

Village @ Peregrine #2

73023

9998

THE VILLAGE AT PEREGRINE FILING NO. 2

A TRACT OF LAND LOCATED IN THE S.W. QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LIFESTYLE BUILDERS, INC., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF PEREGRINE FILING NO. 3 AS RECORDED IN PLAT BOOK C-4 AT PAGE 158 OF THE RECORDS OF EL PASO COUNTY, COLORADO AND THE SOUTHEAST CORNER OF LOT 7 OF SAID PEREGRINE FILING NO. 3, THENCE N26°59'37"E (BASIS OF BEARING), 199.51 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PEREGRINE FILING NO. 3 AND THE EASTERLY LINE OF SAID LOT 7 TO THE NORTHEAST CORNER THEREOF;

THENCE N25°18'30"W, 218.57 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PEREGRINE FILING NO. 3;

THENCE N55°57'30"W, 170.88 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PEREGRINE FILING NO. 3;

THENCE N23°59'23"W, 110.19 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PEREGRINE FILING NO. 3 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DUTCHROCK ROAD FILING NO. 1, AS RECORDED IN PLAT C-4 AT PAGE 118 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THE FOLLOWING COURSES AND DISTANCES ARE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID DUTCHROCK ROAD:

THENCE N66°00'37"E, 20.42 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, 194.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 41°15'23" AND BEING SUBTENDED BY A CHORD THAT BEARS N88°38'19"E, 180.25 FEET;

THENCE S27°44'00"E, 58.02 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE EASTERLY, 131.53 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 20°50'13" AND BEING SUBTENDED BY A CHORD THAT BEARS S84°09'07"E, 130.08 FEET;

THENCE N84°25'47"E, 55.38 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, 579.80 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 106°05'59" AND BEING SUBTENDED BY A CHORD THAT BEARS S12°31'14"E, 387.06 FEET;

THENCE S70°31'46"W, 75.48 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHERLY, 275.22 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 47°47'08" AND BEING SUBTENDED BY A CHORD THAT BEARS S48°38'14"W, 287.31 FEET;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID DUTCHROCK ROAD, N81°54'02"W, 87.56 FEET TO THE POINT OF BEGINNING.

AREA = 4.980 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE EAST LINE OF LOT 7, PEREGRINE FILING NO. 3 AS BEARING N26°59'37"E; THE SOUTHEASTERLY CORNER IS A NO. 5 REBAR WITH ALUM. CAP MARKED "JR ENG. RLS 10377"; THE NORTHEASTERLY CORNER IS A NO. 5 REBAR WITH ALUM. CAP MARKED "JR ENG. RLS 10377".

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT. THE UNDERSIGNED DO HEREBY GRANT UNTO THE CITY OF COLORADO SPRINGS THE EASEMENTS SHOWN ON THE PLAT AND FURTHER RESTRICT THE USE OF ALL SAID 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. THE STREETS PLATTED HEREON ARE HEREBY DEDICATED TO PRIVATE USE. THIS PARCEL OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS THE VILLAGE AT PEREGRINE, FILING NO. 2, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

IN WITNESS WHEREOF:

LIFESTYLE BUILDERS, INC., HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 24th DAY OF APRIL 1998.

