

**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

**BE IT KNOWN BY THESE PRESENTS:**

THAT AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS 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 DEVENCORVE 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°40'00"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;

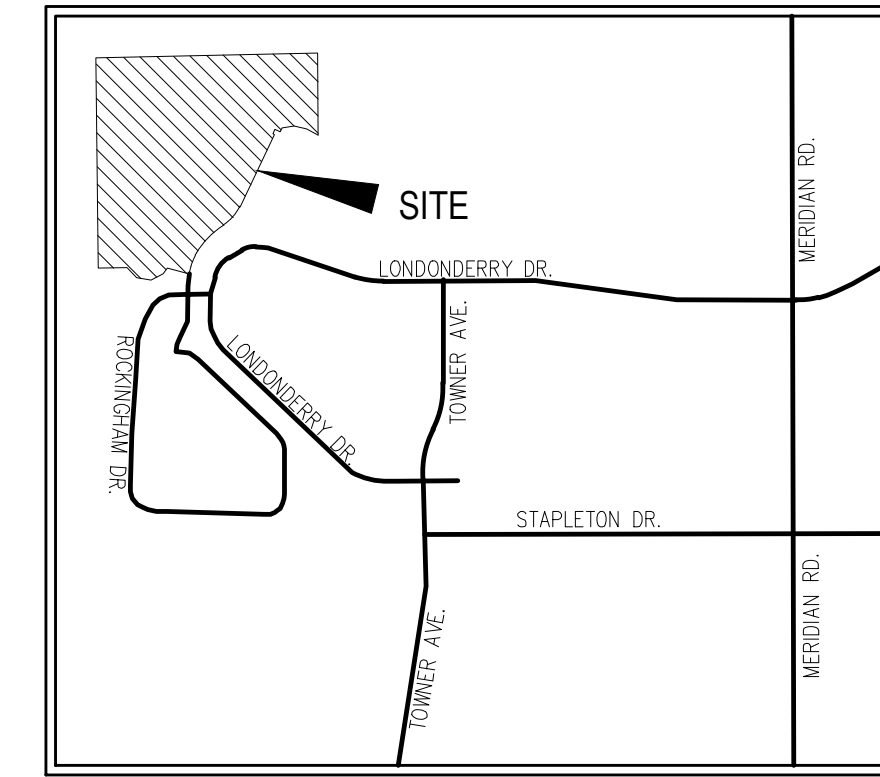
- (1) THENCE S25°20'15"W A DISTANCE OF 823.72 FEET TO A POINT OF CURVE;
- (2) THENCE 264.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 32°16'34", THE CHORD OF 261.28 FEET BEARS S41°28'32"W TO A POINT OF REVERSE CURVE;
- (3) THENCE 430.28 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 142.64 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.

Drainage swale may be removed from 25-foot regional trail tract pending engineering design by applicant

**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 AFOREMENTIONED AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY \_\_\_\_\_

AS \_\_\_\_\_ OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE AFOREMENTIONED HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY  
 STATE OF COLORADO )  
 ) SS  
 COUNTY OF EL PASO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. BY \_\_\_\_\_

AS \_\_\_\_\_ OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	1.316	PBMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE/REGIONAL TRAIL EASEMENT
B	0.247	PBMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	1.563		
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 FIVE (5) FEET WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT.

AN ADDITIONAL TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY ADJACENT TO THE FIVE (5) FOOT FRONT LOT LINE EASEMENT REFERRED TO ABOVE.

A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS ADJACENT TO THE SUBDIVISION BOUNDARY.

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.

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

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VERNON P. TAYLOR  
 COLORADO PLS NO. 25966, FOR AND  
 ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
 102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, COLORADO 80903

**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 \_\_\_\_\_, 2021, 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.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED \_\_\_\_\_ 2021 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER \_\_\_\_\_

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 \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_ CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

Verify this does not change with trail alignment

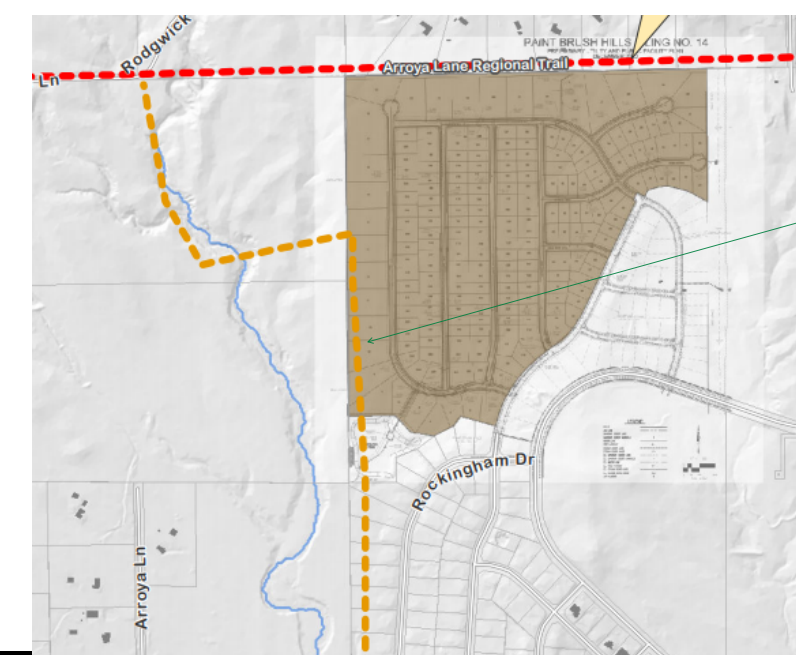
**FEES:**

	basin?	SUMMARY:	
DRAINAGE FEE:	_____	224 LOTS	74,188 ACRES
BRIDGE FEE:	_____	2 TRACTS	1,563 ACRES
SCHOOL FEE:	_____	RIGHTS-OF-WAY	12,873 ACRES
PARK FEE:	_____	TOTAL	88,624 ACRES
			100.00%

Can you type in these fees so its cleaner at Recording ...

Is there a Parks Land Agreement in the works?

is this easement shown?



