HIGHLAND PARK FILING NO. 1A

10960

A VACATION AND REPLAT OF LOTS 4, 5, 21, 22, 23, 26, 27, 33, 34, 39, 40, 45 AND 46 HIGHLAND PARK FILING NO. 1, IN SECTIONS 29 AND 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

IN WITNESS WHEREOF:

The aforementioned Hoffman Homes, Inc., a Colorado Corporation by Ronald J. Hoffman, President, has executed this instrument this 1 day of JUNE, A.D. 2001.

Hoffman Homes, Inc., a Colorado Corporation

Ronald J. Hoffman, President

STATE OF COLORADO
S.S.
COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 1st day of JUNE, A.D. 2001 by Ronald J. Hoffman, President of Hoffman Homes, Inc., a Colorado Corporation.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 7-26-2002

Notary Public

IN WITNESS WHEREOF:

The aforementioned Little London, LLC, by Douglas H. Barber, Member has executed this instrument this 31st day of May, A.D. 2001.

Little London, LLC

Douglas H. Barber, Member

STATE OF COLORADO
S.S.
COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 31st day of May, A.D. 2001 by Douglas H. Barber, Member of Little London, LLC.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 11/8/02

Notary Public

IN WITNESS WHEREOF:

The aforementioned Acuff Homes, Inc., a Colorado Corporation by Russ Acuff, President has executed this instrument this 31st day of May, A.D. 2001.

Acuff Homes, Inc., a Colorado Corporation

Russ Acuff, President

STATE OF COLORADO
S.S.
COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 31st day of May, A.D. 2001 by Russ Acuff, President of Acuff Homes, Inc., a Colorado Corporation.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 11/8/02

Notary Public

IN WITNESS WHEREOF:

The aforementioned Mark Bissell, an individual has executed this instrument this _____ day of _____ A.D. 2001.

Mark Bissell, an individual

STATE OF COLORADO
S.S.
COUNTY OF EL PASO

The foregoing instrument was acknowledged before me this 8th day of June, A.D. 2001 by by Mark Bissell, an individual.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: 11-17-01

Notary Public

IN WITNESS WHEREOF:

The aforementioned Michael Lynn Ray, an individual and Susan Ann Ray, an individual have executed this instrument this 5 day of June, A.D. 2001.

Michael Lynn Ray, an individual

Susan Ann Ray, an individual

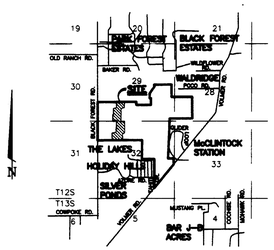
STATE OF TEXAS
S.S.
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 5th day of June, A.D. 2001 by Michael Lynn Ray, an individual and Susan Ann Ray, an individual.

WITNESS MY HAND AND OFFICIAL SEAL:

My Commission Expires: January 21, 2005

Notary Public



VICINITY MAP

NO SCALE

KNOW ALL MEN BY THESE PRESENTS:

That Little London, LLC, Douglas H. Barber, Member, Acuff Homes, Inc., a Colorado Corporation, Russ Acuff, President, Mark Bissell, an individual, Michael Lynn Ray, an individual, Susan Ann Ray, an individual, and Hoffman Homes, Inc., a Colorado Corporation, Ronald J. Hoffman, President, being the owners of the following tract of land to wit:

LEGAL DESCRIPTION:

