

PAINT BRUSH HILLS FILING NO. 14
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

14943

BE IT KNOWN BY THESE PRESENTS:

THAT TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY SAINT AUBYN HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, T12S, R65W OF THE 6TH P. M., EL PASO COUNTY, COLORADO, SAID PARCEL BEING TRACT E, "PAINT BRUSH HILLS FILING NO. 13E", RECORDED UNDER RECEPTION NO. 219714420 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T12S, R65W OF THE 6TH P. M.; THENCE N88°44'51"E ALONG THE SOUTH LINE OF "PAINT BRUSH HILLS FILING NO. 3" RECORDED IN PLAT BOOK U-3 AT PAGE 79 OF THE EL PASO COUNTY RECORDS 2289.18 FEET; THENCE S00°23'09"E ALONG THE WEST LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 13E" A DISTANCE OF 847.61 FEET; THENCE ALONG THE NORTHERLY LINES OF LOTS 117 THROUGH 120, "PAINT BRUSH HILLS FILING NO. 13E" THE FOLLOWING FIVE (5) COURSES;

- (1) THENCE N60°39'45"W A DISTANCE OF 136.44 FEET;
- (2) THENCE N75°42'34"W A DISTANCE OF 136.62 FEET;
- (3) THENCE S82°53'35"W A DISTANCE OF 58.52 FEET;
- (4) THENCE S74°48'58"W A DISTANCE OF 68.80 FEET;
- (5) THENCE S25°20'15"W A DISTANCE OF 45.28 FEET TO THE RIGHT-OF-WAY LINE OF DEVENCOVE DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 13E";

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

- (1) THENCE N64°40'00"W A DISTANCE OF 56.87 FEET;
- (2) THENCE S25°20'00"W A DISTANCE OF 50.00 FEET;
- (3) THENCE S64°00'00"E A DISTANCE OF 16.86 FEET TO THE WEST RIGHT-OF-WAY LINE OF KEATING DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 13E";

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES;

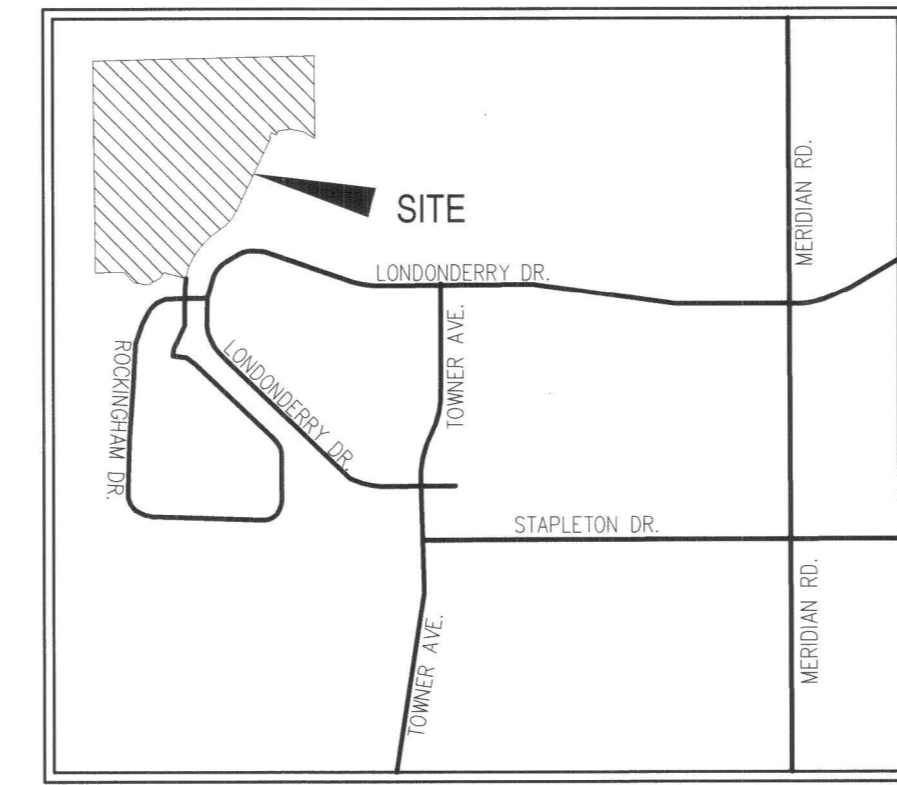
- (1) THENCE S25°20'15"W A DISTANCE OF 823.72 FEET TO A POINT OF CURVE;
- (2) THENCE 264.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 32°16'34", THE CHORD OF 261.28 FEET BEARS S41°28'32"W TO A POINT OF REVERSE CURVE;
- (3) THENCE 430.28 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 861.00 FEET, A CENTRAL ANGLE OF 28°38'00", THE CHORD OF 425.82 FEET BEARS S43°17'49"W TO A POINT OF COMPOUND CURVE;
- (4) THENCE 123.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 13°23'34", THE CHORD OF 123.60 FEET BEARS S22°17'02"W TO A POINT OF TANGENT;
- (5) THENCE S15°35'15"W A DISTANCE OF 76.75 FEET;

THENCE ALONG THE NORTH LINES OF LOT 2 THROUGH LOT 5 AND ALONG THE NORTH LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 12" AS RECORDED UNDER RECEPTION NO. 205077511 IN THE EL PASO COUNTY RECORDS THE FOLLOWING SIX (6) COURSES;

- (1) THENCE N74°25'08"W A DISTANCE OF 231.02 FEET;
- (2) THENCE S34°46'45"W A DISTANCE OF 75.34 FEET;
- (3) THENCE S62°22'54"W A DISTANCE OF 141.21 FEET;
- (4) THENCE N80°50'04"W A DISTANCE OF 149.93 FEET;
- (5) THENCE N42°52'08"W A DISTANCE OF 142.84 FEET;
- (6) THENCE S89°26'02"W A DISTANCE OF 299.04 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 26;

THENCE N00°34'35"W ALONG SAID NORTH-SOUTH CENTERLINE 2169.63 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,860,479 S. F. (88.624 ACRES MORE OR LESS).



VICINITY MAP
N.T.S.

OWNERS CERTIFICATE/DEDICATION STATEMENT:

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. 14". 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 COMMUNICATION 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.

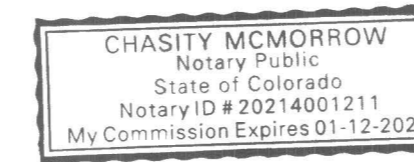
THE FOREMENTIONED TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY SAINT AUBYN HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS 7th DAY OF April, 2022, A.D.

BY: Jeff Mark
JEFF MARK, AS PRESIDENT, TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY SAINT AUBYN HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 2022, A.D. BY JEFF MARK AS PRESIDENT, TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY SAINT AUBYN HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: 01-12-2025 Chasity McMorrow
NOTARY PUBLIC



ACCEPTANCE CERTIFICATE FOR TRACTS:

PAINT BRUSH HILLS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND C FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.
APPROVAL IS GRANTED FOR THIS PLAT OF "PAINT BRUSH HILLS FILING NO. 14".

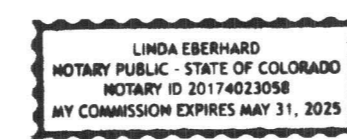
Robert Guevara
BY: ROBERT GUEVARA, DISTRICT MANAGER, PAINT BRUSH HILLS METROPOLITAN DISTRICT

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2022, A.D. BY ROBERT GUEVARA, DISTRICT MANAGER, PAINT BRUSH HILLS METROPOLITAN DISTRICT

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: May 31, 2025
NOTARY PUBLIC: Linda Eberhard



TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	1.314	PBMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/ REGIONAL TRAIL EASEMENT
B	0.247	PBMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
C	0.011	PBMD	FUTURE DEVELOPMENT
TOTAL	1.572		

PBMD = PAINT BRUSH HILLS METRO DISTRICT

EASEMENTS:

UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE PLATTED WITH A TEN (10) FEET WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT.

