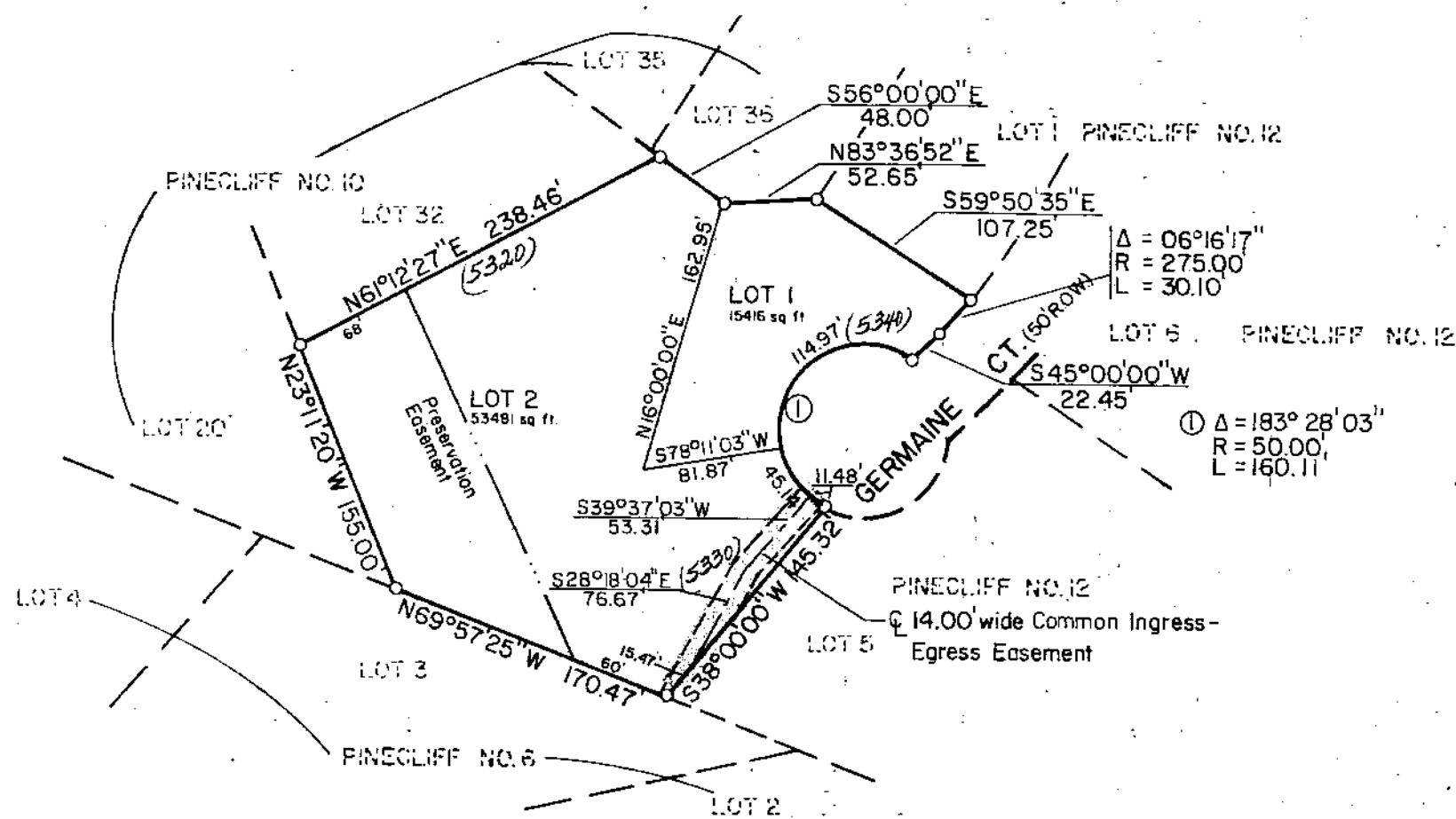


PINECLIFF NO. 15

A REPLAT OF LOTS 2,3 & 4, PINECLIFF NO. 12 IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY COLORADO.



