04" E A DISTANCE OF 197.81 FEET; 10) ARC LEFT 83° 22' 38" TO THE TANGENT OF A CURVE TO THE LEFT AND THENCE ALONG SAID CURVE WHICH HAS A CENTRAL ANGLE OF 08° 52' 59" A RADIUS OF 208.37 FEET AND AN ARC LENGTH OF 32.31 FEET; 11) S 77° 52' 21" E ON THE FORWARD TANGENT OF THE LAST MENTIONED CURVE A DISTANCE OF 89.55 FEET; 12) S 11° 06' 53" E A DISTANCE OF 60.00 FEET; 13) S 77° 52' 21" W A DISTANCE OF 84.69 FEET; 14) ON A CURVE TO THE RIGHT WHICH CURVE HAS A CENTRAL ANGLE OF 11° 27' 55" A RADIUS OF 268.37 FEET AND AN ARC LENGTH OF 53.70 FEET; 15) S 04° 24' 09" E A DISTANCE OF 186.02 FEET TO A POINT ON THE NORTH LINE OF THE UNMENTIONED NORTHWOODS SUBDIVISION FILING NO. 2; THENCE NORTHERLY ON SAID NORTH LINE NORTHWOODS SUBDIVISION FILING NO. 2 THE FOLLOWING THREE (3) COURSES: 1) S 90° 00' 00" W A DISTANCE OF 295.96 FEET; 2) S 62° 24' 53" W A DISTANCE OF 75.59 FEET; 3) S 90° 00' 00" W A DISTANCE OF 295.73 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 23.892 ACRES MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF WOODLAND PARK THOSE EASEMENTS SHOWN ON THE PLAT AND FURTHER RESTRICTS THE USE OF ALL EASEMENTS OF THE CITY OF WOODLAND PARK AND/OR ITS ASSIGNS, PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITTAFF ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF WOODLAND PARK. ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "NORTHWOODS SUBDIVISION FILING NO. 4", IN THE CITY OF WOODLAND PARK, TELLER COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE UNDERSIGNED PHILIP A. WALLER, TRUSTEE HAS SET HIS HAND THIS 21st DAY OF June, 1983 A.D.

Philip A. Waller
PHILIP A. WALLER, TRUSTEE

STATE OF COLORADO)
COUNTY OF Teller) ss:

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF June, 1983 A.D. BY PHILIP A. WALLER, TRUSTEE.

MY COMMISSION EXPIRES June 4, 1984
John C. Venable
Notary Public
C.O. No. 298706 50-023

John C. Venable
NOTARY PUBLIC

APPROVAL BY PLANNING COMMISSION:

THE FOREGOING PLAT AND PETITION FOR SUBDIVISION IN THE CITY OF WOODLAND PARK, COLORADO, HAVE BEEN EXAMINED BY THE CITY PLANNING COMMISSION AND HEREBY CERTIFIED THAT THEY MEET THE REQUIREMENTS AND MINIMUM STANDARDS OF THE EXISTING REGULATIONS AND ORDINANCES OF THE CITY OF WOODLAND PARK, COLORADO, AND THAT SAID COMMISSION THEREFORE APPROVES THE FOREGOING PLAT AND PETITION FOR SUBDIVISION IN THE CITY OF WOODLAND PARK, COLORADO, THIS 28th DAY OF April, 1983 A.D.

WITNESSETH *Marshall L. Engle*
SECRETARY

Eugene M. Hall
CHAIRMAN

APPROVAL BY CITY COUNCIL:

THE CITY COUNCIL OF THE CITY OF WOODLAND PARK, COLORADO, AUTHORIZED THE SUBDIVISION OF SAID TRACT OF LAND, AND SET FORTH ON THIS PLAT AS A MEMORANDUM OF SAID CITY COUNCIL HELD ON THIS 21st DAY OF June, 1983 A.D., AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THIS SAME, WHICH IS ACCORDINGLY DONE THIS 21st DAY OF June, 1983 A.D. ON BEHALF OF THE CITY OF WOODLAND PARK, COLORADO.

John C. Venable
CITY CLERK

William C. Venable
MAYOR

NOTES:

1. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF WOODLAND PARK OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, CONSTRUCTION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE PAYMENT OF THE FEES AND THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF WOODLAND PARK. ALL ALLEYS AND EASEMENTS SHOWN ON THIS PLAT FOR UTILITY ACCESS PURPOSES ONLY ARE EXEMPTED FROM THIS PROVISION.

