

Chuck Broerman
11/24/2021 12:04:37 PM
Doc \$0.00
Rec \$23.00

El Paso County, CO



2
Pages 221714856

SUBDIVISION/CONDOMINIUM PLAT

Reception Number Date Time

Reception Fee Number of Pages File Number

Pine View Estates
Name of Plat

Alice Tolene Owens
Owner's Name

Subdivision

Condominium

PINE VIEW ESTATES

FINAL PLAT
 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
 SECTION 13, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO

14856

RECORD LEGAL DESCRIPTION PARCEL EXHIBIT
 (FOR REFERENCE PURPOSES ONLY)
 SCALE: 1"=200'

POINT OF COMMENCEMENT
 FOUND #6 REBAR WITH 3.25" ALUMINUM CAP, THIS 10394'
 ACCEPTED AS N 1/4 OF SECTION 13 & 14

FOUND #5 REBAR WITH 1.5" ALUMINUM CAP, THIS 10377'
 ACCEPTED AS W 1/4 OF SECTIONS 12 & 13

NW 1/4 OF THE NW 1/4
 SECTION 13, T11S, R64W
 (EXCEPTION PARCEL PER REC. NO. 218065458)

UNPLATTED

FOUND #6 REBAR WITH 3.25" ALUMINUM CAP, THIS 10394'
 ACCEPTED AS N 1/4 OF SECTION 13 & 14

FOUND #5 REBAR WITH 2.5" ALUMINUM
 CAP, THIS 10390'
 ACCEPTED AS NW 1/4 SECTION 13
 UPGRADED TO A #6 REBAR WITH
 3.25" ALUMINUM CAP, THIS 38141'

