WALKER SCHOOLER
DISTRICT MANAGERS

Special Meeting

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3

Board Meetings

Tuesday, September 22, 2020 – 1:00 p.m.

102 E. Pikes Peak Avenue, Suite 200

Colorado Springs, Colorado

And

Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will also be held via video-teleconferencing and can be joined through the directions below:

Please join our meeting from your computer, tablet or smartphone.

https://global.gotomeeting.com/join/313236029

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (646) 749-3129

Access Code: 313-236-029

Lindsay J. Case, President - Term to May 2023

Les Krohnfeldt, Vice-President/Treasurer - Term to May 2022

Randle W. Case, II, Assistant Secretary - Term to May 2023

James Morley, Secretary - Term to May 2023

Kyle Geditz, Assistant Secretary - Term to May 2022

AGENDA

1. Call to order
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Review and Approval of the following Inclusion and Exclusions
   a. Inclusion of property owned by Adamo Building Company, LLC (Enclave at Shiloh Mesa) into District 2 (see attached map and petition) Located southeast of the intersection of Marksheffel Rd. and Kenosha Dr.
   b. Inclusion of property owned by HDP, Nook, LLC (The Nook at Shiloh Mesa) into District 2 (see attached map and petition) Located southwest of the intersection of Marksheffel Rd. and Kenosha Dr.

c. Inclusion of property owned by CH Woodmen, LLC (Townes at Woodmen) into District 2 (see attached map and petition) Located northwest of the intersection of Marksheffel Rd. and Woodmen Rd.
d. Inclusion of property owned by Challenger Communities, LLC (Ski Lane) into District 2 (see attached map and petition) Located south of the intersection of Ski Lane and Sorpressa Ln.
e. Exclusion of property owned by Adamo Building Company, LLC from District 3 (see attached map and petition) Located southeast of the intersection of Marksheffel Rd. and Kenosha Dr.
f. Exclusion of property owned by HDP, Nook, LLC (The Nook at Shiloh Mesa) from District 3 (see attached map and petition) Located southwest of the intersection of Marksheffel Rd. and Kenosha Dr.
g. Exclusion of property owned by Challenger Communities, LLC (Townes at Woodmen) from District 3 (see attached map and petition) Located northwest of the intersection of Marksheffel Rd. and Woodmen Rd.

5. Public Comment (for items not already on the agenda)
6. Other Business
7. Adjourn

Regular Meetings are the 1st Wednesday of each month at 1:00 p.m. as needed

NOTICE OF SPECIAL MEETINGS

NOTICE IS HEREBY GIVEN That the Boards of Directors of **WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 and 3,** City of Colorado Springs, County of El Paso, State of Colorado, will hold a Special Meeting at 1:00 p.m. on Wednesday, the 22nd day of September, 2020 at 102 E. Pikes Peak Avenue, Suite 200, in Colorado Springs, Colorado, for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. Regular meetings for 2020 are on the first Wednesday of every month at 102 E. Pikes Peak Avenue, Suite 200, in Colorado Springs, Colorado, so long as there is business to conduct. The regular meetings may be canceled. Please call (719) 447-1777 for meeting confirmation and information.

The meeting is open to the public.

BY ORDER OF THE BOARDS OF DIRECTORS:

WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3

PETITION FOR INCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **ADAMO BUILDING COMPANY, LLC**, a Colorado limited liability company, (the "**Petitioner**") hereby respectfully requests that the **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2** (the "**District**"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

Adamo Building Company, LLC
3194 Industrial Way
Castle Rock, CO 80109

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

ADAMO BUILDING COMPANY, LLC, a Colorado limited liability company

Printed Name: William D. Schuck

Title: Vice President

MICHELLE SMITH
Notary Public
State of Colorado
Notary ID # 20184036173
My Commission Expires 09-12-2022

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The above and foregoing instrument was acknowledged before me this 14 day of September, 2020, by William D. Schuck, as Vice President of Adamo Building Co, LLC.

WITNESS my hand and official seal.

(SEAL)

Notary Public

My commission expires: 9/12/2022

Signature Page to Petition for Inclusion of Real Property
Woodmen Heights Metro District 2

EXHIBIT A
(The Property)

Enclave at Shiloh Mesa, located in the Southwest Quarter of Section 4, Township 13 South, Range 65 West of the Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado as recorded at Reception Number 220714528 in the records of the Clerk and Recorder of El Paso County, Colorado.

ENCLAVE AT SHILOH MESA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

14628

DEDICATION BY THE OWNERS:

THAT AMARO BUILDERS COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH END OF SAID EAST LINE OF SHILOH MESA, ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SHILOH MESA FILING NO. 1 RECORDED ON MAY 18, 2006 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER [illegible] ON SAID PLAT BY A POLED REBAR AND 1" CAPPED PLASTIC CAP STAMPED WITH "PLS 20147"; THENCE NORTH [illegible] EAST [illegible] FEET;

BEGINNING AT THE SOUTH END OF SAID EAST LINE;

THENCE ALONG SAID EAST LINE THE FOLLOWING 3 COURSES:

1. THENCE NORTH [illegible] EAST, A DISTANCE OF [illegible] FEET;
2. THENCE NORTH [illegible] EAST, A DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH [illegible] WEST;
3. THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO THE SOUTH LINE OF RESERVE, SHILOH MESA RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF SHILOH MESA FILING NO. 1;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING 4 COURSES:

1. THENCE NORTH [illegible] EAST, A DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS NORTHERLY;
2. THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET;
3. THENCE NORTHEAST [illegible] EAST, A DISTANCE OF [illegible] FEET;
4. THENCE NORTH [illegible] EAST, A DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH [illegible] WEST, SAID POINT ALSO BEING THE WEST LINE OF SHILOH MESA FILING NO. 5 RECORDED ON NOVEMBER 3, 2007 IN SAID RECORDS UNDER RECEPTION NUMBER [illegible] AND THE NORTHWEST CORNER OF THAT CERTAIN EASEMENT AGREEMENT RECORDED ON DECEMBER 2, 2008 IN SAID RECORDS UNDER RECEPTION NUMBER [illegible];

THENCE ALONG SAID WEST LINE OF SHILOH MESA FILING NO. 5 THE FOLLOWING 2 COURSES:

1. THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET;
2. THENCE SOUTH [illegible] EAST, A DISTANCE OF [illegible] FEET TO A POINT ON THE NORTHERN BOUNDARY OF THAT CERTAIN PARCEL OF LAND KNOWN AS "PARCEL B – [illegible] PARCEL" IN SPECIAL WARRANTY DEED RECORDED ON OCTOBER 30, 2008 IN SAID RECORDS UNDER RECEPTION NUMBER [illegible];

THENCE ALONG SAID NORTHERN BOUNDARY THE FOLLOWING 7 COURSES:

1. THENCE NORTH [illegible] WEST, A DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH [illegible] WEST;
2. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET;
3. THENCE SOUTH [illegible] WEST, A DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS TANGENT CURVE WHOSE CENTER BEARS SOUTHERLY;
4. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET;
5. THENCE NORTH [illegible] WEST, A DISTANCE OF [illegible] FEET;
6. THENCE SOUTH [illegible] WEST, A DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS SOUTH [illegible] WEST;
7. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET

THENCE SOUTH [illegible] WEST, A DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH [illegible] EAST TO AND BEYOND, SOUTHERLY OF SAID PARCEL B – ROAD PARCEL;

THENCE ALONG SAID BEYOND, SOUTHERLY THE FOLLOWING 4 COURSES:

1. THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO A [illegible] FOOT RADIUS REVERSE CURVE;
2. THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET;
3. THENCE SOUTH [illegible] WEST, A DISTANCE OF [illegible] FEET;
4. THENCE SOUTH [illegible] WEST, ALONG SAID EXTENDED BOUNDARY AND CUT BEYOND, A DISTANCE OF [illegible] FEET TO THE PREVIOUSLY MENTIONED EAST LINE OF SAID NORTHERN PARCEL ROAD RIGHT-OF-WAY;

THENCE ALONG SAID EAST LINE THE FOLLOWING 2 COURSES:

1. THENCE NORTH [illegible] WEST, A DISTANCE OF [illegible] FEET;
2. THENCE NORTH [illegible] WEST, A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF [illegible] SQUARE FEET OR [illegible] ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS OWNED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PRIVATE STREETS, PUBLIC STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED OWNER HEREBY DEDICATES AND GRANTS TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER GRANTS THE USE OF ALL PUBLIC STREETS AND PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR CONCEDE ALL OR ANY SUCH PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE, THE TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "ENCLAVE AT SHILOH MESA", IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER:

THE AFOREMENTIONED AMARO BUILDERS COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 29 DAY OF April, 2022 A.D.

[illegible], Amy Bennett

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF April, 2022, A.D., BY CARL D. [illegible], AS VICE PRESIDENT OF AMARO BUILDERS COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 9/12/22

Michelle K. Smith
NOTARY PUBLIC

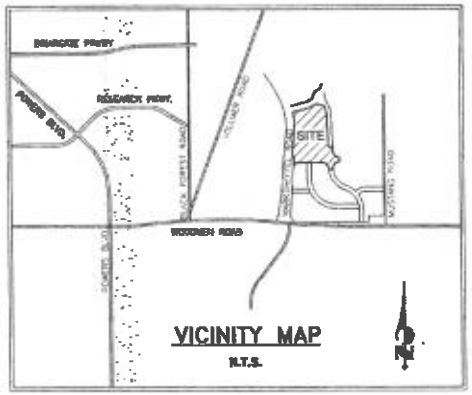
3450 Galeb Rd. #2 Elbert, CO 80106
ADDRESS

MICHELLE K. SMITH
Notary Public
State of Colorado
Notary ID # 20174024000 10
My Commission Expires 09-12-2022

PREPARED BY:

Matrix
Excellence by Design

2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208



PLAT NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SHILOH MESA, ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SHILOH MESA FILING NO. 1 RECORDED ON MAY 18, 2006 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER [illegible] MONUMENTED ON BOTH ENDS BY A POLED REBAR AND 1" CAPPED PLASTIC CAP STAMPED WITH "PLS 20147".
2. [illegible] FOUND 1-1/2" ALUM. CAP STAMPED "[illegible] PLS 20147" AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. 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, ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY NORTH CORRIDOR GROUP, INC., TO DETERMINE THE OWNERSHIP OF THIS PROPERTY OR THE EXISTENCE OF ANY RIGHTS-OF-WAY OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, NORTH CORRIDOR GROUP, INC., RELIED UPON SUCH TITLE COMMITMENT ORDER NO. [illegible] PREPARED BY LAND TITLE GUARANTEE COMPANY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 16, 2008 AT 8:00 P.M.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS SHOWN IN THE FLOOD INSURANCE RATE MAPS, MAP NUMBER [illegible], EFFECTIVE DATE DECEMBER 7, 2018.
6. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN RULES AND TARIFF STATEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED DECEMBER 24, 1969 IN BOOK 3741 AT PAGE 594.
7. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN [illegible] RECORDED [illegible] IN BOOK [illegible] AT PAGE [illegible]. SUBJECT PROPERTY IS NOW IN THE EL PASO COUNTY COMMISSION DISTRICT.
8. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN THE CHEYENNE FIRE PROTECTION DISTRICT RECORDED DECEMBER 16, 1999 IN BOOK 7000 AT PAGE 1080 AND BOOK 7000 AT PAGE 1081, AND FEBRUARY 17, 1981 IN BOOK 3970 AT PAGE 1010 AND BOOK 3970 AT PAGE 1011.
9. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN ORDER OF RIGHT OF WAY RECORDED JUNE 08, 2004 AT RECEPTION NO. [illegible].

MORTGAGEE:

[illegible] CAPITAL AND ENCUMBER THIS INSTRUMENT THIS 11 DAY OF MAY, 2022 A.D.

[illegible]
NAME AND TITLE OF OFFICER OR OPERATOR

STATE OF COLORADO)
COUNTY OF EL PASO) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF MAY, 2022, A.D., BY [illegible], AS DIRECTOR OF OPERATIONS OF [illegible] CAPITAL.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-05-2023

[illegible]
NOTARY PUBLIC

[illegible]
ADDRESS

PLAT NOTES:

10. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN [illegible] RECORDED SEPTEMBER 26, 2004 AT RECEPTION NO. [illegible], AMENDMENT PLAT RECORDED SEPTEMBER 30, 2004 AT RECEPTION NO. [illegible].
11. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, AND EASEMENTS OF PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 16, 2008 UNDER RECEPTION NO. [illegible].
12. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN THE VACATION FINDINGS RECORDED FEBRUARY 3, 2010 AT RECEPTION NO. [illegible], RESOLUTION RECORDED JULY 16, 2008 AT RECEPTION NO. [illegible], AMENDED AND RESTATED RESOLUTION RECORDED SEPTEMBER 23, 2008 AT RECEPTION NO. [illegible], AND RESOLUTION RECORDED JUNE 30, 2008 AT RECEPTION NO. [illegible], AMENDED AND RESTATED RESOLUTION RECORDED SEPTEMBER 16, 2010 AT RECEPTION NO. [illegible].
13. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND GRANTED IN AMPCOR ENERGY RECORDED JUNE 10, 2009 AT RECEPTION NO. [illegible].
14. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, AND EASEMENTS OF PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 1, 2010 UNDER RECEPTION NO. [illegible].
15. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDINGS WITHIN THIS PLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY OF COLORADO SPRINGS, OR ALTERNATIVELY, SUCH ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO, LETTERS OF CREDIT, CASH, ASSURANCE BONDS, OR COMBINATIONS THEREOF, SHALL BE GIVEN TO THE CONVEYANCE OF ALL REQUIRED PUBLIC IMPROVEMENTS SHALL, FOR ANY LIEN, INCLUDING BUT NOT LIMITED TO, EASEMENTS, STREET AND DRAINAGE CONTROL, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
16. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ENCLAVE AT SHILOH MESA HOMEOWNERS ASSOCIATION. IN ADDITION TO THE EASEMENTS AS SET FORTH AND GRANTED BY THE ENCLAVE AT SHILOH MESA HOMEOWNERS ASSOCIATION AS RECORDED ON [illegible] UNDER RECEPTION NUMBER [illegible].
17. TRACT "A" IS GRANTED FOR PUBLIC DRAINAGE AND PRIVATE ACCESS, PUBLIC UTILITIES, PRIVATE STREETS, AND IS PRIVATELY OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT WILL BE GRANTED BY SEPARATE INSTRUMENT. TRACT "A" IS ALSO GRANTED FOR PRIVATE DRAINAGE AND WILL BE OWNED BY SEPARATE INSTRUMENT.
18. A 40' PUBLIC IMPROVEMENT EASEMENT, PUBLIC ACCESS EASEMENT, PUBLIC UTILITY EASEMENT IS DEDICATED ADJACENT WITHIN TRACT "A". THIS EASEMENT IS SUBJECT TO TERMS TERMS AS SPECIFIED IN THE EASEMENT AGREEMENT RECORDED AT RECEPTION NUMBER [illegible]. THIS EASEMENT AND UNDER UTILITIES WITHIN THE TRACT SHALL BE OWNED AND MAINTAINED BY COLORADO SPRINGS UTILITIES. THIS EASEMENT IS ALSO GRANTED FOR PRIVATE DRAINAGE AND WILL BE OWNED BY SEPARATE INSTRUMENT.
19. TRACT "B" IS GRANTED FOR PUBLIC ACCESS EASEMENT, PUBLIC IMPROVEMENT EASEMENT, PUBLIC DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS. OWNERSHIP AND WILL BE OWNED AND MAINTAINED BY THE ENCLAVE AT SHILOH MESA HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACT WILL BE GRANTED BY SEPARATE INSTRUMENT.
20. TRACT "C" IS GRANTED FOR PUBLIC ACCESS EASEMENT, PUBLIC IMPROVEMENT EASEMENT, PUBLIC UTILITY EASEMENT AND PRIVATE ACCESS. OWNERSHIP AND WILL BE OWNED AND MAINTAINED BY THE ENCLAVE AT SHILOH MESA HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACT WILL BE GRANTED BY SEPARATE INSTRUMENT. THE TRACT IS ALSO GRANTED FOR PRIVATE DRAINAGE AND WILL BE OWNED BY SEPARATE INSTRUMENT.
21. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL/THOMPSON, DATED JUNE 7, 2006, LOCATED ON THE CITY PLANNING DEPARTMENT WEBSITE FILE NAME CPC CP 06-00.
22. ALL PROPERTY POINTS ALPINE WOOD LOOP, CARMEL A SHEPS AND SON, SHOD ENCLAVE PRIVATELY OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3.
23. ALL LINES, DISTANCES BEARINGS HEREON ARE REPRESENTED IN U.S. SURVEY FEET.
24. THIS PLAT WAS PREPARED ON SEPTEMBER 13, 2010.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND ATTESTS THAT THIS ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE MONUMENTS OF THE SALE OF THE COLORADO SPRINGS STANDARDS, AS AMENDED, WERE SET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JUSTIN A. COWEN, PLS 38021
FOR AND ON BEHALF OF NORTH CORRIDOR GROUP, INC.

EASEMENTS:

ALL EASEMENTS THAT ARE DEDICATED EXCLUSIVELY FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS CONTAINED IN THE EASEMENT DEDICATION AS RECORDED IN THE OFFICE OF THE RECORDER OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS ON THE RECORD OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

PRIVATE EASEMENTS ARE AS SHOWN WITH THE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

NOTICE IN REFERENCE TO WATER:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED, NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDINGS WITHIN THIS PLAT UNTIL ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY OF COLORADO SPRINGS, OR ALTERNATIVELY, SUCH ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, ASSURANCE BONDS, OR COMBINATIONS THEREOF, SHALL BE GIVEN TO THE CONVEYANCE OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, EASEMENTS, STREET AND DRAINAGE CONTROL, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

CITY APPROVALS:

OWNERSHIP OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "ENCLAVE AT SHILOH MESA"

[illegible] 6/9/2022
CITY ENGINEER

[illegible] 6/9/2022
CITY PLANNING DIRECTOR

[illegible]
CITY CLERK

FEE:

SCHOOL FEE: Enclave at Shiloh Mesa SCHOOL FEE: Paid

PARK FEE: Enclave at Shiloh Mesa STORMWATER FEE: Paid

CLERK AND RECORDER CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:36 O'CLOCK A.M.

THIS 13th DAY OF June, 2022 A.D., AND DULY RECORDED UNDER RECEPTION NO. 222071453 9

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: $20

SURCHARGE: $2

CHUCK BROERMAN, RECORDER

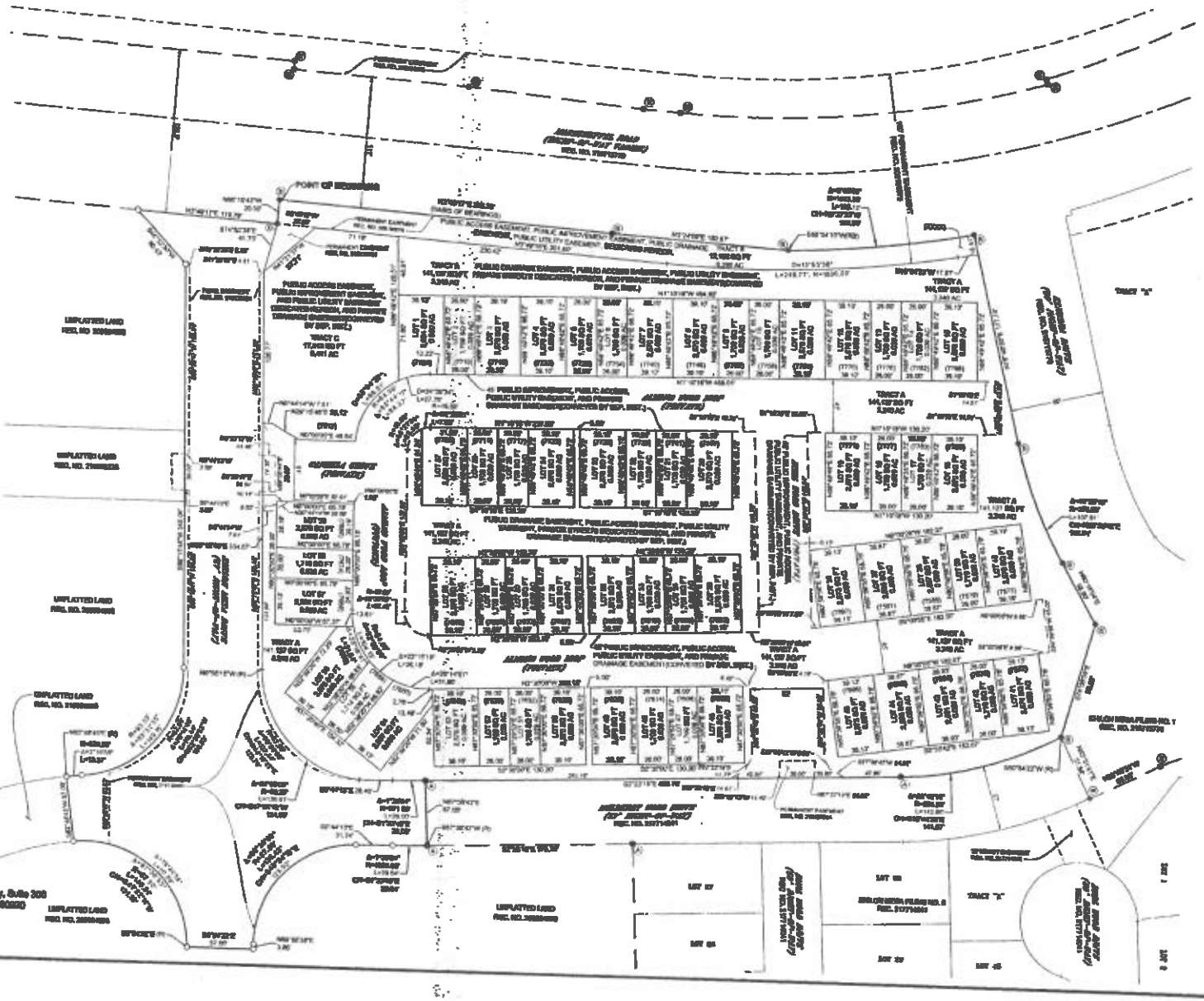
BY: [illegible]
DEPUTY

AR FP 18-00703
ENCLAVE AT SHILOH MESA
NOTE PRELIMINARY REVISIONS AND ADDITIONS
SHEET 1 OF 2

ENCLAVE AT SHILOH MESA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

14528



PREPARED BY:
Matrix
Excellence by Design
2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0202

PETITION FOR INCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **HDP NOOK, LLC**, a Colorado limited liability company, (the "**Petitioner**") hereby respectfully requests that the **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2** (the "**District**"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

HDP Nook, LLC
708 Main St
Evanston Il, 60202-1702

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

HDP NOOK, LLC, a Colorado limited liability company

Printed Name: CHRISTOPHER HELLEN

Title: MANAGER

STATE OF ~~COLORADO~~ ILLINOIS)
) ss.
COUNTY OF COOK)

The above and foregoing instrument was acknowledged before me this 14 day of SEPT, 2020, by CHRISTOPHER HELLEN as MANAGER of HDP NOOK LLC.

