

65-135

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PIÑON MESA FILING NO. 1

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT DEVELOPMENT MANAGEMENT, INC., A COLORADO CORPORATION, BY DAVID D. JENKINS, ATTORNEY-IN-FACT, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION: PIÑON MESA FILING NO. 1
A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COLORADO, BEING A RECOVERED STONE, AND AT THE SOUTH END BY A RECOVERED 2 INCH YELLOW PIPE, BOTH IN ACCORDANCE WITH RECORDED BOUNDARY RECORDS, SAID LINE BEING ASSUMED TO BEAR S00°12'16"E.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING A RECOVERED STONE IN ACCORDANCE WITH RECORDED BOUNDARY MONUMENT RECORD;

THENCE S00°15'16"E ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 567.71 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE S00°15'16"E ON THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 733.33

FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, SAID POINT BEING BY A RECOVERED 2" YELLOW PIPE IN ACCORDANCE WITH THE RECORDED BOUNDARY MONUMENT RECORD; THENCE S09°13'46"E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 136.81 FT TO THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 3997 AT PAGE 259 OF THE RECORDS OF EL PASO COUNTY; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 3997 AT PAGE 259 THE FOLLOWING SEVEN (7) COURSES:

1. N59°59'20"W, A DISTANCE OF 100.84 FEET;
2. N77°59'20"W, A DISTANCE OF 487.00 FEET;
3. N66°24'20"W, A DISTANCE OF 256.00 FEET;
4. N87°59'20"W, A DISTANCE OF 83.00 FEET;
5. N71°09'20"W, A DISTANCE OF 108.00 FEET;
6. N55°59'20"W, A DISTANCE OF 110.00 FEET;
7. N68°44'20"W, A DISTANCE OF 205.00 FEET

TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE N07°02'17"E ON SAID WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 205.18 FEET;

THENCE N41°51'00"E, A DISTANCE OF 22.50 FEET;

THENCE N00°02'13"E, 15.00 FEET EASTERLY FROM THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 75.00 FEET TO A POINT ON CURVE;

THENCE NORTHWESTERLY ON A CURVE TO THE LEFT, WHOSE CENTER BEARS S47°34'31"W, HAVING A DELTA OF 41°38'19", A RADIUS OF 206.00 FEET, A DISTANCE OF 145.35 FEET AS MEASURED ALONG THE ARC TO THE EASTERLY LINE OF PINELIFF NO. 14 AS RECORDED IN PLAT BOOK X-3 AT PAGE 139 OF SAID RECORDS;

THENCE N05°56'12"E ON SAID EASTERLY LINE, A DISTANCE OF 50.00 FEET TO A POINT ON CURVE; THENCE

SOUTHEASTERLY ON A CURVE TO THE RIGHT, WHOSE CENTER BEARS S05°06'16"E, SAID CURVE BEING 50.00 FEET NORTHEASTERLY FROM AND PARALLEL WITH THE LAST DESCRIBED CURVE, HAVING A DELTA OF 34°33'21", A RADIUS OF 250.00 FEET, A DISTANCE OF 159.21 FEET AS MEASURED ALONG THE ARC TO A POINT; THENCE

N00°02'13"E, 80.00 FEET EASTERLY FROM THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 167.78 FEET;

THENCE S61°19'59"E, A DISTANCE OF 88.20 FEET;

THENCE N82°20'59"E, A DISTANCE OF 186.00 FEET;

THENCE N81°32'20"E, A DISTANCE OF 161.20 FEET;

THENCE S80°38'30"E, A DISTANCE OF 146.50 FEET;

THENCE S61°12'22"E, A DISTANCE OF 21.81 FEET;

THENCE N06°29'40"E, A DISTANCE OF 184.20 FEET;

