

SUNBIRD CLIFFS FILING NO. 2

A PORTION OF THE EAST HALF 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 THE MOUNTAINSCAPE DEVELOPMENT LIMITED, A COLORADO GENERAL PARTNERSHIP, BY MANAGING GENERAL PARTNER, JACK MCNELLY, BEING THE PARTY IN INTEREST TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF 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, BEING PLATTED AND VACATED AS SUNBIRD CLIFFS FILING NO. 1 AS RECORDED IN PLAT BOOK O-3 AT PAGE 13 OF THE EL PASO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE (BY USAGE) OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING CONSIDERED TO BEAR $N00^{\circ}24'42"E$;

COMMENCING AT THE NORTHWEST CORNER OF SUNBIRD CLIFFS AS RECORDED IN PLAT BOOK F-3 AT PAGE 17 OF THE EL PASO COUNTY RECORDS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POINT OF THE PINES DRIVE AS DESCRIBED IN BOOK 2243 AT PAGE 807 OF THE EL PASO COUNTY RECORDS; THENCE $N00^{\circ}24'42"E$ AND ALONG THE WEST LINE (BY USAGE) OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24 A DISTANCE OF 83.65 FEET TO THE POINT OF BEGINNING;

THENCE $N00^{\circ}24'42"E$ AND ALONG SAID WEST LINE A DISTANCE OF 546.70 FEET; THENCE $S62^{\circ}13'03"E$ A DISTANCE OF 270.30 FEET; THENCE $N71^{\circ}48'11"E$ A DISTANCE OF 158.11 FEET; THENCE $N76^{\circ}12'07"E$ A DISTANCE OF 123.69 FEET; THENCE $S82^{\circ}38'13"E$ A DISTANCE OF 120.93 FEET; THENCE $S71^{\circ}19'37"E$ A DISTANCE OF 126.49 FEET; THENCE $N67^{\circ}51'08"E$ A DISTANCE OF 120.10 FEET; THENCE $S83^{\circ}00'22"E$ A DISTANCE OF 135.59 FEET; THENCE $S66^{\circ}59'35"E$ A DISTANCE OF 226.80 FEET; THENCE $S00^{\circ}14'17"W$ A DISTANCE OF 210.00 FEET; THENCE $S32^{\circ}47'17"W$ A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID POINT OF THE PINES DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES:

- $N57^{\circ}12'43"W$ A DISTANCE OF 148.54 FEET TO A POINT OF CURVE;
- ALONG A CURVE TO THE LEFT HAVING A DELTA OF $32^{\circ}33'00"$, A RADIUS OF 286.29 FEET, A DISTANCE OF 162.64 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT;
- $N89^{\circ}45'43"W$ A DISTANCE OF 555.00 FEET TO A POINT OF CURVE;
- ALONG A CURVE TO THE LEFT HAVING A DELTA OF $44^{\circ}00'00"$, A RADIUS OF 368.27 FEET, A DISTANCE OF 282.81 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT;
- $S46^{\circ}14'17"W$ A DISTANCE OF 84.11 FEET TO THE POINT OF BEGINNING;

CONTAINING 390,263 SQUARE FEET OR 8.9592 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AND STREETS 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 QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SUNBIRD CLIFFS FILING NO. 2" IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

OWNER

THE AFOREMENTIONED, MOUNTAINSCAPE DEVELOPMENT LIMITED, A COLORADO GENERAL PARTNERSHIP, BY JACK MCNELLY, MANAGING GENERAL PARTNER, HAS EXECUTED THIS INSTRUMENT THIS 31 DAY OF July 1992, A.D.

