

PEYTON PINES FILING NO. 2-A

A SUBDIVISION OF A PORTION OF SECTIONS 17, 18, 19, AND 20 TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN SITUATED IN THE COUNTY OF EL PASO STATE OF COLORADO

4456

DEDICATION

BEFORE ALL MEN BY THESE PRESENTS THAT PEYTON PINES BY ARBORIDE DEVELOPMENT COMPANY IS THE OWNER OF A TRACT OF LAND BEING A PART OF SECTIONS 17, 18, 19 AND 20 OF TOWNSHIP 11 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE NORTH 89°00'00" EAST A DISTANCE OF 320.77 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 81°52'00" EAST A DISTANCE OF 820.00 FEET TO A POINT OF BEGINNING, THENCE SOUTH 81°52'00" EAST A DISTANCE OF 50.55 FEET, THENCE SOUTH 81°52'00" EAST A DISTANCE OF 1,110.31 FEET, THENCE SOUTH 81°52'00" EAST A DISTANCE OF 50.55 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BLOOD BASIN ROAD, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BLOOD BASIN ROAD THE FOLLOWING 4 COURSES:

- SOUTH 89°30'00" WEST A DISTANCE OF 578.55 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF SAID CURVE LEFT HAVING A RADIUS OF 1,110.31 FEET TO A POINT OF REVERSE CURVE;
- ALONG THE ARC OF SAID CURVE LEFT HAVING A DELTA OF 89°00'00" A RADIUS OF 270 FEET A DISTANCE OF 126.66 FEET TO A POINT OF TANGENT;
- SOUTH 81°52'00" WEST A DISTANCE OF 126.66 FEET TO A POINT OF TANGENT;
- SOUTH 81°52'00" WEST A DISTANCE OF 126.66 FEET TO A POINT OF TANGENT;
- NORTHERLY RIGHT-OF-WAY LINE OF STEEPCHASE DRIVE AS PLATTED IN PEYTON PINES FILING NUMBER 1.

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES:

- NORTH 81°21'00" WEST A DISTANCE OF 28.58 FEET TO A POINT OF CURVE;
- ALONG THE ARC OF SAID CURVE LEFT HAVING A DELTA OF 89°00'00" A RADIUS OF 350.55 FEET A DISTANCE OF 180.20 FEET TO THE END OF CURVE BEING ALSO THE SOUTHWEST CORNER OF LOT 39 OF SAID PEYTON PINES FILING NUMBER 1.

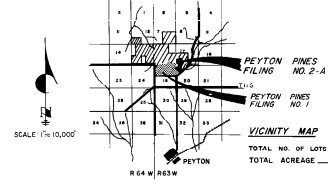
THENCE NORTH 20°21'00" EAST ALONG THE EAST LINE OF SAID LOT 15 A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, THENCE NORTH 88°15'00" WEST ALONG THE NORTHEASTERS BOUNDARY LINE OF LOTS 15, 16, 17 AND 18 OF SAID PEYTON PINES FILING NUMBER 1 A DISTANCE OF 177.52 FEET TO A POINT BEING AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 17, THENCE NORTH 20°21'00" WEST ALONG THE NORTH LINE OF SAID LOT 17 A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 16, THE NORTHEAST CORNER OF LOTS 15, 16, THE SOUTHWEST CORNER OF LOT 15 OF PEYTON PINES FILING NUMBER 1, THENCE NORTH ALONG THE EAST LINE OF LOT 15 A DISTANCE OF 177.52 FEET; THENCE SOUTH 20°21'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 88°15'00" WEST A DISTANCE OF 201.20 FEET; THENCE NORTH 20°21'00" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 88°15'00" WEST A DISTANCE OF 201.20 FEET; THENCE NORTH 89°30'00" WEST A DISTANCE OF 578.55 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A DELTA OF 89°00'00" A RADIUS OF 270 FEET A DISTANCE OF 126.66 FEET TO THE END OF CURVE; THENCE SOUTH 81°52'00" EAST A DISTANCE OF 50.55 FEET; THENCE SOUTH 81°52'00" EAST A DISTANCE OF 126.66 FEET; THENCE SOUTH 81°52'00" EAST A DISTANCE OF 50.55 FEET; THENCE SOUTH 81°52'00" WEST A DISTANCE OF 221.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 109.81 ACRES.

