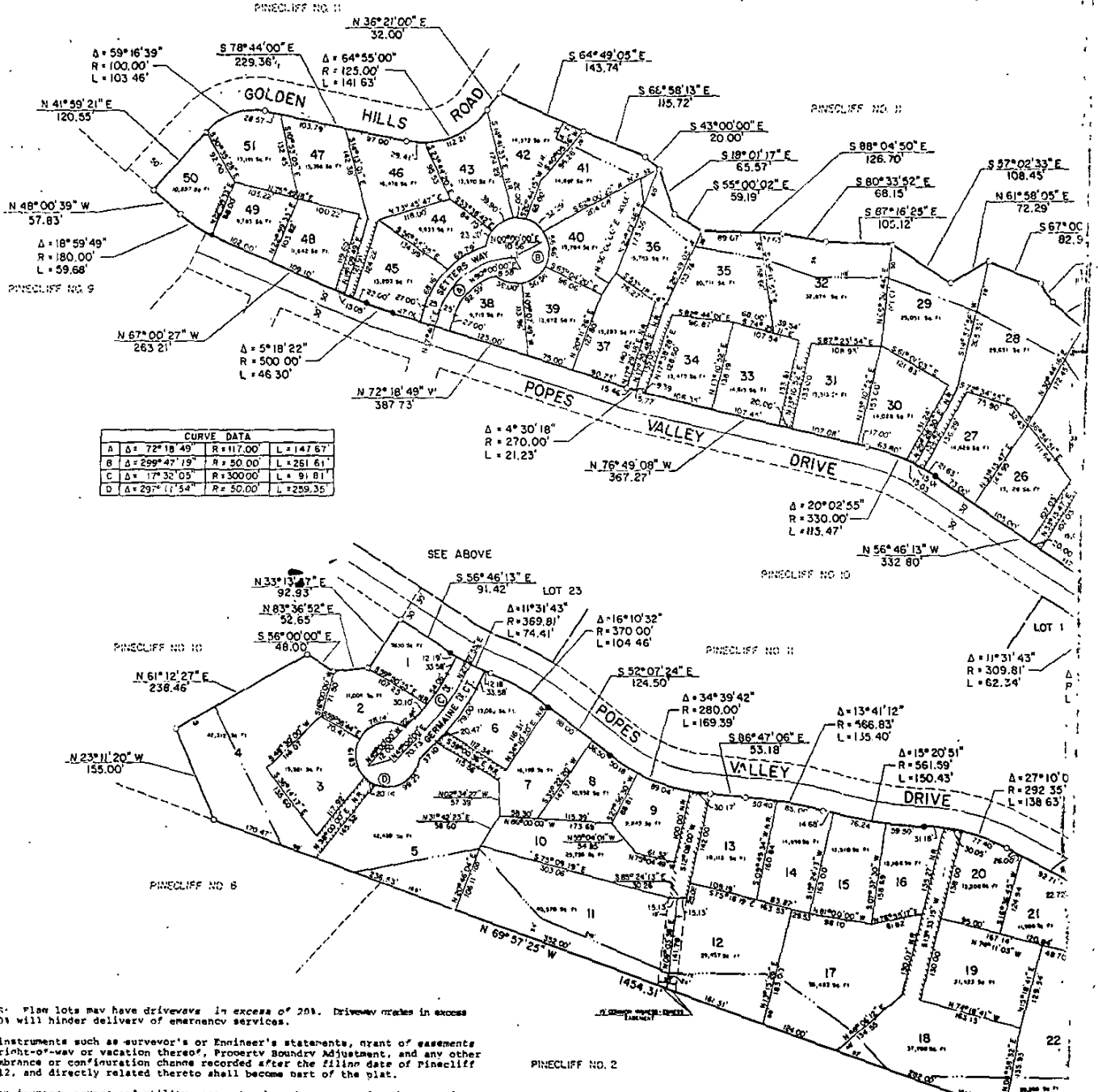


PINECLIFF NO. 12

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



NOTE: Flaw lots may have driveways in excess of 20ft. Driveway grades in excess of 10% will hinder delivery of emergency services.

All instruments such as surveyor's or Engineer's statements, grant of easements and right-of-way or vacation thereof, Property Boundary Adjustment, and any other encumbrance or configuration change recorded after the filing date of Pinecliff No. 12, and directly related thereto shall become part of the plat.

Common ingress, egress and utility easements shown hereon are for the use of and shall be maintained by the owners of adjoining lots.

No vehicular access to Lots 42, 43, and 47 will be permitted from Golden Hills Drive.

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 Hillside Area Overlay Zone.

