

PINECLIFF NO. 2

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

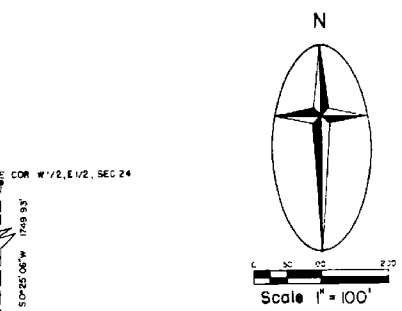
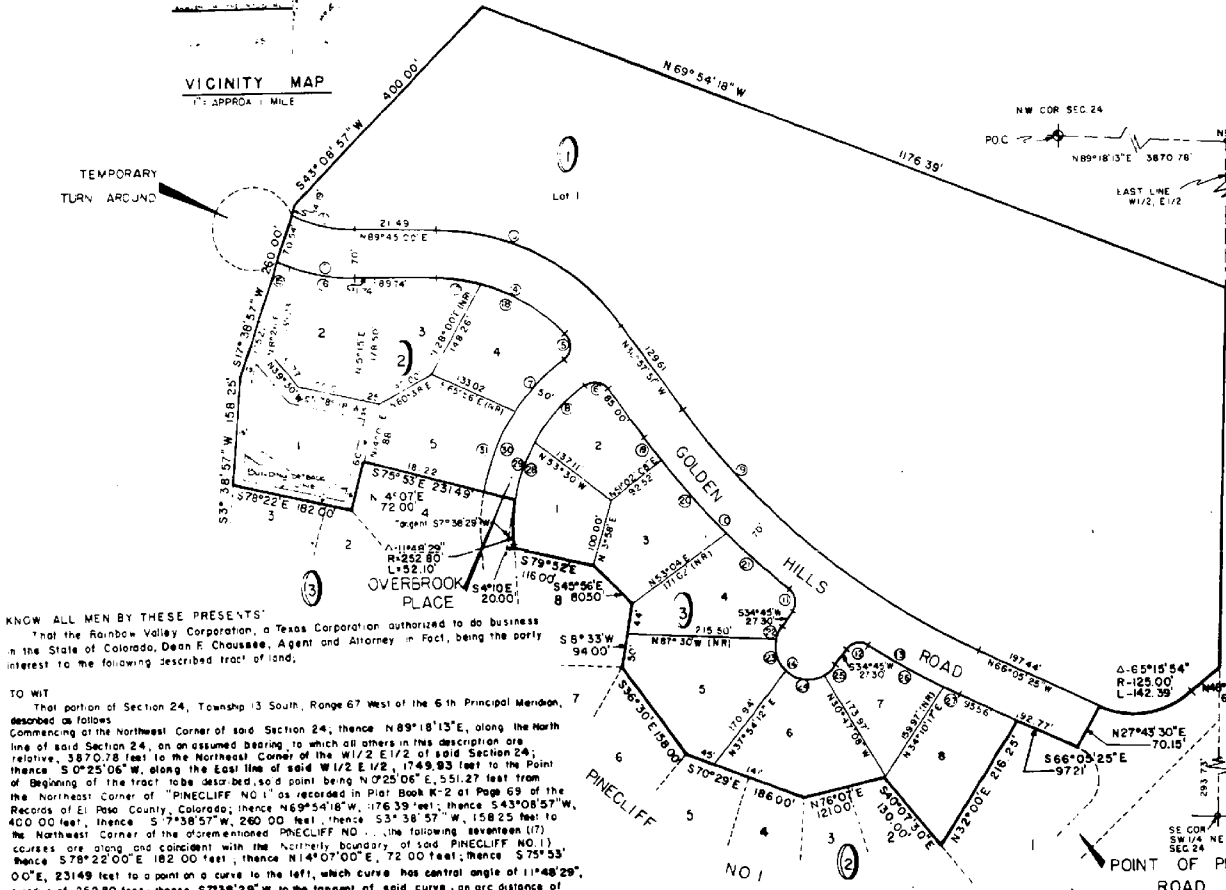
R KEITH HOOK & ASSOCIATES, INC.
ENGINEERS—PLANNERS—SURVEYORS

3490
51

S2-51 1/1

VICINITY MAP
1/4 APPROX 1 MILE

TEMPORARY
TURN AROUND



STATEMENT FOR EASEMENTS.

Both sides of all side lot lines are hereby plotted with 5-foot and both sides of all rear lot lines with 7-foot unless otherwise shown, greater in width, easements for public utility use only.

