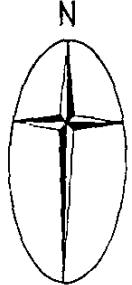
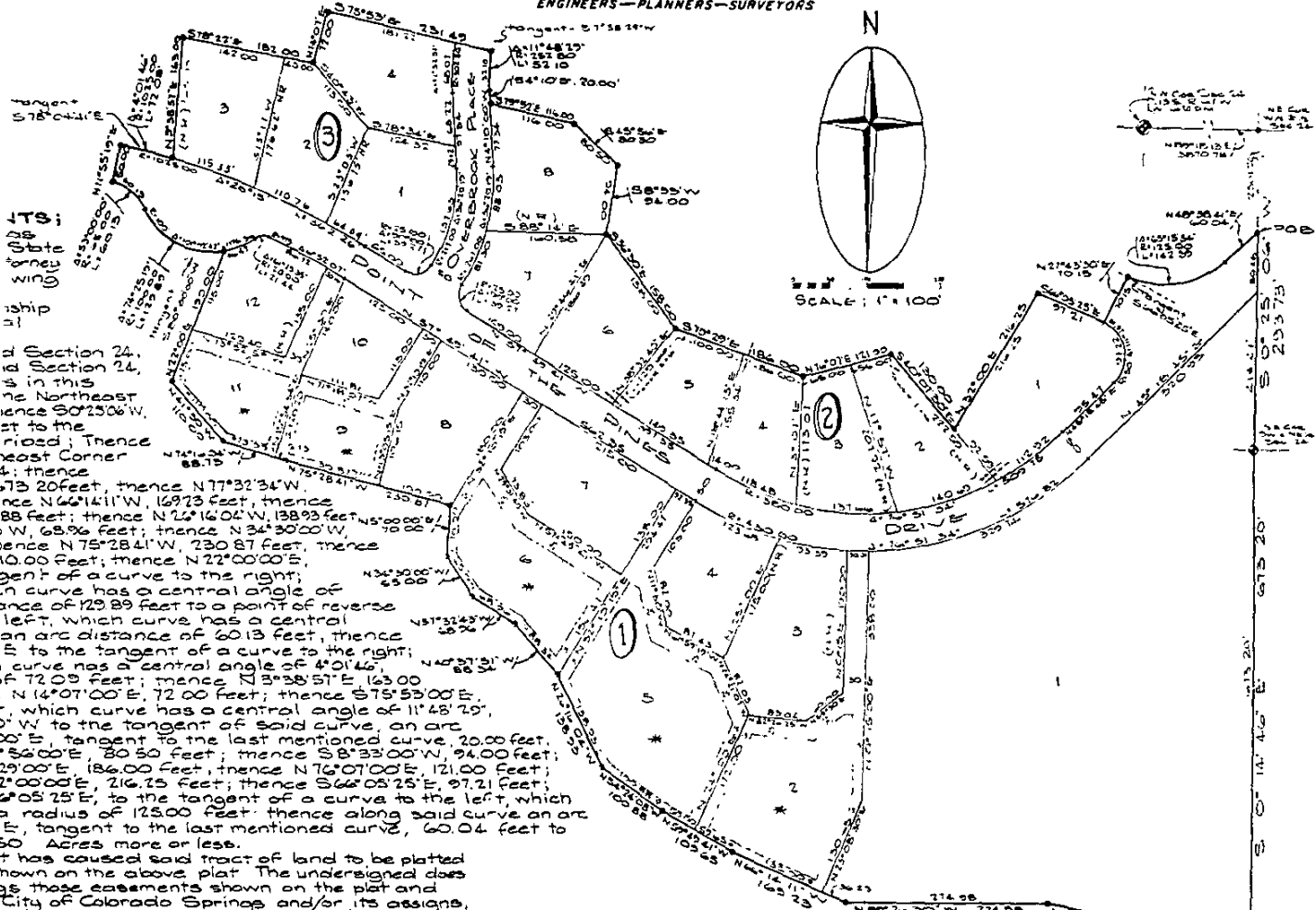


PINECLIFF NO. 1

IN THE
CITY OF COLORADO SPRINGS, EL PASO COUNTY,
COLORADO

R. KEITH HOOK & ASSOCIATES, INC.
ENGINEERS-PLANNERS-SURVEYORS



SCALE: 1"=100'

