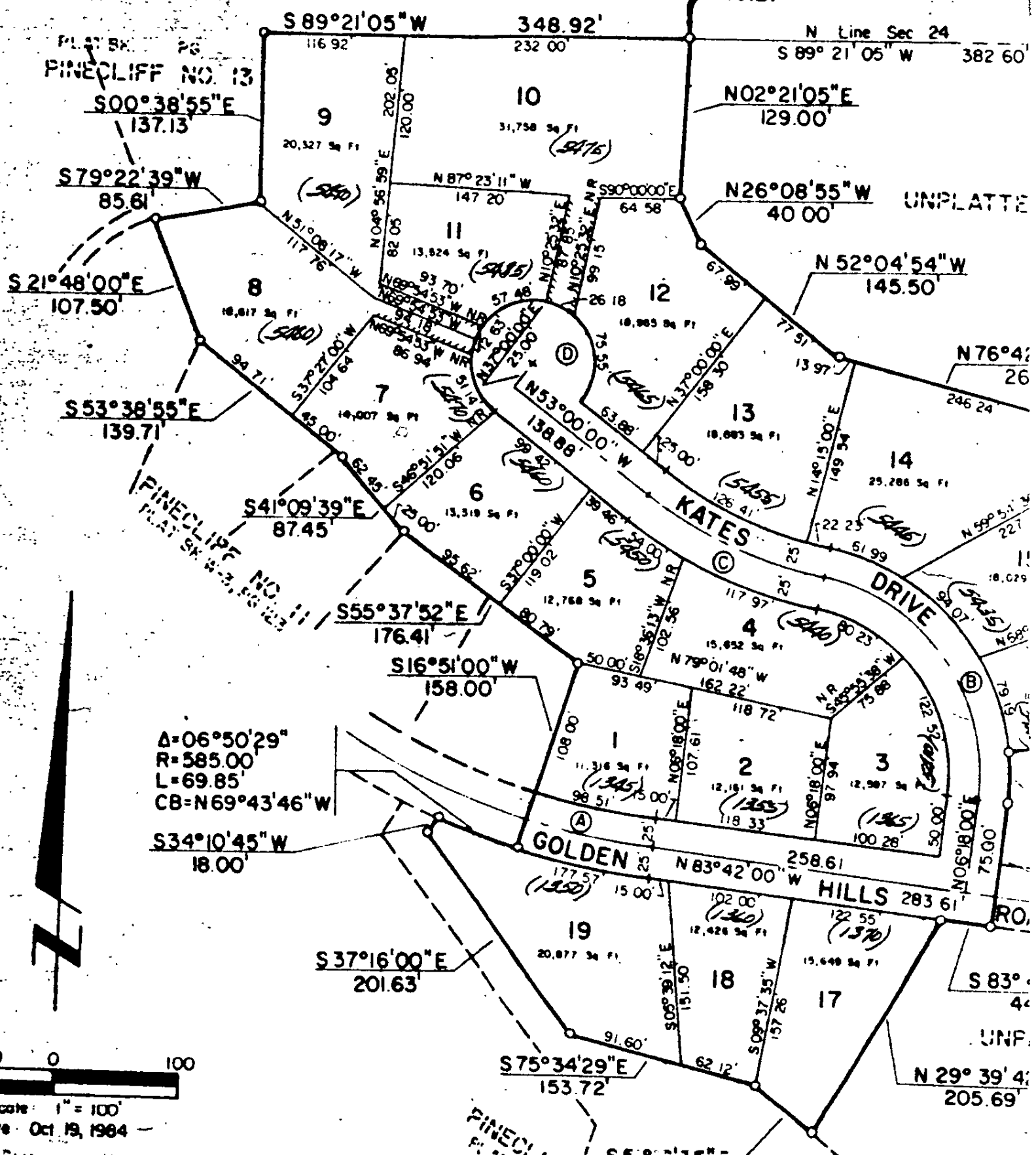


UNPLATTED

P.O.B.



$A = 06^{\circ}50'29''$
 $R = 585.00$
 $L = 69.85$
 $CB = N69^{\circ}43'46''W$

$S34^{\circ}10'45''W$
 $18.00'$

$S37^{\circ}16'00''E$
 $201.63'$

$S75^{\circ}34'29''E$
 $153.72'$

$S83^{\circ}$
 $4'$

$N29^{\circ}39'4''$
 $205.69'$



Scale: 1" = 100'
 Date: Oct 19, 1984

PINECLIFF
 CRE...

PINECLIFF N

IN THE CITY OF COLORADO SPRINGS, EL PASO C

KNOW ALL MEN BY TH
That David R. Sell
the owner of the f

LEGAL DESCRIPTION:

That portion of 8e
more particularly
Northeast quarter
relative to the No
of said section, 3
348.92 feet to a p
of the records of
Pinecliff No. 13 f
Book W-3 at Page 1
ten (10) courses; (1
thence S 41°09'39"
158.00 feet; (6) t
central angle of 0
S 34°10'45" W on a
(9) thence S 75°34'
205.69 feet; thence
a curve to the left
42.59 feet; thence
East line of the
East line, 240.51
N 26°08'55" W, 43.
8.531 acres, more

DEDICATION:

The above party in
shown on the plat.
shown on the plat
its assigns. Prov
such easements sha
dedicated to the C
known as "Pinecliff

IN WITNESS WHEREOF

The aforementioned
Secretary, being 1
1984.

By Paul D. Jones
Paul D. Jones, Secy.

