

# PINECLIFF NO. 11

A REPLAT OF LOT 28, PINECLIFF NO. 9 AND A SUBDIVISION OF A PORTION OF SECTION 24,  
TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

That David R. Sellon and Company, David R. Sellon, President and Vantage Development Company, a Colorado Corporation, George C. Hess III, President, being owners of the following described tract of land to wit:

## LEGAL DESCRIPTION:

That portion of the Northwest quarter and of the West half of the Northeast quarter of Section 24, Township 13 South, Range 67 West of the 6th P.M., El Paso County, Colorado more particularly described as follows: Beginning at the most Northerly corner of Lot 27 in Pinecliff No. 9 as recorded in Plat Book T-3 at Page 98 of the records of said county, said point being on the North line of said Section 24; thence N 89°21'05" E (all bearings used in this description are relative to the North line of said Section 24, which was assumed to be N 89°21'05" E) on the North line of said section, 1657.22 feet; thence S 23°15'00" W, 145.56 feet; thence S 60°19'49" E, 124.69 feet; thence on the arc of a curve to the left whose chord bears S 23°42'36" W, having a central angle of 11°55'11", a radius of 157.50 feet and an arc length of 32.77 feet; thence S 17°45'00" W on the forward tangent to said curve, 86.05 feet; thence S 72°15'00" E, 25.00 feet; thence N 17°45'00" E, 86.05 feet; thence on the arc of a curve to the right having a central angle of 50°27'00", a radius of 132.50 feet and an arc length of 116.67 feet; thence S 21°48'00" E on a non-tangent line to said curve, 107.50 feet; thence S 53°38'55" E, 139.71 feet; thence S 41°09'39" E, 87.45 feet; thence S 55°37'52" E, 176.41 feet; thence S 16°51'00" W, 158.00 feet; thence on the arc of a curve to the right whose chord bears N 69°43'46" W, having a central angle of 06°50'29", a radius of 585.00 feet and an arc length of 69.85 feet; thence S 34°10'45" W on a non-tangent line to said curve, 18.00 feet; thence S 37°16'00" E, 201.63 feet; thence S 75°34'29" E, 153.72 feet; thence S 51°16'13" E, 180.85 feet; thence S 35°40'00" E, 176.00 feet; thence S 72°46'20" E, 60.00 feet to a point on the East line of the Northeast quarter of said Section 24; thence S 00°24'01" W on said East line, 233.15 feet; thence N 61°16'37" W, 141.43 feet; thence on the arc of a curve to the left having a central angle of 27°10'08", a radius of 292.35 feet and an arc length of 138.63 feet to a point of reverse curve; thence on the arc of a curve to the right having a central angle of 15°20'51", a radius of 561.59 feet and an arc length of 150.43 feet to a point of reverse curve; thence on the arc of a curve to the left having a central angle of 13°41'12", a radius of 566.83 feet and an arc length of 135.40 feet; thence N 86°47'06" W on the forward tangent to said curve, 53.18 feet; thence on the arc of a curve to the right having a central angle of 34°39'42", a radius of 280.00 feet and an arc length of 169.39 feet; thence N 52°07'24" W on the forward tangent to said curve, 124.50 feet; thence on the arc of a curve to the left having a central angle of 16°10'32", a radius of 370.00 feet and an arc length of 104.46 feet to a point of reverse curve; thence on the arc of a curve to the right having a central angle of 11°31'43", a radius of 369.81 feet and an arc length of 74.41 feet; thence N 56°46'13" W on the forward tangent to said curve, 91.42 feet to a point on the Easterly line of Pinecliff No. 10 as recorded in Plat Book W-3 at Page 122 of said records; thence N 33°13'47" E on said Easterly line, 60.00 feet to a point on the Northerly right-of-way line of Popes Valley Drive as platted in said Pinecliff No. 10; thence S 56°46'13" E, 91.42 feet; thence on the arc of a curve to the left having a central angle of 11°31'43", a radius of 309.81 feet and an arc length of 62.34 feet to a point of reverse curve; thence on the arc of a curve to the right having a central angle of 11°11'30", a radius of 430.00 feet and an arc length of 83.99 feet; thence N 32°53'34" E on a non-tangent line to said curve, 134.23 feet; thence N 30°10'00" W, 231.29 feet; thence N 58°40'15" W, 103.93 feet; thence N 22°52'31" W, 121.88 feet; thence N 48°12'09" W, 60.91 feet; thence N 34°28'42" W, 37.22 feet; thence N 67°00'07" W, 82.93 feet; thence S 61°58'05" W, 72.29 feet; thence N 57°02'33" W, 108.45 feet; thence N 87°16'25" W, 105.12 feet; thence N 80°33'52" W, 68.15 feet; thence N 88°04'50" W, 126.70 feet; thence N 55°00'02" W, 59.19 feet; thence N 18°01'17" W, 65.57 feet; thence N 43°00'00" W, 20.00 feet; thence N 68°58'13" W, 115.72 feet; thence N 64°49'05" W, 143.74 feet; thence S 36°21'00" W, 32.00 feet; thence on the arc of a curve to the right having a central angle of 64°55'00", a radius of 125.00 feet and an arc length of 141.63 feet; thence N 78°44'00" W on the forward tangent to said curve, 229.36 feet; thence on the arc of a curve to the left having a central angle of 59°16'39", a radius of 100.00 feet and an arc length of 103.46 feet; thence S 41°59'21" W on the forward tangent to said curve, 120.55 feet to a point on the Northeasterly right-of-way line of Popes Valley Drive as platted in the aforementioned Pinecliff No. 9; thence N 48°00'39" W on said Northeasterly right-of-way line, 50.00 feet to a point on the Southeasterly line of Lot 28 in said Pinecliff No. 9; thence Southwesterly, Northwesterly and Northeasterly on the Southeasterly, Southwesterly and Northwesterly lines of said Lot 28 for the following four (4) courses; (1) thence S 41°59'21" W, 5.00 feet; (2) thence N 48°00'00" W, 83.39 feet; (3) thence on the arc of a curve to the left having a central angle of 03°05'49", a radius of 185.00 feet and an arc length of 10.00 feet; (4) thence N 38°54'11" E, 118.02 feet to the most Easterly corner of Lot 27 in said Pinecliff No. 9; thence N 42°23'23" W on the Northeasterly line of said Lot 27, 126.71 feet to the point of beginning and containing 22.542 acres, more or less.

