WOODMEN RIDGE APARTMENTS FILING NO. 2

A SUBDIVISION OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That David D. Jenkins being the owner of the following described tract of land:

A tract of land located in a portion of the Northeast quarter (NE1/4) of Section 12, Township 13 South, Range 66 West of the 6th P.M., City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Tract B, Woodmen Ridge Apartments Filing No. 1 as recorded at Reception No. 212713271 of the records of said El Paso County; thence S89°42'02"W on the Northerly line of said Tract B and the Northerly line of Lot 1 of said Woodmen Ridge Apartments Filing No. 1, a distance of 409.78 feet; thence N31°20'51"W on the Northeasterly line of said Lot 1, a distance of 178.96 feet to a point on a curve on the Southeasterly line of Tract A, also known as Woodmen Ridge View, of said Woodmen Ridge Apartments Filing No. 1, from which a radial line bears N31°20'51"W, the following five (5) courses are on the Easterly and Northerly lines of said Tract A; thence: 1) on a curve to the left having a central angle of 21°04'47", a radius of 87.00 feet for an arc distance of 323.55 feet, whose chord bears N47°53'15"W to a point of reverse curve; 2) on a curve to the right having a central angle of 64°07'40", a radius of 23.00 feet for an arc distance of 25.74 feet, whose chord bears S57°38'12"W; 3) S89°42'02"W a distance of 115.13 feet to a point of curve; 4) on a curve to the right having a central angle of 08°52'17", a radius of 425.00 feet for an arc distance of 65.81 feet, whose chord bears N85°51'49"W; 5) N81°25'40"W a distance of 100.38 feet to a point of curve, being a point on the Easterly right-of-way of Targa Drive, dedicated to the public in said Woodmen Ridge Apartments Filing No. 1, the following three (3) courses are on said Easterly right-of-way line; thence: 1) on a curve to the left having a central angle of 03°24'37", a radius of 375.00 feet for an arc distance of 22.32 feet, whose chord bears N83°07'59"W to a point of reverse curve; 2) on a curve to the right having a central angle of 84°32'07", a radius of 115.00 feet for an arc distance of 169.67 feet, whose chord bears N42°34'14"W; 3) N00°18'10"W a distance of 347.12 feet to the Southerly right-of-way line of Woodmen Road as recorded at Reception No. 207141250 of the records of said El Paso County, the following three (3) courses are on said Southerly right-of-way line; thence: 1) S89°49'42"E a distance of 194.88 feet; 2) S86°35'53"E a distance of 394.55 feet; 3) S76°50'30"E a distance of 179.18 feet to the Westerly line of the tract of land recorded at Reception No. 209141430 of the records of said El Paso County, the following four (4) courses are on said Westerly line; thence: 1) S10°25'25"W a distance of 52.90 feet; 2) S76°49'20"E a distance of 20.00 feet; 3) S59°49'20"E a distance of 296.02 feet; 4) S03°19'20"E a distance of 462.89 feet to the POINT OF BEGINNING and containing 12.234 acres of land, more or less.

OWNER:

The aforementioned David D. Jenkins, an individual, has executed this instrument this _____ day of _____, 2019 A.D.

_____
David D. Jenkins, as Owner

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 A.D. by David D. Jenkins, an individual.

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: _____

_____
Notary Public

DEDICATION:

The above owner has caused said tract of land to be platted into a lot and easements as shown on the 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 restricts 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 all or any such Public Easements shall remain exclusively vested in the City of Colorado Springs. This tract of land as herein platted shall be known as "WOODMEN RIDGE APARTMENTS FILING NO. 2" in the City of Colorado Springs, El Paso County, Colorado.