2. THE OBLIGATION FOR PUBLIC IMPROVEMENTS AND UTILITIES SHALL BE THE OBLIGATION OF THE LAND OWNER. THIS OBLIGATION FOR PUBLIC IMPROVEMENTS SHALL RUN WITH THE LAND AND SHALL BE THE OBLIGATION OF FUTURE LAND OWNERS, SUCCESSORS IN INTEREST, ASSIGNEES OR ANY SUCH OTHER PERSONS WHO TAKE TITLE TO THE PROPERTY OR ANY LOT, INTEREST THEREIN, OR PART THEREOF. THE CITY ASSUMES NO LIABILITY TO INSTALL THE PUBLIC IMPROVEMENTS OR UTILITIES TO THE LAND OWNER, ANY PARTY IN INTEREST, OR FUTURE LAND OWNERS, EITHER EXPRESS OR IMPLIED, SAID CONDITIONS OR TERMS THAT MUST BE COMPLIED WITH PRIOR TO THE ISSUANCE OF A BUILDING PERMIT SHALL INCLUDE BUT NOT BE LIMITED TO DRAINAGE REQUIREMENTS, CONDITIONS OF AMBULATION, VARIANCE FROM THE ZONING ORDINANCE AND/OR VARIANCES FROM THE SUBDIVISION REGULATION ORDINANCE.

3. ALL SIDE AND REAR LOT LINES ARE SUBJECT TO A TWENTY (20) FOOT UTILITY AND DRAINAGE EASEMENT LYING THE (10) FEET ON EACH SIDE OF SAID LOT LINES UNLESS SHOWN OTHERWISE. TWO CONTIGUOUS LOTS MAY BE TREATED AS ONE WHERE A BUILDING IS CONSTRUCTED OVER THE DIVIDING LINE PRIOR TO ACTUAL USE.

4. THE SIXTY (60) FOOT R.E.W. EASEMENT LYING ALONG THE SOUTHERLY LINE OF LOT 99 IS RESERVED FOR STREET RIGHT-OF-WAY PURPOSES IN THE EVENT THAT DEVELOPMENT OF THE ADJOINING PROPERTY TO THE WEST REQUIRES ACCESS TO NORTHWOODS DRIVE. SUCH R.O.W. EASEMENT SHALL BE RESERVED FOR A PERIOD OF TEN YEARS FROM THE DATE OF RECORDING OF THIS PLAT.

5. OUTLOT "A" IS HEREBY PLATTED FOR STREET RIGHT-OF-WAY PURPOSES AND IS HEREBY DEDICATED TO THE CITY OF WOODLAND PARK FOR PUBLIC USE.

6. THERE SHALL BE NO BUILDING PERMITS ISSUED FOR ANY PERMANENT STRUCTURES LYING WITHIN THAT AREA DESIGNATED AS "NO BUILDING AREA" SHOWN ON LOTS 102 THRU 113 INCLUSIVE.

CERTIFICATION:

THE UNDERSIGNED NOTARIAL LAW SERVER IN THE STATE OF COLORADO, DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38, C.R.S. 1973 AS AMENDED AND THAT SAID PLAT DOES ACCURATELY SHOW THE DESCRIBED TRACT OF LAND AND SUBDIVISION, TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

John C. Venable
KEVIN L. MARCH, P.L.S.
0010. RES. NO. 15072

RECORDING:

STATE OF COLORADO)
COUNTY OF TELLER) ss:

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 8:48 O'CLOCK A.M. THIS 27th DAY OF July, 1983 A.D., AND IS FULLY RECORDED IN PLAT BOOK I 52 AND 53 UNDER RECEPTION NUMBER 272663.