## 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 with the adjacent property owners.

**PRESERVATION EASEMENT:** An easement for open space preservation as shown hereon, in this Pinecliff No. 11, 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.

## DEDICATION:

The above party in interest has caused said tract to be replatted and 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 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 herein platted shall be known as "Pinecliff No. 11", 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, being the owner has executed his presents this 2<sup>nd</sup> day of July, 1984, A.D., 1984.

David R. Sellon  
David R. Sellon, President

STATE OF COLORADO  
COUNTY OF EL PASO SS

The above forementioned instrument was acknowledged before me this 2<sup>nd</sup> day of July, A.D., 1984, by David R. Sellon, President of David R. Sellon and Company.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires 2-5-1985

David R. Sellon  
Notary Public

225 E. Chapman St. Suite 300  
Address

The undersigned, having found that this final plat conforms to the preliminary thereof, as approved by the City Council December 27, 1983, accordingly approve said plat for filing.

F. G. Gentry  
Planning Director

\* 8-84  
Date

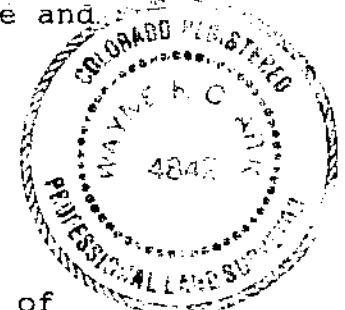
Deborah A. Miller  
Director of Public Works

8-23-84  
Date

## CERTIFICATION:

The undersigned Registered 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.

Wayne K. Clark  
Wayne K. Clark  
State of Colorado P.L.S. 4842



## 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, 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 S.S.

I hereby certify that this instrument was filed for record in my office at 10:55 o'clock A.M. this 24 day of August, 1984 A.D. and is duly recorded in Plat Book W-3 at Page 123 of the records of El Paso County, Colorado.

Reception No: 1154233

Ardis Schmitt, Recorder

FEES: 20.00

BY: Mary Margaret Stewart  
Deputy

## IN WITNESS WHEREOF:

The aforementioned Vantage Development Company, a Colorado Corporation, George C. Hess III, President, being the owner has executed these presents this 2<sup>nd</sup> day of July, 1984 A.D.

