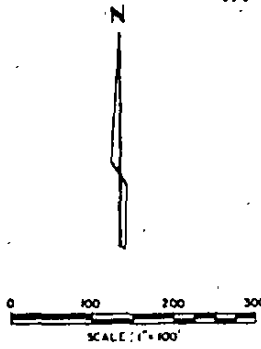
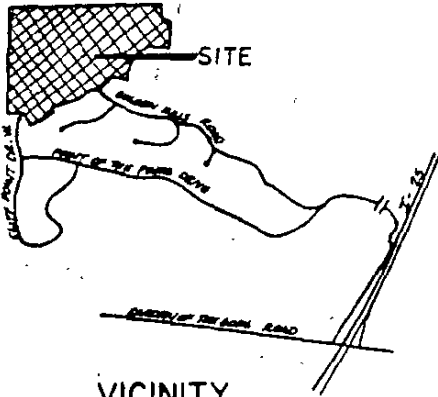


# PINECLIFF NO. 9

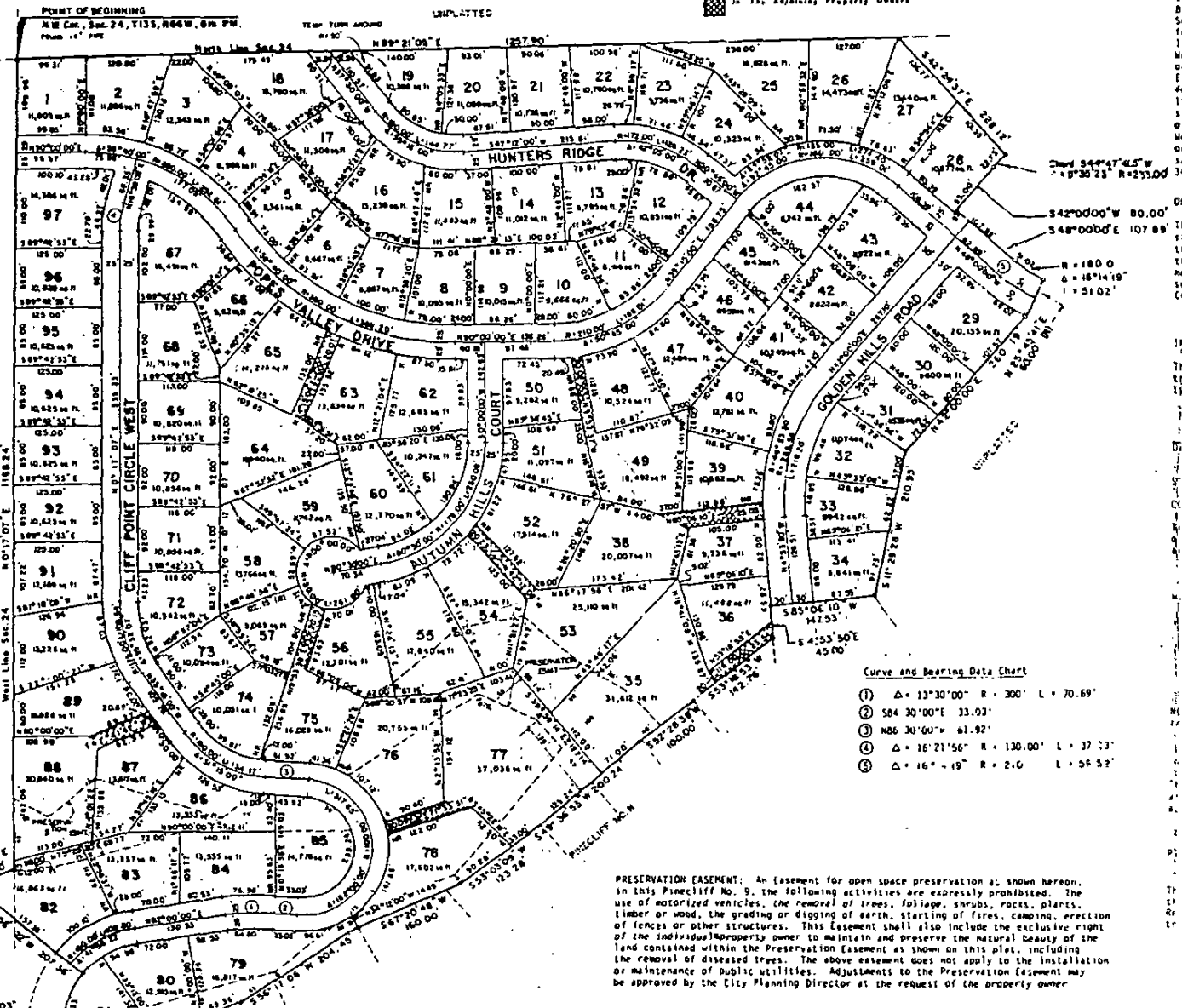
IN THE CITY OF COLORADO SPRINGS  
EL PASO COUNTY, COLORADO

BERGE-BREWER & ASSOCIATES, INC.  
dba H.J. KRAETTLI & SONS  
ENGINEERS & SURVEYORS

MAY 8, 1983



- Indicates found pin.
- Indicates set pin.
- Indicates radial line.
- NR Indicates non-radial line.
- Indicates Common Access And Utility Easement With Maintenance Being Vested In The Adjoining Property Owners