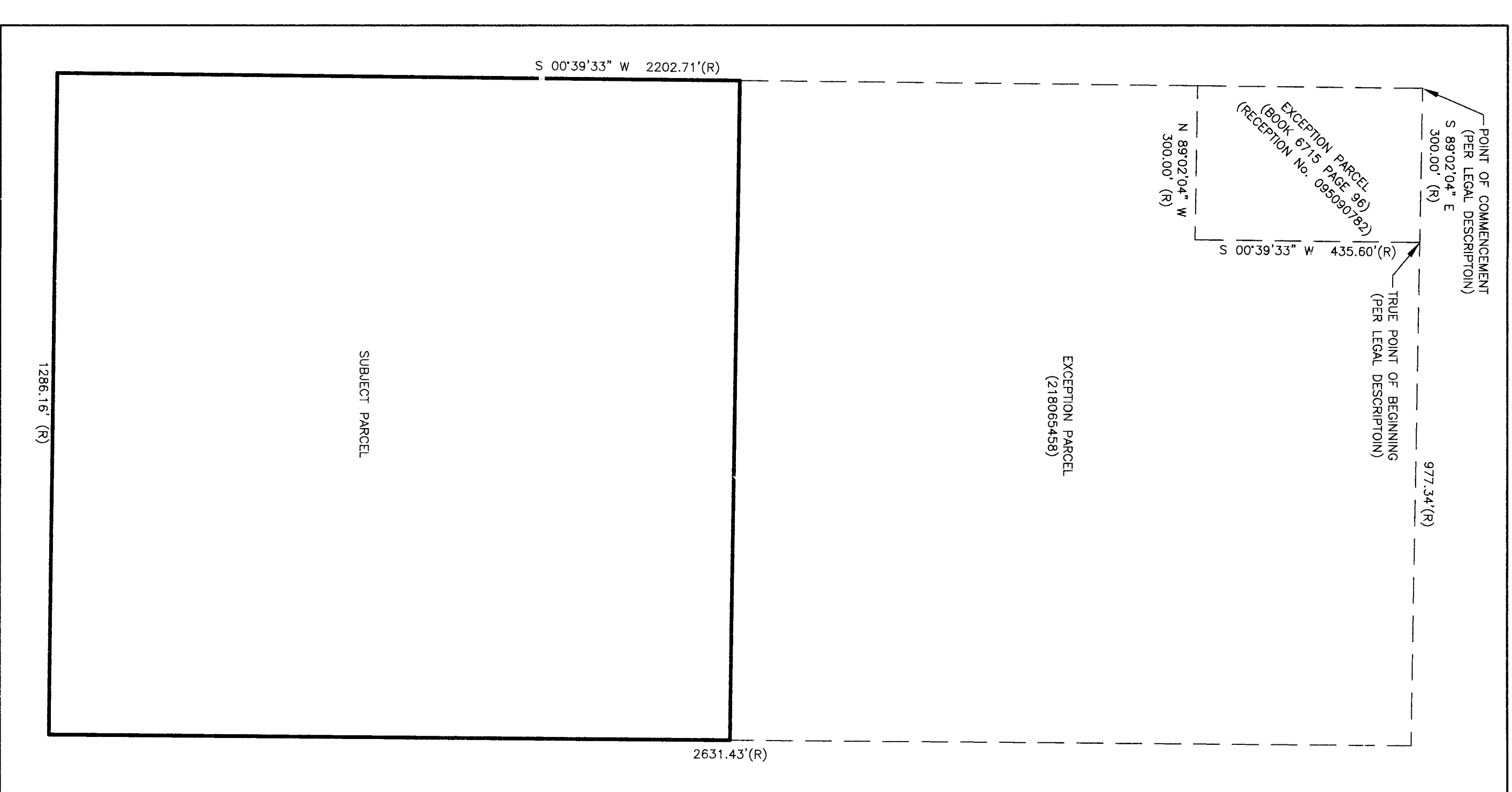
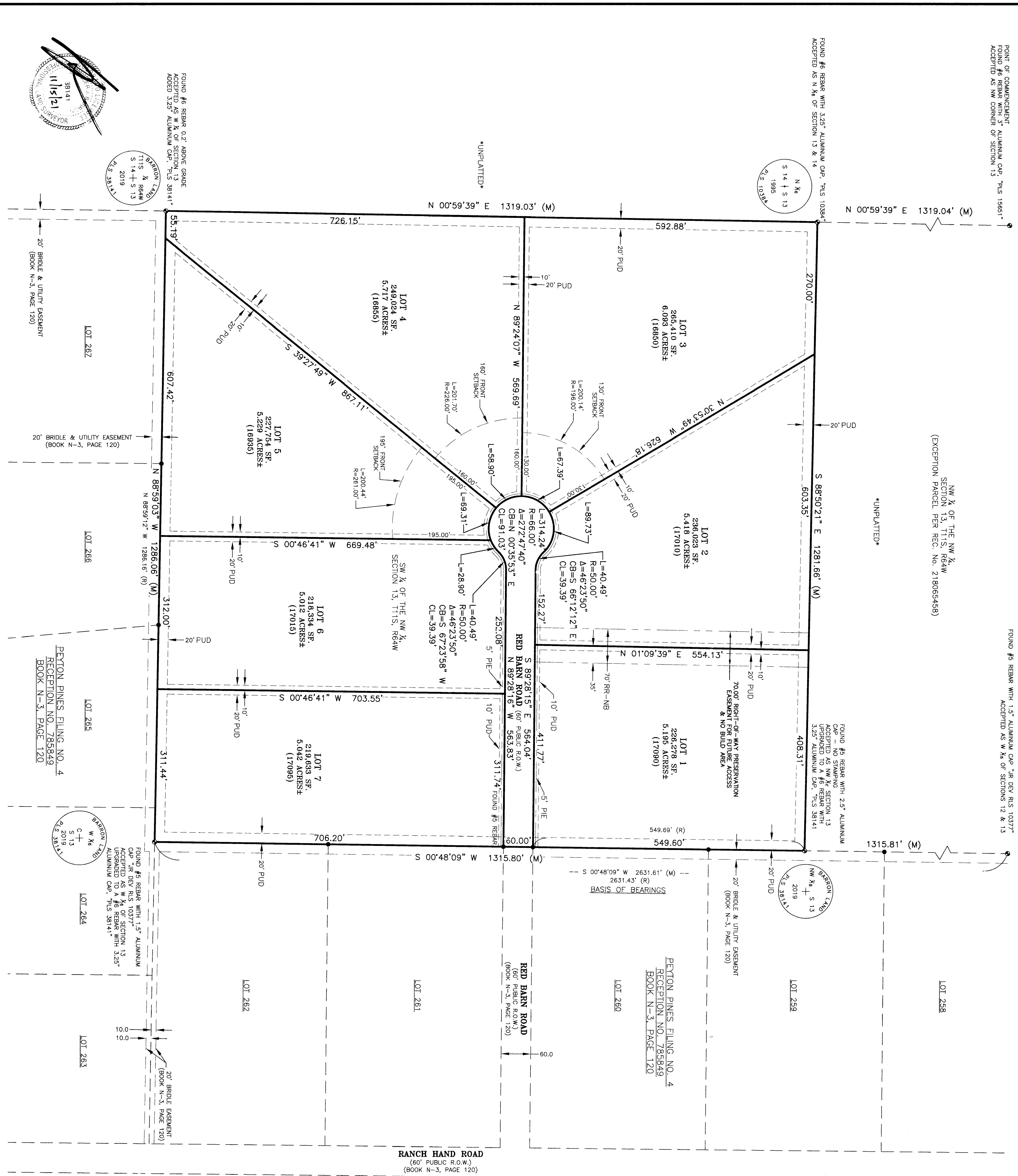
N 1/4
 S 14 T 13
 R 64 W
 S 10388'