A TOTAL OF (15) FOOT WIDE MOUNTAIN VIEW ELECTRIC ASSOCIATION EASEMENT FOR PUBLIC UTILITIES ADJACENT TO ALL RIGHT OF WAY, AND OVERLAP ALL TYPICAL PUBLIC UTILITY AND DRAINAGE EASEMENTS AS NOTED ABOVE.

A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS ADJACENT TO THE NORTH, SOUTH AND WEST SUBDIVISION BOUNDARY, EXCEPT ALONG LOTS 7, 8, AND 9, WHERE A THIRTY (30) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE WEST SUBDIVISION BOUNDARY SHALL BE REQUIRED.

SIGHT VISIBILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO EL PASO COUNTY. NO FENCING OR LANDSCAPING SHALL EXCEED A HEIGHT OF 30 INCHES AS MEASURED ABOVE THE FLOWLINE OF CURB AND GUTTER WITHIN THE SIGHT VISIBILITY EASEMENTS. SEE DETAILS SHEET 9.

THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

THE EASEMENTS IDENTIFIED IN THE DETAIL ON SHEET 9 FOR LOTS 3 AND 5 ARE PRIVATE DRAINAGE AND STORM SEWER SYSTEM EASEMENTS. NO DRIVEWAYS OR OTHER PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT 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 ABOVE ON THIS 7th DAY OF APRIL, 2022.

Vernon P. Taylor
VERNON P. TAYLOR
COLORADO PLS NO. 25966,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.



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.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "PAINT BRUSH HILLS FILING NO. 14" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS DAY OF , 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR 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] 4/12/2022
EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED Pan Stamp
2022 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER

[Signature] 4-19-2022
EL PASO COUNTY ASSESSOR DATE

CLERK AND RECORDER:

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:11 O'CLOCK P.M., THIS 19th DAY OF April, 2022, A.D., AND DULY RECORDED UNDER RECEPTION NO. 222714943 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: Chuck Broerman, EL PASO COUNTY CLERK AND RECORDER
Lady Finger, Deputy

FEES:

FALCON BASIN DRAINAGE FEE: \$ 1,004,807.52
BRIDGE FEE: \$ 138,031.79
SCHOOL FEE: PAID WITH PREVIOUS FILING
REGIONAL PARK FEE: \$ 130,293.00
URBAN PARK FEE: \$ 82,305.00

SUMMARY:

224 LOTS	74.179 ACRES	83.70%
3 TRACTS	1.572 ACRES	1.77%
RIGHTS-OF-WAY	12.873 ACRES	14.53%
TOTAL	88.624 ACRES	100.00%

FINAL PLAT
PAINT BRUSH HILLS FILING NO. 14
JOB NO. 10-014
DATE PREPARED: 06/26/2020
DATE REVISED: 04/06/2022
ISSUED FOR MYLAR



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

PAINT BRUSH HILLS FILING NO. 14
 A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION
 OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



BOUNDARY LINE TABLE

LINE #	DISTANCE	BEARING
L1	136.44 [136.45]	N60°39'45"W [N60°40'00"W]
L2	136.62 [136.63]	N75°42'34"W [N75°42'49"W]
L3	58.52 [58.52]	S82°53'35"W [S82°53'20"W]
L4	68.80 [68.80]	S74°48'58"W [S74°48'43"W]
L5	45.28 [45.27]	S25°20'15"W [S25°20'00"W]
L6	56.87 [56.93]	N64°40'00"W [N64°40'00"W]
L7	50.00 [50.00]	S25°20'00"W [S25°20'00"W]
L8	16.86 [16.93]	S64°40'00"E [S64°40'00"E]
L9	75.34 [75.37]	S34°46'45"W [S34°44'45"W]

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - [B-D] RECORD DIMENSIONS
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



AS PLATTED

FINAL PLAT
 PAINT BRUSH HILLS FILING NO. 14
 JOB NO. 10-014
 DATE PREPARED: 06/26/2020
 DATE REVISED: 04/06/2022
 ISSUED FOR MYLAR

212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC. SHEET 3 OF 9

File: 0:\100144-PBH 1A\PBH 1A\Map\Survey\Plot\10-014 PBH #14 Final Plat.dwg Plotstamp: 4/5/2022 5:29 PM

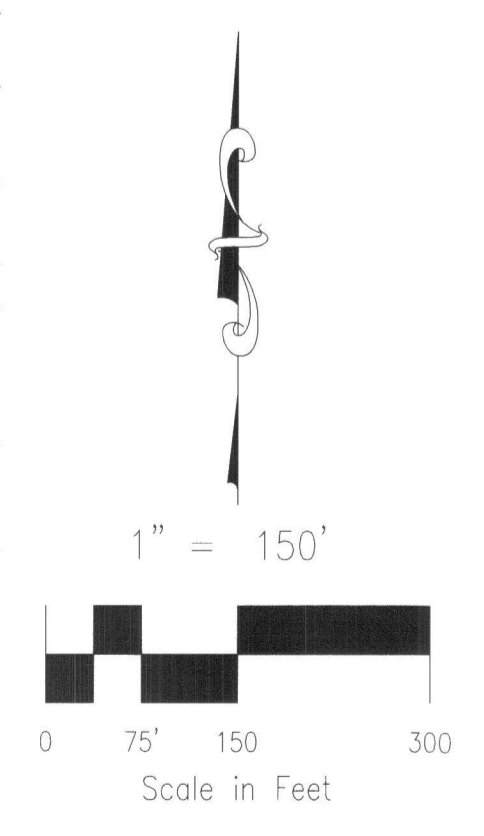
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THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PAINT BRUSH HILLS FILING NO. 14
TOTAL AREA = 3,860,479 S.F.
88.624 AC +/-



BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	136.44	N60°39'45"W
L2	136.62	N75°42'34"W
L3	58.52	S82°53'35"W
L4	68.80	S74°48'58"W
L5	45.28	S25°20'15"W
L6	56.87	N64°40'00"W
L7	50.00	S25°20'00"W
L8	16.86	S64°40'00"E
L9	75.34	S34°46'45"W

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 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
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AS REPLATTED
(INDEX)
SEE SHEETS 5 THRU 9 FOR DETAIL

FINAL PLAT
PAINT BRUSH HILLS FILING NO. 14
JOB NO. 10-014
DATE PREPARED: 06/26/2020
DATE REVISED: 04/06/2022
ISSUED FOR MYLAR

CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

P.C.D. FILE NUMBER SF-20-024

LINE #	BEARING
(R)1	S02°00'40"W
(R)2	N06°19'21"W
(R)3	N00°54'25"W
(R)4	N04°23'24"E
(R)5	N25°04'26"E
(R)6	N32°07'52"E
(R)7	N52°21'17"E
(R)8	N57°38'43"E
(R)9	N83°20'48"W
(R)10	N89°54'51"W
(R)11	N89°57'31"W
(R)12	N78°59'55"E