ITS;
State
wing
Ship
Section 24,
Section 24,
in this
North
S0°25'00\"/>
road; Thence
East Corner
4; thence
73.20 feet, thence N77°32'34\"/>
N66°14'11\"/>
88 feet; thence N2°16'04\"/>
W, 68.96 feet; thence N34°30'20\"/>
W, 230.87 feet; thence
10.00 feet; thence N22°00'00\"/>
W, tangent of a curve to the right;
curve has a central angle of
123.89 feet to a point of reverse
curve, which curve has a central
angle of 60.13 feet, thence
E to the tangent of a curve to the right;
curve has a central angle of 4°01'46\"/>
W, 72.03 feet; thence N3°38'57\"/>
E, 72.00 feet; thence S75°53'00\"/>
E, which curve has a central angle of 11°48'29\"/>
W to the tangent of said curve, an arc
of 20.00 feet; tangent to the last mentioned curve, 20.00 feet;
S80°00\"/>
E, 80.50 feet; thence S8°33'00\"/>
W, 94.00 feet;
29°00\"/>
E, 186.00 feet; thence N76°07'00\"/>
E, 121.00 feet;
72°00'00\"/>
E, 216.25 feet; thence S66°08'25\"/>
E, 97.21 feet;
66°08'25\"/>
E, to the tangent of a curve to the left, which
curve has a radius of 125.00 feet; thence along said curve an arc
of 60.04 feet to the tangent to the last mentioned curve, 60.04 feet to
50 Acres more or less.

NOTICE IS HEREBY GIVEN;
That the area included in the above described tract is subject to the following ordinances of the City of Colorado Springs, as amended to the date of acceptance by the City Council; Ordinance No. 1926 and 1927 - Extension of Sewer and Water lines; Ordinance No. 1987 - Subdivision Ordinance; Ordinance No. 2175 and 2176 - Connection charges for Sewer and Water services; Ordinance No. 2841 - Drainage Ordinance.

The accompanying plat of "PINECLIFF NO. 1", in the City of Colorado Springs, El Paso County, Colorado, is hereby approved for filing this 27th day of October, 1968 A.D. by _____ City Engineer

STATEMENT OF EASEMENTS:
Both sides of all side lot lines are hereby platted with 5-foot, and both sides of all rear lot lines 6-foot, unless otherwise shown greater in width, easements for public utility and drainage use.
NOTE:
* 1, - - - - - Indicates building setback lines for Lots 2, 5, 6, 9 and 11 as shown.

tioned Rainbow Valley Corporation, Dean F. g the party in interest, has hereunto set his 1968 A.D.
By Dean F. Chaussee
Dean F. Chaussee

cknowledged before me this 27th day of ce, Agent and Attorney in Fact, for the corporation.
NOTARY PUBLIC

the State of Colorado does hereby certify licensed in accordance with Chapter 136 of the Code of Colorado, and that said plat does and the Subdivision thereof to the _____ Registered Land Surveyor State of Colorado

ENTS:
Colorado, authorized the platting of the above accompanying plat, at a meeting of said City 1968 A.D., and authorized the undersigned of the City of Colorado Springs, Colorado.
CITY CLERK

