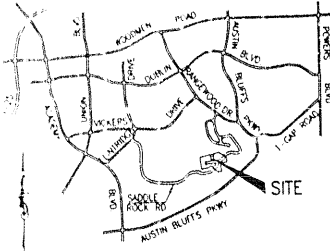


# SUNSET MESA SUBDIVISION FILING NO. 15

A SUBDIVISION OF A PORTION THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



## Vicinity Map

NOT TO SCALE

### KNOW ALL MEN BY THESE PRESENTS:

That Development Management, Inc. a Colorado Corporation, being the owner of the following described Tract of Land

A portion of the Southeast Quarter of Section 14, Township 13 South, Range 66 West of the 6th P.M., El Paso County, Colorado, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, Sunset Mesa Subdivision Filing No. 14 as recorded at Reception No. 98100625 of the records of said El Paso County; thence N83°11'34"E a distance of 99.78 feet; thence S23°31'33"E a distance of 243.92 feet to the north Right-of-Way line of Paramount Place as shown in Sunset Mesa Subdivision Filing No. 13 as recorded at Reception No. 98075106 of the records of said El Paso County; thence the following course is on said north Right-of-Way line: 1) westerly on a curve to the right having a central angle of 10°40'38", a radius of 575.00 feet for a distance of 109.95 feet, whose chord bears S70°36'00"W to the southeast corner of said Lot 1; thence N21°04'17"W on the easterly line of Lot 1 a distance of 230.81 feet to the Point of Beginning, containing 0.574 acres of land more or less.

### DEDICATION:

The above Owner has caused said Tract of Land to be platted into a Lot and Easements as shown on the plat. The Undersigned does hereby grant unto the City of Colorado Springs, those Easements, on the plat, and further restricts 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. 15" in the City of Colorado Springs, El Paso County, Colorado.

### NOTES:

- A minimum of a Class C roof covering shall be installed on all roofing and reroofing applications on buildings located within this development.
- Fuels management procedures, as defined in Section 105 in Part 1 of Article 4 of Chapter 20 of the City Code, shall be required for all lots within this development.
- Residing in or near wild land interlace or intermix areas involves increased fire risk that may not apply in urban or more urbanized types of developed communities.
- This property is subject to an aviation easement as recorded in Book 6468 at Page 1374 of the records of El Paso County, Colorado.
- This subdivision plat does not constitute a title search by Rockwell-Minchow Consultants, Inc. to determine ownership, easements or Right-of-Way record.
- Bearings as shown hereon are based upon the east line of Lot 1, Sunset Mesa Subdivision Filing No. 14 being N21°04'17"W between two rebar w/ cap LS #22577 as shown.

### GEOLOGIC HAZARD DISCLOSURE STATEMENT:

This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by Entech Engineering, Inc., dated 12/23/97. A copy of said report has been placed within file: ARS #97-723 PE of the City of Colorado Springs-Development Services Division. Contact Development Services Division, 30 South Nevada Avenue, Suite 301, Colorado Springs, CO, if you would like to review said report.

### FEES:

DRAINAGE FEE OFFSET BY REIMBURSEMENTS  
 BRIDGE FEE PAID  
 SCHOOL FEE ONE @ TIME OF BLDG PERMIT  
 PARK FEE LAND ACQUISITION

### IN WITNESS WHEREOF:

The aforementioned have executed these presents this 5th day of Oct, 1998 A.D.

Development Management, Inc.  
 A Colorado Corporation

[Signature]  
 Kent A. Petre, President

NOTARIAL:  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF EL PASO )

The above and foregoing statement was acknowledged before me this 5th day of October, 1998 A.D., by Kent A. Petre as President of Development Management, Inc.

My Commission Expires: 1/29/02  
 Address: 2928 SRAUS LANE, C.S., CO  
[Signature]  
 Notary Public



### EASEMENTS:

Unless shown greater in width, all side lot lines are hereby platted with a five (5) foot easement for public utilities and drainage purposes only, and a 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. Maintenance responsibility for the front 5' utility and public improvement easement is vested with the property owner.

