Robert C. Balink El Paso Cty, CO 204134990 08/10/2004 08:20

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TWENTY-SECOND SUPPLEMENTAL DECLARATION

OF

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

FOR

PINE CREEK VILLAGE AT BRIARGATE

(Pine Creek Subdivision Filing No. 30 and Pine Creek Subdivision Filing No. 35)

THIS TWENTY-SECOND SUPPLEMENTAL DECLARATION (this "Supplemental Declaration"), dated to be effective as of August 6, 2004, is executed by LP47, LLC, a Colorado limited liability company doing business as La Plata Investments, LLC ("La Plata"); S&S HOMES, LLC, a Colorado limited liability company, VANTAGE HOMES CORP., a Colorado corporation, HEARTVIEW COMPANY, INC., a Colorado corporation, and THE CAMPBELL COMPANIES, LTD., a Colorado corporation (collectively the "Builders"); and by PINE CREEK VILLAGE ASSOCIATION, INC., a Colorado nonprofit corporation ("PCVA").

RECITALS

- A. This Supplemental Declaration amends and supplements the Declaration of Covenants, Conditions and Restrictions for Pine Creek Village at Briargate recorded November 12, 1998 under Reception No. 098165891, records of El Paso County, Colorado, and supplements thereto, as amended (the "Declaration").
- B. This Supplemental Declaration is made with respect to the real property in the City of Colorado Springs, El Paso County, Colorado, platted and legally described as Pine Creek Subdivision Filing No. 30 ("Pine Creek No. 30") and Pine Creek Subdivision Filing No. 35 ("Pine Creek No. 35").
- C. La Plata is the "Declarant" under the Declaration and the developer of the residential community known as Pine Creek at Briargate, which includes Pine Creek No. 30 and Pine Creek No. 35. The "Development Period," as defined in the Declaration, has not yet expired.
- D. La Plata and Builders are the "Owners" of the platted lots within Pine Creek No. 30 and Pine Creek No. 35 as

identified and described on Exhibit A attached hereto. La Plata also owns the platted tracts within Pine Creek No. 30 and Pine Creek No.35. Pine Creek No. 30 and Pine Creek No. 35 are within the "Additional Property," as defined in the Declaration.

E. PCVA is the homeowners association established pursuant to the Declaration and is responsible for maintaining the "Common Area" and "Areas of Common Responsibility" as provided in the Declaration.

Pursuant to the Declaration, La Plata and Builders have the right, power and authority to amend the Declaration as provided herein. The purpose of this Supplemental Declaration is to extend the Declaration to Pine Creek No. 30 and Pine Creek No. 35, to make Pine Creek No. 30 and Pine Creek No. 35 subject to the provisions of the Declaration and impose additional covenants, conditions, restrictions and easements on Pine Creek No. 30 and Pine Creek No. 35. Accordingly, La Plata and Builders hereby amend the Declaration as follows:

- 1. Addition of Pine Creek No. 30 and Pine Creek No. 35. Pursuant to Section 7.1 of the Declaration, La Plata hereby adds all of Pine Creek No. 30 and Pine Creek No. 35 to the "Properties," as defined and described in the Declaration. All of the terms, conditions and provisions of the Declaration shall apply to and be binding upon Pine Creek No. 30 and Pine Creek No. 35 and Pine Creek No. 30 and Pine Creek No. 35 shall be subject to all of the terms, conditions and provisions of the Declaration and of this Supplemental Declaration.
- 2. Sixteenth Supplemental Plat. La Plata hereby adopts and implements the Sixteenth Supplemental Plat for Pine Creek Village at Briargate (Pine Creek at Briargate Filing No. 30 and Pine Creek at Briargate Filing No. 35) attached hereto as Exhibit B (referred to herein as the "Sixteenth Supplemental Plat") pursuant to its rights, power and authority set forth in the Declaration and in accordance with the Colorado Common Interest Ownership Act. The Sixteenth Supplemental Plat shows Pine Creek No. 30 and Pine Creek No. 35 and modifies the Plat of Pine Creek Village at Briargate, which is part of and is attached to the Declaration as Exhibit D (the "Plat") and was recorded with the Declaration.
- 3. <u>Units</u>. Each of the platted lots identified as Lots 1 through 38, inclusive, in Pine Creek No. 30 and Lots 1 through 56, inclusive, in Pine Creek No. 35 on the Sixteenth Supplemental Plat is a "Unit" for all purposes of the Declaration.

- Designation as Common Area. La Plata, in its capacity as Declarant under the Declaration and pursuant to its express rights under Section 7.5 "Additional Covenants and Easements" of the Declaration during the Development Period, hereby declares that the areas described as Tract F in Pine Creek No. 30 and Tract H, Tract I, Tract J, Tract K and Tract N in Pine Creek No. 35 shall, from and after the date of this Supplemental Declaration, be deemed to be additional Common Area under the Declaration to be maintained by PCVA. La Plata further declares that the areas described as Tract A, Tract B, Tract C, Tract D and Tract E in Pine Creek Subdivision No. 30 and Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G and Tract M in Pine Creek No. 35 shall, from and after the date of this Supplemental Declaration, be deemed to be Areas of Common Responsibility to be maintained by the PCVA in accordance with the Declaration.
- hereby acknowledge that the platted lots within Pine Creek No. 30 and Pine Creek No. 35 are subject to the Declaration. The respective Builders who are Owners of lots within Pine Creek No. 35 hereby acknowledge and ratify the Nineteenth Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Pine Creek Village at Briargate recorded June 23, 2004 under Reception No. 204104536, records of El Paso County, Colorado that, among other things, provides for Common Areas and Areas of Common Responsibility, other than as set forth above. The Builders further ratify the Sixteenth Supplemental Plat attached hereto.
- Acceptance of Maintenance. Upon completion of fences, walls and landscaping within additional Common Areas and Areas of Common Responsibility designated above by La Plata, and following inspection of such improvements by PCVA and conveyance of Tract F in Pine Creek No. 30 and Tract H, Tract I, Tract J, Tract K and Tract N in Pine Creek No. 35 to PCVA, PCVA shall accept Tract F in Pine Creek No. 30 and Tract H, Tract I, Tract J, Tract K and Tract N in Pine Creek No. 35 and any fences, walls and landscaping within such tracts as Common Area. PCVA shall accept such Common Area by written notice of acceptance delivered to La Plata. After such acceptance, PCVA shall maintain such Common Area in accordance with the Declaration and as provided in this Supplemental Declaration. Upon completion of the landscaped areas within Tract A, Tract B, Tract C, Tract D and Tract E in Pine Creek No. 30 and Tract A, Tract B, Tract C, Tract D, Tract E, Tract F, Tract G and Tract M in Pine Creek No. 35 by La Plata and inspection thereof by PCVA, PCVA

shall accept such landscaped areas as Areas of Common Responsibility and shall maintain such areas in accordance with the Declaration and as provided in this Supplemental Declaration. PCVA shall accept such Areas of Common Responsibility by written notice delivered to La Plata. To the maximum practicable extent, PCVA shall use existing gates, roads, trails and facilities to avoid disturbing the owners of the Lots when working on Common Area or Areas of Common Responsibility.

