

# PAINT BRUSH HILLS FILING NO. 13C

**A REPLAT OF TRACT A AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED UNDER RECEPTION NO. 217714067, BEING A PORTION OF THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT LORSON, LLC, A COLORADO LIMITED LIABILITY COMPANY AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

**LEGAL DESCRIPTION:**

A PORTION OF THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED UNDER RECEPTION NO. 217714067, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 51.425 ACRES.

**OWNERS CERTIFICATE:**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF PAINT BRUSH HILLS FILING NO. 13C. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

**IN WITNESS WHEREOF:**

THE AFOREMENTIONED LORSON, LLC, A COLORADO LIMITED LIABILITY COMPANY AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION HAS EXECUTED THIS INSTRUMENT THIS 2nd DAY OF January, 2016 A.D.

*[Signature]* AS Vice President

STATE OF COLORADO }  
COUNTY OF EL PASO }

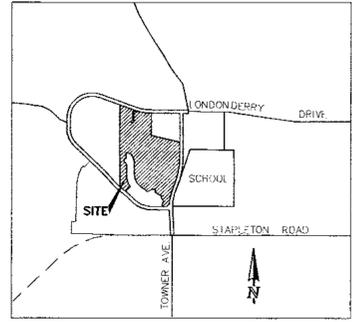
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF January, 2016 A.D. BY Jeff Mark AS Vice President OF LORSON, LLC, A COLORADO LIMITED LIABILITY COMPANY AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORPORATION WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 8/05/21  
AMY B. ROBERTS  
Notary Public  
State of Colorado  
Notary ID # 19874211322  
My Commission Expires 08-05-2021

**GENERAL NOTES:**

- THE DATE OF PREPARATION IS JULY 29, 2016.
- FLOOD PLAIN STATEMENT:  
THIS SITE, PAINT BRUSH HILLS FILING NO. 13C IS NOT WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080410035F AND 080410072F EFFECTIVE MARCH 17, 1997.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 25 AND 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
  - A 5.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT ALONG THE FRONT LINES OF EACH LOT.
  - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
  - A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
  - A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS ADJACENT TO LONDONDERRY DRIVE, AND SUBDIVISION BOUNDARY.
  - THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER, UNLESS OTHERWISE NOTED.
  - AN ADDITIONAL 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY ADJACENT TO THE 5.00 FOOT EASEMENT REFERRED TO IN GENERAL NOTE 4A ABOVE.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
- THERE SHALL BE NO DIRECT ACCESS TO LONDONDERRY DRIVE FROM ANY RESIDENTIAL LOT.

- TRACTS A, B AND C ARE FOR OPEN SPACE, PUBLIC DRAINAGE, PUBLIC UTILITIES AND PUBLIC TRAILS TO BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT, SAID TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER RECEPTION NO. 217153397 OF THE RECORDS EL PASO COUNTY, COLORADO
- RECORDATION OF THIS PLAT HEREBY VACATES ALL EASEMENTS NOT SHOWN HEREON.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 135  
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 3
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12-382), AS AMENDED, AT THE TIME OF BUILDING PERMIT(S).
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE PAINT BRUSH HILLS METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 205008854
- WATER AND WASTEWATER SERVICES TO BE SUPPLIED BY PAINT BRUSH HILLS METROPOLITAN DISTRICT. ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF AND COMPLY WITH THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE DISTRICT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 AT RECEPTION NO. 217714067. 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 IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASES BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF THE ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
20. BASIS OF BEARINGS: THE WESTERLY BOUNDARY OF A TRACT OF LAND DEPICTED ON AN ALTA/ACSM LAND TITLE SURVEY DEPOSITED UNDER RECEPTION NO. 214900172, RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT BOTH ENDS BY A RECOVERED 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S00°00'00"E, A DISTANCE OF 1922.08 FEET.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THIS SUBDIVISION IS LOCATED WITHIN THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO ALL OF THE RULES AND REGULATIONS FOR SAID DISTRICT.
- PURSUANT TO RESOLUTION 17-060, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 217013713, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF PAINT BRUSH HILLS FILING 13C ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- ALL STORM SEWER FACILITIES LYING OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITMENTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. 18-4-508.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT NUMBER 582-H0465390-071-PS0, AMENDMENT NO. 4 ISSUED BY HERITAGE TITLE COMPANY, DATED JUNE 20, 2016.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCE, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICES REGARDING THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASES OF THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
- SIGHT VISIBILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO EL PASO COUNTY. NO IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT THAT EXCEED A HEIGHT OF 30 INCHES AS MEASURED ABOVE THE FLOWLINE OF CURB AND GUTTER. MAINTENANCE OF THE EASEMENT IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- THE DRAINAGE AND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. 217153396.



