

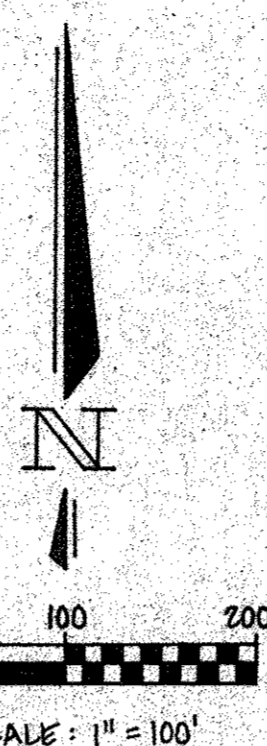
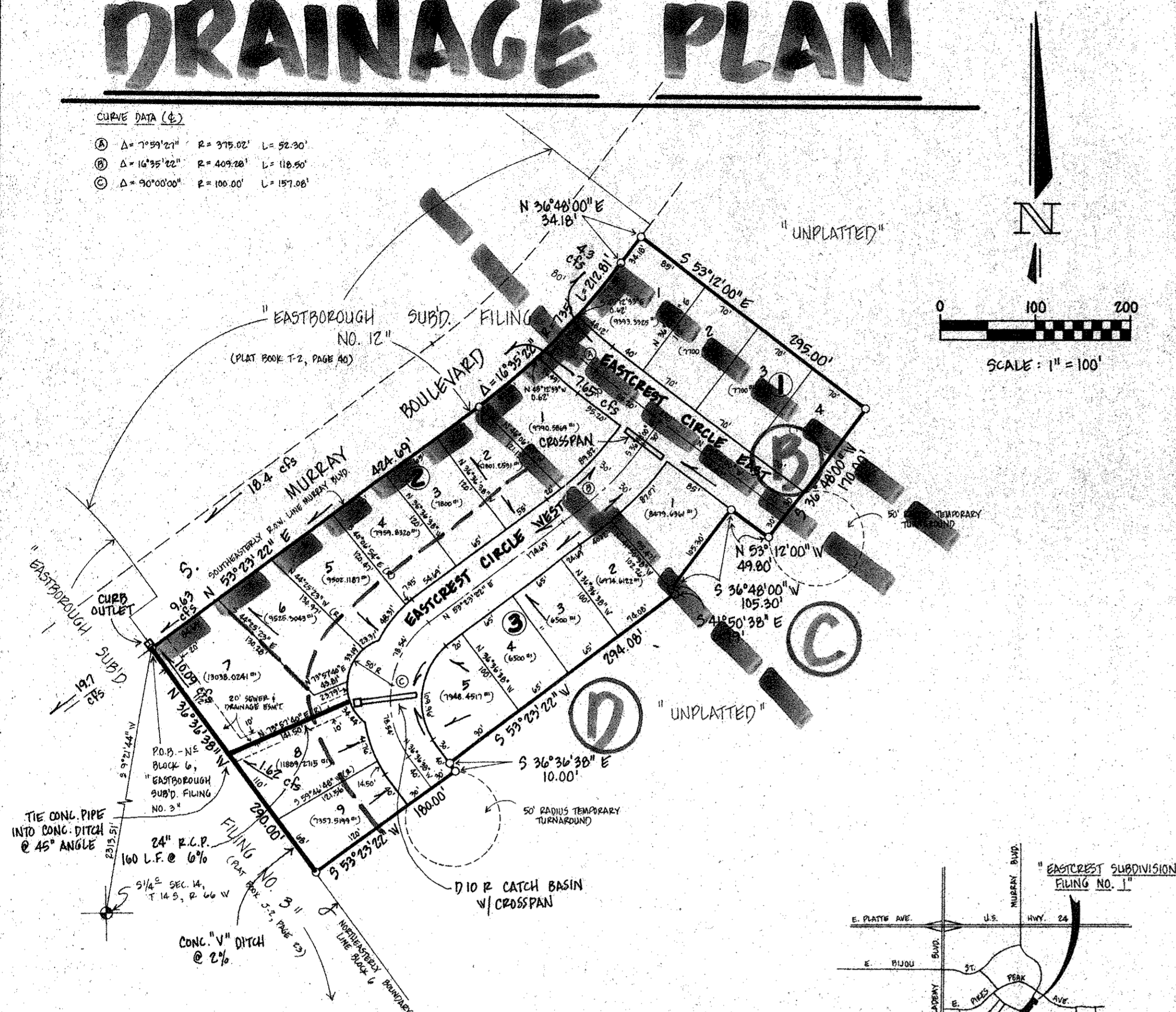
EASTCREST SUBDIVISION FILING NO. 1

IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

DRAINAGE PLAN

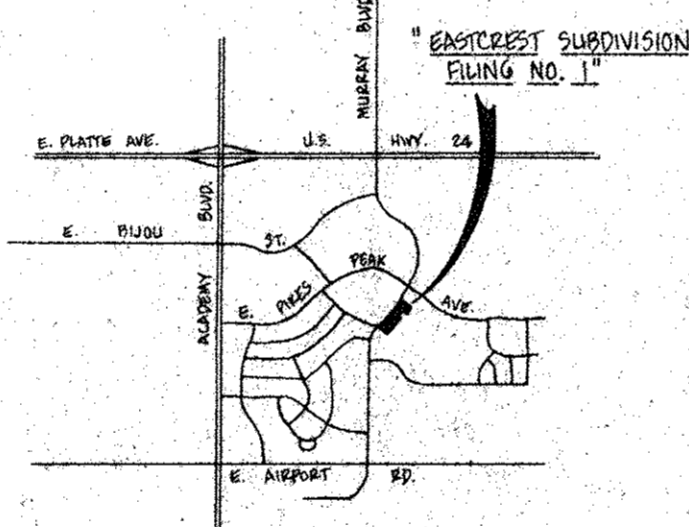
CURVE DATA (ft)

- ① $\Delta = 799'21"$ $R = 375.02'$ $L = 52.30'$
- ② $\Delta = 1635'22"$ $R = 409.28'$ $L = 118.50'$
- ③ $\Delta = 90'00.00"$ $R = 100.00'$ $L = 157.08'$



NOTES

- 1) EASEMENTS - UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT EASEMENT FOR PUBLIC UTILITIES ONLY, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7 FOOT EASEMENT FOR DRAINAGE PURPOSES AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH PROPERTY OWNERS.
- 2) BEARINGS - ALL BEARINGS SHOWN ARE RELATIVE TO THOSE PLATTED IN "EASTBOROUGH SUBDIVISION FILING NO. 12" AND RECORDED IN PLAT BOOK T-2 AT PAGE 40 OF EL PASO COUNTY RECORDS.
- 3) MONUMENTS - SET #4 REBAR W/CAP, EXCEPT WHERE SHOWN OTHERWISE.



VICINITY MAP
(NO SCALE)

KNOW ALL MEN BY THESE PRESENTS: THAT KEITH MARTIN, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF THE EAST ONE-HALF OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF BLOCK 6, AS PLATTED IN "EASTBOROUGH SUBDIVISION FILING NO. 3" AND RECORDED IN PLAT BOOK J-2 AT PAGE 23 OF THE RECORDS OF SAID EL PASO COUNTY, FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 14 BEARS S 9° 21' 44" W, 239.51 FEET; (THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MURRAY BOULEVARD, AS PLATTED IN "EASTBOROUGH SUBDIVISION FILING NO. 12" AND RECORDED IN PLAT BOOK T-2 AT PAGE 40 OF THE RECORDS OF SAID EL PASO COUNTY) (1) N 53° 23' 22" E, 424.69 FEET; (2) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16° 35' 22", A RADIUS OF 735.00 FEET, AN ARC LENGTH OF 212.81 FEET; (3) N 36° 48' 00" E, 34.10 FEET; THENCE S 53° 12' 00" E, 295.00 FEET; THENCE S 36° 48' 00" W, 170.00 FEET; THENCE N 53° 12' 00" W, 49.80 FEET; THENCE S 36° 48' 00" W, 105.30 FEET; THENCE S 41° 50' 38" E, 6.79 FEET; THENCE S 53° 23' 22" W, 294.08 FEET; THENCE S 36° 36' 38" E, 10.00 FEET; THENCE S 53° 23' 22" W, 180.00 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF SAID BLOCK 6 IN "EASTBOROUGH SUBDIVISION FILING NO. 3"; THENCE N 36° 36' 38" W ALONG SAID NORTHEASTERLY BOUNDARY LINE OF BLOCK 6, 290.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.6475 ACRES OF LAND, MORE OR LESS.