That portion of Highland Park Filing No. 1 as recorded under Reception Number 200068416 of the records of El Paso County, Colorado, more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4 in said Highland Park Filing No. 1; thence S01°01'15"W(all bearings used in this description are relative to the East line of said Lot 4 which was platted as N01°01'15"E and monumented as shown hereon) on the East line of said Lot 4, 400.00 feet; thence S74°22'06"W, 225.18 feet to the Northeast corner of Lot 46; thence S00°12'25"E on the East line of said Lot 46, 414.52 feet to the Southeast corner thereof; thence N89°53'00"W on the South line of said Lot 46, 14.55 feet to the Northeast corner of Lot 39; thence S00°07'00"W on the East line of said Lot 39, 390.36 feet; thence S23°38'00"W, 65.43 feet to the Northwest corner of Lot 34; thence S89°53'00"E on the North line of said Lot 34, 282.00 feet to the Northeast corner thereof; thence S00°07'00"W on the East lines of Lot 34 and Lot 26, 757.60 feet to the Southeast corner of said Lot 26; thence S56°46'42"W, 177.05 feet to the Northeast corner of Lot 23; thence S01°48'52"E on the East line of said Lot 23, 400.04 feet to a point on the Southerly line of said Highland Park Filing No. 1; thence S89°39'11"W on said Southerly line, 718.29 feet to the Southwest corner of Lot 21; thence N00°20'49"W on the West line of said Lot 21 and the West line of Lot 22, 460.36 feet; thence on the arc of a curve to the right having a central angle of 88°39'51", a radius of 20.00 feet and an arc length of 30.95 feet; thence on the Northerly line of said Lot 22, on the arc of a curve to the left having a central angle of 04°23'51", a radius of 1030.00 feet and an arc length of 79.05 feet; thence N70°17'13"E on a non tangent line to the last mentioned curve, 186.43 feet to the Southwest corner of Lot 27; thence N00°07'00"E on the West line of said Lot 27, 324.95 feet to the Northwest corner thereof; thence S89°53'00"E on the North line of said Lot 27, 18.84 feet to the Southwest corner of Lot 33; thence N00°07'00"E on the West line of said Lot 33, 386.33 feet to the Northwest corner thereof; thence N25°56'08"E, 66.65 feet to the Southeast corner of Lot 40; thence N89°53'00"W on the South line of said Lot 40, 279.08 feet to the Southwest corner thereof; thence N00°07'00"E on the West line of said Lot 40, 390.36 feet to the Northwest corner thereof; thence S89°53'00"E on the North line of said Lot 40, 45.17 feet to the Southwest corner of Lot 45; thence N00°12'25"W on the West line of said Lot 45, 411.54 feet to the Northwest corner thereof; thence N73°14'06"E, 210.54 feet to the Southwest corner of Lot 5; thence N00°12'25"W on the West line of said Lot 5, 400.00 feet to the Northwest corner thereof; thence Easterly on the North lines of said Lot 5 and Lot 4 for the following two (2) courses; (1) thence N89°47'35"E, 532.73 feet; (2) thence on the arc of a curve to the right having a central angle of 01°14'16", a radius of 866.00 feet and an arc length of 18.71 feet to the Point of Beginning and containing 34.474 acres more or less.

DEDICATION:

The above owners have caused said tract to be surveyed and replatted into lots, streets and public easements as shown on the accompanying replat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which replat so platted shall be known as "HIGHLAND PARK FILING NO. 1A", El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded and paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado. This replat vacates all prior plats and easements for the area described by this replat.

CERTIFICATION:

The undersigned 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.

Wayne K. Clark
State of Colorado P.L.S. 4932 4-30-2001
W.K. Clark & Associates, LLC

COUNTY APPROVAL:

Approval is granted this 26th day of APRIL, A.D. 2001.

Chairman, Board of County Commissioners

Director, Planning

STATE OF COLORADO
S.S.
COUNTY OF EL PASO

I hereby certify that this instrument was filed for record in my office at 4:43 o'clock P .M., this 13th day of August, A.D. 2001 and is duly recorded under Reception Number 201116323

J. PATRICK KELLY, Recorder

FEE: $30.00

By: Joyce A. Mennes
Deputy

Park Fees: N.A.
Bridge Fees: N.A.
Drainage Fees: N.A.
School Fees: N.A.

