

PINON VALLEY FILING NO. 7

A PORTION OF THE NORTH 1/2 OF SECTION 23 AND THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

NOTES:

- 1. ALL CORNERS SET WITH 4" x 4" IRON WITH SURVEYING CAP P.L.S. FITTED, UNLESS OTHERWISE NOTED.
2. BASIS OF BEARINGS IS THE WEST LINE OF PINON VALLEY FILING NO. 1 AS PLATTED IN PLAT BOOK 1-3...
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PREMIER ENGINEERING AND SURVEYING, INC. FOR ALL...
4. I-1 INDICATES NOT A PART OF THIS PLAT.
5. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY...
6. THE APPROVAL OF THIS PLAT IMPLICATES ALL PRIOR PLATS AND OR EASEMENTS FOR THE AREA REPRESENTED BY THIS PLAT...
7. TRACTS 'A', 'B' AND 'C' ARE FOR LANDSCAPE AND PUBLIC SIDEWALK EASEMENTS AND ARE OWNED AND MAINTAINED BY THE...
8. PINON VALLEY HOMEOWNERS ASSOCIATION AS RECORDED UNDER RECEPTION NO. 310015469 OF THE RECORDS...
OF EL PASO COUNTY.

KNOW ALL MEN BY THESE PRESENTS: THAT LIFESTYLE BUILDERS, INC., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

THAT PART OF THE NORTH HALF OF SECTION 23, AND THE SOUTH HALF OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 36, PINON VALLEY FILING NO. 1 AS RECORDED IN PLAT BOOK 1-3 AT PAGE 75 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE S 81°38'27" W A DISTANCE OF 113.10 FEET TO THE NORTHERLY LINE OF THE CENTINIAL FILING NO. 1 AS MONUMENTED IN THE FIELD, THENCE ALONG THE NORTH LINE OF SAID CENTINIAL FILING NO. 1, N 89°52'28" W A DISTANCE OF 254.01 FEET, THENCE LEAVING SAID NORTH LINE, N 61°38'28" E A DISTANCE OF 740.49 FEET TO A POINT, THENCE S 29°48'43" W A DISTANCE OF 302.50 FEET TO INTERSECT THE SOUTH RIGHT-OF-WAY LINE OF WALLE DEER DRIVE AS PLATTED IN PINON VALLEY FILING NO. 5 IN PLAT BOOK 1-3, PAGE 47 OF SAID RECORDS, THENCE ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY LINE OF WALLE DEER DRIVE, S 81°38'28" E A DISTANCE OF 400.00 FEET TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 42°30'24" IN A RADIUS OF 326.82 FEET, AN ARC LENGTH OF 208.07 FEET AND A CHORD BEARING S 88°19'22" E A DISTANCE OF 246.44 FEET, THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S 77°57'40" E A DISTANCE OF 208.07 FEET TO THE INTERSECT THE WEST LINE OF PINON VALLEY FILING NO. 7 AS PLATTED IN PLAT BOOK 1-3, PAGE 50 OF SAID RECORDS, THENCE ALONG SAID WEST LINE S 42°30'24" W A DISTANCE OF 123.40 FEET, THENCE CONTINUING ALONG SAID WEST LINE S 61°38'28" W A DISTANCE OF 500.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.44 ACRES, MORE OR LESS.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AND TRACTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DO HEREBY GRANT TO THE CITY OF COLORADO SPRINGS AND / OR ITS SUCCESSORS PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO DECIDE ON ANY PLAT OR ANY OTHER RECORDS SHALL REMAIN SOLELY WITH THE CITY OF COLORADO SPRINGS. THE STREETS PLATTED HEREON ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS PARCEL OF LAND HEREIN PLATTED SHALL BE KNOWN AS PINON VALLEY FILING NO. 7 IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS WHEREOF:

THE ABOVE OWNER HAS CAUSED THIS TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AND TRACTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DO HEREBY GRANT TO THE CITY OF COLORADO SPRINGS AND / OR ITS SUCCESSORS PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO DECIDE ON ANY PLAT OR ANY OTHER RECORDS SHALL REMAIN SOLELY WITH THE CITY OF COLORADO SPRINGS. THE STREETS PLATTED HEREON ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS PARCEL OF LAND HEREIN PLATTED SHALL BE KNOWN AS PINON VALLEY FILING NO. 7 IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

LIFESTYLE BUILDERS, INC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th day of April, 1988.