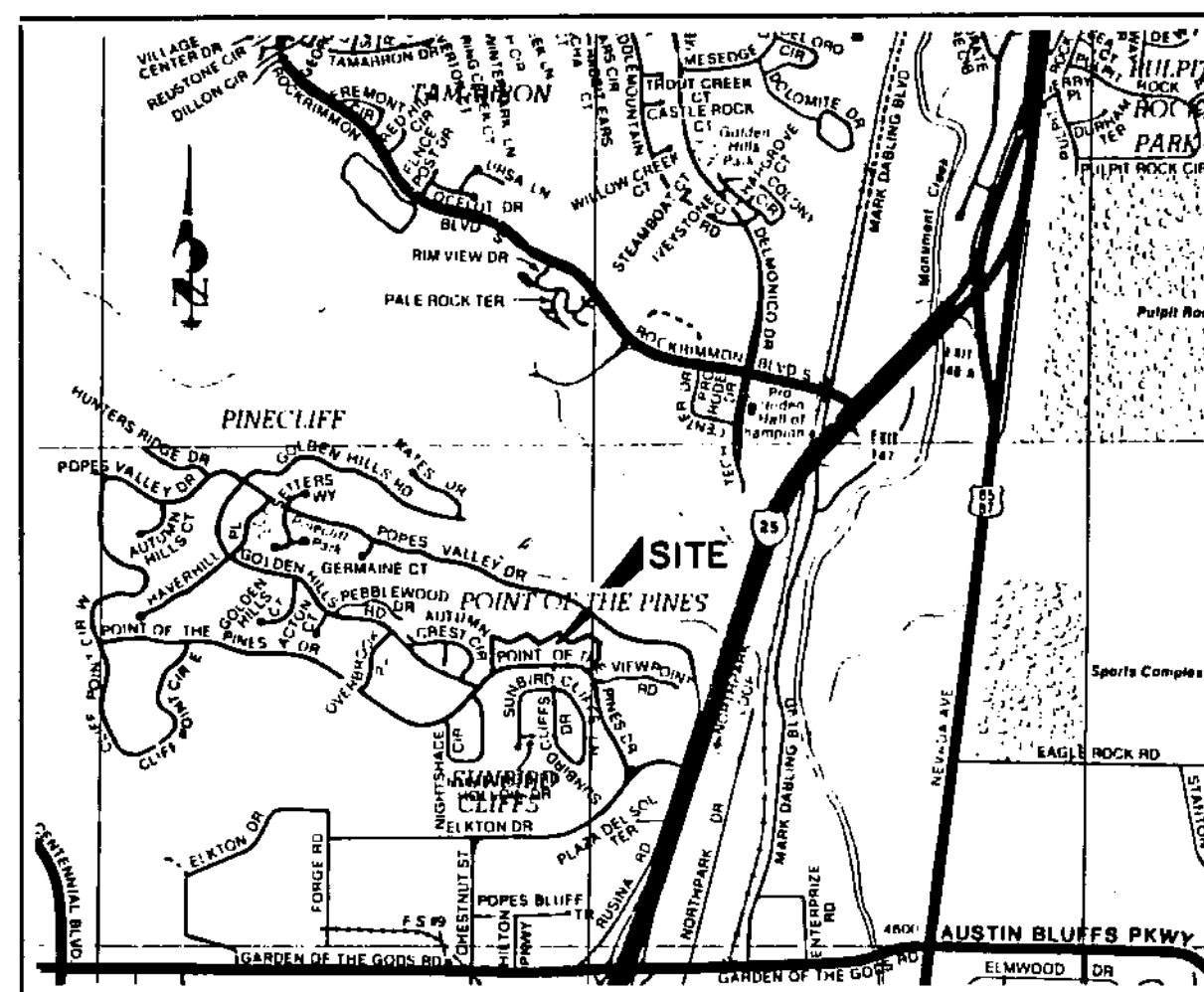
Jack McNelly
JACK MCNELLY, MANAGING GENERAL PARTNER

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF July, 1992 A.D. BY JACK MCNELLY, MANAGING GENERAL PARTNER.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 7-24-95



VICINITY MAP
NTS

GENERAL NOTES

- THE BASIS OF BEARINGS IS THE WEST LINE (BY USAGE) OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING CONSIDERED TO BEAR $N00^{\circ}24'42"E$;
- THE DATE OF PREPARATION IS JUNE 10, 1992
- - INDICATES RECOVERED WILLIAM P. WELER PIN AND CAP.
- - INDICATES #5 REBAR AND L.S. CAP #10377 TO BE SET.
- * - INDICATES AREA NOT A PART OF THIS SUBDIVISION.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL NUMBER 08060 0161 C EFFECTIVE MARCH 2, 1989.
- * * - INDICATES PRESERVATION EASEMENT - NO STRUCTURES.
- SURFACE MAINTENANCE OF PRESERVATION EASEMENT SHALL BE THE RESPONSIBILITY OF ADJACENT PROPERTY OWNER.
- NO LOTS SHALL HAVE ACCESS TO POINT OF THE PINES DRIVE.
- THAT PORTION OF THE 20 FOOT UTILITY EASEMENT AS DESCRIBED IN BOOK 2255 AT PAGE 309 AS RECORDED IN THE EL PASO COUNTY RECORDS THAT CROSSES LOTS 21 AND 22 WILL BE VACATED UPON ACCEPTANCE OF SANITARY SEWER IN CLIFF FALLS COURT.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OF POINT OF THE PINES DRIVE TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.