SHEET 1 OF 3

W.K. CLARK & ASSOCIATES, LLC
5180 N. UNION BLVD.
COLORADO SPRINGS, COLORADO

REVISED: 5-08-01 | PROJECT #: 98-103 | DRAWING #: 1109 | DATE: JANUARY 16, 2001

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HIGHLAND PARK FILING NO. 1A

10960

A VACATION AND REPLAT OF LOTS 4, 5, 21, 22, 23, 26, 27, 33, 34, 39, 40, 45 AND 46 HIGHLAND PARK FILING NO. 1, IN SECTIONS 29 AND 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

N

SCALE: 1" = 200'

200 0 200

LEGEND:

- o – SET #4 REBAR & CAP PLS 4842 UNLESS OTHERWISE NOTED
- (NR) – DENOTES NON-RADIAL LINE
- Ac – ACRES
- **(15000)** DENOTES STREET ADDRESS

CENTERLINE OF 60' DRAINAGE EASEMENT:

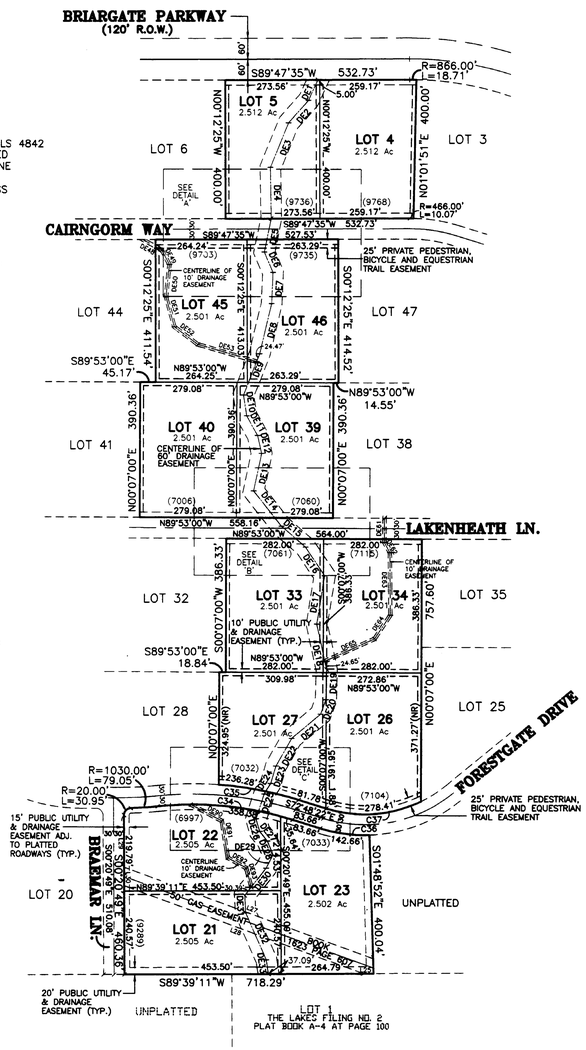
COURSE	BEARING	DISTANCE
DE1	S 24°23'00"W	65.00'
DE2	S 41°33'00"W	87.00'
DE3	S 22°08'00"W	139.00'
DE4	S 00°59'00"E	147.00'
DE5	S 11°31'00"W	99.00'
DE6	S 23°12'00"E	64.00'
DE7	S 02°20'00"W	90.00'
DE8	S 13°22'00"W	149.00'
DE9	S 21°34'00"W	128.00'
DE10	S 09°06'00"E	61.00'
DE11	S 29°12'00"E	65.00'
DE12	S 12°53'00"E	53.00'
DE13	S 12°02'00"W	111.00'
DE14	S 38°31'00"E	130.00'
DE15	S 49°26'00"E	92.00'
DE16	S 33°44'00"E	99.00'
DE17	S 09°03'00"W	142.00'
DE18	S 12°20'00"E	134.00'
DE19	S 01°20'00"W	87.00'
DE20	S 19°53'00"W	45.00'
DE21	S 49°58'00"W	109.00'
DE22	S 29°28'00"W	92.00'
DE23	S 16°49'00"W	52.00'
DE24	S 31°37'00"W	36.00'
DE25	S 18°02'00"W	75.00'
DE26	S 16°18'00"E	38.00'
DE27	S 38°30'00"E	36.00'
DE28	S 22°39'00"E	42.00'
DE29	S 26°48'00"W	44.00'
DE30	S 38°08'00"W	100.00'
DE31	S 02°38'00"E	50.00'
DE32	S 24°09'00"E	149.00'
DE33	S 08°29'00"E	41.36'