Curve and Bearing Data Chart

①	Δ = 13°30'00"	R = 300'	L = 70.69'
②	S84°30'00"E	33.03'	
③	N86°30'00"W	41.82'	
④	Δ = 16°21'56"	R = 130.00'	L = 37.33'
⑤	Δ = 16° - 19"	R = 210'	L = 56.53'

**PRESERVATION EASEMENT:** An Easement for open space preservation as shown hereon, in this Pinecliff No. 9, 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 landowner to maintain and preserve the natural beauty of the land contained within the Preservation Easement as shown on this plat, including the removal of diseased trees. The above 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.

"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 adjacent property owners.

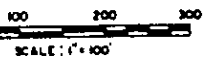
School Fees: *at time of building permit*  
 Park Fees: *at time of building permit*  
 Drainage Fees: *Facilities ...*  
 Bridge Fees: *Asid ...*  
 Reception No: 994872  
 Fee: *92.00*

# PINECLIFF NO. 9 IN THE CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO BERGE-BREWER & ASSOCIATES, INC.

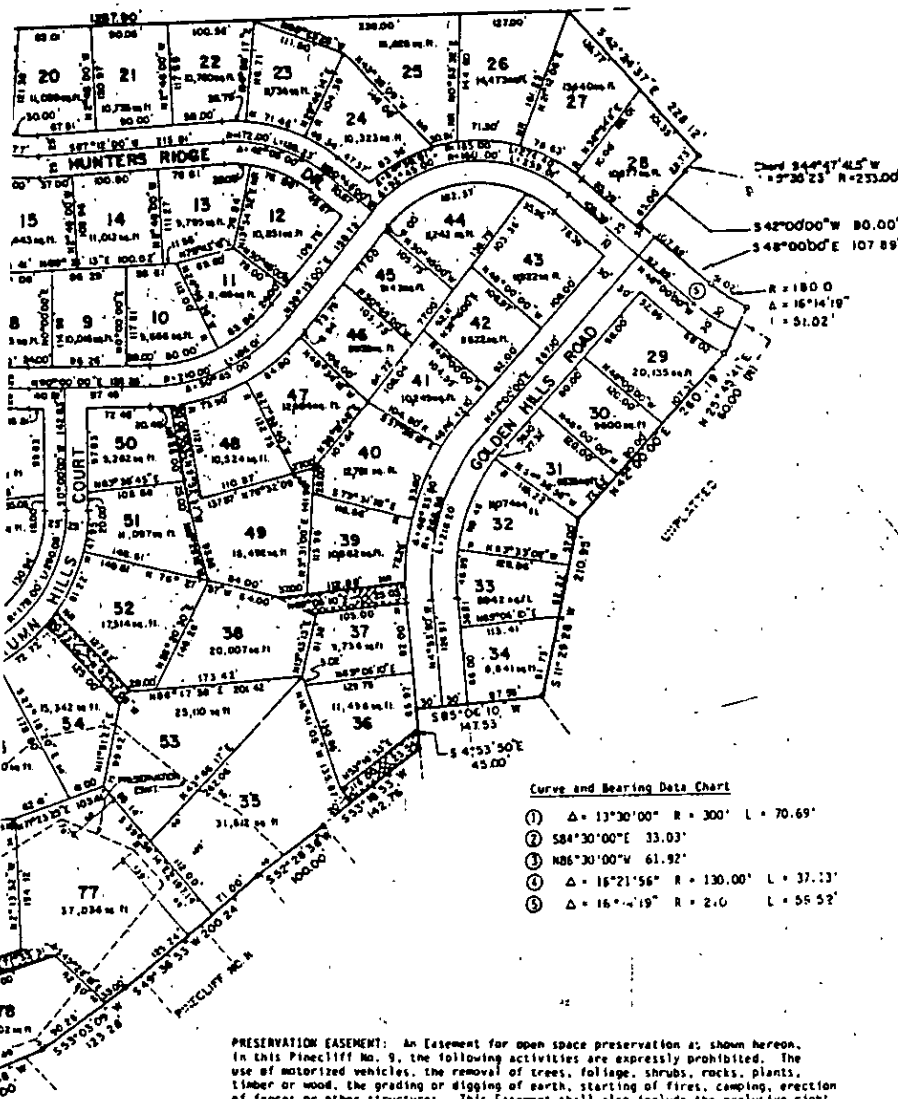
dba H.J. KRAETTLI & SONS  
ENGINEERS & SURVEYORS

MAY 6, 1983

- Indicates found pin.
  - Indicates set pin.
  - Indicates radial line.
  - NR Indicates non-radial line.
- Indicates Common Access and Utility Easement With Maintenance Being Vested in The Adjoining Property Owners.