WITNESS my hand and official seal.

(SEAL)

Notary Public

My commission expires: 10/27/20

CHRISTOPHER LEFKOVITZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 27, 2020

Signature Page to Petition for Inclusion of Real Property
Woodmen Heights Metro District 2

EXHIBIT A
(The Property)

The Nook at Shiloh Mesa Filing No. 1, located in the Southwest Quarter of Section 4 and the Southeast Quarter of Section 5, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado as recorded at Reception Number 220714516 in the records of the Clerk and Recorder of El Paso County, Colorado.

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516

KNOW ALL MEN BY THESE PRESENTS:

THAT NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST CORNER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST CORNER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 4 AND 5;
THENCE [illegible] A DISTANCE OF [illegible] FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF [illegible], BEING AN EXTENSION ON THE PLAT OF "SHILOH MESA FILING NO. 1" AS RECORDED UNDER RECEPTION NO. [illegible] IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE [illegible] ALONG SAID RIGHT-OF-WAY, [illegible] FEET;
THENCE [illegible] A DISTANCE OF [illegible] FEET;
THENCE [illegible] A DISTANCE OF [illegible] FEET;
THENCE [illegible] A DISTANCE OF [illegible] FEET;
THENCE [illegible] A DISTANCE OF [illegible] FEET TO THE SOUTHERLY LINE OF SAID PARCEL, RECORDED IN THE [illegible] RECEPTION NO. [illegible] IN THE RECORDS OF SAID EL PASO COUNTY;
THENCE ALONG SAID SOUTHERLY LINE, [illegible] FEET;
THENCE [illegible] ALONG SAID SOUTHERLY LINE, [illegible] A DISTANCE OF [illegible] FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED IN THE [illegible] RECEPTION NO. [illegible] IN THE RECORDS OF SAID EL PASO COUNTY;
THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING THREE (3) COURSES:
1) THENCE [illegible] A DISTANCE OF [illegible] FEET;
2) THENCE [illegible] A DISTANCE OF [illegible] FEET;
3) THENCE [illegible] A DISTANCE OF [illegible] FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED IN THE [illegible] RECEPTION NO. [illegible] IN THE RECORDS OF SAID EL PASO COUNTY;
THENCE ALONG THE SOUTHERLY AND WESTERLY LINE THEREOF THE FOLLOWING EIGHT (8) COURSES:
1) THENCE [illegible] A DISTANCE OF [illegible] FEET;
2) THENCE [illegible] A DISTANCE OF [illegible] FEET;
3) THENCE [illegible] A DISTANCE OF [illegible] FEET;
4) THENCE [illegible] A DISTANCE OF [illegible] FEET;
5) THENCE [illegible] A DISTANCE OF 4.11 FEET;
6) THENCE [illegible] A DISTANCE OF 8.12 FEET;
7) THENCE [illegible] A DISTANCE OF [illegible] FEET;
8) THENCE [illegible] A DISTANCE OF 12.13 FEET TO A POINT ON THE [illegible] RIGHT-OF-WAY OF [illegible];
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:
1) THENCE [illegible] A DISTANCE OF 103.47 FEET;
2) THENCE [illegible] FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF [illegible] FEET, A CENTRAL ANGLE OF [illegible] (BY CHORD OF WHICH BEARS [illegible], [illegible] FEET);
3) THENCE [illegible] A DISTANCE OF 4.43 FEET;
4) THENCE [illegible] FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF [illegible] FEET, A CENTRAL ANGLE OF [illegible] (BY CHORD OF WHICH BEARS [illegible], [illegible] FEET) TO A POINT OF REVERSE;
5) THENCE [illegible] A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF [illegible] SQUARE FEET (10.653 ACRES) MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND PUBLIC EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED FURTHER DEDICATES, GRANTS, AND CONVEYS TO THE CITY OF COLORADO SPRINGS THAT IS AND THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT AND FURTHER DEDICATES THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM SUCH OF THE PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. SUCH A IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.
THE TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "THE NOOK AT SHILOH MESA FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY CHRIS PARKER, AS OWNER, HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 8 DAY OF JULY, 2020, A.D.

NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
[illegible] STREET, [illegible], [illegible] [illegible]

NOTARIAL:

STATE OF IL
COUNTY OF COOK } SS

THE ABOVE AND AFOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF JULY, 2020, A.D. BY CHRIS PARKER, AS MANAGER, OF NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY OFFICIAL HAND AND SEAL
MY COMMISSION EXPIRES: 3/24/2026
NOTARY PUBLIC

VICINITY MAP
N.T.S.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS CODE, ORDINANCES, RULES, ACCEPTABLE ENGINEERING, ENVIRONMENTAL AND SAFETY STANDARDS OF THE CITY OF COLORADO SPRINGS, INCLUDING BUT NOT LIMITED TO, SURVEY MONUMENTS, STREET AND STREET SIGNS, HAVE BEEN PLACED ON THE WAY THE CITY OF COLORADO SPRINGS.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EVERY SIDE AND A TWO (2) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON THE REAR SIDE. REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE). ALL FRONT LOT LINES ARE PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR REGULAR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT UTILITY EASEMENT AS SHOWN ON SHEETS 4 THROUGH 7 OF 7. NO STRUCTURES SHALL BE ALLOWED WITHIN 10 INCHES OF GROUND AND ALLOWED IN THESE EASEMENTS. THE SOLE RESPONSIBILITY FOR REGULAR MAINTENANCE OF THESE EASEMENTS SHALL VESTED WITH INDIVIDUAL LOT OWNER, AND THE NOOK AT SHILOH MESA HOMEOWNERS ASSOCIATION WHERE EASEMENTS ARE PLATTED WITHIN TRACTS AS SHOWN ON SHEETS (5).

ALL EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 222[illegible] OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DESCRIBED HEREIN SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

TRACT TABLE

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	2.979	PRIVATE ROADS/PUBLIC & PRIVATE ACCESS EASEMENT/STORMWATER/DRAINAGE/PUBLIC & PRIVATE IMPROVEMENTS/PUBLIC UTILITIES	HOAMOA	HOAMOA
B	2.477	DRAINAGE/DETENTION POND/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PUBLIC & PRIVATE IMPROVEMENTS	WMD	WMD
C	0.778	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PUBLIC & PRIVATE IMPROVEMENTS/ PRIVATE IRRIGATION SERVICE	HOAMOA	HOAMOA
D	0.320	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	HOAMOA	HOAMOA
E	0.229	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	HOAMOA	HOAMOA
F	0.164	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	HOAMOA	HOAMOA
G	0.915	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	HOAMOA	HOAMOA
H	3.598	SAND CREEK CHANNEL/REGIONAL TRAIL/PUBLIC ACCESS EASEMENT	COCS	COCS
I	0.591	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PUBLIC & PRIVATE IMPROVEMENTS	HOAMOA	HOAMOA
TOTAL	11.110	(TOTAL ACREAGE OF ALL TRACTS)		

*HOAMOA = THE NOOK AT SHILOH MESA HOMEOWNERS ASSOCIATION
*WMD = WOODMEN HEIGHTS METROPOLITAN DISTRICT
*COCS = CITY OF COLORADO SPRINGS

SURVEYORS STATEMENT

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE 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.

[illegible] 7/8/2020
[illegible] P.L.S. COLORADO PLS NO. [illegible]
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, INC
[illegible] E. PIKES PEAK AVE., [illegible] FLOOR,
COLORADO SPRINGS, CO.

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 CERTIFICATE SHOWN HEREON.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "THE NOOK AT SHILOH MESA FILING NO. 1"

[illegible] 8/6/2020
CITY ENGINEER DATE

[illegible] 8/6/2020
CITY PLANNING DIRECTOR DATE

[illegible] 8/6/2020
MAYOR DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK P, THIS 10TH DAY OF [illegible], 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 220713136 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: $70 CHUCK BROERMAN, RECORDER

SURCHARGE: $3 BY: [illegible] DEPUTY

FEES:
DRAINAGE FEE: Paid
BRIDGE FEE: Paid
SCHOOL FEE: Not in School Dist
PARK FEE: Land Dedication

SUMMARY:

91 LOTS	0.953 ACRES	44.32%
9 TRACTS	10.157 ACRES	55.68%
TOTAL	10.110 ACRES	100.00%

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. 00-[illegible]
DWG. PREPARED: 07/13/2020
DATE REVISED: 09/21/2020

M&S CIVIL CONSULTANTS, INC

10[illegible] N. [illegible] AVE., SUITE [illegible]
COLORADO SPRINGS, CO 80[illegible]
[illegible]

FILE NO. AR FP 19-00405

SHEET 1 OF 7

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8, AND 9 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 30095", FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9 BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 17664", BEARS N89°14'56"W, A DISTANCE OF 2653.85 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G, EFFECTIVE DATE DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. A PORTION OF THE PROPERTY LIES WITHIN ZONE AE, FLOODWAY, ELEVATIONS DETERMINED.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 24, 2020 AT 8:00 PM, FILE NO. SC55020253.1-2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
   (TC#8) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO FORD, BECOR & DAVIS INC IN INSTRUMENT RECORDED OCTOBER 15, 1957, IN BOOK 750 AT PAGE 183.
   AMENDMENT OF RIGHT OF WAY AGREEMENT IN CONNECTION WITH SAID EASEMENT RECORDED FEBRUARY 10, 2012 UNDER RECEPTION NO. 212014024.
   C. (TC#9) THE PROPERTY MAY BE SUBJECT TO MINERAL RIGHTS AS CONVEYED BY DEEDS RECORDED OCTOBER 13, 1954 IN BOOK 1436 AT PAGE 576 AND FEBRUARY 12, 2003 UNDER RECEPTION NO. 203032808, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
   D. (TC#10) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED DECEMBER 04, 1969, IN BOOK 1714 AT PAGE 341.
   E. (TC#11) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO WYCO PIPE LINE COMPANY, A DELAWARE CORPORATION IN INSTRUMENT RECORDED MARCH 21, 1968, IN BOOK 2125 AT PAGES 164, 166 AND 170. SAID RIGHT OF WAY WAS ASSIGNED TO THE KANER PIPELINE OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED FEBRUARY 27, 1986 IN BOOK 5600 AT PAGE 1373 AND FURTHER ASSIGNED TO ROCKY MOUNTAIN PIPELINE PARTNERSHIP L.P., A DELAWARE A LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED OCTOBER 12, 2005 AT RECEPTION NO. 205197153 AND FURTHER ASSIGNED TO PSNR1, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY THE INSTRUMENT RECORDED DECEMBER 2, 2013 UNDER RECEPTION NO. 213144053.
   AGREEMENT AND PARTIAL RELEASE OF PIPELINE RIGHT OF WAY IN CONNECTION WITH SUNO EASEMENT RECORDED MARCH 9, 2012 UNDER RECEPTION NO. 212027093.
   F. (TC#12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 05, 1980, IN BOOK 3388 AT PAGES 670 AND 675 AND FEBRUARY 17, 1981 IN BOOK 3494 AT PAGES 582 AND 587.
   G. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED SEPTEMBER 23, 2004 AT RECEPTION NO. 204196017, ANNEXATION ORDINANCE AND MAP IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2004 UNDER RECEPTION NOS. 204196018 AND 204196019, RESPECTIVELY.
   H. (TC#15) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 28, 2004, UNDER RECEPTION NO. 204236872, ORDER FOR INCLUSION RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 205196945 AND RECORDED JULY 13, 2006 UNDER RECEPTION NO. 206113275.
   I. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2004 AT RECEPTION NO. 204241639.
   J. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3 CONCERNING THE IMPOSITION OF DISTRICT FACILITY FEES RECORDED SEPTEMBER 08, 2005 AT RECEPTION NO. 205148089.
   K. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 08, 2005 AT RECEPTION NO. 205196946.
   L. (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 07-118, NOWMBERS AIRPORT OVERLAY REZONING, RECORDED JULY 16, 2007, UNDER RECEPTION NO. 207067253.
   M. (TC#20) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED JULY 19, 2007, UNDER RECEPTION NO. 207088042.
   N. (TC#21) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED JULY 19, 2007, UNDER RECEPTION NO. 207088043.
   O. (TC#24) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1, CONCERNING THE IMPOSITION OF DISTRICT FACILITY PLATTING FEE RECORDED SEPTEMBER 30, 2008 UNDER RECEPTION NO. 208145030.
   SECOND AMENDED AND RESTATED RESOLUTION CONCERNING THE FACILITY PLATTING FEE RECORDED NOVEMBER 18, 2014 UNDER RECEPTION NO. 214140094.
   P. (TC#23) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 12, 2010, UNDER RECEPTION NO. 210014033.

GENERAL PLAT NOTES: (CONT.)

   Q. (TC#24) THE PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MAY 19, 2003, UNDER RECEPTION NO. 213054053, AS AMENDED IN AMENDMENT NO. 1 TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED APRIL 29, 2008, UNDER RECEPTION NO. 218044136, AND AS AMENDED IN AMENDMENT NO. 2 TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ON DECEMBER 19, 2008 UNDER RECEPTION NO. 218092774, AGREEMENT OF INCLUSION RANGE FOR WOODMEN HEIGHTS COMMERCIAL CENTER RECORDED ON DECEMBER 17, 2019 UNDER RECEPTION NO. 219196091.
   R. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED APRIL 19, 2018 UNDER RECEPTION NO. 218048811.
   S. (TC#26) THE PROPERTY MAY BE SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SAND CREEK EXTENDING THROUGH THE SUBJECT PROPERTY, WITHOUT DIMINUTION.
   T. (TC#27) THIS ITEM WAS INTENTIONALLY DELETED
4. ALL CORNERS OF THIS SURVEY ARE FOUND OR SET AS NOTED HEREON.
5. EXISTING ACCESS POINT TO THE PROPERTY IS ALONG HARRISONFIELD ROAD.
6. THE AREA INCLUDED IN THE PLAT DESCRIBED HEREON IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS 2001, AS AMENDED.
7. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF CONCERNING THE COMPLETION OF ALL PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET, AND EROSION CONTROL HAVE BEEN PLACED ON FILE.
8. NOTICE: THIS PROPERTY MAY BE SUBJECT TO NOISE CAUSED BY AIRCRAFT OPERATIONS INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE THEMSELVES WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF. NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
9. THE DRAINAGE EASEMENT DEDICATED HEREON FOR PUBLIC DRAINAGE PURPOSES SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217088067 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
10. ENUMERATION ADDRESSING REQUIREMENTS:
    LOTS 1-9 & 26-31 ADDRESSED FROM OCHRE VIEW WITH ADDRESS POSTED ON THE BACK OF THE HOME ONLY.
    LOTS 10-13 ADDRESSED FROM FIRED AIR POINT WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
    LOTS 34-37 ADDRESSED FROM OCHRE VIEW WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
    LOTS 38-43 ADDRESSED FROM TREMBLE POINT WITH ADDRESS POSTED ON THE FRONT & THE BACK OF THE HOME.
    LOTS 44-49 ADDRESSED FROM SUN SHINNER VIEW WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
    LOTS 61-63 ADDRESSED FROM SUN SHINNER VIEW WITH ADDRESS POSTED ON THE FRONT & BACK OF THE HOME.
11. THE PIPELINE CORRIDOR AREA IS TO BE DEDICATED FOR USE AS A WALKING TRAIL FOR THE HOMEOWNERS OF THE NOOK AT SHILOH RANCH SUBDIVISION AND LESSEE OF WOODMEN HEIGHTS EAST PARK, AND AS A PIPELINE EASEMENT FOR COLORADO INTERSTATE GAS COMPANY, L.L.C. ("CIG") AND MAGELLAN PIPELINE COMPANY, L.P. ("MAGELLAN"), AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES. MAINTENANCE OF THE PIPELINE CORRIDOR, INCLUDING ACCESS GATES, FENCES, WARNING SIGNS, AND OVERALL TRAIL MAINTENANCE, BUT EXCLUDING OF THE PIPELINE AND APPURTENANCES WILL BE PROVIDED AT THE EXPENSE OF THE NOOK AT SHILOH RANCH HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS. THE NOOK AT SHILOH RANCH HOMEOWNERS ASSOCIATION, OR ITS SUCCESSORS AND ASSIGNS, WILL NOT ALTER, INCREASE OR REDUCE, OR ALTER THE PIPELINE CORRIDOR AT ANY TIME, OR OTHERWISE INTERFERE WITH CIG'S OR MAGELLAN'S FULL USE AND ENJOYMENT OF THE PIPELINE CORRIDOR. THE NOOK AT SHILOH RANCH HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WILL NOT PLANT TREES OR ANY LANDSCAPING TO THE PIPELINE CORRIDOR.
12. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE NOOK AT SHILOH MESA HOMEOWNERS ASSOCIATION, RECORDED UNDER REC. NO. 220071525 ..... OF THE EL PASO COUNTY RECORDS.
13. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON, INC. DATED JUNE 7, 2006 WHICH IDENTIFIED SPECIFIC GEOLOGIC HAZARDS ON THE SUBJECT PROPERTY. A COPY OF SAID REPORT HAS BEEN PLACED IN FILE JCPC NP 03-379 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO 80903 IF YOU WOULD LIKE TO REVIEW SAID REPORT.

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. 02-040
DATE PREPARED: 02/18/2010
DATE REVISED: 04/21/2020

FILE NO. AR FP 19-00405

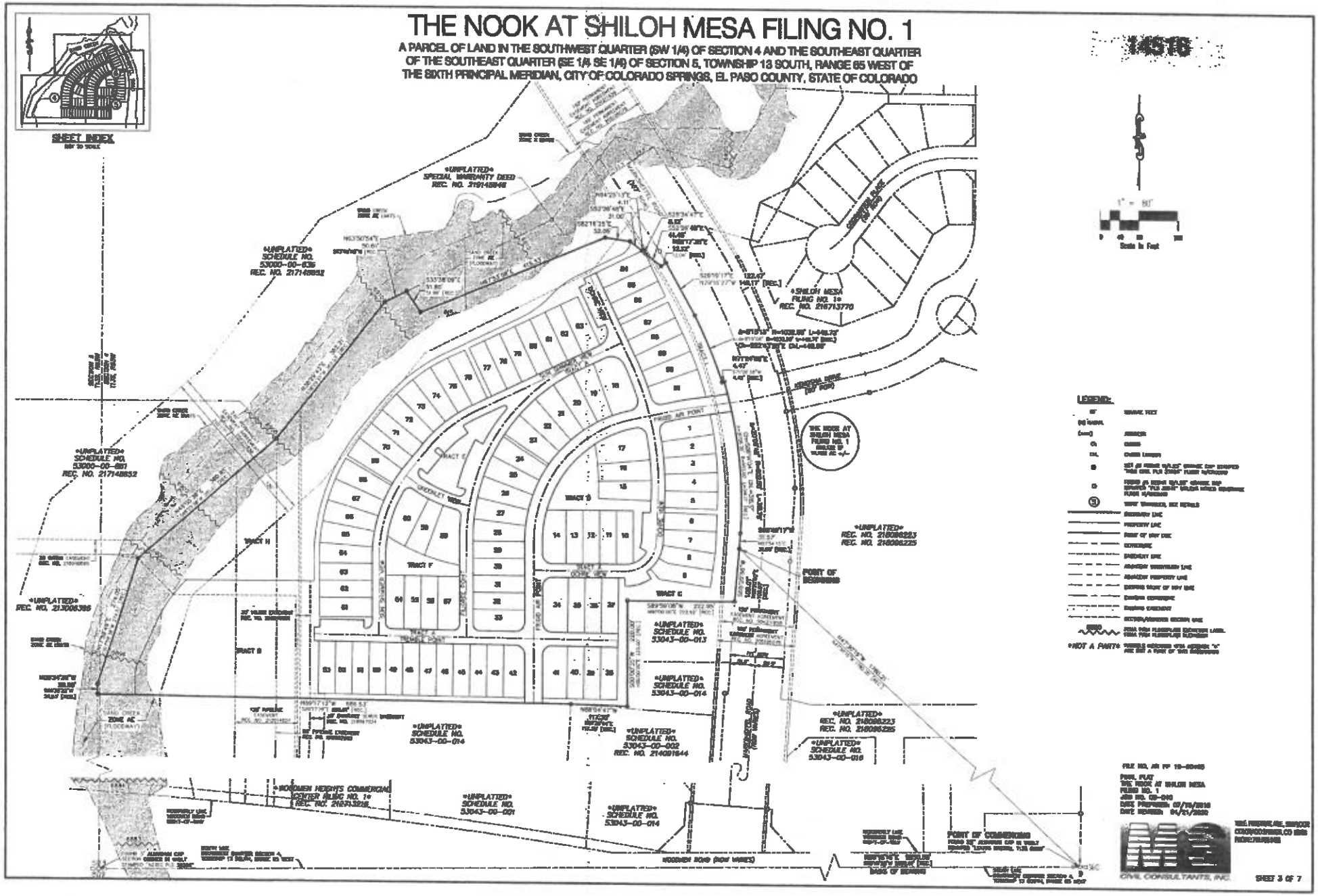
CIVIL CONSULTANTS, INC.

