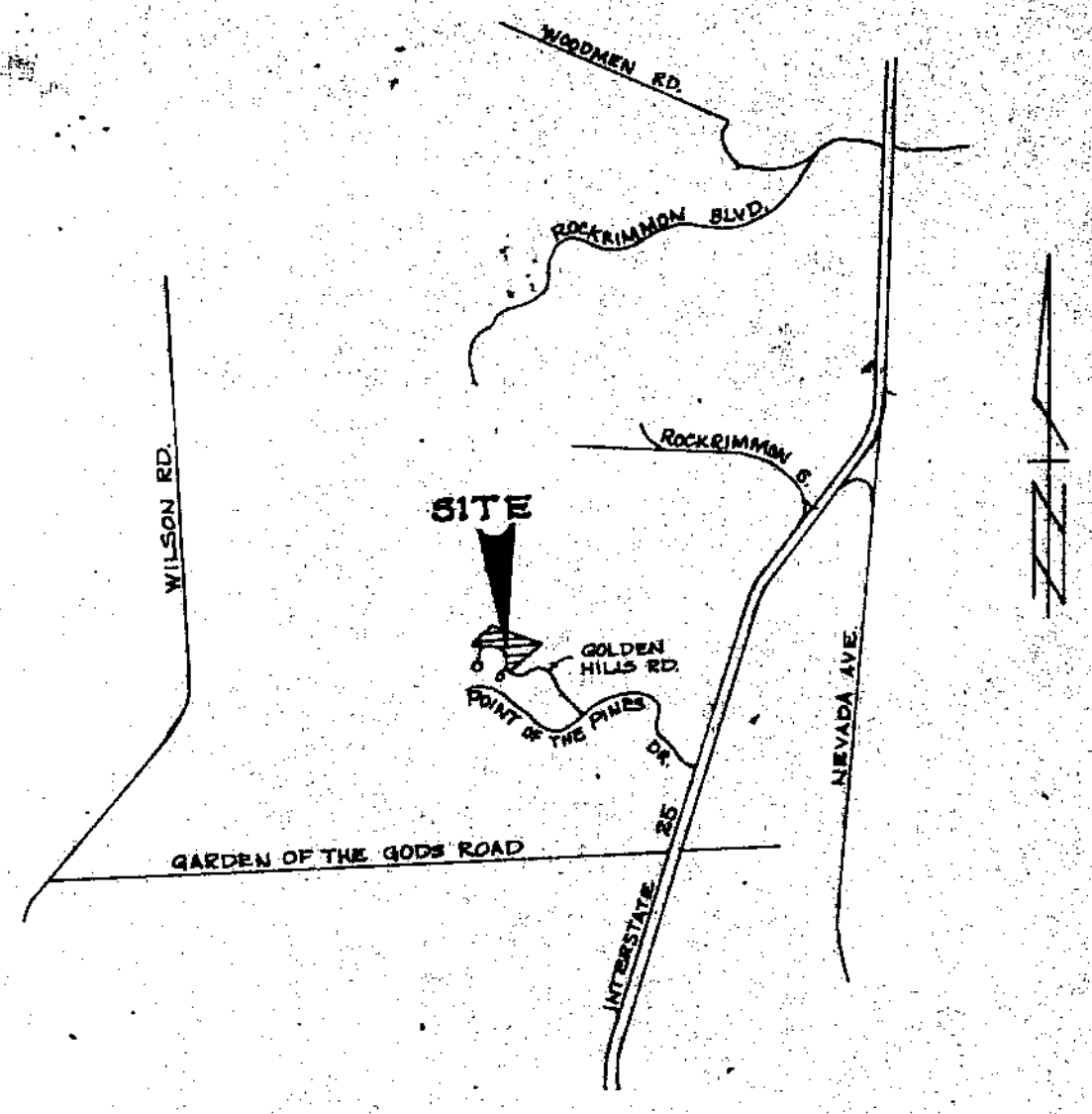


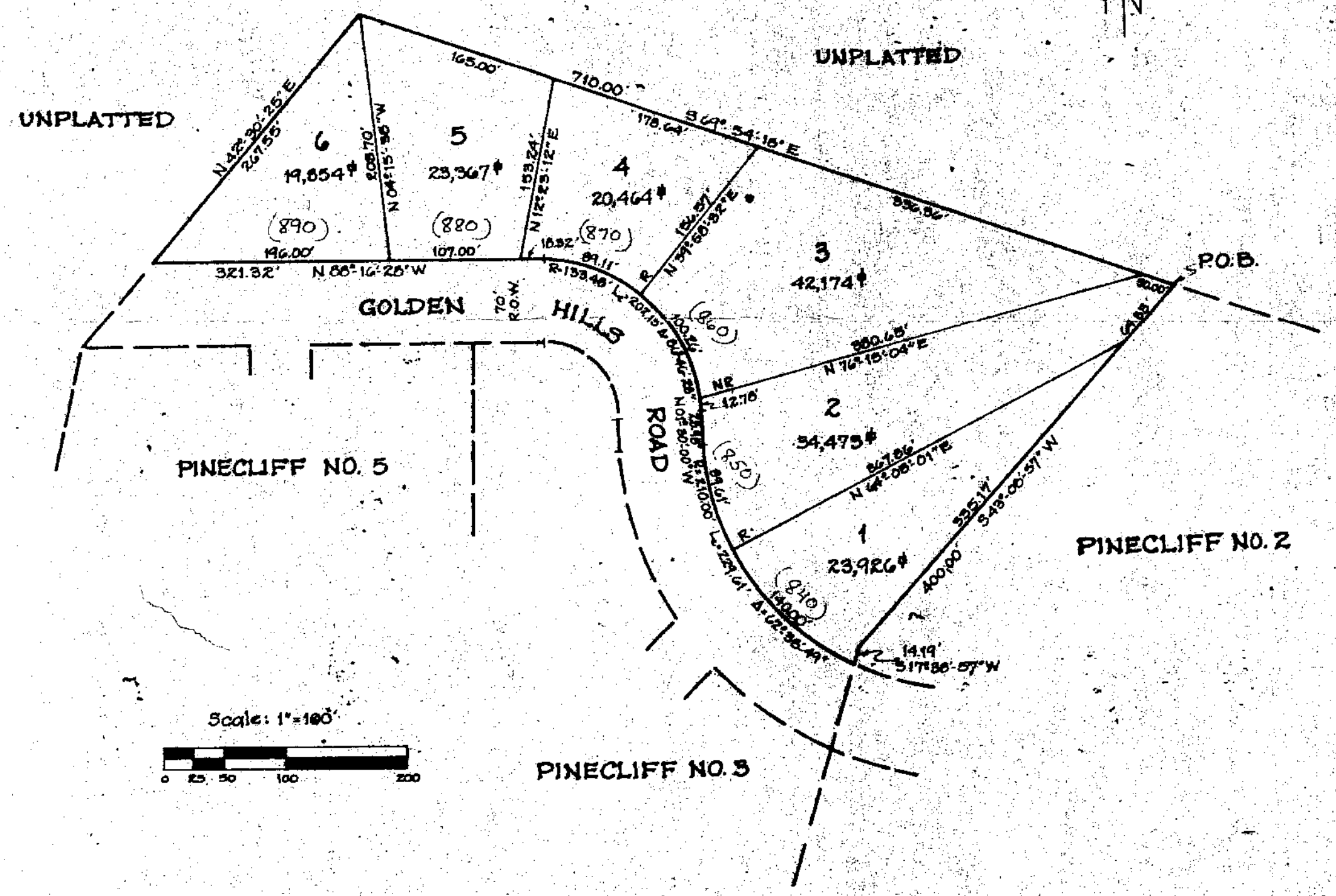
PINECLIFF NO. 6 IN THE CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO

**H. J. KRAETTLI & SONS, INC.
ENGINEERS & SURVEYORS**

NOVEMBER 29, 1979



VICINITY MAP
NO SCALE



"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."

NOTICE IS HEREBY GIVEN: That the area included in the plat described herein is subject to the code of the City of Colorado Springs, 1968, as amended.

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: To Be Paid At Time Of Bids Permit
- Park Fees: Paid with Original Sub.
- Drainage Fees: Facilities in lieu of fees
- Bridge Fees: Paid O.K. - I.E.

KNOW ALL MEN BY THESE PRESENTS:

That Dean F. Chaussee and Lee L. Chaussee, being the owners of the following described tract of land to wit:

That portion of Section 24, Township 13 South, Range 67 West of the 6th P.M., described as follows: Beginning at the Northeast corner of Block 3, Pinecliff No. 3 as recorded in Plat Book X-2 at Page 58 of the records of El Paso County, Colorado; thence South 43° 08' 57" West 400.00 feet; thence South 17° 38' 57" West 14.19 feet; thence angle right 98° 12' 14" to the tangent of a curve to the right whose radius is 210.00 feet; through a central angle of 62° 38' 49" an arc distance of 229.61 feet; thence North 01° 30' 00" West 28.98 to a point of curvature; thence on a curve to the left whose radius is 133.48 feet; through a central angle of 86° 46' 28" an arc distance of 202.15 feet; thence North 88° 16' 28" West 321.32 feet; thence North 42° 30' 25" East 267.55 feet; thence South 69° 54' 18" East 710.00 feet to the Point of Beginning, and containing 3.77 acres more or less.

DEDICATION:

The above party in interest has caused said tract of land to be platted into lots, a block, 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 sale right and authority to release or "Quit Claim" all or any such easements remain exclusively vested in the City of Colorado Springs. This tract of land as platted herein shall be known as "PINECLIFF NO. 6" in the City of Colorado Springs, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, Dean F. Chaussee and Lee L. Chaussee, being the owners have executed their presents this 15th day of December A.D., 1980.

Dean F. Chaussee
Dean F. Chaussee

Lee L. Chaussee
Lee L. Chaussee

STATE OF COLORADO
SS
COUNTY OF EL PASO

The above and forementioned instrument was acknowledged before me this 15th day of December A.D. 1980 by Dean F. Chaussee and Lee L. Chaussee.

Witness My Hand and Official Seal

My Commission Expires May 26, 1982

Shirley Hoffmeister
NOTARY PUBLIC

The undersigned registered land surveyor of the State of Colorado does hereby certify 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 shown the described tract of land and the Subdivision thereof to the best of his knowledge and belief.

Robert Berger
Registered Land Surveyor
State of Colorado No. 9646

The undersigned hereby approve for filing the accompanying replat of "PINECLIFF NO. 6" in the City of Colorado Springs, El Paso County, Colorado.

H. J. Kraetli
Planning Director

5/13/81
Date

Robert Miller
Director of Public Works

5.21.81
Date

STATE OF COLORADO
SS
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 10:27 O'Clock A M. this 28th day of May A.D., 1980 and duly recorded in Plat Book N-3 at Page 91

ARDIS W. SCHMIDT, RECORDER.

By *Leathw. Brown*
Deputy

Reception No.: 774421

Fee: 10⁰⁰

KNOW ALL MEN BY THESE PRESENTS:

That the City Council of the City of Colorado Springs, Colorado authorized the replating of the above described tract of land and set forth in this plat at a meeting of said City Council held on the 12th day of May, 1981, A.D.

ATTEST *R. Parker*
City Clerk

CITY COUNCIL OF THE CITY OF COLORADO SPRINGS
By: *Robert Miller*
Mayor