STATE OF COLORADO
COUNTY OF EL PASO

The above forement
A.D. 1984 by Day
Secretary

WITNESS MY HAND AND
Seal of the City of Colorado Springs
City/Commission Exp

The undersigned, J
by the City Council

CERTIFICATION:

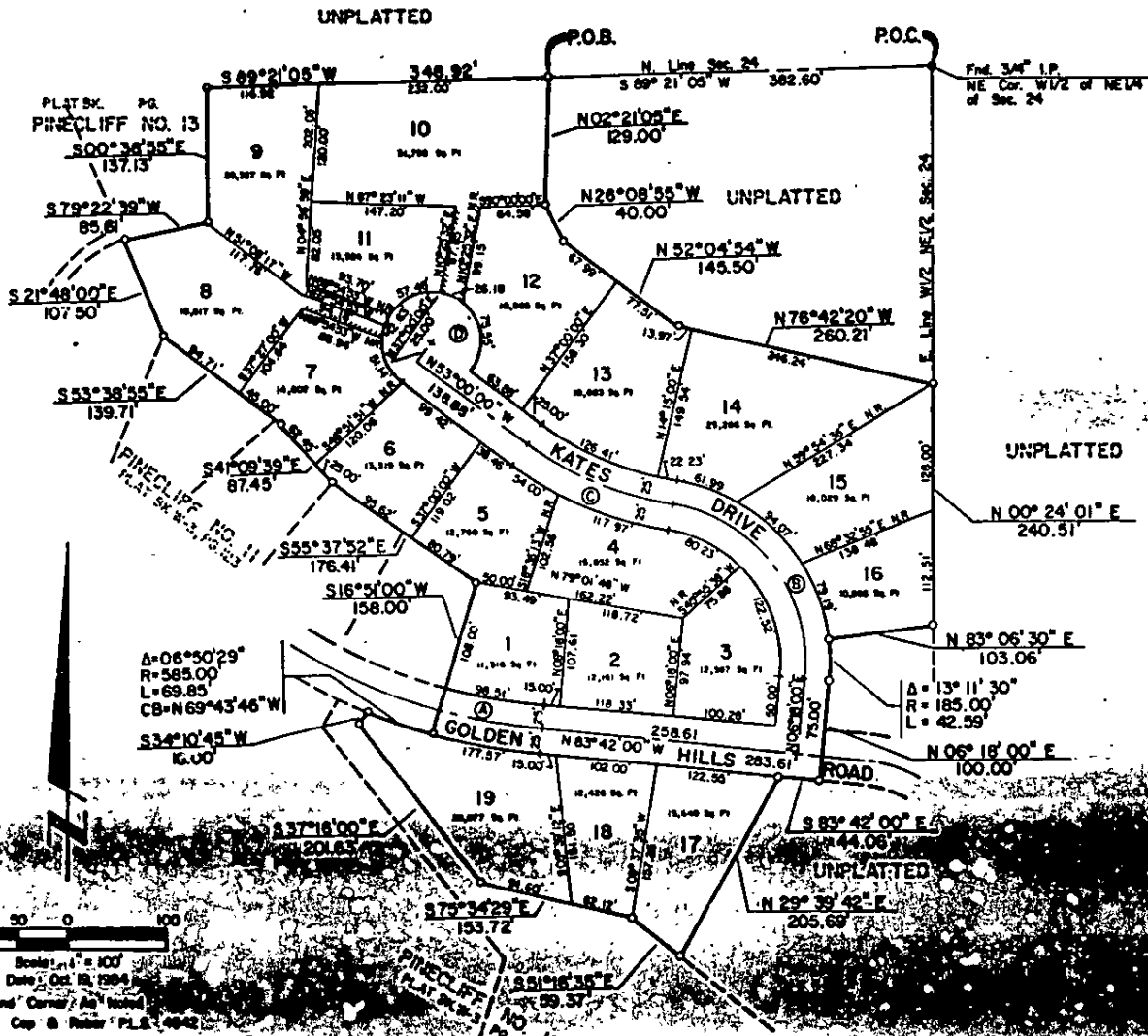
The undersigned R
ing plat was curv
and subdivision of
as amended, have

NOTICE IS HEREBY

That area include
Colorado, as amen
No building perm
been paid and all
City of Colorado
letters of credit
fee and the comp
the City of Color
are excepted from

STATE OF COLORADO
COUNTY OF EL PASO

I hereby certify



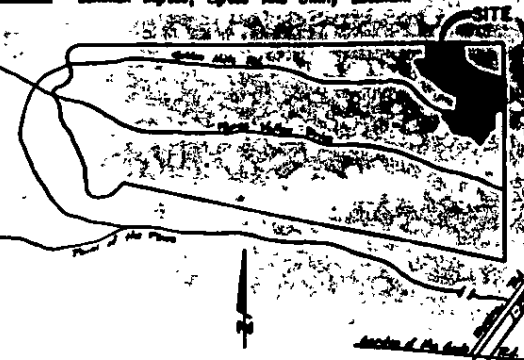
Δ=06°50'29"
R=585.00
L=69.85
CB=N69°43'46"W

Δ=13°11'30"
R=185.00
L=42.59



Scale 1" = 100'
Date: Oct. 12, 1984

- Found Corner As Noted
 - Set Cap & Rubber P.L.S. 4042
- Common Egress, Egress And Utility Easement



VICINITY MAP
NOT TO SCALE

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.

CURVE		DATA	
A	Δ= 10°33'00"	R= 560.00'	L= 103.11'
B	Δ= 06°03'00"	R= 160.00'	L= 240.30'
C	Δ= 26°46'00"	R= 343.36'	L= 160.30'
D	Δ= 27°00'00"	R= 57.00'	L= 236.62'