PLATTED



Curve and Bearing Data Chart

①	Δ = 13°30'00"	R = 300'	L = 70.69'
②	S84°30'00"E	33.03'	
③	N86°30'00"W	61.92'	
④	Δ = 16°21'56"	R = 130.00'	L = 37.13'
⑤	Δ = 16°4'19"	R = 2.0	L = 55.52'

**PRESERVATION EASEMENT:** An Easement for open space preservation as shown hereon. In this Pinecliff No. 9, 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 Preservation Easement as shown on this plat, including the removal of diseased trees. The above 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.

building permits shall be issued for building sites within this plat until all fire 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 obtainable 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 access purposes are excepted from this provision.

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

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

That portion of the Northwest Quarter of Section 24 and that portion of the Northeast Quarter of Section 23, Township 13 South, Range 67 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Beginning at the Northwest corner of said Section 24, thence North 89°21'05" East on U: North line of said Section 24, 1257.90 feet; thence South 42°24'37" East, 228.12 feet to a point on a non-tangent curve, thence Southwesterly on the arc of a curve to the left, which curve has a central angle of 5°35'23", a radius of 233.00 feet and an arc distance of 22.73 feet (the chord of said curve bears South 48°47'41.5" West) 80.00 feet, thence South 48°00'00" East, 107.89 feet, thence on the arc of a curve to the left, which curve has a central angle of 46°14'19", a radius of 100.00 feet, and an arc distance of 51.02 feet; thence angle right 90° from the forward tangent of the last mentioned curve and run South 25°43'41" West (radial to the last mentioned curve) a distance of 60.00 feet, thence South 42°00'00" West, 260.19 feet; thence South 11°29'28" West 230.95 feet to a point on the northerly boundary line of Pinecliff No. 8 as recorded in the Records of El Paso County, Colorado, thence on said boundary line the following nine (9) courses: (1) South 85°06'10" West, 147.53 feet; (2) South 04°53'50" East, 45.00 feet; (3) South 53°18'53" West, 142.76 feet; (4) South 52°28'38" West, 100.00 feet; (5) South 49°36'53" West, 200.24 feet; (6) South 53°03'09" West, 123.28 feet; (7) South 67°20'48" West, 160.00 feet; (8) South 56°17'06" West, 204.45 feet; (9) South 67°44'40" West, 137.81 feet, to a point on the northerly boundary line of Pinecliff No. 7 as recorded in said El Paso County records, thence on said northerly boundary the following four (4) courses: (1) South 65°00'00" West, 124.21 feet; (2) North 15°46'25" West, 36.31 feet to a Point of Curvature; (3) on the arc of said curve to the right, having a radius of 125.00 feet, a central angle of 55°50'03", and an arc length of 121.81 feet; (4) North 49°56'22" West, 207.36 feet, thence North 71°30'00" East, 65.00 feet to a point on the West line of said Section 24; thence North 00°17'07" East on said West line, 1168.24 feet to the Point of Beginning, and containing 34.7C. acres, more or less.

**DEDICATION:**  
The above party in interest has caused said tract of land to be platted into lots, 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 assigns, provided however, that the sole right and authority to release or "Quit Claim" all or any such easements remain exclusively vested in the City of Colorado Springs, El Paso County, Colorado.

**IN WITNESS WHEREOF:**  
The forementioned, David R. Sellon and Company, David R. Sellon, President, being the owner has executed his presents this 12<sup>th</sup> day of May, A.D. 1983.

David R. Sellon

STATE OF COLORADO  
COUNTY OF EL PASO  
The above and forementioned instrument was acknowledged before me this 12<sup>th</sup> day of May, A.D., 1983, by David R. Sellon, President of David R. Sellon and Company.

WITNESS MY HAND AND OFFICIAL SEAL  
My Commission Expires 7-2-85  
Notary Public  
Address

**NOTICE IS HEREBY GIVEN:** That the area included in the plat described herein is subject to the code of the City of Colorado Springs, as amended.

The undersigned, having found that this final plat conforms to the preliminary thereof, as approved by the City Council this 6<sup>th</sup> day of April, A.D., 1983, accordingly approve said Plat for filing.

John A. Magwood, Planning Director  
Date  
Director of Public Works  
6/30/83

The undersigned registered land surveyor of the State of Colorado does hereby state that the accompanying Plat has been prepared in accordance with Title 38 of the Colorado Revised Statute, 1973 as amended, and that said Plat does accurately show the description of tract of land and the Subdivision thereof to the best of his knowledge and belief.

Registered Land Surveyor  
State of Colorado No. 9646

STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed for record in my office at 10:44 O'Clock, A.M., this 5<sup>th</sup> day of July, A.D., 1983, and duly recorded in Plat Book T-3 at Page 77.

ARDIS W. SCHMIDT, RECORDER  
By Stephanie Whitson