CENTERLINE OF 10' DRAINAGE EASEMENT:

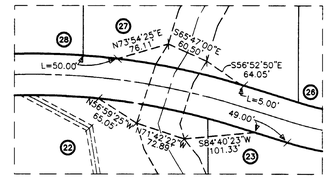
COURSE	BEARING	DISTANCE
DE48	S 61°36'00"E	63.00'
DE49	S 27°51'00"E	47.00'
DE50	S 65°56'00"W	94.00'
DE51	S 15°38'00"E	90.00'
DE52	S 53°20'00"E	85.00'
DE53	S 73°50'00"E	176.61'
DE61	S 00°12'00"W	70.00'
DE62	S 28°46'00"E	33.00'
DE63	S 50°31'00"E	181.00'
DE64	S 33°37'00"W	82.00'
DE65	S 65°31'00"W	155.94'
DE90	S 62°00'00"E	101.00'
DE91	S 09°22'00"E	108.00'
DE92	S 61°23'00"E	61.00'
DE93	S 15°00'00"E	56.74'

LINE TABLE:

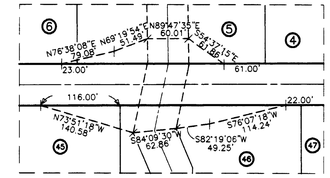
COURSE	BEARING	DISTANCE
L25	S89°39'11"W	28.89'
L27	S69°57'07"E	765.15'
L28	S69°57'07"E	735.50'
L29	S00°20'49"E	150.70'
L30	S00°20'49"E	53.34'



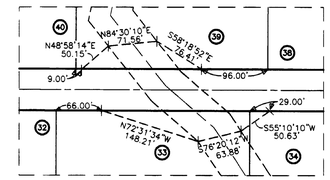
AS PLATTED IN
HIGHLAND PARK FILING NO. 1



DETAIL 'C' SCALE:1"=100'



DETAIL 'A' SCALE:1"=100'



DETAIL 'B' SCALE:1"=100'

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	CH.BEARING
C34	970.00'	394.02'	23°16'27"	S84°26'35"E
C35	1030.00'	236.28'	13°57'37"	S79°22'40"E
C36	430.00'	142.66'	19°03'31"	S82°18'37"E
C37	370.00'	278.41'	43°08'47"	N85°38'14"E

NOTES:

1. Bearings as shown hereon are based upon the East line of Lot 4 as platted in Highland Park Filing No. 1, monumented as shown hereon and assumed to be N01°01'15"E.
2. All corners are set No. 4 rebar with plastic surveyor's cap P.L.S. No. 4842, unless noted otherwise.
3. 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. (C.R.S. 13-80-105)
4. This Subdivision plat does not constitute a title search by W.K. Clark & Associates, LLC to determine ownership, easements or rights-of-way of record. For all information regarding said matters of record W.K. Clark & Associates, LLC relied upon Title Commitment No. C7676681O as prepared by Commonwealth Land Title Insurance Company and dated December 22, 2000 at 7:30 o'clock A.M.
5. Easements: In addition to any easements shown on the plat, all front lot lines and those lot lines which are the right-of-way lines of the platted roadways are hereby platted with a fifteen (15) foot public utility and drainage easement unless otherwise noted. All lot lines which are the outer boundary of the subdivision are hereby platted with a twenty (20) foot public utility, drainage easement unless otherwise noted. Both sides of all side and rear lot lines are hereby platted with a ten (10) foot public utility and drainage easement unless otherwise noted.
6. Trail easements for the exclusive use of owners in all filings of Highland Park are as shown on the plat. Responsibility for maintenance of these trail easements is hereby vested with the Highland Park Association, Inc.
7. All structural foundations shall be designed by a Professional Engineer, currently registered in the State of Colorado.
8. There shall be no direct vehicular access from Lots 4 and 5 to Briargate Parkway. The El Paso County Department of Transportation shall be contacted prior to the establishment of any driveway.
9. Reports: The following reports: public improvements agreement, recorded water augmentation plan, covenants, sketch plan, soils/geologic hazards, water supply plan and water quality analysis have been submitted and are on file at the El Paso County Planning Department.
10. Due to the geologic conditions associated with this area, it is likely that a number of lots in this subdivision will require mound-type individual sewage disposal systems. It is highly recommended that well and septic locations be established prior to locating residences and other structures. Additionally, all individual sewage disposal systems shall be located and designed by a Professional Engineer. No evaporative septic systems are permitted.
11. Lots 21, 22 and 23 are crossed by a Colorado Springs Department of Utilities natural gas pipeline easement. The protective covenants contain pertinent information regarding this easement.
12. General: Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to the Colorado Department of Wildlife, Colorado Department of Transportation, and U. S. Army.
13. Pond: The Highland Park Association, Inc. and not El Paso County, shall be responsible for maintaining, repairing, and/or replacing the Highland Park pond and any impoundment or spillway structures related thereto, and for breaching the dam at the time required by the water augmentation plan, and shall be liable for any and all damages and claims resulting from the Highland Park pond.
14. Lot owners are advised that several areas on this filing contain geologic hazards including standing water, wet areas, seasonally high water, potentially seasonally wet areas, and potentially unstable slopes. Locations of these constraints are referenced in the Entech Engineering, Inc. report titled "Soil, Geology and Wastewater Study, Gliderport #1, El Paso County, CO." dated July 3, 1997. Builders and homeowners should consult this report which is on file at the El Paso County Planning Department.
15. "Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes water in the Denver Basin Aquifers is evaluated based on a 300 year aquifer life. Applicants, the Home Owners Association and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to the anticipated water level declines. Furthermore, the water supply plan should not rely solely upon nonrenewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply."
16. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
17. This property may be subject to that right-of-way Easement recorded in Book 3673 at Page 917 of the records of El Paso County, the exact location of which is non-specific.
18. Lot owners acknowledge acceptance of stormwater runoff onto their property which may occur from both roads and adjacent properties. The property owner will be responsible for maintaining these flow paths and providing measures to minimize erosion.
19. The major North-Southdrainage easement (width varies) is provided to El Paso County for maintenance. All other drainage easements (10.00 foot wide) are the responsibility of the property owners.

W.K. CLARK & ASSOCIATES, LLC
5180 N. UNION BLVD.
COLORADO SPRINGS, COLORADO

PROJECT #: 98-103	DRAWING #: 1109	DATE: JANUARY 16, 2001

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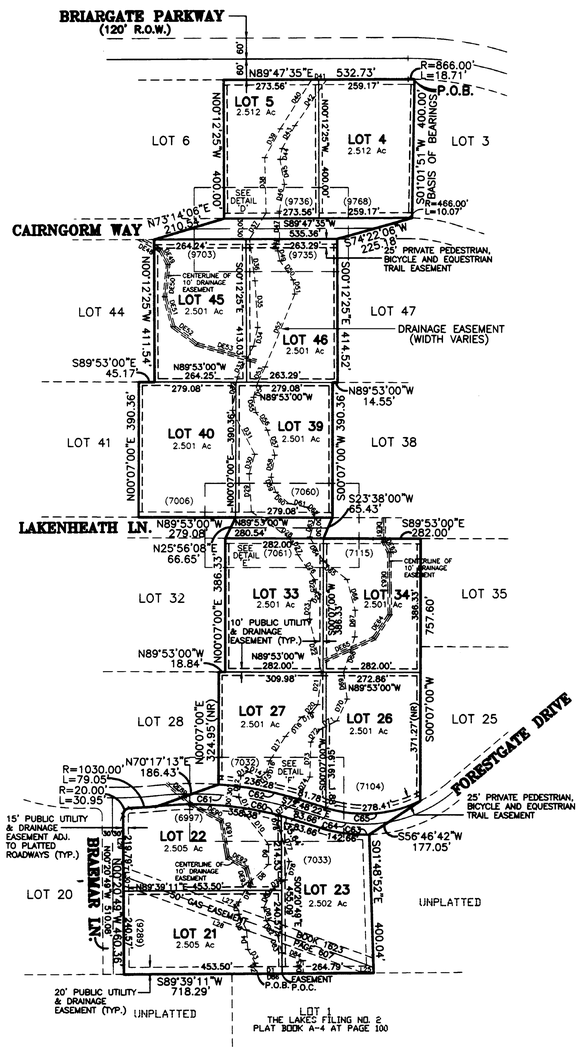
HIGHLAND PARK FILING NO. 1A