Definitions. Any capitalized phrase, term or word used in this Supplemental Declaration or in the Sixteenth Supplemental Plat that is not otherwise expressly defined in this Supplemental Declaration or the Sixteenth Supplemental Plat shall have the meaning set forth in Article 1 of the Declaration, unless the context requires otherwise.

IN WITNESS WHEREOF, the parties have executed this Supplemental Declaration to be effective as of the day and year first above written.

LA PLATA:

a Colorado limited LP47, LLC, liability company

Scott E. Smith, Manager

B. Douglas Quimby,

BUILDERS:

THE CAMPBELL COMPANIES, LTD., a Colorado corporation

Randall L. Deming

Chief Operations Officer

HEARTVIEW COMPANY, INC., a Colorado corporation
Ву
Dennis P. Obenauf, President
S&S HOMES, LLC, a Colorado limited liability company
By ////
Kelley J. Barcus, Manager
VANTAGE HOMES CORP., a Colorado corporation
By Kennell
George C. Hess, III, President
PCVA:
PINE CREEK VILLAGE ASSOCIATION, INC., a Colorado nonprofit corporation

STATE OF COLORADO)) ss.
COUNTY OF EL PASO)
The foregoing instrument was acknowledged before me this 14 day of August, 2004 by Scott E. Smith as Manager and by B. Douglas Quimby as Manager of LP47, LLC, a Colorado limited liability company.
Witness my hand and official seal.
My commission expires: August 4, 2007
(SEAL) Notary Public
STATE OF COLORADO)) ss.
COUNTY OF EL PASO)
The foregoing instrument was acknowledged before me this day of August, 2004 by Randall L. Deming as Chief Operations Officer for The Campbell Companies, Ltd., a Colorado corporation.
Witness my hand and official seal.

My commission expires:

Notary Public

STATE OF COLORADO) ss.
COUNTY OF EL PASO) The foregoing instrument was acknowledged before me
this day of August, 2004 by Dennis P. Obenauf as President of Heartview Company, Inc., a Colorado corporation.
Witness my hand and official seal.
My commission expires: MY COMMISSION EXPIRES 05/10/2008
(SEAL) Notary Public
NOCATY FUBITE
STATE OF COLORADO)) ss.
COUNTY OF EL PASO)
The foregoing instrument was acknowledged before me this day of August, 2004 by Kelley J. Barcus as Manager of S&S Homes, LLC, a Colorado limited liability company.
Witness my hand and official seal.
My commission expires: 16 2008

NOTARY PUBLIC OF COLOR

STATE	OF	COL	ORADO)	
)	ss.
COUŃTY	OF	EL	PASO)	

The foregoing instrument was acknowledged before me this _____ day of August, 2004 by George C. Hess, III as President of Vantage Homes Corp., a Colorado corporation.

tness my hand and official seal.

Scommission expires: 6-27-08

STATE OF COLORADO COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 9th day of August, 2004 by Chuck Fowler as President of Pine Creek Village Association, Inc., a Colorado nonprofit corporation.

Witness my hand and official seal.

My commission expires: 10-19-04

Exhibit A

UNITS:

Lots 1 through 38, inclusive in Pine Creek Subdivision Filing No. 30, and

Lots 1 through 56, inclusive in Pine Creek Subdivision Filing No. 35, all in the City of Colorado Springs, County of El Paso and State of Colorado.

OWNERSHIP:

The Campbell Companies, Ltd.- Lots 8, 14, 22, 42, 47 and 54 in Pine Creek Subdivision Filing No. 35, in the City of Colorado Springs, County of El Paso and State of Colorado.

Heartview Company, Inc. - Lots 1, 10, 11, 18, 19, 20, 31, 34, 41, 51 and 56 in Pine Creek Subdivision Filing No. 35, in the City of Colorado Springs, County of El Paso and State of Colorado.

LP47, LLC

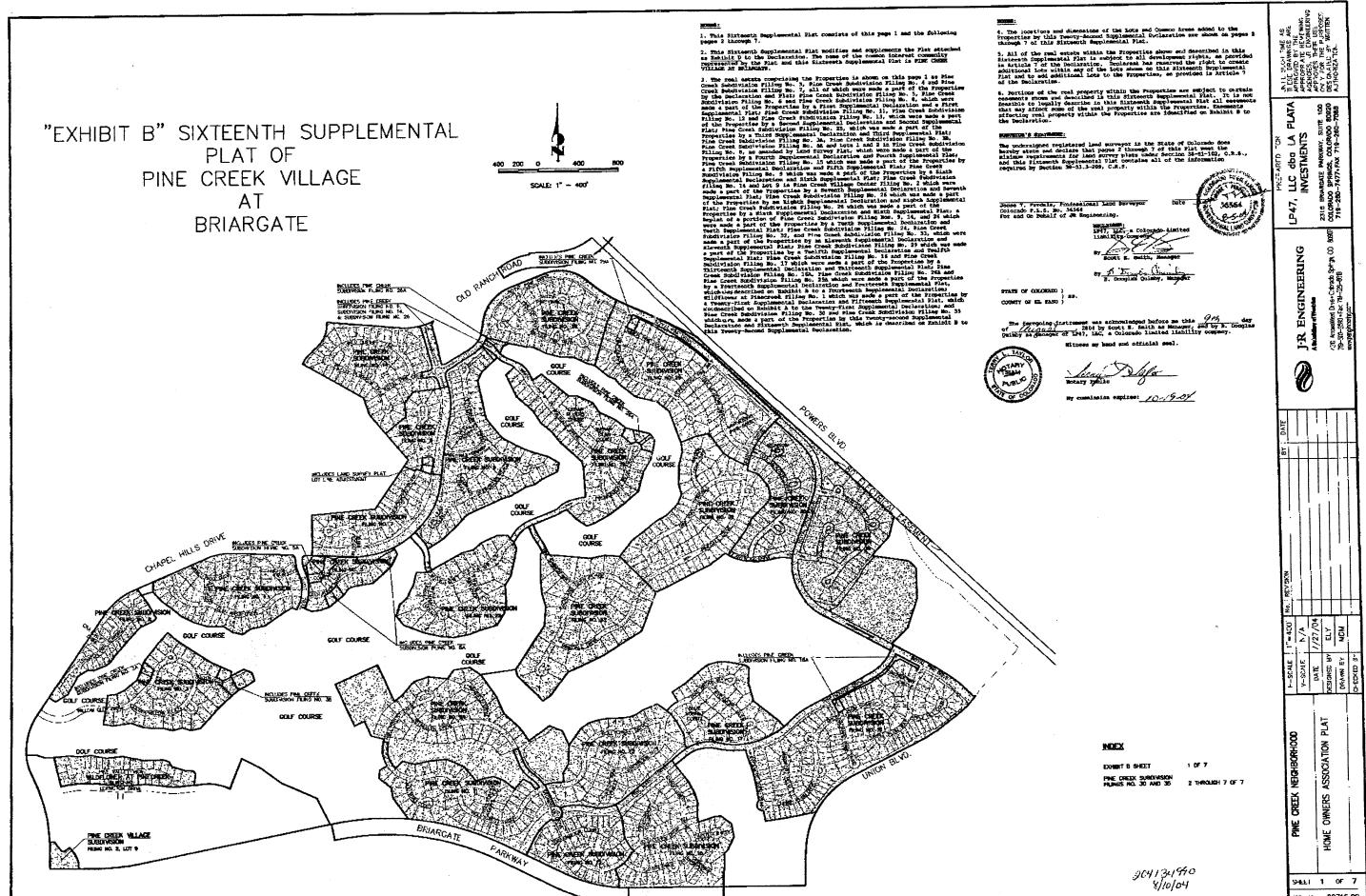
- Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30, 31, 32, 33, 35 and 37 in Pine Creek Subdivision Filing No. 30, and Lots 2, 3, 4, 5, 6, 7, 9, 12, 13, 15, 16, 17, 21, 23, 24, 25, 26,