EASEMENTS:

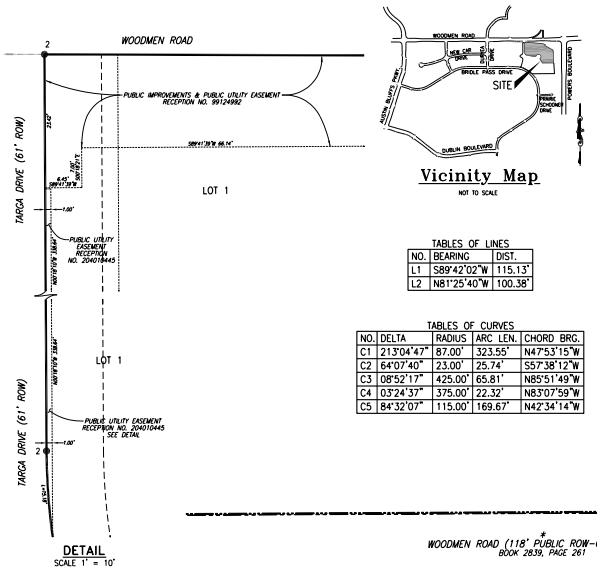
Easements are as shown. Surface maintenance of all public easements is vested in the property owners.

All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception Number 212112548 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.

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, or, alternatively, until acceptable assurances, including but not limited to letters of credit, cash, subdivision bonds, or combinations thereof, guaranteeing the completion of all required public improvements including but not limited to drainage, street and erosion control and private drainage improvements have been placed on file with the City of Colorado Springs.



Vicinity Map
NOT TO SCALE

TABLES OF LINES

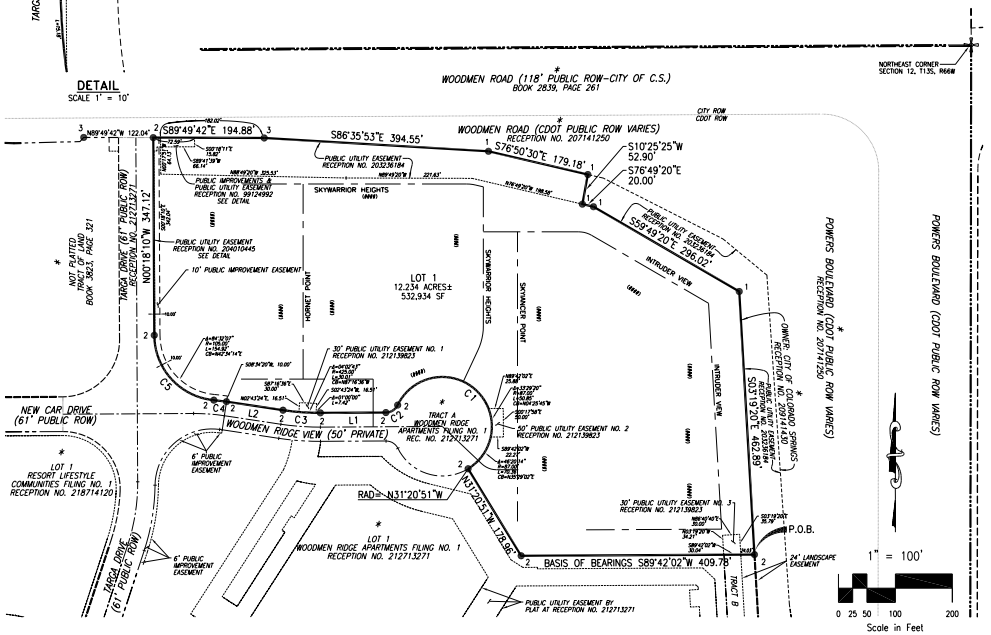
NO.	BEARING	DIST.
L1	S89°42'02"W	115.13'
L2	N81°25'40"W	100.38'

TABLES OF CURVES

NO.	DELTA	RADIUS	ARC LEN.	CHORD BRG.
C1	21°04'47"	87.00'	323.55'	N47°53'15"W
C2	64°07'40"	23.00'	25.74'	S57°38'12"W
C3	08°52'17"	425.00'	65.81'	N85°51'49"W
C4	03°24'37"	375.00'	22.32'	N83°07'59"W
C5	84°32'07"	115.00'	169.67'	N42°34'14"W

