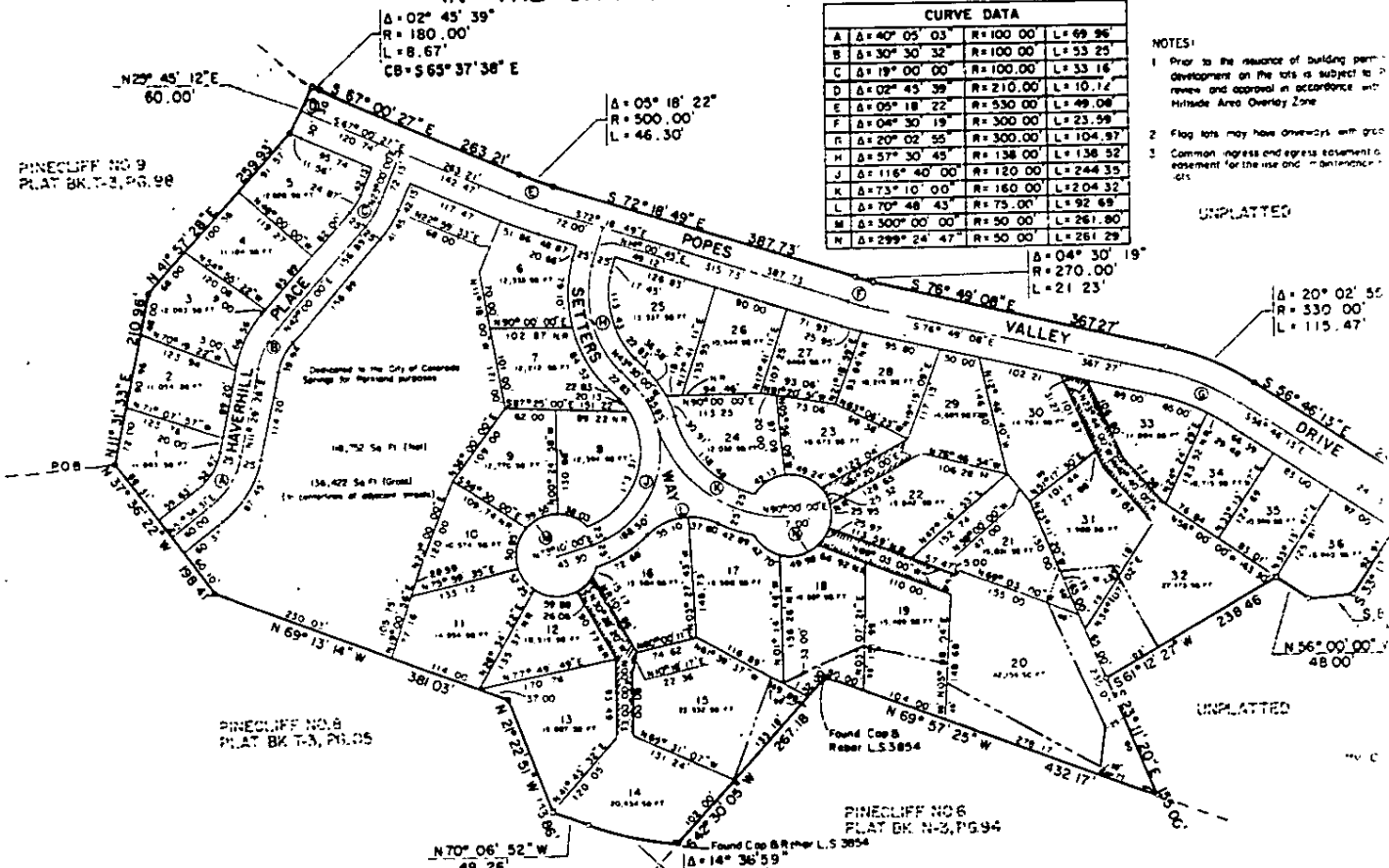


PINECLIFF NO. 10

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



CURVE DATA			
A	Δ = 40° 05' 03"	R = 100.00'	L = 69.96'
B	Δ = 30° 30' 32"	R = 100.00'	L = 33.25'
C	Δ = 19° 00' 00"	R = 100.00'	L = 33.18'
D	Δ = 02° 45' 39"	R = 210.00'	L = 10.74'
E	Δ = 05° 18' 22"	R = 530.00'	L = 49.08'
F	Δ = 04° 30' 19"	R = 300.00'	L = 23.59'
G	Δ = 20° 02' 55"	R = 300.00'	L = 104.97'
H	Δ = 57° 30' 45"	R = 138.00'	L = 138.52'
J	Δ = 116° 40' 00"	R = 120.00'	L = 244.35'
K	Δ = 73° 10' 00"	R = 160.00'	L = 204.32'
L	Δ = 70° 48' 43"	R = 75.00'	L = 92.69'
M	Δ = 300° 00' 00"	R = 50.00'	L = 261.80'
N	Δ = 299° 24' 47"	R = 50.00'	L = 261.29'