John C. Venable

John C. Venable
COUNTY CLERK AND RECORDER

WARCH SURVEYING

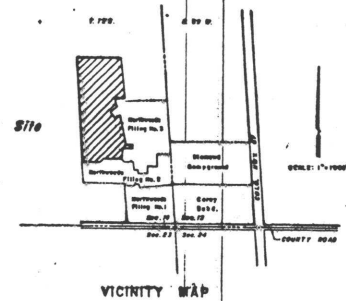
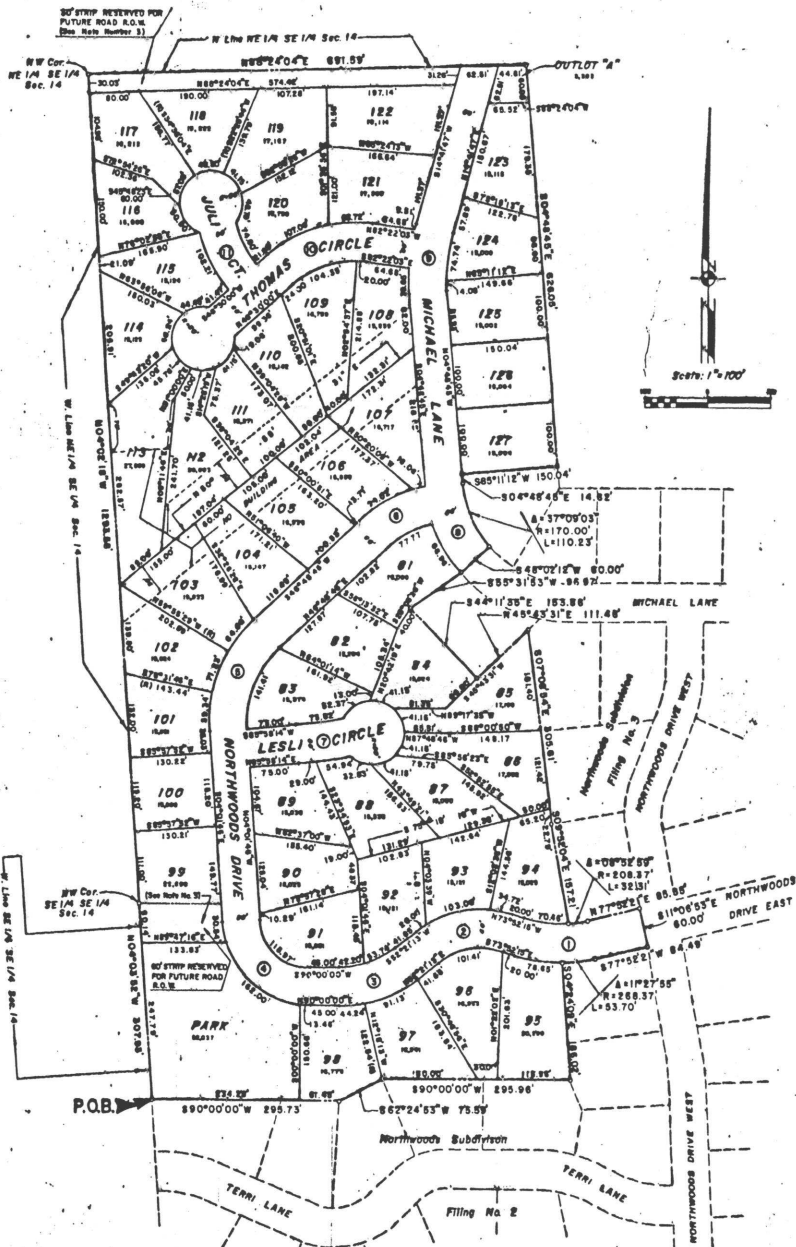
ONE 9. STREET SW
WOODLAND PARK, CO
807-5555

JOB NO. 83-008

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

NORTHWOODS SUBDIVISION FILING NO. 4

In the City of Woodland Park, Teller County, Colorado



NOTES:

1. All bearings on shown herein are relative to those bearings along the North line of Northwoods Subdivision Filing No. 2 as shown on the recorded plat.
2. All boundary corner monuments have been set by others, all remaining corner monuments are No. 4 rebar with a plastic cap attached bearing the L.S. No. 10072.
3. In the event that no roadway is constructed within three strips shown herein for future road R.O.W. within ten years from the date of recording of this plat, said strips shall become the property in fee simple title of the adjacent lot owners.

CENTER LINE CURVE DATA

No.	Control: Angle	Radius	Length
1	28°15'24"	238.37'	117.58'
2	63°46'38"	138.05'	129.57'
3	37°38'47"	176.02'	115.85'
4	85°58'14"	107.29'	160.99'
5	50°50'31"	189.38'	188.03'
6	30°52'49"	174.28'	93.94'
7	07°45'28"	890.01'	79.88'
8	37°09'03"	200.00'	129.48'
9	19°30'32"	290.85'	99.03'
10	49°07'57"	175.01'	190.07'
11	28°22'03"	182.10'	88.41'

MARCH SURVEYING

400 N. GRAND ST.
WOODLAND PARK, CO.
807-5801

JOB NO. 82-008