7436 PROMENADE, SUITE 200
COLORADO SPRINGS, CO 80918
719-593-9445

THE NOOK AT SHILOH MESA FILING NO. 1

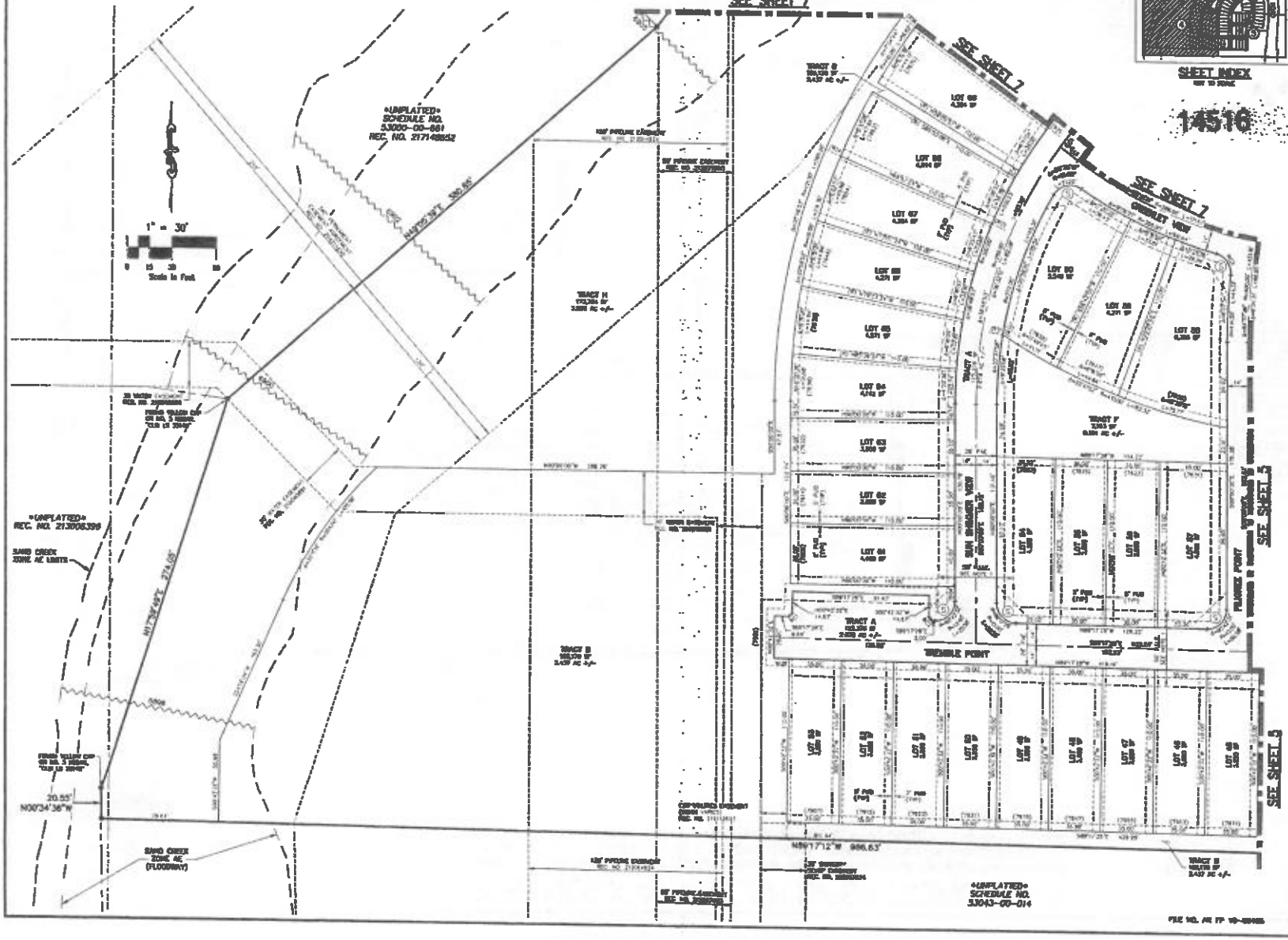
A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516



THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

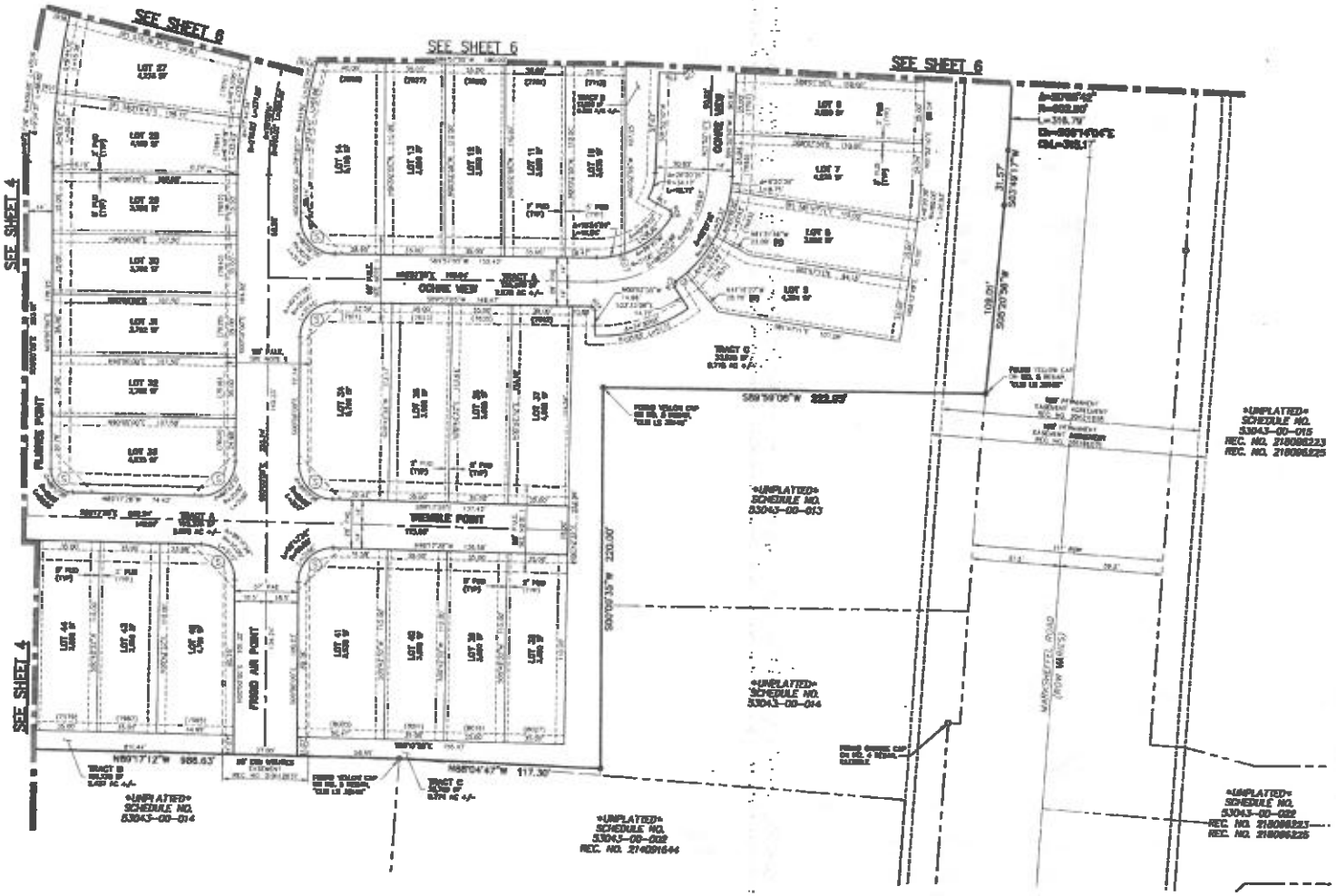


THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516

SHEET INDEX
NOT TO SCALE



LEGEND:

SF	SQUARE FEET
(10 WIDE)	
	ANGLE
CL	CURVE
CH.	CURVE LENGTH
●	SET #5 REBAR W/1.25" ORANGE CAP STAMPED "PLS 30147" UNLESS OTHER ORANGE PLASTIC MONUMENT
⊙	FOUND #5 REBAR W/1.25" ORANGE CAP STAMPED "PLS 30147" UNLESS OTHER ORANGE PLASTIC MONUMENT
Ⓢ	SEWER MANHOLE, SEE DETAIL
	PROPERTY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT
	EXISTING CONTOUR
	SECTION/QUARTER SECTION LINE
	FOUND PER PLANEFIELD RECORDING LABEL FOUND PER PLANEFIELD RECORDING
NOT A PART	PARCELS MARKED WITH ASTERISK "*" ARE NOT A PART OF THE SUBDIVISION
PUE	PUBLIC UTILITY EASEMENT
PUD	PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES:

1. PERMANENT EASEMENT AGREEMENT REC. NO. [illegible]
2. [illegible]

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	[illegible]	[illegible]	[illegible]

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

RADIAL BEARING TABLE	
LINE #	BEARING
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

SIGHT VISIBILITY TRIANGLE DETAIL
NOT TO SCALE

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. 09-040
DATE PREPARED: 07/15/2010
DATE REVISED: 04/21/2011

CIVIL CONSULTANTS, INC.

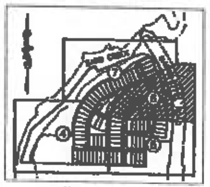
FILE NO. AR FP 10-00105

SHEET 6 OF 7

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER
OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

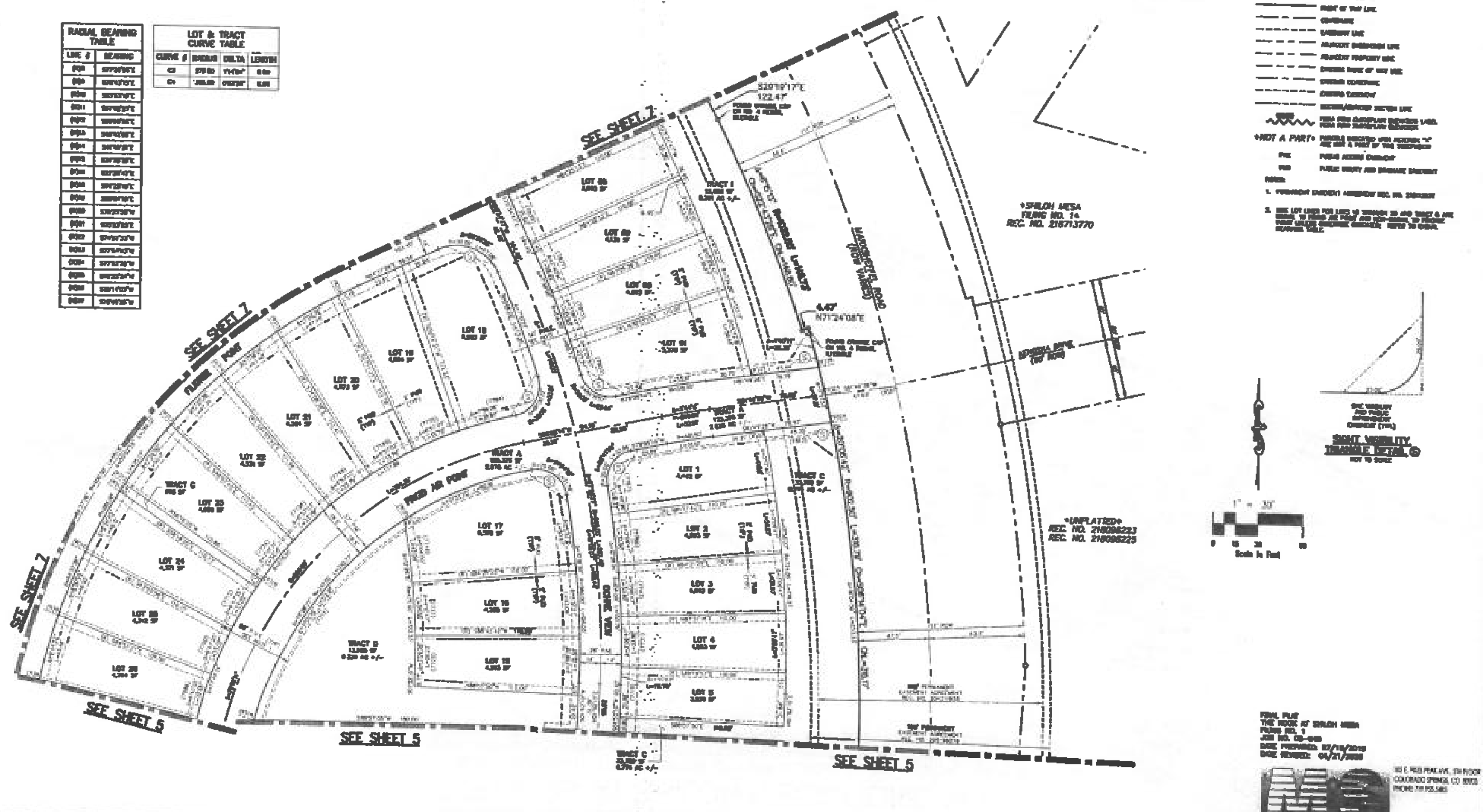
14516



SHEET INDEX
NOT TO SCALE

RADIAL BEARING TABLE	
LINE #	BEARING
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]



FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. [illegible]
DATE PREPARED: [illegible]/2019
DATE REVISED: 04/21/2020

CIVIL CONSULTANTS, INC.

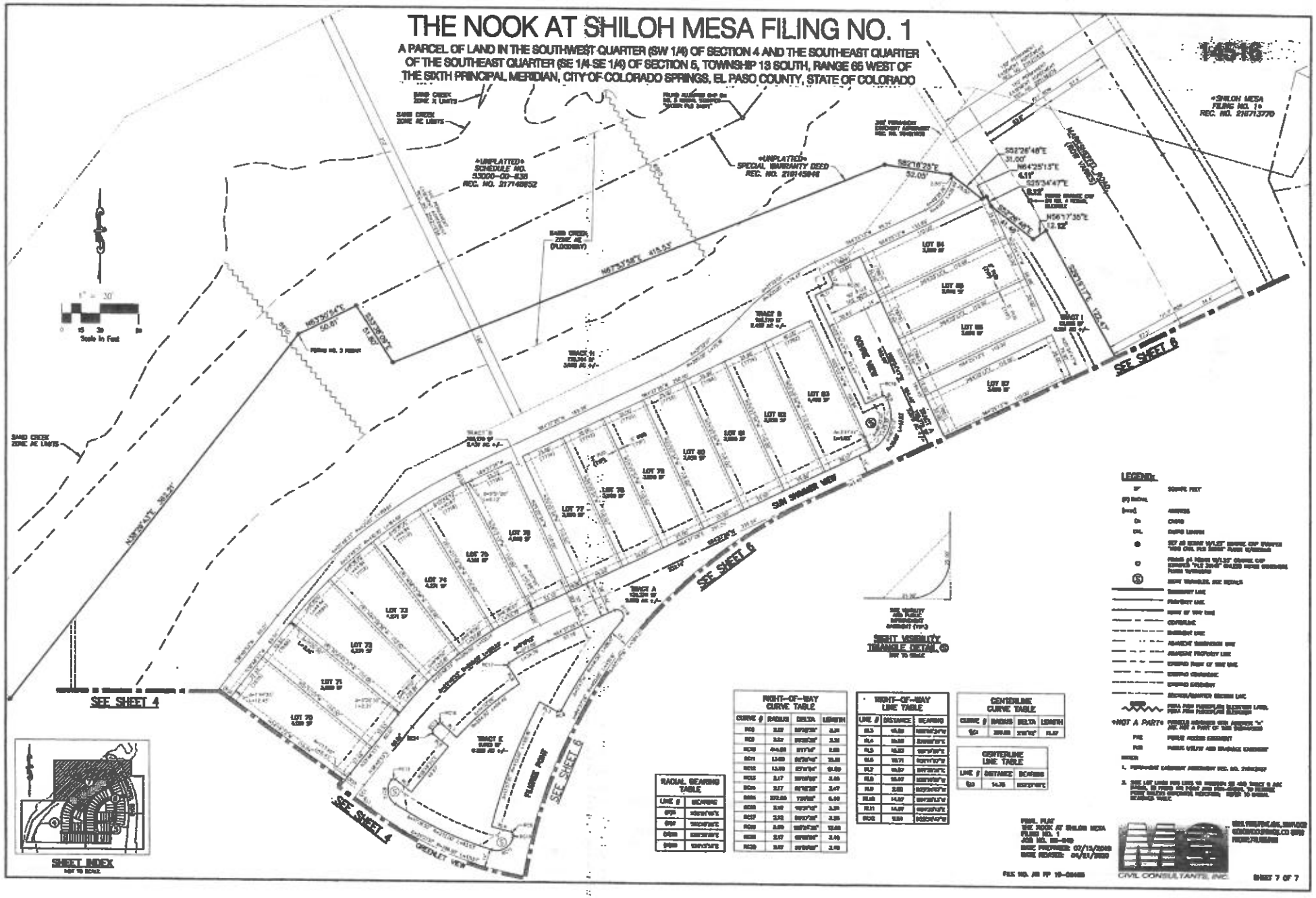
[illegible]
COLORADO SPRINGS, CO [illegible]
PHONE [illegible]

FILE NO. AR FP 19-[illegible]

SHEET [illegible] OF 7

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4-SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
DATE PREPARED: 07/13/2019
DATE REVISED: 04/21/2020

CIVIL CONSULTANTS, INC.

SHEET 7 OF 7

PETITION FOR INCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **CH Woodmen, LLC,** a Colorado limited liability company, (the **"Petitioner"**) hereby respectfully requests that the **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2** (the **"District"**), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the **"Property"**), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

CH Woodmen LLC
8605 Explorer Ave.
Suite 250
Colorado Springs, CO 80920-1013

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

CH WOODMEN, LLC, a Colorado limited liability company

Printed Name: Jim Byers

Title: VP of Community Dev.

JULIE K. EDMUNDS
Notary Public
State of Colorado
Notary ID # 20134054579
My Commission Expires 08-26-2021

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

The above and foregoing instrument was acknowledged before me this 14th day of Sept, 2020, by Jim Byers, as V.P. Community Dev of CH Woodmen LLC.

WITNESS my hand and official seal.

(SEAL)

Notary Public

My commission expires: 8-26-21

Signature Page to Petition for Inclusion of Real Property
Woodmen Heights Metro District 2

EXHIBIT A
(The Property)

The Townes at Woodmen Heights, a replat of Lot 7, Woodmen Heights Commercial Center Filing No. 2 situated in the Southwest Quarter of Section 4, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado as recorded at Reception Number 220714575 in the records of the Clerk and Recorder of El Paso County, Colorado.

THE TOWNES AT WOODMEN HEIGHTS

A REPLAT OF LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2

SITUATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

COVER SHEET

14575

VICINITY MAP
SCALE: 1"=2000'

SURVEY INDEX

SHEET 1 – COVER, LEGAL DESCRIPTION, VICINITY MAP

SHEET 2 – AS PLATTED DRAWING, DIMENSION DRAWING

SHEET 3 – AS DEVELOPED MAP PLAN, UNE/CURVE TABLES, DIMENSION DRAWING

SHEET 4 – EASEMENT AND ADDITIONAL MAP SHEET

DEDICATION ALL MEN BY THESE PRESENTS:

THAT CH WOODMEN LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 30, 2003 AT RECEPTION NO. [illegible] IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING AN AREA OF 8.701 ACRES, (378,955 SQUARE FEET), MORE OR LESS.

IN WITNESS WHEREOF:

OWNER: CH WOODMEN LLC, A COLORADO LIMITED LIABILITY COMPANY.

THE AFOREMENTIONED CH WOODMEN LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 18th DAY OF August, 2020.

BY: [signature] DATE: 08/18/2020

NAME: [illegible]

TITLE: VP of Community Dev.

NOTARIAL:

STATE OF COLORADO } SS.

COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2020, BY [illegible] AS VP Community Development OF CH WOODMEN, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 8-26-2021

NOTARY PUBLIC: [signature]

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, EASEMENTS, AND TRACTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESERVES THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS AGENTS, PROVIDERS OR SERVICES, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR CONVEY ANY ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THE TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE TOWNES AT WOODMEN HEIGHTS", COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

EASEMENTS:

1. ALL EASEMENTS AREAS AS SHOWN HEREON WITHIN EACH LOT ARE TO BE COMMONLY MAINTAINED BY THE OWNER OF THE LOT.
2. ALL EASEMENTS THAT ARE CREATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE AGREEMENT RECORDED AT RECEPTION NUMBER [illegible] OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DESCRIBED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

NOTICE TO PROPERTY OWNER:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN, IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDINGS SITED WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS AS ACCEPTABLE UNTIL, AND EXCEPT FOR THOSE IMPROVEMENTS NOT LIMITED TO SIDEWALKS OR CURBS, CONSTRUCTION BONDS OR COMPARABLE SURETY GUARANTEES FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS, BUT NOT LIMITED TO, STREETS, STREET AND DRAINAGE CULVERTS, AND HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES:

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON OCTOBER 30, 2019.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DESCRIBED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. BASIS OF BEARINGS: BEARINGS DETERMINED ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF THE CENTRAL ZONE (NAD 83), WHICH DETERMINED TO BE THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°59'11" EAST, A DISTANCE OF 2636.06 FEET, BEING MONUMENTED AT THE WEST END WITH A NO. 5 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "LS28650 1997" AND MONUMENTED AT THE EAST END BY A NO. 6 REBAR WITH A 2 1/2" ALUMINUM CAP STAMPED "LS28650 1997".
4. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08041C0533G DATED DATE OF DECEMBER 7, 2018 THE SUBJECT PROPERTY LIES WITHIN ZONE X, ZONE DEFINED AS "OTHER AREAS ... AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
5. LEGACY TITLE GROUP, LLC FILE NO. [illegible], AMENDMENT NO. 3 WITH AN EFFECTIVE DATE OF JULY 30, 2020 AT 7:30 A.M. WAS RELIED UPON FOR RECORD RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF PUBLIC RECORD.
6. APPLICANT MUST GRANT EASEMENTS AND ACCESS FOR ANY EXISTING OR PROPOSED UTILITY FACILITIES, AND IMPROVEMENTS SHALL NOT INTERFERE WITH ANY UTILITY FACILITIES. IT SHALL NOT BE FEASIBLE FOR ANY PERSON TO QUIET THE TITLE OF THE EASEMENT WITHOUT THE WRITTEN APPROVAL OF COLORADO SPRINGS UTILITIES.
7. IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, THEN SUCH RELOCATION SHALL BE AT THE APPLICANT'S EXPENSE AND IF REQUIRED, APPLICANT SHALL GRANT NEW EASEMENTS FOR THE RELOCATED FACILITIES. ADDITIONALLY, ALL EXISTING RIGHTS OF THE PROPERTY OWNERS THAT HAVE REQUIRED EASEMENTS TO INGRESS AND EGRESS TO BE GRANTED TO COLORADO SPRINGS UTILITIES. THE EASEMENT GRANT SHALL MEET CURRENT COLORADO SPRINGS UTILITIES LAND DEVELOPMENT AND SERVICE STANDARDS.
8. WHEN A 30 FOOT PRIVATE ACCESS, DRAINAGE, PUBLIC UTILITIES AND PARKING, THAT A BILL BE GRANT AND MAINTAINED BY THE ASSOCIATION HEIGHTS HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACT A IS TO BE CONVEYED BY SEPARATE DOCUMENT.
9. TRACTS B, C, D, E, F, G, H, I, J AND K ARE FOR PRIVATE ACCESS, DRAINAGE, UTILITIES, SERVICE AND FOR PRIVATE USAGE. THE OWNERSHIP OF TRACTS B, C, D, E, F, G, H, I, J AND K OF THE TOWNES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACTS B, C, D, E, F, G, H, I, J AND K TO BE CONVEYED BY SEPARATE DOCUMENT.
10. TRACTS L AND M ARE FOR PRIVATE ACCESS, DRAINAGE, UTILITIES, AND PUBLIC IMPROVEMENTS AND UTILITIES. TRACTS L AND M WILL BE OWNED AND MAINTAINED BY THE TOWNES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACTS L AND M TO BE CONVEYED BY SEPARATE DOCUMENT.
11. ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-51-102 (10), C.R.S. OR CORNER, AS DEFINED IN SECTION 38-51-102 (3), C.R.S. OR A REFERENCE OF ANY SUCH MONUMENT OR CORNER, AS DEFINED IN SECTION 38-51-102 (9), C.R.S. OR ANY SUCH MONUMENT WHO WILL, TO THE KNOWLEDGE OF SUCH PERSON, OBSCURE OR WRONGFULLY CAUSES TO BE REMOVED ANY MONUMENT OR CORNER, AS DEFINED IN SECTION 38-51-102 (7), C.R.S., FORM OF ACCIDENT OR LOSSES, EXPECT TO A SURVEYOR, SHALL CONSIDER THAT CAUSES A COLORADO PROFESSIONAL LAND SURVEYOR TO CONSIDER AT COST THE SURVEY COSTS OF REPLACING SUCH MONUMENTS AND/OR SHALL BE LIABLE TO LITIGATION OF COURT COSTS AND FEES OF CAUSED TO BE FILED PURSUANT TO ARTICLE 33 OF TITLE 38, C.R.S.
12. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDINGS SITED WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS AS ACCEPTABLE UNTIL, AND EXCEPT FOR THOSE IMPROVEMENTS NOT LIMITED TO LETTERS OF CREDIT CASH BONDS OR COMPARABLE SURETY GUARANTEES FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS, BUT NOT LIMITED TO, STREETS, STREET AND DRAINAGE CULVERTS, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
13. THE ANGLEWOOD EASEMENT DEDICATED HEREIN FOR PUBLIC INGRESS/EGRESS PURPOSES, SHALL BE CONVEYED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE AGREEMENT RECORDED AT RECEPTION NO. [illegible] OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DESCRIBED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
14. THIS PROPERTY IS SUBJECT TO THE ESTABLISHMENT, PRIORITY AND CONSUMPTION OF A GROUND WATER REPORT PREPARED BY CTL THOMPSON, INC. DATED [illegible] ON FILE WITH THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT DIVISION, CURRENT PLANNING AND DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVE., SUITE 301, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.
15. LOTS 1–30, 33–42, 49–55 & 71–80 WILL BE ADDRESSED FROM THE STREET TO THE REAR & ADDRESSES PLACED ON THE FRONT & THE REAR OF THE HOUSE. LOTS 31–32, 56–70 & 81–84 WILL BE ADDRESSED FROM THE STREET, ADDRESSES PLACED ON THE FRONT OF THE HOUSE ONLY.
16. THE TOWNES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. WAS CREATED THROUGH THE SECRETARY OF STATE BY RECEPTION NO. [illegible].
17. THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TOWNES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. WAS RECORDED AT RECEPTION NO. [illegible] IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT THE SUBDIVIDED AND SURVEYED UNDER MY DIRECT SUPERVISION, CHANGE AND ACCURATELY SHOWS THE REVISED TRACT OF LAND, AND THOSE AREAS SHOWN, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY/OUR KNOWLEDGE AND BELIEF.

[signature]

DAVID J. MARSHALL
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 38400
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
[illegible] AVENUE, SUITE 1
LITTLETON, CO 80123
(303) 713-[illegible]

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.

NOTICE: FOR THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.5.1.3.3 THE TERM "CERTIFY" AS USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY INFORMATION SHOWN HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

CITY APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "THE TOWNES AT WOODMEN HEIGHTS".

[signature] 8/24/2020
CITY ENGINEER DATE

[signature] 8-24-2020
CITY PLANNING DIRECTOR DATE

[signature] 8/24/20
CITY ATTORNEY DATE

NOTARIAL:

STATE OF COLORADO } SS.

COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT [illegible] O'CLOCK [illegible] M., THIS 8th DAY OF September, 2020 A.D., AND IS DULY RECORDED AT RECEPTION NO. [illegible] OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: [signature]

SURCHARGE: $3.-

FEE: $40.-

FEES:

DRAINAGE FEE: N/A Replat

BRIDGE FEE: N/A Replat

SCHOOL FEE: Due at Building Permit

PARK FEE: Due at Building Permit

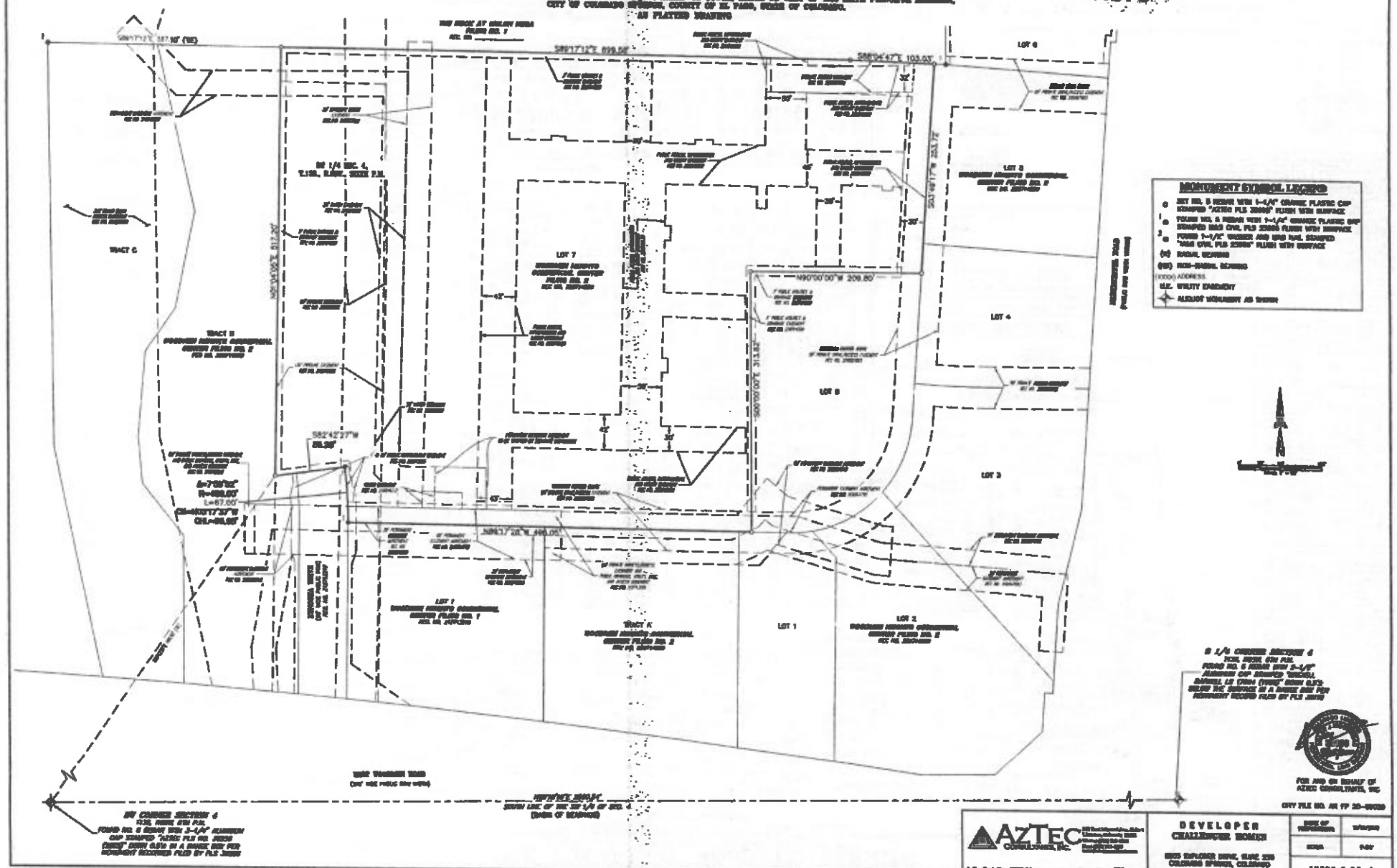
CITY FILE NO. AR FP 20-00080

AZTEC Consultants, Inc.	DEVELOPER CHALLENGER HOMES	DATE OF PREPARATION	[illegible]
	2405 ESPLANADE AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO	SCALE	N/A
		SHEET 1 OF 4	

THE TOWNES AT WOODMEN HEIGHTS

A REPLAT OF LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
AS PLATTED HEREIN

14575



THE TOWNES AT WOODMEN HEIGHTS

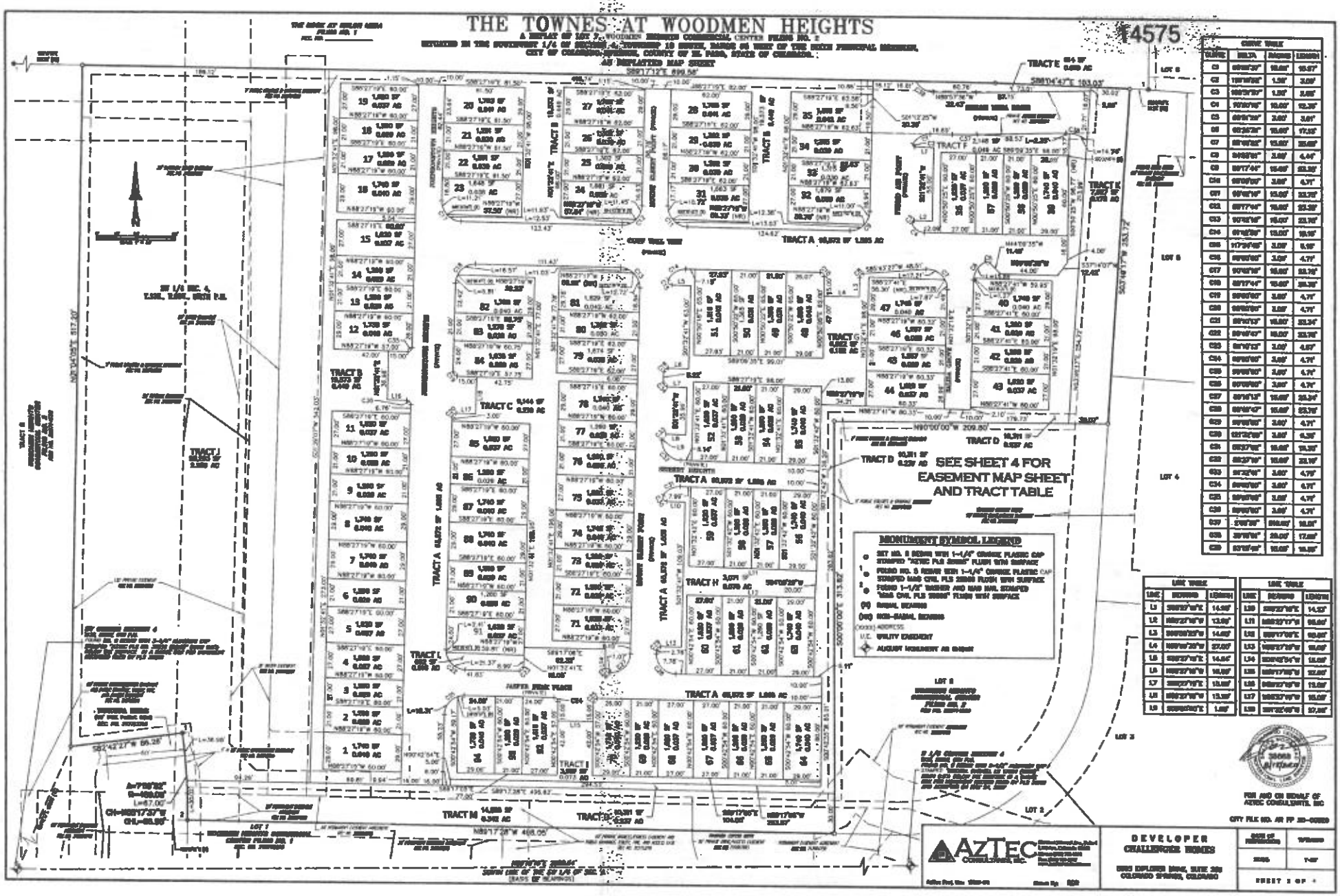
A REPLAT OF LOT 3, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

AS DEPICTED MAP SHEET

14575



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	10.00'	15.71'
C2	1°57'00"	1.50'	3.06'
C3	90°00'00"	1.50'	2.36'
C4	70°00'00"	10.00'	12.22'
C5	90°00'00"	2.00'	3.01'
C6	62°30'00"	10.00'	17.32'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	2.00'	4.40'
C9	90°17'40"	15.00'	23.72'
C10	90°00'00"	2.00'	4.71'
C11	90°00'00"	15.00'	23.56'
C12	90°17'40"	15.00'	23.72'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	117°30'00"	3.00'	6.15'
C16	90°00'00"	3.00'	4.71'
C17	90°00'00"	15.00'	23.56'
C18	90°17'40"	15.00'	23.72'
C19	90°00'00"	2.00'	4.71'
C20	90°00'00"	2.00'	4.71'
C21	90°00'00"	15.00'	23.56'
C22	90°00'00"	15.00'	23.56'
C23	90°00'00"	2.00'	4.67'
C24	90°00'00"	2.00'	4.71'
C25	90°00'00"	2.00'	4.71'
C26	90°00'00"	2.00'	4.71'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	2.00'	4.71'
C30	90°00'00"	2.00'	4.71'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	2.00'	4.71'
C34	90°00'00"	2.00'	4.71'
C35	90°00'00"	2.00'	4.71'
C36	90°00'00"	2.00'	4.71'
C37	[illegible]	90.00'	18.85'
C38	90°00'00"	20.00'	17.00'
C39	90°00'00"	10.00'	15.70'

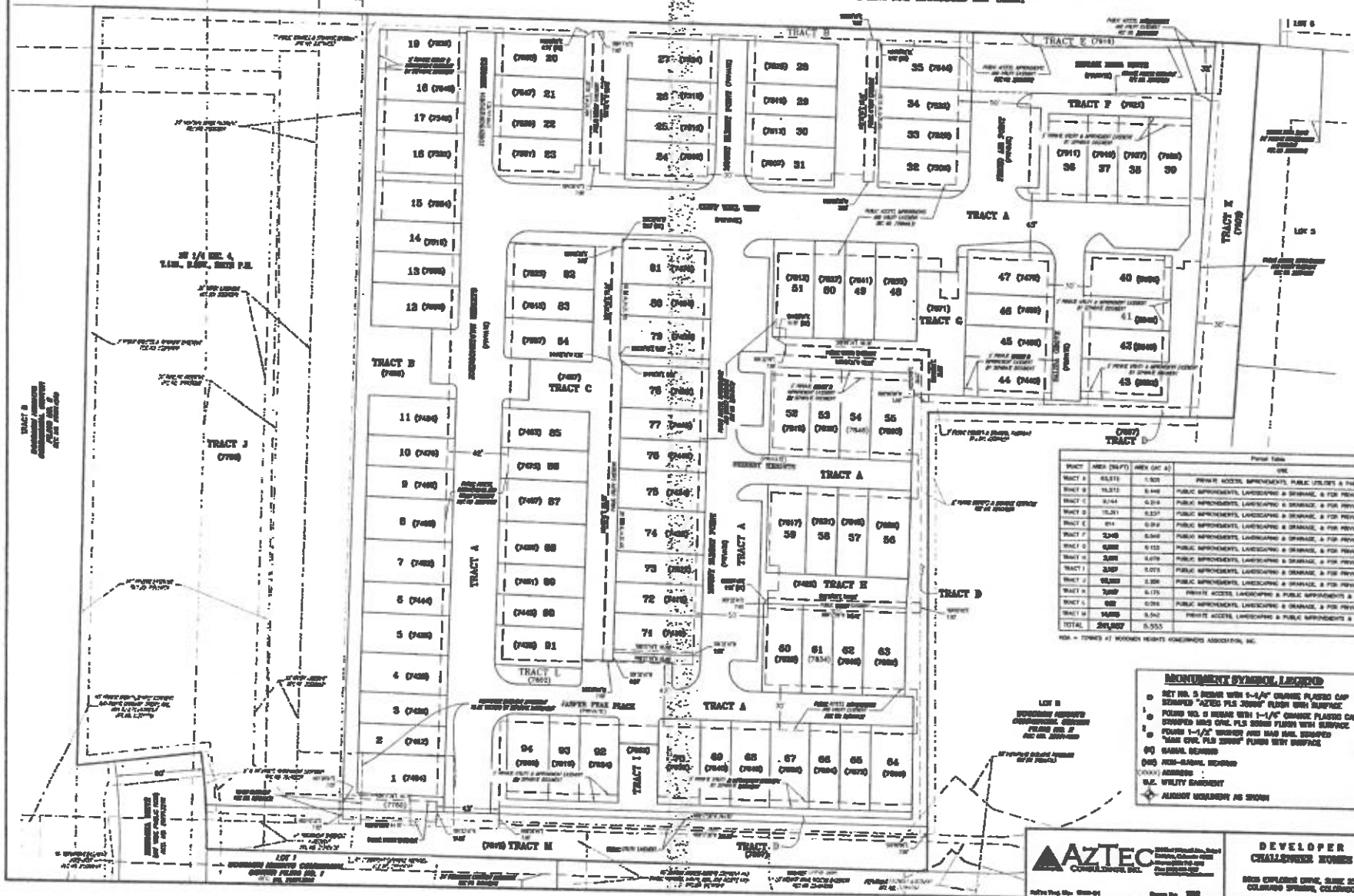
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°27'19"E	14.00'
L2	N89°27'19"W	13.00'
L3	S00°00'00"E	14.00'
L4	N00°00'00"W	27.00'
L5	S00°27'19"E	14.00'
L6	N00°27'19"W	14.00'
L7	S00°27'19"E	13.00'
L8	N00°27'19"W	13.00'
L9	S00°00'00"E	1.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S00°27'19"E	14.00'
L11	N00°27'19"W	90.00'
L12	S00°27'19"E	90.00'
L13	N00°27'19"W	13.00'
L14	S00°27'19"E	13.00'
L15	N00°27'19"W	13.00'
L16	S00°27'19"E	13.00'
L17	N00°27'19"W	13.00'
L18	S00°27'19"E	13.00'
L19	N00°27'19"W	17.00'

THE TOWNES AT WOODMEN HEIGHTS

A REPLAT OF LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
EASEMENT AND ADDRESSES MAP SHEET

14575



Parcel Table

TRACT	AREA (SQ FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	65,373	1.500	PRIVATE ACCESS, IMPROVEMENTS, PUBLIC UTILITIES & PARKING	HOA
TRACT B	19,373	0.445	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT C	9,144	0.210	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT D	11,311	0.257	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT E	614	0.014	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT F	[illegible]	0.049	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT G	[illegible]	0.122	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT H	[illegible]	0.070	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT I	[illegible]	0.070	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT J	[illegible]	1.286	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT K	[illegible]	0.175	PRIVATE ACCESS, LANDSCAPING & PUBLIC IMPROVEMENTS & UTILITIES	HOA
TRACT L	[illegible]	0.014	PUBLIC IMPROVEMENTS, LANDSCAPING & DRAINAGE, & FOR PRIVATE UTILITIES	HOA
TRACT M	[illegible]	0.340	PRIVATE ACCESS, LANDSCAPING & PUBLIC IMPROVEMENTS & UTILITIES	HOA
TOTAL	[illegible]	5.553		

HOA = TOWNES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC.

MONUMENT SYMBOL LEGEND

- ● SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38069" FLUSH WITH SURFACE
- ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED M&S CIVIL PLS 30088 FLUSH WITH SURFACE
- ● FOUND 1-1/2" WASHER AND MAG NAIL STAMPED "M&S CIVIL PLS 28096" FLUSH WITH SURFACE
- (R) RADIAL BEARING
- (NR) NON-RADIAL BEARING
- (XXXX) ADDRESS
- U.E. UTILITY EASEMENT
- ✦ ALIQUOT MONUMENT AS SHOWN

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

CITY FILE NO. AR FP 20-00[illegible]

AZTEC CONSULTANTS, INC.

Drawn By: [illegible]

DEVELOPER
CHALLENGER HOMES

8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, COLORADO

DATE OF PREPARATION [illegible]

SHEET 4 OF 4

PETITION FOR INCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-401, *et seq.*, C.R.S., **CHALLENGER COMMUNITIES, LLC,** a Colorado limited liability company, (the "**Petitioner**") hereby respectfully requests that the **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2** (the "**District**"), by and through its Board of Directors, include the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"), into the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the inclusion of the Property into the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, including the Property into the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of the public hearing on the Petition has been published.

The name and address of the Petitioner is as follows:

CH Woodmen LLC
8605 Explorer Ave.
Suite 250
Colorado Springs, CO 80920-1013

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

CHALLENGER COMMUNITIES, LLC, a Colorado limited liability company

Printed Name: Jim Byers

Title: VP of Community Dev.

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

The above and foregoing instrument was acknowledged before me this 14th day of Sept, 2020, by Jim Byers, as V.P. Community Dev of Challenger Communities LLC.