- NOTES:
- 1 Prior to the issuance of building permit development on the lots is subject to review and approval in accordance with the Hazard Area Overlay Zone.
 - 2 Flag lots may have encroachments with adjacent lots.
 - 3 Common ingress and egress easement of record for the use and maintenance of the lots.

UNPLATTED

PINECLIFF NO. 9
PLAT BK. T-3, PG. 98

PINECLIFF NO. 8
PLAT BK. T-3, PG. 105

PINECLIFF NO. 6
PLAT BK. N-3, PG. 94

KNOW ALL MEN BY THESE PRESENTS:
That David W. Gellon and Company, David W. Gellon, President, being the owner of the following described tract of land to-wit:

LEGAL DESCRIPTION:
That portion of the North half of Section 24, Township 13 South, Range 47 West of the 4th P.M., El Paso County, Colorado more particularly described as follows: Beginning at the Southeast corner of Lot 14 in Pinecliff No. 9 as recorded in Plat Book T-3 at Page 98 of the records of said county; thence Northeasterly on the Southeastly line of said subdivision for the following three (3) courses: (1) thence N 11°31'13" E (all bearings used in this description are relative to the North line of said Section 24, which was assumed to be N 89°21'05" W), 210.04 feet; (2) thence N 41°57'31" E, 259.93 feet; (3) thence N 25°45'12" E, 60.00 feet; thence on the arc of a curve to the left whose chord bears S 65°17'38" E, having a central angle of 02°45'39", a radius of 180.00 feet and an arc length of 8.67 feet; thence S 67°00'27" E on the forward tangent to said curve, 263.21 feet; thence on the arc of a curve to the left whose chord bears S 72°18'49" E, having a central angle of 05°18'22", a radius of 500.00 feet and an arc length of 46.30 feet; thence S 72°18'49" E on the forward tangent to said curve, 397.73 feet; thence on the arc of a curve to the left whose chord bears S 74°49'08" E, having a central angle of 04°30'19", a radius of 270.00 feet and an arc length of 21.23 feet; thence S 74°49'08" E on the forward tangent to said curve, 367.27 feet; thence on the arc of a curve to the right whose chord bears S 20°02'55" E, having a central angle of 20°02'55", a radius of 330.00 feet and an arc length of 115.47 feet; thence S 20°02'55" E on the forward tangent to said curve, 241.39 feet; thence S 33°13'47" W, 152.93 feet; thence S 43°34'57" W, 52.65 feet; thence S 61°12'27" W, 238.46 feet; thence S 73°11'26" E, 155.00 feet to a point on the Northern line of Pinecliff No. 6 as recorded in Plat Book T-3 at Page 94 of the records of said county; thence Westerly on said Northern line for the following two (2) courses: (1) thence N 69°57'25" W, 432.17 feet; (2) thence S 42°30'05" W, 267.18 feet to a point on the Northernly line of Pinecliff No. 9 as recorded in Plat Book T-3 at Page 98 of the records of said county; thence Westerly on said Northernly line for the following five (5) courses: (1) thence on the arc of a curve to the right whose chord bears S 77°25'22" W, having a central angle of 14°36'59", a radius of 419.25 feet and an arc length of 106.95 feet; (2) thence N 70°06'52" W on the forward tangent to said curve, 49.26 feet; (3) thence N 21°22'51" W, 141.48 feet; (4) thence N 68°13'14" W, 381.03 feet; (5) thence N 17°36'32" W, 198.41 feet to the point of beginning and containing 19.229 acres, more or less.

COPIATION:
The above party in interest has caused said tract to be platted into lots, streets, portions, and easements as shown on the plat. The undersigned do 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 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 herein platted shall be known as "Pinecliff No. 10" in the City of Colorado Springs, El Paso County, Colorado.