27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 43, 44, 45, 46, 48, 49, 50, 52, 53 and 55 in Pine Creek, Subdivision Filing No. 35, all in the City of Colorado Springs, County of El Paso and State of Colorado.

S&S Homes, LLC - Lot 19 in Pine Creek Subdivision Filing No. 30, in the City of Colorado Springs, County of El Paso and State of Colorado.

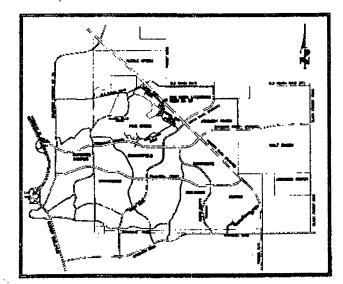
Vantage Homes Corp.

Lots 6, 16, 18, 28, 34, 36 and 38 in Pine Creek Subdivision Filing No. 30, in the City of Colorado Springs, County of El Paso and State of Colorado.



JCR NO. 28716.99

a portion of the east half of section 27, Township 12 south, range 66 west of the sixth principal meridian. CITY OF COLORADO SPRINGS. EL PASO COUNTY, COLORADO



VICINITY MAP

KNOW ALL MEN BY THESE PRESENTS:

THAT 1947, LLC, A COLORADO UNITED LIABILITY COMPANY, DOING BUSINESS AS LA PLATA INVESTIGENTS, BY SCOTT E. SMITH AND THOMAS S. KELLY, MANAGERS, BEING THE OWNER OF THE FOLLDWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 27, TOWNSHIP 12 SOUTH, MANGE 66 NEST OF THE SIXTH PRINCIPAL MEMOLAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

THE COURSE ON THE EASTERLY BOUNDARY LINE! OF PINE ONCE SUBDIVISION FRINC NO. 25, AS EDURINED UNITER RECEPTION INC. 2017. 30 HONOLINENTED AT THE HORITHER Y EID BY A 1-1/2" ALUMINAL SUBVEYER'S CAP STAMED AT REG BY B 1-700" AND AT THE SOUTHERLY EID BY A 1-1/2" ALUMINAL SUBVEYER'S CAP STAMED BY A 1-1/2" ALUMINAL SUBVEYOR'S CAP STAMED BY BY B 1-1/2" ALUMINAL SUBVEYOR'S CAP STAMED BY BY BY 17400" ASSUMED TO BEAR SAS 22" STE, A DISTANCE OF 923.83 FEET.

COMMENCING AT THE MOST EASTERLY CORNER OF PINE CHEEK SUBDIVISION FILING HO. 28 AS RECORDED UNDER RECEPTION HAMBER 2017/5101 RECORDS OF EL PASO COUNTY, 28 AS RECORDED UNDER RECEPTION NAMERS 2017/301 RECORDS OF EL PASO COUNTY, COLORADO, DECES 43/37/28/9 ON THE SOUTHERS POLINDARY OF SAID PIME CREEK FILING INC. 29, A DISTANCE OF 70.00 FEET; TO THE SOUTHWEST CORRECT OF ROYAL PRIME DRIVE AS PLATTED IN SAID PIME CREEK FILING INC. 29, SAID POINT BEING THE POINT OF BEGINNING; THENCE SHEZZ'SITE, A DISTANCE OF SILICIO FEET; TO A POINT OF CURINE THENCE ON THE ARCOT CURINE OF THE RIGHT HAVING A DELTA OF 84/22/31", A RADIUS OF 530.00 FEET. A DISTANCE OF 602.40 TO A POINT OF TANKSNIT; THENCE ON THE ARC OF CHINE TO THE LEFT HAVING A DELTA OF 13/21/38", A RADIUS OF 500.00 FEET, A DISTANCE OF 18/22/5 FEET TO A POINT OF CURINE; THENCE AND DISTONS, A DISTANCE OF 23/27 FEET TO A POINT OF CURINE; THENCE HADODO'DO'NE, A DISTANCE OF 23/27 FEET TO A POINT OF CURINE; THENCE HADODO'DO'NE, A DISTANCE OF 28/27 FEET TO A POINT OF CURINE; THENCE ON THE ARC OF CURINE TO THE LEFT HAVING A DELTA OF 07/48/109", A RADIUS OF 28/6.00 FEET, A DISTANCE OF 28/76 FEET TO A POINT OF CURINE; THENCE ON THE ARC OF CURINE TO THE BEGINT HAVING A DELTA OF 07/33/32", A RADIUS OF 18/20 FEET, A DISTANCE OF 18/76 FEET TO A POINT OF TRUMERS. CURINE:

OUR OF THE ARC OF CURINE TO THE BEGINT HAVING A DELTA OF 07/33/32", A RADIUS OF 18/20 FEET, A DISTANCE OF 18/78 FEET TO A POINT OF TRUMERS.