FINAL PLAT  
 PAINT BRUSH HILLS FILING NO. 14  
 JOB NO. 10-014  
 DATE PREPARED: 06/26/2020  
 DATE REVISED: 12/22/2020

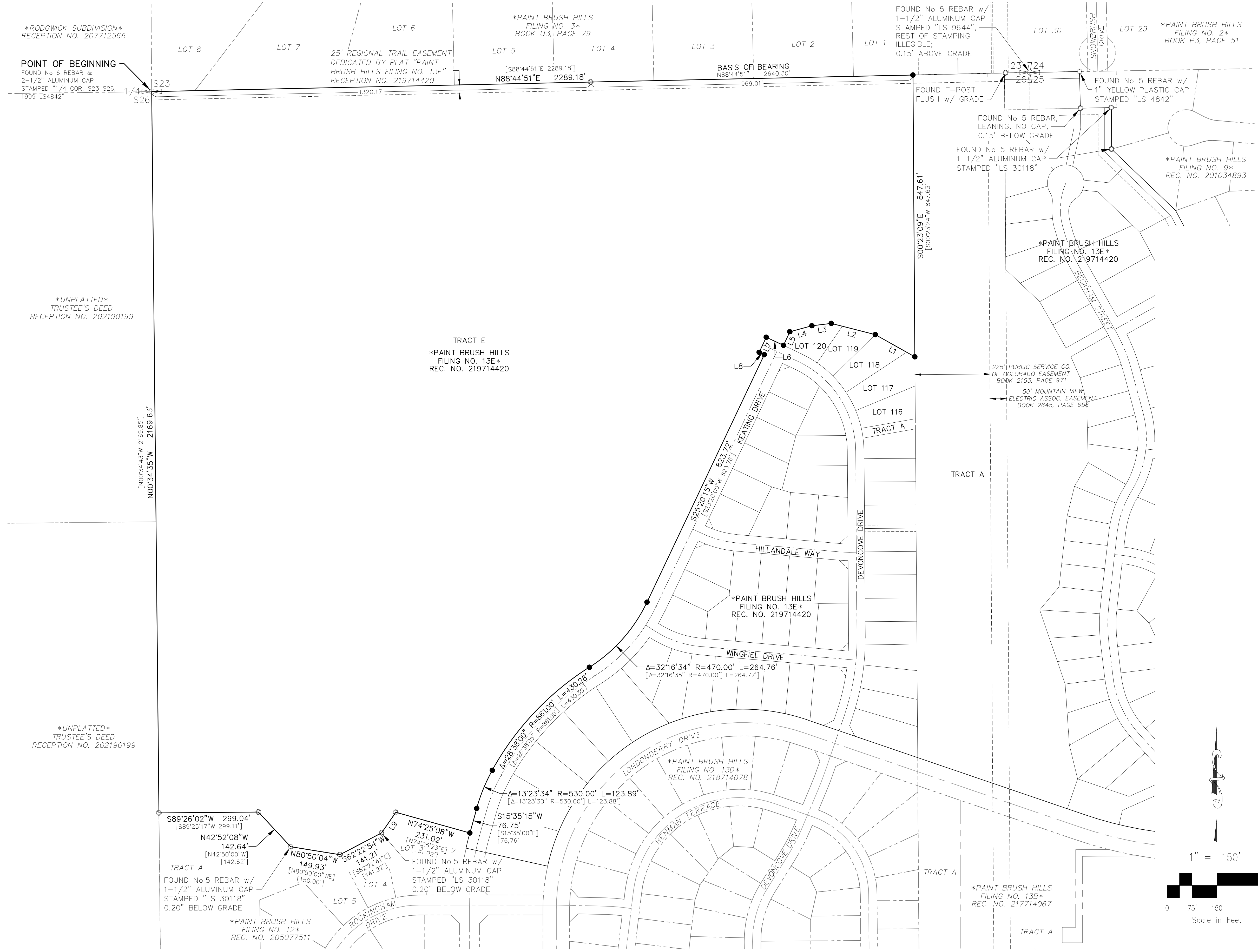


102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

PCD FILE NUMBER SF-20-024

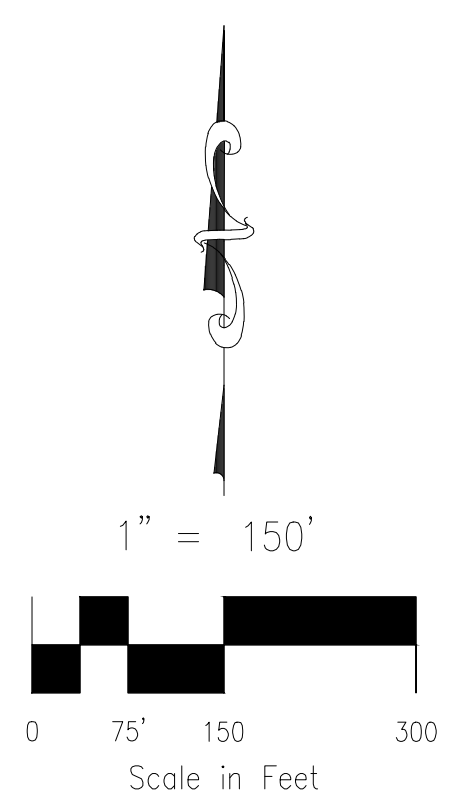


**PAINT BRUSH HILLS FILING NO. 14**  
 A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
 OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
 THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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: 12/22/2020

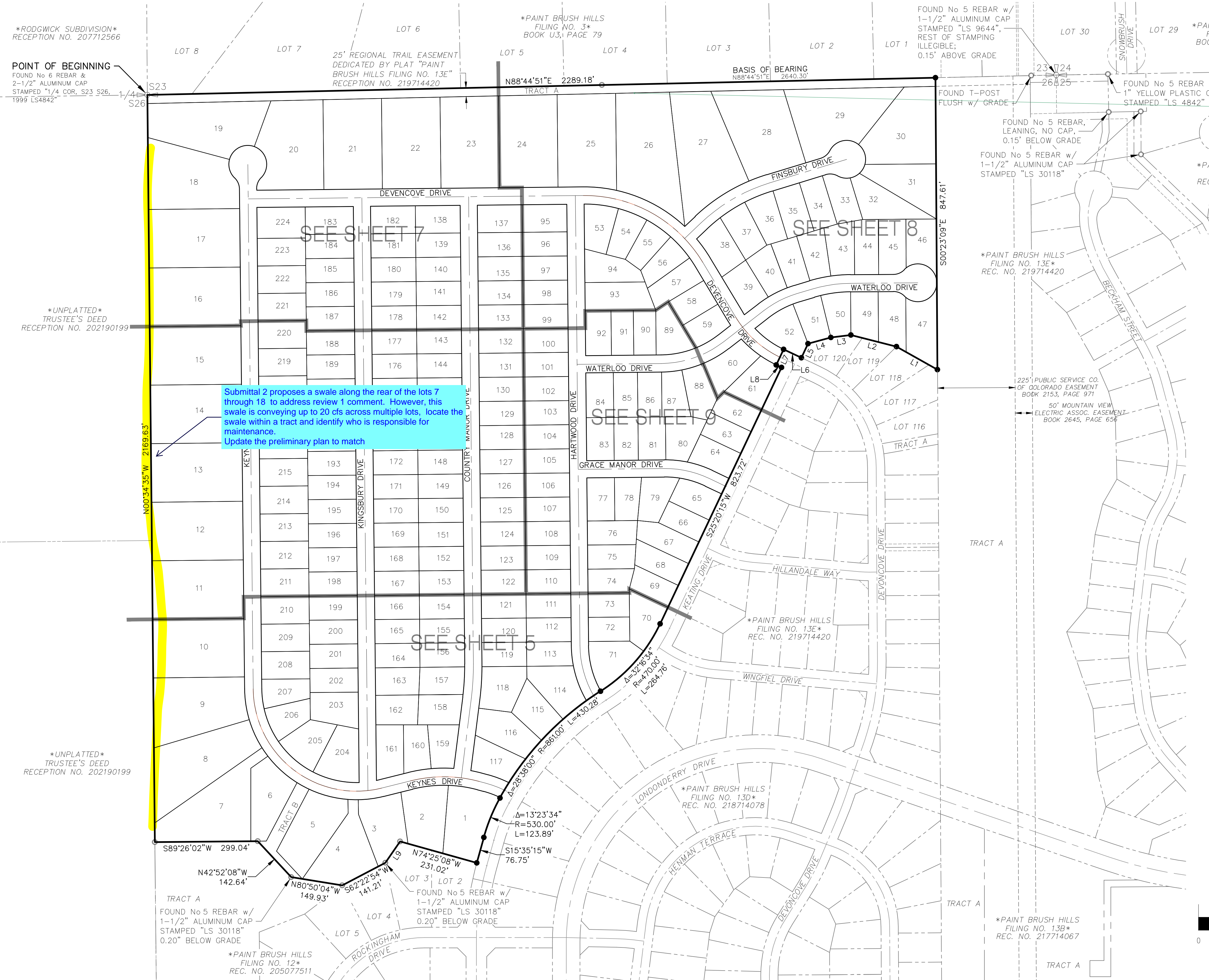


102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485

File: C:\100144-FBH 14\FBH 14.dwg Survey\Plot\10-014 FBH #14 Final Plot.dwg Plotstamp: 12/22/2020 4:55 PM