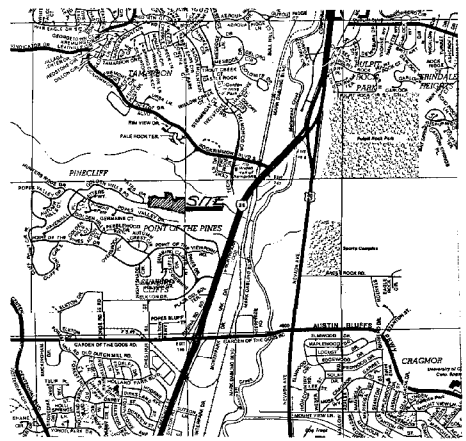
THENCE S03°29'20"E, A DISTANCE OF 45.00 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 107°14'20", A RADIUS OF 178.00 FEET, A DISTANCE OF 327.54 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT;

THENCE S66°16'00"E, A DISTANCE OF 50.00 FEET TO A POINT ON CURVE;

THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N68°16'00"W, HAVING A DELTA OF 28°50'00", A RADIUS OF 225.00 FEET, A DISTANCE OF 113.23 FEET AS MEASURED ALONG THE ARC TO A POINT;

THENCE N88°54'00"E, A DISTANCE OF 404.07 FEET TO THE POINT OF BEGINNING;

CONTAINING 922,603 SQUARE FEET OR 21.170 ACRES.



DEDICATION:
THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, HO BUILD AREAS AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR OUTLINA ALL OR ANY SUCH PUBLIC 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 PLATTED SHALL BE KNOWN AS "PIÑON MESA FILING NO. 1" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER:
THE AFOREMENTIONED, DEVELOPMENT MANAGEMENT, INC., A COLORADO CORPORATION, BY DAVID D. JENKINS, ATTORNEY-IN-FACT, HAS EXECUTED THIS INSTRUMENT THIS 12TH DAY OF APRIL, 1995, A.D.

DEVELOPMENT MANAGEMENT, INC., A COLORADO CORPORATION
DAVID D. JENKINS
ATTORNEY-IN-FACT
STATE OF COLORADO }
COUNTY OF EL PASO } 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF APRIL, 1995, A.D. BY DAVID D. JENKINS, ATTORNEY-IN-FACT FOR DEVELOPMENT MANAGEMENT, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 4-1-1996
NOTARY PUBLIC
ADDRESS

- GENERAL NOTES:**
1. THE BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTH END BY A RECOVERED STONE, AND AT THE SOUTH END BY A RECOVERED 2 INCH YELLOW PIPE, BOTH IN ACCORDANCE WITH RECORDED BOUNDARY RECORDS, SAID LINE BEING ASSUMED TO BEAR S00°12'16"E.
 2. THE DATE OF PREPARATION IS DECEMBER 16, 1993.
 3. 0 INDICATES NO. 8 PEBAR AND 1/4" ALUMINUM SURVEYOR'S CAP STAMPED JR ENG LTD RLS 10377 TO BE SET.
 4. * INDICATES RECOVERED MONUMENT AS NOTED.
 5. * INDICATES AREA NOT A PART OF THIS SUBDIVISION.
 6. FLOODPLAIN STATEMENT:

THIS SITE, PIÑON MESA FILING NO. 1 IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 09060 09102 MAP REVISED MARCH 2, 1989.

EASEMENTS:
UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT EASEMENT FOR PUBLIC UTILITIES. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND A 5 FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50 FOOT PUBLIC RIGHT-OF-WAY FOR PUBLIC IMPROVEMENTS AND UTILITY PURPOSES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NOTICE IS HEREBY GIVEN:
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 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 AND PRIVATE IMPROVEMENTS 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, SURETY BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S STATEMENT:
THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING 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.

JAMES R. FRANK, PROFESSIONAL LAND SURVEYOR DATE 4/12/95
COLORADO PROFESSIONAL ENGINEERING, LTD.
FOR AND ON BEHALF OF THE SURVEYOR

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 THE CERTIFICATION SHOWN HEREON.

APPROVAL:
THE UNDERSIGNED HEREBY APPROVES FOR FILING THE ACCOMPANYING PLAT OF PIÑON MESA FILING NO. 1
MANAGER OF DEVELOPMENT SERVICES DATE 10/95
DIRECTOR OF PUBLIC WORKS DATE 1/17/95

KNOW ALL MEN BY THESE PRESENTS:
THAT THE CITY OF COLORADO SPRINGS, COLORADO, AUTHORIZED THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THIS PLAT, 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 11TH DAY OF APRIL, 1995, A.D.