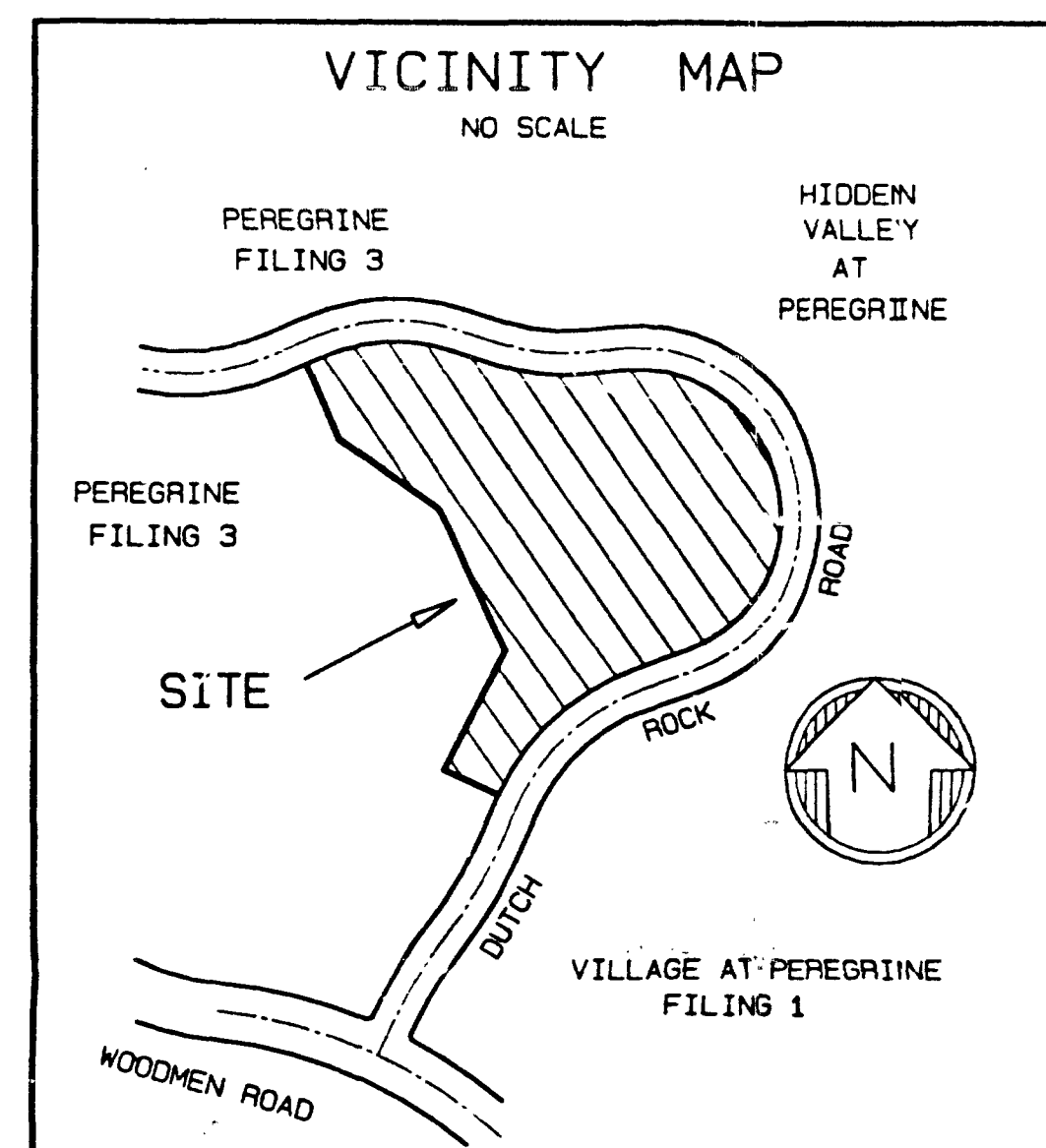
LON FROHLING ON BEHALF OF LIFESTYLE BUILDERS, INC.

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE WITHIN PLAT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF April 1998 BY LON FROHLING

Melissa Joy 4/11/2000
NOTARY PUBLIC MY COMMISSION EXPIRES



NOTES:

1. ALL CORNERS SET WITH A # 4 REBAR WITH SURVEYORS CAP P.L.S. #27605, UNLESS OTHERWISE NOTED
2. BASIS OF BEARINGS IS THE EAST LINE OF LOT 7, PEREGRINE FILING NO. 3, N 26°59'37" W, THE SOUTHEASTERLY CORNER IS A NO. 5 REBAR WITH ALUM. CAP MARKED "JR ENG. RLS 10377"; THE NORTHEASTERLY CORNER IS A NO. 5 REBAR WITH ALUM. CAP MARKED "JR ENG. RLS 10377".
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PREMIER ENGINEERING AND SURVEYING, INC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND TITLE OF RECORD, P.C.I., INC. RELIED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE OF COLORADO SPRINGS, INC., ORDER NUMBER 97073625 EFFECTIVE DATE JANUARY 5, 1998.
4. (1 +) INDICATES NOT A PART OF THIS PLAT.
5. ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY AND ALL FRONT & REAR LOT LINES ARE HEREBY PLATTED WITH A 7 FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY UNLESS OTHERWISE SHOWN HEREON. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF ADJACENT OWNERS.
6. THE APPROVAL OF THIS PLAT VACATES ALL PRIOR PLATS AND OR EASEMENTS FOR THE AREA DESCRIBED BY THIS PLAT.
7. TRACTS 'A', 'B' AND 'C', ARE FOR OPENSPACE, PRIVATE STREETS, DRAINAGE, AND UTILITIES, AND ARE OWNED AND MAINTAINED BY THE VILLAGE AT PEREGRINE HOMEOWNERS ASSOCIATION AS RECORDED UNDER RECEPTION NO. 09614133/097003189 OF THE RECORDS OF EL PASO COUNTY.
8. AVIGATION EASEMENT GRANTED TO THE UNITED STATES AIRFORCE ACADEMY AS RECORDED IN BOOK 5961 AT PAGE 445 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
9. ALL DISTANCES AND BEARINGS SHOWN HEREON BETWEEN EXISTING MONUMENTS REFLECT DEED DIMENSIONS. IF THERE IS A DIFFERENCE BETWEEN THE DEED/PLATTED AND ACTUAL MEASURED DIMENSIONS, THE ACTUAL MEASURED DIMENSION IS DENOTED WITH A "FIELD =" NOTATION.

