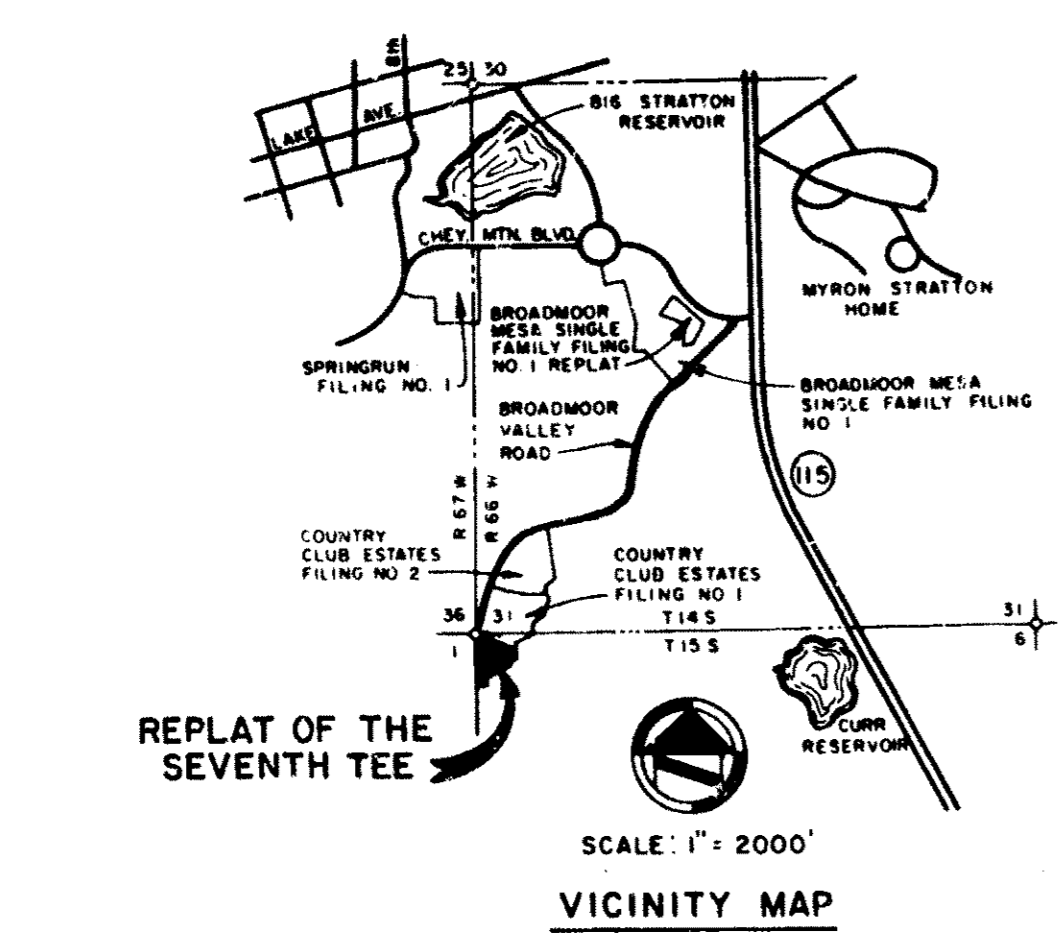