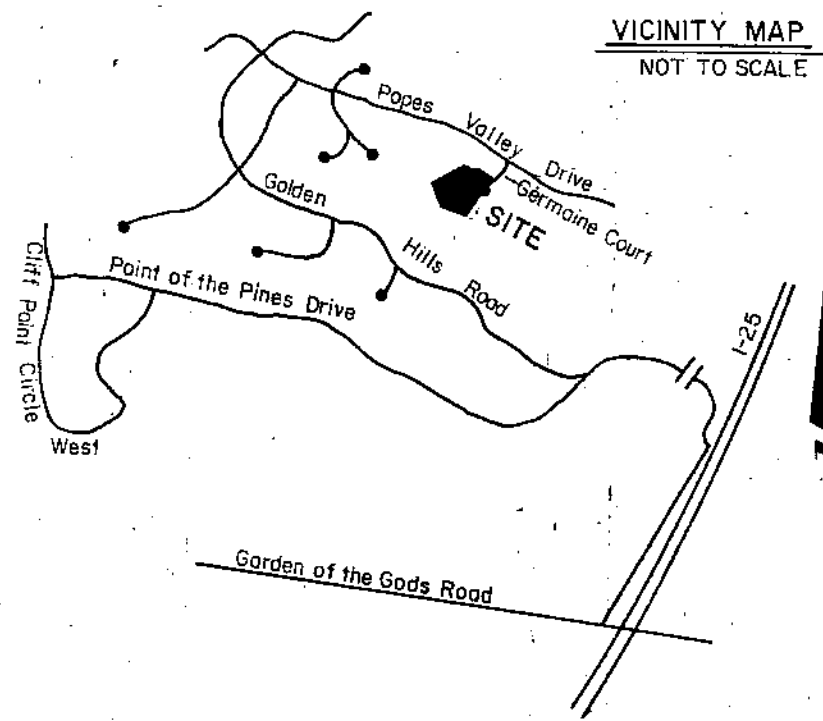
EASEMENTS: Unless shown greater in width, both sides of all side lot lines are hereby platted with a five (5) foot easement for public utilities only, and both sides of all rear lot lines are hereby platted with a seven (7) foot easement for drainage purposes and public utilities only, with the sole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

- Notes:
- Lot 2 may be subject to rockfall hazard.
 - Driveway grades in excess of 10% will hinder delivery of emergency services.

SCALE: 1" = 100'
DATE: August 28, 1985

Found Cap & Rebar PLS 4842

VICINITY MAP
NOT TO SCALE



PRESERVATION EASEMENT: An easement for open space preservation as shown hereon, in this Pinecliff No. 15, 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.

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

KNOW ALL MEN BY THESE PRESENTS:

That David R. Sellon and Company, David R. Sellon, President and Dorisjean Rentfrow, Vice President, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

Lots 2, 3 and 4 in Pinecliff No. 12 as recorded in Plat Book X-3 at Page 19 of the records of El Paso County, Colorado and containing 1.582 acres, more or less.

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. 15", in the City of Colorado Springs, El Paso County, Colorado. This replat vacates all prior plats and easements for the area described by this replat.

IN WITNESS WHEREOF:

The aforementioned David R. Sellon and Company, David R. Sellon, President and Dorisjean Rentfrow, Vice President, has executed this instrument this 13th day of September, A.D. 1985.

DAVID R. SELLON AND COMPANY

David R. Sellon, President

Dorisjean Rentfrow, Vice President

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The above and foregoing instrument was acknowledged before me this 13th day of September, A.D. 1985 by David R. Sellon as President and Dorisjean Rentfrow as Vice President, of David R. Sellon and Company.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: Sept. 5, 1986

Notary Public

225 E. Cheyenne Mtn Blvd.
Address Colorado Springs, CO 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 8th day of October, A.D. 1985, 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 13th day of October, A.D. 1985.

CITY COUNCIL OF THE CITY OF COLORADO SPRINGS

ATTEST: D. Parker
City Clerk

BY: [Signature]
Mayor of the City of Colorado Springs

The undersigned hereby approve for filing the accompanying plat of "Pinecliff No. 15".

David T. [Signature]
Planning Director

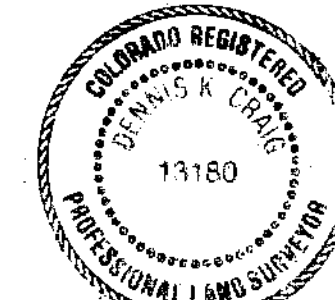
10/14/85
Date

[Signature]
Director of Public Works 10/14/85
Date

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.

Dennis K. Craig
Dennis K. Craig
State of Colorado P.L.S. 13180



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.

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I hereby certify that this instrument was filed for record in my office at 11:07 o'clock A.M. this 21st day of October, A.D. 1985, and is duly recorded in Plat Book 12 at Page 72 of the records of El Paso County, Colorado.

RECEPTION NO. 1314050

ARDIS W. SCHMITT, Recorder

FEES: \$10.00

BY: [Signature]
Deputy

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

10/14/85