WITNESS my hand and official seal.

JULIE K. EDMUNDS
Notary Public
State of Colorado
(SEAL) Notary ID # 20134054579
My Commission Expires 08-26-2021

Notary Public

My commission expires: 8·26·21

Signature Page to Petition for Inclusion of Real Property
Woodmen Heights Metro District 2

EXHIBIT A
(The Property)

See the following two pages

SORPRESA LANE ANNEXATION

LEGAL DESCRIPTION: (FROM THE TITLE COMMITMENT)

PARCEL A:
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., WHOSE LOCATIONS AND BOUNDARIES ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS ON A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, AND 660 FEET SOUTHERLY THEREFROM, SAID POINT BEING 211.8 FEET WEST OF THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AS MEASURED ON SAID PARALLEL LINE; THENCE WESTERLY ON SAID PARALLEL LINE A DISTANCE OF 211.8 FEET; THENCE ANGLE LEFT 88°16'30" SOUTHERLY A DISTANCE OF 1058.8 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER
OF THE TRACT OF LAND TO BE DESCRIBED HEREBY; THENCE ANGLE RIGHT 88°16'30" WESTERLY A DISTANCE OF 423.6 FEET; THENCE ANGLE LEFT 88°16'30" SOUTHERLY A DISTANCE OF 663.78 FEET MORE OR LESS TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 843.85 FEET WESTERLY
FROM THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY ON SAID SOUTH LINE A DISTANCE OF 423.81 FEET THENCE ANGLE LEFT 87°18' NORTHERLY A DISTANCE OF 856.56 FEET MORE OR LESS TO THE POINT OF BEGINNING, COUNTY OF EL
PASO, STATE OF COLORADO.

PARCEL B:
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTHERLY 360 FEET ON THE EASTERLY LINE THEREOF; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 423.6 FEET; THENCE ANGLE LEFT 88 ° 16' 30" SOUTHERLY 1058.8 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 423.6 FEET; THENCE ANGLE LEFT 88 ° 16' 30" SOUTHERLY PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 344.4 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE
DESCRIBED HEREBY; THENCE ANGLE RIGHT 88° 16' 30" WESTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 326.93 FEET; THENCE ANGLE LEFT 88° 16' 30" SOUTHERLY PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, A DISTANCE OF 324.92 FEET, MORE OR LESS, TO INTERSECT THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE ANGLE LEFT 92 ° 42' EASTERLY ON SAID SOUTH LINE 327.16 FEET TO INTERSECT A LINE DRAWN SOUTHERLY FROM THE POINT OF BEGINNING AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTHERLY ON SAID PARALLEL LINE 319.38 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED TRACT OVER AND ACROSS THE RIGHT OF WAY DESCRIBED IN INSTRUMENT RECORDED IN BOOK 1587 AT PAGE 149 UNDER RECEPTION NO. 10735, IN THE COUNTY OF EL PASO, STATE OF COLORADO.

LEGAL DESCRIPTION: (METES/BOUNDS AS SURVEYED)

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 6, T13S R65W OF THE 6th P.M. EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF (NW 1/4, SE 1/4) OF SECTION 6, FROM WHICH THE SOUTHWEST CORNER OF SAID (NW 1/4, SE 1/4) BEARS S87°07'10"W A DISTANCE OF 162.97 FEET, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF "WOODMEN VISTAS SUBDIVISION" AS RECORDED UNDER RECEPTION NO. 208712780 IN THE EL PASO COUNTY RECORDS;
THENCE N00°10'04"W ALONG THE EAST LINE THEREOF, 328.82 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 201166820;
THENCE N86°43'47"E ALONG THE SOUTHERLY LINE THEREOF, 327.12 FEET TO THE SOUTHEAST CORNER OF SAID QUIT CLAIM DEED;
THENCE N00°11'01"W, ALONG THE EASTERLY LINE THEREOF AND ALONG THE EASTERLY LINES OF QUIT CLAIM DEED UNDER RECEPTION NO. 213108148 AND WARRANTY DEED UNDER RECEPTION NO. 205009334, A DISTANCE OF 348.52 FEET TO THE SOUTH LINE OF 30 FOOT SORPRESA LANE AS RECORDED IN BOOK 1587 AT PAGE 149 OF THE EL PASO COUNTY RECORDS;
THENCE N87°59'29"E ALONG THE SOUTHERLY LINE THEREOF 423.30 FEET TO THE WESTERLY LINE OF THE C. ARLENE NANCE PROPERTY (NO RECORDING INFORMATION KNOWN);
THENCE S00°14'19"E ALONG THE WESTERLY LINE THEREOF AND ALONG THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED RECORDED UNDER RECEPTION NO. 204150183 IN THE EL PASO COUNTY RECORDS A DISTANCE OF 661.40 FEET TO THE NORTH LINE OF "LODGE AT BLACK FOREST SUBDIVISION FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 214713432 IN THE EL PASO COUNTY RECORDS;
THENCE S87°05'29"W ALONG THE NORTHERLY LINE THEREOF, 423.81 FEET;
THENCE CONTINUING S87°06'40"W ALONG SAID NORTHERLY LINE 327.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 8.8929 ACRES OF LAND, MORE OR LESS.

ANNEXATION PLAT
SORPRESA EAST ADDITION NO. 1

TO THE CITY OF COLORADO SPRINGS, STATE OF COLORADO
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4, SE 1/4) OF SECTION 6,
TOWNSHIP 19 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

LEGAL DESCRIPTION: (FROM THE TITLE COMMITMENT)

PARCEL A:

PARCEL B:

PARCEL C:

DETERMINATION OF CONTIGUOUS BOUNDARY

VICINITY MAP

FLOODPLAIN STATEMENT:

OWNER STATEMENT:

SURVEYOR'S STATEMENT:

CITY APPROVAL:

CLERK AND RECORDER:

CITY FILE NUMBER: CPD A 19-00000

SHEET 1 OF 1

PETITION FOR EXCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., **ADAMO BUILDING COMPANY, LLC** (the "Petitioner") hereby respectfully requests that **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3** (the "District"), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The District waives the Petitioner's deposit for exclusion cost proceedings.

The name and address of the Petitioner is as follows:

Adamo Building Company, LLC
3194 Industrial Way
Castle Rock, CO 80109

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

ADAMO BUILDING COMPANY, LLC

By: _____

Printed Name: William D. Schuck

Title: Vice President

MICHELLE SMITH
Notary Public
State of Colorado
Notary ID # 20184036173
My Commission Expires 09-12-2022

STATE OF COLORADO)
) ss.
COUNTY OF Douglas)

The above and foregoing instrument was acknowledged before me this 14 day of September 2020, by William D. Schuck, as Vice President of Adamo Building Co.

WITNESS my hand and official seal.

Michelle R. Smith
Notary Public

My commission expires: 9/12/2022

Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
(The Property)

Enclave at Shiloh Mesa, located in the Southwest Quarter of Section 4, Township 13 South, Range 65 West of the Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado as recorded at Reception Number 220714528 in the records of the Clerk and Recorder of El Paso County, Colorado.

ENCLAVE AT SHILOH MESA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

SUBMITTED BY: [illegible]

THAT ACHIEVE BUILDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: [illegible]

[illegible]

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PRIVATE STREETS, PUBLIC STREETS, TRACTS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANTS, SELLS AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC STREETS AND PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR DEDICATE ALL OR ANY SUCH PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS AND NEWLY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THE TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "ENCLAVE AT SHILOH MESA", IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

OWNER:

THE AFORESAID OWNER, ACHIEVE BUILDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 29 DAY OF April, 2022 A.D.

[illegible]

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF April, 2022 A.D. BY CHRIS B. ANDREW, AS VICE PRESIDENT OF ACHIEVE BUILDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

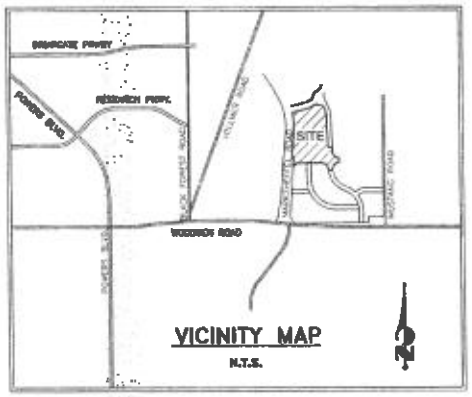
MY COMMISSION EXPIRES 9/12/22

Michelle R. Smith — 3450 Cathy Rd. #2 Elbert, CO 80106

NOTARY PUBLIC — ADDRESS

MICHELLE SMITH
Notary Public
State of Colorado
Notary ID 20174025116
My Commission Expires 09-12-2022

PREPARED BY:
Matrix
Excellence by Design
3435 Research Parkway, Suite 300
Colorado Springs, CO. 80922
Phone 719-575-0100
Fax 719-575-0208



PLAT NOTES:

1. THE BASIS OF BEARINGS FOR THIS MAP IS THE EAST LINE OF [illegible], ROAD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF SHILOH MESA FILING NO. 1 RECORDED ON MAY 19, 2006 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER [illegible] (BEARING ASSUMED ON SOUTH END BY A FOUND RIBBON AND 1" CAPPED PLASTIC CAP STAMPED WITH "PLS 31747") BEARING NORTH 00°00'11" EAST 2613.31 FEET.
2. SET 22 PAIRS WITH 1-48" ALUM. CAP STAMPED "PLS 31747" AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. 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.
4. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY [illegible] GROUP, INC., TO DETERMINE THE OWNERSHIP OF THIS PROPERTY OR ANY RIGHT OF WAY OR ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLE OF RECORD, [illegible] GROUP, INC., RELIED UPON ALTA TITLE COMMITMENT NO. [illegible] PREPARED BY LAND TITLE GUARANTEE COMPANY, [illegible] FOR, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2014 AT 8:00 P.M.
5. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER [illegible], EFFECTIVE DATE DECEMBER 7, 2018.
6. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND CONTAINED IN RESOLUTION [illegible] BY WOODMEN HILLS METROPOLITAN DISTRICT, RECORDED DECEMBER 01, 1986 IN BOOK 5719 AT PAGE 594.
7. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND CONTAINED IN [illegible] RECORDED [illegible] IN BOOK [illegible] AT PAGE 168. THIS SUBJECT PROPERTY IS WITHIN THE EL PASO COUNTY CONSERVATION DISTRICT.
8. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND CONTAINED IN THE [illegible] RECORDED [illegible] AT PAGE 595 AND RECORDED FEBRUARY 17, 1981 IN BOOK [illegible] AT PAGE 401 AND BOOK [illegible] AT PAGE 882.
9. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND CONTAINED IN COURT OF PLACE OF VIEW RECORDED [illegible], 1984 AT RECEPTION NO. [illegible].

NOTICES:

1. BOULDER OFFICE WAS REVISED THIS 11 DAY OF MAY, 2022 A.D.

STATE OF COLORADO)
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF MAY, 2022 A.D. BY [illegible] AS DIRECTOR OF OPERATIONS OF BOULDER OFFICE.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES 12-05-2023

[illegible] — [illegible]

NOTARY PUBLIC — ADDRESS

PLAT NOTES:

10. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND CONTAINED IN [illegible] RECORDED [illegible], 2004 AT RECEPTION NO. [illegible], AMENDMENT RECORDED [illegible] AT RECEPTION NO. [illegible], AND AMENDED PLAT RECORDED SEPTEMBER 23, 2004 AT RECEPTION NO. [illegible].
11. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, AND EASEMENTS OF PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 18, 2006 UNDER RECEPTION NO. [illegible].
12. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND CONTAINED IN THE WOODMEN HILLS METROPOLITAN DISTRICT NO. 3 ORGANIZATION RECORDED DECEMBER 01, 1986 AT RECEPTION NO. [illegible], AMENDED AND RESTATED RECORDED SEPTEMBER 29, 1988 AT RECEPTION NO. [illegible], RECORDED JULY 23, 2008 AT RECEPTION NO. [illegible], AMENDED AND RESTATED RECORDED [illegible] AT RECEPTION NO. [illegible], AMENDED AND RESTATED RECORDED [illegible] AT RECEPTION NO. [illegible], AMENDED AND RESTATED RECORDED [illegible] AT RECEPTION NO. [illegible], AMENDED AND RESTATED RECORDED [illegible] AT RECEPTION NO. [illegible], AMENDED AND RESTATED RECORDED [illegible] AT RECEPTION NO. [illegible].
13. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH AND CONTAINED IN [illegible] EASEMENT RECORDED JUNE 13, 2016 AT RECEPTION NO. [illegible].
14. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, AND EASEMENTS OF PERMANENT EASEMENT RECORDED DECEMBER 8, 2016 UNDER RECEPTION NO. [illegible].
15. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED PARK FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, LIENS, AGREEMENTS & GUARANTEES, INCLUDED BUT NOT LIMITED TO BIT TERMS OF CREDIT, CASH, BOND/GUARANTEES, OR COMBINATION THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, STREETS, SIDEWALKS AND DRAINAGE CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
16. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ENCLAVE AT SHILOH MESA HOMEOWNERS ASSOCIATION, RECORDED [illegible] TO THE EXTENT AS SET FORTH AND CONTAINED IN THE DECLARATION WHICH WAS RECORDED ON [illegible] UNDER RECEPTION NUMBER [illegible].
17. TRACT "A" IS CREATED FOR PUBLIC DRAINAGE AND PUBLIC ACCESS, PUBLIC UTILITIES, PRIVATE STREETS, AND IS PERMANENTLY OWNED AND MAINTAINED BY THE WOODMEN HILLS METROPOLITAN DISTRICT NO. 3, ORGANIZATION OF SAID TRACT WILL BE CONVEYED BY SEPARATE INSTRUMENT. TRACT "A" IS ALSO CREATED FOR PRIVATE DRAINAGE AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
18. A 40' PUBLIC IMPROVEMENT EASEMENT, PUBLIC ACCESS EASEMENT, PUBLIC UTILITY EASEMENT IS DEDICATED HEREON OVER TRACT "A". THIS EASEMENT IS SUBJECT TO RESTRICTIONS AS SPECIFIED IN SAID EASEMENT RECORDED AT RECEPTION NO. [illegible] AND RECORDED [illegible] UNTIL THIS EASEMENT IS VACATED, THE TRACT SHALL BE OWNED AND MAINTAINED BY COLORADO SPRINGS UTILITIES. THIS EASEMENT IS ALSO CREATED FOR PRIVATE DRAINAGE AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
19. TRACT "B" IS CREATED FOR PUBLIC ACCESS EASEMENT, PUBLIC IMPROVEMENT EASEMENT, PUBLIC DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT AND PERMANENT ACCESS PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE ENCLAVE AT SHILOH MESA HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACT WILL BE CONVEYED BY SEPARATE INSTRUMENT.
20. TRACT "C" IS CREATED FOR PUBLIC ACCESS EASEMENT, PUBLIC IMPROVEMENT EASEMENT, PUBLIC UTILITY EASEMENT AND PERMANENT ACCESS PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE ENCLAVE AT SHILOH MESA HOMEOWNERS ASSOCIATION. OWNERSHIP OF SAID TRACT WILL BE CONVEYED BY SEPARATE INSTRUMENT. THE TRACT IS ALSO CREATED FOR PRIVATE DRAINAGE AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
21. THIS PROPERTY IS SUBJECT TO THE FINDINGS, CRITERIA, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY [illegible], DATED JUNE 1, 2022, ADDITIONAL INFORMATION MAY BE REQUIRED BY THE CITY PLANNING DEPARTMENT UNDER FILE NUMBER CPB [illegible].
22. ALL PRIVATE STREETS ALONG WOODLOOP, CHINESA GREEN AND BRIA, WOOD DOVE ARE PRIVATELY OWNED AND MAINTAINED BY THE WOODMEN HILLS METROPOLITAN DISTRICT NO. 3.
23. ALL LINEAL DISTANCES SHOWN HEREON ARE REPRESENTED IN U.S. SURVEY FEET.
24. THIS PLAT WAS PREPARED ON SEPTEMBER 12, 2019.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THIS ACCOMPANYING PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND CONSTITUTES A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF LAND, AND THAT THE REQUIREMENTS OF TITLE 31 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[illegible]
JOSHUA A. CORDIE, PLS 38301
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

EASEMENTS:

ALL EASEMENTS THAT ARE DEDICATED HEREIN FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS RECORDED IN THE CITY PARKING ASSOCIATION AT RECEPTION NUMBER 201[illegible] OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR RIGHTS OF GRANTS APPURTENANT TO ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

PRIVATE EASEMENTS ARE AS SHOWN WITH THE RESPONSIBILITY FOR MAINTENANCE HERE WITHIN WITH THE PROPERTY OWNER.

NOTICE IN REGARD TO:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1991, AS AMENDED, HOWEVER, PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THE PLAT UNTIL ALL REQUIRED PARK FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, LIENS, AGREEMENTS & GUARANTEES, INCLUDED BUT NOT LIMITED TO BIT TERMS OF CREDIT, CASH, BOND/GUARANTEES, OR COMBINATION THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, STREETS, SIDEWALKS AND DRAINAGE CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE FOREGOING PLAT OF: "ENCLAVE AT SHILOH MESA"

[illegible]
CITY ENGINEER

[illegible]
CITY PLANNING DIRECTOR

[illegible]
CITY ATTORNEY

DATE:

SCHOOL FEE: [illegible] DRAINAGE FEE: [illegible]

PARK FEE: [illegible] BRIDGE FEE: [illegible]

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:56 O'CLOCK A.M.

THIS 13th DAY OF June, 2022 A.D., AND DULY RECORDED UNDER RECEPTION NO. 220713528

OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: $0.00
SURCHARGE: $0.00

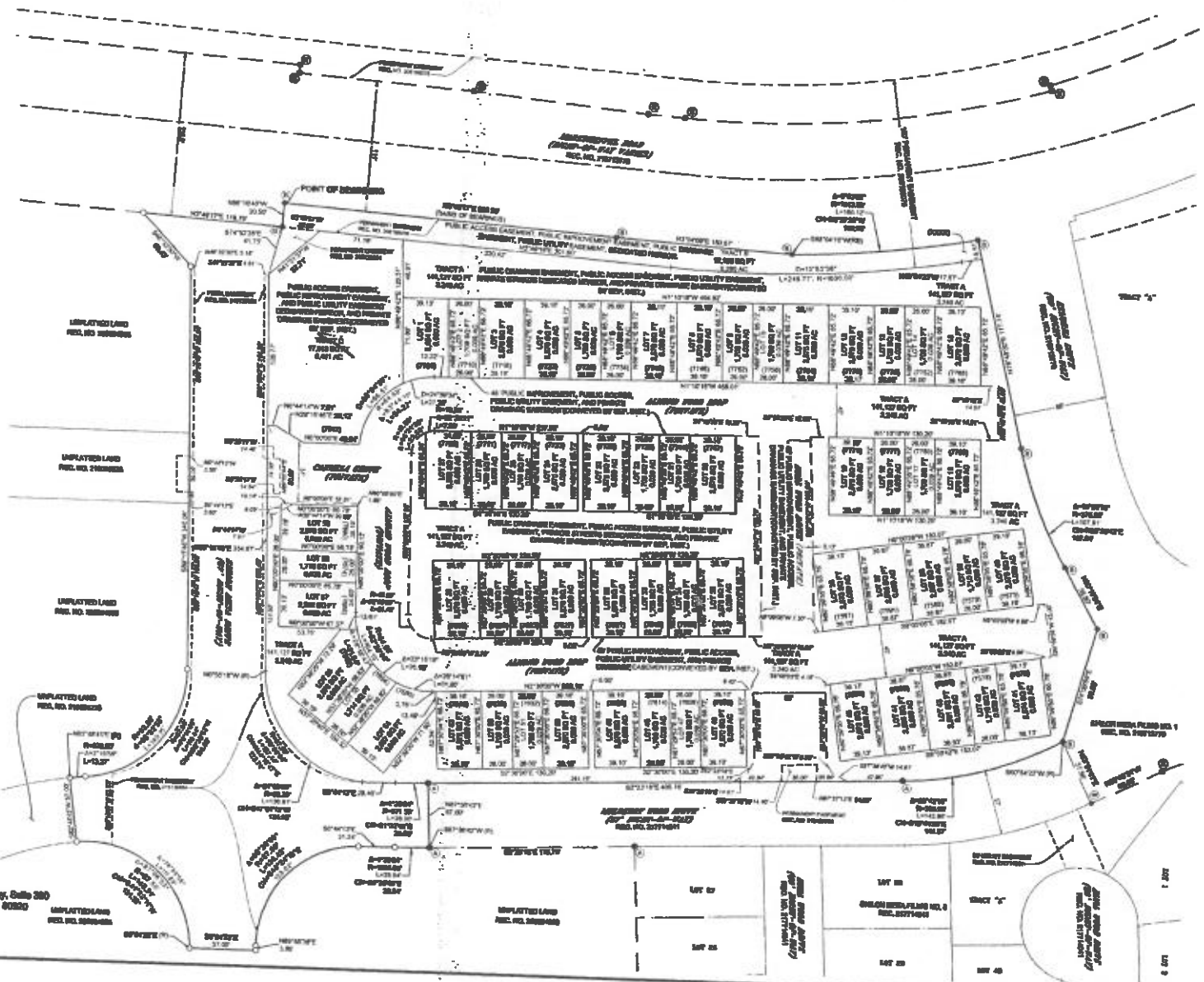
CHUCK BROERMAN, RECORDER
BY: [illegible]
DEPUTY

AR FP 19-00700
ENCLAVE AT SHILOH MESA
DATE PREPARED: SEPTEMBER
JOB NUMBER: 19.149.000
SHEET 1 OF 2

ENCLAVE AT SHILOH MESA

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

14528



PREPARED BY:
Matrix
Excellence by Design
2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0202

PETITION FOR EXCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., **HDP NOOK, LLC** (the "Petitioner") hereby respectfully requests that **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3** (the "District"), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The District waives the Petitioner's deposit for exclusion cost proceedings.

