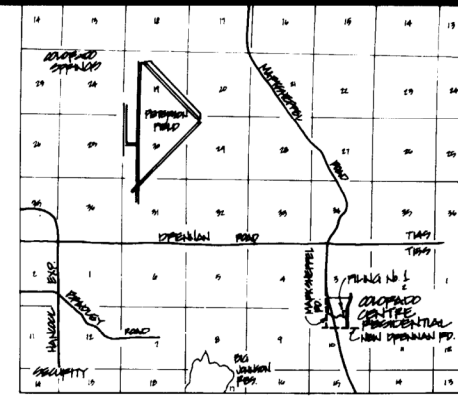


# COLORADO CENTRE RESIDENTIAL FILING NO.1

A PORTION OF THE NORTH HALF OF SECTION 10  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP  
NOT TO SCALE

### KNOW ALL MEN BY THESE PRESENTS:

THAT M.D.C. LAND CORPORATION AND FOOTHILLS DEVELOPMENT CORPORATION, BEING THE OWNERS OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED N89°02'55"E. COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE S60°30'08"E A DISTANCE OF 2798.15 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NEW DRENNAN ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS N00°05'44"E HAVING A DELTA OF 90°00'00", A RADIUS OF 100.00 FEET, A DISTANCE OF 157.08 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N00°05'44"E A DISTANCE OF 484.66 FEET; THENCE N80°35'03"W A DISTANCE OF 380.00 FEET; THENCE N09°24'57"E A DISTANCE OF 160.00 FEET; THENCE S80°35'03"E A DISTANCE OF 5.82 FEET; THENCE N09°24'57"E A DISTANCE OF 100.00 FEET; THENCE N80°35'03"W A DISTANCE OF 18.67 FEET; THENCE N09°24'57"E A DISTANCE OF 100.00 FEET; THENCE N80°35'03"W A DISTANCE OF 24.00 FEET; THENCE N09°24'57"E A DISTANCE OF 160.00 FEET; THENCE S80°35'03"E A DISTANCE OF 100.00 FEET; THENCE S89°54'16"E A DISTANCE OF 63.45 FEET; THENCE N00°05'44"E A DISTANCE OF 21.78 FEET; THENCE S89°54'16"E A DISTANCE OF 245.00 FEET; THENCE S00°05'44"W A DISTANCE OF 1070.89 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 100.00 FEET, A DISTANCE OF 157.08 FEET MEASURED ALONG THE ARC TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF NEW DRENNAN ROAD; THENCE N89°54'16"W AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.6081 ACRES.

### GENERAL NOTES

1. THE DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND USE DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
3. WATER SERVICE IS SUPPLIED BY THE COLORADO CENTRE METROPOLITAN SERVICE DISTRICT.
4. SANITARY SEWER SERVICE IS SUPPLIED BY THE COLORADO CENTRE METROPOLITAN SERVICE DISTRICT.

### SURVEYOR:

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.

*James R. Gorman*  
JAMES R. GORMAN, REGISTERED LAND SURVEYOR  
COLORADO NO. 10373  
FOR AND ON BEHALF OF JR DEVELOPERS, LTD.

### DEDICATION

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS COLORADO CENTRE RESIDENTIAL FILING NO. 1, EL PASO COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS ARE TO BE CONSTRUCTED TO THE CURRENT EL PASO COUNTY STANDARDS AND THE SAME WILL BE PROVIDED FOR AT THEIR OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:  
THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 1 DAY OF July A.D., 1985.  
M.D.C. LAND CORPORATION

*James R. Gorman* )  
JAMES R. GORMAN, VICE PRESIDENT ) PETER R. THOMPSON, ASST. SEC.  
STATE OF COLORADO )  
) SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF July A.D., 1985 BY M.D.C. LAND CORPORATION, JAMES R. GORMAN, VICE PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL: *Joellen Marks*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: My Commission expires July 8, 1989  
STATE OF COLORADO )  
) SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 1 DAY OF July A.D., 1985 BY M.D.C. LAND CORPORATION, PETER R. THOMPSON, ASSISTANT SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL: *Joellen Marks*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: My Commission expires July 8, 1989  
STATE OF COLORADO )  
) SS

IN WITNESS WHEREOF:  
THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 07 DAY OF July A.D., 1985.  
FOOTHILLS DEVELOPMENT CORPORATION

*Leon M. Bronfin* )  
LEON M. BRONFIN, PRESIDENT ) WAYNE H. PARKER, ASST. SEC.  
STATE OF COLORADO )  
) SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF July A.D., 1985 BY FOOTHILLS DEVELOPMENT CORPORATION, LEON M. BRONFIN, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL: *Sharon R. Van Campen*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/10/88  
STATE OF COLORADO )  
) SS

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF July A.D., 1985 BY FOOTHILLS DEVELOPMENT CORPORATION, WAYNE H. PARKER, ASSISTANT SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL: *Sharon R. Van Campen*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 7/10/88  
STATE OF COLORADO )  
) SS

### OWNERS:

M.D.C. LAND CORPORATION  
3600 SOUTH YOSEMITE, SUITE 750  
DENVER, COLORADO 80237  
(303) 773-1100

FOOTHILLS DEVELOPMENT CORPORATION  
SUITE 680, CENTURY BANK PLAZA BUILDING  
3300 EAST FIRST AVENUE  
DENVER, COLORADO 80206  
(303) 320-5313

### COUNTY APPROVAL:

APPROVAL IS GRANTED THIS 13th DAY OF JUNE A.D., 1985.

*Sharon R. Van Campen* )  
CHAIRMAN, BOARD OF COUNTY ) ADMINISTRATOR, LAND USE  
COMMISSIONERS ) DEPARTMENT

### RECORDING:


STATE OF COLORADO )  
) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AT 3:30 O'CLOCK P.M., THIS 25 DAY OF July, 1985, A.D., AND IS DULY RECORDED IN PLAT BOOK 2-3 AT PAGE 36 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

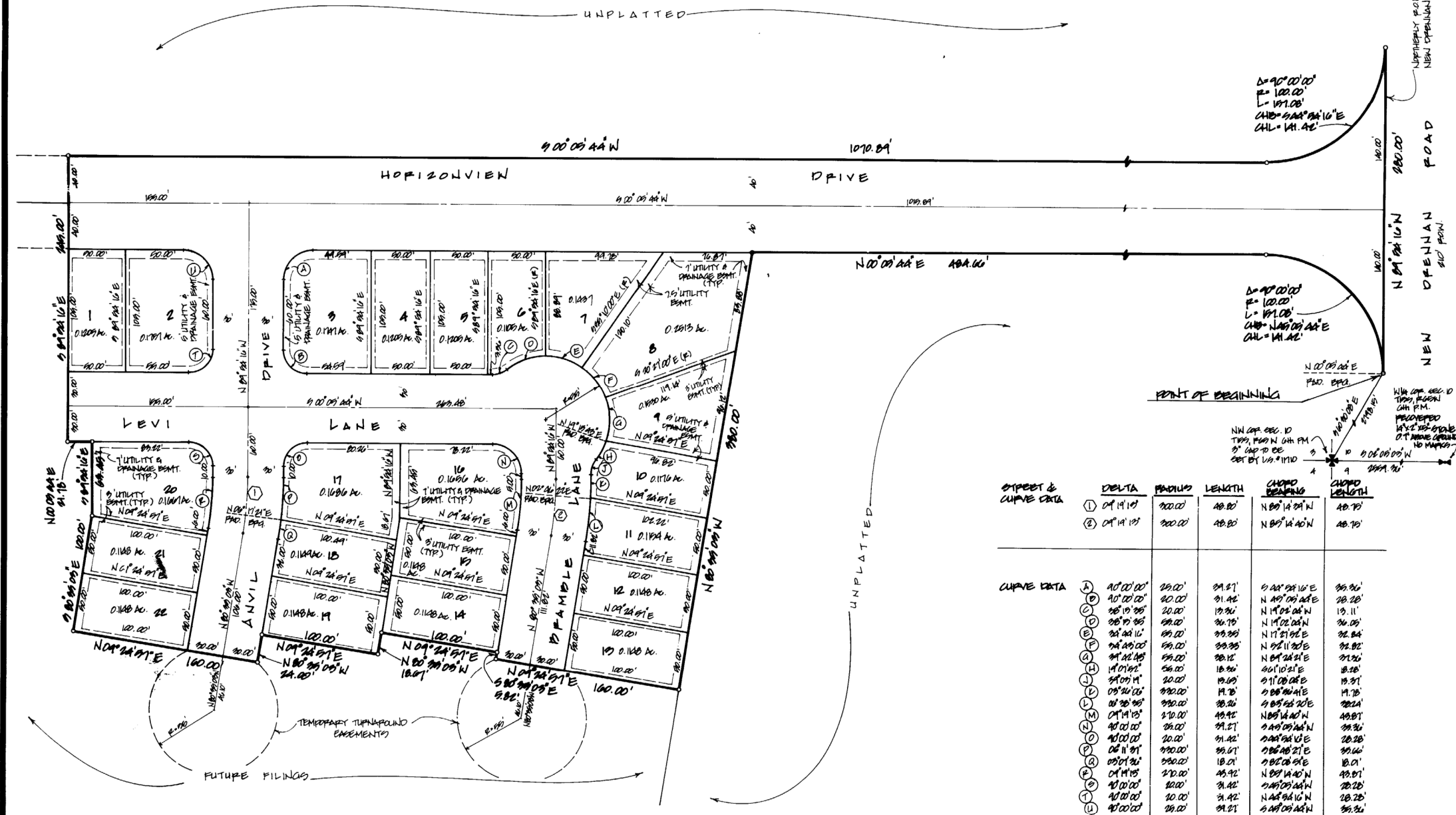
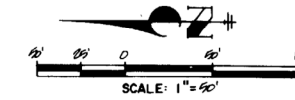
ARDIS W. SCHMITT, RECORDER  
BY: *Sharon R. Van Campen*  
DEPUTY