BARRON LAND
 NW 1/4
 S 13
 T 2019
 S 10388'

N 00°59'39" E 1319.03' (M)

N 00°59'39" E 1319.04' (M)

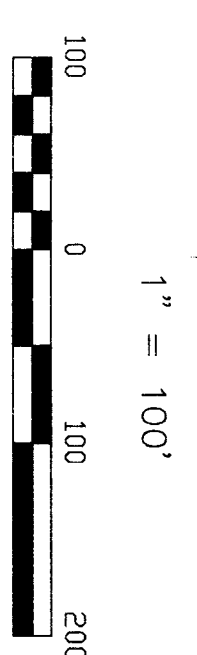
RANCH HAND ROAD
 (60' PUBLIC R.O.W.)
 (BOOK N-3, PAGE 120)



NOTE:
 The parcel to be platted hereon is the same property as described in the record legal
 description as recorded under Reception No. 96103570 and as provided by North American
 The Company of Colorado. The field measured bearings and distances shown hereon may
 differ from the record legal description, however, to best of the surveyor's opinion,
 knowledge and belief, the surveyed monumentation does not create gaps, omissions or overlaps
 from said legal description of record.

LEGEND

- FOUND #5 REBAR WITH 1.5" ALUMINUM CAP
 "JR DEV RLS 10377" UNLESS OTHERWISE NOTED
- FOUND/SET PUBLIC LAND SYSTEM SURVEY
 MONUMENT AS NOTED
- PIE PUBLIC IMPROVEMENT EASEMENT
- PUD PUBLIC UTILITY AND DRAINAGE EASEMENT
- RR-NB RIGHT-OF-WAY PRESERVATION & NO-BUILD AREA
- (M) MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- () ADDRESS



SF-20-019

DATE: 04/23/2020		REVISIONS	
No.	Remarks	Date	By
1	EL PASO COUNTY COMMENTS	12/02/20	TAH
2	EASEMENT REVISIONS	3/05/21	TAH
3	EASEMENT NOTE	7/02/21	TAH

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