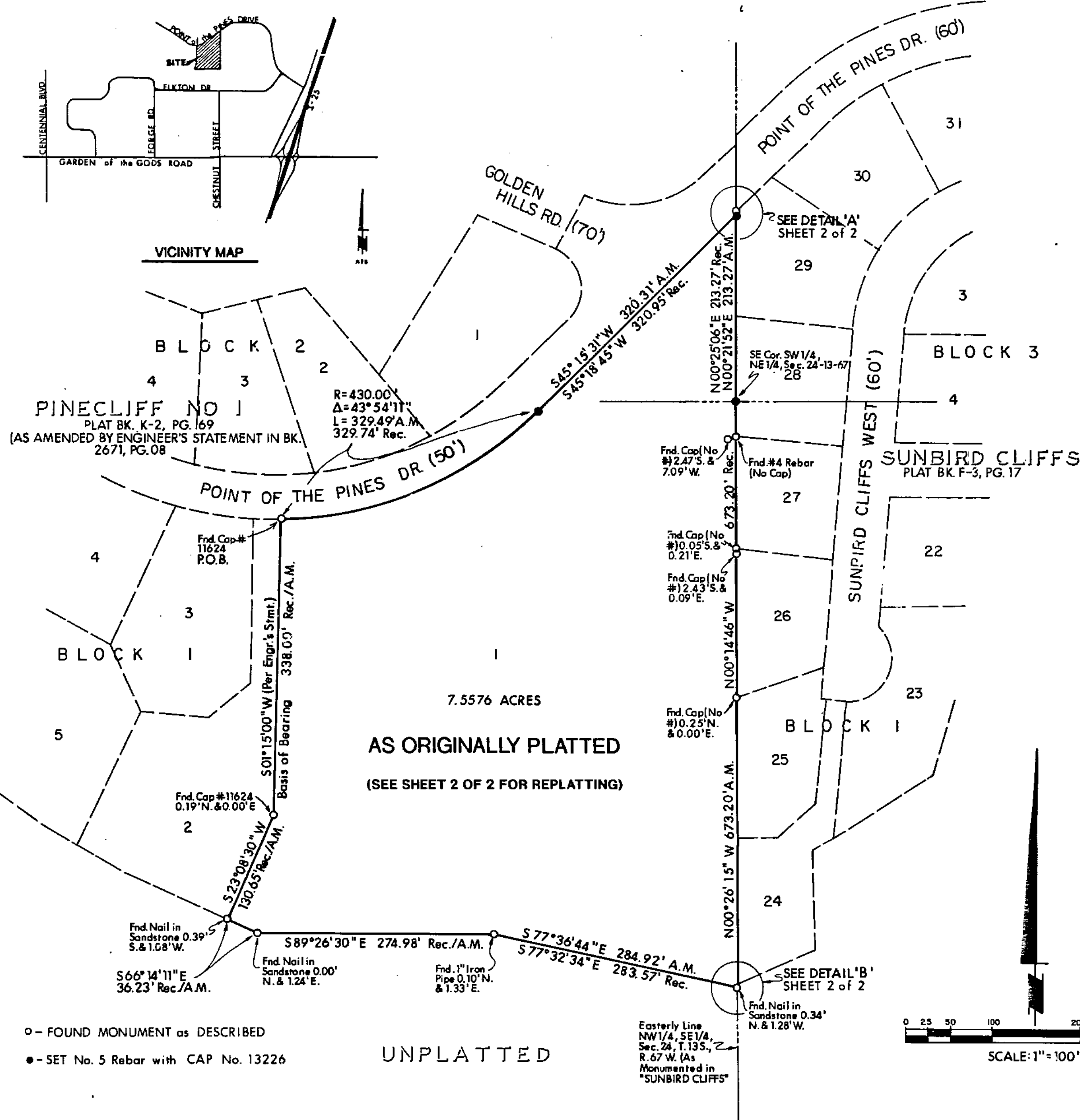


THE PINNACLE AT PINECLIFF

A RESUBDIVISION OF LOT 1, BLOCK 1, "PINECLIFF NO. 1," IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



BE IT KNOWN BY THESE PRESENTS:

THAT MARAC, INC., A COLORADO CORPORATION, C. MICHAEL HAUSMAN, PRESIDENT, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOT 1, BLOCK 1, "PINECLIFF NO. 1" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO AS RECORDED IN PLAT BOOK K-2 AT PAGE 69 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AS AMENDED BY ENGINEER'S STATEMENT RECORDED IN BOOK 2671 AT PAGE 08 OF THE RECORDS OF EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE S 01° 15' 00" W, ALONG THE WESTERLY LINE THEREOF, 338.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE S 23° 08' 30" W, ALONG SAID WESTERLY LINE, 130.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1; THENCE S 66° 14' 11" E, ALONG THE SOUTHERLY LINE THEREOF, 36.23 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE S 89° 26' 30" E, ALONG SAID SOUTHERLY LINE, 274.98 FEET TO AN ANGLE POINT IN SAID LINE; THENCE S 77° 36' 44" E, 284.92 FEET TO INTERSECT THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 87 WEST OF THE 6TH P.M., AS ESTABLISHED BY THE PLAT OF "SUNBIRD CLIFFS" AS RECORDED IN PLAT BOOK F-3 AT PAGE 17 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND AS MONUMENTED, AT A POINT 673.20 FEET SOUTHERLY, ALONG SAID LINE FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE N 00° 26' 15" W (AS MONUMENTED), 873.20 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE N 00° 21' 52" E ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (AS MONUMENTED) 213.27 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 1, BLOCK 1 "PINECLIFF NO. 1", SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT-OF-WAY OF EXISTING 60 FOOT POINT OF THE PINES DRIVE AS PLATTED IN SAID "PINECLIFF NO. 1"; THENCE S 45° 15' 31" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 320.31 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 430.00 FEET AND A CENTRAL ANGLE OF 43° 54' 11", AN ARC DISTANCE OF 329.49 FEET TO THE POINT OF BEGINNING, CONTAINING 7.5576 ACRES (329.211 SQUARE FEET), MORE OR LESS.

DEDICATION:

THE ABOVE PARTY IN INTEREST HAS CAUSED SAID TRACT TO BE REPLATTED INTO A TRACT, A BLOCK, LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS SHOWN ON THE PLAT AND FURTHER RESTRICTS THE USE OF SAID EASEMENTS TO THE CITY OF COLORADO SPRINGS, AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHTS AND AUTHORITY TO RELEASE OR QUIT CLAIM ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THE TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE PINNACLE AT PINECLIFF" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL STREETS AS HEREIN PLATTED ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS.

NOTORIAL STATEMENT:

THE AFOREMENTIONED MARAC, INC., HAS EXECUTED THIS INSTRUMENT THIS 4th DAY OF October, 1990.

MARAC, INC.
P.O. BOX 60356
COLORADO SPRINGS, CO 80960

BY: C. Michael Hausman
C. MICHAEL HAUSMAN, PRESIDENT

STATE OF COLORADO) ss.
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 1990, BY C. MICHAEL HAUSMAN, AS PRESIDENT FOR MARAC, INC.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 3/24/1992

Eric R. Wurth
NOTARY PUBLIC



FILING APPROVALS:

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "THE PINNACLE AT PINECLIFF".
Acting Director 10/15/90 DATE Acting Director of Public Works 10/17/90

KNOWN ALL MEN BY THESE PRESENTS:

THAT THE CITY OF COLORADO SPRINGS, COLORADO, AUTHORIZED THE REPLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH IN THE REPLAT AND AT THE SAME TIME AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME WHICH IS DONE ACCORDING ON BEHALF OF THE CITY OF COLORADO SPRINGS THIS 18th DAY OF October, 1990 A.D.

BY: North
MAYOR OF COLORADO SPRINGS

ATTEST: Carmen J. Hartin
CITY CLERK

RECORDING:

STATE OF COLORADO) ss.
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:57 O'CLOCK A.M. THIS 18th DAY OF October, 1990, AND IS DULY RECORDED IN PLAT BOOK E-4, AT PAGE 127 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

RECEPTION NO.: 1972575
FEE: 20.00

ARDIS W. SCHMITT, RECORDER

BY: Carmen J. Bell
DEPUTY

FEEES:

DRAINAGE FEES: Per Original Plat - 80
BRIDGE FEES: 1/12 - 80
SCHOOL FEES: Attorney of Building Permit - 80
PARK FEES: Attorney of Building Permit - 80

Obering, Wurth & Associates
Consulting Civil Engineers
Registered Land Surveyors
1015 Elitton Drive
Colorado Springs, Colorado 80907

PROJECT No. 90023
DATE PREPARED: AUGUST, 1990

EASEMENTS:

BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH FIVE FOOT (5') EASEMENTS FOR PUBLIC UTILITIES AND BOTH SIDES OF ALL REAR LOT LINES WITH SEVEN FOOT (7') EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN GREATER IN WIDTH HEREON.

REPLAT STATEMENT:

THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THE REPLAT.