DEDICATION: SAID OWNER HAS CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN ON THE ATTACHED PLAT, 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 LOTS, BLOCKS, STREETS AND EASEMENTS, WHICH TRACT SO PLATTED SHALL BE KNOWN AS "EASTCREST SUBDIVISION FILING NO. 1", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. THE UNDERSIGNED DOES HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THOSE EASEMENTS SHOWN ON THE PLAT, AND FURTHER RESTRICT THE USE OF ALL EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUIT CLAIM ALL OR ANY SUCH EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS, COLORADO.

IN WITNESS WHEREOF: THE UNDERSIGNED HAS EXECUTED THESE PRESENTS THIS 9 DAY OF AUGUST, 1978 A.D.

Keith Martin
KEITH MARTIN

STATE OF COLORADO)
COUNTY OF EL PASO) S.S.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF August, 1978 A.D. BY KEITH MARTIN.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES July 10, 1982

Norma A. Stogard
NOTARY PUBLIC

CERTIFICATION: I, LYLE KEITH MARTIN, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS SURVEYED, SUBDIVIDED AND PLATTED UNDER MY SUPERVISION, AND THAT SAID PLAT ACCURATELY SHOWS THE DESCRIBED TRACT AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38, C.R.S. 1975, AS AMENDED, HAVE ALL BEEN ACCOMPLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Lyle Keith Martin
LYLE KEITH MARTIN R.L.S.
COLORADO #5447

CITY APPROVAL: THE UNDERSIGNED, HAVING FOUND THAT THIS FINAL PLAT CONFORMS TO THE PRELIMINARY THEREOF, AS APPROVED BY THE CITY COUNCIL _____, 1978 A.D., ACCORDINGLY APPROVE SAID PLAT FOR FILING.

PLANNING DIRECTOR _____

DATE _____

DATE _____

DIRECTOR OF PUBLIC WORKS _____

STATE OF COLORADO)
COUNTY OF EL PASO) S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 1978 A.D., AND IS DULY RECORDED IN PLAT BOOK _____ AT PAGE _____ UNDER RECEPTION NO. _____.

FEE _____

HARRIET BEALS, RECORDER

BY _____
DEPUTY

NOTICE IS HEREBY GIVEN: THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE FOLLOWING ORDINANCES OF THE CITY OF COLORADO SPRINGS, AS AMENDED TO THE DATE OF ACCEPTANCE BY THE CITY COUNCIL:

- ORDINANCE NO.'s 1926 & 1927 - EXTENSION OF SEWER AND WATER LINES
- ORDINANCE NO. 4011 - THE SUBDIVISION ORDINANCE
- ORDINANCE NO.'s 2175 & 2176 - SEWER AND WATER SERVICE CONNECTION CHARGES
- ORDINANCE NO. 2148 - THE DRAINAGE ORDINANCE
- ORDINANCE NO. 4020 - THE LIABILITY ORDINANCE

NO TRACTS WITHIN THIS SUBDIVISION SHALL BE DEVELOPED, OFFERED FOR SALE OR SOLD, EXCEPT WITHIN THE AREA AND PORTION WHEREIN THE IMPROVEMENTS HAVE BEEN INSTALLED OR SATISFACTORILY ARRANGED FOR IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. 4011.