CURVE DATA

DELTA	RADIUS	LENGTH
1 26°06'11"	210.00'	95.67'
2 19°57'01"	280.00'	97.49'
3 53°17'09"	333.00'	311.55'
4 46°06'22"	265.00'	213.25'
5 96°51'02"	25.00'	42.26'
6 60°00'00"	25.00'	39.27'
7 19°37'07"	302.80'	103.68'
8 24°43'45"	252.80'	109.11'
9 29°07'34"	112.70'	57.91'
10 14°46'01"	1197.00'	306.50'
11 66°28'52"	25.00'	37.73'
12 86°28'52"	25.00'	37.73'
13 7°18'17"	1197.00'	146.12'
14 180°00'00"	50.00'	157.08'
15 4°05'33"	280.00'	20.00'
16 19°57'01"	280.00'	97.49'
17 14°30'45"	265.00'	67.12'
18 37°35'37"	265.00'	146.12'
19 2°00'01"	1197.00'	41.75'
20 7°01'07"	1197.00'	146.63'
21 5°44'53"	1197.00'	120.09'
22 28°49'51"	50.00'	32.24'
23 61°00'57"	50.00'	53.25'
24 68°41'20"	500.00'	59.94'
25 24°27'52"	30.00'	21.36'
26 84°23'30"	1197.00'	125.70'
27 1°00'47"	1197.00'	23.25'
28 32°28'24"	252.80'	143.28'
29 57°12'09"	252.80'	200.29'
30 56°52'25"	302.80'	232.30'
31 2°22'22"	302.80'	128.81'

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 interested in the following described tract of land,

TO WIT:

That portion of Section 24, Township 13 South, Range 67 West of the 6th Principal Meridian, described as follows:
Commencing at the Northeast Corner of said Section 24; thence N 89° 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 S 02° 25' 06" W, along the East line of said W 1/2 E 1/2, 1749.93 feet to the Point of Beginning of the tract to be described, said point being N 02° 25' 06" E, 551.27 feet from the Northeast Corner of "PINECLIFF NO. 1" as recorded in Plat Book R-2 of Page 69 of the Records of El Paso County, Colorado; thence N 69° 54' 18" W, 176.39 feet; thence S 43° 08' 57" W, 400.00 feet; thence S 7° 38' 57" W, 260.00 feet; thence S 3° 38' 57" W, 158.25 feet to the Northwest Corner of the aforementioned PINECLIFF NO. 1; the following seventeen (17) courses are along and coincident with the Northern boundary of said PINECLIFF NO. 1: thence S 78° 22' 00" E 182.00 feet; thence N 14° 07' 00" E, 72.00 feet; thence S 75° 53' 00" E, 231.49 feet to a point on a curve to the left, which curve has central angle of 11° 48' 29", a radius of 252.80 feet; thence S 73° 38' 29" W to the tangent of said curve, an arc distance of 52.10 feet; thence S 4° 10' 00" E, tangent to the last mentioned curve, 20.00 feet; thence S 79° 52' 00" E, 116.00 feet; thence S 43° 56' 00" E, 80.50 feet; thence S 8° 30' 00" W, 94.00 feet; thence S 36° 30' 00" E, 158.00 feet; thence S 70° 29' 00" E, 186.00 feet; thence N 76° 07' 00" E, 121.00 feet; thence S 40° 07' 30" E, 130.00 feet; thence N 32° 00' 00" E, 216.25 feet; thence S 65° 05' 25" E, 97.21 feet; thence N 27° 43' 30" E, 70.15 feet; thence S 66° 05' 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 mentioned curve, 60.04 feet to the aforementioned Northeast corner of PINECLIFF NO. 1; thence N 02° 25' 06" E, on the East line of the aforementioned W 1/2 E 1/2 of said Section 24, 551.27 feet to the Point of Beginning and containing 24.917 Acres more or less.

DEDICATION:

The above parties in interest have caused said tract of land to be plotted into Lots, Blocks, Streets 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 officers, 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 plotted will be known as "PINECLIFF NO. 2" in the City of Colorado Springs, El Paso County, 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 15th day of March, 1922, A.D.

Dean F. Chaussee
Dean F. Chaussee

STATE OF COLORADO—SS
COUNTY OF EL PASO—SS

The above and foregoing statement was acknowledged before me this 15 day of March, 1922, A.D., by
Dean F. Chaussee, Agent and Attorney in fact.

Witness my hand and official seal
My Commission expires Jan 27 1927

Notary Public
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, 1916, and that said plat does accurately show the described tract of land and the subdivision thereof to the best of his knowledge and belief.

Registered Land Surveyor
REGISTERED LAND SURVEYOR
STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:
That the City Council of Colorado Springs, Colorado, authorized the plotting of the above described tract of land as set forth in the accompanying plat at a meeting of said City Council held on the 22 day of March, 1922, A.D., and authorized the undersigned to acknowledge the same on behalf of the City of Colorado Springs, Colorado

Mayor and President of Council
MAYOR AND PRESIDENT OF COUNCIL

City Clerk
CITY CLERK

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 Nos. 1926 and 1927—Extension of Sewer and Water Lines; Ordinance No. 4011—Subdivision; Ordinance Nos. 2175 and 2176—Connection Charges for Sewer and Water Service; and Ordinance No. 2841—Drainage; and Ordinance No. 4020—Liability.

Iron pin monuments have been set up, required by Ordinance No. 4011.

The accompanying plat of "PINECLIFF NO. 2" in the City of Colorado Springs, El Paso County, Colorado, is hereby approved for filing this 27 day of March, 1922, A.D.

Director of Public Works
DIRECTOR OF PUBLIC WORKS

STATE OF COLORADO—SS
COUNTY OF EL PASO—SS

I hereby certify that this instrument was filed for record in my office on this 27 day of March, 1922, A.D. and is duly recorded in Plat Book 3490 of Page 51 of the Records of El Paso County, Colorado.

Recorder
HARRIET BEALS, Recorder
Deputy

RECEPTION NO. 21922
FEE: 3.00