RECORDING:

STATE OF COLORADO)

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT

1:47 O'CLOCK P.M., THIS 13th DAY OF July, 1998

AND IS DULY RECORDED UNDER RECEPTION NO. 98098683 OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

J. PATRICK KELLY, RECORDER

By *James M. Young* DEPUTY

FEES:

PARK FEES, LAND DEDICATION

BRIDGE FEES, N/A 1998

SCHOOL FEES, Due @ Time of Bldg. Permit

DRAINAGE FEES, PAID

FEE 20.00 + 1.00

APPROVAL:

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF THE VILLAGE AT PEREGRINE FILING NO. 2

Kathryn M. Young 5/13/98
CITY CLERK DATE

David R. Lutz 5/14/98
MANAGER OF DEVELOPMENT SERVICES DATE

David R. Lutz 5/14/98
CITY ENGINEER DATE

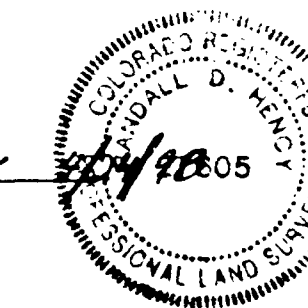
NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN MADE AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR, ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO, LETTERS OF CREDIT, CASH, SUBDIVISION BONDS OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYORS CERTIFICATE

THE UNDERSIGNED REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DOES HEREBY CERTIFY THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING 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 PROFESSIONAL KNOWLEDGE AND BELIEF.

Randall D. Hency
RANDALL D. HENCY, P.L.S. NO. 17605



GEOLOGIC HAZARDS DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARDS REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED SEPTEMBER 13, 1997. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: CPC DP 96-128 A1 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION. CONTACT DEVELOPMENT SERVICES DIVISION, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO 80909-1600 IF YOU WOULD LIKE A COPY OF SAID REPORT.

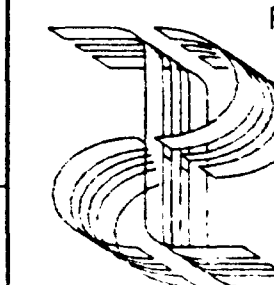
DATE OF PREPARATION: APRIL 6, 1998

IN THE S 1/2 OF SEC. 2, T 13 S, R 67 W, 6TH P.M.

THE VILLAGE AT PEREGRINE
FILING NO. 2

FINAL PLAT

PROFESSIONAL CONSULTANTS
INCORPORATED



2121 ACADEMY CIRCLE SUITE 202
COLORADO SPRINGS, CO 80909-1600
PHONE 719-380-8857 FAX 719-380-8858

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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

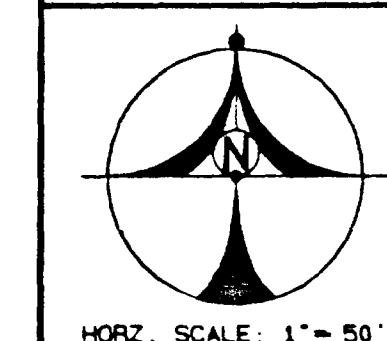
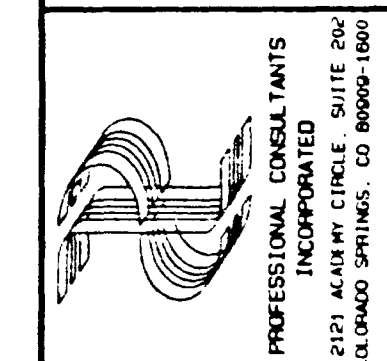
REVISIONS		
NO	DESCRIPTION	BY DATE

The Village At Peregrine #2 (73023)

(73023)

