

SUNSET MESA SUBDIVISION

FILING NO. 6

A SUBDIVISION OF A PORTION OF
THE SW 1/4 OF SECTION 14
T. 13 S., R. 66 W., OF THE 6TH P.A.
IN THE CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO,
STATE OF COLORADO.

SCALE - 1" = 100'
0 25 50 100 200
SCALE IN FEET

NOTES

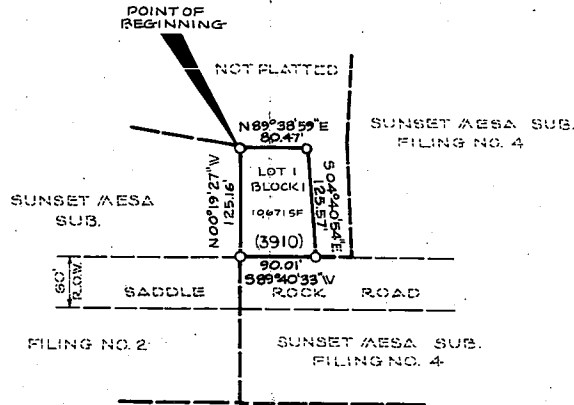
BASIS OF BEARINGS-ASSUMING THE
EAST LINE OF SUNSET MESA SUBDIVISION
FILING NO. 2 TO BEAR N00°19'27"W
O-SET #4 REBAR W/PLASTIC CAP

KNOW ALL MEN BY THESE PRESENTS:
THAT NORWOOD DEVELOPMENT CORPORATION, A COLORADO CORPORATION,
being the owner of the following described tract of land, to wit:

A tract of land located in the SW 1/4 of Section 14, Township 13 South, Range 66
West of the 6th P.M. in the City of Colorado Springs, County of El Paso, State
of Colorado, more particularly described as follows:

Assuming the Easterly line of Sunset Mesa Subdivision Filing No. 2 according
to the recorded plat thereof filed for record December 29, 1977, in Plat Book F-3
at Page 44 of the Records of El Paso County, Colorado, to bear N.00°19'27"W.,
said Easterly line also being the Westerly line of Sunset Mesa Subdivision Filing
No. 4 according to the recorded plat thereof as filed for record November 20, 1984,
in Plat Book X-3 at Page 68 of said records; each end of said Easterly line being
pins with plastic caps "1 S. 10956";

Beginning at the Northeastly corner of Lot 9 of said Sunset Mesa Subdivision
Filing No. 2; thence N.89°38'59"E., a distance of 80.47 feet; thence S.04°40'54"E.,
a distance of 125.57 feet to the Northerly Right-of-Way line of Saddle Rock Road
as platted in said Sunset Mesa Subdivision Filing No. 4; thence S.89°40'33"W.,
along said Northerly Right-of-Way line, a distance of 90.01 feet to said Easterly
line; thence N.00°19'27"W., along said Easterly line, a distance of 125.16 feet
to the Point of Beginning.
Said parcel contains 0.25 acres.



IN WITNESS WHEREOF: The undersigned have executed these presents this
10th day of April, 1985, A.D.

NORWOOD DEVELOPMENT CORPORATION
a Colorado Corporation

Kent A. Petre
Kent A. Petre, President

Mary R. Decker
Mary R. Decker, Secretary

STATE OF COLORADO)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 10th day of April
1985 A.D., by Kent A. Petre, President and Mary R. Decker, Secretary of Norwood
Development Corporation.

My Commission Expires: _____
My Commission Expires May 23, 1985
Address: _____

John J. Miller
Notary Public

EASEMENTS:

All side lot lines are hereby platted with a five (5) foot easement for public utilities
only, and all rear lot lines are hereby platted with a seven (7) foot easement
for drainage purposes and public utilities only, with the sole responsibility for
maintenance being vested with the property owners.

DEDICATION:

The above party in interest has caused said Tract of Land to be platted into a
Lot, Block, and Easements as shown on the Plat. The Undersigned do hereby
grant unto the City of Colorado Springs, those easements shown on the plat and
further, restrict the use of all easements to the City of Colorado Springs and/or
its assigns provided, however, that the sole right and authority to release or
Quit Claim all or any such easements, shall remain exclusively vested in the City
of Colorado Springs. This Tract of Land as herein platted, shall be known as
"SUNSET MESA SUBDIVISION FILING NO. 6", City of Colorado Springs, El Paso
County, Colorado.

NOTICE IS HEREBY GIVEN:

That the area included in the Plat described herein, is subject to the Code of
the City of Colorado Springs, 1980, as Amended.

No building permits shall be issued for building sites within this Plat until all
required fees have been paid and all required public improvements and utilities
have been installed as specified by the City of Colorado Springs, or alternatively,
until acceptable assurances, including but not limited to, letters of credit, cash,
construction bonds, or combinations thereof, guaranteeing the payment of the
fees and the completion of all required public improvements and utilities have
been placed on file with the City of Colorado Springs. All streets, alleys, and
easements shown on this Plat for access purposes are excepted from this provision.

THE UNDERSIGNED HEREBY APPROVES FOR FILING, THE ACCOMPANYING
PLAT OF SUNSET MESA SUBDIVISION FILING NO. 6:

He Clausen 4-29-85 *Robert Miller* 5/19/85
Planning Director Date Director of Public Works Date

KNOW ALL MEN BY THESE PRESENTS:

That the City Council of the City of Colorado Springs, Colorado, authorize
the platting of the above described tract of land as set forth in this plat at a
meeting of said City Council held on 23rd day of April, 1985 A.D.,
and at the same time authorized the undersigned to acknowledge the same which
is done accordingly on behalf of the City of Colorado Springs, this 25th day
of May, 1985 A.D.

ATTEST *Robert Miller* CITY COUNCIL OF THE CITY OF
COLORADO SPRINGS
Robert Miller
Mayor

RECORDING:
STATE OF COLORADO)
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at _____
A.M., this 15th day of May, 1985, A.D., and is duly recorded
in Plat Book Y-2 at Page 57 of the records of El Paso County, Colorado.

RECEPTION NO: 01450131
FEE: 40.00

ARDIS SCHMITT, Recorder

By: *James J. Cook*
Deputy

FEES:

DRAINAGE FEE: Paid 0.00
BRIDGE FEE: Paid 3.00
SCHOOL FEE: At time of bldg. permit 3.00
PARK FEE: Bond Dedication Reg'd. 3.00

PREPARED BY: KLH ENGINEERING CONSULTANTS INC.
206-208 SUTTON LANE
COLORADO SPRINGS, COLORADO

DATE: FEBRUARY 1985
DRAWN BY: BC
SHEET 1 OF 1