NOTICE IS HEREBY GIVEN

THAT THE AREA INCLUDED IN THIS 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 REPLAT 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.

EASEMENTS

UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES AND FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH ADJACENT PROPERTY OWNERS.

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 SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

James R. Fraker
JAMES R. FRAKER, REGISTERED LAND SURVEYOR
COLORADO NO. 10377
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

7/31/92
DATE

APPROVAL

THE UNDERSIGNED HEREBY APPROVES FOR FILING, THE ACCOMPANYING PLAT OF SUNBIRD CLIFFS FILING NO. 2:

Charles Miller
MANAGER OF DEVELOPMENT SERVICES

17 AUG 92
DATE

Ray E. Sanders
DIRECTOR OF PUBLIC WORKS

August 17, 1992
DATE

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 18 DAY OF August, 1992, A.D.

BY: [Signature]
MAYOR OF COLORADO SPRINGS

ATTEST: Carmen Martin
CITY CLERK

CLERK AND RECORDER

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:53 O'CLOCK A.M. THIS Five DAY OF August, 1992, A.D., AND DULY RECORDED IN PLAT BOOK E-5 AT PAGE 130

RECORDER: ARDIS W. SCHMITT

BY: Chris J. Bauer
DEPUTY

RECEPTION NO.: 2187014

FEE: \$ 30 -

SCHOOL FEE Due @ time of Building Permit - 50

BRIDGE FEE Paid - 50

PARK FEE Due @ time of Building Permit - 50

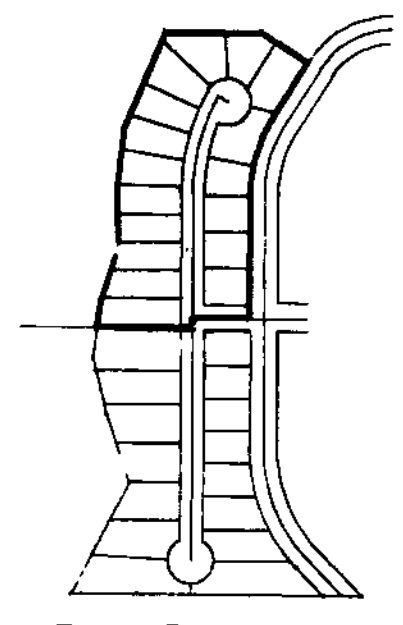
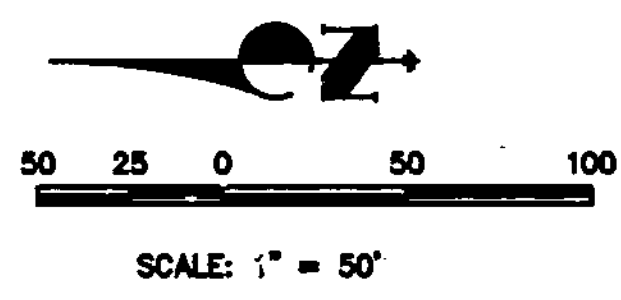
DRAINAGE FEE Inc. @ time - 50

SUNBIRD CLIFFS
FILING NO. 2
JUNE 10, 1992 SHEET 1 OF 3



JR ENGINEERING, LTD.
6455 N. Union Blvd. Suite 202
Colorado Springs, Colorado 80918
(719) 593-2593