RECEPTION NO. 1303612  
FEE \$20.00

PARK FEE - \$2100.00 REC# 2656  
SCHOOL DST. # 3-LAND DEDICATION  
GUARANTEED



JR DEVELOPERS, LTD.  
2120 HOLLOWBROOK DR.  
SUITE 201  
COLORADO SPRINGS, CO.  
80918 303-528-8833



STREET & CURVE DATA	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
①	0° 14' 10"	200.00'	48.80'	N 80° 14' 24" W	48.79'
②	0° 14' 10"	200.00'	48.80'	N 80° 14' 24" W	48.79'

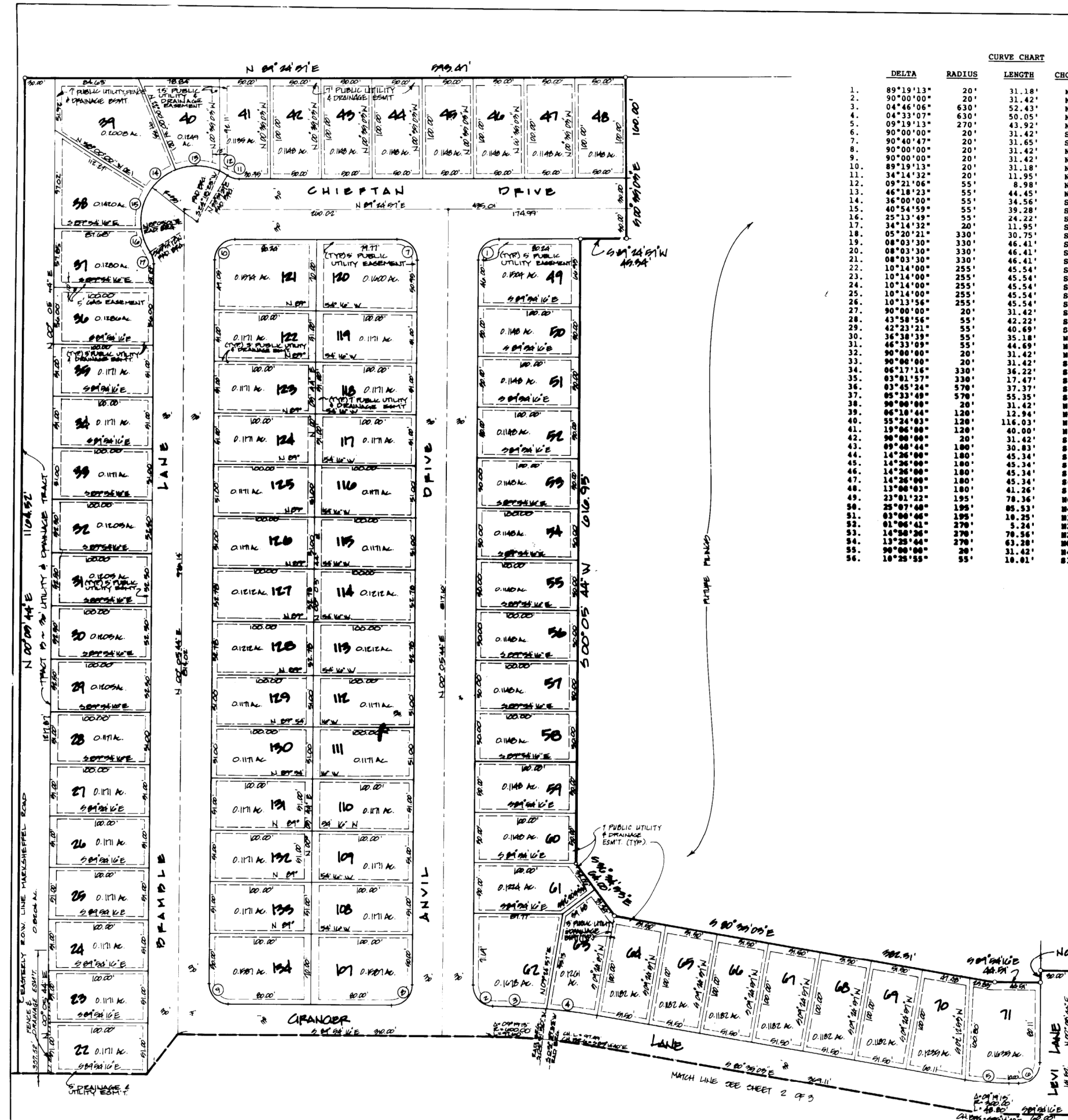
CURVE DATA	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
A	40° 00' 00"	20.00'	31.81'	S 44° 24' 16" E	36.36'
B	40° 00' 00"	20.00'	31.82'	N 40° 00' 00" E	28.28'
C	36° 19' 28"	20.00'	19.36'	N 14° 02' 48" W	19.11'
D	36° 19' 28"	20.00'	36.75'	N 17° 02' 48" N	36.05'
E	36° 19' 28"	20.00'	39.39'	N 17° 51' 00" E	32.84'
F	36° 19' 28"	20.00'	39.39'	N 52° 11' 00" E	32.82'
G	36° 19' 28"	20.00'	38.18'	N 04° 24' 00" E	37.26'
H	40° 00' 00"	20.00'	18.36'	S 01° 10' 00" E	18.26'
I	40° 00' 00"	20.00'	19.69'	S 11° 00' 00" E	19.31'
J	05° 30' 00"	200.00'	17.8'	S 88° 30' 00" E	17.78'
K	05° 30' 00"	200.00'	38.26'	S 85° 00' 00" E	38.24'
L	04° 14' 10"	210.00'	49.42'	N 80° 14' 24" W	49.21'
M	40° 00' 00"	20.00'	31.81'	S 44° 24' 16" W	36.36'
N	40° 00' 00"	20.00'	31.82'	S 44° 24' 16" E	36.36'
O	06° 11' 01"	200.00'	38.07'	S 82° 08' 21" E	38.04'
P	05° 01' 36"	200.00'	18.01'	S 82° 08' 21" E	18.01'
Q	04° 14' 10"	210.00'	49.42'	N 80° 14' 24" W	49.21'
R	40° 00' 00"	20.00'	31.82'	S 44° 24' 16" W	36.36'
S	40° 00' 00"	20.00'	31.81'	S 44° 24' 16" W	36.36'

COMPASS COMPTE RESIDENTIAL PLANS No. 1  
SHEET 2 OF 2

JR DEVELOPERS, LTD.  
2320 MILLER AVENUE SUITE 201  
COLORADO SPRING, COLORADO 80908  
303-595-1111

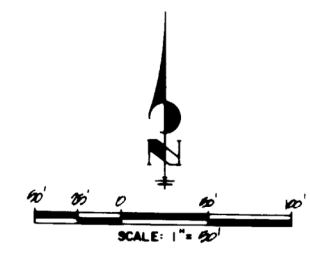
REV. 11.1; REV. 08.10; ST. & CURVE TABLE  
NO. 6-513