CURVE #	RADIUS	DELTA	LENGTH
QC1	300.00	4°43'53"	24.77
QC2	300.00	11°04'07"	57.96
QC3	300.00	5°45'42"	30.17

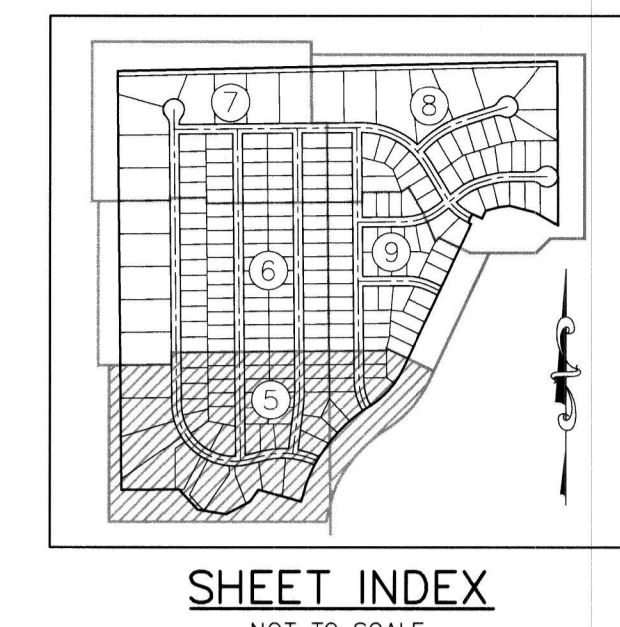
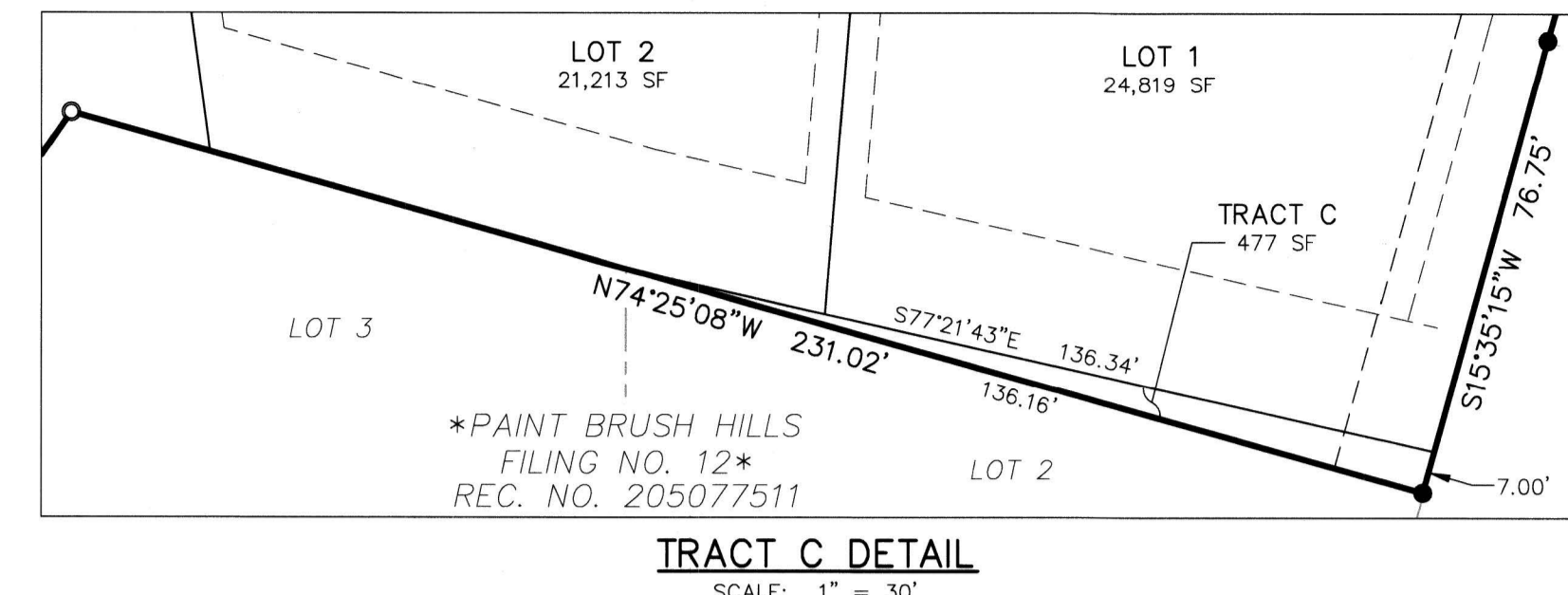
CURVE #	RADIUS	DELTA	LENGTH
RC1	861.00	3°20'19"	50.17
RC2	275.00	10°43'11"	51.45
RC3	325.00	11°29'34"	65.19
RC4	425.00	4°23'31"	32.58
RC5	275.00	1°52'47"	9.02
RC6	861.00	3°16'12"	49.14
RC7	470.00	0°07'17"	1.00

CURVE #	RADIUS	DELTA	LENGTH
C1	861.00	0°05'07"	1.28
C2	325.00	5°17'49"	30.05
C3	325.00	7°03'26"	40.03
C4	325.00	5°17'27"	30.01
C5	700.00	0°34'57"	7.12
C6	700.00	0°40'09"	8.18
C7	750.00	0°37'29"	8.18