ATTEST: CITY CLERK
CLERK AND RECORDER:
STATE OF COLORADO }
COUNTY OF EL PASO } 55

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 12:30 O'CLOCK P.M. THIS 12TH DAY OF APRIL, 1995, A.D., AND DULY RECORDED IN PLAT BOOK 135-3 AT PAGE 135-3.

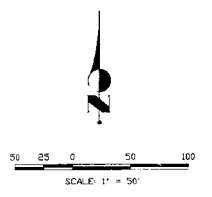
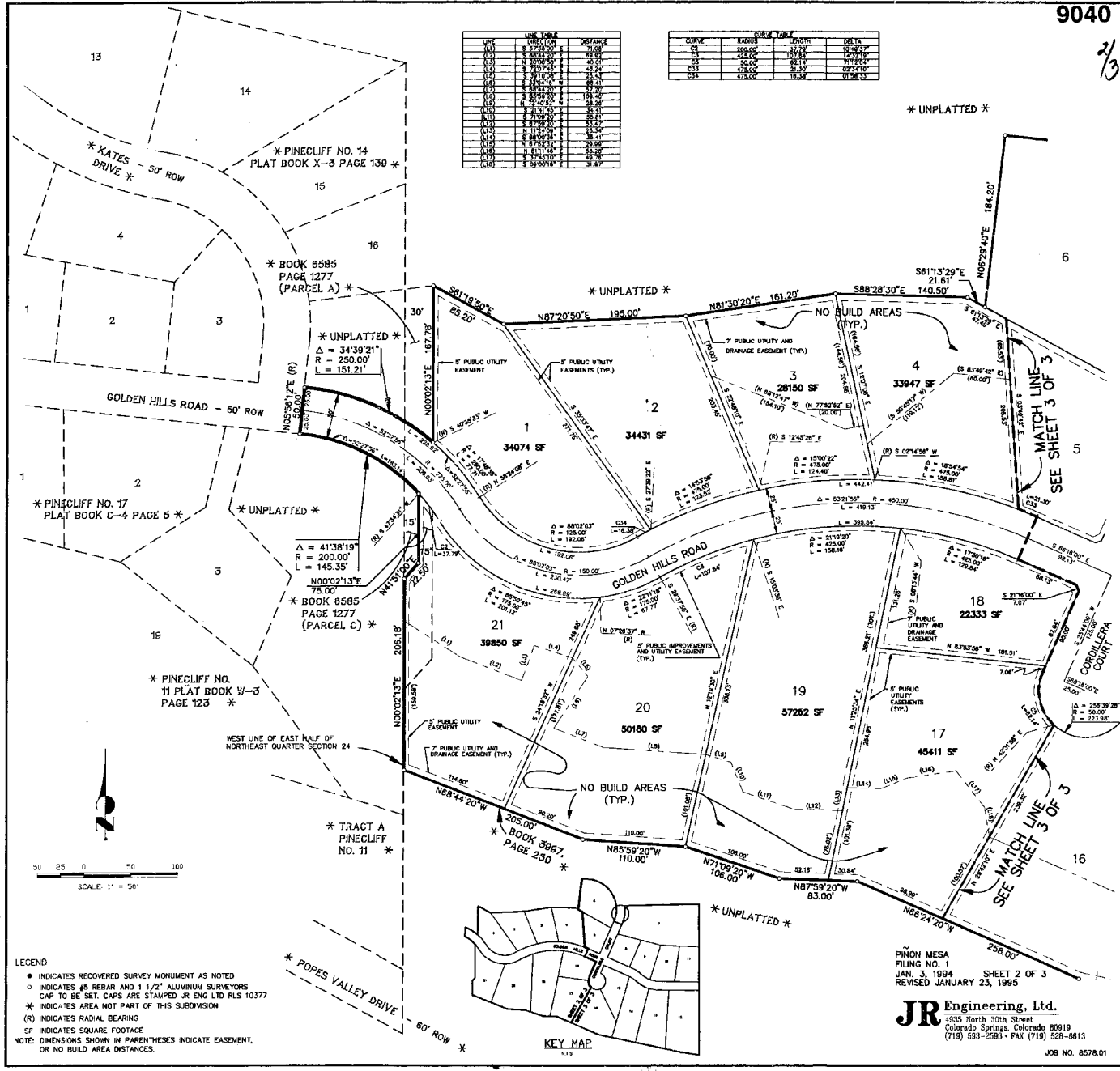
RECORDER: ARDIS W. SCHMITT
RECEPTION NO.: 95009105
FEE: 30.00
SCHOOL FEE: 0
BRIDGE FEE: 0
PARK FEE: 0
DRAINAGE FEE: 0

