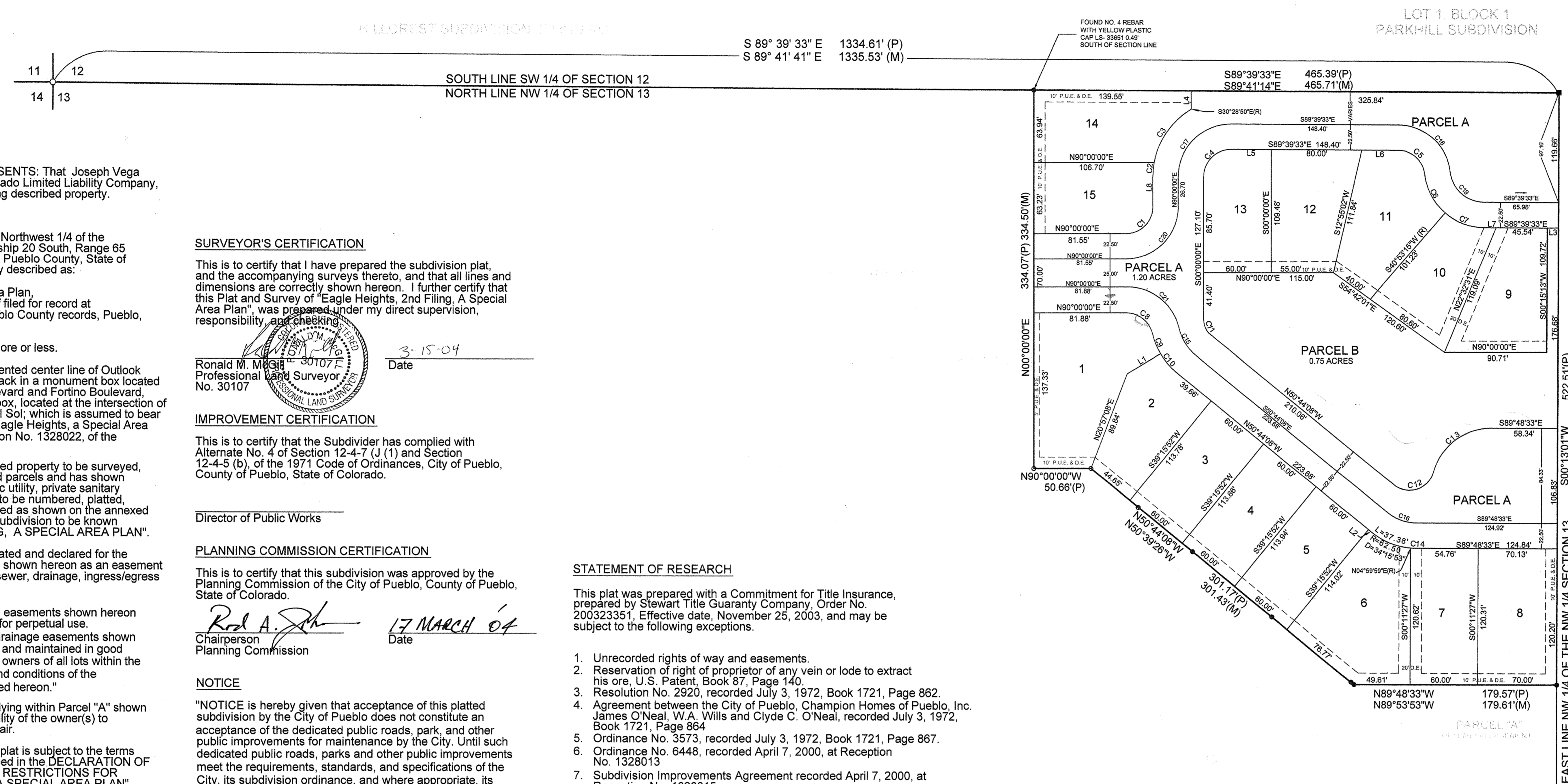


EAGLE HEIGHTS, 2ND FILING A SPECIAL AREA PLAN

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KNOW ALL MEN BY THESE PRESENTS: That Joseph Vega of Vega Construction, LLC, a Colorado Limited Liability Company, being the sole owner of the following described property,

