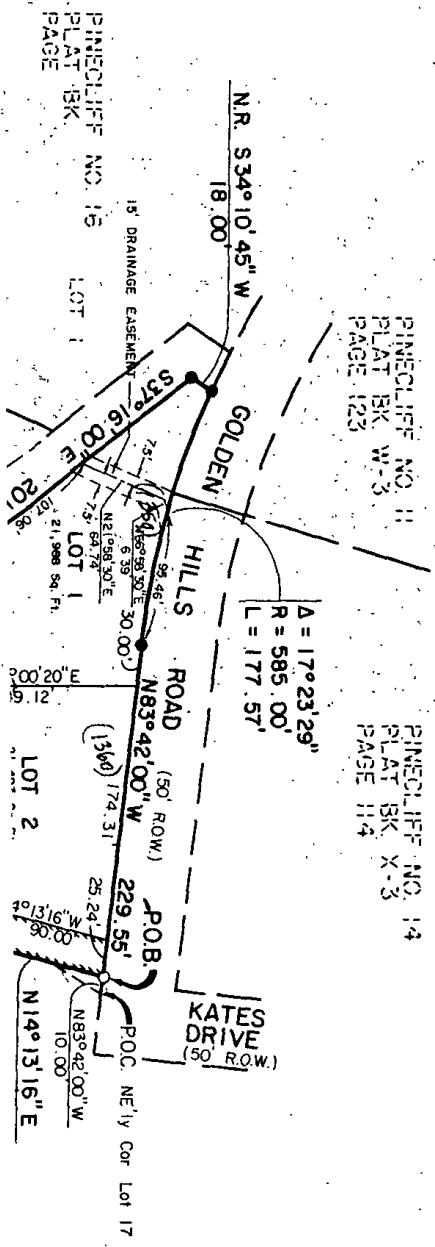


A REPLAT OF LOTS 18 AND 19 AND A PORTION OF THE W/2 OF THE NE/4 AND OF A PORTION OF THE W/2 OF THE NE/4 IN THE CITY OF COLORADO SPRING

# PINECLIFF



PINECLIFF NO. 11  
PLAT BK. W-3  
PAGE 123

PINECLIFF NO. 14  
PLAT BK. X-3  
PAGE 114

PINECLIFF NO. 15  
PLAT BK.  
PAGE

DEDICATION:

The above party in interest has caused said tract to be replatted into lots and easements as shown on the plat. The undersigned does hereby grant unto the City of Colorado Springs those easements shown on the plat and further restricts 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 and alleys are hereby dedicated to the City of Colorado Springs for public use. This tract of land as herein platted shall be known as "PINECLIFF NO. 17", in the City of Colorado Springs, El Paso County, Colorado. The approval of this replat vacates all prior plats and easements for the area described by this replat.

IN WITNESS WHEREOF:

The aforementioned David R. Sellon & Company, A Colorado Corporation, David R. Sellon, President has executed this instrument this 10<sup>th</sup> day of April, A.D. 1987.

DAVID R. SELLON & COMPANY, A Colorado Corporation

*David R. Sellon*  
David R. Sellon, President

STATE OF COLORADO ) SS  
COUNTY OF EL PASO )

The above and foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, A.D. 1987 by David R. Sellon, President of David R. Sellon & Company, A Colorado Corporation.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 9-19-89

*David R. Kelly*  
Notary Public  
Address 660 South Pointe Ct, Suite 200  
80906

KNOW ALL MEN BY THESE PRESENTS:

That the City Council of the City of Colorado Springs, Colorado, authorized the subdivision of the above described tract of land as set forth in this plat at a meeting of said City Council held on the 28<sup>th</sup> day of April, A.D. 1987, and at the same time authorized the undersigned to acknowledge the same which is done accordingly on behalf of the City of Colorado Springs, this 28<sup>th</sup> day of May, A.D. 1987.