RADRIS OF ISLUS FEET, A SHARE TO THE LEFT HAMMIG A DELTA OF 25°57"48", A RADIUS OF ISOLOG FEET, A DISTANCE OF 87.97 FEET TO A POINT OF COMPOUND

CURVE; THENCE ON THE ARC OF CURVE TO THE LEFT HAWING A DELTA OF 02'48"11", A RADIUS OF 275.00 FEET, A DISTANCE OF 13.45 FOET TO A POINT OF REVERSE

CURVE.
THENCE ON THE ARC OF CURVE TO THE NIGHT HAWING A DELTA OF 28'58'30", A RADIUS OF 723.00 FEET, A DISTANCE OF 341.33 FEET TO A POINT OF COMPOUND. RADIUS OF 725.00 FEE, A DISTANCE OF 391.35 FEET TO A POINT OF COMPANY
THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 2130177, A
RADIUS OF 425.00 FEET, A DISTANCE OF 180.83 FEET TO A POINT ON CURVE, SAD
POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HEARTMOOD DRIVE AS PLATTED
IN PINE CREEK SURDIVISION FILING NO. 32 UNIOER RICEPBON NO. 201178208;
THENCE CONTINUING ON THE BOUNDARY LINE OF SAID PINE CREEK SUBDIVISION NO.
20178201;
THENCE CONTINUING ON THE BOUNDARY LINE OF SAID PINE CREEK SUBDIVISION NO.
20178201;
THENCE CONTINUING ON THE ROUNDARY LINE OF SAID PINE CREEK SUBDIVISION NO.

32 THE FOLLOWING SEVEN (7) COLUMNESS:

1. N36"46"00"E, A DISTANCE OF 245.95 FEET;
2. M28"D5"20"E, A DISTANCE OF 146.87 FEET;
3. H45"D1"00"E, A DISTANCE OF 237.32 FEET;
4. H15"T3"50"E, A DISTANCE OF 237.32 FEET;
5. N13"34"50"M, A DISTANCE OF 92.98 FEET;
6. N26"S1"30"M, A DISTANCE OF 158.31 FEET;
7. N70"12"40"M, A DISTANCE OF 158.31 FEET;
8. N26"S1"30"M, A DISTANCE OF 158.31 FEET;
8. N26"S1"30"M, A DISTANCE OF 158.31 FEET;
8. N26"S1"30"M, A DISTANCE OF 158.32 FEET;
8. N26"S1"30"M, A DISTANCE OF 158.32 FEET;
8. N26"S1"30"M, A DISTANCE OF 158.32 FEET;
8. N26"S1"30"M, A DISTANCE DE 158.31 FEET;
8. N26"S1"30"M, A DISTANCE DE 158.31 FEET;
8. N26"S1"30"M, A DISTANCE OF 158.32 FEET;
8. N26"S1"30"M, A DISTANCE OF 158.32 FEET TO A POINT ON CURVE SAID
POINT BOTH 158"M, A DISTANCE OF 52.03 FEET TO A POINT ON CURVE SAID POINT BOTM ON THE
EASTERLY BIOHT-OF-WAY LINE OF PIMEDALE DRIVE AS PLATTED IN SAID PIME CREEX
SURDIVISION FILING NO. 28%;

SUBDIVISION FILING NO. 20; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

CONTINUING ON A CURVE TO THE RIGHT HAVING A DELTA OF 31%6'40", A RADRIS OF 725.00 FEET, A DISTANCE OF 366.20 FEET TO A POINT OF

2. MASSY 28"E, A DISTANCE OF 135.36 FEET TO THE POINT OF BECOMMING. CONTAINING A CALCULATED AREA OF 15,6957 ACRES.

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO STREETS, LOTS, TRACTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND COMMEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AND TRACTS A, B, C, D, AND E AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROMDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO PREASE OR QUITILIAN ALL ON ANY SUCH PUBLIC EASEMENTS SHALL REMAIN SOCIASYLY VESTED IN THE CITY OF COLORADO SPRINGS. TRACTS A, B, C, D AND E ARE HOUSEN DESCRIPTION OF LAND AS PLATED HEREIN SHALL BE KNOWN AS THIS CREEK SUBDIVISION FLUMD AS PLATED HEREIN SHALL BE KNOWN AS THE CREEK SUBDIVISION FLUMD NO. 30°, IN THE CITY OF COLORADO SPRINGS, ET ASSO COLINTY, COLORADO, ALL STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS.

OWNER:

THE AFOREMENTONED, LP47, LLC, A COLORADO UNITED LIABILITY
COMPANY, DOING BUSINESS AS LA PLATA INVESTMENTS, SCOTT E. SMITH
AND THOMAS S, KELLY, MANAGERS, HAS EXECUTED THIS INSTRUMENT THIS
JOAN OF RECOMMENT. 2002 AD.

SCOTT E SMITH
THOMAS S, KELLY
MANAGER
MANAGER
MANAGER

STATE OF COLORADO COUNTY OF EL PASO)

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1/104.
DAY OF ACCOUNTED 20 & A.D. BY SCOTT E. SMITH AND THOMAS \$ RELLY,



Aloria Layton

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, 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 SPENIOS, OR, ALTERNATIVELY, LIMITA DECEPTABLE ASSURANCES, INCLIDING BUT NOT LIMITED TO LETTINGS OF CHECKT, CASH, SUBCLYBON BOOK, OR COMPARTIONS THEREOF, CURRANTEEMENT THE CONTROL PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPINIOS.

EASEMENTS:

UNLESS SHOWN CREATER IN WOTH OR AT A PORTION OFFSET DUE TO LANDSCAPE EASEMENTS, BOTH SIDES OF ALL SIDE LOT LINES AME HERBIY PLATED WITH A FINE (8) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAM LOT LINES AME HERBIY PLATED WITH A BEVIEW (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAMAGE PURPOSES AND A FIVE (3) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE HIGHT—OF—MAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, MITH THE SOLD RESPONSIBILITY FOR MAINTENANCE BEING MESTED WITH THE HIGHMOUAL PROPERTY OWNERS.

GENERAL NOTES:

- THE DATE OF PREPARATION IS DECEMBER 8, 2002.
- BASIS OF BEARING IS THE COURSE OF THE EASTERLY BOUNDARY LINE OF PINE CREEK SHEDWISON FILING NO. 29 BEING MOREMENTED ON THE MORTHERLY END BY A 1-1/2" ALLIMINIAN SHRUCTOR'S CAP STAMPED "IR ENG 915 17502" AND AT THE SOUTHERLY END BY A 1-1/2" ALLIMINIAN SHRUCTOR'S CAP STAMPED "IR ENG 915 17502" ASSUMED TO BEAR S4872'31"E, A DISTANCE OF \$23.83 FEET.
- 3. PLOCOPI AM STATEMENT:

THIS SITE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MANGER BROWNDAMPY EFFECTIVE MARCH 17, 1987.

MOLDMARTF

THIS PROPERTY IS SUBJECT TO AN AMOUNTON EASEMENT FOR THE UNITED STATES ARE FORCE ACADEMY AMPORT, RECORDED IN BOOK 5144 AT PAGE 1022 OF THE RECORDS OF EL PASO COUNTY, COLDRADO.

NOTICE: THIS PROPERTY MAY BE IMPACTED BY MOISE AND OTHER SMALAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY ARCRET USED IN THE USAF ACADEMYS ARMANSHIP PROGRAM. THIS MOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVILLY USED. THIS MOTICE SHALL BAIM WITH THE LAND.