LEGAL DESCRIPTION:

A portion of land located within the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 20 South, Range 65 West, of the 6th Principal Meridian, Pueblo County, State of Colorado, being more particularly described as:

All of Eagle Heights, A Special Area Plan, according to the record plat thereof filed for record at Reception No. 1328022 of the Pueblo County records, Pueblo, Colorado.

Said Parcel contains 4.85 Acres, more or less.

Bearings are based on the monumented center line of Outlook Boulevard, from a found lead and tack in a monument box located at the intersection of Outlook Boulevard and Fortino Boulevard, to a lead and tack in a monument box, located at the intersection of Outlook Boulevard and Rancho Del Sol, which is assumed to bear N 00° 00' 00" E, as per the plat of Eagle Heights, a Special Area Plan, filed April 7, 2000, at Reception No. 1328022, of the Pueblo County records.

Has caused the foregoing described property to be surveyed, platted and subdivided into lots and parcels and has shown hereon certain easements for public utility, private sanitary sewer and drainage and the same to be numbered, platted, subdivided, dimensioned, and named as shown on the annexed plat, for the purpose of creating a subdivision to be known as "EAGLE HEIGHTS, 2ND FILING, A SPECIAL AREA PLAN".

Parcels "A" & "B" are hereby dedicated and declared for the exclusive use of Lots 1 through 15, shown hereon as an easement for public utilities, private sanitary sewer, drainage, ingress/egress and parking.

All of the public utility and drainage easements shown hereon are hereby dedicated to the public for perpetual use. "Drainage facilities located within drainage easements shown hereon shall be installed, repaired, and maintained in good working order and condition by the owners of all lots within the subdivision, subject to the terms and conditions of the Declaration of Covenants referenced hereon."

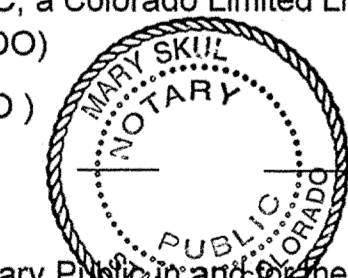
All private sanitary sewer facilities lying within Parcel "A" shown hereon shall be the sole responsibility of the owner(s) to construct, install, maintain, and repair.

All of the property depicted on this plat is subject to the terms and conditions defined and described in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "EAGLE HEIGHTS, 2ND FILING, A SPECIAL AREA PLAN" dated _____ and the DECLARATION OF COVENANTS CONCERNING PRIVATE SANITARY SEWER AND DRAINAGE EASEMENTS FOR "EAGLE HEIGHTS, 2ND FILING, A SPECIAL AREA PLAN", dated _____, both recorded in the Office of the Clerk and Recorder of Pueblo County,

A formal environmental assessment for this subdivision has not been performed; however, to the best of the undersigned owner's knowledge, information, and belief, there are no known hazardous substances present within this subdivision.

IN WITNESS WHEREOF, Joseph Vega of Vega Construction, LLC, a Colorado Limited Liability Company, has caused these presents to be executed this _____ day of _____, 2003 A.D.

Joseph Vega
Vega Construction, LLC, a Colorado Limited Liability Company,
STATE OF COLORADO)
is, s.
COUNTY OF PUEBLO)



I, MACHE E. SLUG, a Notary Public in and for the County of Pueblo, State of Colorado, do hereby certify that Joseph Vega of Vega Construction, LLC, a Colorado Limited Liability Company, who is personally known to me to be the identical person who signed the foregoing dedication, appeared before me this day in person and acknowledge the execution thereof to be his free and voluntary act for the uses and purposes therein set forth.