The name and address of the Petitioner is as follows:

HDP Nook, LLC
708 Main St
Evanston Il, 60202-1702

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

HDR NOOK, LLC

By: _____

Printed Name: CHRISTOPHER SHELEN

Title: MANAGER

STATE OF ~~COLORADO~~ ILLINOIS)
) ss.
COUNTY OF COOK)

The above and foregoing instrument was acknowledged before me this 14 day of SEPT, 2020, by CHRISTOPHER SHELEN, as MANAGER of HDR NOOK LLC.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: 10/27/20

CHRISTOPHER LEFKOVITZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
October 27, 2020

Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
(The Property)

The Nook at Shiloh Mesa Filing No. 1, located in the Southwest Quarter of Section 4 and the Southeast Quarter of Section 5, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado as recorded at Reception Number 220714516 in the records of the Clerk and Recorder of El Paso County, Colorado.

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516

KNOW ALL MEN BY THESE PRESENTS:

THAT NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST CORNER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST CORNER OF THE SOUTHEAST CORNER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER CORNER TO SECTION 4 AND 5;

THENCE N00°30'00"E A DISTANCE OF 1700.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF [illegible], BEING AS DESCRIBED ON THE PLAT OF "SHILOH MESA FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 218714179 IN THE RECORDS OF EL PASO COUNTY, COLORADO, AND THE POINT OF BEGINNING;

THENCE S00°30'00"E ALONG SAID RIGHT-OF-WAY, 1100.01 FEET;
THENCE S00°30'00"E A DISTANCE OF 200.00 FEET;
THENCE S00°30'00"E A DISTANCE OF 200.00 FEET;
THENCE S00°30'00"E A DISTANCE OF 117.30 FEET;
THENCE S00°17'16"W A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL, RECORDED IN THE SPECIAL WARRANTY DEED UNDER RECEPTION NO. 213060200 IN THE RECORDS OF SAID EL PASO COUNTY;
THENCE N89°30'00"W ALONG SAID SOUTHERLY LINE 30.00 FEET;
THENCE CONTINUING ON SAID SOUTHERLY LINE, S77°37'00"E A DISTANCE OF 1214.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED IN THE SPECIAL WARRANTY DEED UNDER RECEPTION NO. 217119062 IN THE RECORDS OF SAID EL PASO COUNTY;
THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING THREE (3) COURSES:
1) THENCE N00°30'00"E A DISTANCE OF 200.00 FEET;
2) THENCE N00°30'00"E A DISTANCE OF 200.00 FEET;
3) THENCE N00°30'00"E A DISTANCE OF 1100.01 FEET TO THE NORTHWEST CORNER OF THE PARCEL, RECORDED IN THE SPECIAL WARRANTY DEED UNDER RECEPTION NO. 217119062 IN THE RECORDS OF SAID EL PASO COUNTY;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING EIGHT (8) COURSES:
1) THENCE, N00°30'00"E A DISTANCE OF 20.00 FEET;
2) THENCE N00°30'00"E A DISTANCE OF 100.00 FEET;
3) THENCE N00°30'00"E A DISTANCE OF 20.00 FEET;
4) THENCE N00°30'00"E A DISTANCE OF 20.00 FEET;
5) THENCE N00°30'00"E A DISTANCE OF 4.11 FEET;
6) THENCE N00°30'00"E A DISTANCE OF 6.00 FEET;
7) THENCE N00°30'00"E A DISTANCE OF 40.00 FEET;
8) THENCE N00°17'16"E A DISTANCE OF 10.00 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY OF [illegible], BEING;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:
1) THENCE N00°30'00"E A DISTANCE OF 1100.00 FEET;
2) THENCE, WHICH FIRST ON THE ARC OF A NON-TANGENT CURVE, TO THE RIGHT, AND CURVE HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 0°04'14" (THE CHORD OF WHICH BEARS N00°30'00"E, 1100.00 FEET);
3) THENCE N00°30'00"E A DISTANCE OF 4.47 FEET;
4) THENCE, WHICH FIRST ON THE ARC OF A NON-TANGENT CURVE, TO THE RIGHT, AND CURVE HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 0°04'14" (THE CHORD OF WHICH BEARS N00°30'00"E, 1100.00 FEET) TO A POINT OF TANGENT;
5) THENCE N00°30'00"E A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 485,126 SQUARE FEET (11.1363 ACRES) MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED THIS TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, AND PUBLIC EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED FURTHER RESERVES, GRANTS AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT AND FURTHER RESERVES THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELOCATE OR CHANGE THESE 3 SIX PUBLIC EASEMENTS THAT ARE DEDICATED HEREIN IN THE CITY OF COLORADO SPRINGS, RIGHT IS TO BE VESTED EXCLUSIVELY TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THE TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "THE NOOK AT SHILOH MESA FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY CHRIS PIERCE, AS OWNER, HAS EXECUTED THIS INSTRUMENT THIS 8 DAY OF JULY, 2020, A.D.

CHRIS PIERCE, OWNER

NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY
700 TRAM STREET, SUITE 100, CONROE, TEXAS 77304

NOTARIAL:

STATE OF TX
COUNTY OF COMAL } SS

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF JULY, 2020, A.D. BY CHRIS PIERCE, AS OWNER, OF NEP NOOK, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 1/13/2020
NOTARY PUBLIC

VICINITY MAP
N.T.S.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDINGS WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR, ALTERNATIVELY, UNTIL ACCEPTABLE ARRANGEMENTS HAVE BEEN MADE TO INSTALL SAID IMPROVEMENTS. THESE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO: LATERAL SEWER, WATER, GAS, TELEPHONE, ELECTRIC AND CABLE TELEVISION SERVICES, THE CONSTRUCTION OF ALL REQUIRED PUBLIC IMPROVEMENTS, WHETHER OR NOT PAID TO, DEDICATED, ACCEPTED AND RECORDED, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

EASEMENTS:

UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON ONE SIDE AND A TWO (2) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON THE OTHER SIDE. REAR LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE). ALL FRONT LOT LINES ARE PLATTED WITH A FIVE (5) FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

ALL INTERNAL CORNER LOTS ARE HEREBY PLATTED WITH A SIGHT VISIBILITY EASEMENT AS DEFINED ON SHEETS 4 THROUGH 7 OF 7. NO OBSTRUCTIONS GREATER THAN 30 INCHES IN HEIGHT ARE ALLOWED IN THESE EASEMENTS. THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS HERE VESTED WITH INDIVIDUAL LOT OWNERS AND THE NOOK AT SHILOH MESA HOMEOWNERS ASSOCIATION WHERE EASEMENTS ARE PLATTED WITHIN TRACTS AS DEFINED ON SHEETS (3).

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE AGREEMENT RECORDED AT RECEPTION NO. [illegible] OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR PORTIONS OF EASEMENTS WITHIN ANY OF THE EXTERIOR LOTS THAT EXPIRED HEREIN SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

TRACT TABLE

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	2.875	PRIVATE ROADS/PUBLIC & PRIVATE ACCESS EASEMENT/DRAINAGE/DRAINAGE/PUBLIC & PRIVATE IMPROVEMENTS/PUBLIC UTILITIES	NSHHOA	NSHHOA
B	2.437	DRAINAGE/DETENTION POND/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PUBLIC & PRIVATE IMPROVEMENTS	MHMD	MHMD
C	0.775	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PUBLIC & PRIVATE IMPROVEMENTS/ PRIVATE EROSION SERVICE	NSHHOA	NSHHOA
D	0.330	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	NSHHOA	NSHHOA
E	0.229	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	NSHHOA	NSHHOA
F	0.164	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	NSHHOA	NSHHOA
G	0.045	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PRIVATE IMPROVEMENTS	NSHHOA	NSHHOA
H	3.888	SAND CREEK CHANNEL/REGIONAL TRAIL/PUBLIC ACCESS EASEMENT	COCS	COCS
I	0.259	DRAINAGE/LANDSCAPING/PUBLIC & PRIVATE ACCESS EASEMENT/PUBLIC & PRIVATE IMPROVEMENTS	NSHHOA	NSHHOA
TOTAL	11.110	(TOTAL ACREAGE OF ALL TRACTS)		

*NSHHOA = THE NOOK AT SHILOH MESA HOMEOWNERS ASSOCIATION
*MHMD = MOONEY HEIGHTS METROPOLITAN DISTRICT
*COCS = CITY OF COLORADO SPRINGS

SURVEYORS STATEMENT

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE, AND ACCURATELY REPRESENTS THE RECORDED 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.

[illegible] 7/8/2020
[illegible] COLORADO PLS NO. [illegible]
FOR AND ON BEHALF OF:
M&S CIVIL CONSULTANTS, INC.
731 E. PIKES PEAK AVE., 5TH FLOOR,
COLORADO SPRINGS, CO.

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.

CITY APPROVAL:

IN BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "THE NOOK AT SHILOH MESA FILING NO. 1"

[illegible] 8/10/2020
CITY ENGINEER DATE

[illegible] 8/10/2020
CITY PLANNING DIRECTOR DATE

[illegible] 8/24/2020
CITY ATTORNEY DATE

CLERK AND RECORDER:

STATE OF COLORADO }
} SS
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 12:05 O'CLOCK P. THIS 28TH DAY OF [illegible], 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER 220714516 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: $70.-
CHUCK BROERMAN, RECORDER

SURCHARGE: $3.-
BY: [illegible] DEPUTY

FEES:

DRAINAGE FEE: PAID
BRIDGE FEE: PAID
SCHOOL FEE: Sent to Schools Direct
PARK FEE: Land Dedication

SUMMARY:

24 LOTS	2.253 ACRES	20.27%
3 TRACTS	11.109 ACRES	99.93%
TOTAL	13.362 ACRES	100.00%

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. 06-040
DATE PREPARED: 07/08/2019
DATE REVISED: 04/21/2020

FILE NO. AR PP 19-00405

M&S CIVIL CONSULTANTS, INC.

MSK REVIEWER: SHANNON
COORDINATOR: CO, MSK
PROJECT REVIEWER:

SHEET 1 OF 7

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4.SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 4, 5, 8, AND 9 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 25984", FROM WHICH THE QUARTER CORNER COMMON TO SECTIONS 4 AND 9 BEING MONUMENTED WITH A 3-1/2" ALUMINUM CAP STAMPED "LS 11664", BEARS NORTHERLY, A DISTANCE OF 2638.20 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G, EFFECTIVE DATE DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. A PORTION OF THE PROPERTY LIES WITHIN ZONE AE, FLOODWAY, ELEVATIONS DETERMINED.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 7TH, 2020 AT 8:00 PM, FILE NO. SC55000813.1-2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
   i. (TC#8) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO PAGE, BROWN & BANG INC BY INSTRUMENT RECORDED OCTOBER 16, 1957, IN BOOK 799 AT PAGE 152,
   AMENDMENT OF RIGHT OF WAY AGREEMENT IN CONNECTION WITH SAID EASEMENT RECORDED FEBRUARY 19, 2002 UNDER RECEPTION NO. 212014024.
   ii. (TC#9) THE PROPERTY MAY BE SUBJECT TO MINERAL RIGHTS AS CONVEYED BY USERS RECORDED OCTOBER 13, 1954 IN BOOK 1404 AT PAGE 236 AND FEBRUARY 12, 2003 UNDER RECEPTION NO. 203030088, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
   iii. (TC#10) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED DECEMBER 04, 1968, IN BOOK 1714 AT PAGE 504.
   iv. (TC#11) THE PROPERTY MAY BE SUBJECT TO RIGHT OF WAY EASEMENT AS GRANTED TO KNOX PIPE LINE COMPANY, A DELAWARE CORPORATION IN INSTRUMENT RECORDED MARCH 21, 1968, IN BOOK 2123 AT PAGES 194, 199 AND 178. SAID RIGHT OF WAY WAS ASSIGNED TO THE KANEB PIPELINE OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED FEBRUARY 27, 1995 IN BOOK 6808 AT PAGE 1372 AND FURTHER ASSIGNED TO ROCKY MOUNTAIN PIPELINE PARTNERSHIP L.P., A DELAWARE A LIMITED PARTNERSHIP BY THE INSTRUMENT RECORDED OCTOBER 12, 2005 AT RECEPTION NO. 205206083 AND FURTHER ASSIGNED TO PRRPL, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY THE INSTRUMENT RECORDED DECEMBER 2, 2015 UNDER RECEPTION NO. 215214083.
   AGREEMENT AND PARTIAL RELEASE OF PIPELINE RIGHT OF WAY IN CONNECTION WITH SAID EASEMENT RECORDED MARCH 9, 2012 UNDER RECEPTION NO. 212027003.
   v. (TC#12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF THE SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 02, 1980, IN BOOK 3388 AT PAGES 676 AND 679 AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGES 292 AND 297.
   vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ANNEXATION AGREEMENT RECORDED SEPTEMBER 23, 2004 AT RECEPTION NO. 204196917, ANNEXATION ORDINANCE AND MAP IN CONNECTION THEREWITH RECORDED SEPTEMBER 23, 2004 UNDER RECEPTION NOS. 204196918 AND 204196919, RESPECTIVELY.
   vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 28, 2004, UNDER RECEPTION NO. 204236872, ORDER FOR INCLUSION RECORDED NOVEMBER 28, 2005 UNDER RECEPTION NO. 205206183 AND RECORDED JULY 13, 2006 UNDER RECEPTION NO. 206073218.
   viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204171488.
   ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN JOINT RESOLUTION OF THE BOARDS OF DIRECTORS OF WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1, 2 AND 3 CONCERNING THE IMPOSITION OF DISTRICT FACILITY FEES RECORDED SEPTEMBER 08, 2005 AT RECEPTION NO. 205146068.
   x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 08, 2005 AT RECEPTION NO. 205206086.
   xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF RESOLUTION NO. 07-110, ESTABLISHING AIRPORT OVERLAY REZONING, RECORDED JULY 16, 2007, UNDER RECEPTION NO. 207085703
   xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED JULY 16, 2007, UNDER RECEPTION NO. 207086042.
   xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT RECORDED JULY 19, 2007, UNDER RECEPTION NO. 207086843.
   xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1, CONCERNING THE IMPOSITION OF DISTRICT FACILITY PLATTING FEE RECORDED SEPTEMBER 28, 2009 UNDER RECEPTION NO. 209058286.
   SECOND AMENDED AND RESTATED RESOLUTION CONCERNING THE FACILITY PLATTING FEE RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. 213140394.
   xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF INCLUSION OF A PORTION OF THE SUBJECT PROPERTY IN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 12, 2010, UNDER RECEPTION NO. 210014032.

GENERAL PLAT NOTES: (Cont.)

   xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MAY 10, 2012, UNDER RECEPTION NO. 212054053, AS AMENDED IN AMENDMENT NO. 1 TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED APRIL 23, 2018, UNDER RECEPTION NO. 218044430, AND AS AMENDED, BY AMENDMENT NO. 2 TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ON DECEMBER 18, 2018 UNDER RECEPTION NO. 218180774, ASSIGNMENT OF REGULATORY RIGHTS FOR WOODMEN HEIGHTS CONDOMINIUM, CONVEY RECORDED ON DECEMBER 17, 2019 UNDER RECEPTION NO. 219196066.
   xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AMENDMENT RECORDED APRIL 16, 2018 UNDER RECEPTION NO. 218064080.
   xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SAND CREEK EXTENDING THROUGH THE SUBJECT PROPERTY, WITHOUT DIMINUTION.
   xix. (TC#27) THIS ITEM WAS INTENTIONALLY DELETED
4. ALL CORNERS OF THIS SURVEY ARE FOUND OR SET AS NOTED HEREON.
5. EXISTING ACCESS POINT TO THE PROPERTY IS ALONG MARKSHEFFEL ROAD.
6. THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS 2004, AS AMENDED.
7. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, SURFACE, STREET, AND EROSION CONTROL HAVE BEEN PLACED ON FILE.
8. NOTICE: THIS PROPERTY MAY BE SUBJECT TO NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE YOURSELVES WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF. NO MAN-MADE OR NON MAN-MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.
9. THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO TERMS, TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217000067 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
10. ENUMERATION ADDRESSING REQUIREMENTS:
    LOTS 1-9 & 84-91 ADDRESSED FROM DOME VIEW WITH ADDRESS POSTED ON THE BACK OF THE HOME ONLY.
    LOTS 10-33 ADDRESSED FROM FROG AIR POINT WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
    LOTS 34-37 ADDRESSED FROM DOME VIEW WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
    LOTS 38-83 ADDRESSED FROM TREMBLE POINT WITH ADDRESS POSTED ON THE FRONT & THE BACK OF THE HOME.
    LOTS 94-80 ADDRESSED FROM SUN SHINNER VIEW WITH ADDRESS POSTED ON THE FRONT OF THE HOME ONLY.
    LOTS 81-83 ADDRESSED FROM SUN SHINNER VIEW WITH ADDRESS POSTED ON THE FRONT & BACK OF THE HOME.
11. THE PIPELINE CORRIDOR AREA IS TO BE DEDICATED FOR USE AS A WALKING TRAIL FOR THE HOMEOWNERS OF THE NOOK AT SHILOH RANCH SUBDIVISION AND USERS OF WOODMEN HEIGHTS EAST PARK, AND AS A PIPELINE EASEMENT FOR COLORADO INTERSTATE GAS COMPANY, L.L.C. ("CIG") AND MAGELLAN PIPELINE COMPANY, L.P. ("MAGELLAN"), AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES. MAINTENANCE OF THE PIPELINE CORRIDOR, INCLUDING ACCESS GATES, FENCES, WARNING SIGNS, AND OVERALL WEED MAINTENANCE, BUT EXCLUSIVE OF THE PIPELINE AND APPURTENANCES WILL BE PROVIDED AT THE EXPENSE OF THE NOOK AT SHILOH RANCH HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS. THE NOOK AT SHILOH RANCH HOMEOWNERS ASSOCIATION, OR ITS SUCCESSORS AND ASSIGNS, WILL NOT ALTER, INCREASE OR REDUCE, OR ALTER THE PIPELINE CORRIDOR AT ANY TIME, OR OTHERWISE INTERFERE WITH CIG'S OR MAGELLAN'S FULL USE AND ENJOYMENT OF THE PIPELINE CORRIDOR. THE NOOK AT SHILOH RANCH HOMEOWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS WILL NOT PLANT TREES OR ADD ANY LANDSCAPING TO THE PIPELINE CORRIDOR.
12. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE NOOK AT SHILOH MESA HOMEOWNERS ASSOCIATION, RECORDED UNDER REC. NO. 220071026 OF THE EL PASO COUNTY RECORDS.
13. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON, INC. DATED JUNE 2, 2020 WHICH REVEALED SPECIFIC GEOLOGIC HAZARDS ON THE SUBJECT PROPERTY. A COPY OF SAID REPORT HAS BEEN PLACED IN FILE (CPC UP 02-270 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO 80903 IF YOU WOULD LIKE TO REVIEW SAID REPORT.

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. 20-[illegible]
DATE PREPARED: 07/15/2020
DATE REVISED: 09/21/2020

CIVIL CONSULTANTS, INC.

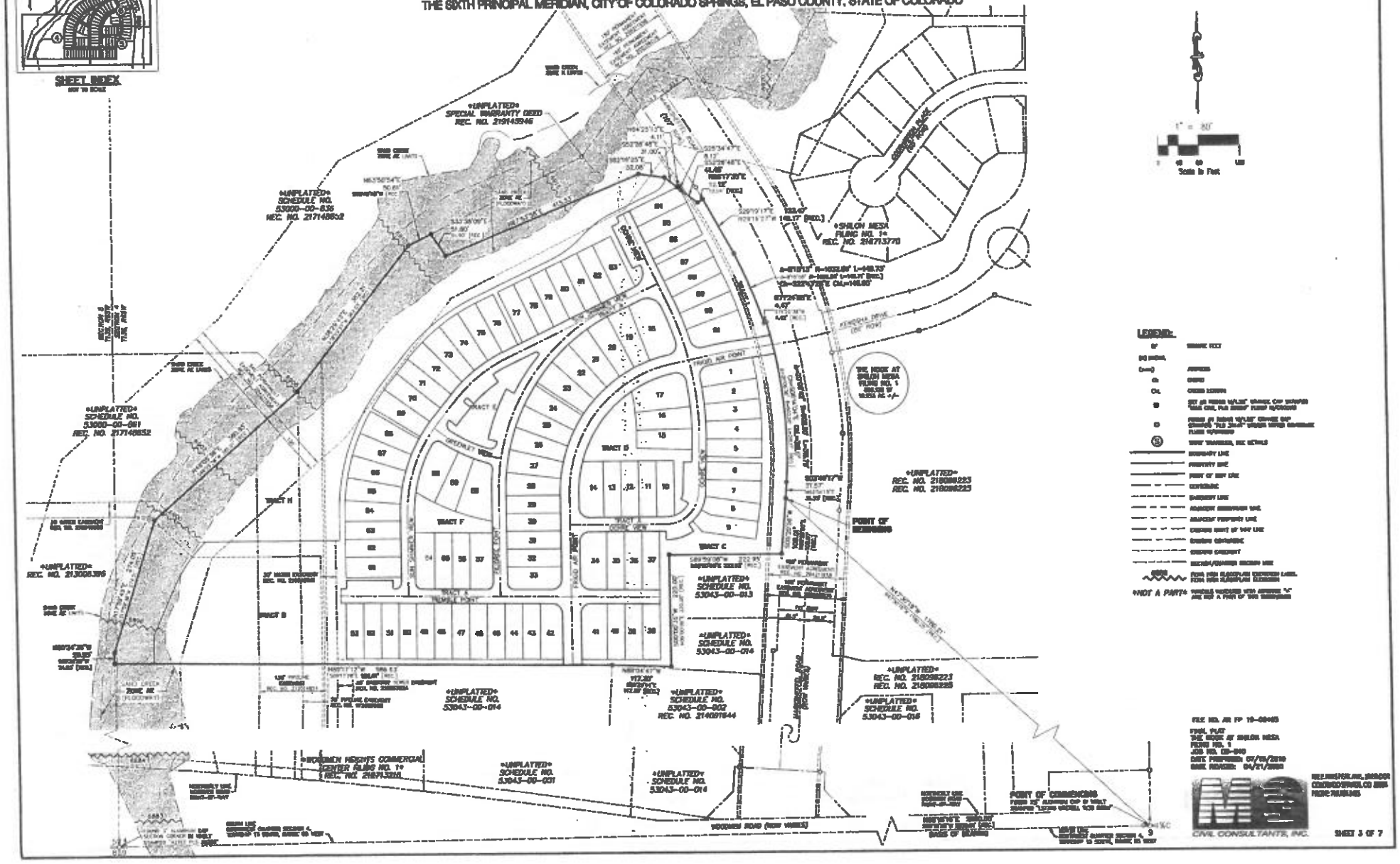
[illegible]
COLORADO SPRINGS, CO [illegible]
[illegible]