10960

A VACATION AND REPLAT OF LOTS 4, 5, 21, 22, 23, 26, 27, 33, 34, 39, 40, 45 AND 46
HIGHLAND PARK FILING NO. 1, IN SECTIONS 29 AND 32, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



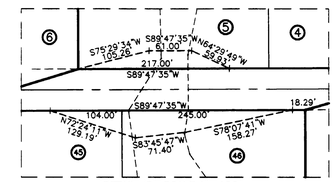
AS REPLATTED

SCALE: 1" = 200'

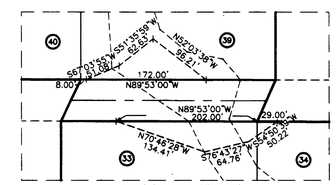
200 0 200

DRAINAGE EASEMENT BOUNDARY LINE TABLE:

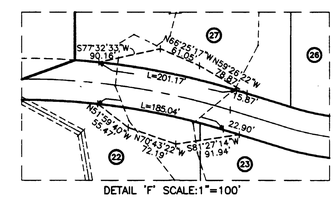
COURSE	BEARING	DISTANCE
D1	S89°39'11"W	71.00'
D2	N11°39'25"W	30.59'
D3	N28°02'47"W	45.18'
D4	N03°24'48"W	56.08'
D5	N24°53'05"W	50.57'
D6	N01°59'01"W	35.01'
D7	N28°37'15"E	64.01'
D8	N45°44'02"E	74.97'
D9	N00°38'27"E	58.01'
D10	N37°25'46"W	107.80'
D11	N21°09'13"W	53.49'
D12	N06°01'23"E	62.91'
D13	N59°09'10"E	23.32'
D14	S64°01'01"E	36.67'
D15	N53°43'56"E	23.60'
D16	N12°44'37"E	33.98'
D17	N33°37'12"E	85.15'
D18	N39°31'02"E	72.47'
D19	N89°12'43"E	30.87'
D20	N39°40'35"E	29.83'
D21	N09°34'24"E	96.56'
D22	N12°56'00"W	155.00'
D23	N03°21'23"E	53.08'
D24	N34°19'57"E	30.23'
D25	N07°47'26"W	36.35'
D26	N34°07'15"W	87.09'
D27	N26°46'19"W	53.07'
D28	N55°14'07"W	133.68'
D29	N03°31'28"W	110.22'
D30	N18°03'43"E	58.24'
D31	N26°37'43"W	142.21'
D32	N09°32'21"E	97.27'
D33	N27°07'31"E	100.18'
D34	N12°19'19"E	55.32'
D35	N03°10'31"W	135.18'
D36	N07°30'46"W	121.01'
D37	N32°08'48"E	88.78'
D38	N01°16'52"W	160.03'
D39	N28°15'30"E	94.41'
D40	N32°43'54"E	169.20'
D41	N89°47'35"E	44.00'
D42	S34°45'22"W	162.29'
D43	S29°43'28"W	76.16'
D44	S10°44'50"W	31.58'
D45	S10°22'22"E	73.66'
D46	S11°27'29"W	79.13'
D47	S00°28'09"E	80.00'
D48	S08°57'19"W	34.47'
D49	S13°46'39"E	29.83'
D50	S34°50'52"E	66.85'
D51	S07°09'36"E	41.30'
D52	S22°17'48"W	227.31'
D53	S25°33'51"W	49.06'
D54	S15°35'10"W	44.99'
D55	S06°55'22"E	44.55'
D56	S32°47'19"E	60.75'
D57	S16°08'37"E	75.00'
D58	S00°52'09"W	64.94'
D59	S17°43'25"E	45.70'
D60	S50°04'40"E	50.77'
D61	S78°47'23"E	51.97'
D62	S38°41'20"E	39.05'
D63	S16°00'05"W	58.57'
D64	S29°59'05"E	79.76'
D65	S51°57'00"E	86.21'
D66	S14°58'30"E	92.18'
D67	S00°51'39"W	77.01'
D68	S17°27'45"W	106.86'
D69	S07°11'37"E	78.59'
D70	S24°50'03"W	69.35'
D71	S63°33'06"W	53.67'
D72	S37°14'01"W	48.40'
D73	S01°15'04"W	101.02'
D74	S27°45'48"W	71.12'
D75	S50°30'48"W	77.93'
D76	S08°17'25"E	43.42'
D77	S17°13'23"E	93.01'
D78	S13°28'05"W	54.57'
D79	S53°48'56"W	44.41'
D80	S25°47'03"W	59.03'
D81	S10°39'06"E	39.13'
D82	S36°53'31"E	52.90'
D83	S15°27'23"E	51.79'
D84	S89°41'17"E	65.19'
D85	S00°20'49"E	37.00'
D86	S89°39'11"W	132.00'