VICINITY MAP

14077

**SURVEYOR'S STATEMENT:**

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE 2nd DAY OF JANUARY, 2016

*[Signature]*  
DOUGLAS P. REINELT  
PROFESSIONAL LAND SURVEYOR  
COLORADO  
FOR AND BY BEHAVIOR CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

JAN 02, 2016  
DATE

**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.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

THIS PLAT FOR PAINT BRUSH HILLS FILING NO. 13C WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS 22nd DAY OF January, 2016, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

*[Signature]* PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE 01/11/16  
*[Signature]* DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE 01/03/2016  
*[Signature]* COUNTY ASSESSOR DATE 01-09-2016

STATE OF COLORADO )  
COUNTY OF EL PASO )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:25 O'CLOCK P. M. THIS 16th DAY OF January, 2016 A.D., AND DULY RECORDED UNDER RECEPTION NUMBER 217714071

RECORDER: CHUCK BROERMAN BY *[Signature]* DEPUTY

DC & 3.00  
FEE: \$50  
SCHOOL FEE: 135 LOTS x 943 = 127,305 = 2,928.54 Balance Credits  
BRIDGE FEE: 854,451.82 Falcon remaining 18,962.9  
PARK FEE: 1.00 x 135 = 135 Regional - 545,300.00 School Credits  
DRAINAGE FEE: 336,388.74 Falcon

OWNER:  
LORSON, LLC  
212 N. WAHSATCH AVENUE, SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 639-3200