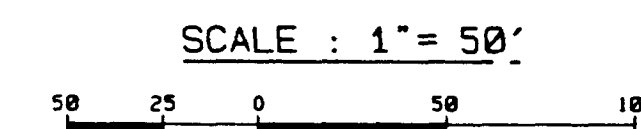
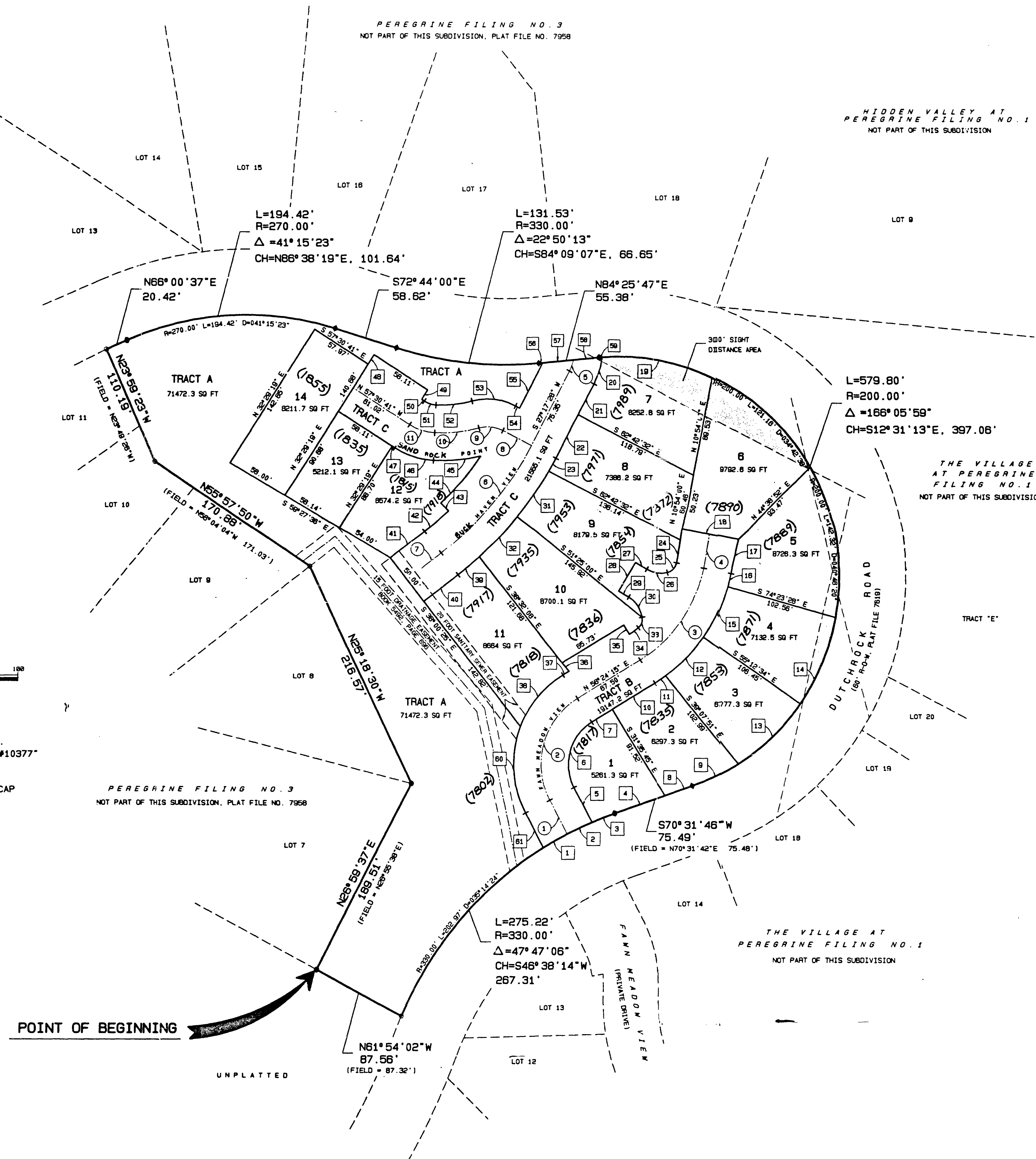
DESIGNED BY:	ROH	DATE:	
DRAWN BY:	TJM	DATE:	
CHECKED BY:	ROH	DATE:	
APPROVED:		DATE:	
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THE VILLAGE AT PEREGRINE
FILING NO. 2
COLORADO SPRINGS, EL PASO COUNTY, COLORADO