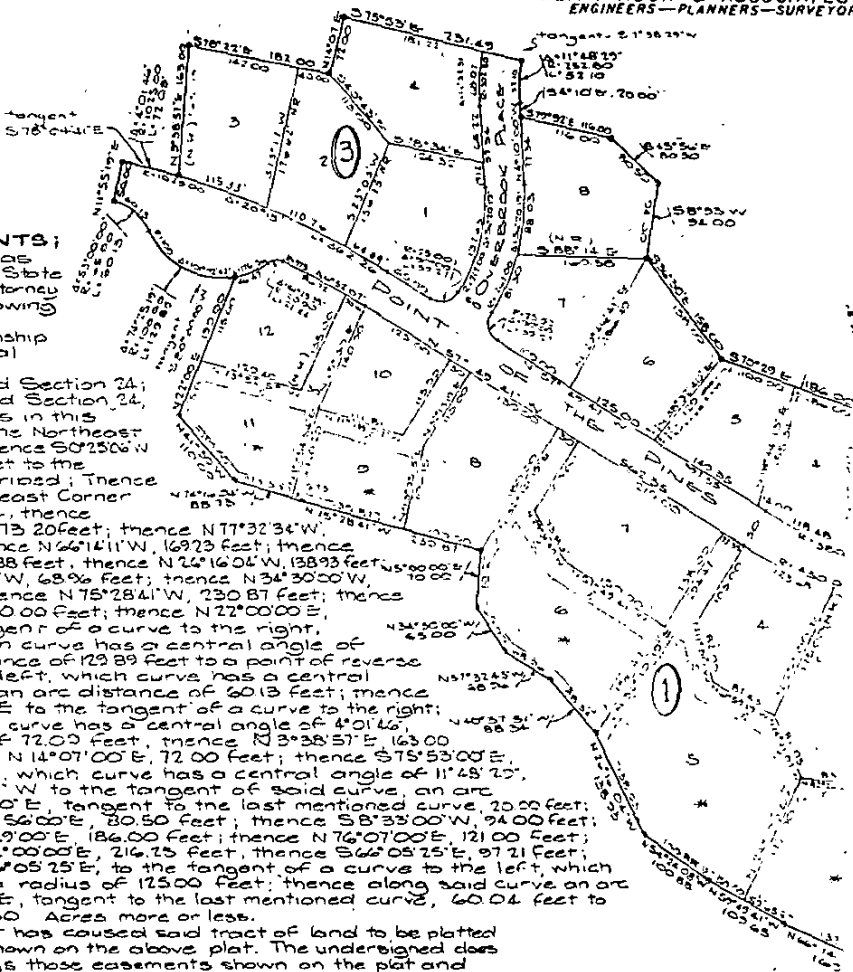
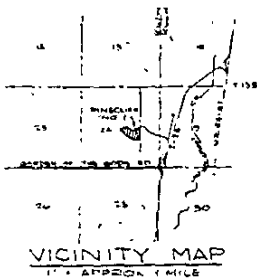
STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify that this instrument was filed for record in my office at 1:52 o'clock P.M. this 15th day of November 1968 A.D., and is duly RECORDED in PLAT BOOK 44 at PAGE 47 of the Records of El Paso County, Colorado.
RECEPTION NO. 634936
FEE \$ 810.00
By HARRIET BEALS Recorder
DEPUTY



PINECLIFF

IN THE
CITY OF COLORADO SPRINGS, EL
COLORADO

R KEITH HOOK & ASSOCIATES,
ENGINEERS-PLANNERS-SURVEYORS



KNOW ALL MEN BY THESE PRESENTS;

That the Rainbow Valley Corporation, a Texas Corporation authorized to do business in the State of Colorado, Dean F. Chaussee, Agent and Attorney in fact, being the party in interest to the following described tract of land;

TO WIT; That portion of Section 24, Township 13 South, Range 47 West of the 6th Principal Meridian, described as follows:

Commencing at the Northwest Corner of said Section 24; thence N88°18'13"E, along the North line of said Section 24, on an assumed bearing, to which all others in this description are relative, 3870.78 feet to the Northeast Corner of the W 1/2 E 1/2 of said Section 24, thence S0°25'06"W along the East line of said W 1/2 E 1/2, 2301.70 feet to the Point of Beginning of the tract to be described; Thence continue S0°25'06"W, 293.73 feet to the Southeast Corner of the SW 1/4 of the NE 1/4 of said Section 24, thence S0°14'46"E, continuing along said East line, 613.20 feet; thence N17°32'34"W, 283.57 feet; thence N89°12'30"W, 274.93 feet; thence N66°14'11"W, 169.23 feet; thence N59°49'41"W, 109.65 feet; thence N54°24'05"W, 100.88 feet; thence N14°16'04"W, 138.93 feet; thence N40°31'51"W, 88.34 feet; thence N57°32'43"W, 68.96 feet; thence N34°30'00"W, 65.00 feet; thence N5°00'00"E, 70.00 feet; thence N75°28'41"W, 230.87 feet; thence N74°16'04"W, 88.73 feet; thence N41°30'00"W, 110.00 feet; thence N22°00'00"E, 190.00 feet; thence S80°30'00"W, to the tangent of a curve to the right, thence on the arc of a curve to the right, which curve has a central angle of 74°25'19", a radius of 100.00 feet, an arc distance of 129.89 feet to a point of reverse curve, thence on the arc of a curve to the left, which curve has a central angle of 53°00'00", a radius of 65.00 feet, an arc distance of 60.13 feet; thence N11°55'19"E, 50.00 feet; thence S78°04'41"E, to the tangent of a curve to the right; thence on the arc of a curve to the right, which curve has a central angle of 4°01'46", a radius of 1025.00 feet, an arc distance of 72.00 feet; thence N3°38'57"E, 163.00 feet; thence S78°22'00"E, 182.00 feet; thence N14°07'00"E, 72.00 feet; thence S75°53'00"E, 231.50 feet to a point on a curve to the left, which curve has a central angle of 11°48'23", a radius of 252.80 feet; thence S7°38'23"W, to the tangent of said curve, an arc distance of 52.10 feet; thence S4°10'00"E, tangent to the last mentioned curve, 20.00 feet; thence S71°52'00"E, 116.00 feet; thence S45°56'00"E, 30.50 feet; thence S8°33'00"W, 94.00 feet; thence S34°30'00"E, 158.00 feet; thence S70°29'00"E, 186.00 feet; thence N76°07'00"E, 121.00 feet; thence S40°07'30"E, 130.00 feet; thence N32°00'00"E, 216.75 feet; thence S66°08'25"E, 97.21 feet; thence N27°43'30"E, 70.15 feet; thence S66°08'25"E, to the tangent of a curve to the left, which curve has a central angle of 65°15'54", a radius of 125.00 feet; thence along said curve an arc distance of 142.39 feet; thence N48°38'41"E, tangent to the last mentioned curve, 60.04 feet to the Point of Beginning and containing 23.650 Acres more or less.

DEDICATION; The above party in interest has caused said tract of land to be platted into Lots, Blocks, Streets and Easements as shown on the above plat. The undersigned does hereby grant unto the City of Colorado Springs those easements shown on the plat and further restrict the use of all easements to the City of Colorado Springs and/or its assigns, provided however, that the sole right and authority to release or Quit Claim all or any of such easements shall remain exclusively vested in the City of Colorado Springs. All streets are hereby dedicated to the City of Colorado Springs for Public use. This tract of land as herein Platted will be known as "PINECLIFF NO 1" in the City of Colorado Springs, County of El Paso, State of Colorado.

IN WITNESS WHEREOF; The aforementioned Rainbow Valley Corporation, Dean F. Chaussee, Agent and Attorney in fact, being the party in interest, has hereunto set his hand and seal this 22nd day of April, 1968 A.D.

Rainbow Valley Corporation

By Dean F. Chaussee
Dean F. Chaussee

NOTICE IS HERE
That the area include subject to the follow Colorado Springs by the City Council of Sewer and Water Ordinance; Ordinance charges for Sewer Drainage Ordina

The accompanying Colorado Springs approved for fill

STATEMENT OF E
Both sides of all s and both sides of c shown greater in NOTE;
* () Indicate shown.

STATE OF COLORADO
COUNTY OF EL PASO

The above and foregoing statement was acknowledged before me this 21st day of April, 1968 A.D., by Dean F. Chaussee, Agent and Attorney in fact, for the Rainbow Valley Corporation, a Texas Corporation.

Witness my HAND and OFFICIAL SEAL: [Signature]
My Commission expires 11/11/72 NOTARY PUBLIC

The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying plat has been prepared in accordance with Chapter 136 of the Colorado Revised Statutes, as amended July 1, 1965, and that said plat does accurately show the described tract of land and the Subdivision thereof to the best of his knowledge and belief.

[Signature]
Registered Land Surveyor
State of Colorado

KNOW ALL MEN BY THESE PRESENTS!

That the City Council of Colorado Springs, Colorado, authorized the platting of the above described tract of land as set forth in the accompanying plat, at a meeting of said City Council held on the 21st day of April, 1968 A.D., and authorized the undersigned to acknowledge the same on behalf of the City of Colorado Springs, Colorado.

By Donald DeLoach
MAYOR and PRESIDENT of COUNCIL

[Signature]
CITY CLERK

STATE OF COLORADO
COUNTY OF EL PASO
I hereby certify the office at 1122 Oak 1968 A.D., and is c PAGE 17 of the

RECEPTION NO. 1122
FEE \$ 112.00