PAINT BRUSH HILLS FILING NO. 13C  
2053.40  
AUGUST 10, 2016  
SHEET 1 OF 5

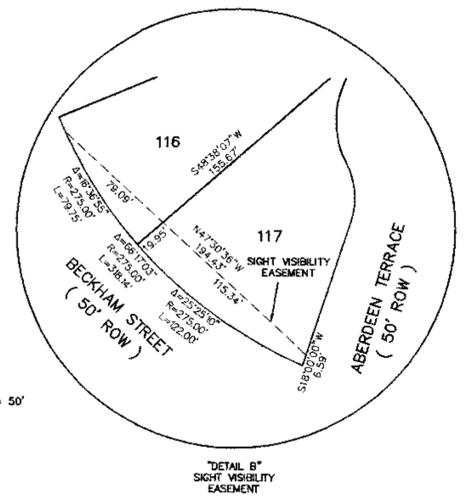
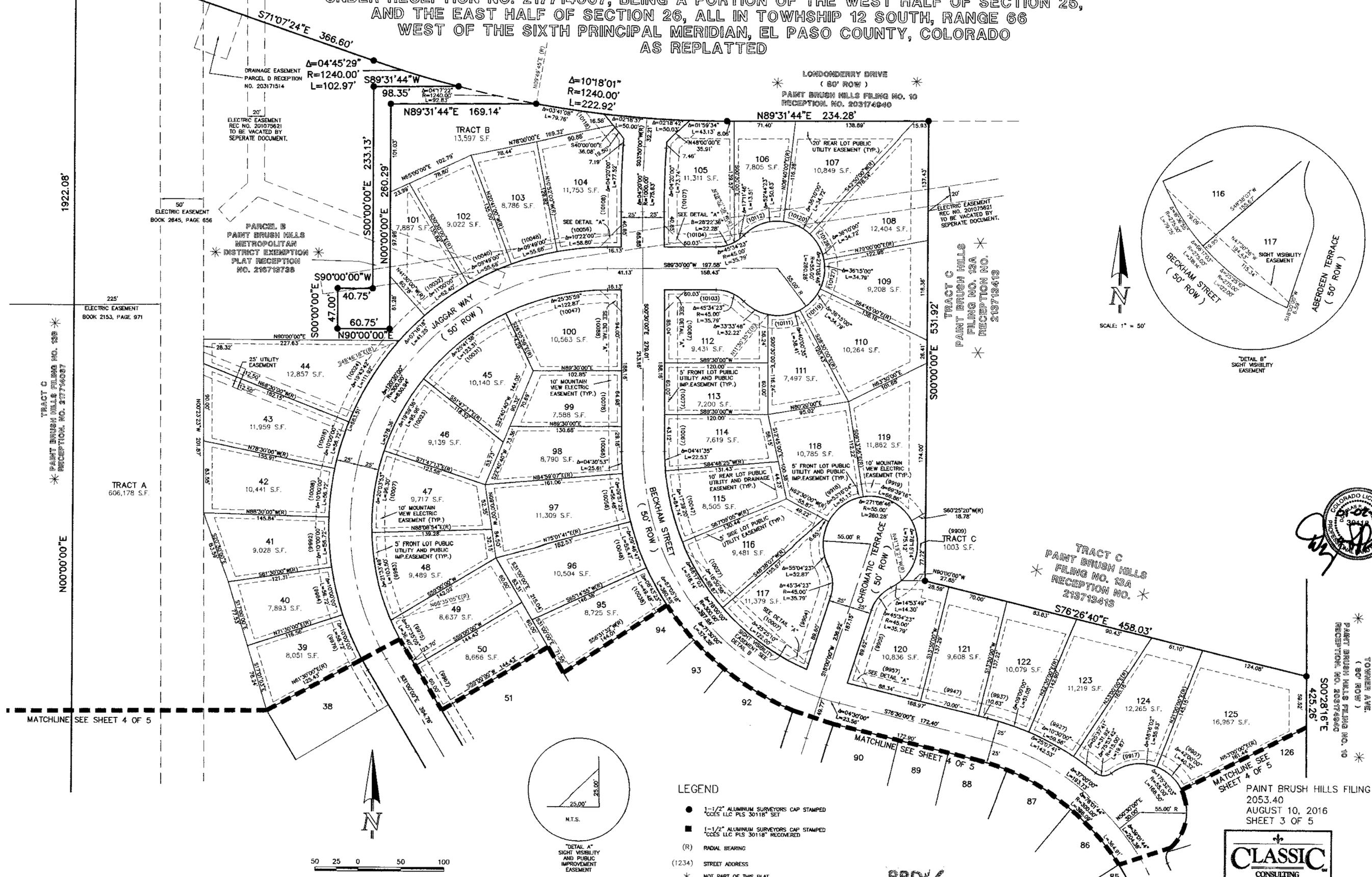
NO	REVISION	DATE
1	COUNTY COMMENTS	11/21/16

SF-16-015

619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903 (719) 783-0790  
(719) 783-0799 (fax)

# PAINT BRUSH HILLS FILING NO. 13C

A REPLAT OF TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED UNDER RECEPTION NO. 217714067, BEING A PORTION OF THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS REPLATTED