NOTICE IS HEREBY GIVEN:

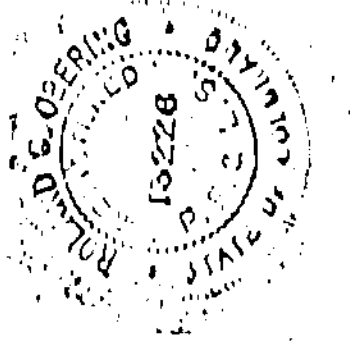
THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED.

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, SUBDIVISION 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 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.

Roland G. Obering
ROLAND G. OBERING, P.E. & L.S. COLORADO 13228



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. 13-80-105, C.R.S.

ok 80 10/19/90

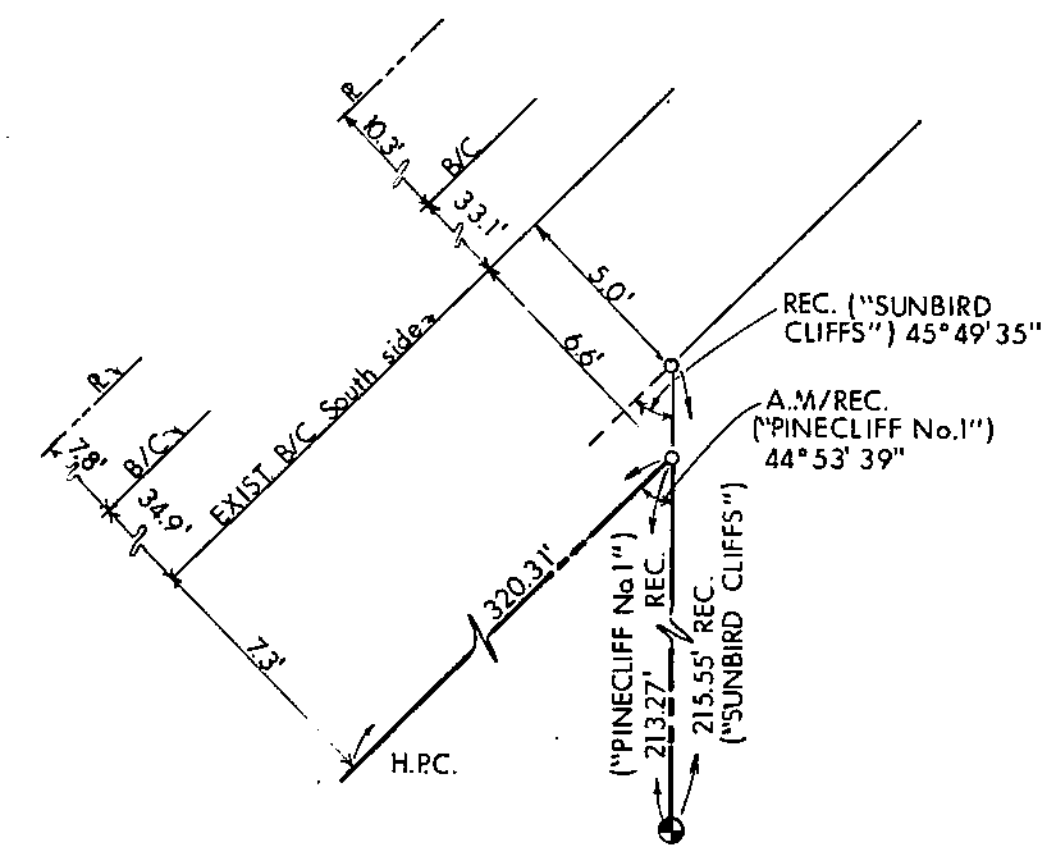
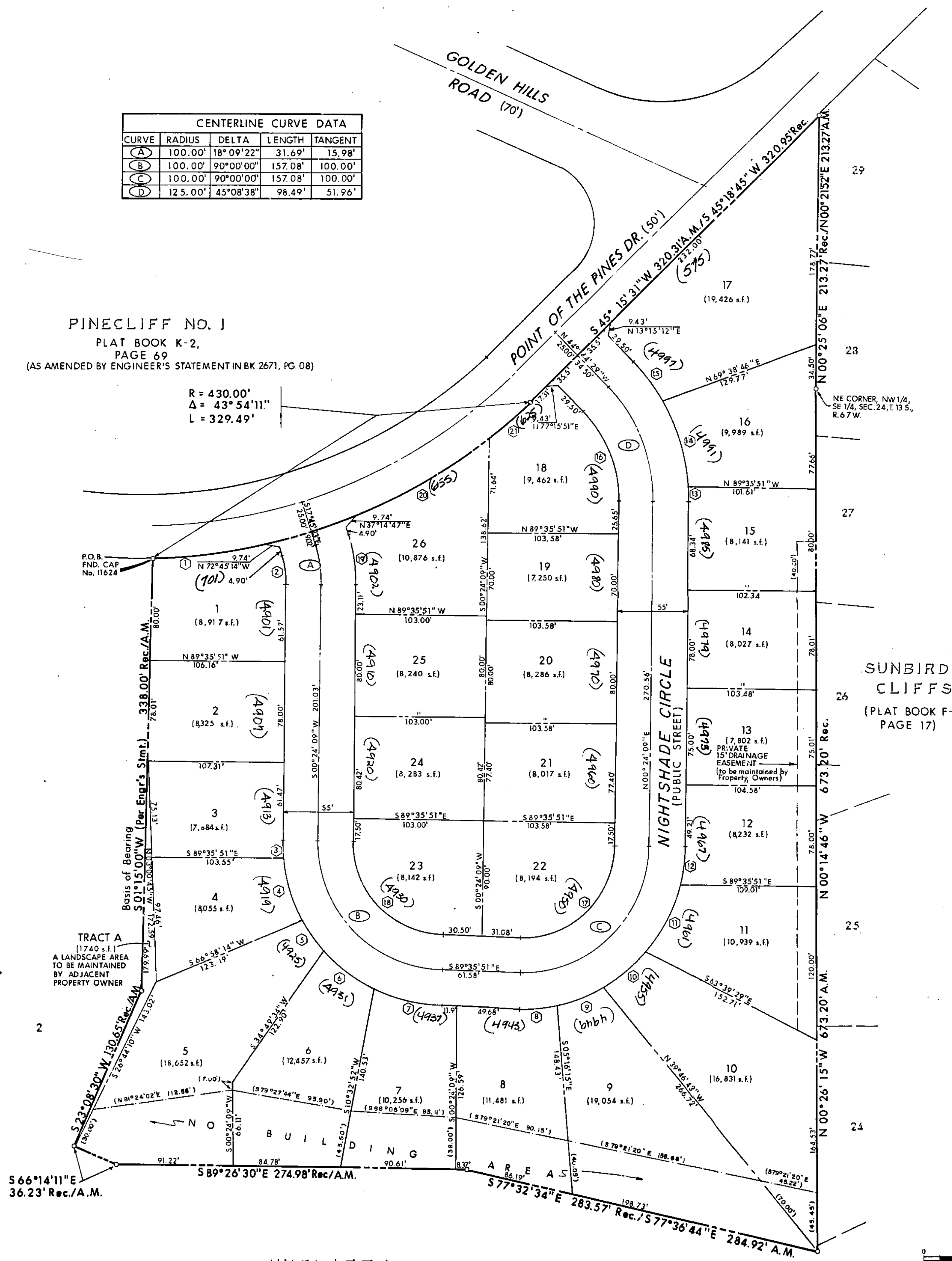
THE PINNACLE AT PINECLIFF