WITNESS my hand and notary seal this _____ day of _____, 2003 A.D.

My Commission Expires 10-31-2004

SURVEYOR'S CERTIFICATION

This is to certify that I have prepared the subdivision plat, and the accompanying surveys thereto, and that all lines and dimensions are correctly shown hereon. I further certify that this Plat and Survey of "Eagle Heights, 2nd Filing, A Special Area Plan", was prepared under my direct supervision, responsibility, and checking.

Ronald M. McGinnis
Professional Land Surveyor
No. 30107
Date 3-15-04

IMPROVEMENT CERTIFICATION

This is to certify that the Subdivider has complied with Alternate No. 4 of Section 12-4-7 (J) (1) and Section 12-4-5 (b) of the 1971 Code of Ordinances, City of Pueblo, County of Pueblo, State of Colorado.

Director of Public Works

PLANNING COMMISSION CERTIFICATION

This is to certify that this subdivision was approved by the Planning Commission of the City of Pueblo, County of Pueblo, State of Colorado.

Red A. Jahn
Chairperson
Planning Commission
Date 17 MARCH '04

NOTICE

"NOTICE is hereby given that acceptance of this platted subdivision by the City of Pueblo does not constitute an acceptance of the dedicated public roads, park, and other public improvements for maintenance by the City. Until such dedicated public roads, parks and other public improvements meet the requirements, standards, and specifications of the City, its subdivision ordinance, and where appropriate, its Parks Department specifications, and such are specifically approved and accepted writing by the City Director of Public Works and where applicable the City Director of Parks and Recreation, the maintenance, construction, and all other matters pertaining to or affecting said dedicated public roads, park and other improvements and rights-of-way are the sole responsibility of the Subdivider or any subsequent owners of the land within this subdivision. City does not accept any private roads, easements, or facilities that may be dedicated hereon, nor shall the City be obligated to maintain, construct, or repair such private roads, easements, and facilities"

APPROVAL FOR RECORDING

Approved by the City Council of Pueblo, Colorado, Ordinance No. 7133
This is to certify that the plat of "Eagle Heights, 2nd Filing, A Special Area Plan," has been approved for recording in the Office of the County Clerk of Pueblo County, Colorado.

City Clerk
Date 10-19-04

NOTICE

According to C.R.S. 13-80-105, 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 certificate shown hereon.

STATEMENT OF RESEARCH

This plat was prepared with a Commitment for Title Insurance, prepared by Stewart Title Guaranty Company, Order No. 200323351, Effective date, November 25, 2003, and may be subject to the following exceptions.

1. Unrecorded rights of way and easements.
2. Reservation of right of proprietor of any vein or lode to extract his ore, U.S. Patent, Book 87, Page 140.
3. Resolution No. 2920, recorded July 3, 1972, Book 1721, Page 862.
4. Agreement between the City of Pueblo, Champion Homes of Pueblo, Inc. James O'Neal, W.A. Wills and Clyde C. O'Neal, recorded July 3, 1972, Book 1721, Page 864
5. Ordinance No. 3573, recorded July 3, 1972, Book 1721, Page 867.
6. Ordinance No. 6448, recorded April 7, 2000, at Reception No. 1328013
7. Subdivision Improvements Agreement recorded April 7, 2000, at Reception No. 1328015.
8. Declaration of Covenants, recorded April 7, 2000, at Reception No. 1328016
9. Ratification of Plat, recorded April 7, 2000, at Reception No. 1328013
10. Ordinance No. 6449, recorded April 7, 2000, at Reception No. 1328019
11. Ordinance No. 6450, recorded April 7, 2000, at Reception No. 1328021
12. Subdivision Improvements Agreement, recorded April 7, 2000, at Reception No. 1328023
13. Declaration of Covenants, recorded April 7, 2000, at Reception No. 1328024
14. Ordinance No. 6451, recorded April 7, 2000, at Reception No. 1328025 as recorded in the Office of the Clerk and Recorder of Pueblo