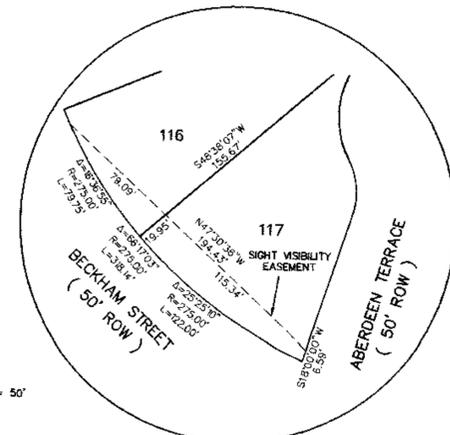


- LEGEND**
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS" LLC PLS 30118" SET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCS" LLC PLS 30118" RECOVERED
  - (R) RADIAL BEARING
  - (1234) STREET ADDRESS
  - \* NOT PART OF THIS PLAT

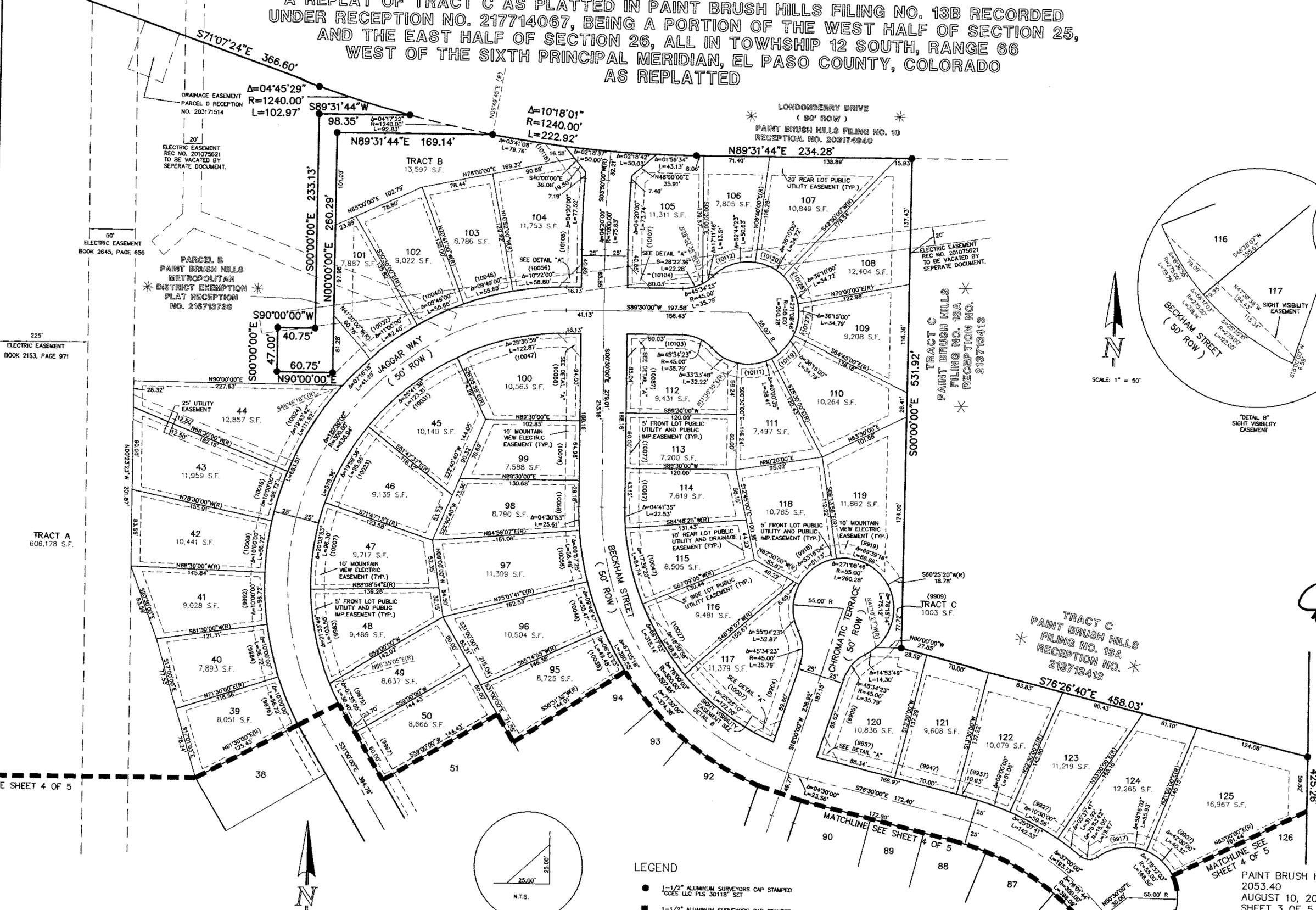
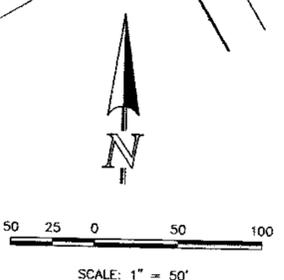
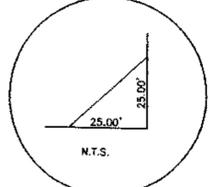
**CLASSIC**  
 CONSULTING  
 ENGINEERS & SURVEYORS