George C. Hess III  
George C. Hess III, President

STATE OF COLORADO  
COUNTY OF EL PASO SS

The above forementioned instrument was acknowledged before me this 2<sup>nd</sup> day of July, 1984 A.D., by George C. Hess III, President of Vantage Development Company

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires 2-5-1985

David R. Sellon  
Notary Public  
225 E. Chapman St. Suite 300  
Address

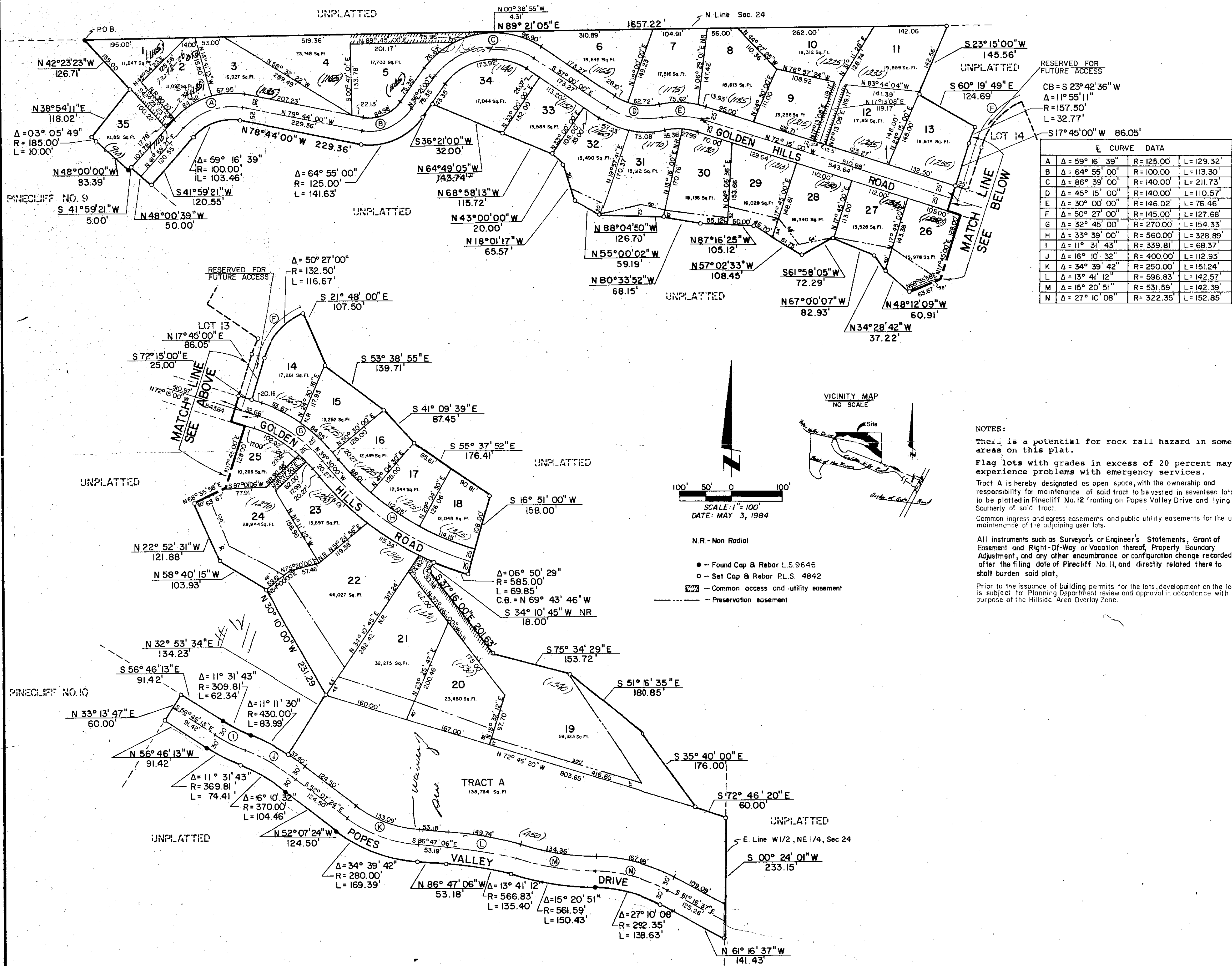
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. (13-80-127.3)