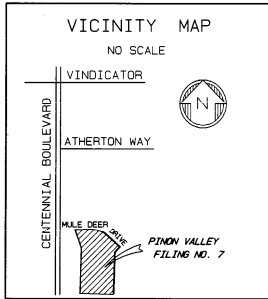
NOTARIAL:

STATE OF COLORADO, COUNTY OF EL PASO, I, the within plat was acknowledged before me this 10th day of April, 1988, at the City of Colorado Springs, Colorado.

Commission Expires

GEOLOGIC HAZARDS DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY THE ENGINEERS, DATED SEPTEMBER 13, 1988. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE, ONE AND BEHINDS OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO IF YOU WOULD LIKE A COPY OF SAID REPORT.



RECORDING:

STATE OF COLORADO, COUNTY OF EL PASO, I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:56 O'CLOCK A.M. THIS 3 DAY OF June, 1988 AND IS DULY RECORDED UNDER RECEPTION NO. 310015469 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

J. PATRICK KELLY, RECORDER, FEE: PLAN FILING \$10.00, BOOK FEE \$1.00, INDEX FEE \$1.00, RECORDING FEE \$1.00, TOTAL FEE \$13.00.

APPROVAL:

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF PINON VALLEY FILING NO. 7

Number of Development Easements: 2, Date: 5/17/88, City Engineer: Anthony H. Young, City Clerk: [Signature]

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1988, 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 MADE AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR, ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO, LETTERS OF FIDELITY, BOND, SURETYSHIP OR OTHER FINANCIAL INSTRUMENTS, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYORS CERTIFICATE

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT HAS BEEN SURVEYED AND DRAWN UNDER HIS DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, 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 PROFESSIONAL KNOWLEDGE AND BELIEF.

Professional Engineer and Land Surveyor seal for James L. Gilmore, License No. 27064, dated 5/1/88.

DATE OF PREPARATION: APRIL 6, 1988 IN THE N 1/2 OF SEC. 23 & THE S 1/2 OF SEC. 14, T13S. R67W. 6TH P.M.

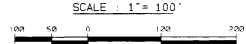
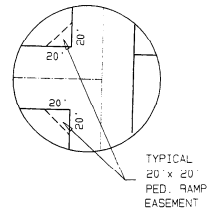
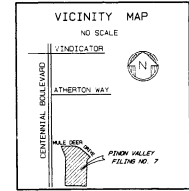
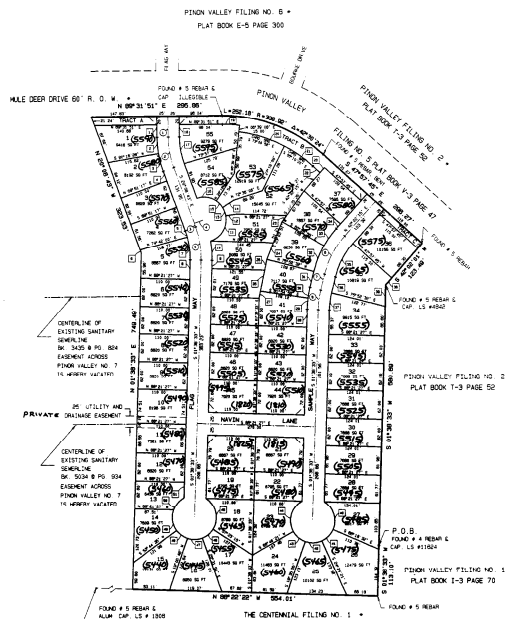
Table with columns: REVISIONS (Description, Date, By), PINON VALLEY FILING NO. 7, FINAL PLAT, PREMIER ENGINEERING AND SURVEYING, INC. (Professional Civil Engineers and Land Surveyors, 2310 Vianna Drive, Colorado Springs, CO 80918, (719) 598-8865)

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A PORTION OF THE NORTH 1/2 OF SECTION 23 AND THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