A RESUBDIVISION OF LOT 1, BLOCK 1, "PINECLIFF NO. 1," IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CENTERLINE CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
A	100.00'	18°09'22"	31.69'	15.98'
B	100.00'	90°00'00"	157.08'	100.00'
C	100.00'	90°00'00"	157.08'	100.00'
D	125.00'	45°08'38"	96.49'	51.96'

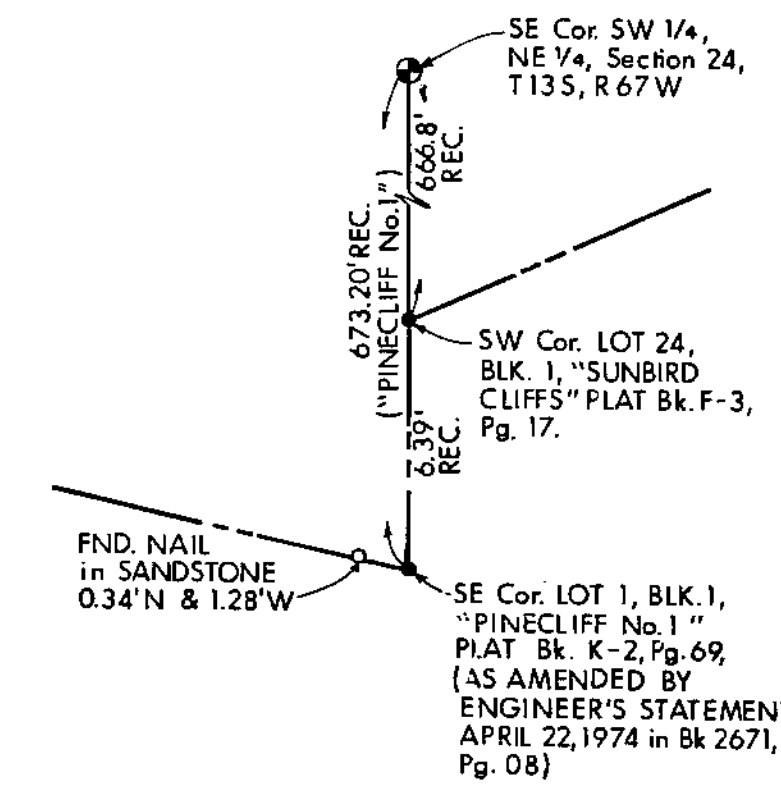
PINECLIFF NO. 1
PLAT BOOK K-2,
PAGE 69
(AS AMENDED BY ENGINEER'S STATEMENT IN BK 2671, PG 08)