- B. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A CEDLOGIC HAZARD REPORT PREPARED BY CR./PHOMPSON, NG., DATED JULY 3, 2001. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AR DP 02-88 OF THE DITY OF COLDRADO SPRINGS DEVELOPMENT SERVICES DIWISON. CONTACT DEVELOPMENT SERVICES DIWISON. 30 SOUTH INTVADA AVENUE. SAITE 30M, COLORADO SPRINGS, DO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- TRACTS A, B, C, D AND E ARE FOR LANDSCAPE AND PUBLIC LITRLITIES PURPOSES AND WILL BE DINED BY THE CITY OF COLORADO SPRINGS AND MAINTAINED BY THE PINE CREEK VILLAGE ASSOCIATION.
- TRACT F IS FOR LANDSCAPING AND PUBLIC IMPROVEMENTS PURPOSES AND PEDESTRIAN ACCESS AND WALL BE DWINED AND MAINTAINED BY THE PINE CREEK VILLAGE ASSOCIATION.
- 8. THE PINE CREEK MILLAGE ABSOCIATION WAS INCORPORATED INTO THE RECORDS OF THE COLORADO SECRETARY OF STATE, MARCH 25, 1988.

SIRVEYIR'S STATEMENT:

THE UNDERSONED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN LINDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SURDIMISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1873, AS AMERICA, HAVE BEEN MET TO THE BEST OF HIS MOON DISSEMBLY BELLET.

MANY IL HAM PROPESS

DATE

NOTICE:

ACCORDING TO COLURADO LAW YOU MART COMMENCE ANY LEGAL ACTION BASED LIPCH ANY DEFECT IN THIS SUPPLY WITHIN THREE YEARS AFTER YOU PRIST DISCOMEN SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED LIPCH NAV OFFECT IN THE SUPPLY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CRIPTERICATION SHOWN

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR GROUNT TO RECOVER DAMAGES RESISTING FROM ANY ALLEGED MESSIGNED ON DEFECTIVE LAND SURVEY SHALL BE SECLIENT WINNING THE ACTION OF THE PERSON SHIPMEN THE PERSON SHIPMEN THE PERSON SHIPMEN THE PERSON SHIPMEN THE PERSON OF THE SURVEY WHOM GAVE RISE TO SUCH ACTION, AND NOT THEREWITER, BUT IN NO CASE SHALL SUON AN ACTION BE SHOULDN'S MORE THAN THE YEARS AFTER THE COMPLETION OF THE BURNEY UPON WHICH SHAH ACTION IS BASED.

ON BEHALF OF THE CITY OF COLORADO SPIRHOS, THE UNDERSIONED HERSEY APPROVE FIRE FRING THE ACCOMPANYONS PLAT OF "PINE CREEK SURDIVISION FLIMS NO. 30".

FOR HOMO SHE MONTHMAN LEVY OF	THE WILLY SUSSIES
Comment of the second	3/17/03
WHAT O THE DIENT SERVES	DATE
July Julion	3/10/03
and the same of th	DATE
Lethank young	3/19/03
CDTY CLERK	DATE

CLERK AND RECORDER:

STATE OF COLORADO) COUNTY OF EL PASO }

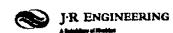
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS PILED FOR RECORD IN MY OFFICE AT JULY O'CLOCK A.M. THIS 2-" DAY OF A-JULY 200, A.D., AND IS DURY RECORDED AT RECEPTION NO. 2030-1129, OF THE RECORDS OF EL PASO COUNTY, COLDRADO.

BY: 653	Liber :	
PIEE:	20.00	
SURCHARGE: SCHOOL FEE:	LINE FAR	
BAIDGE FEE:		一声
PANK FEE: DRANAGE FEI	LANG REE.	