LINE #	DISTANCE	BEARING
QL1	5.42	N59°12'00"W
QL2	18.91	S75°00'00"E

LINE #	DISTANCE	BEARING
RL1	18.91	N75°00'00"W
RL2	18.91	S75°00'00"E

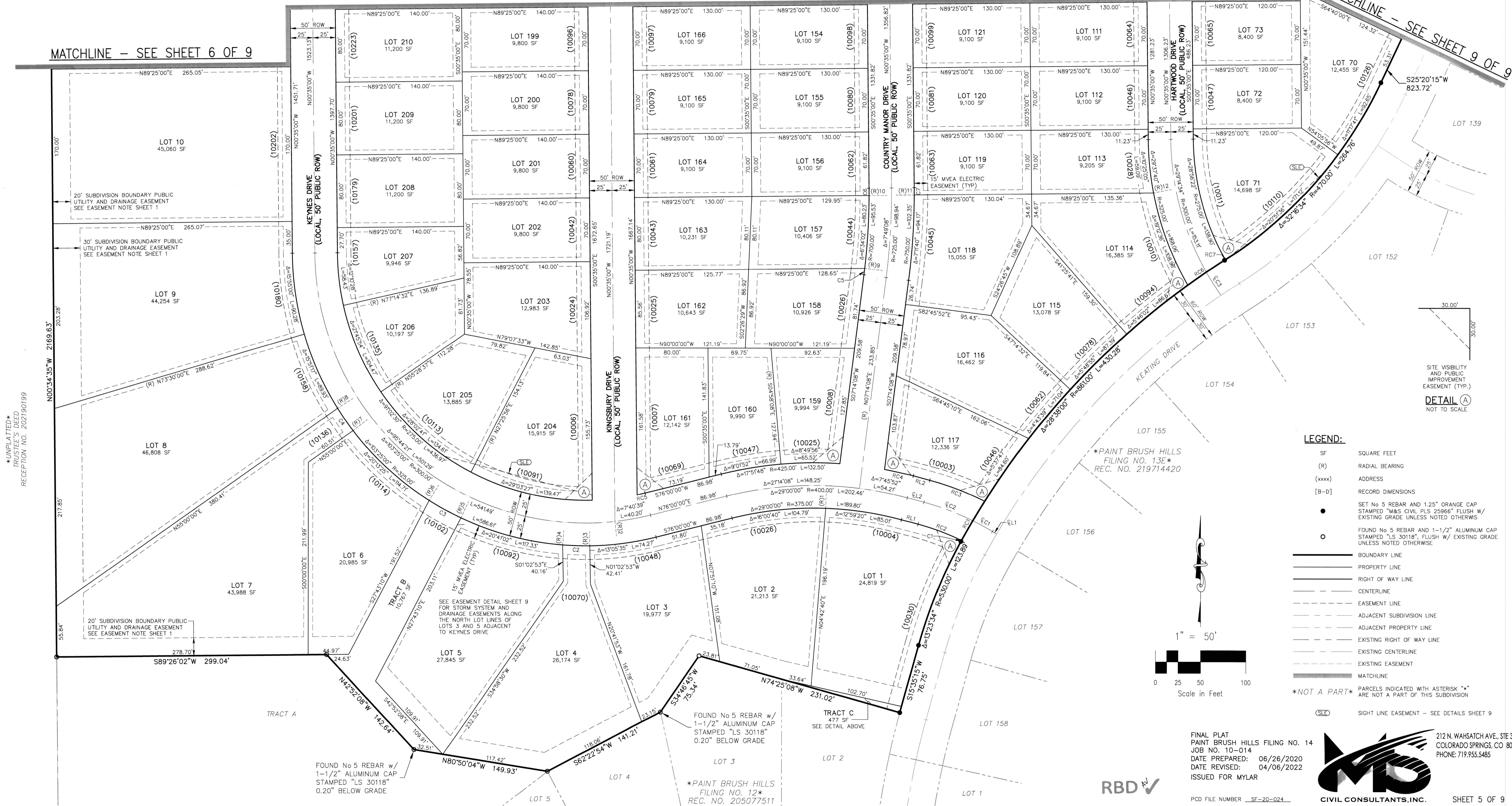
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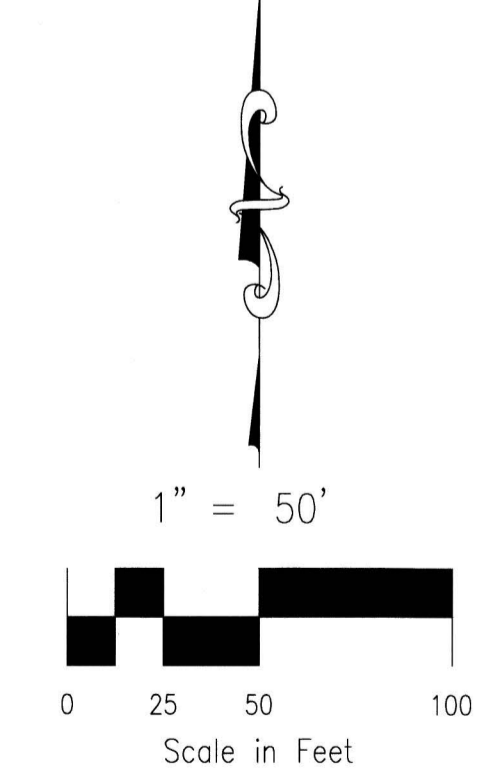
MATCHLINE - SEE SHEET 6 OF 9

MATCHLINE - SEE SHEET 9 OF 9



LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- [B-D] RECORD DIMENSIONS
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLUS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- (SLE) SIGHT LINE EASEMENT - SEE DETAILS SHEET 9



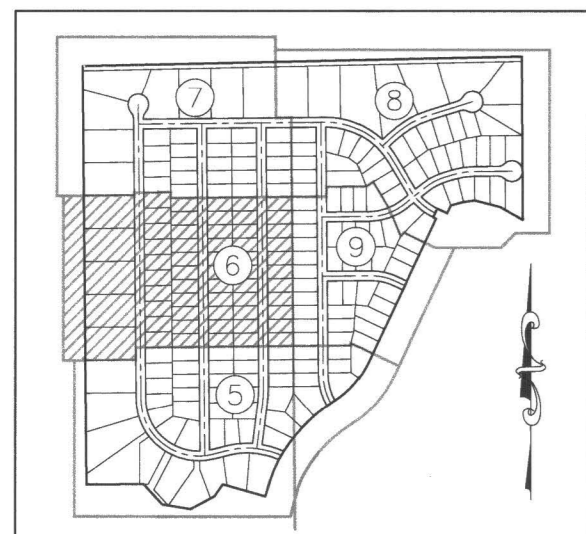
FINAL PLAT
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 JOB NO. 10-014
 DATE PREPARED: 06/26/2020
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CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485
 SHEET 5 OF 9

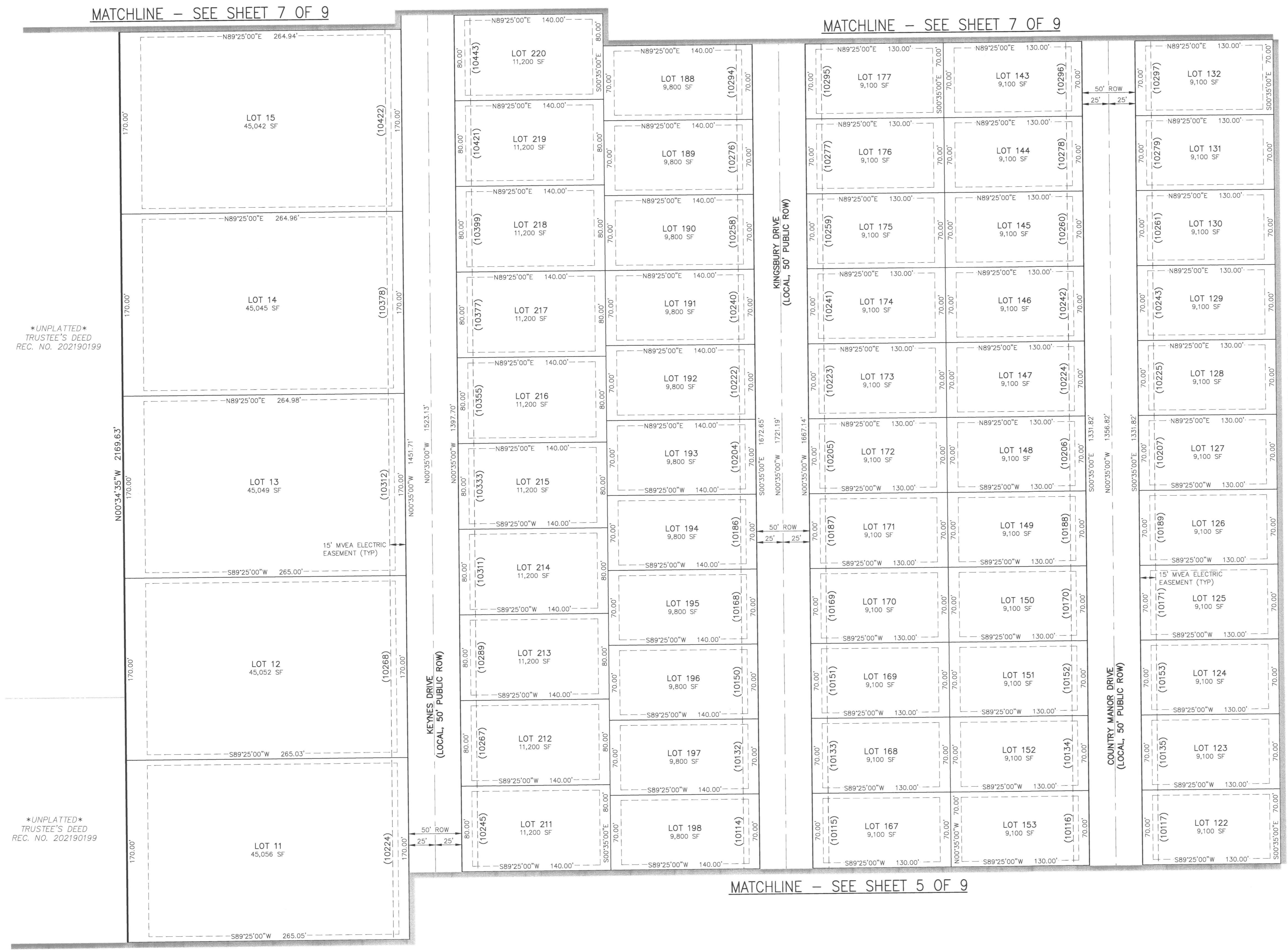
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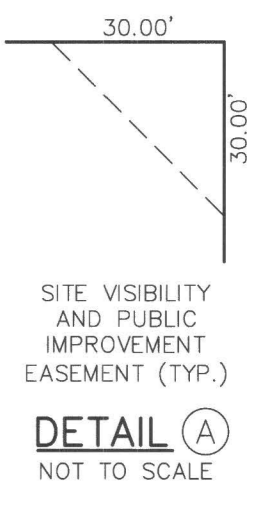
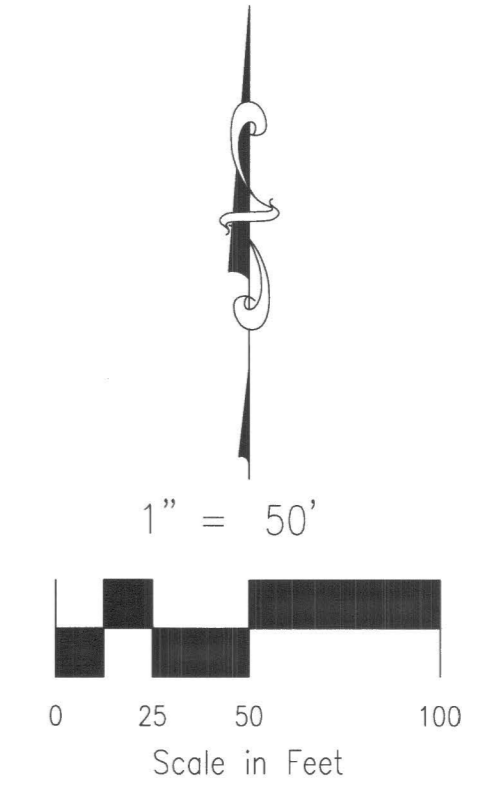


- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - [B-D] RECORD DIMENSIONS
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118", FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



UNPLATTED TRUSTEE'S DEED REC. NO. 202190199

UNPLATTED TRUSTEE'S DEED REC. NO. 202190199



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RBD

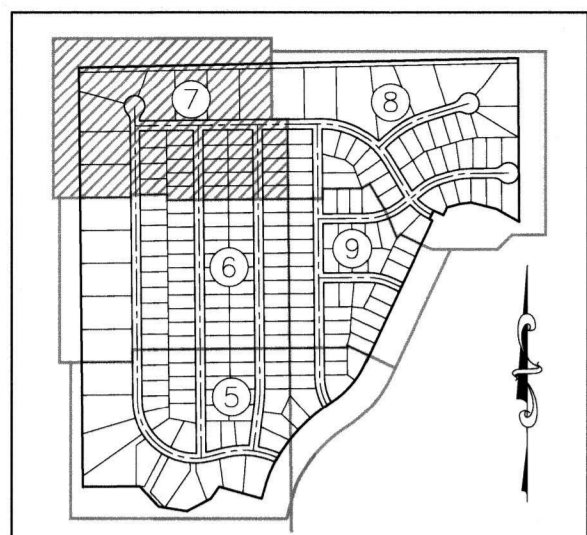
FINAL PLAT
 PAINT BRUSH HILLS FILING NO. 14
 JOB NO. 10-014
 DATE PREPARED: 06/26/2020
 DATE REVISED: 04/06/2022
 ISSUED FOR MYLAR

212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

PCD FILE NUMBER SF-20-024

SHEET 6 OF 9



SHEET INDEX
NOT TO SCALE

PAINT BRUSH HILLS FILING NO. 14
 A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION
 OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
 THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

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14943



RODGWICK SUBDIVISION
 RECEPTION NO. 207712566

POINT OF BEGINNING
 FOUND No 6 REBAR &
 2-1/2" ALUMINUM CAP
 STAMPED "1/4 COR, S23 S26,
 1999 LS4842"

*PAINT BRUSH HILLS
 FILING NO. 3*
 BOOK U3, PAGE 79

25' REGIONAL TRAIL EASEMENT
 DEDICATED BY PLAT "PAINT
 BRUSH HILLS FILING NO. 13E"
 RECEPTION NO. 219714420

RIGHT-OF-WAY
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC8	45.00	45°34'23"	35.79
RC9	45.00	45°34'23"	35.79

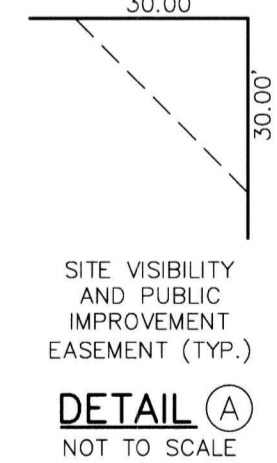
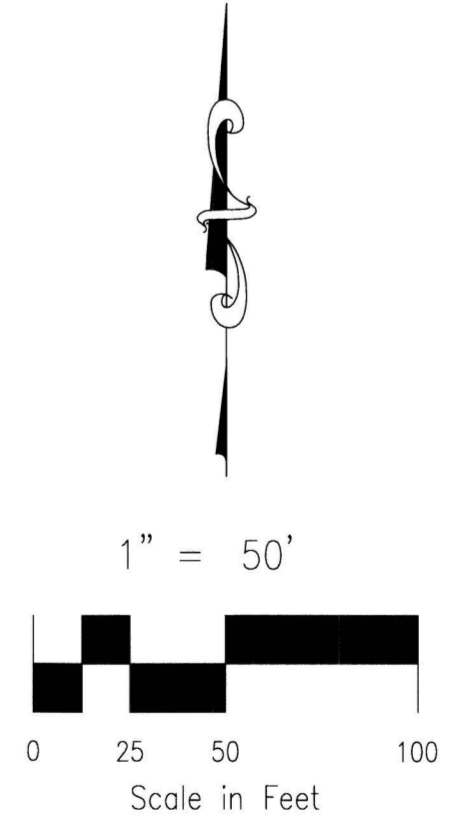
RIGHT-OF-WAY
LINE TABLE

LINE #	DISTANCE	BEARING
RL3	4.02	S00°35'00"E

MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 6 OF 9

MATCHLINE - SEE SHEET 6 OF 9



FINAL PLAT
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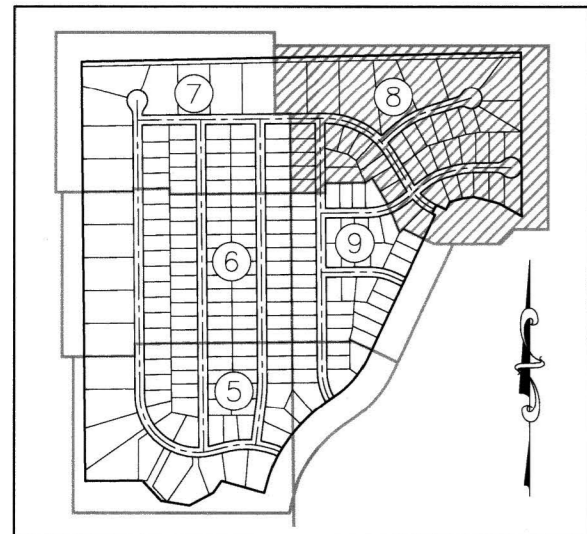
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PCD FILE NUMBER SE-20-024