CENTERLINE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 27° 40' 15" W		34.58'	
2	86° 04' 30"	70.00'	145.16'	65.36'
3	47° 30' 15"	125.00'	103.64'	55.01'
4	N 10° 54' 00" E		31.69'	
5	12° 10' 03"	50.00'	10.62'	5.33'
6	24° 42' 07"	300.00'	129.34'	65.69'
7	S 51° 59' 35" W		22.38'	
8	N 62° 42' 32" W		29.26'	
9	42° 45' 47"	30.00'	22.38'	11.75'
10	18° 15' 59"	128.29'	40.90'	20.63'
11	29° 41' 38"	47.00'	24.36'	12.46'

LOT LINE DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	04° 20' 41"	330.00'	25.02'	12.52'
2	04° 20' 41"	330.00'	25.02'	12.52'
3	03° 51' 20"	330.00'	22.21'	11.11'
4	N 70° 31' 46" E		48.55'	
5	N 27° 40' 15" W		35.54'	
6	86° 04' 30"	45.00'	67.60'	42.02'
7	N 58° 24' 15" E		22.03'	
8	N 70° 31' 46" E		28.30'	
9	12° 56' 34"	200.00'	45.18'	22.69'
10	N 58° 24' 15" E		45.47'	
11	04° 36' 33"	150.00'	12.20'	6.10'
12	18° 57' 18"	150.00'	49.62'	25.04'
13	22° 43' 35"	200.00'	79.33'	40.19'
14	24° 30' 23"	200.00'	85.54'	43.44'
15	19° 10' 54"	150.00'	50.22'	25.35'
16	04° 42' 32"	150.00'	12.33'	6.17'
17	N 10° 54' 00" E		31.69'	
18	N 70° 06' 00" W		50.00'	
19	29° 36' 17"	200.00'	103.46'	52.91'
20	18° 13' 40"	75.00'	25.17'	12.70'
21	S 27° 17' 28" W		30.87'	
22	S 27° 17' 28" W		44.47'	
23	02° 23' 10"	325.00'	13.53'	6.77'
24	S 10° 54' 00" W		21.46'	
25	65° 17' 43"	11.12'	12.87'	7.13'
26	44° 26' 57"	25.00'	19.39'	10.21'
27	N 58° 21' 20" W		11.83'	
28	S 30° 36' 40" W		30.00'	
29	S 58° 21' 20" E		10.74'	
30	51° 31' 01"	25.00'	22.48'	12.06'
31	08° 54' 22"	325.00'	50.52'	25.31'
32	08° 56' 15"	325.00'	50.70'	25.40'
33	58° 26' 58"	10.00'	10.20'	5.59'
34	05° 48' 07"	100.00'	10.13'	5.07'
35	N 31° 35' 45" W		9.81'	
36	S 38° 32' 08" E		9.95'	
37	S 58° 24' 15" W		6.45'	
38	37° 19' 45"	95.00'	61.89'	32.09'
39	04° 26' 20"	325.00'	25.37'	12.69'
40	N 51° 59' 35" E		39.27'	
41	N 51° 59' 35" E		39.27'	
42	08° 03' 28"	275.00'	29.07'	14.55'
43	N 44° 03' 52" W		10.00'	
44	12° 09' 28"	265.00'	56.23'	28.22'
45	18° 14' 28"	153.29'	43.45'	21.87'
46	29° 41' 38"	72.00'	37.31'	19.09'
47	N 57° 30' 41" W		2.91'	
48	N 32° 29' 19" E		10.00'	
49	S 32° 29' 19" W		10.00'	
50	S 57° 30' 41" E		2.91'	
51	29° 41' 38"	22.00'	11.40'	5.83'
52	18° 15' 59"	103.29'	32.93'	16.61'
53	42° 45' 47"	55.00'	41.05'	21.53'
54	S 62° 42' 32" E		4.26'	
55	N 27° 17' 28" E		45.46'	
56	S 84° 25' 47" W		3.65'	
57	N 84° 25' 47" E		28.43'	
58	N 84° 25' 47" E		23.31'	
59	00° 48' 11"	200.00'	2.80'	1.40'
60	48° 44' 45"	95.00'	60.82'	43.04'
61	S 27° 40' 15" E		35.54'	



- LEGEND
- = FOUND NO.5 REBAR W/ALUM. CAP MARKED, "JR ENG., LS #10377"
 - = SET NO.4 REBAR W/ALUM. CAP MARKED, "PCI, LS #27605"

POINT OF BEGINNING

UNPLATTED