FILE NO. [illegible]

THE NOOK AT SHILOH MESA FILING NO. 1

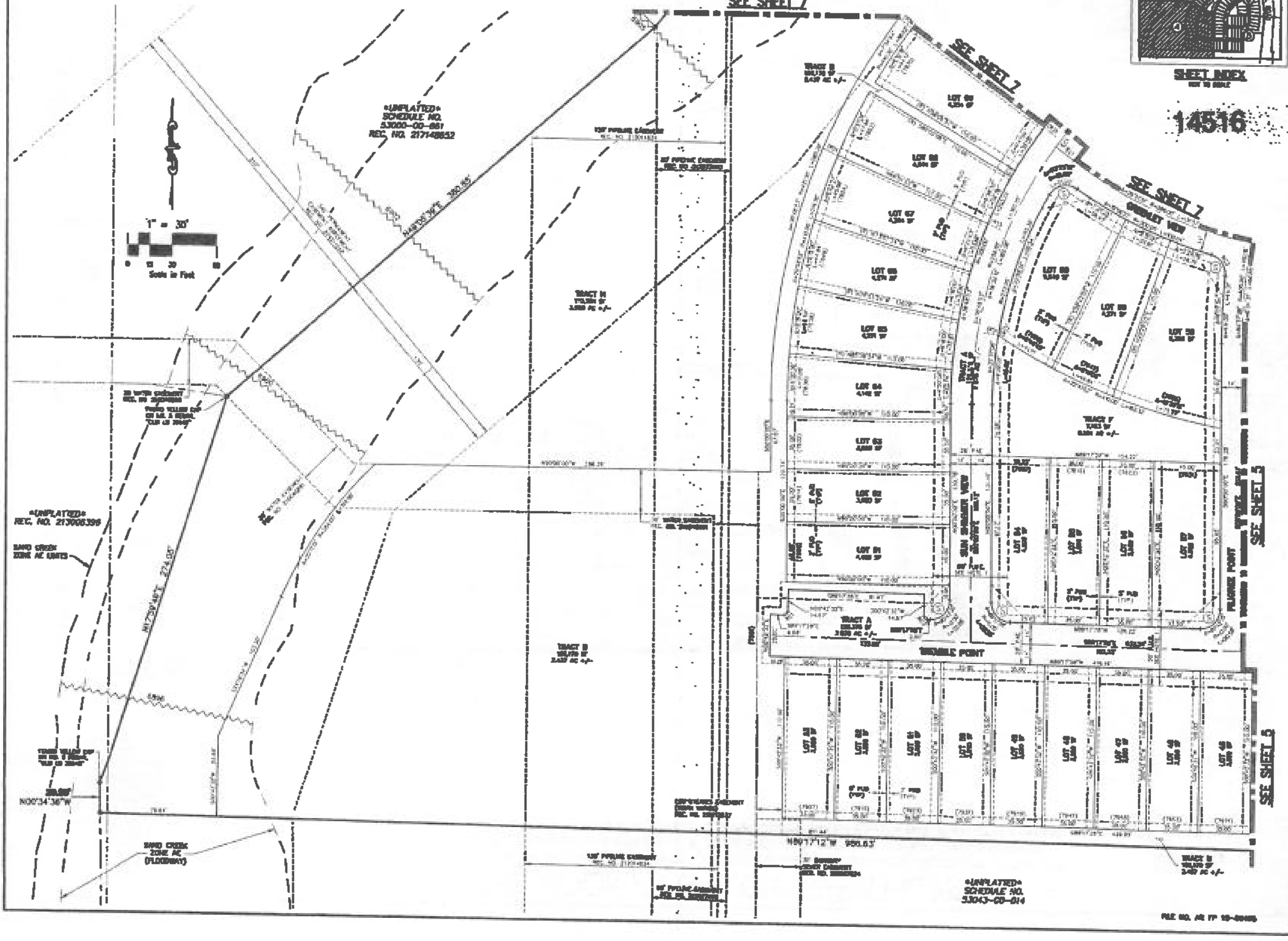
A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516



THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



SHEET INDEX
NOT TO SCALE

LEGEND:

SF	SQUARE FEET
(XX)	[illegible]
(xxx)	ADDRESS
CH	CHORD
CHL	CHORD LENGTH
●	SET #5 REBAR W/1.25" ORANGE CAP STAMPED [illegible]
○	FOUND #4 REBAR W/1.25" ORANGE CAP STAMPED "PLS 38141" UNLESS NOTED OTHERWISE [illegible]
Ⓢ	SIGHT TRIANGLE, SEE DETAILS
	BOUNDARY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	SECTION/QUARTER SECTION LINE
	FEMA FIRM FLOODPLAIN ELEVATION LABEL FEMA FIRM FLOODPLAIN ELEVATION
NOT A PART	PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
PAE	PUBLIC ACCESS EASEMENT
PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES:

1. PERMANENT EASEMENT AGREEMENT REC. NO. [illegible]
2. [illegible]

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]

CENTERLINE CURVE TABLE

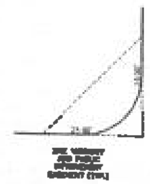
CURVE #	RADIUS	DELTA	LENGTH
[illegible]	[illegible]	[illegible]	[illegible]

CENTERLINE LINE TABLE

LINE #	DISTANCE	BEARING
[illegible]	[illegible]	[illegible]

RADIAL BEARING TABLE

LINE #	BEARING
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]



SIGHT VISIBILITY TRIANGLE DETAIL Ⓢ
NOT TO SCALE

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. [illegible]
DATE PREPARED: 07/1[illegible]/2019
DATE REVISED: 04/21/2020

CIVIL CONSULTANTS, INC.
[illegible] PEAK AVE, [illegible] FLOOR
COLORADO SPRINGS, CO [illegible]
PHONE [illegible]

FILE NO. AR FP 19-[illegible]

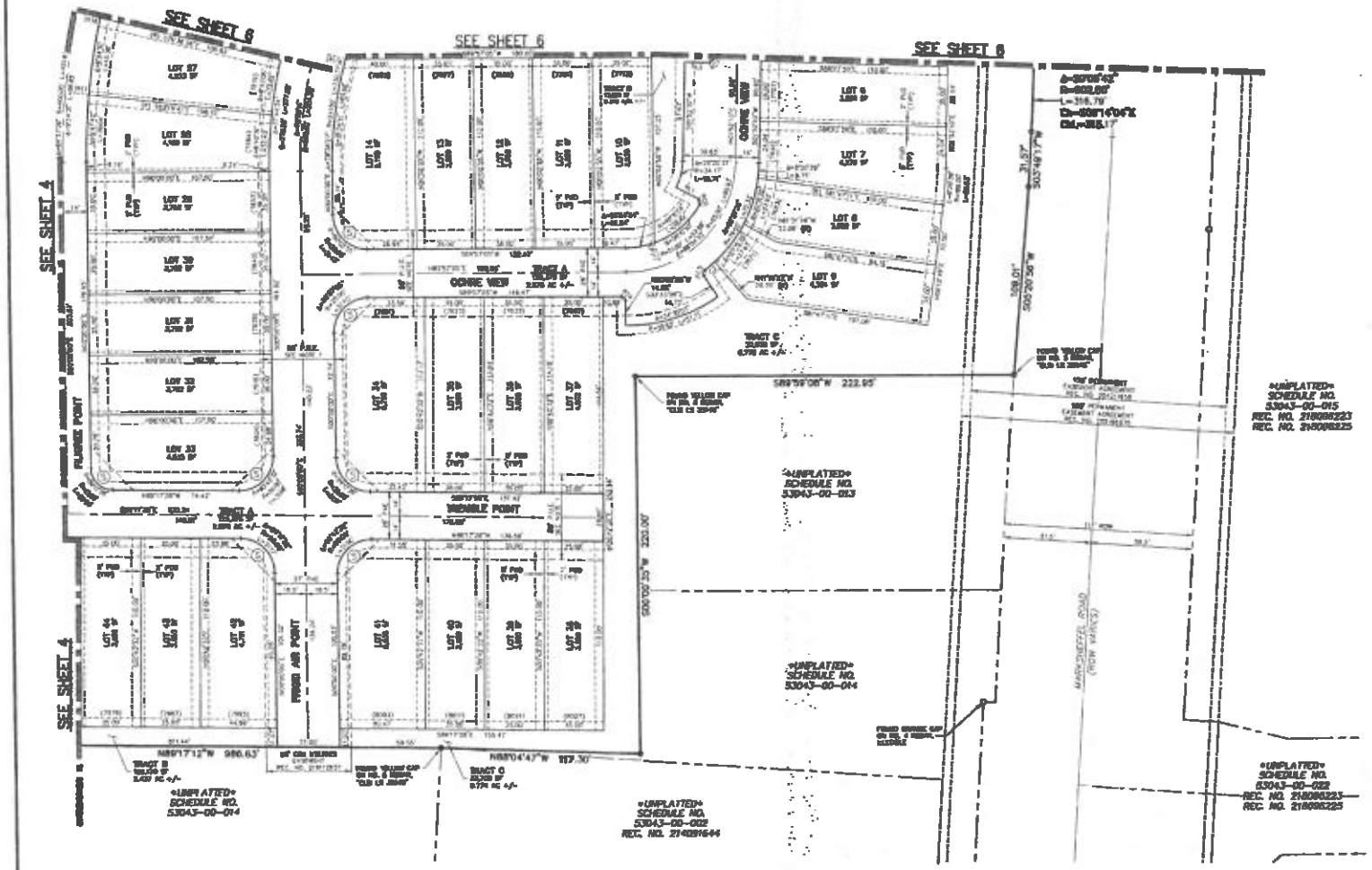
SHEET 4 OF 7

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516

SHEET INDEX



LEGEND

SF	SQUARE FEET
PE Rmk.	
(xxx)	ANGLE
⊙	CORNER
DIA.	CURVE VARIES
●	SET #5 REBAR W/1-1/2" BRASS CAP STAMPED "MVE CIVIL PLS 25968" PLUS ADDITIONAL
●	FOUND #5 REBAR W/1-1/2" BRASS CAP STAMPED "PLS 25968" UNLESS NOTED OTHERWISE PLUS W/ADDITIONAL
Ⓢ	SANITARY MANHOLE, RIM ELEVATION
	PROPERTY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	ADJACENT PROPERTY LINE
	CURRENT RIGHT OF WAY LINE
	CONTOUR CONTOURS
	CONTOUR EASEMENT
	SECTION/QUARTER SECTION LINE
	TEMPORARY BENCHMARK BENCHMARK LABEL
NOT A PART	PARCELS SHOWN THIS DRAWING "A" ARE NOT A PART OF THE SUBDIVISION
PAE	PUBLIC ACCESS EASEMENT
PUD	PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES:

1. PERMANENT EASEMENT AGREEMENT REC. NO. [illegible]
2. SEE LOT NOTES FOR LOTS IN SUBDIVISION THAT HAVE A PAE DRAWN, THE PAEs ARE PRIVATE AND NOT PUBLIC, TO BE MAINTAINED BY THE ADJACENT SUBDIVISION. REFER TO SUBDIVISION DRAWINGS.

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
[illegible]	2.17	[illegible]	3.49
[illegible]	2.17	[illegible]	3.32
[illegible]	2.17	[illegible]	3.34
[illegible]	2.17	[illegible]	3.49

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	[illegible]	[illegible]	1.73

RADIAL BEARING TABLE	
LINE #	BEARING
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

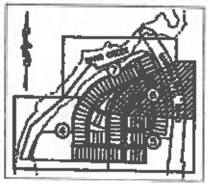
SIGHT VISIBILITY TRIANGLE DETAIL Ⓢ

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. 00-[illegible]
DATE PREPARED 07/13/2010
DATE REVISED 04/21/2020

MVE CIVIL CONSULTANTS, INC.

FILE NO. AR FP 10-[illegible]

SHEET 5 OF 7



SHEET INDEX

NOT TO SCALE

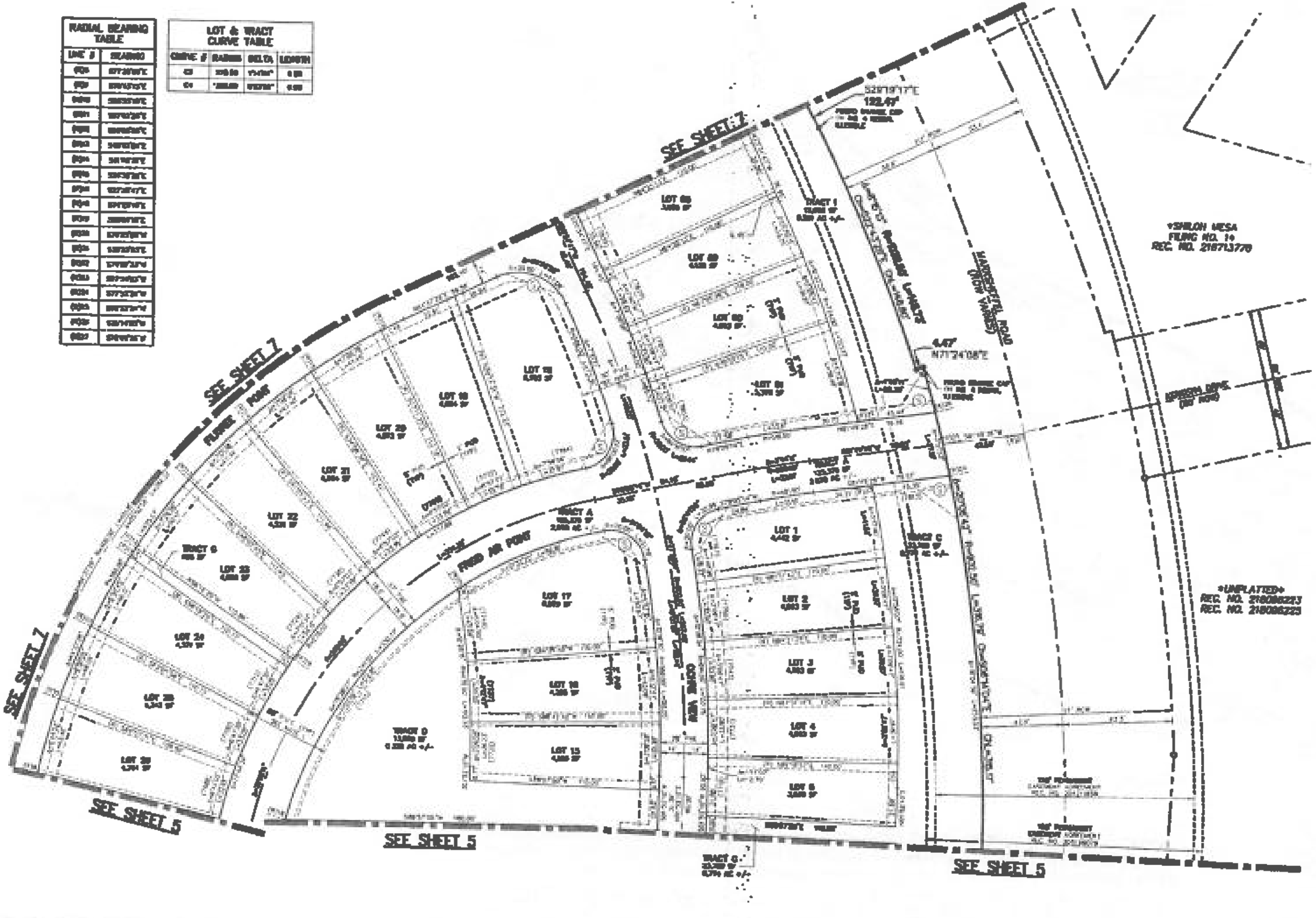
THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER
OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

14516

RADIAL BEARING TABLE	
LINE #	BEARING
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C3	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]

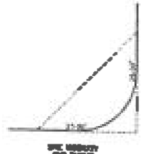


LEGEND:

SF	SQUARE FEET
[illegible]	
(xxxx)	ADDRESS
CH	CHORD
CHL	CHORD LENGTH
●	[illegible]
○	[illegible]
⑤	[illegible]
	BOUNDARY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	SECTION/QUARTER SECTION LINE
	[illegible]
NOT A PART	[illegible]
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY AND DRAINAGE EASEMENT

NOTES:

1. [illegible]
2. [illegible]



SIGHT VISIBILITY TRIANGLE DETAIL ⑤

NOT TO SCALE

1" = 30'

0 15 30 60

Scale in Feet

FINAL PLAT
THE NOOK AT SHILOH MESA
FILING NO. 1
JOB NO. [illegible]
DATE PREPARED: [illegible]
DATE REVISED: [illegible]/21/[illegible]

CIVIL CONSULTANTS, INC.

[illegible]
COLORADO SPRINGS, CO [illegible]
PHONE [illegible]

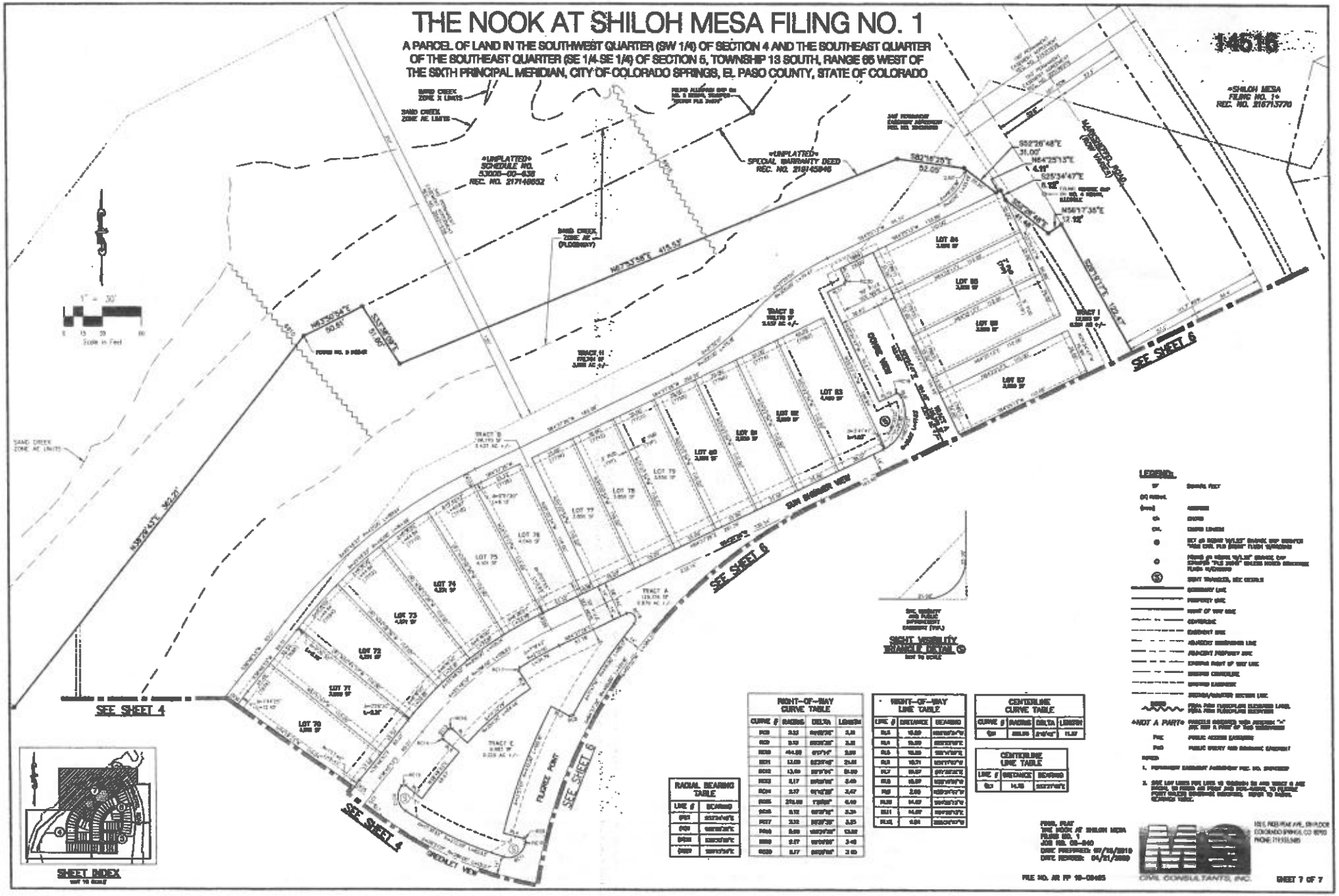
FILE NO. AR FP 19-[illegible]

SHEET 6 OF 7

THE NOOK AT SHILOH MESA FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4-SE 1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

145.16



PETITION FOR EXCLUSION OF PROPERTY

TO: THE BOARD OF DIRECTORS OF THE
WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

Pursuant to the provisions of §§ 32-1-501, *et seq.*, C.R.S., **CH WOODMEN, LLC** (the "Petitioner") hereby respectfully requests that **WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 3** (the "District"), by and through its Board of Directors, exclude the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), from the boundaries of the District.

The Petitioner hereby represents and warrants to the District that it is the one hundred percent (100%) fee owner of the Property and that no other person, persons, entity or entities own an interest therein except as beneficial holders of encumbrances, if any. The Petitioner hereby assents to the exclusion of the Property from the boundaries of the District and to the entry of an Order by the District Court in and for El Paso County, excluding the Property from the boundaries of the District.

The Petitioner hereby acknowledges that, without the consent of the Board of Directors of the District, it cannot withdraw its Petition once the notice of a public hearing on the Petition has been published.

The District waives the Petitioner's deposit for exclusion cost proceedings.

The name and address of the Petitioner is as follows:

CH Woodmen, LLC
8605 Explorer Ave.
Suite 250
Colorado Springs, CO 80920-1013

Remainder of page intentionally left blank. Signature page follows.

PETITIONER:

CH WOODMEN, LLC

By: _____

Printed Name: Jim Byers

Title: VP of Community Dev.

JULIE K. EDMUNDS
Notary Public
State of Colorado
Notary ID # 20134054679
My Commission Expires 08-26-2021

STATE OF COLORADO)
) ss.
COUNTY OF El Paso)

The above and foregoing instrument was acknowledged before me this 14th day of Sept, 2020, by Jim Byers, as V.P. Community Dev of CH Woodmen, LLC.