CIVIL CONSULTANTS, INC. SHEET 7 OF 9

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PAINT BRUSH HILLS FILING NO. 14
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION
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SHEET INDEX
NOT TO SCALE

RADIAL BEARING
TABLE

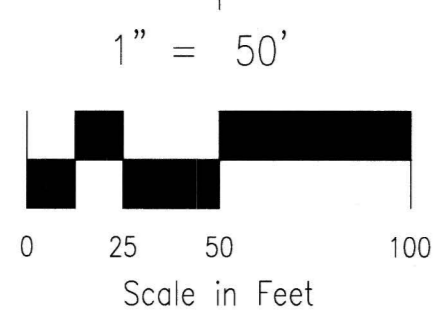
LINE #	BEARING
(R)13	S10°06'52"W
(R)14	S37°26'40"E
(R)15	N74°29'50"W
(R)16	N42°15'48"W
(R)17	N10°11'04"W
(R)18	S38°15'14"E
(R)19	N39°58'47"E
(R)20	N22°10'01"W

RIGHT-OF-WAY
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC10	45.00	45°34'23"	35.79
RC11	45.00	45°34'23"	35.79
RC12	425.00	9°07'40"	67.71
RC13	275.00	1°34'01"	7.52
RC14	325.00	2°22'16"	13.45
RC15	45.00	45°34'23"	35.79
RC16	45.00	45°34'23"	35.79

LOT & TRACT
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C8	55.00	32°14'01"	30.94
C9	55.00	32°04'44"	30.79
C10	325.00	3°54'34"	22.18
C11	425.00	0°12'03"	1.49
C12	55.00	7°42'32"	7.40
C13	55.00	5°12'13"	5.00
C14	375.00	2°52'04"	18.77
C15	275.00	4°10'24"	20.03
C16	375.00	4°41'35"	30.72



1" = 50'

Scale in Feet

LEGEND:

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- (R) RADIAL BEARING
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- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- MATCHLINE
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- (SLE) SIGHT LINE EASEMENT - SEE DETAILS SHEET 9