R = 430.00'
Δ = 43°54'11"
L = 329.49'



DETAIL "A"
(NORTHEAST CORNER)

SCALE 1" = 5'

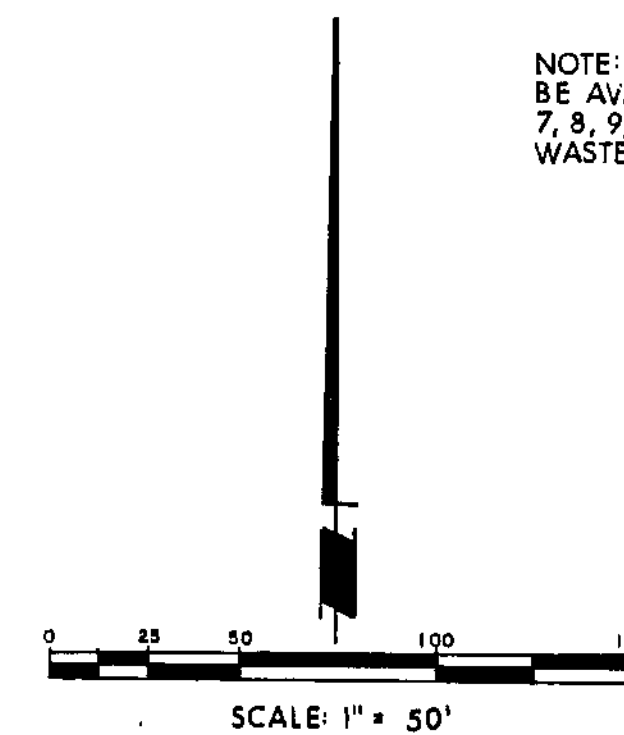


DETAIL "B"
(SOUTHEAST CORNER)

SCALE 1" = 5'

LOT LINE CURVE DATA							
NO.	RADIUS	DELTA	LENGTH	NO.	RADIUS	DELTA	LENGTH
1	430.00'	12°10'59"	91.43'	12	127.50'	13°02'43"	29.03'
2	72.50'	18°09'22"	22.97'	13	152.50'	04°22'46"	11.66'
3	127.50'	06°05'37"	13.56'	14	152.50'	26°17'59"	70.00'
4	127.50'	22°55'06"	51.00'	15	152.50'	14°27'53"	38.50'
5	127.50'	13°28'53"	30.00'	16	97.50'	45°08'38"	76.82'
6	127.50'	22°28'08"	50.00'	17	72.50'	90°00'00"	113.88'
7	127.50'	25°02'16"	55.72'	18	72.50'	90°00'00"	113.88'
8	127.50'	12°50'06"	28.56'	19	127.50'	18°09'22"	40.40'
9	127.50'	17°58'31"	40.00'	20	430.00'	16°23'56"	123.07'
10	127.50'	19°10'54"	42.68'	21	430.00'	05°51'22"	43.95'
11	127.50'	26°57'46"	60.00'				

NOTE: GRAVITY SEWER SERVICE MAY NOT BE AVAILABLE TO THE ENTIRE AREA OF LOTS 7, 8, 9, 10, 11, 12, & 26. INDIVIDUALLY DESIGNED WASTEWATER SYSTEMS MAY BE REQUIRED.



Obering, Wurth & Associates
Consulting Civil Engineers
Registered Land Surveyors
1015 Elton Drive
Colorado Springs, Colorado 80907

PROJECT No. 90023
DATE PREPARED: AUGUST 31, 1990

SHEET 2 of 2

Handwritten notes:
K
Lanning
JRM

UNPLATTED