CENTERLINE DATA			
NO.	BEARING/DIST.	LENGTH	MARKET
11	S 10° 00' 00" E	47.70	
12	S 89° 44' 34" E	88.88	34.88
13	S 10° 00' 00" E	178.00	
14	N 89° 51' 17" E	24.43	
15	S 11° 47' 18" E	293.00	78.00
16	S 79° 54' 47" E	293.00	87.43
17	N 14° 57' 38" E	285.00	
18	S 79° 54' 47" E	293.00	43.57

LEFT LINE DATA			
NO.	BEARING/DIST.	LENGTH	MARKET
11	S 10° 00' 00" E	47.70	
12	S 89° 44' 34" E	88.88	34.88
13	S 10° 00' 11" E	293.00	49.50
14	S 10° 00' 42" E	293.00	7.40
15	N 89° 58' 42" W	7.50	
16	S 89° 58' 42" W	178.00	55.70
17	S 61° 38' 33" W	43.38	
18	N 89° 58' 42" E	158.50	
19	S 11° 13' 54" E	328.50	84.25
20	S 89° 58' 42" E	293.00	44.25
21	N 89° 58' 42" E	293.00	31.13
22	N 89° 58' 42" E	293.00	11.26
23	S 10° 00' 42" E	293.00	49.50
24	S 10° 00' 34" E	178.00	34.35
25	N 89° 58' 42" W	47.70	
26	S 79° 54' 47" E	293.00	55.81
27	S 10° 00' 00" E	304.00	88.00
28	S 10° 00' 00" E	304.00	78.33
29	S 47° 57' 48" E	21.84	
30	N 89° 58' 42" W	15.50	
31	S 10° 00' 00" E	43.38	
32	S 10° 11' 18" E	24.40	
33	S 10° 11' 18" E	48.79	
34	S 10° 11' 18" E	18.30	
35	S 10° 11' 18" E	48.79	
36	S 10° 00' 00" E	285.00	12.98
37	S 10° 00' 00" E	285.00	11.87
38	S 10° 00' 00" E	285.00	38.87
39	S 10° 00' 00" E	285.00	31.17
40	S 10° 00' 11" E	293.00	23.88
41	N 89° 58' 42" W	14.83	
42	S 10° 00' 00" E	178.00	43.46
43	S 10° 00' 00" E	178.00	38.14
44	N 89° 58' 42" W	78.33	
45	N 89° 58' 42" E	43.38	
46	N 89° 58' 42" E	71.86	48.58
47	N 89° 58' 42" E	58.50	33.12
48	N 89° 58' 42" E	58.50	26.24
49	N 89° 58' 42" E	58.50	19.37
50	N 89° 58' 42" E	58.50	12.50
51	N 89° 58' 42" E	58.50	5.63
52	N 89° 58' 42" E	58.50	0.00
53	S 10° 00' 00" E	58.50	18.88
54	S 10° 00' 00" E	58.50	12.01
55	S 10° 00' 00" E	58.50	5.14
56	S 10° 00' 00" E	58.50	0.00
57	S 10° 00' 00" E	58.50	18.88
58	S 10° 00' 00" E	58.50	12.01
59	S 10° 00' 00" E	58.50	5.14
60	S 10° 00' 00" E	58.50	0.00



RIGHT LINE DATA			
NO.	BEARING/DIST.	LENGTH	MARKET
11	S 10° 00' 00" E	47.70	
12	S 89° 44' 34" E	88.88	34.88
13	S 10° 00' 00" E	178.00	
14	N 89° 51' 17" E	24.43	
15	S 11° 47' 18" E	293.00	78.00
16	S 79° 54' 47" E	293.00	87.43
17	N 14° 57' 38" E	285.00	
18	S 79° 54' 47" E	293.00	43.57

REVISIONS NO. DESCRIPTION BY DATE			
IN THE N 1/2 OF SEC. 23 & THE S 1/2 OF SEC. 14, T13S, R67W, 6TH P.M.		<b>PINON VALLEY FILING NO. 7</b> <b>FINAL PLAT</b>	
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 CERTIFICATION SHOWN HEREON.		<b>PREMIER ENGINEERING AND SURVEYING, INC.</b> Professional Civil Engineers and Land Surveyors 2110 Victoria Drive Colorado Springs, CO 80918 (719) 598-6981	