NOT A PART



DETAIL A
NOT TO SCALE

BOUNDARY
LINE TABLE

LINE #	DISTANCE	BEARING
L1	56.87	N64°40'00"W
L2	50.00	S25°20'00"W
L3	16.86	S64°40'00"E

MATCHLINE - SEE SHEET 7 OF 9

MATCHLINE - SEE SHEET 7 OF 9

MATCHLINE -

SEE SHEET 9 OF 9

MATCHLINE - SEE SHEET 9 OF 9

SEE SHEET 9 OF 9



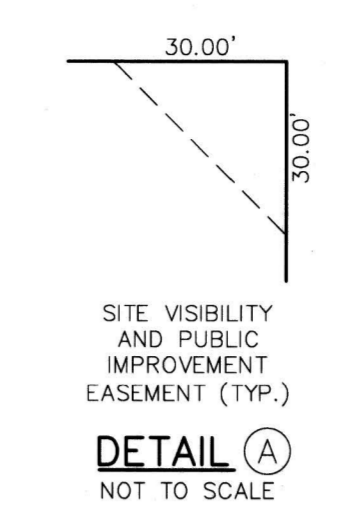
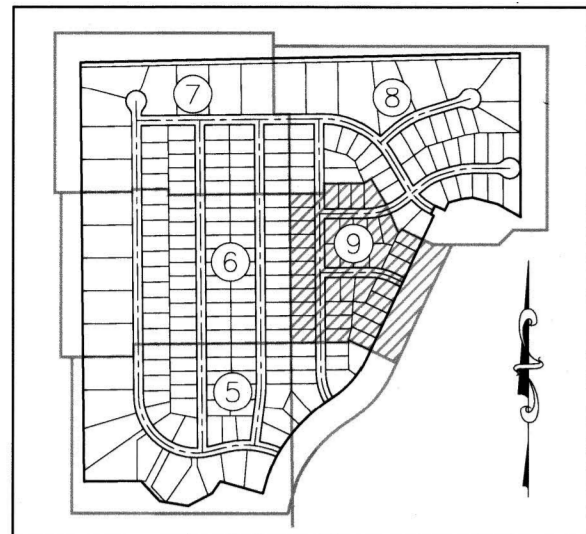
FINAL PLAT
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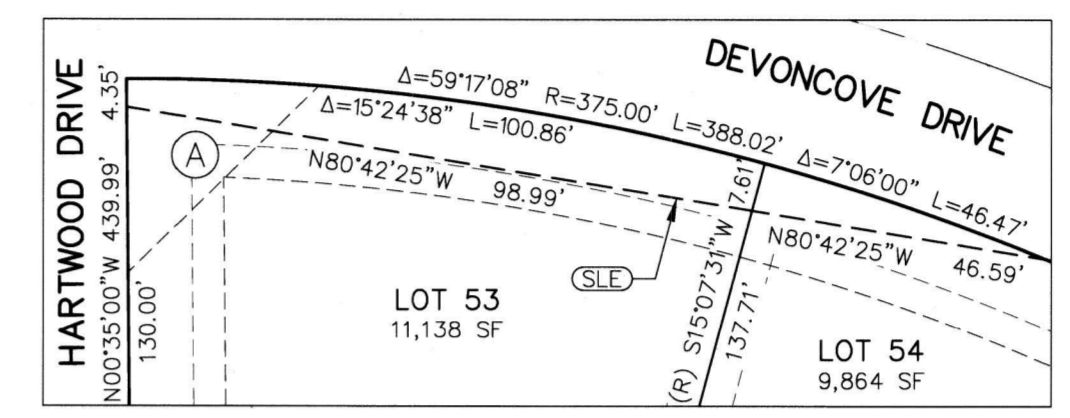
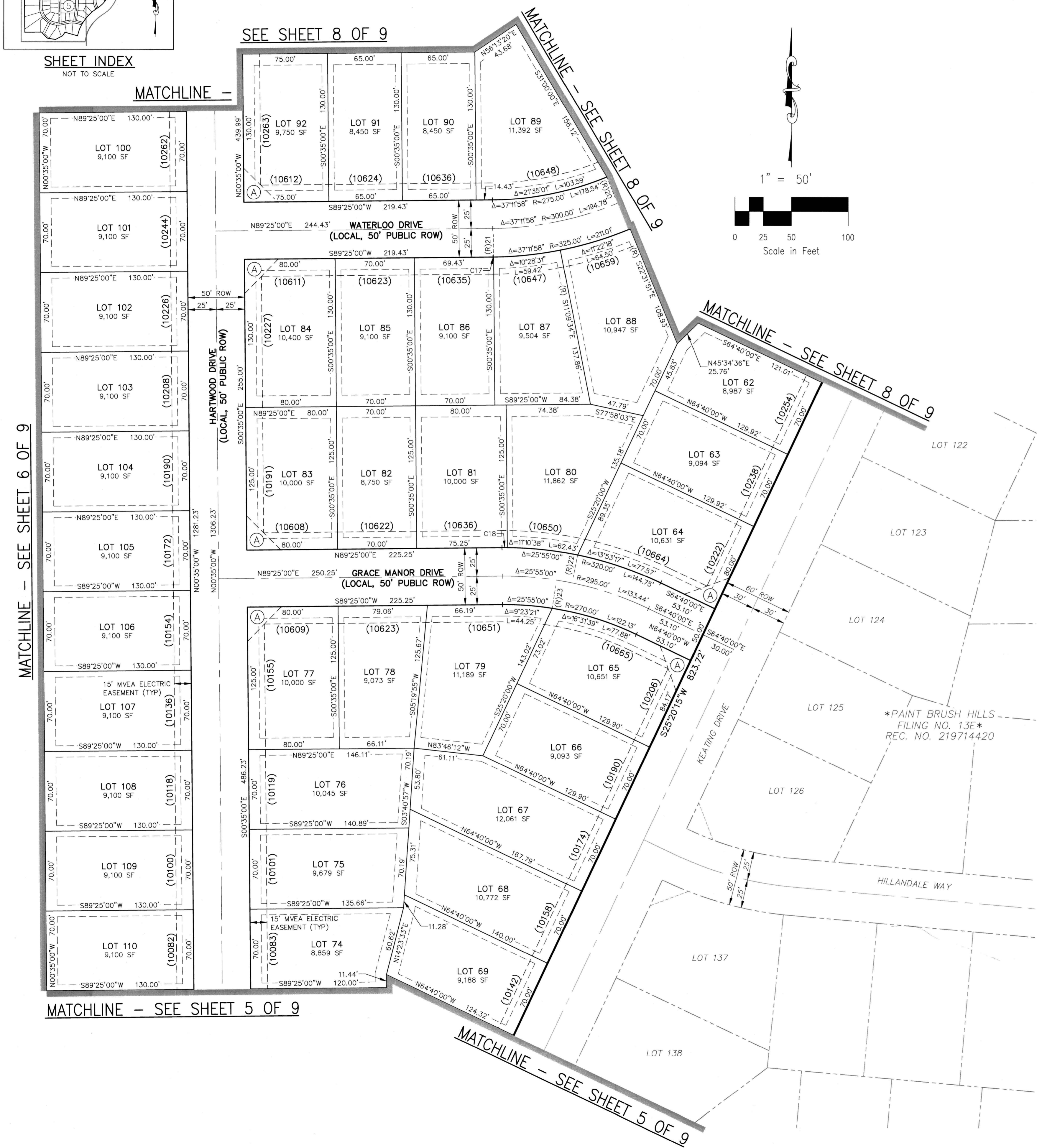
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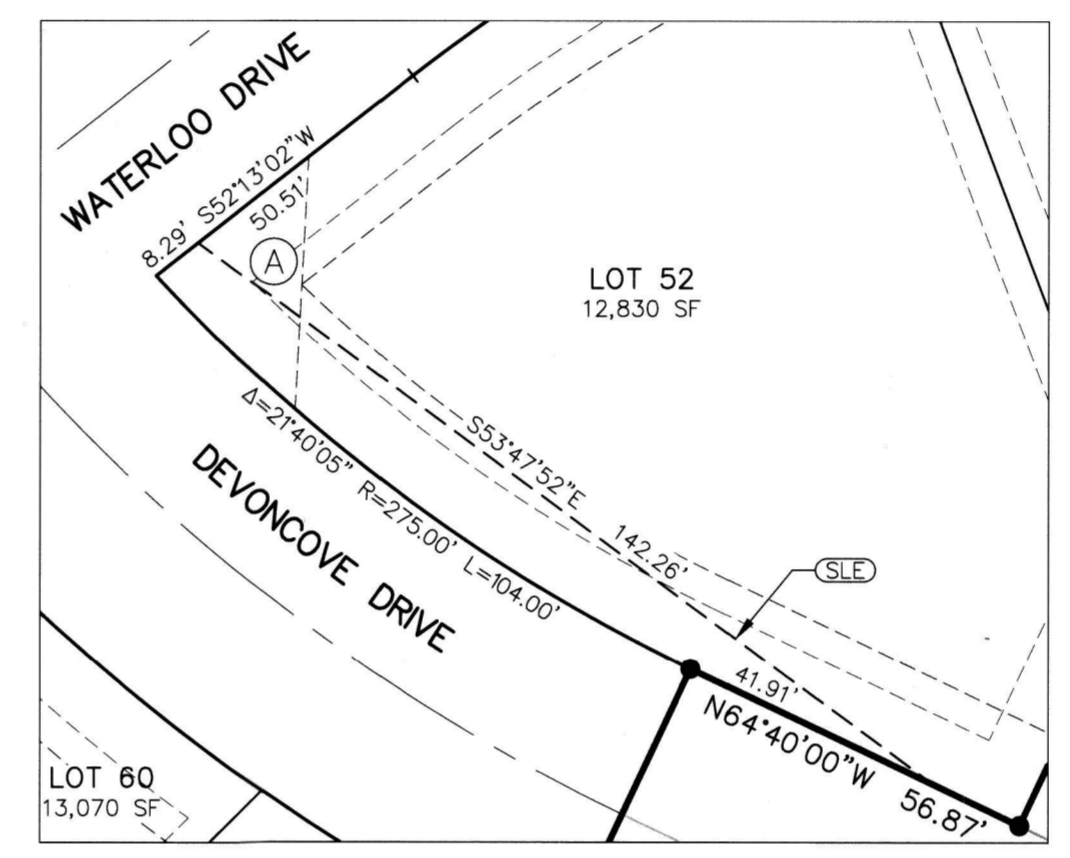