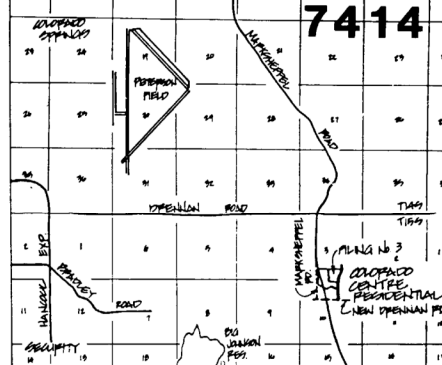
CURVE CHART

	DELTA	RADIUS	LENGTH	CHORD BEARING	CH. LENGTH
1.	89°19'13"	20'	31.18'	N44°45'21"E	28.12'
2.	90°00'00"	20'	31.42'	N44°54'16"W	28.28'
3.	04°46'06"	630'	52.43'	N87°51'13"W	52.42'
4.	04°33'07"	630'	50.05'	N85°14'39"W	50.04'
5.	09°19'13"	270'	43.92'	S45°05'44"W	43.87'
6.	90°00'00"	20'	31.42'	S45°14'40"E	28.45'
7.	90°40'47"	20'	31.65'	N45°05'44"E	28.28'
8.	90°00'00"	20'	31.42'	N44°54'16"W	28.28'
9.	90°00'00"	20'	31.42'	N44°45'21"E	28.12'
10.	89°19'13"	20'	31.18'	N73°27'47"W	11.78'
11.	34°14'32"	20'	11.95'	N61°01'04"W	8.97'
12.	09°21'06"	55'	8.98'	N88°50'48"W	43.25'
13.	46°18'23"	55'	44.45'	S50°00'00"W	33.99'
14.	36°00'00"	55'	34.56'	S11°32'30"W	38.45'
15.	40°54'59"	55'	39.28'	S21°31'54"E	24.02'
16.	25°13'49"	55'	24.22'	S17°01'32"E	11.78'
17.	34°14'32"	20'	11.95'	S02°34'27"E	30.74'
18.	05°20'21"	330'	30.75'	S09°16'22"E	46.37'
19.	08°03'30"	330'	46.41'	S17°19'52"E	46.37'
20.	08°03'30"	330'	46.41'	S25°23'22"E	46.37'
21.	08°03'30"	330'	46.41'	S34°32'07"E	45.48'
22.	10°14'00"	255'	45.54'	S44°46'07"E	45.48'
23.	10°14'00"	255'	45.54'	S55°00'07"E	45.48'
24.	10°14'00"	255'	45.54'	S65°14'07"E	45.48'
25.	10°14'00"	255'	45.54'	S75°28'05"E	45.48'
26.	10°13'56"	255'	45.54'	S85°35'03"E	28.28'
27.	90°00'00"	20'	31.42'	S12°34'31"E	41.19'
28.	43°58'56"	55'	42.22'	S64°11'34"E	39.77'
29.	42°23'21"	55'	40.69'	S74°17'26"E	34.58'
30.	36°38'39"	55'	35.18'	S82°41'32"E	43.47'
31.	46°33'09"	55'	44.69'	S84°24'57"E	28.28'
32.	90°00'00"	20'	31.42'	S84°54'16"W	28.28'
33.	90°00'00"	20'	31.42'	S86°45'38"E	36.20'
34.	06°17'16"	330'	36.22'	S82°06'01"E	17.46'
35.	03°01'57"	330'	17.47'	S82°27'45"E	37.37'
36.	03°45'24"	570'	37.37'	S87°07'22"E	55.33'
37.	05°33'48"	570'	55.35'	S45°05'44"E	28.28'
38.	90°00'00"	20'	31.42'	S02°59'38"W	12.93'
39.	06°10'44"	120'	12.94'	S33°47'02"W	111.56'
40.	55°24'03"	120'	116.03'	S71°02'03"W	39.82'
41.	19°06'00"	120'	40.00'	S44°48'38"E	30.79'
42.	90°00'00"	20'	31.42'	S16°56'00"E	45.22'
43.	09°48'44"	180'	30.83'	S31°22'00"E	45.22'
44.	14°26'00"	180'	45.34'	S45°48'00"E	45.22'
45.	14°26'00"	180'	45.34'	S60°14'00"E	41.17'
46.	14°26'00"	180'	45.34'	S74°01'02"E	77.83'
47.	14°26'00"	180'	45.34'	S84°59'47"W	84.84'
48.	13°00'03"	180'	41.26'	S36°55'30"W	10.25'
49.	23°01'22"	195'	78.36'	S20°51'47"W	5.24'
50.	25°07'48"	195'	85.53'	S20°49'13"W	70.36'
51.	03°00'46"	195'	18.25'	S05°37'08"W	63.14'
52.	01°00'41"	270'	5.24'	S45°05'44"E	28.28'
53.	14°58'26"	270'	78.56'	S39°46'57"E	10.00'
54.	13°25'44"	270'	63.28'		
55.	90°00'00"	20'	31.42'		
56.	10°25'55"	55'	18.01'		



# COLORADO CENTRE RESIDENTIAL FILING NO. 3

A PORTION OF THE NORTH HALF OF SECTION 10 AND THE SOUTH HALF OF SECTION 3  
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



## KNOW ALL MEN BY THESE PRESENTS

THAT M.D.C. LAND CORPORATION AND FOOTHILLS DEVELOPMENT CORPORATION, BEING THE OWNERS OF A PORTION OF THE NORTH HALF OF SECTION 10 AND THE SOUTH HALF OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARING:** NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING CONSIDERED N89°02'55"E

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE N64°45'09"E A DISTANCE OF 2164.47 FEET TO THE NORTHEAST CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 AS RECORDED IN BOOK 4-4 AT PAGE 4 UNDER RECEPTION NO. 59773 OF THE EL PASO COUNTY RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF LOT 48 OF SAID SUBDIVISION SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N89°24'57"E A DISTANCE OF 1270.55 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS N65°44'13"W HAVING A DELTA OF 21°03'58", A RADIUS OF 610.00 FEET, A DISTANCE OF 224.28 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S45°19'45"W A DISTANCE OF 458.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 45°14'01", A RADIUS OF 530.00 FEET, A DISTANCE OF 418.42 FEET MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S00°05'44"W A DISTANCE OF 12.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HORIZONVIEW DRIVE AS PLATTED IN SAID COLORADO CENTRE RESIDENTIAL FILING NO. 2; THENCE WESTERLY AND NORTHERLY ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINE OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 2 THE FOLLOWING 8 COURSES:

- 1) N89°54'16"W A DISTANCE OF 245.00 FEET;
- 2) S00°05'44"W A DISTANCE OF 11.42 FEET;
- 3) N89°54'16"W A DISTANCE OF 44.51 FEET;
- 4) N80°35'03"W A DISTANCE OF 382.31 FEET;
- 5) N36°34'53"W A DISTANCE OF 64.00 FEET;
- 6) N00°05'44"E A DISTANCE OF 616.95 FEET;
- 7) N89°24'57"E A DISTANCE OF 45.34 FEET;
- 8) N00°35'03"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, CONTAINING 18.9689 ACRES.

## DEDICATION

THE ABOVE OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS COLORADO CENTRE RESIDENTIAL FILING NO. 3, EL PASO COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS ARE TO BE CONSTRUCTED TO THE CURRENT EL PASO COUNTY STANDARDS AND THE SAME WILL BE PROVIDED FOR AT THEIR OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 17 DAY OF January, A.D., 1986.

M.D.C. LAND CORPORATION

James R. Gorman, VICE PRESIDENT  
Peter R. Thompson, ASST. SEC.

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DENVER )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, A.D., 1986 BY M.D.C. LAND CORPORATION, JAMES R. GORMAN, VICE PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL: Joellin Marks  
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission expires February 6, 1988

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DENVER )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, A.D., 1986 BY M.D.C. LAND CORPORATION, PETER R. THOMPSON, ASSISTANT SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL: Joellin Marks  
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission expires February 6, 1988

IN WITNESS WHEREOF:

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 17 DAY OF January, A.D., 1985.

FOOTHILLS DEVELOPMENT CORPORATION

Leon M. Bronfin, President  
Frank Gazzo, ASST. SEC.

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DENVER )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, A.D., 1985 BY FOOTHILLS DEVELOPMENT CORPORATION, LEON M. BRONFIN, PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL: Joellin Marks  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-2-89

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF DENVER )

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF January, A.D., 1985 BY FOOTHILLS DEVELOPMENT CORPORATION, WAYNE H. PARKER, ASSISTANT SECRETARY.

WITNESS MY HAND AND OFFICIAL SEAL: Joellin Marks  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-2-89

## GENERAL NOTES

1. THE DEPARTMENT OF TRANSPORTATION MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY LAND USE DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
3. WATER SERVICE IS SUPPLIED BY THE COLORADO CENTRE METROPOLITAN SERVICE DISTRICT.
4. SANITARY SEWER SERVICE IS SUPPLIED BY THE COLORADO CENTRE METROPOLITAN SERVICE DISTRICT.
5. UNLESS OTHERWISE INDICATED, SIDE LOT LINES ARE HEREBY PLATTED WITH A 3 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR AND EXTERIOR SUBDIVISION BOUNDARIES SHALL HAVE A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR UTILITIES ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT BOOK 5722, PAGE 1928 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
8. ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
9. NO RADIO OR OTHER EMISSIONS WHICH MIGHT INTERFERE WITH AIRCRAFT/TOWER AND/OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
10. NO OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE TO RUNWAY 17R/35L.
11. BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING CONSIDERED TO BEAR N89°02'55"E.
12. LOT CORNERS TO BE SET WITH NUMBER 5 REBAR AND L.S. CAP NUMBER 10377 EXCEPT THOSE ALONG STREET RIGHT-OF-WAY WHICH WILL BE MARKED BY A CHISELED CROSS ON PROPERTY LINE EXTENDED TO CURB.
13. INDICATES NUMBER 5 REBAR AND L.S. CAP NUMBER 10377 TO BE SET.
14. TRACT A IS DESIGNATED AS PEDESTRIAN ACCESS TO BE OWNED AND MAINTAINED BY COLORADO CENTRE METROPOLITAN DISTRICT.
15. TRACT B SHALL BE DEVELOPED AS A PART OF THE ADJACENT UNPLATTED PROPERTY TO THE NORTH AND IS OWNED AND MAINTAINED BY M.D.C. LAND DEVELOPMENT CORPORATION.
16. NO ACCESS SHALL BE PERMITTED TO ANY LOT FROM HORIZONVIEW DRIVE.

## OWNERS

M.D.C. LAND CORPORATION  
3600 SOUTH YOSEMITE, SUITE 750  
DENVER, COLORADO 80237  
(303) 773-1100

FOOTHILLS DEVELOPMENT CORPORATION  
SUITE 680, CENTURY BANK PLAZA BUILDING  
3300 EAST FIRST AVENUE  
DENVER, COLORADO 80206  
(303) 320-5313

## SURVEYOR

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 COMPLIED WITH TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

James R. Parker  
JAMES R. PARKER, REGISTERED LAND SURVEYOR  
COLORADO NO. 10377  
FOR AND ON BEHALF OF JR DEVELOPERS, LTD.