Electric services shall enter all lots as designated by the Electric Utility with all electric meters located within three feet of the front of buildings as approved by the Electric Utility. The area between meters and the street shall be maintained free of obstruction. A three foot clearance shall be maintained between the electric service and the gas service.

### 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.

### SURVEYOR'S CERTIFICATION:

The undersigned Registered Professional 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.

ROCKWELL-MINCHOW CONSULTANTS, INC.

[Signature]  
 DENNIS A. MINCHOW, PLS #22577



### FILING APPROVALS:

On behalf of the City of Colorado Springs, the undersigned hereby approve for filing the accompanying plat of "SUNSET MESA SUBDIVISION FILING NO. 15".

[Signature] 10/10/98  
 City Engineer Date

[Signature] 10/10/98  
 Manager of Development Services Date

[Signature] 10/14/98  
 City Clerk Date

### RECORDING:

STATE OF COLORADO )  
 ) SS  
 COUNTY OF EL PASO )

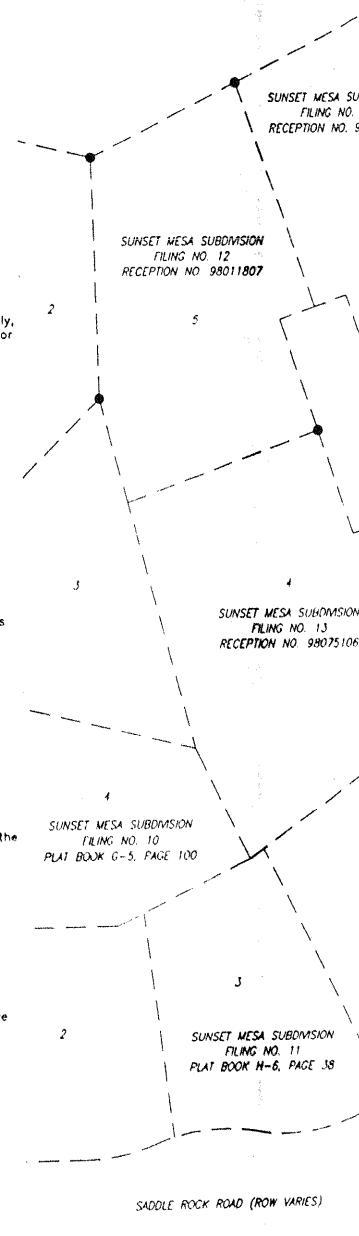
I hereby certify that this instrument was filed for record in my office at 1:45 o'clock P. M., this 21st day of October, 1998 A.D., and is duly recorded at Reception No. 98152722 of the Records of El Paso County, Colorado.