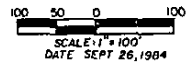
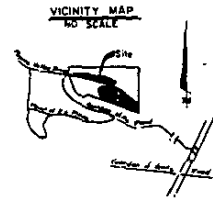
Lots 4, 5, 11, 12, 17, 18, 23 through 29, 32, 35, 36, 40 through 43 may be subject to rockfall hazard.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 certification shown hereon. (13-80-127.3)

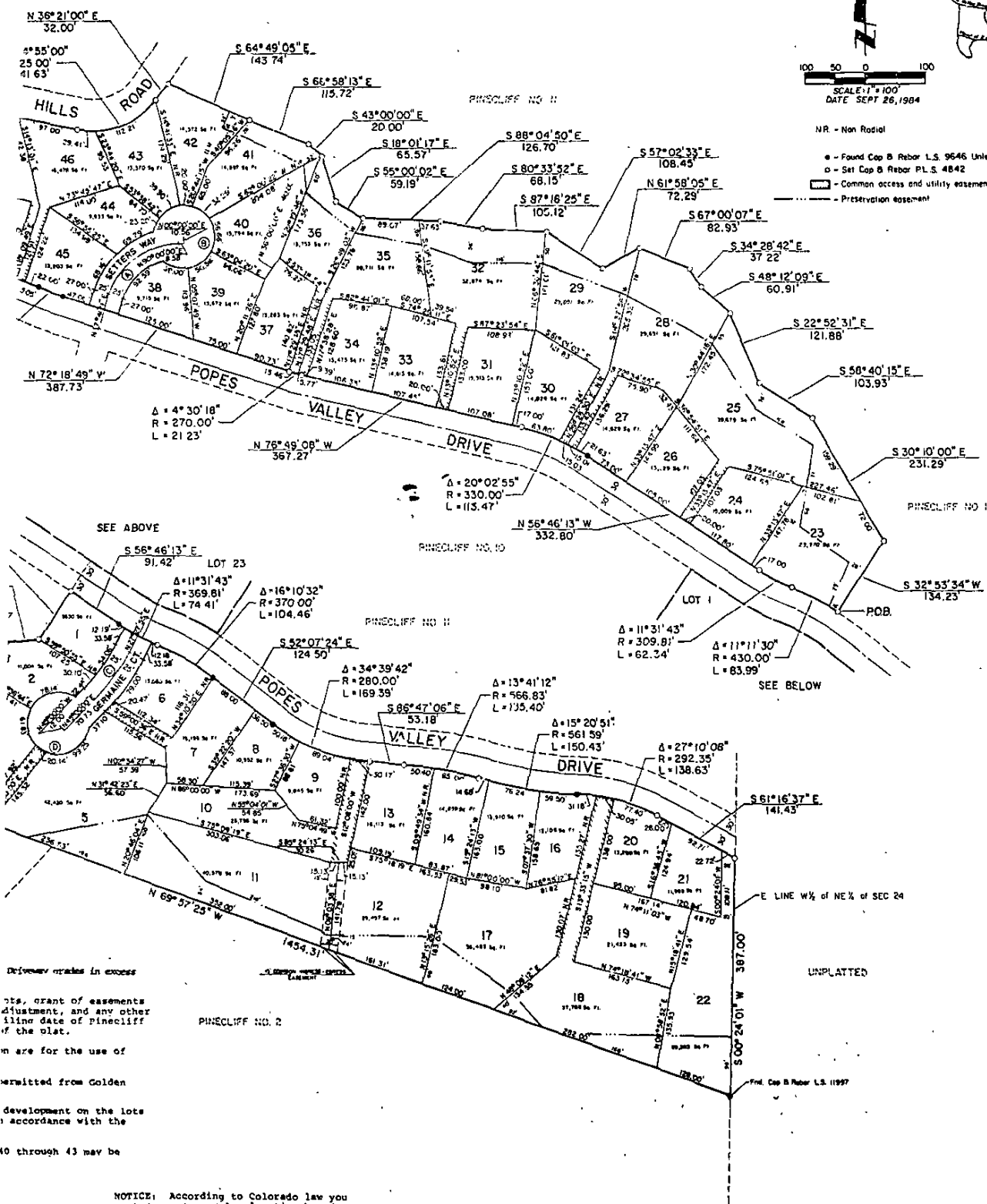
PARK FEES: LAND DEDICATION, RPO'S D.O.
 SCHOOL FEES: AT TIME OF ALDA PERMIT D.O.
 BRIDGE FEES: PAID C.D.
 DRAINAGE FEES: ENTER CANTS D.O.

PINECLIFF NO. 12

THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



- NR - Non Rural
- - Found Cap B Rebor. L.S. 9646 Unless Otherwise Noted
- - Set Cap B Rebor. P.L.S. 4842
- ▭ - Common access and utility easement
- - Preservation easement



Driveway grades in excess of 15% shall be constructed in accordance with the City of Colorado Springs Engineering Department specifications.

As a condition of the grant of easements, adjustment, and any other interest herein, the grantor warrants that the plat is correct and true to the original survey and that the same are for the use of the lots shown hereon.

Development on the lots shown hereon shall be in accordance with the City of Colorado Springs Engineering Department specifications.

Lots 23 through 43 may be subdivided into smaller lots.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six 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 certification shown hereon. (13-80-127.3)

W.K. CLARK & ASSOCIATES, INC.
COLORADO SPRINGS, COLORADO
SHEET E OF E