## ATTORNEY'S CERTIFICATE

Cleone Pitman, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF THE STATE OF COLORADO REG. NO. 13800 DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE DEDICATED AND GRANTED AS SHOWN ON THE WITHIN PLAT AND THAT THE SIGNATURES TO THE PLAT ARE IN FACT THE OWNERS AND MORTGAGEES OF SAID LAND AND THAT TITLE TO SUCH LANDS ARE IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT EASEMENTS AND RIGHTS OF WAY OF RECORD.

## COUNTY APPROVAL

APPROVAL IS GRANTED THIS 8<sup>th</sup> DAY OF AUGUST, A.D., 1985.

James R. Gorman, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
Ardis W. Schmitt, ADMINISTRATOR, LAND USE DEPARTMENT

PARK FEE: \$890.00 REBAR #8577

## RECORDING

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF CLERK AND RECORDER OF EL PASO COUNTY, COLORADO AT 1:57 O'CLOCK P M., THIS 4<sup>th</sup> DAY OF Feb, 1986, A.D., AND IS DULY RECORDED IN PLAT BOOK A-4 AT PAGE 13 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ARDIS W. SCHMITT, RECORDER  
BY: James R. Parker  
DEPUTY

RECEPTION NO. 01353514  
FEE 20.00

## MORTGAGEE

1ST INTERSTATE BANK OF DENVER, N.A. BY: Marilee Utter  
COUNTY OF DENVER )  
STATE OF COLORADO ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 2<sup>nd</sup> DAY OF February, 1985, BY MARILEE UTTER AS VICE PRESIDENT OF 1ST INTERSTATE BANK OF DENVER, N.A.

WITNESS MY HAND AND OFFICIAL SEAL: Marilee Utter  
NOTARY PUBLIC ADDRESS: 633 17th St. Denver, CO.

MY COMMISSION EXPIRES: 3/11/87

COLORADO CENTRE RESIDENTIAL  
FILING NO. 3  
SHEET 1 OF 2

JR DEVELOPERS, LTD.  
2120 HOLLOWBROOK DRIVE SUITE 201  
COLORADO SPRINGS, COLORADO 80918  
303-528-8833

CURVE DATA					CURVE DATA					CURVE DATA					CURVE DATA				
DELTA	RADIUS	LENGTH	CHORD BEG.	CH. LENGTH	DELTA	RADIUS	LENGTH	CHORD BEG.	CH. LENGTH	DELTA	RADIUS	LENGTH	CHORD BEG.	CH. LENGTH	DELTA	RADIUS	LENGTH	CHORD BEG.	CH. LENGTH
1. 80°00'00"	20.00'	31.42'	889°40'15"	28.28'	21. 04°31'00"	715.00'	56.38'	N12°51'30"E	59.35'	41. 25°45'15"	22.00'	10.45'	N44°37'09"	10.33'	61. 00°00'00"	20.00'	31.42'	845°30'00"	28.28'
2. 80°00'00"	20.00'	31.42'	890°00'00"	28.28'	22. 04°31'00"	715.00'	56.38'	N17°22'30"E	59.35'	42. 23°18'00"	55.00'	22.49'	N8°18'24"	10.33'	62. 04°11'30"	180.00'	13.38'	N88°29'00"	13.38'
3. 80°00'00"	20.00'	31.42'	890°40'15"	28.28'	23. 04°31'00"	715.00'	56.38'	N41°03'00"E	59.35'	43. 23°18'00"	55.00'	22.49'	N8°18'24"	10.33'	63. 17°30'55"	180.00'	55.29'	N77°35'12"	55.00'
4. 84°31'00"	810.00'	48.09'	841°51'30"	48.09'	24. 04°31'00"	715.00'	56.38'	N44°44'30"E	59.35'	44. 33°13'00"	55.00'	23.48'	N8°18'24"	10.33'	64. 12°14'42"	180.00'	39.51'	N62°21'48"	39.51'
5. 84°31'00"	810.00'	48.09'	842°31'00"	48.09'	25. 04°31'00"	715.00'	56.38'	N48°35'00"E	59.35'	45. 43°07'30"	55.00'	24.47'	N8°18'24"	10.33'	65. 08°27'42"	20.00'	27.39'	N84°31'34"	25.30'
6. 84°31'00"	810.00'	48.09'	843°10'30"	48.09'	26. 04°31'00"	715.00'	56.38'	N52°25'30"E	59.35'	46. 43°07'30"	55.00'	24.47'	N8°18'24"	10.33'	66. 07°08'57"	55.00'	48.14'	N37°14'14"	35.49'
7. 84°31'00"	810.00'	48.09'	843°49'45"	48.09'	27. 04°31'00"	715.00'	56.38'	N56°15'45"	59.35'	47. 43°07'30"	55.00'	24.47'	N8°18'24"	10.33'	67. 08°27'42"	20.00'	27.39'	N84°31'34"	25.30'
8. 84°31'00"	810.00'	48.09'	844°29'00"	48.09'	28. 04°31'00"	715.00'	56.38'	N59°06'00"	59.35'	48. 43°07'30"	55.00'	24.47'	N8°18'24"	10.33'	68. 07°08'57"	55.00'	48.14'	N37°14'14"	35.49'
9. 84°31'00"	810.00'	48.09'	845°08'15"	48.09'	29. 04°31'00"	715.00'	56.38'	N62°56'15"	59.35'	49. 43°07'30"	55.00'	24.47'	N8°18'24"	10.33'	69. 07°08'57"	55.00'	48.14'	N37°14'14"	35.49'
10. 84°31'00"	810.00'	48.09'	845°47'30"	48.09'	30. 04°31'00"	715.00'	56.38'	N66°46'30"	59.35'	50. 22°00'00"	100.00'	39.48'	S71°15'00"	30.23'	70. 13°21'14"	55.00'	16.46'	N39°39'08"	35.04'
11. 84°31'00"	810.00'	48.09'	846°26'45"	48.09'	31. 04°31'00"	715.00'	56.38'	N70°36'45"	59.35'	51. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'	71. 00°00'00"	55.00'	16.46'	N39°39'08"	35.04'
12. 84°31'00"	810.00'	48.09'	847°06'00"	48.09'	32. 04°31'00"	715.00'	56.38'	N74°27'00"	59.35'	52. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'	72. 16°59'27"	530.00'	157.17'	S34°50'01"	146.50'
13. 84°31'00"	810.00'	48.09'	847°45'15"	48.09'	33. 04°31'00"	715.00'	56.38'	N78°17'15"	59.35'	53. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'	73. 04°29'18"	55.00'	4.32'	S27°05'33"	4.32'
14. 84°31'00"	810.00'	48.09'	848°24'30"	48.09'	34. 04°31'00"	715.00'	56.38'	N82°07'30"	59.35'	54. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'					
15. 84°31'00"	810.00'	48.09'	849°03'45"	48.09'	35. 04°31'00"	715.00'	56.38'	N85°57'45"	59.35'	55. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'					
16. 84°31'00"	810.00'	48.09'	849°43'00"	48.09'	36. 04°31'00"	715.00'	56.38'	N89°48'00"	59.35'	56. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'					
17. 84°31'00"	810.00'	48.09'	850°22'15"	48.09'	37. 04°31'00"	715.00'	56.38'	N93°38'15"	59.35'	57. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'					
18. 84°31'00"	810.00'	48.09'	851°01'30"	48.09'	38. 04°31'00"	715.00'	56.38'	N97°28'30"	59.35'	58. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'					
19. 84°31'00"	810.00'	48.09'	851°40'45"	48.09'	39. 04°31'00"	715.00'	56.38'	N101°18'45"	59.35'	59. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'					
20. 84°31'00"	810.00'	48.09'	852°20'00"	48.09'	40. 04°31'00"	715.00'	56.38'	N105°09'00"	59.35'	60. 34°43'00"	55.00'	33.37'	S75°15'00"	30.23'					



COLORADO CENTRE RESIDENTIAL - FILING No. 2

TRACT A (PEDESTRIAN ACCESS TO BE MAINTAINED BY COLORADO CENTRE METRO DIST)

COLORADO CENTRE RESIDENTIAL FILING No. 3 SHEET 2 OF 2

JR DEVELOPERS, LTD. 2120 HOLLOWBROOK DRIVE SUITE 201 COLORADO SPRINGS, COLORADO 80918 303-528-8833

# COLORADO CENTRE RESIDENTIAL FILING NO. 4

9534

## A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

### KNOW ALL MEN BY THESE PRESENTS:

THAT RICHMOND HOMES, INC. I, BY N. JEFFREY RAINEY, VICE PRESIDENT AND GERRI SUE SICHLER, ASSISTANT SECRETARY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:** COLORADO CENTRE RESIDENTIAL FILING NO. 4