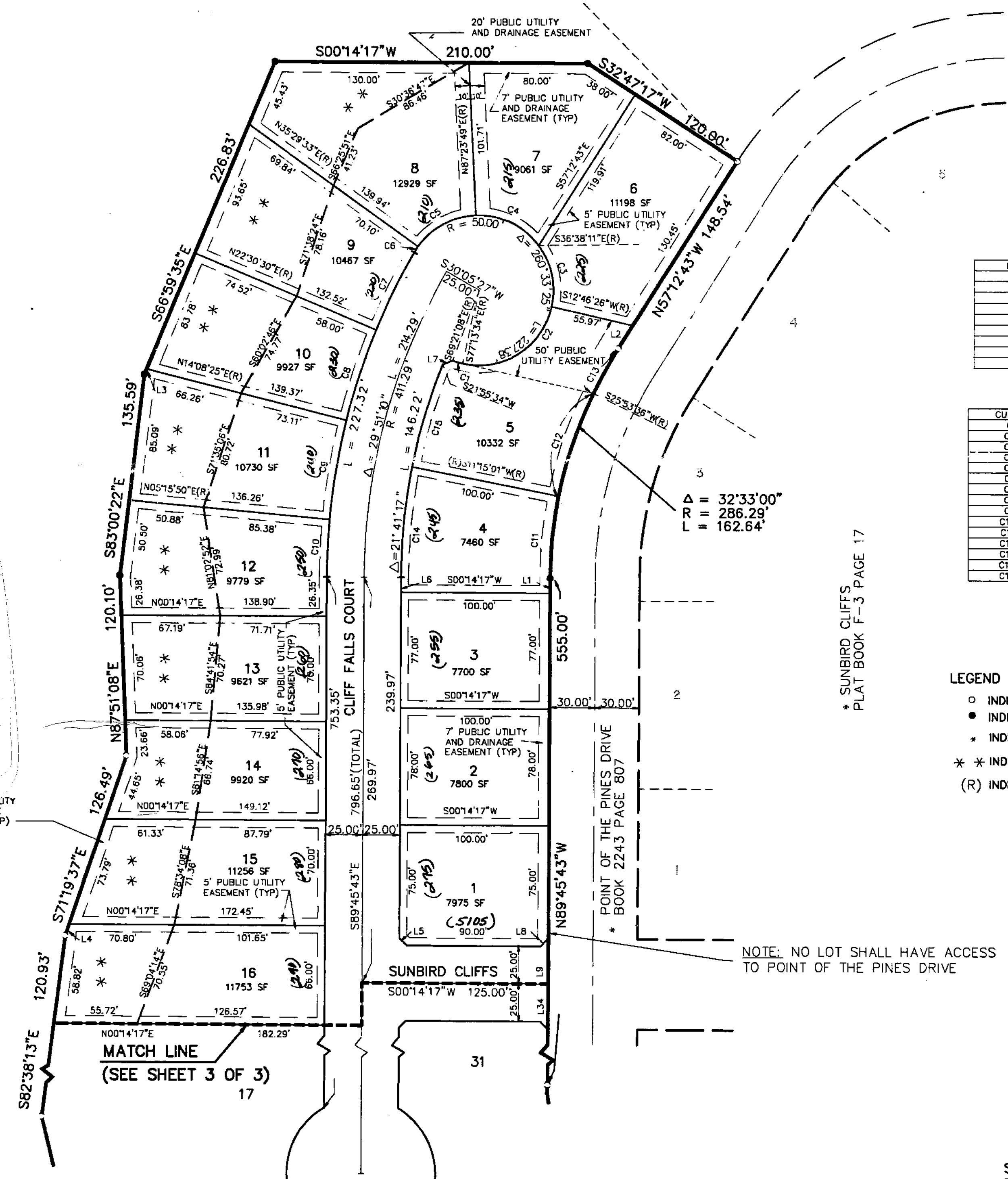
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* SUNVIEW VILLAGE
SUBDIVISION NO. 1
PLAT BOOK B-4 PAGE 115

* UNPLATTED *

* UNPLATTED *



LINE	DIRECTION	DISTANCE
L1	S89°45'43\"E	9.97'
L2	S57°12'43\"E	18.08'
L3	N66°59'35\"W	3.97'
L4	N71°19'37\"W	8.05'
L5	S45°14'17\"W	7.07'
L6	S89°45'43\"E	9.97'
L7	S22°09'30\"E	7.07'
L8	S44°45'43\"E	7.07'
L9	S89°45'43\"E	30.00'

CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	6.87'	07°52'25\"
C2	50.00'	78.54'	90°00'00\"
C3	50.00'	43.12'	49°24'37\"
C4	50.00'	48.84'	55°58'00\"
C5	50.00'	45.30'	51°54'16\"
C6	50.00'	4.71'	05°24'06\"
C7	436.29'	57.74'	07°34'57\"
C8	436.29'	63.72'	08°22'05\"
C9	436.29'	67.59'	08°52'35\"
C10	436.29'	38.27'	05°01'33\"
C11	286.29'	55.02'	11°00'44\"
C12	286.29'	73.17'	14°38'35\"
C13	286.29'	34.45'	06°53'41\"
C14	386.29'	74.25'	11°00'44\"
C15	386.29'	71.97'	10°40'33\"