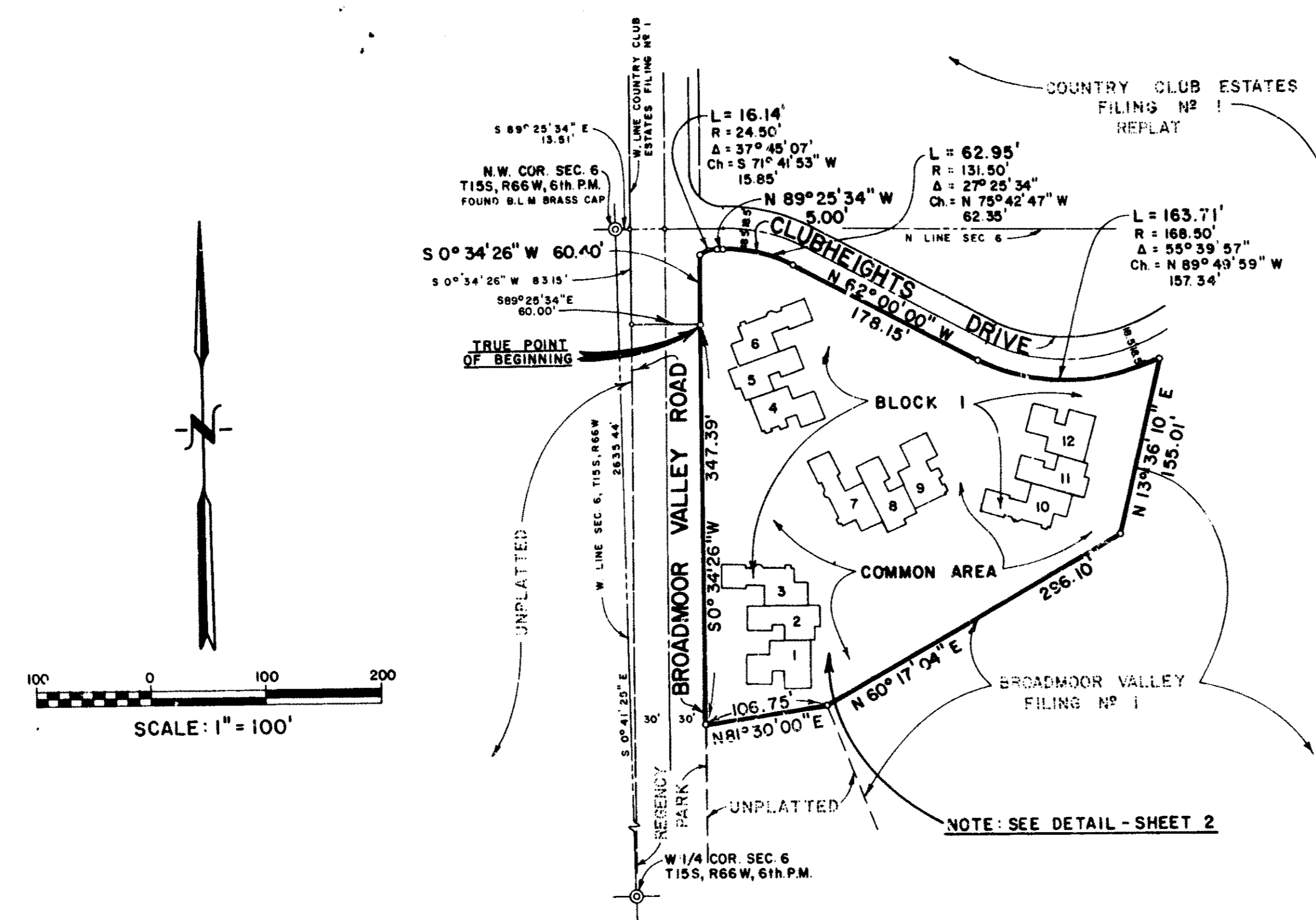