LEGEND

● 1	SET #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
● 2	FOUND #4 REBAR W/ RED CAP STAMPED "ROCKWELL PLS 19586"
● 3	FOUND 3-1/4" ALUMINUM CAP STAMPED "COLO DEPT OF TRANSPORTATION PLS #24964 ROW PROJ STU R200-097 ROW MONUMENT"
*	THE FOLLOWING IS NOT PART OF THIS SUBDIVISION
(NR)	NON-RADIAL LINE
22	NEW LOT NUMBER
SF	SQUARE FEET
AC	ACRE
(#####)	ADDRESS
P.I.E.	PUBLIC IMPROVEMENT EASEMENT
	NEW SUBDIVISION PROPERTY BOUNDARY
	EXISTING SUBDIVISION PROPERTY BOUNDARY
	NEW RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	NEW LOT LINE
	EXISTING LOT LINE AND/OR PROPERTY LINE
	NEW CENTERLINE
	EXISTING CENTERLINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE



NOTES:

1. No electromagnetic, light, or any physical emission which might interfere with aircraft, aviation, communications or navigational aids to be allowed.
2. Colorado Springs Municipal Airport Avigation Easement Recorded at Reception No. 210071002.
3. The parcel in this request lies beneath the 40:1 approach surface of Runway 17R.
4. NOTICE: This property may be impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with the potentiality and the ramifications thereof.
5. This subdivision plat does not constitute a title search by Rockwell Consulting, Inc. to determine ownership, easements, or Rights-of-Way record. Rockwell Consulting, Inc. was not provided a current title commitment or requested to search said records. Existing easements shown hereon, if any, are from Rockwell Consultings, Inc., knowledge of the property.
6. Bearings used herein are based on the Northerly line of Lot 1, Woodmen Ridge Apartments Filing No. 1 as recorded at Reception No. 212713271 of the records of El Paso County, Colorado, which bears S89°42'02"W a distance of 409.78 feet between two found monuments as shown.
7. The lineal unit used for this survey of land described herein, is the U.S. survey foot.
8. This subdivision is in the Upper Cottonwood Creek Three (UCC-3) and Four (UCC-4) Metropolitan Districts.
9. No vehicular access is permitted to Powers Boulevard or Woodmen Road from Lot 1.
10. This property is located within Zone X (Areas determined to be outside the 500-year floodplain) as established by F.E.M.A. flood plain as determined by the Flood Insurance Rate Map (FIRM), Community Panel Number 08041C0528 G, effective date December 7, 2018.
11. The METEX Metropolitan District is recorded in Book 1986 at Page 5112, in Book 5217 at Page 77 and in Book 5253 at Page 273 of the records of El Paso County, Colorado.
12. Woodmen Ridge View is platted as Tract A, Woodment Ridge Apartments Filing No. 1, is a "Private Drive" designated as Common Improvements pursuant to Covenants recorded at Reception No. 201154498 of the records of El Paso County, Colorado. Tract A is also to be used for public utilities and public drainage. Tract A is to be privately owned and maintained in accordance with said covenants by Powers Autopark No. 1, LLC and/or its assigns. Access to Woodmen Ridge Apartments Filing No. 2 from Woodmen Ridge View is granted per agreement recorded at Reception No. _____ of the records of El Paso County, Colorado.

SURVEYOR'S STATEMENT:

The undersigned Registered 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 Statues, 1973, as Amended, have been met to the best of his knowledge and belief.

ROCKWELL CONSULTING, INC.

_____
JOHN L. BAILEY, PLS #19586

CITY APPROVAL:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "WOODMEN RIDGE APARTMENTS FILING NO. 2".

_____
City Planning Director Date

_____
City Engineer Date

_____
City Clerk 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 _____ o'clock ____.M., this _____ day of _____, 2019 A.D., and is duly recorded at Reception No. _____ of the Records of El Paso County, Colorado.

Chuck Broerman, RECORDER

BY: _____
Deputy

SURCHARGE: _____
FEE: _____

FEES:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

CITY FILE NO.: AR FP 19-00433

FILE: 17045FP.DWG 10/11/19

ROCKWELL CONSULTING, Inc.
ENGINEERING · SURVEYING
105 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 · FAX (719) 475-9222

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.

WOODMEN RIDGE APARTMENTS FILING NO. 2

DRAWN BY: JLB CHECKED BY: JLB DATE: 06/12/19
J.N. 17-045 SHEET 1 OF 1

FIGURE 1