HAVING HERETOFORE PLATTED THE ABOVE DESCRIBED LAND INTO LOTS, TRACTS, STREETS, EASEMENTS AND PUBLIC RIGHTS UNDER THE NAME AND TITLE OF PEYTON PINES FILING NUMBER 2A AND DO BY THESE PRESENTS, SUBVENDOR TO THE COUNTY OF EL PASO, FOR PUBLIC USE ALL RIGHTS IN SAID TRACTS, STREETS, EASEMENTS AND PUBLIC RIGHTS IN SAID LOTS AND TRACTS, IN AND TO THE EXTENT SAID RIGHTS ARE RESERVED AND/OR DESIGNATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

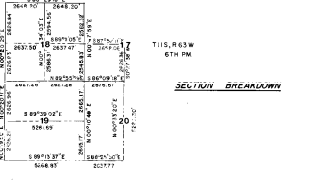
TRACT 2A IS DESIGNATED TO THE COUNTY OF EL PASO FOR ADDITIONAL RIGHT-OF-WAY. IN WITNESS WHEREOF, PAUL G. ARBORIDE, AS PRESIDENT AND EDWARD P. HALL, AS SECRETARY OF PEYTON PINES, BEING THE OWNERS; JOHN F. METTLER, AS HOLDER OF A SECOND DEED OF TRUST HAVE CAUSED THESE PRESENTS TO BE EXECUTED AND TESTED THIS 13th DAY OF SEPTEMBER, 1975.

OWNER
PEYTON PINES, OF ARBORIDE DEVELOPMENT COMPANY,
TRADING AS PARTNER
Paul G. Arboride President
Edward P. Hall Secretary

HOLDER OF SECOND DEED OF TRUST
John F. Mettler
JOHN F. METTLER



SCALE 1" = 10,000'
TOTAL NO. OF LOTS: 60
TOTAL ACREAGE: 608.41



NOTES:

- ALL BOUNDARY CORNERS ARE NO. 5 REBAR WITH AN ALUMINUM CAPS L.S. 410377.
- ALL SIDE AND REAR LOT LINES HAVE 7.00 FOOT UTILITY EASEMENTS EITHER SIDE OF SAID LINE, UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ARE 20.00 FEET IN WIDTH 10.00 FEET EITHER SIDE OF LOT LINES AND ARE ALSO INTENDED FOR THE PURPOSE OF UTILITY EASEMENTS.
- THE ORIGINAL RETURN TO BASKIN TO ACCURACY WITH AN EFFORT TO OBTAIN INFORMATION AS SHOWN ABOVE.
- WATER SUPPLY AND SANITARY SEWER SERVICE ARE INDIVIDUAL LOT OWNERS RESPONSIBILITY.

SURVEYOR'S CERTIFICATE

JOHN F. METTLER, BEING A RETIRED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND PLAT OF PEYTON PINES FILING NO. 2-A WAS PREPARED UNDER MY SUPERVISION AND THAT THE PLAT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.
DATED THIS 13th DAY OF MAY, 1975.
John F. Mettler Surveyor
DATE OF SURVEY: 5/12/75

NOTARIAL

STATE OF COLORADO
COUNTY OF EL PASO
I, JOHN F. METTLER, A duly qualified and sworn notary public, do hereby certify that the foregoing dedication was acknowledged before me this 13th day of September, A.D. 1975, by Paul G. Arboride, as president of PEYTON PINES, AS OWNER OF THE APPOINTMENT DESCRIBED LAND.
MY COMMISSION EXPIRES: Sept. 13, 1975.
John F. Mettler Notary Public

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John F. Mettler Notary Public

PLANNING COMMISSION APPROVAL
THE EL PASO COUNTY PLANNING COMMISSION DOES HEREBY APPROVE THIS PLAT THIS 13th DAY OF Sept. 1975.
John F. Mettler
John G. Campbell

COUNTY ENGINEERING APPROVAL
THE EL PASO COUNTY ENGINEER DOES HEREBY APPROVE THIS PLAT THIS 13th DAY OF Sept. 1975.
John F. Mettler
John G. Campbell