**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

**PAINT BRUSH HILLS FILING NO. 14**  
 TOTAL AREA = 3,860,801 S.F.  
 88.632 AC +/-



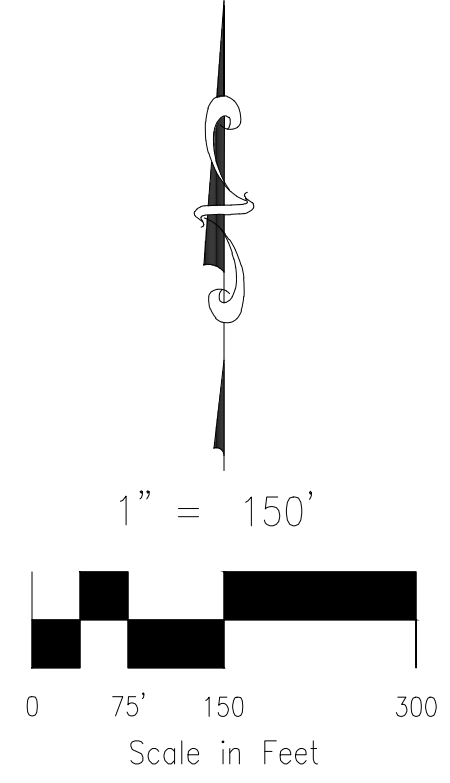
**BOUNDARY LINE TABLE**

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

- 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

Submittal 2 proposes a swale along the rear of the lots 7 through 18 to address review 1 comment. However, this swale is conveying up to 20 cfs across multiple lots, locate the swale within a tract and identify who is responsible for maintenance. Update the preliminary plan to match

this tract may change due to drainage and 25-foot regional trail



**AS REPLATTED**  
 (INDEX)  
 SEE SHEETS 5 THRU 9 FOR DETAIL

FINAL PLAT  
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 JOB NO. 10-014  
 DATE PREPARED: 06/26/2020  
 DATE REVISED: 12/22/2020



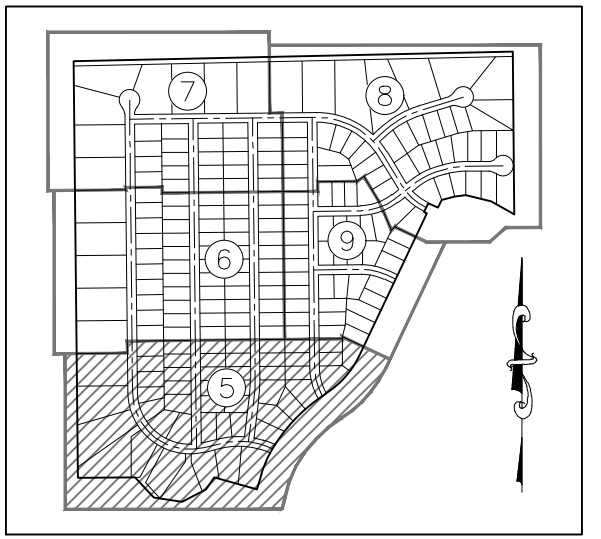
102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485

PCD FILE NUMBER SF-20-024

SHEET 4 OF 9

File: C:\100144-FBH 1A\FBH 1A.dwg Survey\Plot\10-014 FBH #14 Final Plot.dwg Plotstamp: 12/22/2020 4:55 PM

**PAIN BRUSH HILLS FILING NO. 14**  
 A REPLAT OF TRACT E, PAIN 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



**SHEET INDEX**  
NOT TO SCALE

RADIAL BEARING TABLE		CENTERLINE CURVE TABLE				RIGHT-OF-WAY CURVE TABLE				LOT & TRACT CURVE TABLE			
LINE #	BEARING	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
(R)1	S02°00'40"W	QC1	300.00	4°43'53"	24.77	RC1	861.00	3°20'19"	50.17	C1	861.00	0°05'07"	1.28
(R)2	N06°19'21"W	QC2	300.00	11°04'07"	57.96	RC2	275.00	10°43'11"	51.45	C2	325.00	5°17'49"	30.05
(R)3	N00°54'25"W	QC3	300.00	5°45'42"	30.17	RC3	325.00	11°29'34"	65.19	C3	325.00	7°03'26"	40.03
(R)4	N04°23'24"E					RC4	425.00	4°23'31"	32.58	C4	325.00	5°17'27"	30.01
(R)5	N25°04'26"E					RC5	275.00	1°52'47"	9.02	C5	700.00	0°34'57"	7.12
(R)6	N32°07'52"E					RC6	861.00	3°16'12"	49.14	C6	700.00	0°40'09"	8.18
(R)7	N52°21'17"E					RC7	470.00	0°07'17"	1.00	C7	750.00	0°37'29"	8.18
(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												

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

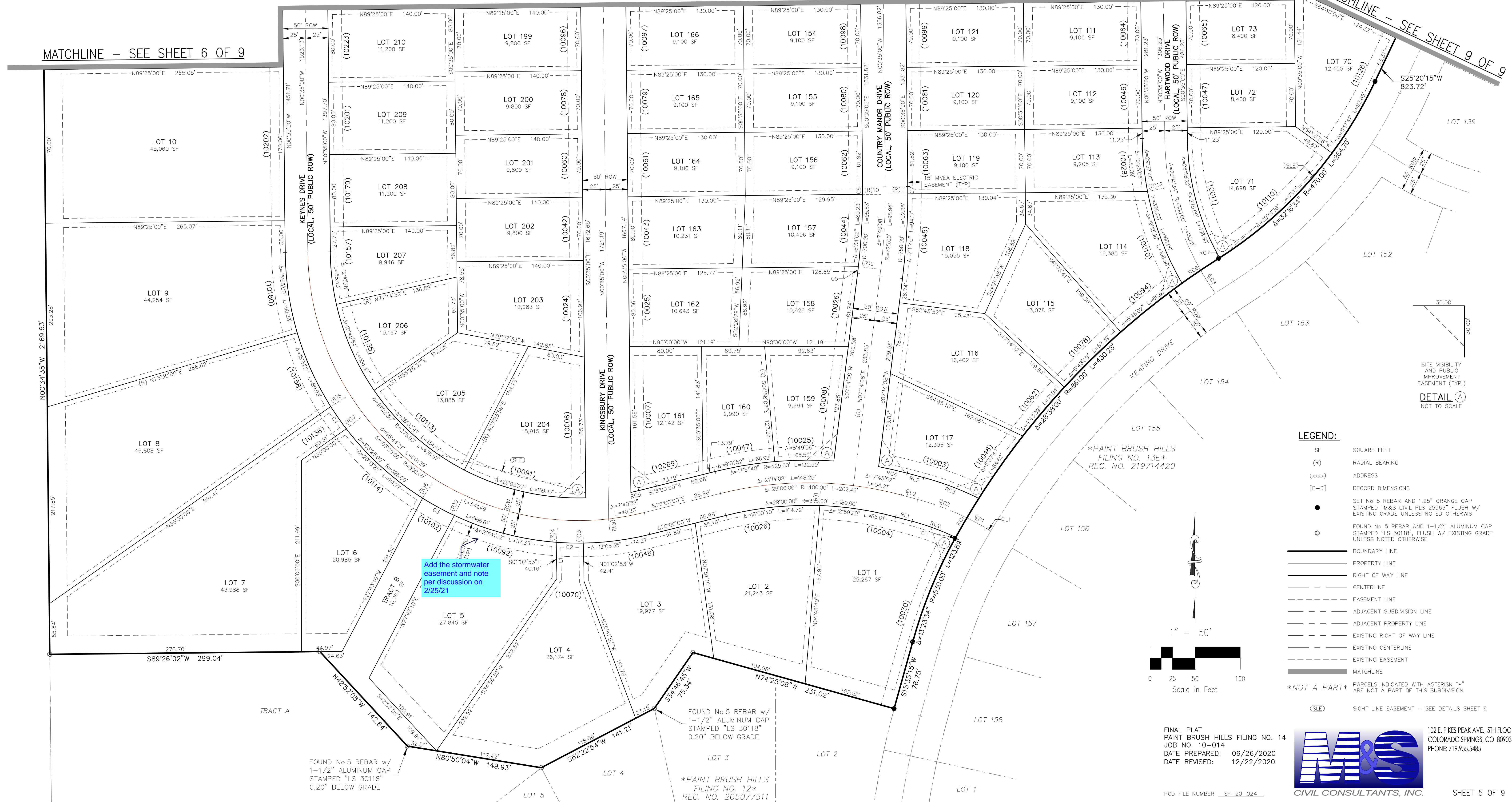
  

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	18.91	N75°00'00"W
RL2	18.91	S75°00'00"E