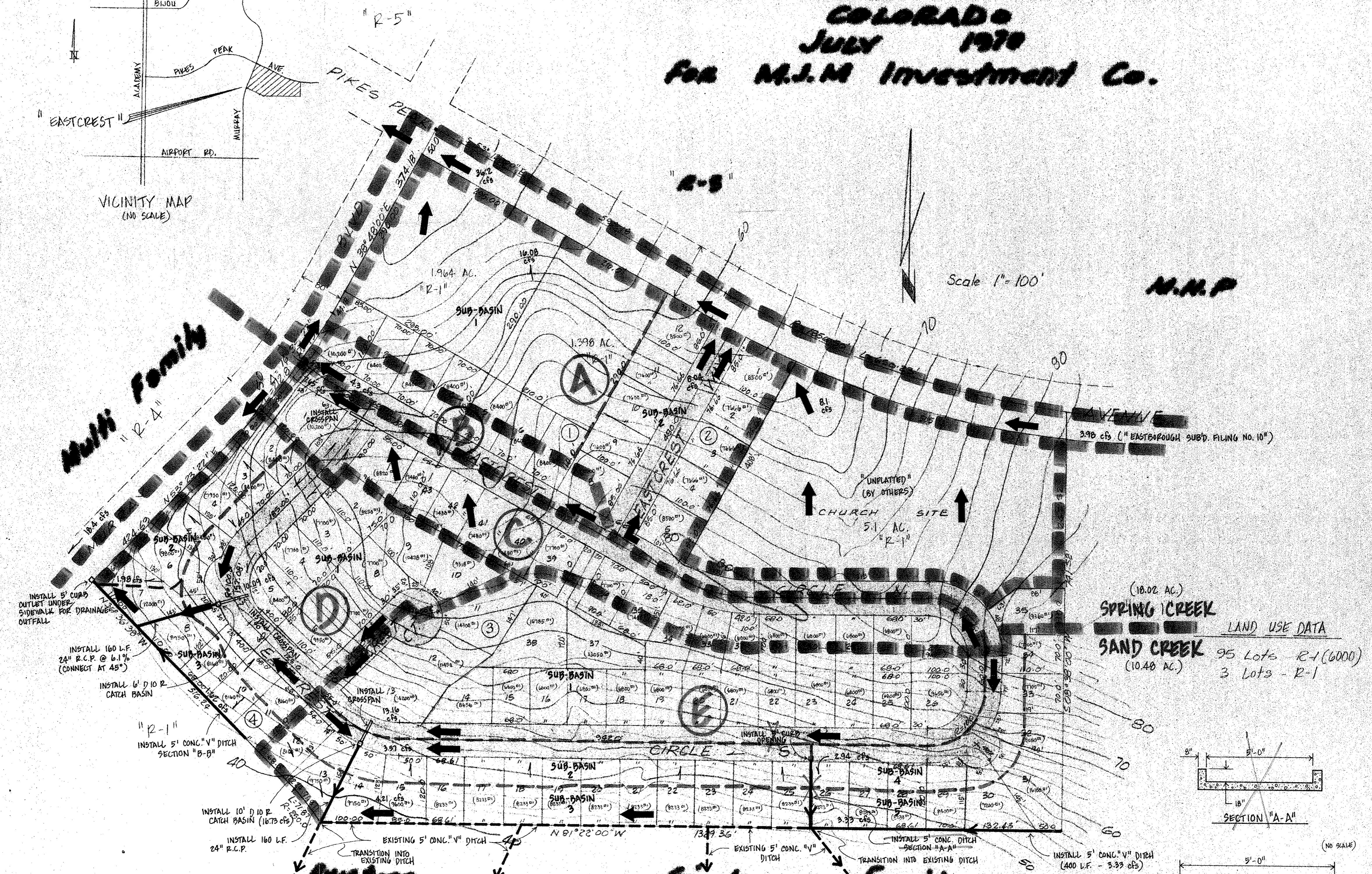
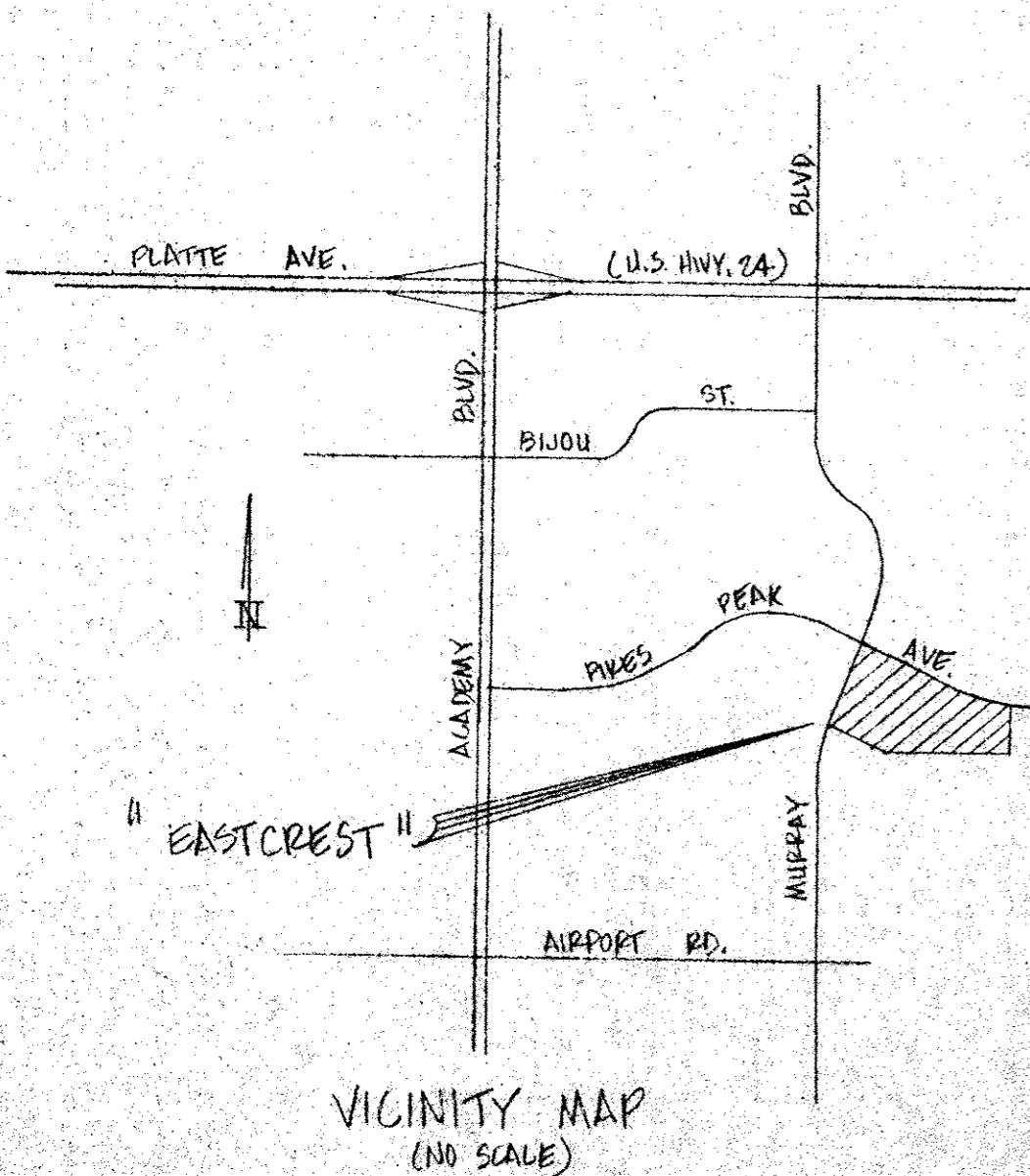
NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, CONSTRUCTION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE PAYMENT OF THE FEES AND COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS AND UTILITIES HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS. ALL STREETS, ALLEYS AND EASEMENTS SHOWN ON THIS PLAT FOR ACCESS PURPOSES ARE EXCEPTED FROM THIS PROVISION.