A TRACT OF LAND BEING A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT BOTH ENDS BY RECOVERED 2-1/2" SURVEY MONUMENTS STAMPED DREXEL-BARRELL & CO. #17664 AND A LINE BETWEEN THEM ASSUMED TO BEAR N89°53'55"E, A DISTANCE OF 2630.69 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE S25°13'10"W, A DISTANCE OF 5289.93 FEET TO A POINT OF CURVE, SAID POINT BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HORIZONVIEW DRIVE AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 AS RECORDED IN PLAT BOOK A-4 AT PAGE 13 OF THE EL PASO COUNTY RECORDS, STATE OF COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

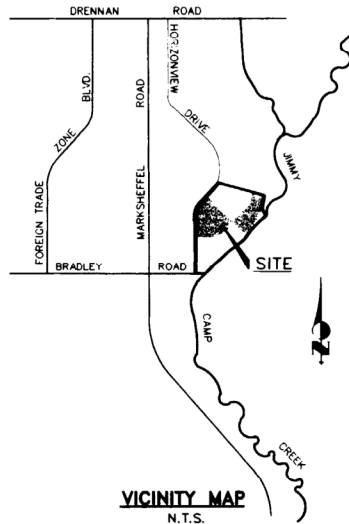
THENCE ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S44°40'15"E, HAVING A DELTA OF 90°00'00", A RADIUS OF 25.00 FEET, A DISTANCE OF 39.27 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S44°40'15"E, A DISTANCE OF 55.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S44°40'15"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S44°40'15"E, HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S44°40'15"E, A DISTANCE OF 160.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET AS MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE S44°40'15"E, A DISTANCE OF 60.00 FEET; THENCE S45°19'45"W, A DISTANCE OF 9.67 FEET; THENCE S44°40'15"E, A DISTANCE OF 200.00 FEET; THENCE N45°19'45"E, A DISTANCE OF 11.79 FEET; THENCE S44°40'15"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S44°40'15"E, HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET; A DISTANCE OF 31.42 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S44°40'15"E, A DISTANCE OF 160.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET AS MEASURED ALONG THE ARC TO A POINT ON CURVE; THENCE S44°40'15"E, A DISTANCE OF 60.00 FEET; THENCE N45°19'45"E A DISTANCE OF 590.29 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 32°39'18", A RADIUS OF 230.00 FEET, A DISTANCE OF 131.09 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE N12°40'27"E, A DISTANCE OF 168.75 FEET; THENCE S77°19'33"E A DISTANCE OF 361.44 FEET; THENCE S01°16'11"W ON THE BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED IN BOOK 5698 AT PAGE 544 OF THE SAID RECORDS, A DISTANCE OF 222.34 FEET; THENCE S27°16'55"E ON SAID BOUNDARY LINE, A DISTANCE OF 9.49 FEET; THENCE S28°49'06"W, A DISTANCE OF 349.98 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°10'52"W, HAVING A DELTA OF 11°15'49", A RADIUS OF 832.00 FEET, A DISTANCE OF 163.56 FEET TO A POINT OF TANGENT; THENCE S40°04'57"W, A DISTANCE OF 184.31 FEET; THENCE S46°53'27"W, A DISTANCE OF 229.52 FEET; THENCE N44°40'15"W, A DISTANCE OF 235.26 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S79°01'15"W, HAVING A DELTA OF 67°23'00", A RADIUS OF 55.00 FEET, A DISTANCE OF 64.68 FEET AS MEASURED ALONG THE ARC; THENCE N44°40'15"W, A DISTANCE OF 165.17 FEET; THENCE S45°19'45"W, A DISTANCE OF 60.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE CENTER BEARS S45°19'45"W, HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT; THENCE S45°19'45"W, A DISTANCE OF 80.00 FEET; THENCE S44°40'15"E, A DISTANCE OF 100.00 FEET; THENCE S45°19'45"W, A DISTANCE OF 62.50 FEET; THENCE S47°37'21"W, A DISTANCE OF 69.96 FEET; THENCE S54°59'15"W, A DISTANCE OF 83.85 FEET; THENCE S61°51'16"W, A DISTANCE OF 57.48 FEET; THENCE S67°26'20"W, A DISTANCE OF 57.48 FEET; THENCE S73°01'23"W, A DISTANCE OF 57.48 FEET; THENCE S78°41'37"W, A DISTANCE OF 59.25 FEET; THENCE S84°26'58"W, A DISTANCE OF 59.24 FEET; THENCE S89°23'30"W, A DISTANCE OF 56.05 FEET; THENCE N89°54'16"W, A DISTANCE OF 272.00 FEET; THENCE S00°05'44"W, A DISTANCE OF 23.39 FEET; THENCE N89°54'16"W, A DISTANCE OF 160.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HORIZONVIEW DRIVE AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 1 AS RECORDED IN PLAT BOOK Z-3 AT PAGE 36 OF THE EL PASO COUNTY RECORDS, STATE OF COLORADO; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HORIZONVIEW DRIVE AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 1 AS RECORDED IN PLAT BOOK Z-3 AT PAGE 36, AND COLORADO CENTRE RESIDENTIAL FILING NO. 2 AS RECORDED IN PLAT BOOK A-4 AT PAGE 4, AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 AS RECORDED IN PLAT BOOK A-4 AT PAGE 13, ALL BEING OF THE EL PASO COUNTY RECORDS, STATE OF COLORADO, THE FOLLOWING THREE (3) COURSES:

- N00°05'44"E, A DISTANCE OF 570.59 FEET TO A POINT OF CURVE;
- ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 45°14'01", A RADIUS OF 530.00 FEET, A DISTANCE OF 418.42 FEET AS MEASURED ALONG THE ARC TO A POINT OF TANGENT;
- N45°19'45"E, A DISTANCE OF 238.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 27.075 ACRES.

### DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, A TRACT, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS; AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "COLORADO CENTRE RESIDENTIAL FILING NO. 4", EL PASO COUNTY, COLORADO. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS ARE TO BE CONSTRUCTED TO THE CURRENT EL PASO COUNTY STANDARDS AND THE SAME WILL BE PROVIDED FOR AT THEIR OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.



### IN WITNESS WHEREOF:

THE FOREMENTIONED HAS EXECUTED THESE PRESENTS THIS 5th DAY OF March A.D. 1996.

N. Jeffrey Rainey, Vice President  
Geri Sue Sichler, Assistant Secretary

STATE OF COLORADO }  
City of Denver } ss  
COUNTY OF DENVER }

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MARCH A.D. 1996 BY N. JEFFREY RAINEY, VICE PRESIDENT AND GERRI SUE SICHLER, ASSISTANT SECRETARY OF RICHMOND HOMES, INC. I.

MY COMMISSION EXPIRES: 3-19-97

WITNESS MY HAND AND OFFICIAL SEAL: Jane E. Morgan  
Notary Public  
460 S. Ulster, Suite 400 Denver, CO

### GENERAL NOTES:

- THE DEPARTMENT OF PUBLIC WORKS MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
- WATER SERVICE IS SUPPLIED BY THE COLORADO CENTRE METROPOLITAN DISTRICT.
- SANITARY SEWER SERVICE IS SUPPLIED BY THE COLORADO CENTRE METROPOLITAN DISTRICT.
- UNLESS OTHERWISE INDICATED, SIDE LOT LINES ARE HEREBY PLATTED WITH A 3 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR AND EXTERIOR SUBDIVISION BOUNDARIES SHALL HAVE A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR UTILITIES ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- ALL EXTERIOR LIGHTING PLANS SHALL BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
- NO ELECTROMAGNETIC LIGHT OR ANY PHYSICAL EMISSIONS WHICH MIGHT INTERFERE WITH AIRCRAFT AVIGATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
- NO OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE HORIZONTAL AND CONICAL SURFACES OF THE AIRPORT.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT BOTH ENDS BY RECOVERED 2-1/2" SURVEY MONUMENTS STAMPED DREXEL-BARRELL & CO. #17664 AND A LINE BETWEEN THEM ASSUMED TO BEAR N89°53'55"E, A DISTANCE OF 2630.69 FEET.

12. O INDICATES NUMBER 5 REBAR AND 1-1/2" ALUMINUM SURVEYOR'S CAP TO BE SET. CAPS ARE STAMPED "JR ENG LTD RLS 10377."

13. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED TO ANY LOT FROM HORIZONVIEW DRIVE.

14. THE SEDIMENTS THAT OVERLIE THE BEDROCK, AS WELL AS THE BEDROCK ITSELF AT THIS SITE, HAVE NOT ACTUALLY BEEN TESTED TO DETERMINE RADON CONTENT, IF ANY.

15. FLOODPLAIN STATEMENT:

THIS SITE, COLORADO CENTRE RESIDENTIAL FILING NO. 4 IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080059 02958, EFFECTIVE DATE DECEMBER 18, 1986.

16. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SECTION 3 AND THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

17. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT BOOK 117 PAGE 414, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. R# 76/5/2/17

18. IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO CONTACT THE APPLICABLE UTILITY COMPANIES FOR PROPER PLACEMENT OF UTILITY LINES AND EQUIPMENT.

### 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 RESPONSIBLE CHARGE 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.

James R. Fraker 2/1/96  
James R. Fraker, Professional Land Surveyor  
Colorado P.S. No. 10377  
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

### 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.

### COUNTY APPROVAL:

APPROVAL IS GRANTED THIS 9th DAY OF MAY A.D., 1996.