MATCHLINE - SEE SHEET 6 OF 9

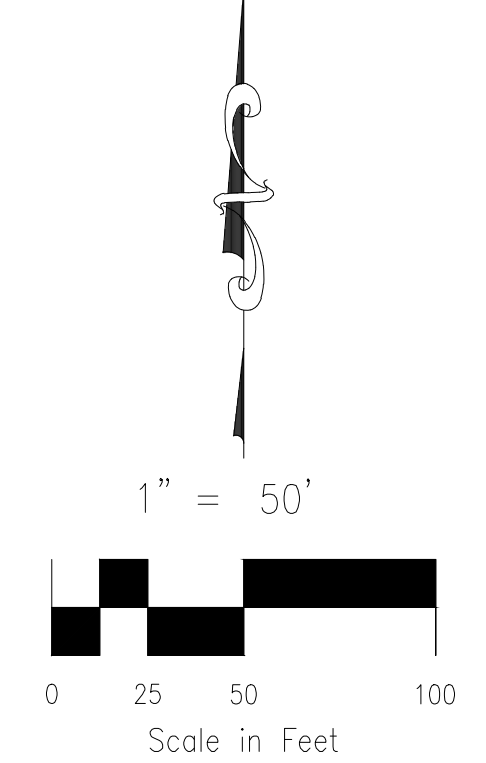
MATCHLINE - SEE SHEET 9 OF 9

MATCHLINE - SEE SHEET 9 OF 9



SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)  
**DETAIL A**  
 NOT TO SCALE

- LEGEND:**
- SF SQUARE FEET
  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
  - [B-D] RECORD DIMENSIONS
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  - FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
  - BOUNDARY LINE
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  - - - ADJACENT SUBDIVISION LINE
  - - - ADJACENT PROPERTY LINE
  - - - EXISTING RIGHT OF WAY LINE
  - - - EXISTING CENTERLINE
  - - - EXISTING EASEMENT
  - MATCHLINE
  - \*NOT A PART\*
  - SIGHT LINE EASEMENT - SEE DETAILS SHEET 9



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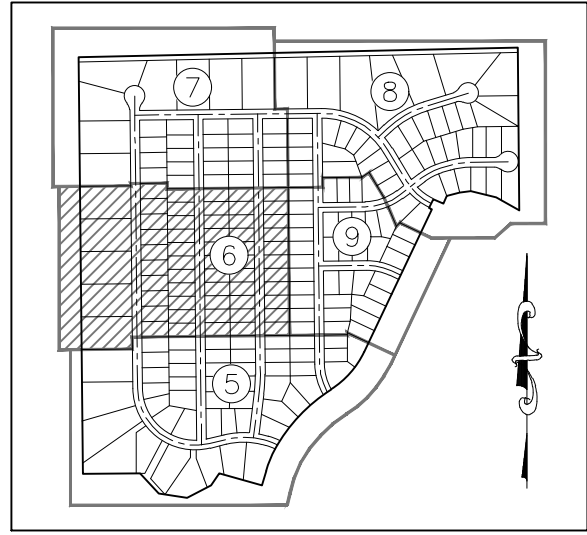


102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

PCD FILE NUMBER SF-20-024

SHEET 5 OF 9

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**SHEET INDEX**  
NOT TO SCALE

**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
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- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

MATCHLINE – SEE SHEET 7 OF 9

MATCHLINE – SEE SHEET 7 OF 9



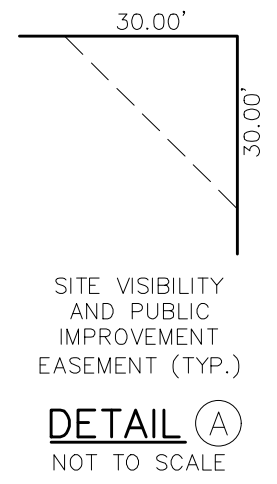
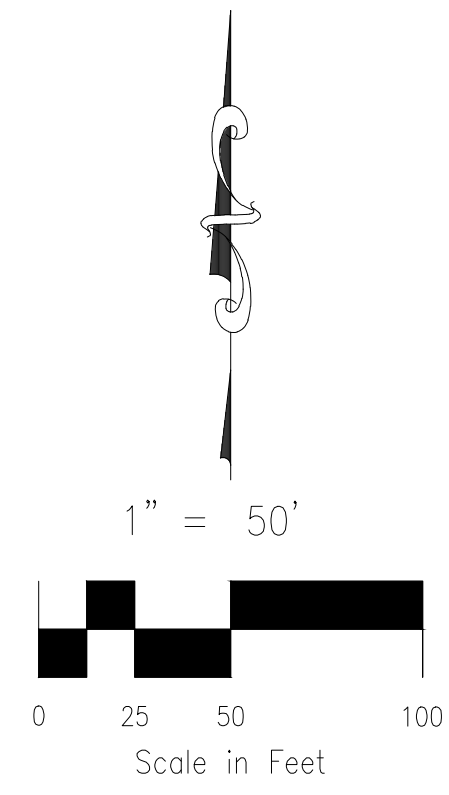
\*UNPLATTED\*  
TRUSTEE'S DEED  
REC. NO. 202190199

\*UNPLATTED\*  
TRUSTEE'S DEED  
REC. NO. 202190199

MATCHLINE – SEE SHEET 9 OF 9

MATCHLINE – SEE SHEET 5 OF 9

MATCHLINE – SEE SHEET 5 OF 9



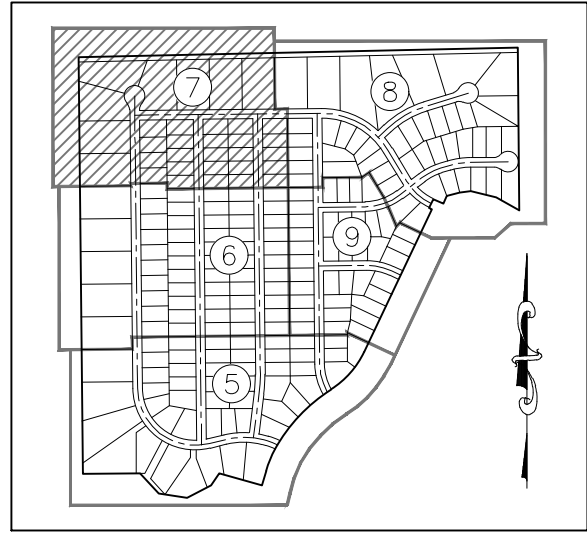
FINAL PLAT  
 PAINT BRUSH HILLS FILING NO. 14  
 JOB NO. 10-014  
 DATE PREPARED: 06/26/2020  
 DATE REVISED: 12/22/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.555.5485

File: C:\10014A-FBH 1A\FBH 1A\Survey\Plot\10-014 FBH #14 Final Plat.dwg Plotstamp: 12/22/2020 4:57 PM

**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



**SHEET INDEX**  
NOT TO SCALE

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**\*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