# PAINT BRUSH HILLS FILING NO. 13C

A REPLAT OF TRACT C AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED UNDER RECEPTION NO. 217714067, BEING A PORTION OF THE WEST HALF OF SECTION 25, WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS REPLATTED



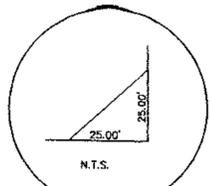
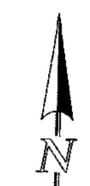
- LEGEND**
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" SET
  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" RECOVERED
  - (R) RADIAL BEARING
  - (1234) STREET ADDRESS
  - \* NOT PART OF THIS PLAT



# PAINT BRUSH HILLS FILING NO. 13C

A REPLAT OF TRACT A AS PLATTED IN PAINT BRUSH HILLS FILING NO. 13B RECORDED UNDER RECEPTION NO. 217714067, BEING A PORTION OF THE WEST HALF OF SECTION 25, AND THE EAST HALF OF SECTION 26, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AS REPLATTED

- LEGEND
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED GCS LLC PLS 30118" SET
  - (R) RADIAL BEARING
  - (1234) STREET ADDRESS
  - \* NOT PART OF THIS PLAT



"DETAIL A" SIGHT VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT

MATCHLINE SEE SHEET 3 OF 5

TRACT A 606,178 S.F.

50' ELECTRIC EASEMENT BOOK 2645, PAGE 656

225' ELECTRIC EASEMENT BOOK 2153, PAGE 971

TRACT C PAINT BRUSH HILLS FILING NO. 13B RECEPTION NO. 217714067

WESTERN BOUNDARY ANTA/ACSM LAND TITLE SURVEY RECEPTION NO. 214800172

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

000°00'00"E

1922.08'

000°23'23"E

132.33'

000°23'23"E

251.81'