James B. Rowley  
Chairman, Board of County Commissioners  
Director, Planning Department

### CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 4:15 O'CLOCK P.M. THIS 5th DAY OF December, 1996, A.D., AND DULY RECORDED IN PLAT BOOK          AT PAGE         

RECORDER: Ardis W. Schmitt BY: James J. Bell  
DEPUTY

RECEPTION NO.: 96/15/216

FEE: 30.00  
1.00

SCHOOL FEE: - 11A -

BRIDGE FEE: - 11A -

PARK FEE: \$ 25474.00 - 4000

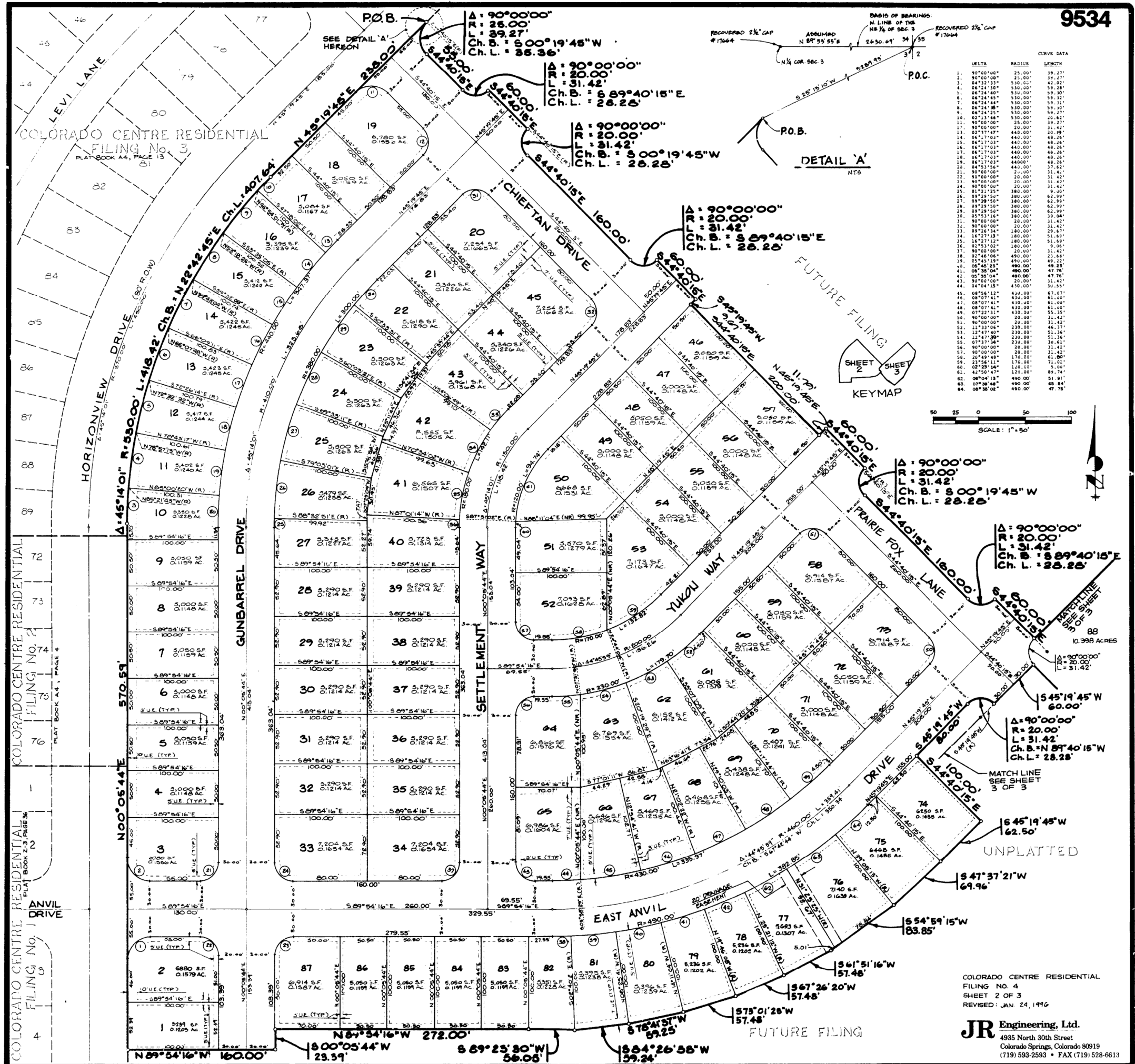
DRAINAGE FEE: - 11A - 1100000000 -

### OWNER:

RICHMOND HOMES, INC. I  
4600 S. ULSTER ST. SUITE 400  
DENVER, COLORADO 80237

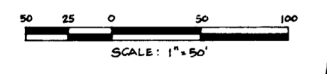
COLORADO CENTRE RESIDENTIAL FILING NO. 4  
AUG. 3, 1995 SHEET 1 OF 3  
REVISED JANUARY 24, 1996

**JR Engineering, Ltd.**  
4935 North 30th Street  
Colorado Springs, Colorado 80919  
(719) 593-2593 • FAX (719) 528-8613



CURVE DATA

STATION	DELTA	RADIUS	LENGTH
1.	90°00'00"	25.00'	31.42'
2.	90°00'00"	25.00'	31.42'
3.	06°24'44"	530.00'	59.30'
4.	06°24'44"	530.00'	59.30'
5.	06°24'44"	530.00'	59.30'
6.	06°24'44"	530.00'	59.30'
7.	06°24'44"	530.00'	59.30'
8.	06°24'44"	530.00'	59.30'
9.	06°24'44"	530.00'	59.30'
10.	06°24'44"	530.00'	59.30'
11.	90°00'00"	25.00'	31.42'
12.	90°00'00"	25.00'	31.42'
13.	06°17'03"	440.00'	48.26'
14.	06°17'03"	440.00'	48.26'
15.	06°17'03"	440.00'	48.26'
16.	06°17'03"	440.00'	48.26'
17.	06°17'03"	440.00'	48.26'
18.	06°17'03"	440.00'	48.26'
19.	06°17'03"	440.00'	48.26'
20.	06°17'03"	440.00'	48.26'
21.	90°00'00"	25.00'	31.42'
22.	90°00'00"	25.00'	31.42'
23.	90°00'00"	25.00'	31.42'
24.	90°00'00"	25.00'	31.42'
25.	01°21'25"	380.00'	9.05'
26.	01°21'25"	380.00'	9.05'
27.	01°21'25"	380.00'	9.05'
28.	01°21'25"	380.00'	9.05'
29.	01°21'25"	380.00'	9.05'
30.	01°21'25"	380.00'	9.05'
31.	90°00'00"	25.00'	31.42'
32.	90°00'00"	25.00'	31.42'
33.	09°24'54"	200.00'	21.42'
34.	14°27'13"	180.00'	51.89'
35.	14°27'13"	180.00'	51.89'
36.	02°53'32"	180.00'	9.06'
37.	90°00'00"	25.00'	31.42'
38.	02°46'06"	490.00'	22.48'
39.	02°46'06"	490.00'	22.48'
40.	02°46'06"	490.00'	22.48'
41.	02°46'06"	490.00'	22.48'
42.	02°46'06"	490.00'	22.48'
43.	02°46'06"	490.00'	22.48'
44.	02°46'06"	490.00'	22.48'
45.	02°46'06"	490.00'	22.48'
46.	08°17'41"	430.00'	61.00'
47.	08°17'41"	430.00'	61.00'
48.	08°17'41"	430.00'	61.00'
49.	07°22'33"	430.00'	55.35'
50.	90°00'00"	25.00'	31.42'
51.	11°31'08"	230.00'	44.37'
52.	12°47'40"	230.00'	51.36'
53.	12°47'40"	230.00'	51.36'
54.	07°17'38"	230.00'	39.61'
55.	90°00'00"	25.00'	31.42'
56.	22°49'48"	170.00'	61.80'
57.	37°56'11"	170.00'	71.02'
58.	02°28'34"	140.00'	5.00'
59.	43°50'47"	120.00'	81.74'
60.	06°04'13"	490.00'	51.91'
61.	06°04'13"	490.00'	51.91'
62.	06°04'13"	490.00'	51.91'
63.	06°04'13"	490.00'	51.91'
64.	06°04'13"	490.00'	51.91'

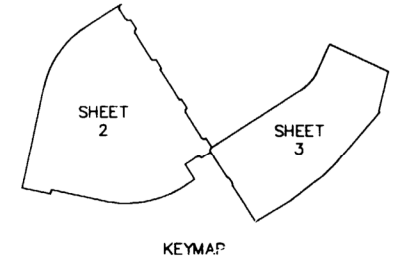
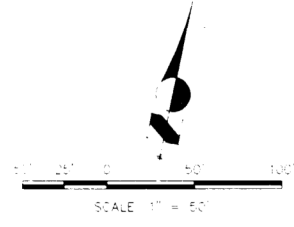