PIÑON MESA FILING NO. 1
JANUARY 1994 SHEET 1 OF 3
REVISED JANUARY 23, 1995
JR Engineering, Ltd.
6435 N. Union Blvd. Suite 202
Colorado Springs, Colorado 80918
(719) 593-2593 • FAX (719) 528-9613
JOB 8578.01

BAT

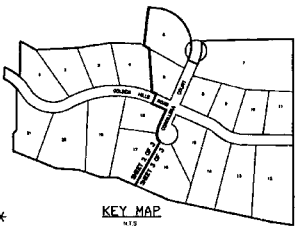
LINE	LINE TYPE	BEARING	LENGTH
(1)	1	S 87°52'30" W	70.00
(2)	2	S 87°52'30" W	70.00
(3)	3	S 87°52'30" W	70.00
(4)	4	S 87°52'30" W	70.00
(5)	5	S 87°52'30" W	70.00
(6)	6	S 87°52'30" W	70.00
(7)	7	S 87°52'30" W	70.00
(8)	8	S 87°52'30" W	70.00
(9)	9	S 87°52'30" W	70.00
(10)	10	S 87°52'30" W	70.00
(11)	11	S 87°52'30" W	70.00
(12)	12	S 87°52'30" W	70.00
(13)	13	S 87°52'30" W	70.00
(14)	14	S 87°52'30" W	70.00
(15)	15	S 87°52'30" W	70.00
(16)	16	S 87°52'30" W	70.00
(17)	17	S 87°52'30" W	70.00
(18)	18	S 87°52'30" W	70.00
(19)	19	S 87°52'30" W	70.00
(20)	20	S 87°52'30" W	70.00
(21)	21	S 87°52'30" W	70.00
(22)	22	S 87°52'30" W	70.00
(23)	23	S 87°52'30" W	70.00
(24)	24	S 87°52'30" W	70.00
(25)	25	S 87°52'30" W	70.00
(26)	26	S 87°52'30" W	70.00
(27)	27	S 87°52'30" W	70.00
(28)	28	S 87°52'30" W	70.00
(29)	29	S 87°52'30" W	70.00
(30)	30	S 87°52'30" W	70.00

CURVE	RADIUS	CHORD	DELTA
C1	200.00	31.74	12.48°
C2	425.00	61.84	24.96°
C3	50.00	8.14	3.12°
C4	475.00	7.50	2.88°
C5	475.00	18.38	6.72°