DETAIL 'D' SCALE:1"=100'



DETAIL 'E' SCALE:1"=100'



DETAIL 'F' SCALE:1"=100'

CENTERLINE OF 10' DRAINAGE EASEMENT:

COURSE	BEARING	DISTANCE
DE48	S 61°36'00"E	63.00'
DE49	S 27°51'00"E	47.00'
DE50	S 05°56'00"W	94.00'
DE51	S 15°38'00"E	90.00'
DE52	S 53°20'00"E	85.00'
DE53	S 73°50'00"E	176.61'
DE61	S 00°12'00"W	70.00'
DE62	S 28°46'00"E	33.00'
DE63	S 00°31'00"E	181.00'
DE64	S 33°37'00"W	82.00'
DE65	S 65°31'00"W	155.94'
DE89	S 48°40'00"E	92.00'
DE90	S 62°00'00"E	101.00'
DE91	S 09°22'00"E	106.00'
DE92	S 61°23'00"E	61.00'
DE93	S 15°00'00"E	56.74'

LINE TABLE:

COURSE	BEARING	DISTANCE
L25	S89°39'11"W	28.89'
L27	S69°57'07"E	765.15'
L28	S69°57'07"E	735.50'
L29	S00°20'49"E	150.70'
L30	S00°20'49"E	53.34'

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	CH.BEARING
C60	970.00'	394.02'	23°16'27"	S84°26'35"E
C61	1000.00'	303.90'	17°24'44"	N81°30'44"W
C62	1030.00'	236.28'	13°57'37"	S79°22'40"E
C63	430.00'	142.66'	19°03'31"	S82°18'37"E
C64	400.00'	188.34'	26°58'43"	S86°17'43"E
C65	370.00'	278.41'	43°06'47"	N85°38'14"E

LEGEND:

o — SET #4 REBAR & CAP PLS 4842 UNLESS OTHERWISE NOTED
(NR) — DENOTES NON-RADIAL LINE
Ac = ACRES
(15000) DENOTES STREET ADDRESS

SHEET 3 OF 3

W.K. CLARK & ASSOCIATES, LLC
5180 N. UNION BLVD.
COLORADO SPRINGS, COLORADO

PROJECT #: 98-103	DRAWING #: 1109	DATE: JANUARY 16, 2001

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