**BASIS OF BEARING**  
N88°44'51"E 2289.18'



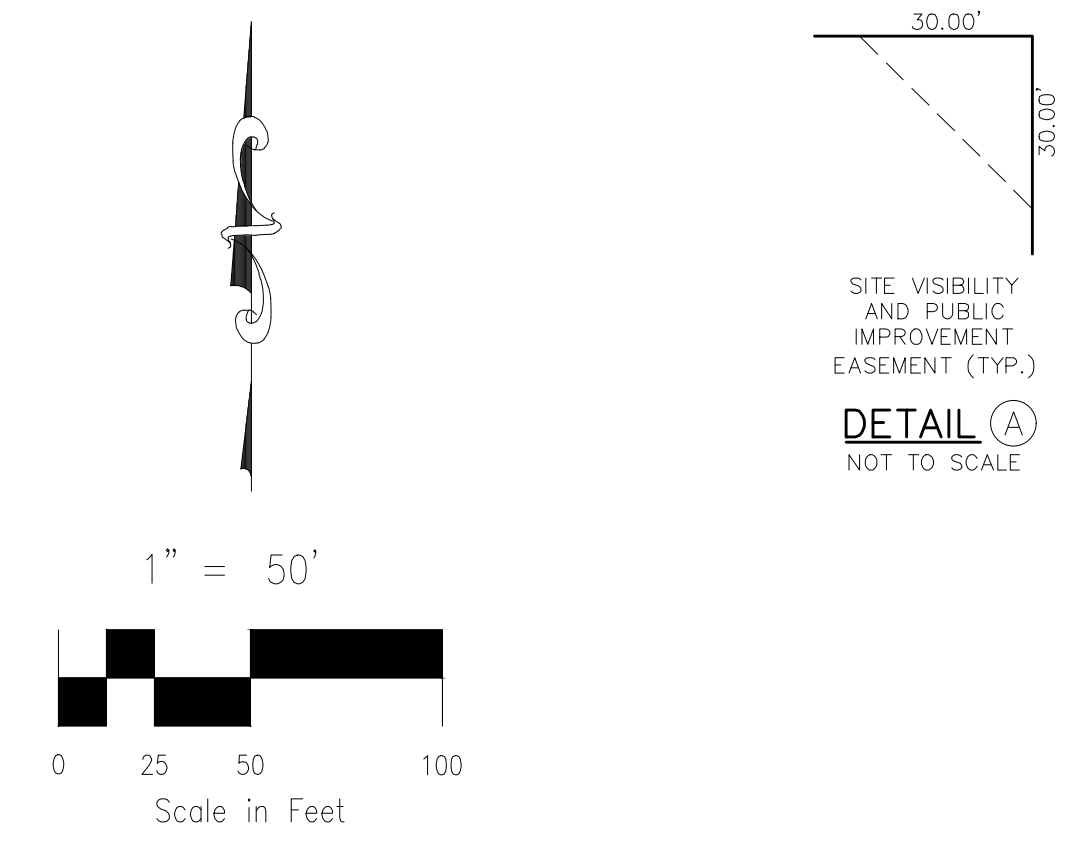
**RIGHT-OF-WAY CURVE TABLE**

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

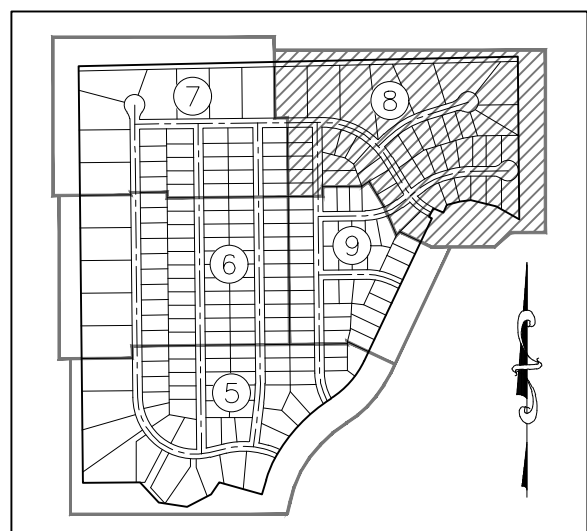
FINAL PLAT  
 PAINT BRUSH HILLS FILING NO. 14  
 JOB NO. 10-014  
 DATE PREPARED: 06/26/2020  
 DATE REVISED: 12/22/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, CO 80903  
 PHONE: 719.955.5485

File: C:\100144-FBH 1A\FBH 1A.dwg Survey\Plot\10-014 FBH #14 Final Plot.dwg Plotstamp: 12/22/2020 4:57 PM

**PAINT BRUSH HILLS FILING NO. 14**  
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 OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
 THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**SHEET INDEX**  
NOT TO SCALE

**RADIAL BEARING TABLE**

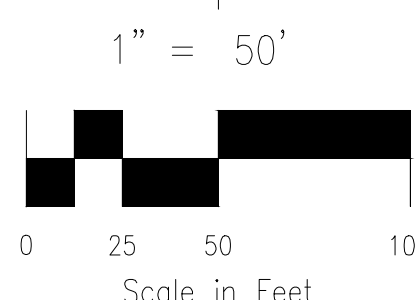
LINE #	BEARING
(R)13	S12°36'10"W
(R)14	S37°26'40"E
(R)15	N74°29'50"W
(R)16	N42°15'48"W
(R)17	N10°11'04"W
(R)18	S38°15'14"E
(R)19	N39°58'47"E
(R)20	N22°10'01"W

**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



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  - (SLE) SIGHT LINE EASEMENT - SEE DETAILS SHEET 9

**EASEMENT LINE TABLE**

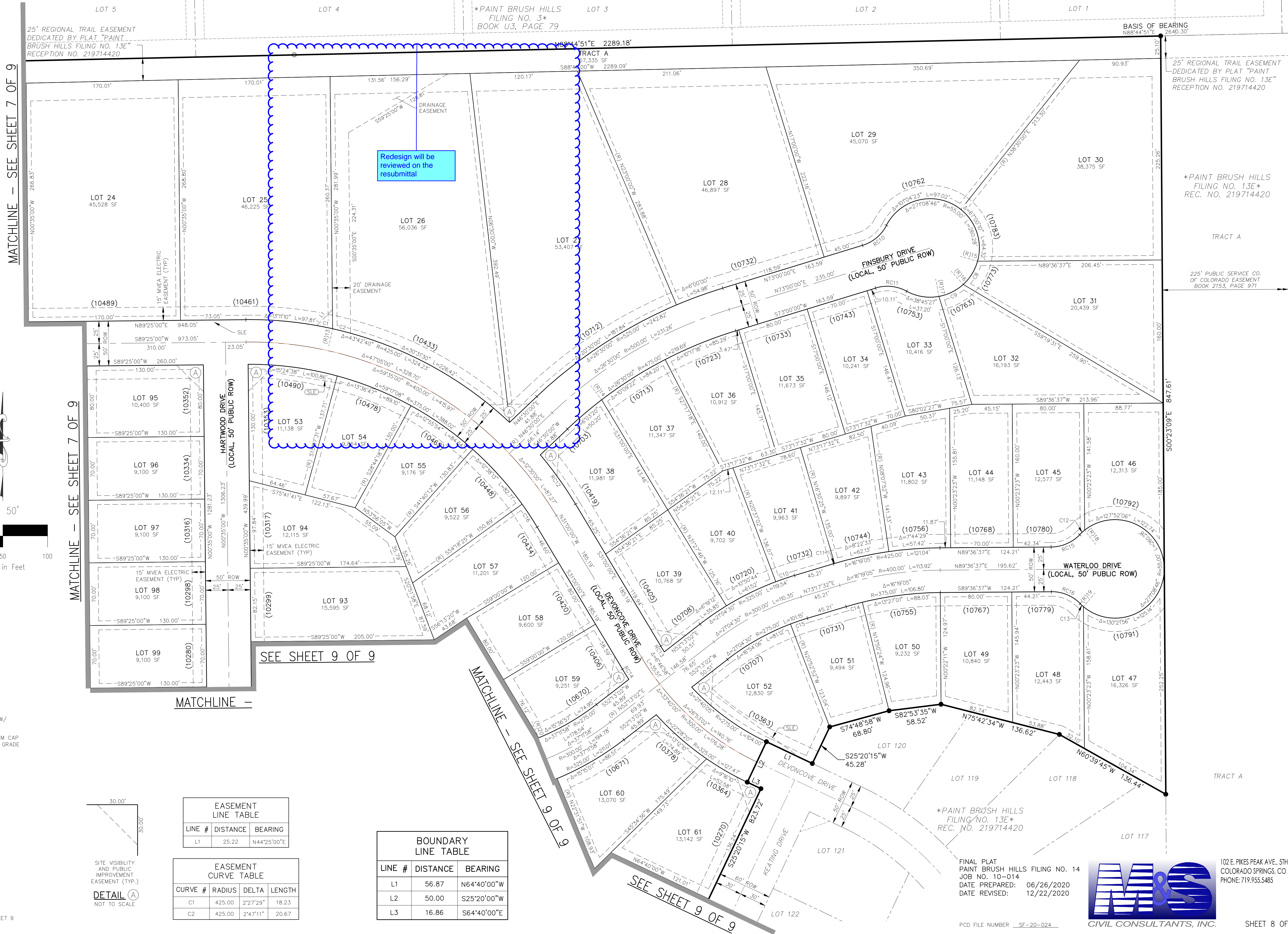
LINE #	DISTANCE	BEARING
L1	25.22	N44°25'00"E