LEGEND

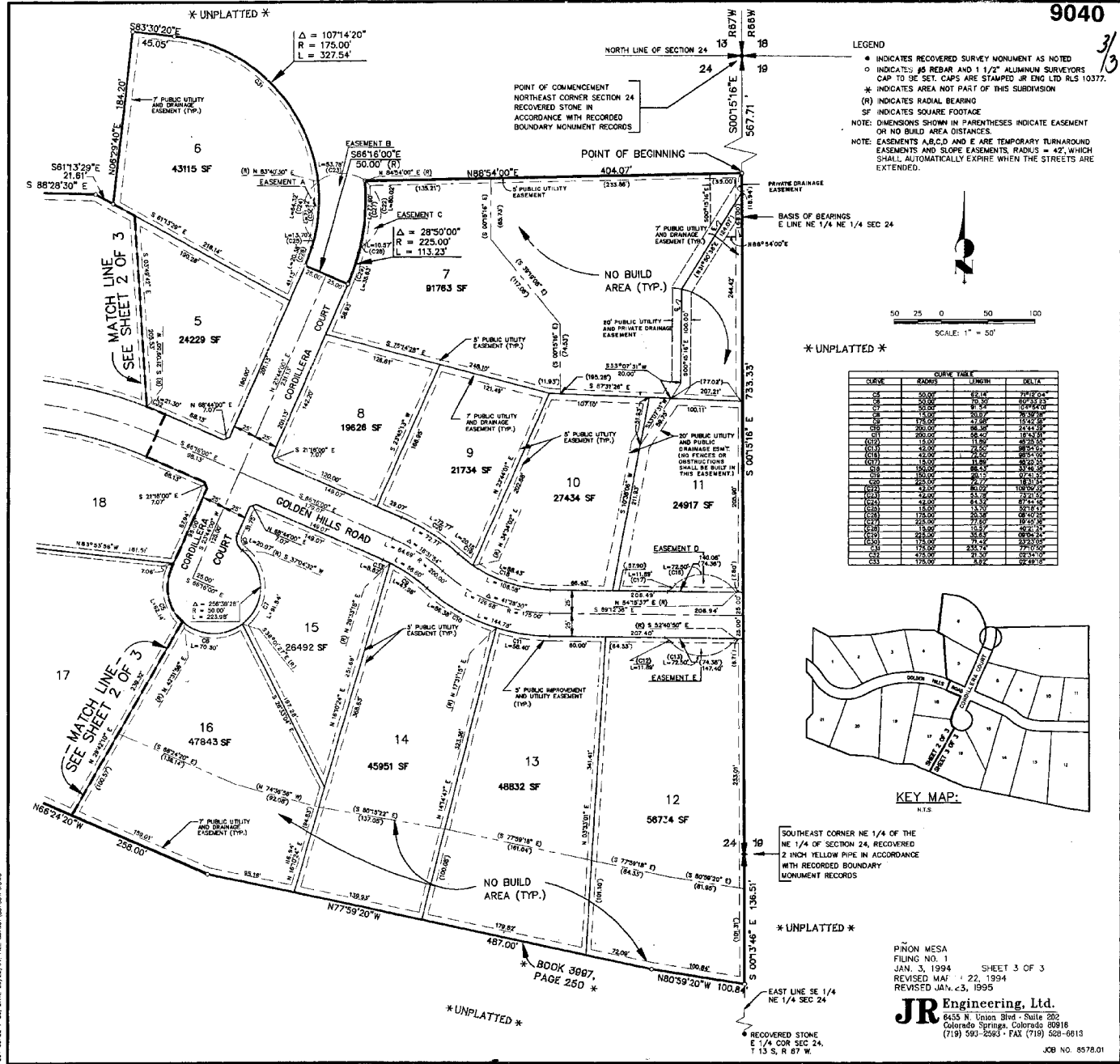
- INDICATES RECOVERED SURVEY MONUMENT AS NOTED
- INDICATES #5 REBAR AND 1 1/2" ALUMINUM SURVEYORS CAP TO BE SET. CAPS ARE STAMPED JR ENG LTD RLS 10377
- * INDICATES AREA NOT PART OF THIS SUBDIVISION
- (R) INDICATES RADIAL BEARING
- SF INDICATES SQUARE FOOTAGE
- NOTE: DIMENSIONS SHOWN IN PARENTHESES INDICATE EASEMENT, OR NO BUILD AREA DISTANCES.



PINON MESA
 FILING NO. 1
 JAN. 3, 1994 SHEET 2 OF 3
 REVISED JANUARY 23, 1995

JR Engineering, Ltd.
 4935 North 30th Street
 Colorado Springs, Colorado 80919
 (719) 593-2595 • FAX (719) 528-9813

JOB NO. 8578.01



PLAT SCALE 1"=50. DATE 02/22/94. ALL DIMENSIONS SHOWN.

BAT B