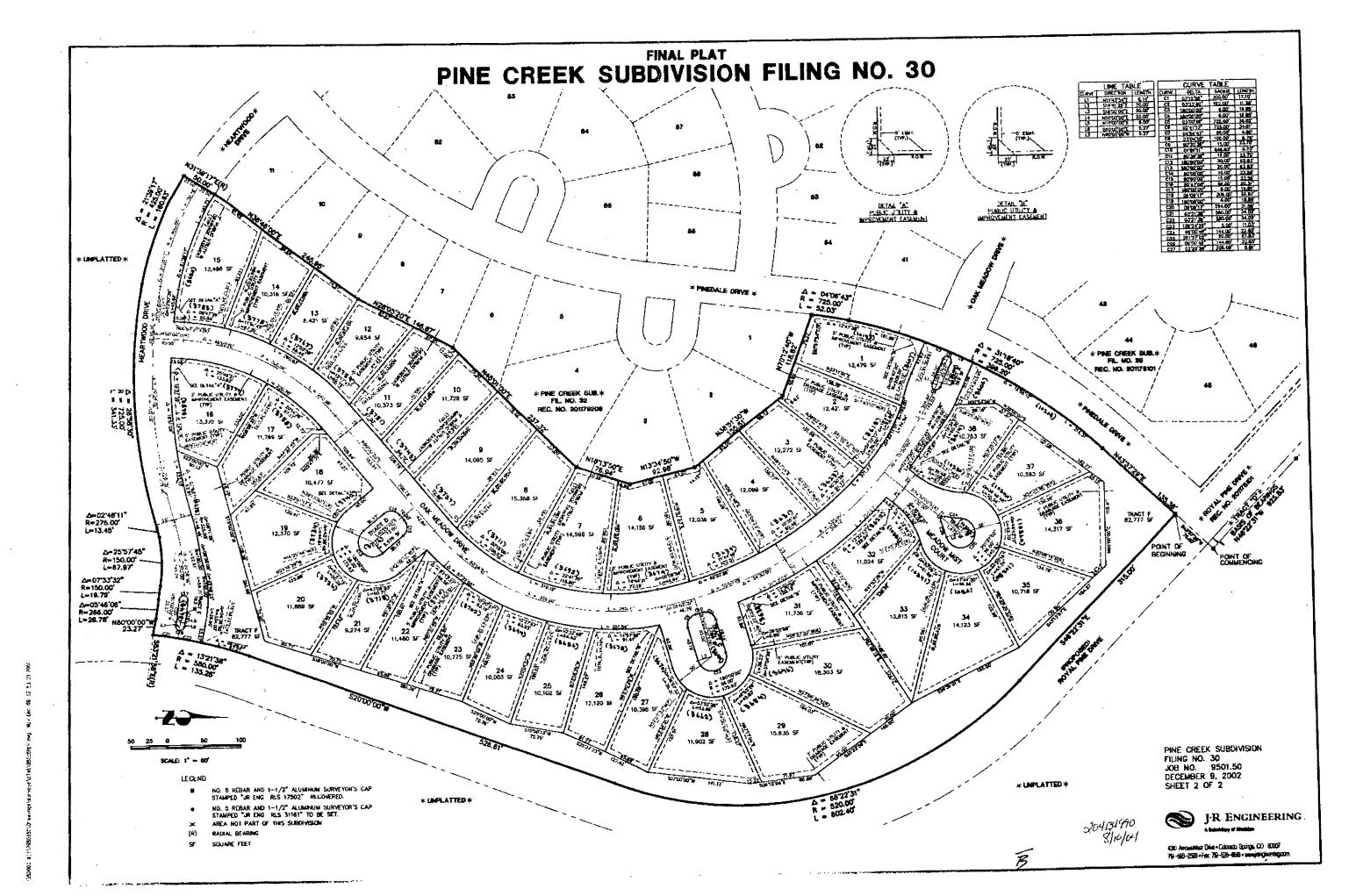
TARL A SURLEY BETTORDE

PINE CREEK SUBDIVISION FILING NO. 30 JOB NO. 29501.50 DECEMBER 9, 2002 SHEET 1 OF 2

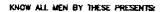
XX41341990 5/10/04



CSD Accomplisat Dise - Colorado Sprega, CO (808) 10-500-2506 - Fax: 710-528-695- www.governmin.govern



a portion of the west half of section 26, and the east half of section 27, township 12 south, range 66 west of the sixth principal meridian, CITY OF COLORADO SPRINGS. EL PASO COUNTY, COLORADO



THAT LP47, LLC, A COLORADO LIMITED LIABILITY COMPANY, DOING BUSINESS AS LA PLATA INVESTMENTS, BY SCOTT E. SMITH AND THOMAS S. KELLY, MANAGERS, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE WEST HALF OF SECTION 28 AND A PORTION OF THE EAST HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANCE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE COURSE ON THE EASTERLY BOUNDARY LINE OF PINE CREEK SURDIMISCON FIRING NO. 29, AS RECORDED UNDER RECEPTION HO. 2017501, BEING MORABENTEO AT THE HORNIERLY END BY A 1-1/2" ALUBINIM SURVEYOR'S CAPSTAMPTO "AR EAG PLS 17300" AND AT THE SOUTHERLY END BY A 1-1/2" ALUBINIM SURVEYOR'S CAP STAMPTO "OR EY A 1-1/2" ALUBINIM SURVEYOR'S CAP STAMPTO "OR EAG SASTETO".

A DISTANCE OF WEARS FEET.

BEGINNING AT THE SOUTHEAST CORNER OF PINE PINE CREEK SUBDIVISION FILING NO. 29, AS RECORDED UNDER RECEPTION NO. 2017/5101;

THENCE ON THE EASTERLY BOUNDARY LINE OF SAID PINE CREEK SUBDIVISION FILING INC. 28 THE FOLLOWING TWO (2) COURSES:

1. H48'22'31"M, A DISTANCE OF 925.83 FEET TO A POINT OF CURVE:
2. ON THE ARC OF A CURVE TO THE LEFT, HAWING A DELTA OF 19'29'29", A RADIUS OF 2040.00 FEET, A DISTANCE OF 693.89 FEET TO A POINT ON CURVE:

THENCE SAS'SI'22'E, A DISTANCE OF BOIRS FEET.
THENCE SASOS'SEL A DISTANCE OF SALES FEET TO THE WESTERLY RIGHT-OFWAY LINE OF THE EASEMENT RECORDED IN BOOK SIIG AT PAGE 605,
THENCE SAS'ZI'SI'E ON SAD WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1352.00 FEFT

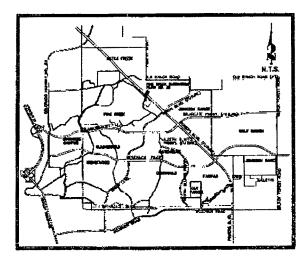
1332.00 FEET.
THENCE SARZEZTW CONTINUING ON THE MESTERLY RIGHT-OF-WAY LINE OF SAID EASEMENT, A DISTANCE OF 1332.84 FEET;
THENCE SISSOS OF W. A DISTANCE OF 188.01 FEET;
THENCE SAZZEZTW, A DISTANCE OF 188.01 FEET;
THENCE SAZZEZTW, A DISTANCE OF 230.11 FEET;
THENCE SAZZEZTW, A DISTANCE OF 230.11 FEET;
THENCE SAZZEZTW, A DISTANCE OF 230.11 FEET;
THENCE SAZZEZTW, A DISTANCE OF 310.85 FEET;
THENCE SAZZEZTW, A DISTANCE OF 310.85 FEET;
THENCE SAZZEZTW, A DISTANCE OF 310.85 FEET;
THENCE SAZZEZTW, A DISTANCE OF 228.29 FEET,
THENCE SAZZEZTW, WORLD, A DISTANCE OF 228.29 FEET,
THENCE SAZZEZTW, WORLD, A DISTANCE OF 243.36 FEET TO THE INTERSECTION OF THE
NORTHERITY RIGHT-OF-WAY LINES OF ROYAL PINE DRIVE AND PINE MANOR DRIVE
AS PLATTED IN PINE CREEK FILING NO. 18, RECORDED UNDER RECEPTION
NO. 2020.226.33

AS PLATTED IN PINE CREEK FILING NO. 18, RECORDED UNDER RECEPTION NO. 20202583.
THENEOE 335 30 00 W ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF SESJO FEET TO A POINT OF CURVE. THENEOE ON THE ARC OF A CURVE TO THE RECHT, HAVING A DELTA OF 2225 38°, A RADIUS OF 588-50 FEET, A DISTANCE OF 229-23 FEET TO A POINT ON CURVE. THENEO ON THE ARC OF A CURVE TO THE RECHT, HAVING A DELTA OF 587-228°, A RADIUS OF 588-50 FEET, A DISTANCE OF 8-35 FEET TO A POINT ON CURVE. THENEO ON THE ARC OF A CURVE TO THE RECHT, WHOSE CENTER BEARS ASSISTINGT, HAVING A DELTA OF 587-228°, A RADIUS OF 580-00 FEET, A DISTANCE OF 585-51 FEET TO A POINT OF CURVE. THENEO ON THE ARC OF A CURVE TO THE LEET TO A POINT OF CURVE. THENEO ON THE ARC OF A CURVE TO THE LEET TO A POINT OF CURVE. THENEO ON THE ARC OF A CURVE TO THE LEET TO A POINT OF CURVE. THENEO ON THE ARC OF A CURVE TO THE LEET TO A POINT OF TANGENT; THENEO HAVE SET TO A DISTANCE OF 502-40 FEET TO A POINT OF TANGENT; THENEO HAVE STANGED AND STANCE OF 575-00 FEET; THENEO HAVE STANGED AND STANCE OF 575-00 FEET; THENEO HAVE STANGED AND STANCE OF THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.69 ACRES.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO STREETS, LOTS, TRACTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HERBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AND TRACTS A, B, C, D, E, F, G AND M AS SHOWN ON THE PLAT. AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROWDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. TRACTS A, B, C, D, E, F, G AND M. ARE HERBEY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND AS PLATTED HERBEN SHALL BE KNOWN AS "PINE CREEK SURDIVISION FRING NO. 33", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL STREETS ARE HERBEY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.