PRESERVATION EASEMENT: An easement for open space preservation as shown hereon, in this Pinecliff No. 10 the following activities are expressly prohibited: The use of motorized vehicles, the removal of trees, foliage, shrubs, rocks, plants, timber or wood, the grading or digging of earth, starting of fires, camping, erection of fences or other structures. This Easement shall also include the exclusive right of the individual property owner to maintain and preserve the natural beauty of the land contained within the individual Preservation Easement as shown on this plat, including the removal of diseased trees. The above Preservation Easement does not apply to the installation or maintenance of public utilities. Adjustments to the Preservation Easement may be approved by the City Planning Director at the request of the property owner.

The undersigned, having found that this final plat is correct and true, I hereby certify that it is correct and true, and that the requirements herein amended, have been met to the best of his knowledge.

W. J. Gellon
Planning Director

CERTIFICATION:
The undersigned Registered Land Surveyor in the State of Colorado, having surveyed and drawn under his authority this subdivision thereof, and that the requirements herein amended, have been met to the best of his knowledge.

NOTICE IS HEREBY GIVEN:
That the area included in the plat described by this instrument, Colorado, as amended.

No building permits shall be issued for building on the area included in the plat described by this instrument, until all required public improvements, City of Colorado Springs, or alternatively, letters of credit, cash, construction bonds, or other security, and the completion of all required public improvements with the City of Colorado Springs. All street purposes are excepted from this provision.

PAYMENTS:
Unless shown greater in width, both sides of all streets shown on this plat are dedicated to the City of Colorado Springs, with a seven (7) foot easement for drainage purposes, responsibility for maintenance being vested with the City of Colorado Springs.

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed this 24th day of August, 1984 A.D., in Book 10, of the records of El Paso County, Colorado.

Reception No: 1654232

FEES: \$10.00

NOTICE: According to Colorado law you must to keep copies of this instrument on file for 10 years after you first receive such a copy. Any action based upon any of the provisions of this instrument shall be barred after 10 years from the date of recording. (C.S. 38-127.3)

PINECLIFF NO. 10

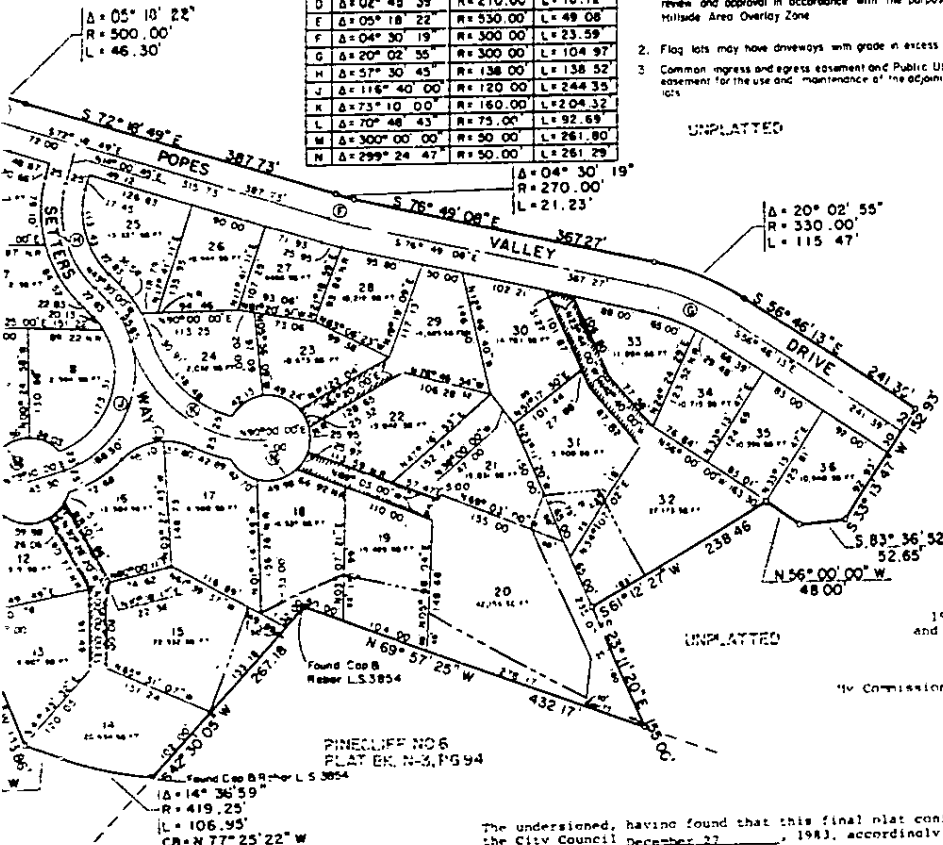
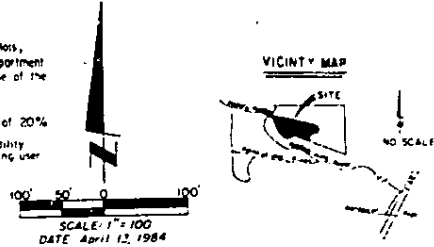
6817