PREPARED BY
FOUR SQUARE ENGINEERING AND SURVEYING, INC.
COLORADO SPRINGS, COLORADO
AUGUST 9, 1978

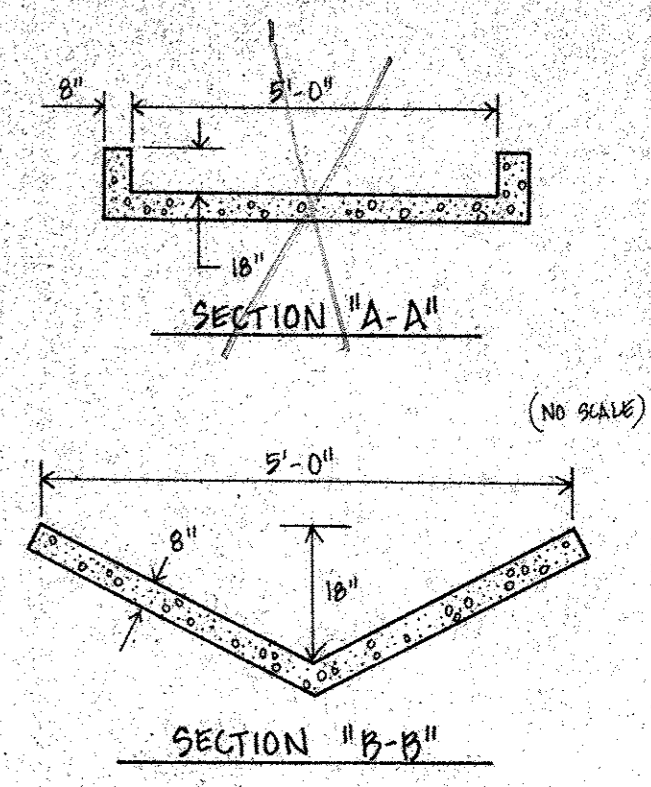
DRAINAGE FEES _____
BRIDGE FEES _____
SCHOOL FEES _____
PARK FEES _____

MASTER DRAINAGE PLAN EASTCREST

CITY OF COLORADO SPRINGS
COLORADO
JULY 1970
FOR M.J.M. Investment Co.



LEGAL DESCRIPTION: A TRACT OF LAND IN THE E 1/2 OF SEC. 14, T 14 S, R 66 W OF THE 6TH RM., SITUATE IN THE CITY OF COLORADO SPRINGS, EL PASO CO., COLO., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE C.E.S. OF THE INTERSECTION OF E. MURRAY BLVD. AND MURRAY BLVD.; THENCE N 30°48'00" E, 50.00 FEET; THENCE S 53°12'00" E, 592.18 FEET TO P.O.C.; THENCE ALONG CURVE TO THE LEFT HAVING RADIUS OF 1054.50 FEET, AN ARC LENGTH OF 450.03 FEET; THENCE S 09°30'00" W, 741.52 FEET; THENCE N 01°22'00" W, 1329.36 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING RADIUS OF 250.00 FEET, AN ARC LENGTH OF 71.07 FEET; THENCE N 36°36'30" W, 516.24 FEET; THENCE N 53°23'22" E, 424.69 FEET TO P.O.C.; THENCE ALONG A CURVE TO THE LEFT HAVING RADIUS OF 725.00 FEET, AN ARC LENGTH OF 212.80 FEET; THENCE N 30°48'00" E, 324.18 FEET TO THE POINT OF BEGINNING, CONTAINING 38.6 ACRES OF LAND, MORE OR LESS.



OWNER: KEITH MARTIN
ADDRESS:

DATE OF PREPARATION: JULY 27, 1970
(AVERAGE REVISION 8/1/70)

Four Squares Eng.
4511 Anschutz Ave. Rd. Col. Spgs.