**EASEMENT CURVE TABLE**

CURVE #	RADIUS	DELTA	LENGTH
C1	425.00	2°27'29"	18.23
C2	425.00	2°47'11"	20.67

**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



\*PAINT BRUSH HILLS FILING NO. 13E\*  
REC. NO. 219714420

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED: 12/22/2020



102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

File: C:\100144-FBH 1A\FBH 1A.dwg (Survey) Plot: 10-014 FBH #14 Final Plot.dwg Plotstamp: 12/22/2020 4:58 PM

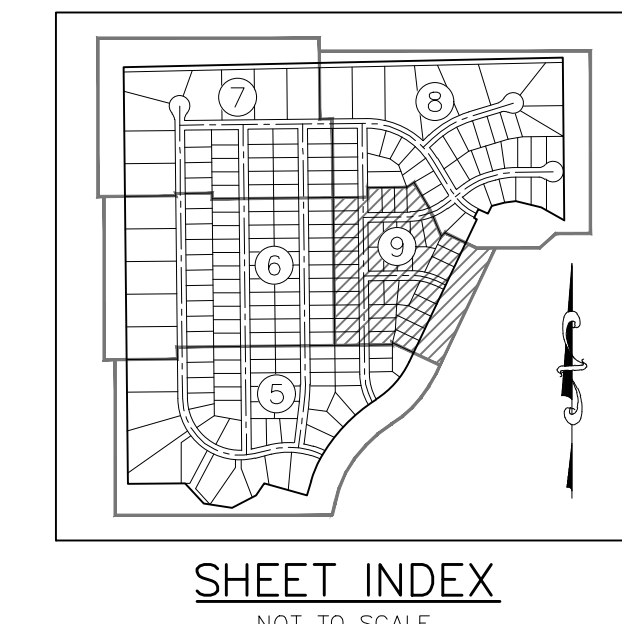


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**LEGEND:**

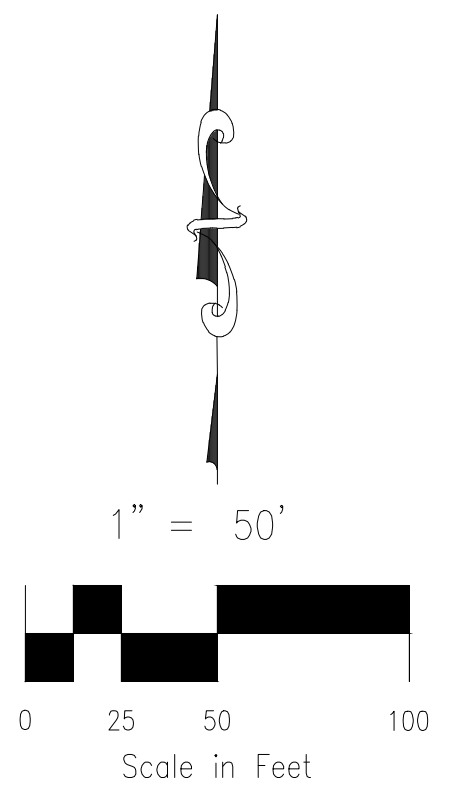
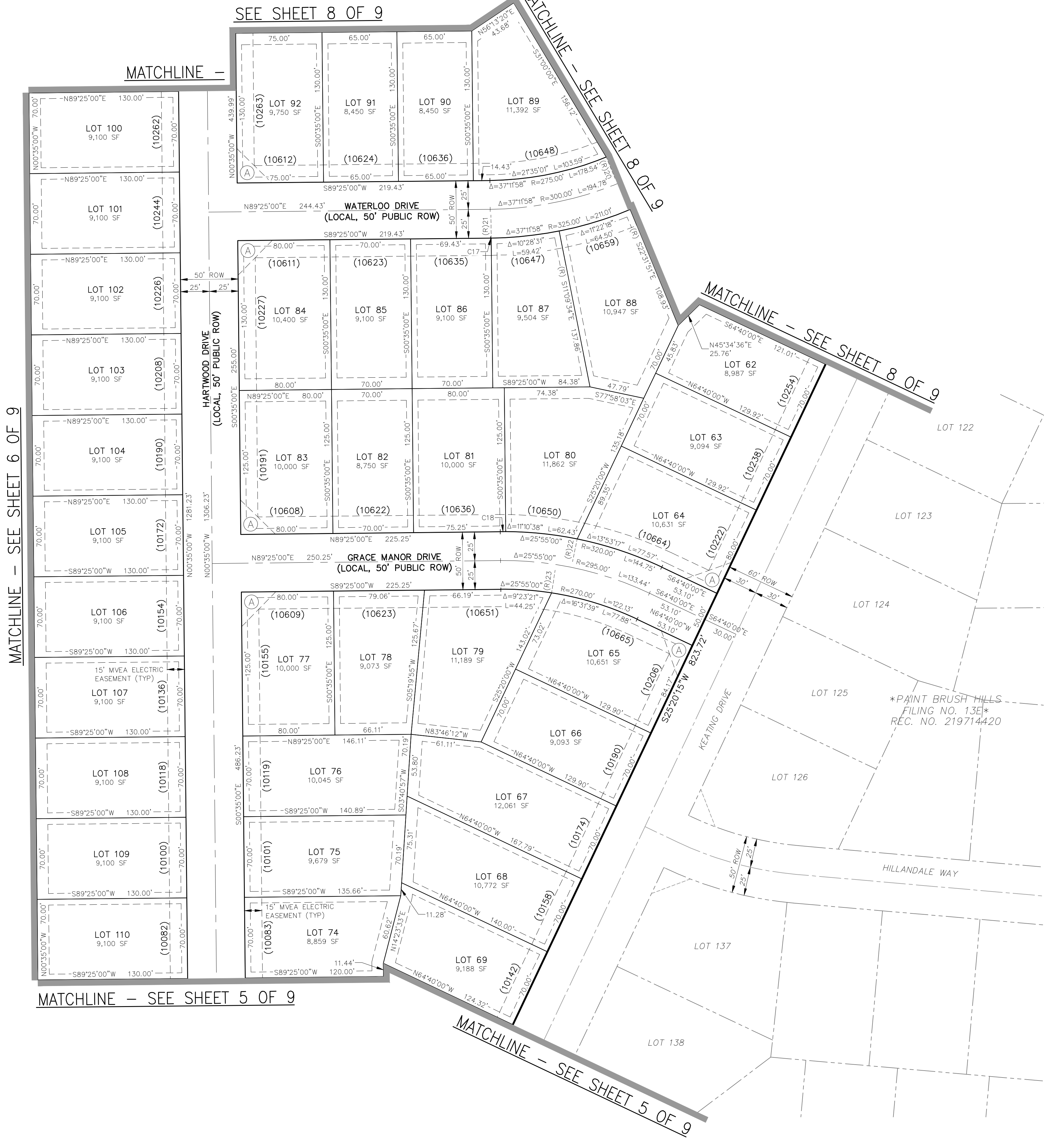
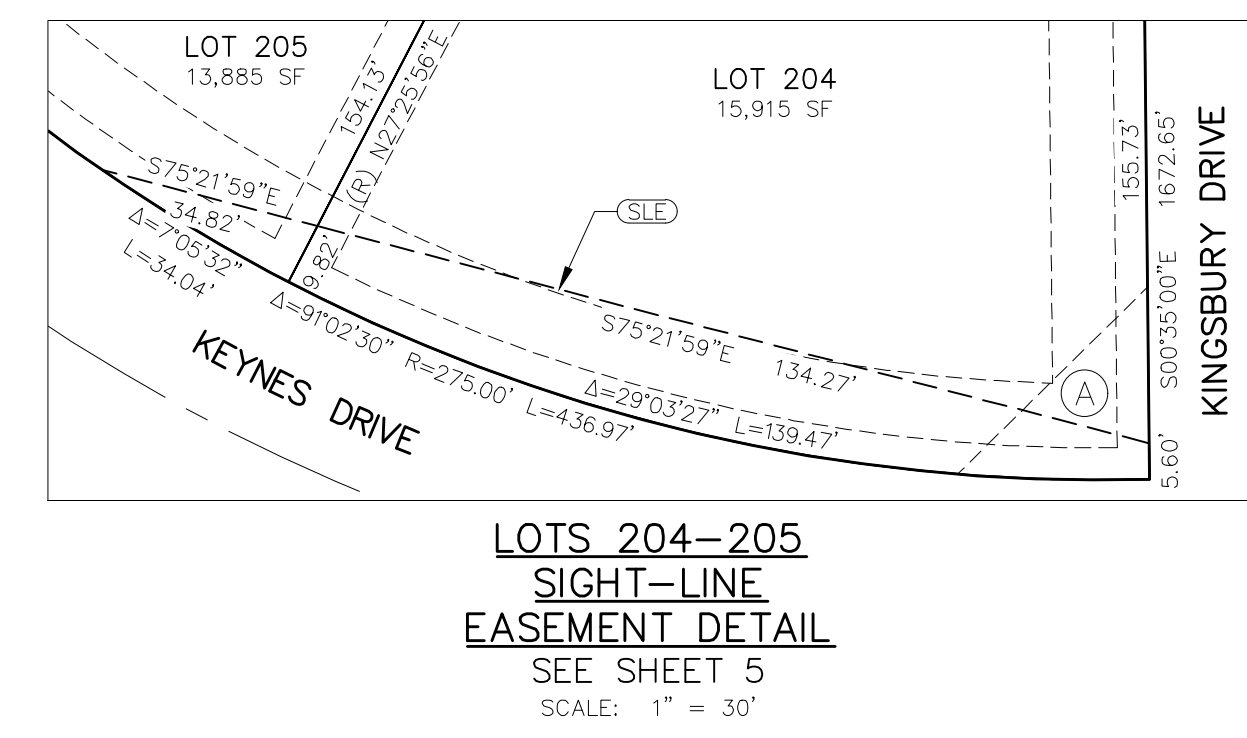
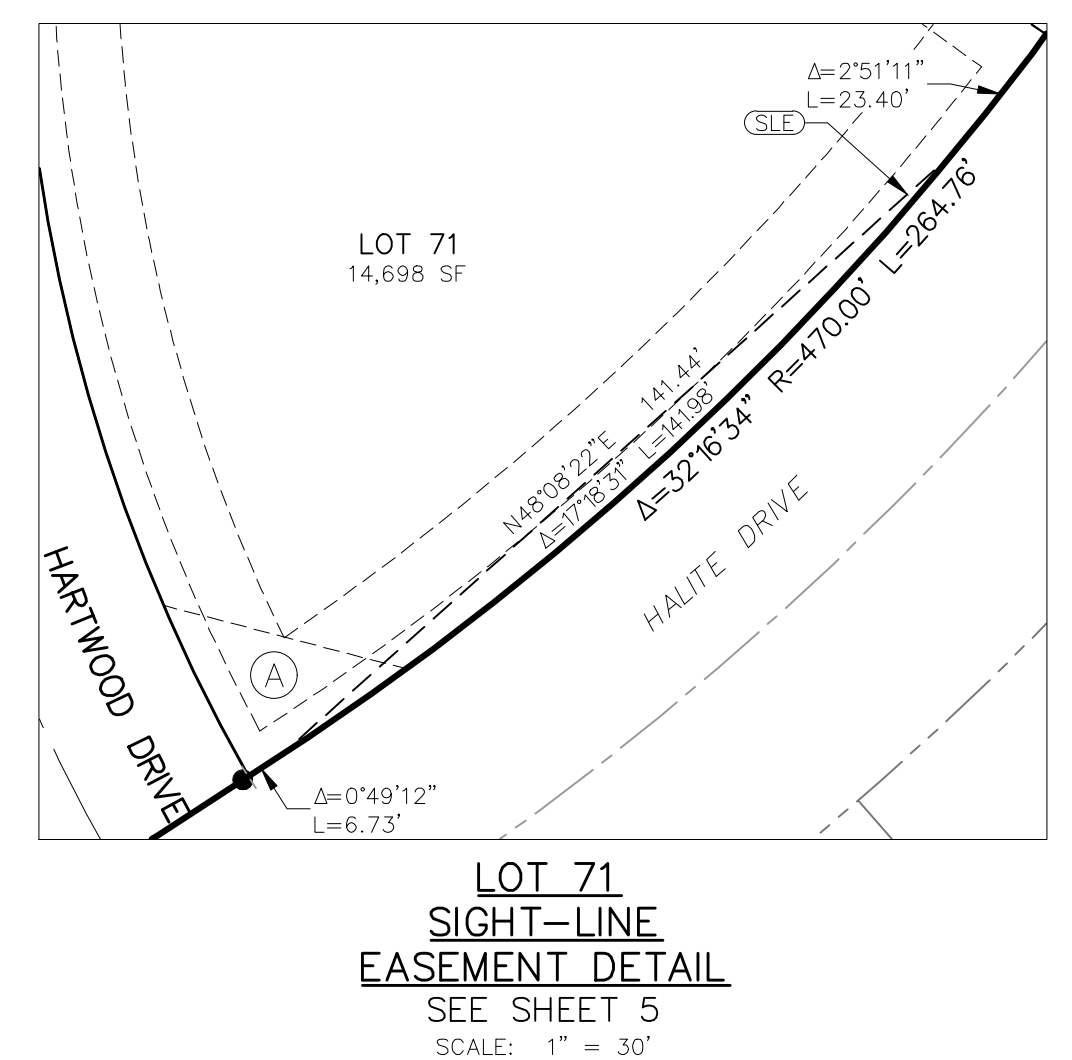
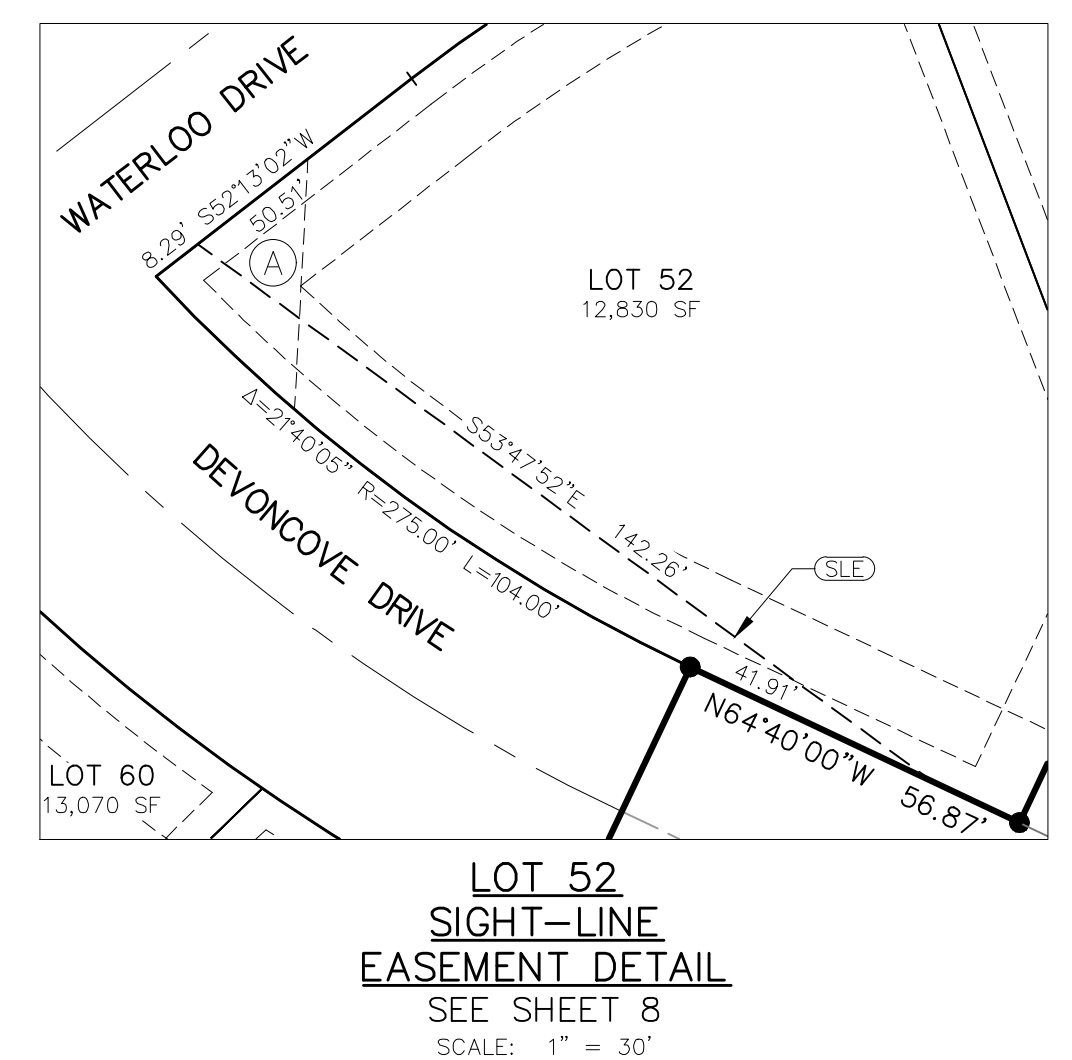
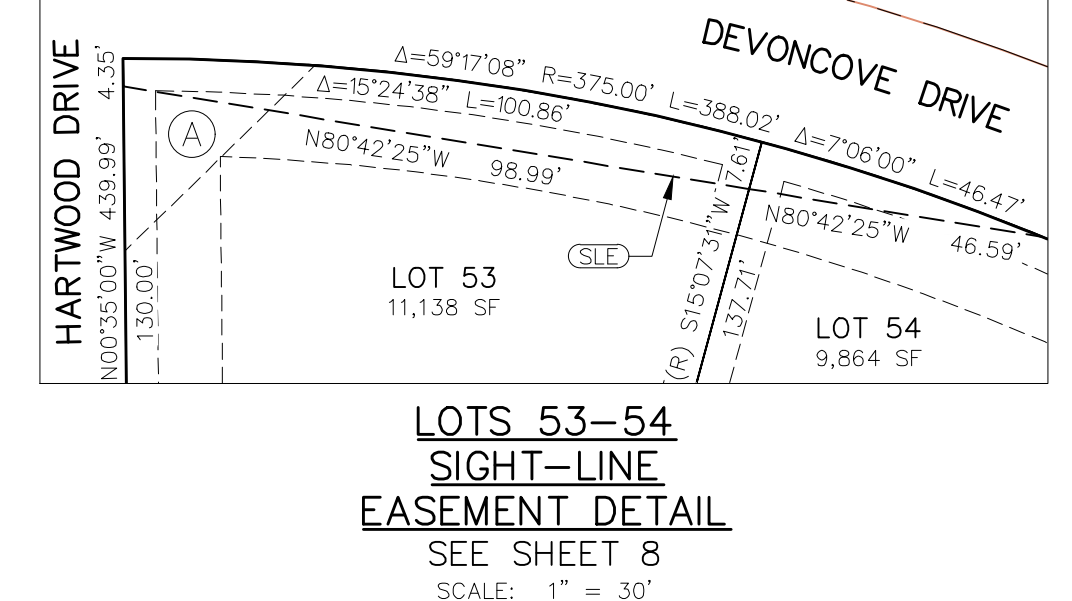
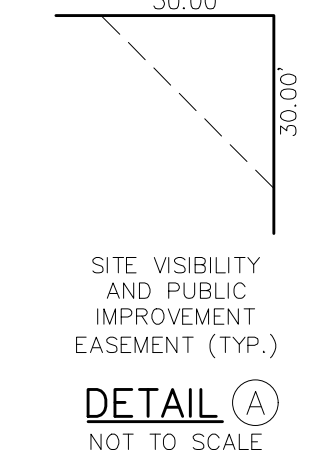
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**RADIAL BEARING TABLE**