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

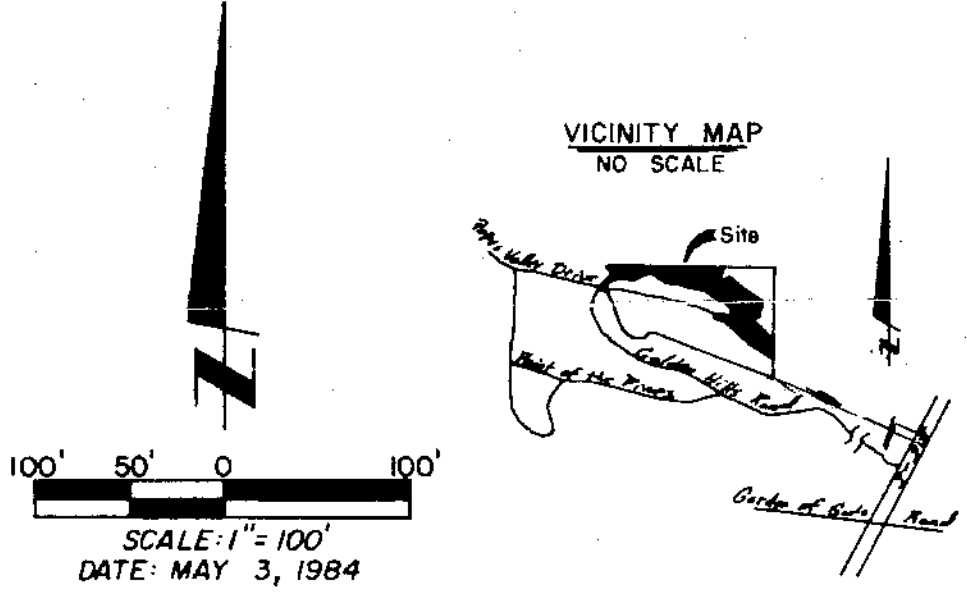
SHEET 1 OF 2

# PINECLIFF NO. 11

A REPLAT OF LOT 28, PINECLIFF NO. 9 AND A SUBDIVISION OF A PORTION OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.



CURVE DATA			
A	Δ = 59° 16' 39"	R = 125.00'	L = 129.32'
B	Δ = 64° 55' 00"	R = 100.00'	L = 113.30'
C	Δ = 86° 39' 00"	R = 140.00'	L = 211.73'
D	Δ = 45° 15' 00"	R = 140.00'	L = 110.57'
E	Δ = 30° 00' 00"	R = 146.02'	L = 76.46'
F	Δ = 50° 27' 00"	R = 145.00'	L = 127.68'
G	Δ = 32° 45' 00"	R = 270.00'	L = 154.33'
H	Δ = 33° 39' 00"	R = 560.00'	L = 328.89'
I	Δ = 11° 31' 43"	R = 359.81'	L = 68.37'
J	Δ = 16° 10' 32"	R = 400.00'	L = 112.93'
K	Δ = 34° 39' 42"	R = 250.00'	L = 151.24'
L	Δ = 13° 41' 12"	R = 596.83'	L = 142.57'
M	Δ = 15° 20' 51"	R = 531.59'	L = 142.39'
N	Δ = 27° 10' 08"	R = 322.35'	L = 152.85'



**NOTES:**  
 There is a potential for rock fall hazard in some areas on this plat.  
 Flag lots with grades in excess of 20 percent may experience problems with emergency services.  
 Tract A is hereby designated as open space, with the ownership and responsibility for maintenance of said tract to be vested in seventeen lots to be platted in Pinecliff No. 12 fronting on Popes Valley Drive and lying Southerly of said tract.  
 Common ingress and egress easements and public utility easements for the use and maintenance of the adjoining user lots.  
 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. 11, and directly related thereto shall burden said plat.  
 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 purpose of the Hillside Area Overlay Zone.

- N.R. - Non Radial
- - Found Cap & Rebar L.S. 9646
- - Set Cap & Rebar P.L.S. 4842
- ▨ - Common access and utility easement
- - Preservation easement

PARK FEES: AT TIME OF BLDG. PERMIT B.D.  
 SCHOOL FEES: AT TIME OF BLDG. PERMIT B.D.  
 BRIDGE FEES: PAID B.D.  
 DRAINAGE FEES: PAID B.D.

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**W.K. CLARK & ASSOCIATES, INC.**  
 COLORADO SPRINGS, COLORADO  
 SHEET 2 OF 2