WITNESS my hand and official seal.

_____
Notary Public

My commission expires: 8.26.21

Signature Page to Petition for Exclusion of Real Property

EXHIBIT A
(The Property)

The Townes at Woodmen Heights, a replat of Lot 7, Woodmen Heights Commercial Center Filing No. 2 situated in the Southwest Quarter of Section 4, Township 13 South, Range 65 West of the Sixth Principal Meridian, City of Colorado Springs, County of El Paso, State of Colorado as recorded at Reception Number 220714575 in the records of the Clerk and Recorder of El Paso County, Colorado.

THE TOWNES AT WOODMEN HEIGHTS

A REPLAT OF LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

COVER SHEET

14675

VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

SHEET 1 – COVER, LEGAL DESCRIPTION, VICINITY MAP
SHEET 2 – AS PLATTED OVERALL DIMENSION DETAIL
SHEET 3 – AS PLATTED MAP SHEET, UNIQUE TERMS, DIMENSION DETAIL
SHEET 4 – EASEMENT AND ADDRESSES MAP SHEET

OWNER'S CERTIFICATE.

THE UNDERSIGNED, WOODMEN HILLS, A COLORADO LIMITED LIABILITY COMPANY, HAVE OWNERSHIP OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION.

LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 24, 2000 AT RECEPTION NO. 200146083 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING AN AREA OF 3.710 ACRES, (161,600 SQUARE FEET), MORE OR LESS.

IN WITNESS WHEREOF:

WOODMEN HILLS, A COLORADO LIMITED LIABILITY COMPANY.

THE AFORESAID OWNER, WOODMEN HILLS, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 18th DAY OF August, 2000.

BY: _____ DATED: 08/18/2000
NAME: Thomas Bryant
TITLE: VP of Community Dev.

NOTARIAL.

STATE OF COLORADO }
COUNTY OF EL PASO } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 2000, BY Thomas Bryant AS VP Community Development OF WOODMEN HILLS, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES 8-26-2001

NOTARY _____

DEDICATION.

THE AFORE SAID OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, EASEMENTS, AND TRACTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED GRANT HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT AND FURTHER RECORDED THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELOCATE OR CHANGE ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THE TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE TOWNES AT WOODMEN HEIGHTS", COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

EASEMENTS.

1. ALL EASEMENT AREAS AS SHOWN HEREON WITHIN EACH LOT ARE TO BE CONTINUALLY MAINTAINED BY THE OWNER OF THE LOT.
2. ALL EASEMENTS THAT ARE DESCRIBED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO RIGHT TO USE AND CONVEYANCE AS DESCRIBED IN THE AGREEMENT RECORDED AT RECEPTION NUMBER 203070239 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR RIGHTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DESCRIBED HEREIN SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

NOTICE TO PROPERTY OWNERS.

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN, IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2000, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ADEQUATELY BONDED, ACCEPTABLE TO THE CITY OF COLORADO SPRINGS, AND THAT THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, PERFORMANCE BONDS OR COMPANION BONDS, GUARANTEES THE COMPLETION OF ALL THE LANDS FOR PUBLIC PURPOSES INCLUDING, BUT NOT LIMITED TO, STREET AND DRAINAGE IMPROVEMENTS, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES.

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW ON OCTOBER 31, 2000.
2. PER C.R.S. 38-51-106, "ALL LINES, ANGLES DESCRIBED ON THE LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. BASIS OF BEARINGS: BEARINGS CONSIDERED HERE ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION MADE UPON THE COLORADO COORDINATE SYSTEM OF NAD 83/92. GRID BEARING BETWEEN THE CENTER OF SECTION 4 AND THE SOUTHWEST CORNER OF SECTION 4, BEARING S 13 DEG. 00 MIN. 00 SEC. WEST PRINCIPAL MERIDIAN, "SOUTH TO NORTH WESTERN" CITY, A DISTANCE OF 2,638.91 FEET, BEING MONUMENTED AT THE WEST END WITH A NO. 3 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "AZTEC-PLS" FOUND, AND MONUMENTED AT THE EAST END OF A NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "AZTEC-PLS" FOUND.
4. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 08041C0291G WITH AN EFFECTIVE DATE OF DECEMBER 2, 2000 THE SUBJECT PROPERTY LIES WITHIN ZONE X, ZONE DEFINED AS "OTHER AREAS – AREAS DETERMINED TO BE OUTSIDE 500-YEAR THE FLOODPLAIN".
5. LENDER'S TITLE GROUP, LLC FILE NO. 00-0000, ENDORSEMENT NO. 3 WITH AN EFFECTIVE DATE OF JULY 18, 2000 AT 7:30 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF PUBLIC RECORD.
6. APPLICANT MUST GRANT EASEMENTS AS REQUIRED FOR ANY EXISTING OR PROPOSED UTILITY FACILITIES, AND IMPROVEMENTS SHALL NOT ENCROACH UPON ANY EXISTING EASEMENTS. IT SHALL NOT BE NECESSARY TO OBTAIN EASEMENTS TO MODIFY THE GRADE OF THE LANDS ON ANY EASEMENT UNLESS THE OWNER APPROVAL OF COLORADO SPRINGS ENGINEER.
7. IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, SUCH SUCH RELOCATION SHALL BE AT THE APPLICANT'S EXPENSE AND IF REQUIRED, APPLICANT SHALL GRANT NEW EASEMENTS FOR THE RELOCATED FACILITIES. APPROVALS OF ALL EXISTING RIGHTS OF WAY ON THE PROPERTY MUST BE GIVEN BEFORE RECORDED EASEMENTS WILL BEGIN CONSIDERATION TO BE GRANTED TO COLORADO SPRINGS UTILITIES. THE EASEMENT GRANTS SHALL NOT CONFLICT COLORADO SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS.
8. TRACT A IS FOR PRIVATE ACCESS, LANDSCAPING, PUBLIC UTILITIES AND PARKING. TRACT A WILL BE OWNED AND MAINTAINED BY THE OWNERS OF THE WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACT A IS TO BE CONVEYED BY SEPARATE DOCUMENT.
9. TRACTS B, C, D, E, F, G, H, I, J AND K ARE FOR PUBLIC IMPROVEMENTS, LANDSCAPING, DRAINAGE AND FOR PRIVATE UTILITIES. TRACTS B, C, D, E, F, G, H, I, J AND K WILL BE OWNED AND MAINTAINED BY THE OWNERS AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACTS B, C, D, E, F, G, H, I, J AND K TO BE CONVEYED BY SEPARATE DOCUMENT.
10. TRACTS K AND M ARE FOR PRIVATE ACCESS, LANDSCAPING, AND PUBLIC IMPROVEMENTS AND UTILITIES. TRACTS K AND M WILL BE OWNED AND MAINTAINED BY THE OWNERS AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. OWNERSHIP OF TRACTS K AND M TO BE CONVEYED BY SEPARATE DOCUMENT.
11. ANY PERSON WHO INTENTIONALLY REMOVES OR INTENTIONALLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-102 (10), C.R.S., OR CORNER, CORNER, AS DEFINED IN SECTION 38-53-102 (4), C.R.S., OR A MONUMENT OF ANY SUCH MONUMENT, OR ANY PERSON WHO INTENTIONALLY CAUSES TO BE REMOVED ANY MONUMENT THAT MONUMENT SHALL BE A DEFINED WITHIN THE SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-102 (3), C.R.S., EVERY OF SUCH PERSON WHO FAILS TO THE LANDOWNER OF SUCH SUCH MONUMENT OR MONUMENT IS LIABLE, CONTRARY A CLASS 2 MISDEMEANOR, PUNISHABLE, PURSUANT TO SECTION 18-1.3-501, 2000 PERSON WHO CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO CONTRACT AT LEAST TWO SEPARATE CORNERS OF MONUMENT MARKS FOR EACH SUCH MONUMENT OR MONUMENT REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
12. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ADEQUATELY BONDED, ACCEPTABLE TO COLORADO SPRINGS, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, PERFORMANCE BONDS OR COMPANION BONDS, GUARANTEES THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND DRAINAGE REPORTS, HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.
13. THE AFOREMENTIONED EASEMENT REFERENCED ABOVE FOR PUBLIC DRAINAGE PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO RIGHTS, TITLES AND EXCEPTIONS AS DESCRIBED IN THE AGREEMENT RECORDED AT RECEPTION NO. 203070239 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR RIGHTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DESCRIBED HEREIN SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
14. THIS PROPERTY IS SUBJECT TO THE RIGHTS, DUTIES AND OBLIGATIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY GEOTECHNICAL STUDY, INC. DATED OCTOBER 31, 2000 AND THAT REPORT HAS BEEN PLACED ON FILE AND IS PART TO RECORD OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT DEPARTMENT, CONTACT PLANNING AND DEVELOPMENT DEPARTMENT, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.
15. LOTS 1–10, 20–43, 49–55 & 76–80 WILL BE ADDRESSED FROM THE STREET TO THE REAR & ADDRESSES PLACED ON THE FRONT & THE REAR OF THE HOUSE. LOTS 11–19, 44–75 & 81–94 WILL BE ADDRESSED FROM THE STREET, ADDRESSES PLACED ON THE FRONT OF THE HOUSES ONLY.
16. THE TOWNES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. WAS CREATED BEFORE THE SECRETARY OF STATE BY RECEPTION NO. 200000000.
17. THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TOWNES AT WOODMEN HEIGHTS HOMEOWNERS ASSOCIATION, INC. WAS RECORDED AT RECEPTION NO. 200000000 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF EL PASO, STATE OF COLORADO.

SURVEYOR'S CERTIFICATE.

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFIES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND AUTHORITY DURING THE MONTHS OF JUNE, 2000 AND THAT THE DIMENSIONS OF THE SUBDIVISION OF THE LAND, AS SHOWN ON THE ACCOMPANYING PLAT, WERE SURVEYED, AND DRAWN UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND AUTHORITY DURING THE STATUTES, 1973, AS AMENDED, HAVE BEEN SET TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

BRADY J. BRUCKNER
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. 30000
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
2000 S. COLORADO BLVD., SUITE 1
LITTLETON, CO 80120
(303) 713-1000

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.

NOTICE: FOR THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE LA.6.3, THE WORD "CERTIFY" AS USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY MONUMENTS SHOWN HEREON WERE SET OR FOUND AND THEIR LOCATIONS ARE ACCURATE WITHIN ACCEPTABLE TOLERANCES IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND A BOND HAS BEEN POSTED FOR MONUMENTS NOT SET.

CITY APPROVALS.

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "THE TOWNES AT WOODMEN HEIGHTS".

_____ 8/28/2000
CITY ENGINEER DATE

_____ 8-28-2000
CITY PLANNING DIRECTOR DATE

_____ 8/28/00
CITY ATTORNEY DATE

RECORDING.

STATE OF COLORADO }
COUNTY OF EL PASO } SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M. THIS 5th DAY OF September, 2000 A.D. AND IS DULY RECORDED AT RECEPTION NO. 200159576 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____

SURCHARGE $3.-
FEE $40.-

FEES:

DRAINAGE FEE: N/A Rebate
BRIDGE FEE: N/A Rebate
SCHOOL FEE: Per Ac Building Permit
PARK FEE: Per Ac Building Permit

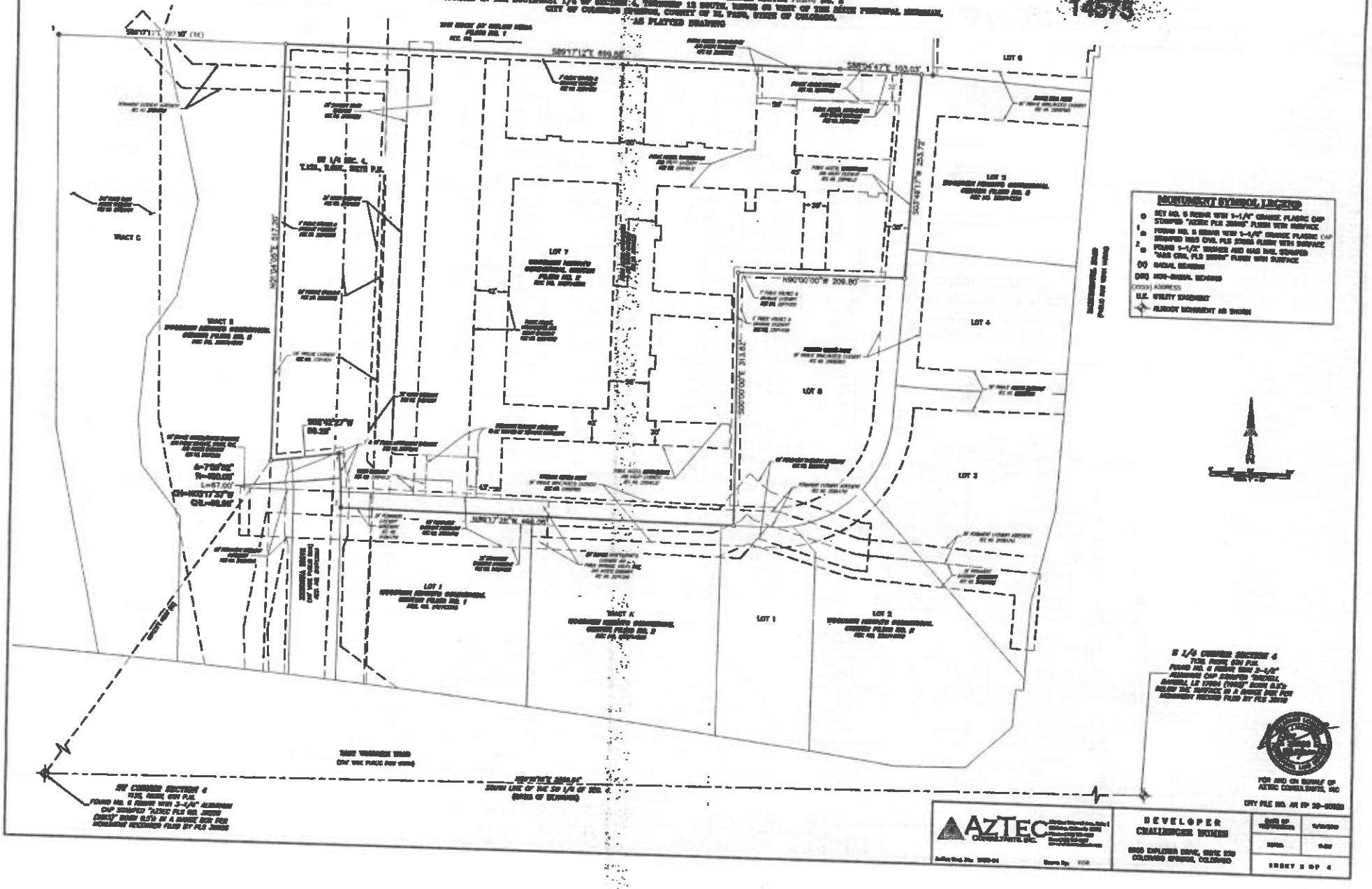
CITY FILE NO. AR FP 20-00000

AZTEC CONSULTANTS, INC.	DEVELOPER CHALLENGER HOMES 6385 DELMONI DRIVE, SUITE 200 COLORADO SPRINGS, COLORADO	DATE PREPARED 10/31/00	
		SCALE N/A	
		SHEET 1 OF 4	

THE TOWNES AT WOODMEN HEIGHTS

A REPLAT OF LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTRE FILING NO. 2
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
AS PLATTED DRAWING

14575

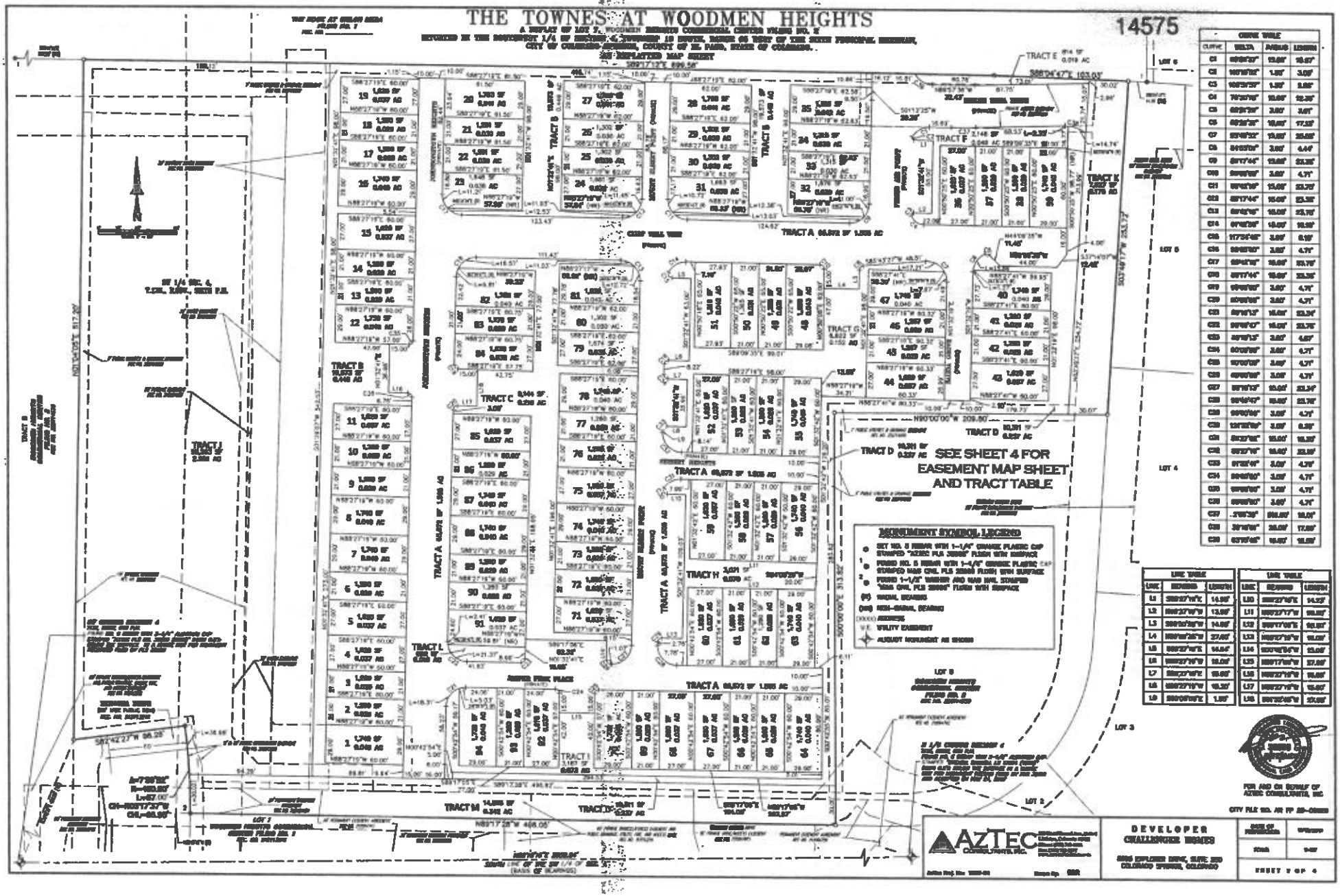


THE TOWNES AT WOODMEN HEIGHTS

A REPLAT OF LOT 1, WOODMEN HEIGHTS COMMERCIAL CENTER VILLAGE NO. 2
RECORDED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

SEE DEPLETED MAP SHEET

14575



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.57'
C2	90°00'00"	1.00'	1.57'
C3	90°00'00"	1.00'	1.57'
C4	70°30'00"	15.00'	18.46'
C5	89°30'00"	3.00'	3.91'
C6	89°30'00"	15.00'	17.52'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	3.00'	4.71'
C9	90°17'44"	15.00'	23.63'
C10	90°00'00"	3.00'	4.71'
C11	90°00'00"	15.00'	23.56'
C12	90°17'44"	15.00'	23.63'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	117°30'00"	3.00'	6.15'
C16	90°00'00"	3.00'	4.71'
C17	90°00'00"	15.00'	23.56'
C18	90°17'44"	15.00'	23.63'
C19	90°00'00"	3.00'	4.71'
C20	90°00'00"	3.00'	4.71'
C21	90°00'00"	15.00'	23.56'
C22	90°17'44"	15.00'	23.63'
C23	90°00'00"	15.00'	23.56'
C24	90°00'00"	3.00'	4.71'
C25	90°00'00"	3.00'	4.71'
C26	90°00'00"	3.00'	4.71'
C27	90°17'44"	15.00'	23.63'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	3.00'	4.71'
C30	117°30'00"	3.00'	6.15'
C31	90°00'00"	15.00'	23.56'
C32	90°17'44"	15.00'	23.63'
C33	90°00'00"	3.00'	4.71'
C34	90°00'00"	3.00'	4.71'
C35	90°00'00"	3.00'	4.71'
C36	90°00'00"	3.00'	4.71'
C37	[illegible]	150.00'	10.00'
C38	30°00'00"	30.00'	17.00'
C39	90°00'00"	15.00'	23.56'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°27'19"E	14.00'
L2	N00°32'41"E	13.00'
L3	S00°00'00"W	14.00'
L4	N00°00'00"E	27.00'
L5	S00°32'41"E	14.00'
L6	S00°32'41"E	10.00'
L7	S00°32'41"E	10.00'
L8	N00°32'41"W	10.00'
L9	S00°00'00"E	1.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S00°32'41"E	14.00'
L11	N00°32'41"W	10.00'
L12	N00°27'19"W	10.00'
L13	N00°32'41"W	10.00'
L14	S00°00'00"E	15.00'
L15	N00°27'00"W	17.00'
L16	N00°32'41"W	10.00'
L17	N00°32'41"W	10.00'
L18	S00°32'41"E	17.00'

FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

CITY FILE NO. AR FP 20-00000

AZTEC CONSULTANTS, INC.

DEVELOPER
CHALLENGER HOMES
[illegible] EXPLORER DRIVE, SUITE 200
COLORADO SPRINGS, COLORADO

DATE OF PREPARATION	REVISION
[illegible]	[illegible]

SHEET 2 OF 4

THE TOWNES AT WOODMEN HEIGHTS

A REPLAT OF LOT 7, WOODMEN HEIGHTS COMMERCIAL CENTER FILING NO. 2
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.
EASEMENT AND ADDRESSES MAP SHEET

14575