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



File: C:\100144-FBH 1A\FBH 1A\Survey\Plot\10-014 FBH #14 Final Plot.dwg Plotstamp: 12/22/2020 5:00 PM

FINAL PLAT  
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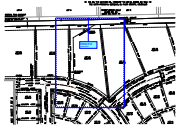
102 E. PIKES PEAK AVE., 5TH FLOOR  
 COLORADO SPRINGS, CO. 80903  
 PHONE: 719.555.5485

# Final Plat\_V2.pdf Markup Summary

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dsdlaforce (4)

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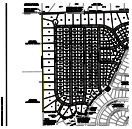
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Redesign will be reviewed on the resubmittal

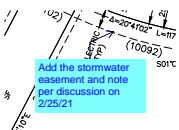


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Submittal 2 proposes a swale along the rear of the lots 7 through 18 to address review 1 comment. However, this swale is conveying up to 20 cfs across multiple lots, locate the swale within a tract and identify who is responsible for maintenance. Update the preliminary plan to match



**Subject:** Highlight  
**Page Label:** Sheet 4  
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**Date:** 2/26/2021 12:49:06 PM  
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**Subject:** Callout  
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**Date:** 2/26/2021 12:56:31 PM  
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Add the stormwater easement and note per discussion on 2/25/21

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dsdparsons (12)

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**Subject:** Image  
**Page Label:** Sheet 2  
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**Author:** dsdparsons  
**Date:** 2/24/2021 8:44:51 AM  
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**Space:**

Please modify note accordingly based on previous comments.

**Subject:** Callout  
**Page Label:** Sheet 2  
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**Author:** dsdparsons  
**Date:** 2/24/2021 8:47:30 AM  
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**Space:**

please modify note accordingly based on prelim plan comments...

1:1 NPP



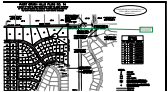
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**Space:**

EL PASO COUNTY CLERK AND RECORDER.

This is an odd plat in that it is split zoned, please identify that some lots are RS20000 and some RS5000.

**Subject:** Callout  
**Page Label:** Sheet 2  
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**Author:** dsdparsons  
**Date:** 2/25/2021 8:37:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

This is an odd plat in that it is split zoned, please identify that some lots are RS20000 and some RS5000



**Subject:** Callout  
**Page Label:** Sheet 4  
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**Author:** dsdparsons  
**Date:** 2/25/2021 8:38:11 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

this tract may change due to drainage and 25-foot regional trail

Drainage swale may be removed from 25-foot regional trail tract pending engineering design by applicant

TRACT TABLE	
MEMBER / ANTENNA	USE
100	SEWERAGE PUBLIC IMPROVEMENT PUBLIC UTILITIES/ WASTE WATER TREATMENT PLANT

**Subject:** Callout  
**Page Label:** Sheet 1  
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**Date:** 2/25/2021 8:39:35 AM  
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**Layer:**  
**Space:**

Drainage swale may be removed from 25-foot regional trail tract pending engineering design by applicant

FEES:  
DRAINAGE  
BRIDGE  
SCHOOL  
PARK FE

Can you type in these fees so its cleaner at Recording ...

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:40:44 AM  
**Status:**  
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**Layer:**  
**Space:**

Can you type in these fees so its cleaner at Recording ...

S:	basin?	SU
AGE FEE:		224
E FEE:		862
OL FEE:		1016
FEE:		

**Subject:** Callout  
**Page Label:** Sheet 1  
**Lock:** Unlocked  
**Author:** dsdparsons  
**Date:** 2/25/2021 8:41:03 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

basin?

Verify this does not change with trail alignment	
4.188 ACRES	83.71%
1.063 ACRES	17.75%
2.873 ACRES	14.53%

**Subject:** Callout  
**Page Label:** Sheet 1  
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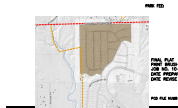
Verify this does not change with trail alignment

724 LOTS	74.88 ACRES
2 TRAILS	1.265 ACRES
8820-8824	11.853 ACRES
TOTAL	88.004 ACRES

Is there a Parks Land Agreement in the works?

**Subject:** Callout  
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Is there a Parks Land Agreement in the works?



**Subject:** Image  
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**Author:** dsdparsons  
**Date:** 2/25/2021 9:44:55 AM  
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**Space:**

is this easement shown?

OWNER:	
PREP NO:	
This easement	
PREP DATE:	
PREP BY:	
DATE PREP'D:	04/09/2008
DATE REVIEWED:	10/17/2009

**Subject:** Callout  
**Page Label:** Sheet 1  
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