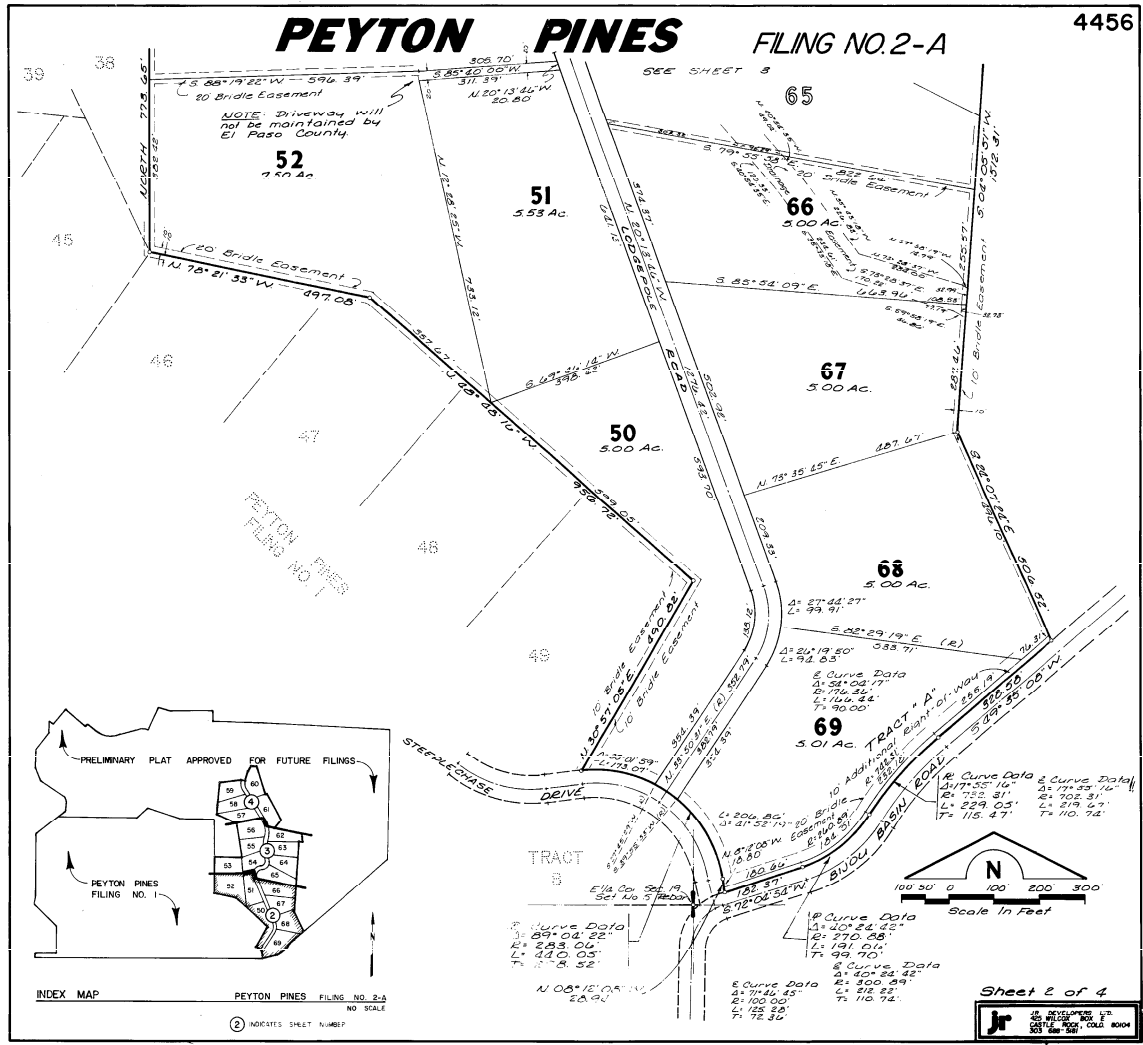
COUNTY COMMISSIONERS APPROVAL
THE FOREGOING PLAT IS APPROVED FOR FILING AND CONVEYANCE OF ALL RIGHTS AS ACCEPTED BY THE COUNTY OF EL PASO, AND UPON RESOLUTION OF ACCEPTANCE FOR MAINTENANCE BY THE BOARD, THE COUNTY OF EL PASO WILL UNDERTAKE MAINTENANCE OF ROAD, UNLESS IN THE JUDGMENT OF THE COUNTY COMMISSIONERS, PUBLIC NEED AND NECESSITY IS DEMAND, AND PROVIDED PRIOR TO ACCEPTANCE FOR MAINTENANCE BY EL PASO COUNTY, THE SUB-DIVIDER SHALL MAINTAIN SAID ROAD AT HIS EXPENSE.
DATED THIS 23rd DAY OF April, A.D. 1975.
John F. Mettler

CLERK AND RECORDER'S CERTIFICATE
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, TEXAS, THIS 13th DAY OF May, A.D. 1975.
RECORDATION NO. BOOK 8-3 PAGE 47
FILED 3:22 149285
John F. Mettler
John G. Campbell
SHEET 1 OF 4