200 CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, 2

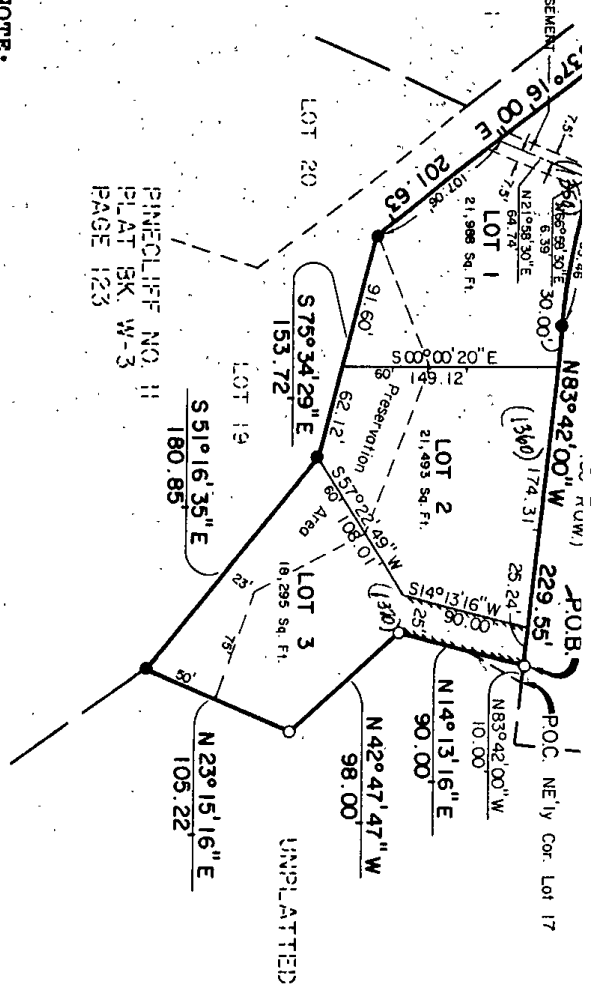


*OK Planning  
JRM*

*OK  
RJR*

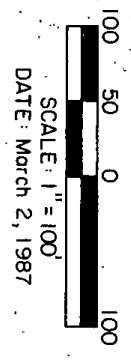
PINECLIFF NO. 16  
PLAT BK.  
PAGE

PINECLIFF NO. 11  
PLAT BK. W-3  
PAGE 123

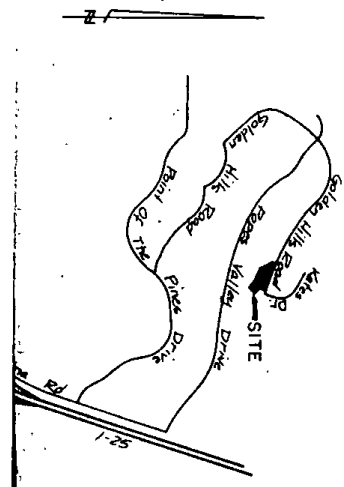


**NOTE:**

Within the Preservation Area as shown hereon, in this Pinecliff No. 17, 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. The individual property owners shall have the exclusive right to maintain and preserve the natural beauty of the land contained within the Preservation Area as shown on this plat, including the right to remove diseased trees. The above restrictions shall not apply to the installation or maintenance of public utilities. Adjustments to the Preservation Area may be approved by the City Planning Director at the request of the property owner.



Found Cap & Rebor P.L.S. 4842



APPROVED:  
City Clerk

BY: Mayor of the City of Colorado Springs

Planning Director

Date 5/5/87

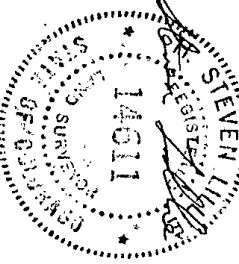
Director of Public Works

Date 5/11/87

CERTIFICATION:

The undersigned Professional 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.

Steven Lillie  
State of Colorado P.L.S. 14611



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, 1980, 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.

W.K. CLARK & ASSOCIATES, INC.  
COLORADO SPRINGS, COLORADO

7/6/87

7805

○ Set Cap & Rebor P.L.S. 14611  
Common Ingress, Egress & Utility Easement

NOTE: Delivery of Emergency Services may be delayed due to access limitations.

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

VICINITY MAP  
NOT TO SCALE

I hereby certify that this instrument was filed for record in my office at 1:11 o'clock P.M. this 19th day of May, A.D. 1987, and is duly recorded in Plat Book 2-4 at Page 5 of the records of El Paso County, Colorado.

RECEPTION NO. 1569598

ARDIS W. SCHMITT, Recorder

FEES: 10.00

BY: *Sandra J. Mackay*  
Deputy

NOTES:  
1. 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 Overlay Zone.

2. All instruments such as Surveyor's or Engineer's Statements, Grant of Easement 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. 16, and directly related thereto shall burden said plat.

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 adjacent property owners.

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: PER ORIG. SUB. B.D.  
SCHOOL FEES: AT TIME OF BLDG. PERMIT B.D.  
BRIDGE FEES: PER ORIG. SUB. B.D.  
DRAINAGE FEES: PER ORIG. SUB. B.D.

OK B.D. 5/6/87