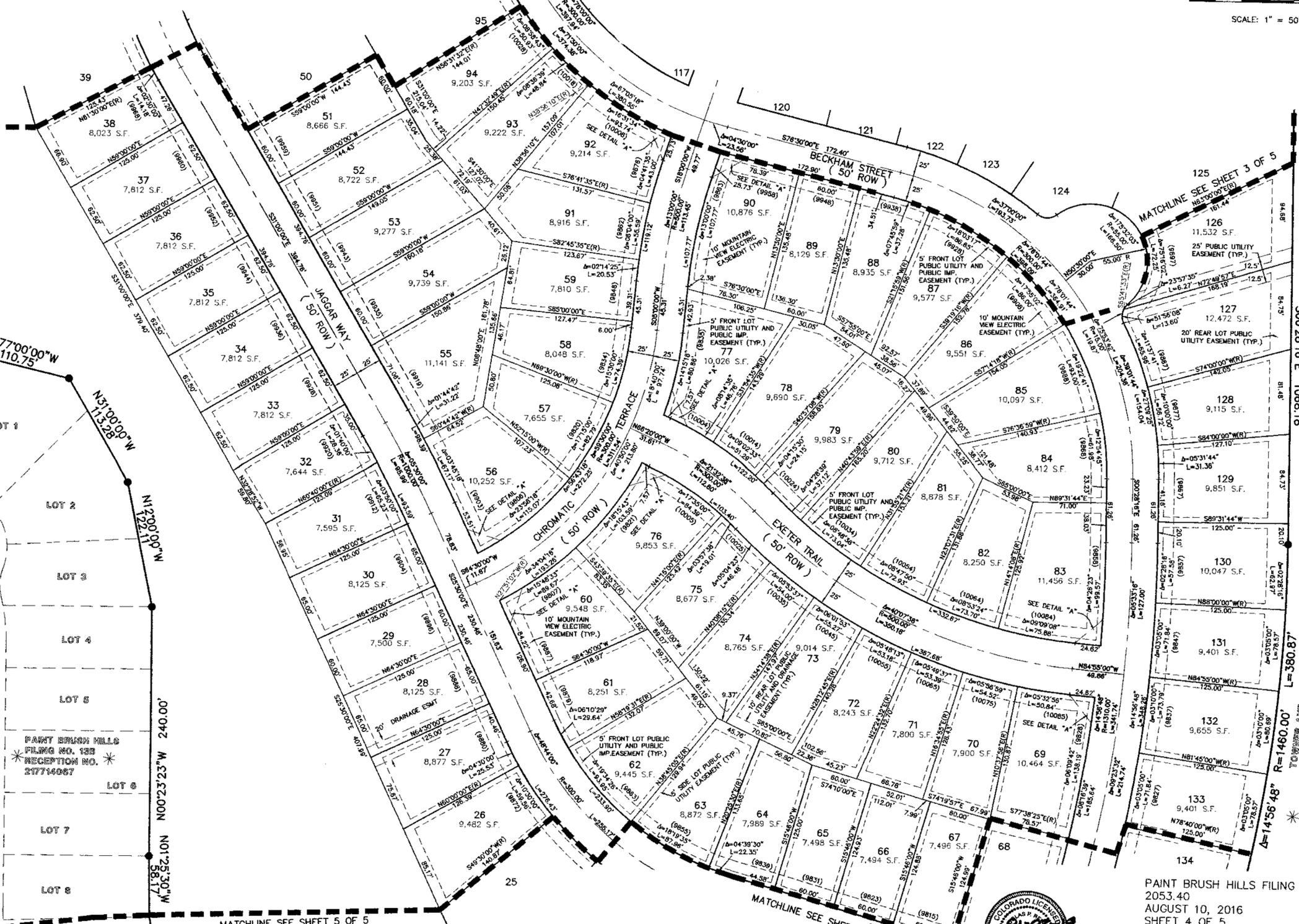
000°23'23"E

310.90'

4-161°38'16" R=50.00' L=155.16'

4-86°25'19" R=45.00' L=52.17'

Abendale ANTIQUARIAN COURT (80' ROW)