LINE #	BEARING
(R)20	N22°10'01"W
(R)21	S00°41'03"E
(R)22	S11°26'43"W
(R)23	S08°48'21"W

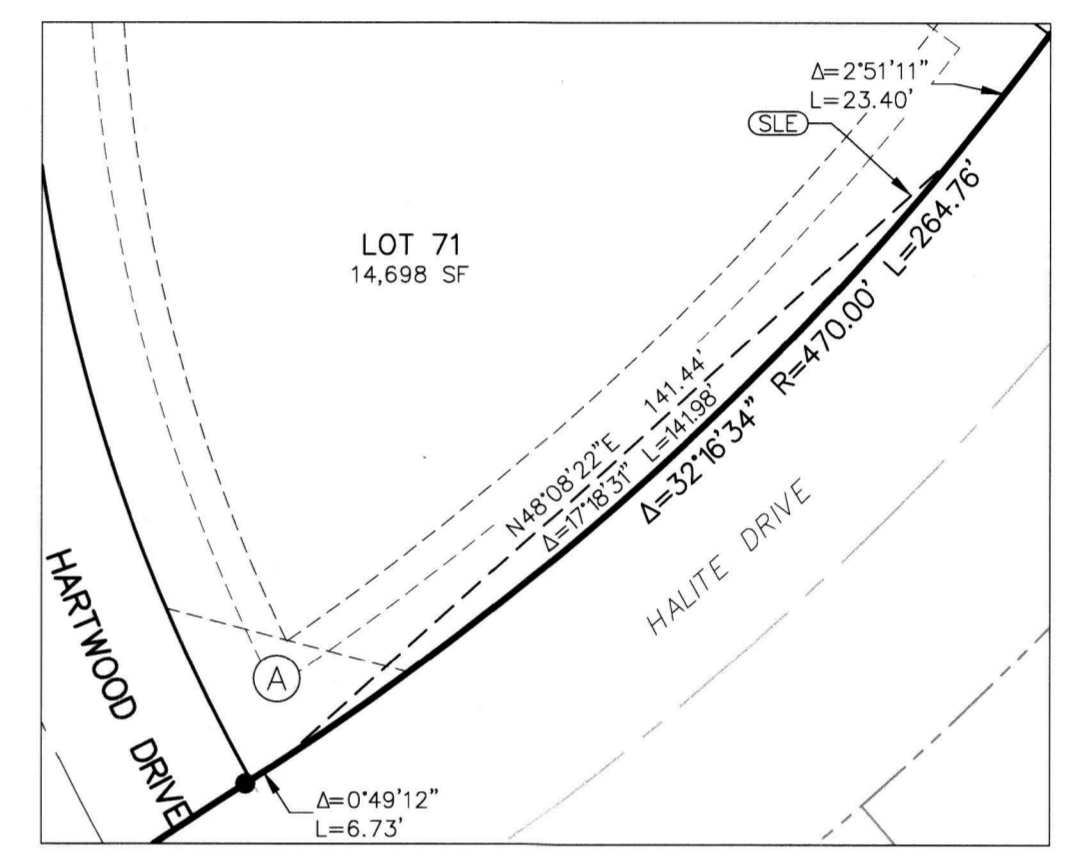
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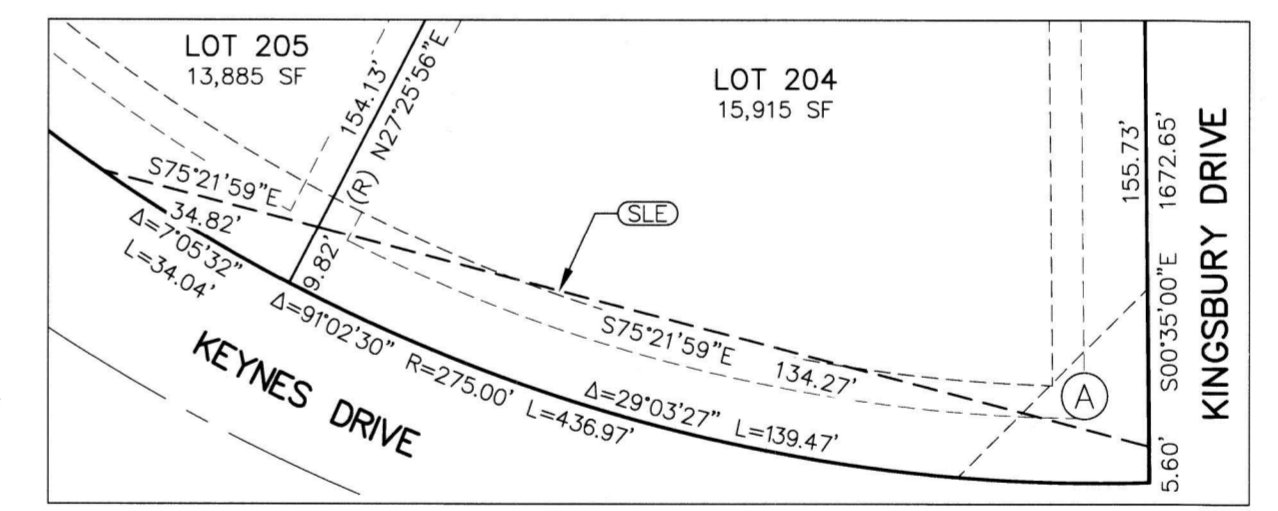
**LOTS 53-54
SIGHT-LINE
EASEMENT DETAIL**
SEE SHEET 8
SCALE: 1" = 30'



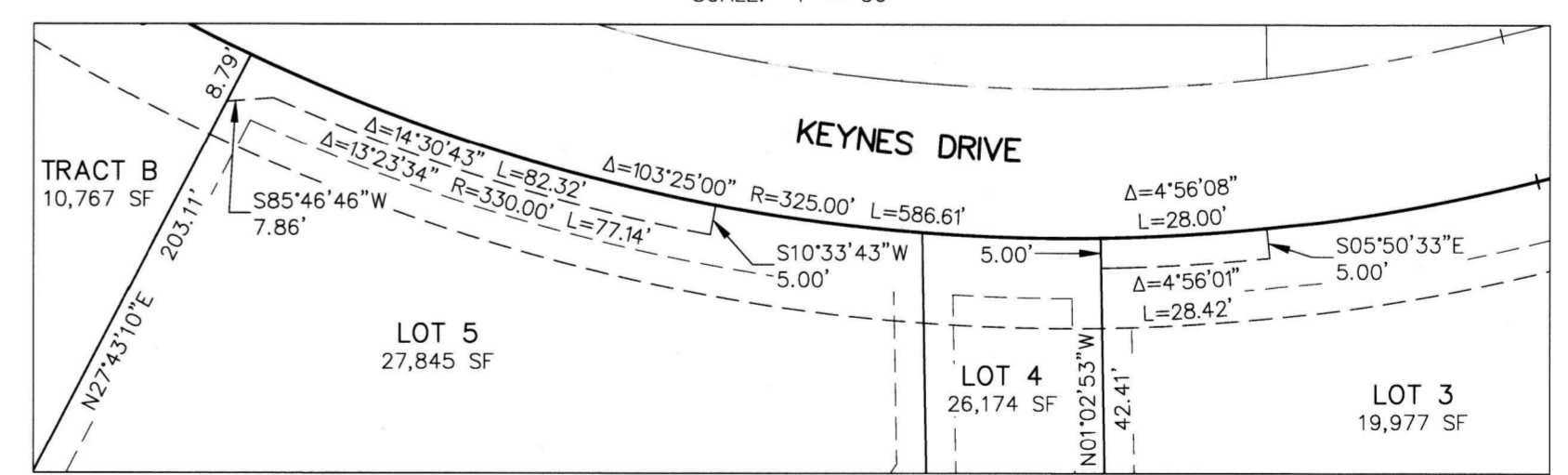
**LOT 52
SIGHT-LINE
EASEMENT DETAIL**
SEE SHEET 8
SCALE: 1" = 30'



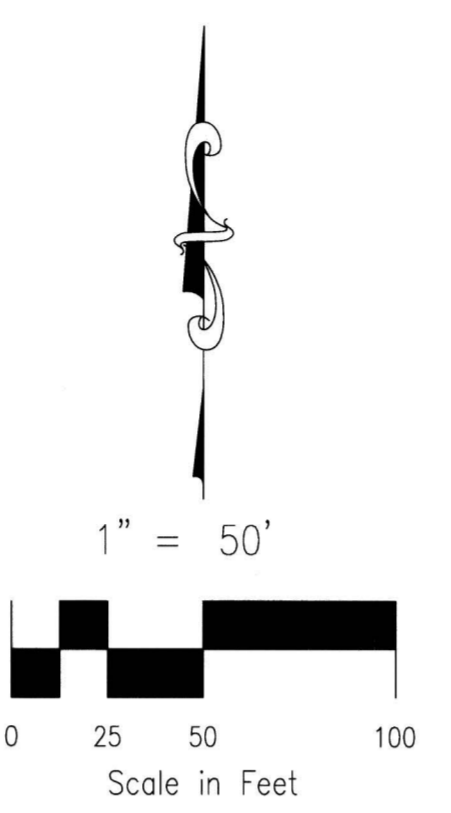
**LOT 71
SIGHT-LINE
EASEMENT DETAIL**
SEE SHEET 5
SCALE: 1" = 30'



**LOTS 204-205
SIGHT-LINE
EASEMENT DETAIL**
SEE SHEET 5
SCALE: 1" = 30'



**LOTS 3 AND 5
STORM SYSTEM AND DRAINAGE
EASEMENT DETAIL**
SEE SHEET 5
SCALE: 1" = 30'
5 FOOT SIDE AND FRONT LOT LINE EASEMENTS
NOT SHOWN FOR CLARITY



File: O:\100144-PBH 14\Drawings\Survey\Plat\10-014 PBH #14 Final Plat.dwg Plotstamp: 4/5/2022 5:36 PM

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SHEET 9 OF 9