OWNER

THE AFDREMENTIONED, LP47, LLC, A COLORADO LIMITED LIABILITY COMPANY, DOING BUSINESS AS LA PLATA INVESTMENTS, SCOTT E. SMITH AND, THOMAS S. KELLY, MANAGERS, HAS EXCOUTED THIS INSTRUMENT THIS 10 THOMAS S. KELLY, MANAGERS, HAS EXCOUTED THIS INSTRUMENT THIS 2003, AD.

SCOTT E. SMITH MANAGER

THOMAS S. KELLY

STATE OF COLORADO) SS COUNTY OF EL PASO ()

THE FORECOING INSTRUMENT WAS ACKNOWLEDGED BEFORE HE THIS 10-TA.

DATE TO THE THIS TO THE SMITH AND THOMAS S. KELLY,

OF THE STATE AND AND OFFICIAL SEAL.

OF SOUTH DORES 9-13-04

Elloria Lauton

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, 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 SPERMES, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT MOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, CURRANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

UNLESS SHOWN GREATER IN WOTH OR AT A POSITION OFFSET DUE TO LANDSCAPE EASEMENTS, BOTH SUES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WINH A FINE (5) FOOT EASEMENT FOR PUBLIC UTLITES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTLITES AND DRAMMAGE PURPOSES AND A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE ROTH-OF-WAY FOR PUBLIC UTLITES AND IMPROVEMENT PURPOSES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE MOUNDULAL PROPERTY OWNERS.

GENERAL NOTES:

- 1, THE DATE OF PREPARATION IS FEBRUARY 6, 2003.
- BASIS OF BEARING IS THE COURSE OF THE EASTERLY BOUNDARY LIME OF PINE CREEK SUBDIVISION FILING INC. 29 BEING MORLIMENTED ON THE NORTHERLY END BY A 1-1/2" ALLUMINUM SURVEYOR'S CAP STAMPED "IR ENG PLS 1/7502" AND AT THE SOUTHERLY END BY A 1-1/2" ALLUMINUM SURVEYOR'S CAP STAMPED "IR ENG PLS 1/7502" ASSIMED TO BEAR S45'22'31'E. A DISTANCE OF \$25.83 FEET.
- 3. FLOODPLAIN STATEMENT: TRACT 'L' OF THIS SITE, A PUBLIC ORAINAGE FACILITY SITE, CONTAINS A F.E.M.A.
 DESIGNATED FLOODPLAIN. THE REMAINDER OF THE SITE IS NOT WITHIN A F.E.M.A.
 DESIGNATED FLOODPLAIN. THE EFFECTIVE F.E.M.A. FLOODPLAIN STATUS FOR THIS SITE
 IS SHOWN IN THE F.E.M.A. FIRM MAP NO. OBO41COSOJF EFFECTIVE DAYE MARCH 17, 1997.

- THIS PROPERTY IS SUBJECT TO AN AMEATION EASEMENT FOR THE UNITED STATES AIR FORCE ACADEMY ARPORT, RECORDED IN BOOK 5144 AT PAGE 1022 OF THE RECORDS OF EL PASO COUNTY, COLDRADO.
- HOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SMILLAR SENSOR' EFFECTS OF FLIGHT BY ARCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S ARMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FUGHT TRAINING PURPOSES. THIS NOTICE SHALL RUM WITH THE LAND.
- THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL/HOOMPSON, INC., DATED MAY 23, 2001, A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE. CPC OP 01-208 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION, CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEWADA A VEHALE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- TRACTS A, B, C, D, E, F, G AND M AME FOR LANDSCAPE AND PUBLIC UTELTES PURPOSES AND WILL BE OWNED BY THE CITY OF COLORADO SPRINGS AND MANTANED BY THE PRIC CREEK VILLAGE ASSOCIATION.
- TRACTS M, I AND N ARE FOR LANDSCAPING AND PUBLIC UTILITIES AND IMPROVEMENT PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE PINE CREEK WILLAGE ASSOCIATION, ANY LANDSCAPE DISTURBED BY ROUTINE MAINTENANCE AND ON REPLACEMENT OF ANY ION CITY OWNED LITHLITIES WITHIN THESE TRACTS WILL BE REPLACED TO ITS MAPROVED CONDITION.
- THE PINE CREEK VILLAGE ASSOCIATION WAS INCORPORATED INTO THE RECORDS OF THE COLORADO SECRETARY OF STATE, MARCH 25, 1998.
- TRACTS J AND K ARE FOR LANDSCAPING PURPOSES AND MLI BE OWNED AND MANTAINED BY THE PINE CREEK VILLAGE ASSOCIATION, TRACT J HAY BE USED BY THE PUBLIC FOR PEDESTRIAN ACCESS AND DRAMAGE PURPOSES, PEDESTRIAN ACCESS TO TRACT J IS SUBJECT TO THE CONDITIONS OF THE APPROVED PINE CREEK HABITAT CONSERVATION PLAN.
- 10. TRACT L IS FOR PUBLIC DRAINAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY LA PLATA INVESTIGENTS UNTIL ALL IMPROVEMENTS WITHIN THE TRACT HAVE BEDGE ACCEPTED BY THE CITY OF COLORADD SPRINGS. AT THE THE OF CITY ACCEPTABLE, OWNERSUP AND MAINTENANCE WILL BE TRANSFERRED TO THE CITY OF COLDRADO SPRINGS BY SEPARATE DOCUMENT.
- 11. TRACT K IS TO BE OWNED AND MAINTAINED BY THE PINE CREEK VILLAGE ASSOCIATION FOR LANDSCAPE AND PUBLIC DRAWAGE PURPOSSS. THE TRACT IS PART OF THE EMERGENCY OVERFLOW FOR THE ADJACENT REGIONAL DETENTION FACILITY "F" ALL SUCH GRADING SHALL CONFORM TO THE APPROVED CONSTRUCTION PLANS FOR THAY FACULITY. THE SITE SHALL BE KEPT CLEAR OF TREES AND BRUSH EXCEEDING 8" IN HIGHT NO STRUCTURES THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE TRACT WILL BE PERMITTED.
- 12. THE FINAL CITY APPROVAL OF THIS PROJECT IS SUBJECT TO THE APPLICANT PROCURING THE APPROVAL OF THE US FISH AND WILDLES SERVICE (USFWS) TO UNDERTAKE DEVELOPMENT ACTIVITIES WITHIN A MOUSE PROTECTION/POTENTIAL MOUSE PROTECTION (POTENTIAL MOUSE PROTECTION) AREA. ACCORDINGLY, NO BUILDING PERMITS WILL BE ISSUED, HOR SHALL ANY GRADING OR OTHER DEVELOPMENT ACTIVITY OCCUR WITHIN TRACTS J.K. AND L OR THE ADJOINING ROYAL PINE RIGHT-OF-MAY UNIT. THE APPROVAL FROM USFWIS HAS BEEN OBTAINED AND EVIDENCE OF SAID APPROVAL PROVIDED TO THE CITY PLANNING OFFICE. A DEVELOPMENT PLAN AMEADMENT WILL BE REQUIRED IF THE USFWIS APPROVED "AREA OF DISTURBANCE" IS NOT CONSISTENT WITH THE BOUNDARRES ALLUSTRATED ON THE CITY APPROVED DEVELOPMENT PLAN".