LOT NO.	SQUARE FEET
1	11,028.33
2	6,967.05
3	6,829.06
4	6,833.98
5	6,838.89
6	9,932.47
7	7,221.77
8	8,425.93
9	7,486.15
10	6,694.11
11	7,877.21
12	7,376.96
13	6,454.31
14	7,858.36
15	6,554.89

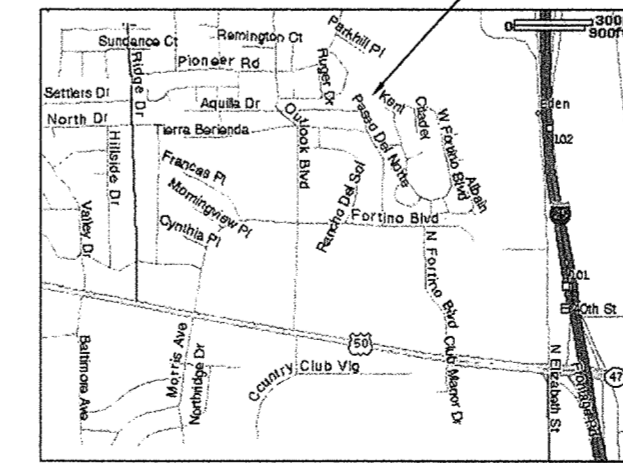
CURVE	LENGTH	RADIUS	DELTA
C1	37.70	24.00	90°00'00"
C2	12.60	69.00	10°27'51"
C3	59.06	69.00	42°03'19"
C4	37.84	24.00	90°20'27"
C5	34.16	23.50	83°17'14"
C6	39.91	53.50	42°44'26"
C7	37.86	53.50	40°32'48"
C8	32.12	24.00	76°40'11"
C9	18.91	62.50	17°20'15"
C10	21.89	62.50	20°04'04"
C11	14.17	16.00	50°44'08"
C12	43.69	22.00	113°47'11"
C13	69.75	53.00	75°24'15"
C14	5.25	62.50	04°48'32"
C15	25.55	46.00	31°49'13"
C16	27.29	40.00	38°04'25"
C17	73.32	46.50	90°20'27"
C18	66.87	46.00	83°17'14"
C19	45.06	31.00	83°17'14"
C20	73.04	46.50	90°00'00"
C21	63.41	46.50	78°07'35"

LINE	LENGTH	BEARING
L1	34.30	N59°19'56"E
L2	4.02	N50°44'08"W
L3	10.00	S89°39'33"E
L4	16.24	S00°00'00"E
L5	35.86	S89°39'33"E
L6	32.54	S89°39'33"E
L7	10.47	S89°39'33"E
L8	26.70	N00°00'00"E

LEGEND

- (P) = PLAT DISTANCE
- (R) = RADIAL BEARING
- (M) = MEASURED DISTANCE
- = FOUND #4 REBAR WITH PLASTIC CAP. L.S.#33651
- = FOUND #6 REBAR WITH 2 1/2" ALUM. CAP STAMPED L.S.#33651
- = FOUND #6 REBAR WITH 2 1/2" ALUM. CAP STAMPED L.S.#30107
- ◊ = SET #4 REBAR WITH PLASTIC CAP. L.S.#30107

VICINITY MAP SITE



EAGLE HEIGHTS, 2ND FILING A SPECIAL AREA PLAN

A RESUBDIVISION OF EAGLE HEIGHTS, A SPECIAL AREA PLAN LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., CITY OF PUEBLO, COUNTY OF PUEBLO, STATE OF COLORADO

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STAMP:

ISSUE RECORD:

DATE: Dec.17.2003
DRAWN BY: RMM
REVIEWED BY:
SCALE: 1"=60'
PROJECT NO.: 03044

C&M CONSULTING, LLC
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