COLORADO CENTRE RESIDENTIAL  
 FILING No. 3  
 PLAT BOOK A4, PAGE 13

COLORADO CENTRE RESIDENTIAL  
 FILING No. 2  
 PLAT BOOK A4, PAGE 4

COLORADO CENTRE RESIDENTIAL  
 FILING No. 1  
 PLAT BOOK Z3, PAGE 3





\* UNPLATTED FUTURE FILING \*

$\Delta = 32^{\circ}39'18''$   
 $R = 230.00'$   
 $L = 131.09'$

\* UNPLATTED \*

BOUNDARY LINE  
BOOK 5698 PAGE 544

LOT 88  
 452,943 SF  
 10.398 ACRES

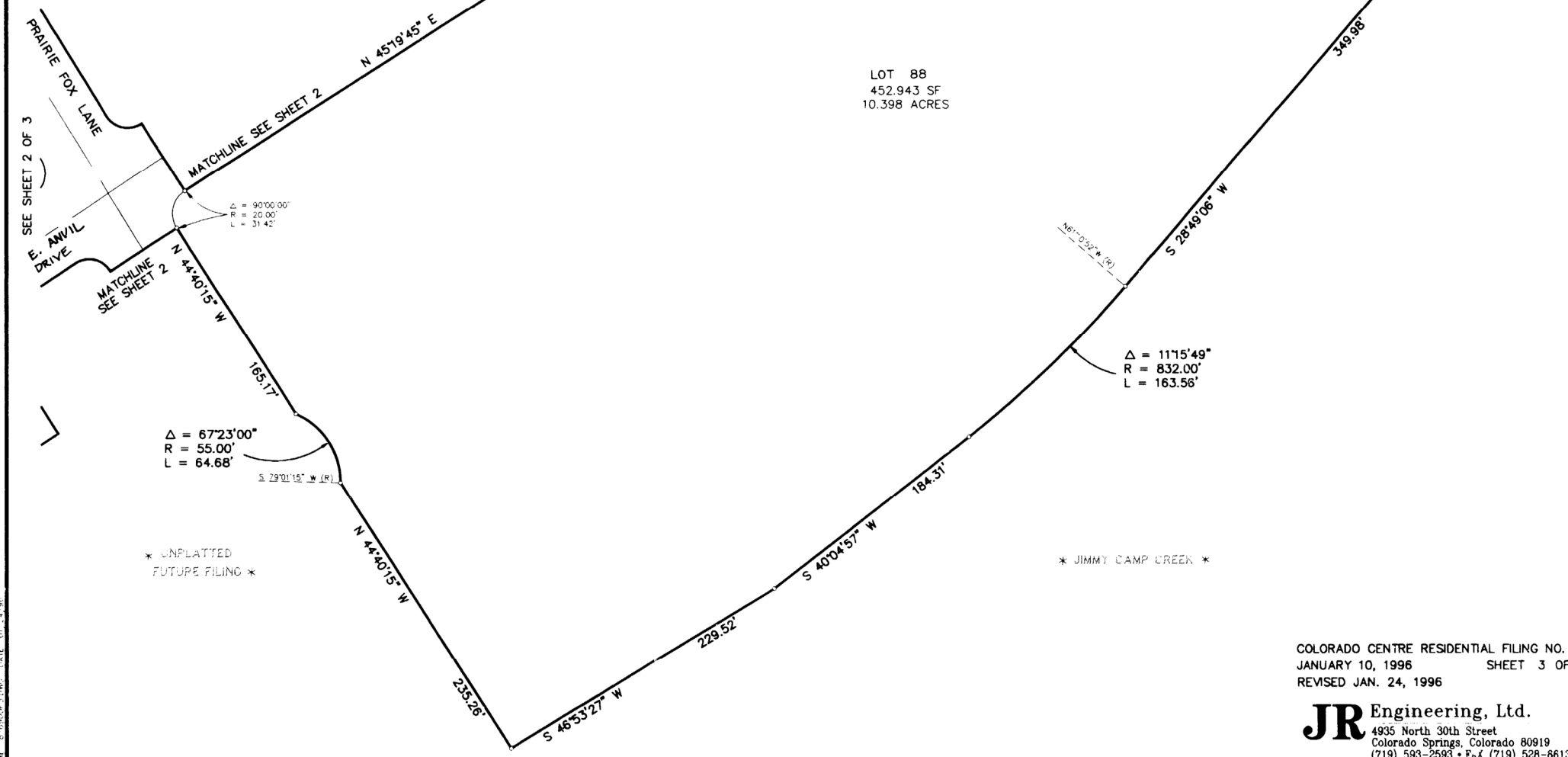
$\Delta = 90^{\circ}00'00''$   
 $R = 20.00'$   
 $L = 31.42'$

$\Delta = 111^{\circ}5'49''$   
 $R = 832.00'$   
 $L = 163.56'$

$\Delta = 67^{\circ}23'00''$   
 $R = 55.00'$   
 $L = 64.68'$

\* UNPLATTED FUTURE FILING \*

\* JIMMY CAMP CREEK \*



11/2/96 11/2/96 11/2/96 11/2/96 11/2/96

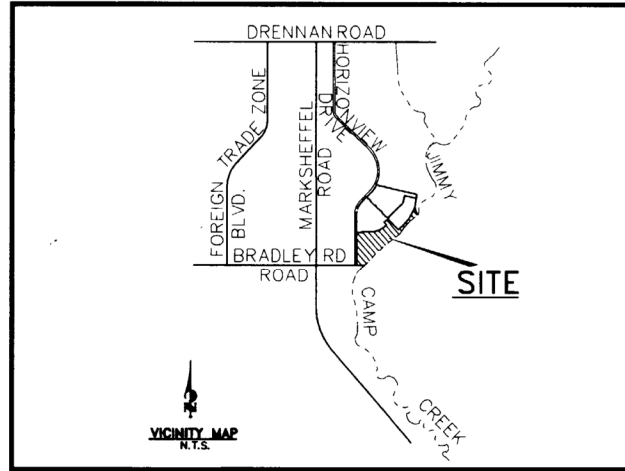
COLORADO CENTRE RESIDENTIAL FILING NO. 4  
 JANUARY 10, 1996 SHEET 3 OF 3  
 REVISED JAN. 24, 1996

**JR** Engineering, Ltd.  
 4935 North 30th Street  
 Colorado Springs, Colorado 80919  
 (719) 593-2593 • FAX (719) 528-6613

# COLORADO CENTRE RESIDENTIAL FILING NO. 6

10381

A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 15 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO.



**KNOW ALL MEN BY THESE PRESENTS:**

THAT RICHMOND AMERICAN HOMES OF COLORADO, INC. BY TIMOTHY R. GARRELTIS, EXECUTIVE VICE PRESIDENT AND GERRI SUE SCHLER, ASSISTANT SECRETARY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF SECTIONS 3 AND 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**  
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST END BY A RECOVERED 2-1/2" SURVEY CAP STAMPED "DREXEL-BARRELL & CO. #17664" AND AT THE WEST END BY A RECOVERED 2-1/2" SURVEY MONUMENT STAMPED "DREXEL-BARRELL & CO. #17664", AND A LINE BETWEEN THEM BEING ASSUMED TO BEAR N89°53'55"E, A DISTANCE OF 2630.69 FEET.

COMMENCING AT THE NORTHERLY END OF A TANGENT LINE THAT BEARS N28°49'06"E, A DISTANCE OF 346.98 FEET, SAID POINT BEING ON THE EASTERLY BOUNDARY OF LOT 88, AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 4 UNDER RECEPTION NO. 98151216, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S27°16'55"E, A DISTANCE OF 66.19 FEET;  
THENCE S24°34'29"E, A DISTANCE OF 90.41 FEET;  
THENCE S23°37'44"W, A DISTANCE OF 105.58 FEET;  
THENCE S28°13'56"W, A DISTANCE OF 232.87 FEET;  
THENCE S46°53'27"W, A DISTANCE OF 577.82 FEET;  
THENCE S02°45'11"E, A DISTANCE OF 121.98 FEET;  
THENCE S40°10'18"W, A DISTANCE OF 205.87 FEET;  
THENCE N62°10'53"W, A DISTANCE OF 198.88 FEET;  
THENCE S37°04'19"W, A DISTANCE OF 187.92 FEET;  
THENCE S01°22'21"W, A DISTANCE OF 96.43 FEET;  
THENCE S87°14'28"W, A DISTANCE OF 248.30 FEET;  
THENCE S32°44'48"W, A DISTANCE OF 316.29 FEET;  
THENCE S40°14'02"E, A DISTANCE OF 368.73 FEET TO A POINT ON CURVE ON THE NORTH LINE OF THE PROPOSED RIGHT-OF-WAY FOR BRADLEY ROAD;  
THENCE WESTERLY ALONG SAID PROPOSED NORTH RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N04°18'18"W, HAVING A DELTA OF 04°24'02", A RADIUS OF 1495.00 FEET, A DISTANCE OF 114.82 FEET TO A POINT OF TANGENT;
2. N89°54'16"W, A DISTANCE OF 368.52 FEET TO A POINT OF CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HORIZONVIEW DRIVE AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 1 AS RECORDED IN PLAT BOOK 2-3 AT PAGES 36 AND 37, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HORIZONVIEW DRIVE AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 1 AS RECORDED IN PLAT BOOK 2-3 AT PAGES 36 AND 37, AND COLORADO CENTRE RESIDENTIAL FILING NO. 2 AS RECORDED IN PLAT BOOK A-4 AT PAGES 4, 5, AND 6, AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 AS RECORDED IN PLAT BOOK A-4 AT PAGES 13 AND 14, ALL BEING OF THE RECORDS OF EL PASO COUNTY, COLORADO, THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 90°00'00", A RADIUS OF 100.00 FEET, A DISTANCE OF 157.08 FEET TO A POINT OF TANGENT;
2. N00°05'44"E, A DISTANCE OF 762.50 FEET TO A POINT ON THE BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 4;