PAY TO THE ORDER OF \$24700
JR

PEYTON PINES FILING NO. 2-A

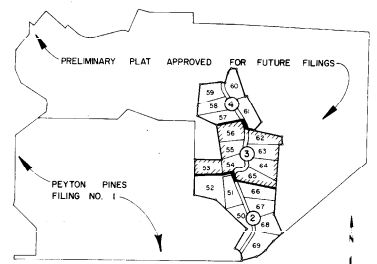
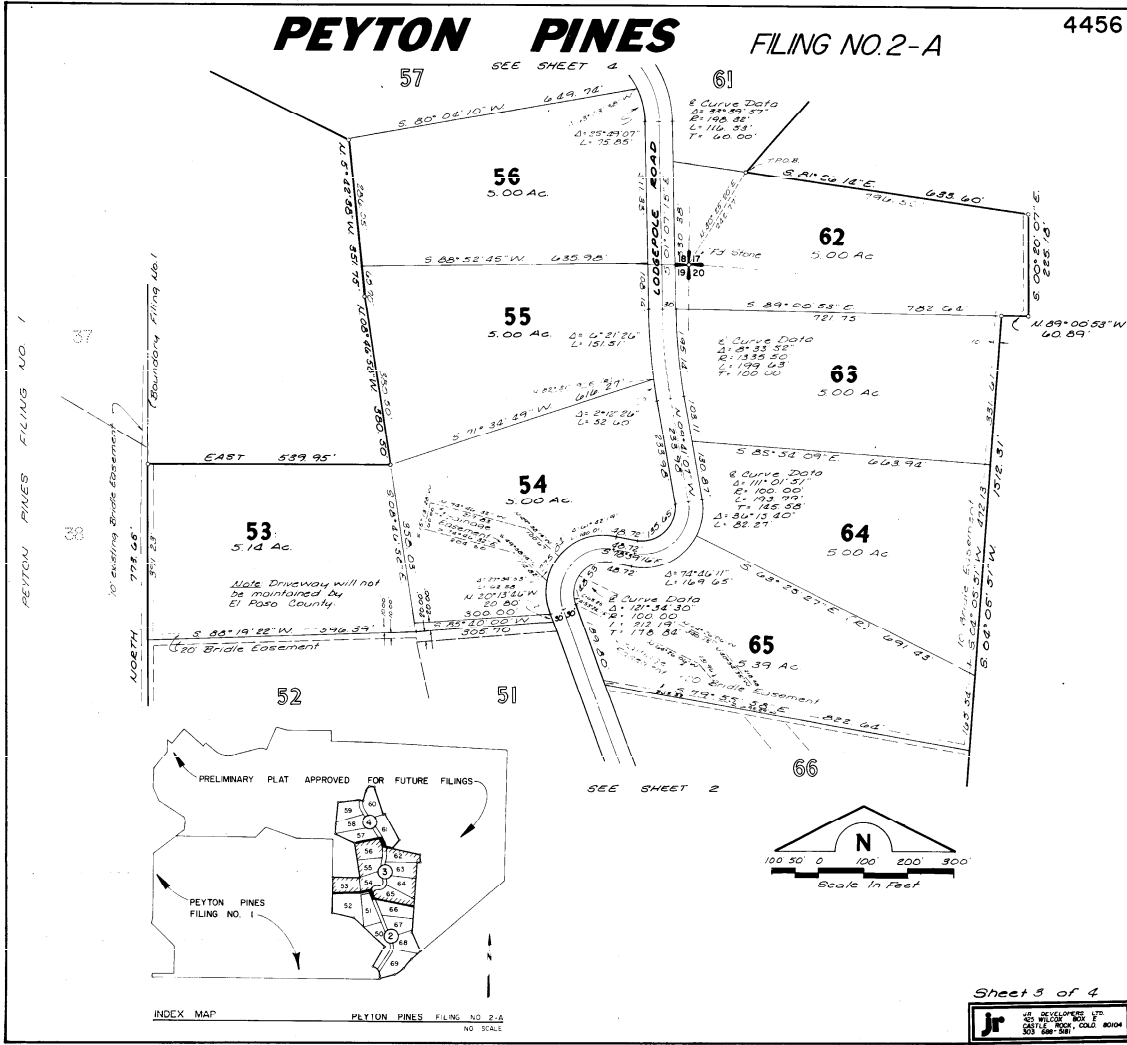
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PEYTON PINES

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Sheet 3 of 4
Jr REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS, EXPIRES 08/01/2014