J. PATRICK KELLY, RECORDER  
 BY [Signature]  
 Deputy

SURCHARGE: 1.00  
 FEE: 10.00

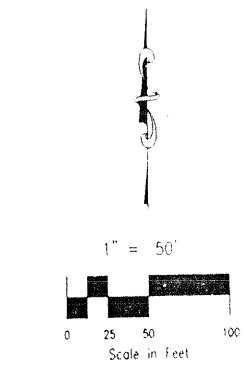
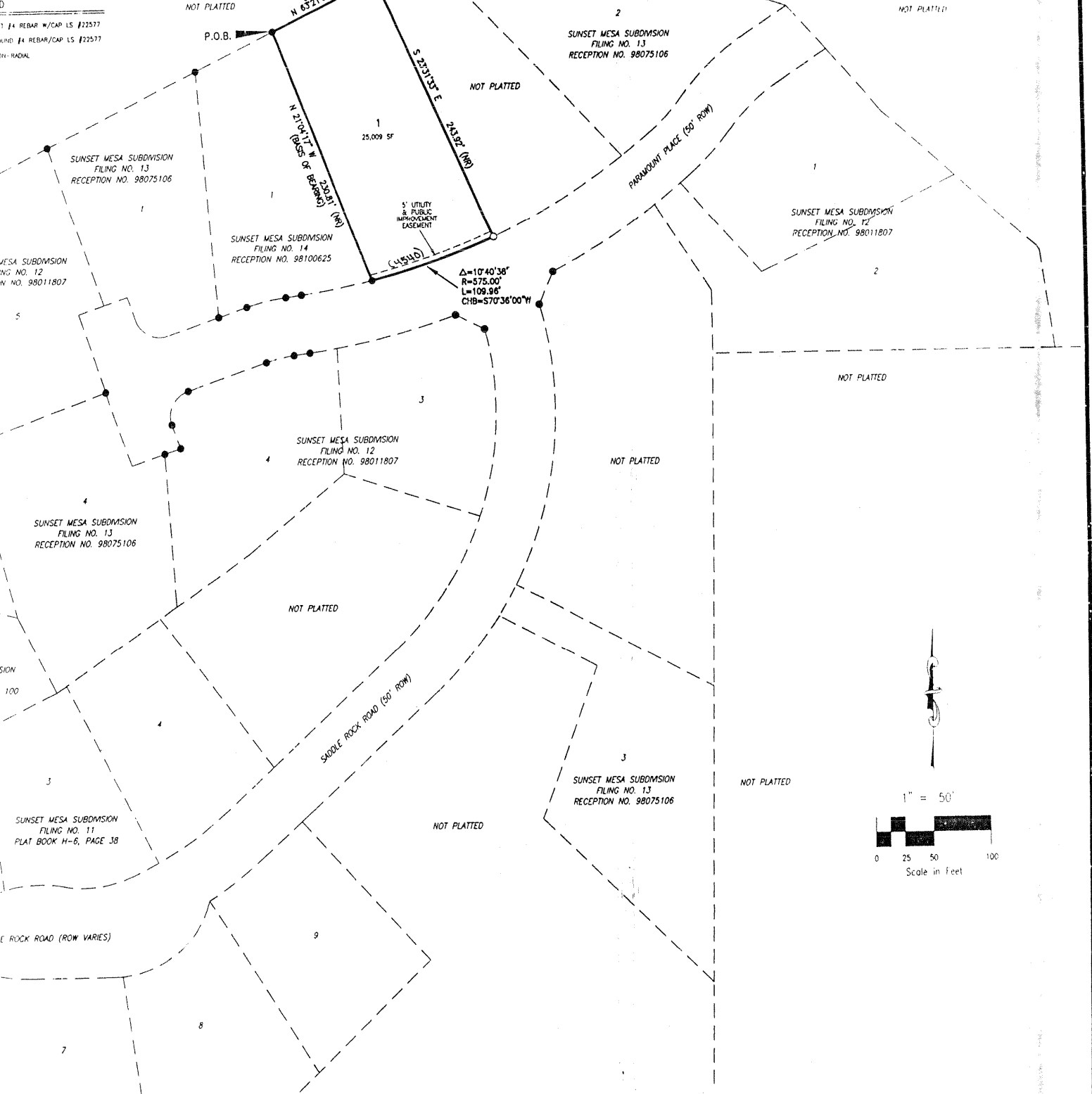
### LEGEND

- SET #4 REBAR W/CAP LS #22577
- FOUND #4 REBAR/CAP LS #22577
- (NR) NON-RADIAL



DUTH,  
RADO

D  
14 REBAR W/CAP LS #22577  
14 REBAR/CAP LS #22577  
14-RADIAL



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. IF NO DEFECT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

FILE 96047FP6.DWG 10/5/98  
**SUNSET MESA SUBDIVISION**  
**FILING NO. 15**  
 DRAWN BY AC CHECKED BY LAM DATE: 10/5/98  
 JN 96-047 SHEET 1 OF 1

FS