SURVEYOR'S STATEMENT:

THE UNDERSIONED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN LIMITED HIS RESPONSIBLE CHARGE AND ACQUIRATELY SHOWS THE DESCHIED TRACT OF LAND, AND SUBDIMISION THEREOF, AND THAT THE REGUREMENTS OF TITLE 38 OF THE COLORADO REMISED STATUTES, 1973, AS AMENOED, HAVE BEEN MET TO THE BEST OF HIS KNOWLED TO BELLET.

TERRY R. MAN. PROFESSIONAL LAND SERVICE COLORADO P.L.S. MC. 31161

DATE

NATION.

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 THE SURVEY MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY RE: COMMENCES HORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED MEGLIGINT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION ETHER DISCOVERED THE THE EXERGENCE OF RESONABLE DULIEDHORE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGIDATES OF REFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREATER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FLING THE ACCOMPANYING PLAT OF "PINE CREEK SUBDIVISION FILING NO. 36".

	>	3.28.03
CITY PLANHAG	Let	LATE
CITY ENGINEER	tille	3/3//03 DATE
dithu	he Manne	3/28/03
CITY CLERK		DATE

CLERK AND RECORDER

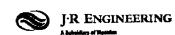
STATE OF COLORADO COUNTY OF EL PASO

HEREBY CERTIFY THAT THIS HISTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ALL O'CLOCK A.M. THIS 200 DAY OF A.C. 200 A.D. AND IS CALLY RECORDED AT RECEPTION NO. 201047188 OF THE RECORDS OF

EL PASO COU	TITL COLOROGO	
ROBERT C. BA	LIME, RECORDER	
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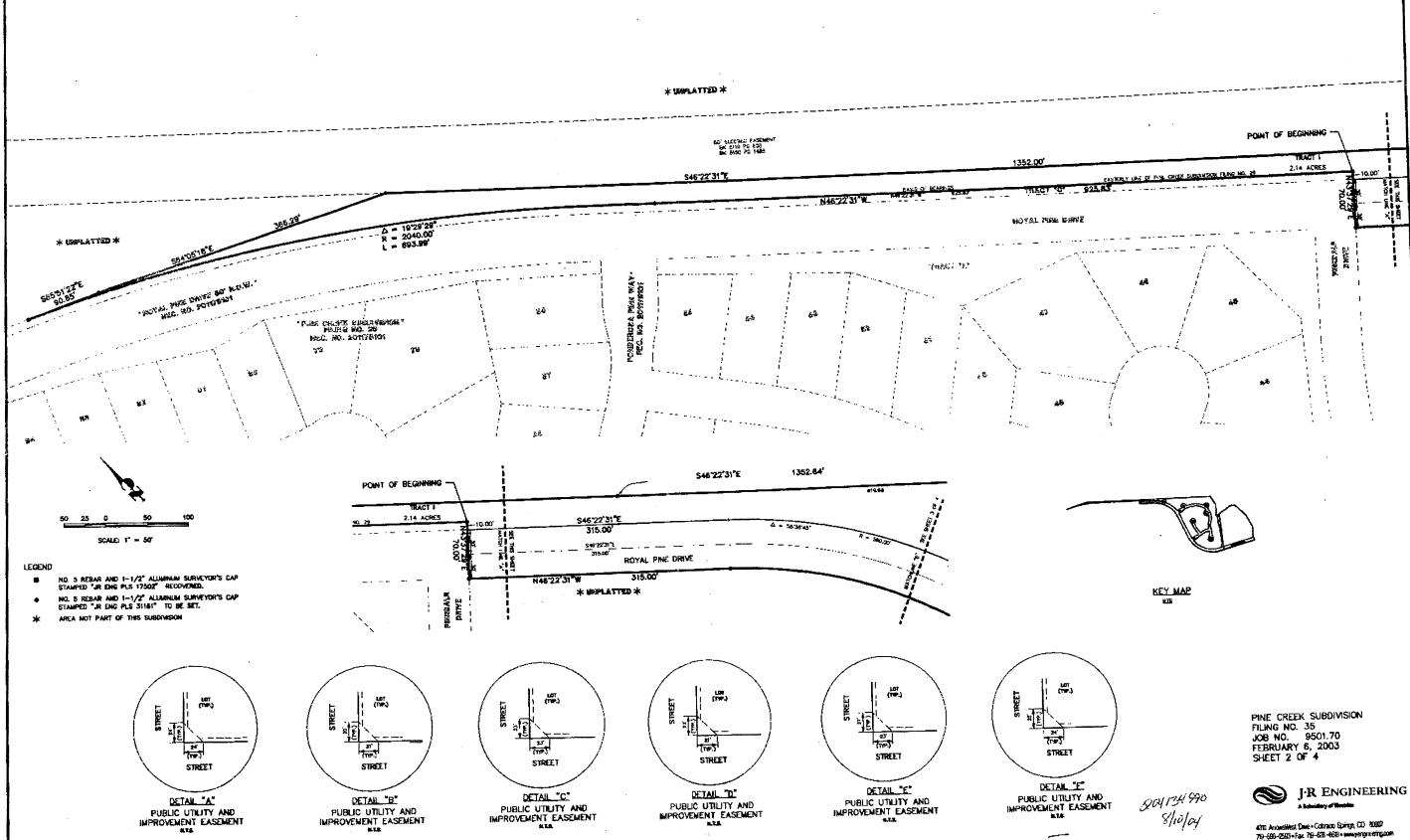
PINE CREEK SUBDIVISION FILING NO. 35 JOB NO. 29501.70 FEBRUARY 6, 2003 SHEET 1 OF 4

204134940 6/10/04



4310 Amoust Mast Drive + Colorado Springs, CO 60807 79-560-2518-Fast 79-550-653 + www.jtm.jrve/wg.com

PINE CREEK SUBDIVISION FILING NO. 35



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