THENCE ON THE BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 4, THE FOLLOWING TWENTY-THREE (23) COURSES:

1. S89°54'16"E, A DISTANCE OF 160.00 FEET;
2. N00°05'44"E, A DISTANCE OF 23.30 FEET;
3. S89°54'16"E, A DISTANCE OF 272.00 FEET;
4. N89°54'16"W, A DISTANCE OF 56.05 FEET;
5. N84°28'56"E, A DISTANCE OF 59.24 FEET;
6. N78°41'37"E, A DISTANCE OF 59.25 FEET;
7. N73°01'23"E, A DISTANCE OF 57.48 FEET;
8. N67°28'20"E, A DISTANCE OF 57.48 FEET;
9. N61°51'16"E, A DISTANCE OF 57.48 FEET;
10. N54°59'15"E, A DISTANCE OF 83.85 FEET;
11. N47°37'21"E, A DISTANCE OF 69.96 FEET;
12. N45°19'45"E, A DISTANCE OF 62.50 FEET;
13. N44°40'15"W, A DISTANCE OF 100.00 FEET;
14. N45°19'45"E, A DISTANCE OF 80.00 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 90°00'00", A RADIUS OF 20.00 FEET, A DISTANCE OF 31.42 FEET TO A POINT ON CURVE;
16. N45°19'45"E, A DISTANCE OF 80.00 FEET;
17. S44°40'15"E, A DISTANCE OF 165.17 FEET TO A POINT ON CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S11°38'15"W, HAVING A DELTA OF 67°22'59", A RADIUS OF 55.00 FEET, A DISTANCE OF 64.68 FEET TO A POINT ON CURVE;
19. S44°40'15"E, A DISTANCE OF 235.26 FEET;
20. N46°53'27"E, A DISTANCE OF 229.52 FEET;
21. N40°04'57"E, A DISTANCE OF 184.31 FEET TO A POINT ON CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 11°15'49", A RADIUS OF 832.00 FEET, A DISTANCE OF 163.56 FEET TO A POINT ON CURVE;
23. N28°49'06"E, A DISTANCE OF 346.98 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 23.594 ACRES.

**DEDICATION:**

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, A TRACT, STREETS AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "COLORADO CENTRE RESIDENTIAL FILING NO. 6", EL PASO COUNTY, COLORADO. ALL STREETS AND TRACT A, AS PLATTED, ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS ARE TO BE CONSTRUCTED TO THE CURRENT EL PASO COUNTY STANDARDS AND THE SAME WILL BE PROVIDED FOR AT THEIR OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

**IN WITNESS WHEREOF:**

THE FOREMENTIONED HAS EXECUTED THESE PRESENTS THIS 14th DAY OF August, A.D. 1999

BY: Timothy R. Garreltis, Executive Vice President  
GERRI SUE SCHLER, Assistant Secretary



**NOTICE:**

THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

STATE OF COLORADO }  
COUNTY OF EL PASO }

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF August, A.D. 1999, BY TIMOTHY R. GARRELTIS, EXECUTIVE VICE PRESIDENT AND GERRI SUE SCHLER, ASSISTANT SECRETARY, OF RICHMOND AMERICAN HOMES OF COLORADO, INC.

MY COMMISSION EXPIRES: 3-19-01

WITNESS MY HAND AND OFFICIAL SEAL: [Signature]



**GENERAL NOTES:**

1. THE DEPARTMENT OF PUBLIC WORKS MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
2. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
3. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION ARE PROVIDED BY THE COLORADO CENTRE METROPOLITAN DISTRICT.
4. ALL PLATTED LOTS WITHIN COLORADO CENTRE RESIDENTIAL FILING NO. 6 SHALL BE SUBJECT TO THE COLORADO CENTRE METROPOLITAN DISTRICT'S MINIMUM WATER AND SEWER MONTHLY SERVICE CHARGES, AS MORE SPECIFICALLY DEFINED WITHIN THE RULES AND REGULATIONS OF THE DISTRICT, STARTING THE MONTH THE PLAT IS RECORDED IN EL PASO COUNTY, COLORADO.
5. UNLESS OTHERWISE INDICATED, SIDE LOT LINES ARE HEREBY PLATTED WITH A 3 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR AND EXTERIOR SUBDIVISION BOUNDARIES SHALL HAVE A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. 5 FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR UTILITIES AND PUBLIC IMPROVEMENTS ON BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION. SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7. ALL EXTERIOR LIGHTING PLANS BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
8. NO ELECTROMAGNETIC LIGHT OR ANY PHYSICAL EMISSIONS WHICH MIGHT INTERFERE WITH AIRCRAFT AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS SHALL BE ALLOWED.
9. NO MAN-MADE OR NON-MAN-MADE OBSTRUCTIONS SHALL BE ALLOWED TO PENETRATE THE CONICAL SURFACES OF THE AIRPORT.
10. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE EAST END BY A RECOVERED 2-1/2" SURVEY CAP STAMPED "DREXEL-BARRELL & CO. #17664" AND AT THE WEST END BY A RECOVERED 2-1/2" SURVEY MONUMENT STAMPED "DREXEL-BARRELL & CO. #17664", AND A LINE BETWEEN THEM BEING ASSUMED TO BEAR N89°53'55"E, A DISTANCE OF 2630.69 FEET.
11. © - INC. DATES NUMBER 5 REBAR AND 1-1/2" ALUMINUM SURVEYOR'S CAP SET. CAPS ARE STAMPED "JR ENG LTD RLS 17502"
12. NO DIRECT VEHICULAR ACCESS SHALL BE PERMITTED TO ANY LOT FROM HORIZONVIEW DRIVE.
13. THE SEDIMENTS THAT OVERLIE THE BEDROCK, AS WELL AS THE BEDROCK ITSELF AT THIS SITE, HAVE NOT ACTUALLY BEEN TESTED TO DETERMINE RADON CONTENT, IF ANY.
14. FLOODPLAIN STATEMENT:  
A PORTION OF THIS SITE, COLORADO CENTRE RESIDENTIAL FILING NO. 6 IS LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080410769F, EFFECTIVE DATE MARCH 17, 1997.
15. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SECTION 3 AND THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

16. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED UNDER RECEPTION NUMBER 98151217, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
17. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER 98151217, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS. IF THE PUBLIC IMPROVEMENTS ARE NOT INSTALLED AND LEGALLY ACCEPTED WITHIN 18 MONTHS FROM THIS DATE, SAID PLAT MAY BE VACATED AFTER THE APPROPRIATE PUBLIC HEARINGS.
18. IT IS THE RESPONSIBILITY OF THE DEVELOPER/BUILDER TO CONTACT THE APPLICABLE UTILITY COMPANIES FOR PROPER PLACEMENT OF UTILITY LINES AND EQUIPMENT.
19. TRACT 'A' IS FOR DRAINAGE AND FOR THE REGIONAL PARK TRAIL SYSTEM, TO BE OWNED AND MAINTAINED BY THE EL PASO COUNTY PARK AND RECREATION DEPARTMENT.
20. ALL EASEMENTS WITHIN THE TRACT OF LAND HEREIN PLATTED, EXCEPT THOSE SHOWN HEREON, ARE HEREBY VACATED.
21. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
22. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
23. EL PASO COUNTY MAINTENANCE OF STORM SEWER IMPROVEMENTS FOR COLORADO CENTRE RESIDENTIAL FILING NO. 6 ENDS AT THE SUBDIVISION BOUNDARY, AND THE COLORADO CENTRE METRO DISTRICT SHALL MAINTAIN DRAINAGE ADJACENT TO THIS SITE AND ALONG JIMMY CAMP CREEK.

**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 RESPONSIBLE CHARGE 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.

[Signature] 17502 7-28-99  
JAMES J. SINOVEC, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 17502  
FOR AND ON BEHALF OF JR ENGINEERING, LTD.

**LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS:**

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, 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.

**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.

**COUNTY APPROVAL:**

APPROVAL IS GRANTED THIS 13th DAY OF MAY, A.D. 1999.

[Signatures]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS      DIRECTOR, PLANNING DEPARTMENT

**CLERK AND RECORDER:**

STATE OF COLORADO }  
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 A.M. THIS 10th DAY OF SEPTEMBER, 1999, A.D., AND DULY RECORDED UNDER RECEPTION NO. 99143396

RECORDER: J. PATRICK KELLY      BY: [Signature] DEPUTY

FEES: \$30.00  
SURCHARGE: -0-  
SCHOOL FEE: [Signature] - Free PREVIOUSLY PAID.  
BRIDGE FEE: N/A  
PARK FEE: \$25.410. (RES. MAINT. FEE) AD REC # 48208  
DRAINAGE FEE: N/A

COLORADO CENTRE RESIDENTIAL FILING NO. 6  
JULY 29, 1998      SHEET 1 OF 3

**OWNER:**

RICHMOND AMERICAN HOMES OF COLORADO, INC.  
4600 S. ULSTER ST. SUITE 400  
DENVER, COLORADO 80237

**JR Engineering, Ltd.**  
4835 North 30th Street  
Colorado Springs, Colorado 80919  
(719) 593-2593 • FAX (719) 528-6613