LEGEND

- INDICATES JR PIN & CAP LS #10377 TO BE SET
- INDICATES RECOVERED WILLIAM P. WEBER PIN & CAP
- * INDICATES AREA NOT PART OF THIS SUBDIVISION
- * * INDICATES PRESERVATION EASEMENTS - NO STRUCTURES
- (R) INDICATES RADIAL BEARING

* SUNBIRD CLIFFS
PLAT BOOK F-3 PAGE 17

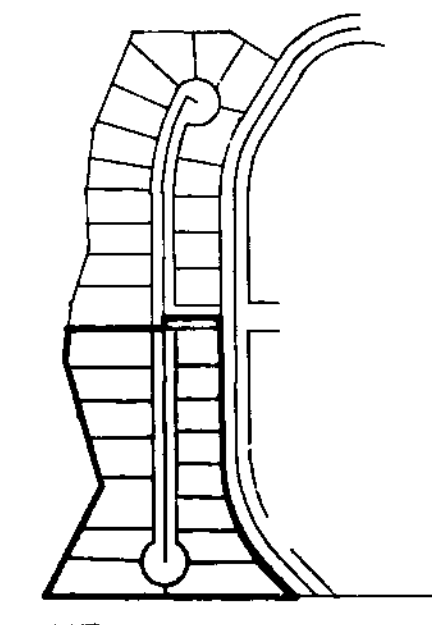
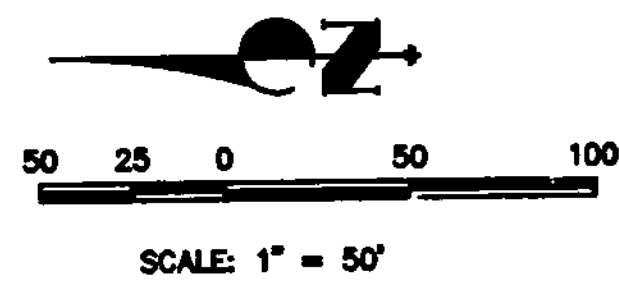
NOTE: NO LOT SHALL HAVE ACCESS
TO POINT OF THE PINES DRIVE