PCDD FILE NO. SF-16-015

RBD

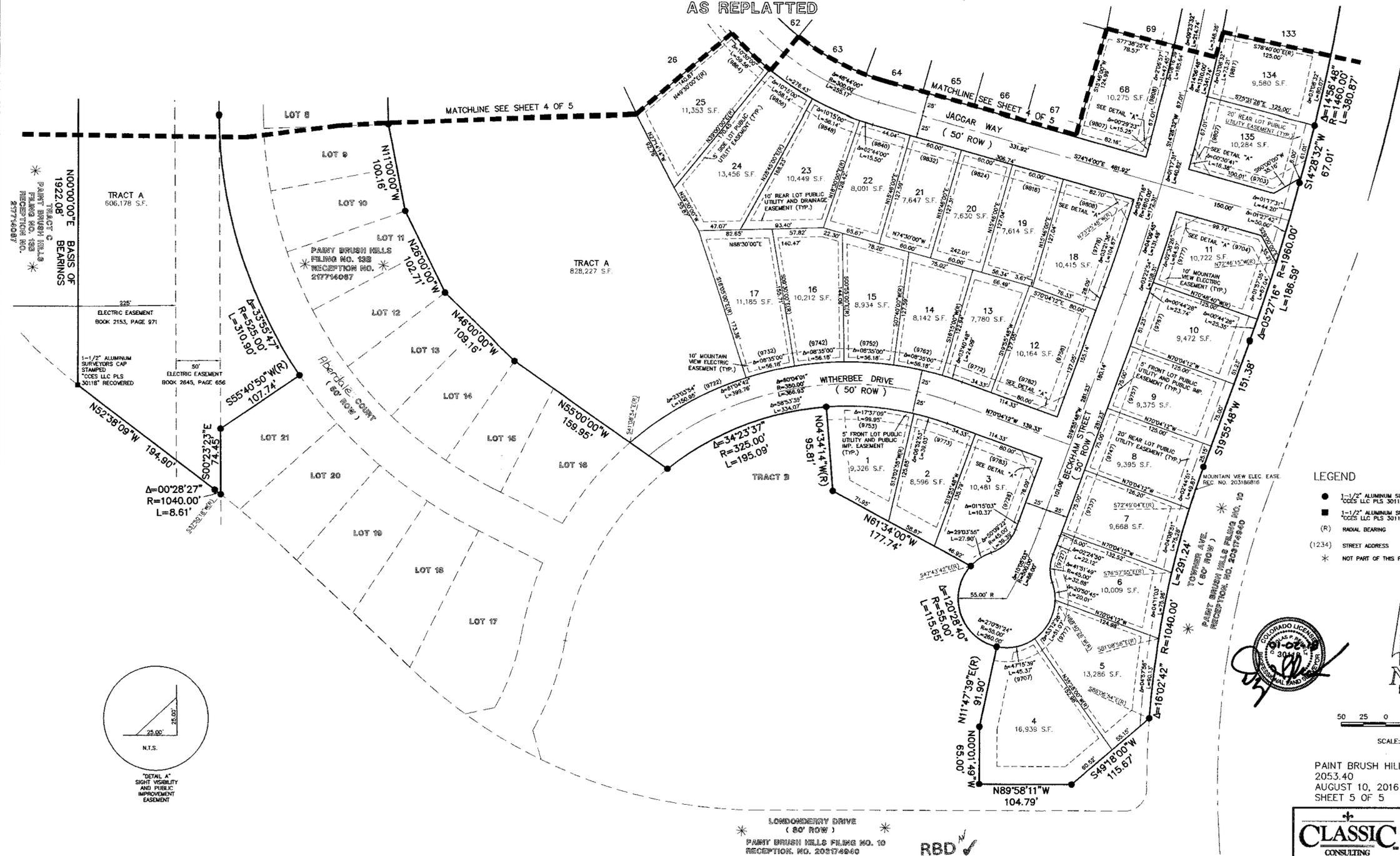


CLASSIC CONSULTING ENGINEERS & SURVEYORS

PAINT BRUSH HILLS FILING NO. 13C 2053.40 AUGUST 10, 2016 SHEET 4 OF 5

# PAIN BRUSH HILLS FILING NO. 13C

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  - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCCS LLC PLS 30118" RECOVERED
  - (R) RADIAL BEARING
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  - \* NOT PART OF THIS PLAT



SCALE: 1" = 50'

PAIN BRUSH HILLS FILING NO. 13C  
2053.40  
AUGUST 10, 2016  
SHEET 5 OF 5



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
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(719) 785-0799 (Fax)