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

CURVE DATA			
A	Δ = 40° 05' 03"	R = 100.00'	L = 69.96'
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C	Δ = 19° 00' 00"	R = 100.00'	L = 33.16'
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G	Δ = 20° 02' 35"	R = 300.00'	L = 104.97'
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M	Δ = 300° 00' 00"	R = 50.00'	L = 261.80'
N	Δ = 299° 24' 47"	R = 50.00'	L = 261.29'

NOTES

- Prior to the issuance of building permits for the lots, development on the lots is subject to Planning Department review and approval in accordance with the purpose of the Mitigation Area Overlay Zone.
- Flag lots may have driveways with grade in excess of 20%.
- Common ingress and egress easement and Public Utility easement for the use and maintenance of the adjoining user lots.



- NR - Non Road
- Found Cap B Rebar L S 9646 unless otherwise noted
- SM Cap B Rebar P L S 4847
- Common access and utility easement
- Preservation easement

IN WITNESS WHEREOF

The aforementioned David P. Sellon and Company, David P. Sellon, President, being the owner has executed his presence this 10th day of May, A.D., 1984.

David P. Sellon
David P. Sellon, President

STATE OF COLORADO
COUNTY OF EL PASO SS

The above and foregoing instrument was acknowledged before me this 10th day of May, A.D., 1984, by David P. Sellon, President of David P. Sellon and Company.

WITNESS MY HAND AND OFFICIAL SEAL

My Commission Expires 1/15
Wanda Simon
Notary Public
225 E. Chapman
Windsor, Colorado
Address

The undersigned, having found that this final plat conforms to the preliminary thereof, as approved by the City Council December 27, 1983, accordingly approve said plat for filing.

W. Dawson 5/30/84
Planning Director Date
Robert Miller 5-23-84
Director of Public Works Date

CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby certifies that the accompanying plat was surveyed and drawn under his supervision 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.

Wayne K. Clark
Wayne K. Clark
State of Colorado P.L.S. 4842



NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the Code of the City of Colorado Springs, Colorado, 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 improvements and utilities 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, construction bonds, or combinations thereof, guaranteeing the payment of the fees and the completion of all required public improvements and utilities have been placed on file with the City of Colorado Springs. All streets, alleys and easements shown on this plat for access purposes are excepted from this provision.

EASEMENTS:

Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities only, and both sides of all rear lot lines are hereby platted with a seven (7) foot easement for drainage purposes and public utilities only, with the sole responsibility for maintenance being vested with the adjacent property owners.

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 10:55 o'clock A.M. this 10th day of August, 1984 A.D. and is duly recorded in Plat Book W-3 at Page 125 of the records of El Paso County, Colorado.

Recitation No: 1654232
Fee: \$10.00
Area Schmitt, Recorder
By: *Mary Margaret Howard*
Notary

NOTES:
All statements such as Surveyors statements or Engineers statements, grant of easement and right of way or vacation thereof, property boundary adjustments and any other encumbrance or configuration change recorded after the filing date of Pinecliff No. 10 and correct, valid and in full force and effect.

In accordance with the North line of said Sec. (2) thence N 21° 57' 28" E 74.93 feet; (3) thence S 45° 37' 38" E, and an arc length of 8.77 feet; thence N 1° 12' 27" W, 238.46 feet; thence S 33° 11' 45" W, 152.93 feet; thence S 71° 12' 27" W, 238.46 feet; thence S 71° 12' 27" W, 198.41 feet; less.

All streets, alleys, easements and encumbrances as shown on this plat are hereby dedicated to the City of Colorado Springs and/or its successors, and all streets are hereby dedicated to the benefit of the City of Colorado Springs.

On and after the date of this Pinecliff No. 10, the removal of all motorized vehicles, the removal of all signs or markings of earth, starting of fires, or any other act that may be deemed to be a nuisance or a hazard to the public safety, shall be the responsibility of the owner of the property.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six (6) months after the date of this survey or you may lose your right to sue. This notice is given to you for your information and is not intended to constitute an offer of insurance or any other financial product. For more information, please contact the Surveyor at the time of certification.