SUNBIRD CLIFFS
FILING NO. 2
JUNE 10, 1992

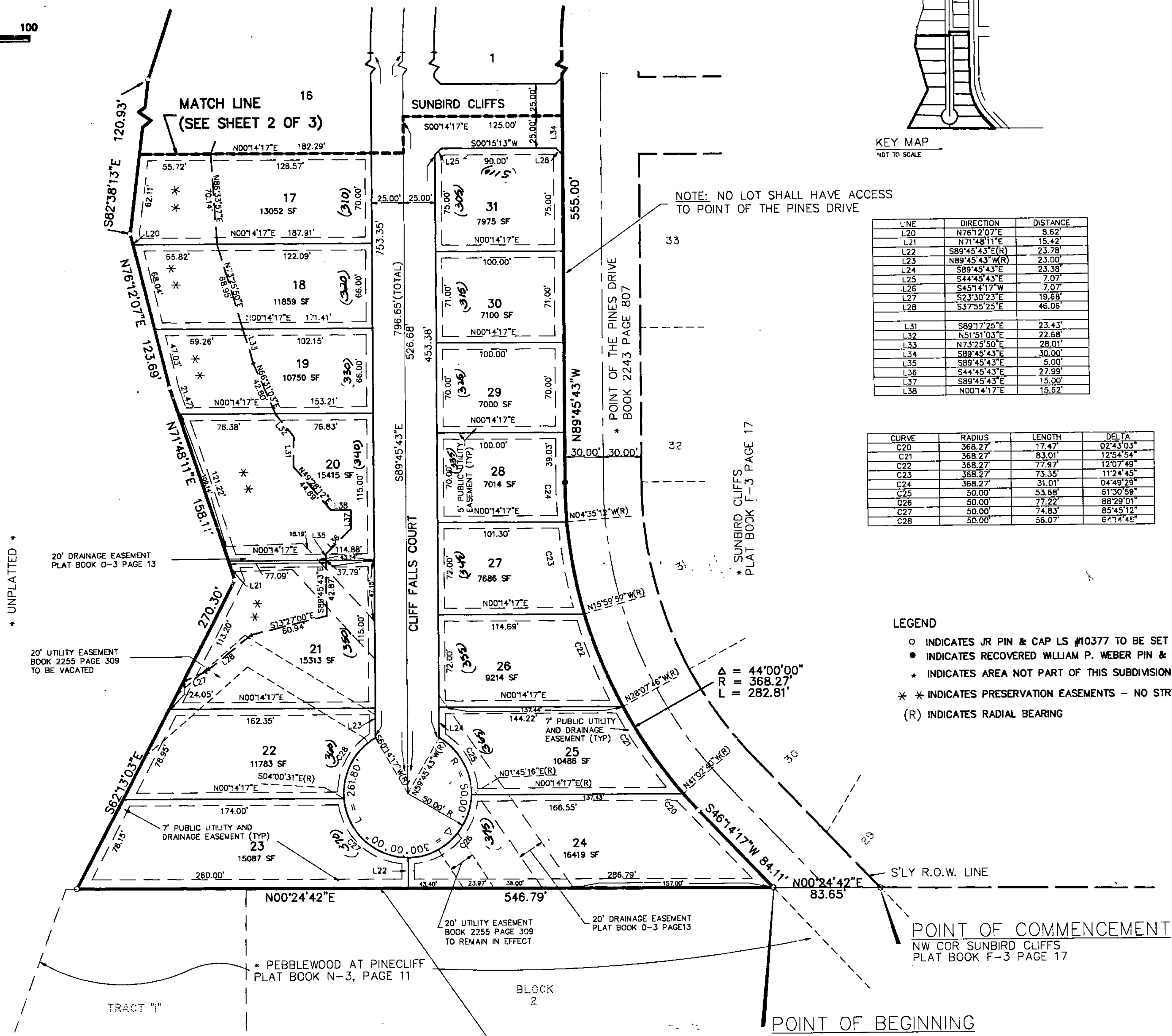
SHEET 2 OF 3



JR ENGINEERING, LTD.
6455 N. Union Blvd. Ste. 202
Colorado Springs, Colorado 80918
(719) 593-2593



KEY MAP
NOT TO SCALE



NOTE: NO LOT SHALL HAVE ACCESS TO POINT OF THE PINES DRIVE

LINE	DIRECTION	DISTANCE
L20	N76°12'07\"E	8.62'
L21	N71°48'11\"E	15.42'
L22	S89°45'43\"E(R)	23.78'
L23	N89°45'43\"W(R)	23.00'
L24	S89°45'43\"E	23.58'
L25	S44°45'43\"E	7.07'
L26	S45°14'17\"W	7.07'
L27	S23°30'23\"E	19.68'
L28	S37°55'25\"E	46.06'
L31	S89°17'25\"E	23.43'
L32	N51°51'03\"E	22.68'
L33	N73°25'50\"E	28.01'
L34	S89°45'43\"E	30.00'
L35	S89°45'43\"E	5.00'
L36	S44°45'43\"E	27.99'
L37	S89°45'43\"E	15.00'
L38	N00°14'17\"E	15.62'

CURVE	RADIUS	LENGTH	DELTA
C20	368.27'	17.47'	02°43'03\"
C21	368.27'	83.01'	12°54'54\"
C22	368.27'	77.97'	12°07'49\"
C23	368.27'	73.35'	11°24'45\"
C24	368.27'	31.01'	04°49'29\"
C25	50.00'	53.68'	61°30'59\"
C26	50.00'	77.22'	88°29'01\"
C27	50.00'	74.83'	85°43'12\"
C28	50.00'	66.07'	6°11'46\"

LEGEND

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- INDICATES RECOVERED WILLIAM P. WEBER PIN & CAP
- * INDICATES AREA NOT PART OF THIS SUBDIVISION
- ** INDICATES PRESERVATION EASEMENTS - NO STRUCTURES
- (R) INDICATES RADIAL BEARING

SUNBIRD CLIFFS
FILING NO. 2
JUNE 10, 1992

SHEET 3 OF 3



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8443.00

BASIS OF BEARINGS
WEST LINE (BY USAGE) E 1/4 OF SECTION 24 TOWNSHIP 13 SOUTH RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

Handwritten initials