# REPLAT OF THE SEVENTH TEE

A SUBDIVISION OF A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, T15S, R66W OF THE 6th P.M. IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO  
 AREA = 2.398 ACRES, MORE OR LESS



- NOTES:**
- BEARINGS BASED ON TRUE MERIDIAN FROM CELESTIAL OBSERVATION.
  - SET 1/2" IRON PINS W/ALUMINUM CAPS MARKED "L.S. 2149" AT ALL EXTERIOR BOUNDARY CORNERS UNLESS OTHERWISE SHOWN.
  - NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL 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 ACCEPTED ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, CONSTRUCTION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE PAYMENT OF FEES AND THE 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.
  - DATE OF PREPARATION: APRIL 5, 1978  
 REVISED: MAY 8, 1978

NOTICE:  
 THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 THAT GATES LAND COMPANY, A COLORADO CORPORATION, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO-WIT:  
 A TRACT OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 6, T15S, R66W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6 FROM WHICH THE NW CORNER OF SAID SECTION 6 BEARS S0°41'25"E, 2635.44 FEET; THENCE S89°25'34"E, 13.51 FEET TO THE WEST LINE OF COUNTRY CLUB ESTATES FILING NO. 1 REPLAT, A SUBDIVISION IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S0°34'26"W, 83.15 FEET ALONG THE WEST LINE OF SAID COUNTRY CLUB ESTATES FILING NO. 1 TO THE SOUTHWEST CORNER THEREOF; THENCE S89°25'34"E, 60.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S0°34'26"W, 347.39 FEET;  
 THENCE N81°30'00"E, 106.75 FEET TO THE NORTHWESTERLY CORNER OF SAID BROADMOOR VALLEY FILING NO. ONE;  
 THENCE N60°17'04"E, 296.10 FEET ALONG THE NORTHWESTERLY LINE OF SAID BROADMOOR VALLEY FILING NUMBER ONE;  
 THENCE N13°36'10"E, 155.01 FEET ALONG THE NORTHWESTERLY LINE OF SAID BROADMOOR VALLEY FILING NUMBER ONE TO THE SOUTHERLY LINE OF SAID COUNTRY CLUB ESTATES FILING NO. 1;

THE FOLLOWING COURSES ARE ALONG THE SOUTHERLY LINE OF SAID COUNTRY CLUB ESTATES FILING NO. 1:

THENCE WESTERLY, 163.71 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 168.50 FEET, A DELTA ANGLE OF 55°39'57" AND BEING SUBTENDED BY A CHORD THAT BEARS N89°49'59"W, 157.34 FEET;  
 THENCE N62°00'W, 178.15 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE NORTHWESTERLY, 62.95 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 131.50 FEET, A DELTA ANGLE OF 27°25'34" AND BEING SUBTENDED BY A CHORD THAT BEARS N75°42'47"W, 62.35 FEET;  
 THENCE N89°25'34"W, 5.00 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE WESTERLY, 16.14 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 24.50 FEET, A DELTA ANGLE OF 37°45'07" AND BEING SUBTENDED BY A CHORD THAT BEARS S71°41'53"W, 15.85 FEET;  
 THENCE S0°34'26"W, 60.40 FEET TO THE TRUE POINT OF BEGINNING;

HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED AS "REPLAT OF THE SEVENTH TEE" AS SHOWN ON THE ACCOMPANYING PLAT.

IN WITNESS WHEREOF, GATES LAND COMPANY HAS EXECUTED THESE PRESENTS THIS 17th DAY OF May, A. D., 1978.

ATTEST: DONALD R. DAVIDSON, ASSISTANT SECRETARY  
 BY: DAVID K. SUNDERLAND, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, A. D., 1978, BY DAVID K. SUNDERLAND AS PRESIDENT AND Donald R. Davidson, ASSISTANT SECRETARY OF GATES LAND COMPANY, A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES November 1, 1981

*R. Joy Sanderson*  
 NOTARY PUBLIC

**CITY OF COLORADO SPRINGS APPROVALS**

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS, COLORADO, AUTHORIZED THE PLATTING OF THE ABOVE DESCRIBED TRACT OF LAND AS SET FORTH ON THE ATTACHED PLAT AT A MEETING OF SAID CITY COUNCIL HELD ON THIS 23rd DAY OF May, A. D., 1978, AND AT THE SAME TIME THEY AUTHORIZED THE UNDERSIGNED TO ACKNOWLEDGE THE SAME, WHICH IS DONE ACCORDINGLY ON BEHALF OF THE CITY OF COLORADO SPRINGS THIS 23rd DAY OF May, A. D., 1978.

CITY COUNCIL OF CITY OF COLORADO SPRINGS

ATTEST: *R. Parker* CITY CLERK  
*John E. ...* ACTIVE MAJOR AND PRESIDENT OF THE CITY COUNCIL  
*Vice*

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "REPLAT OF THE SEVENTH TEE"

*H. Chesley* 5-23-78  
 PLANNING DIRECTOR DATE

*Robert ...* 5-19-78  
 DIRECTOR OF PUBLIC WORKS DATE

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 AND 1927 CONCERNING THE EXTENSION OF SEWER AND WATER LINES.
- ORDINANCE NO. 4011, THE SUBDIVISION ORDINANCE.
- ORDINANCE NO. 'S 2175 AND 2176 CONCERNING CONNECTION CHARGES FOR SEWER AND WATER SERVICE.
- ORDINANCE NO. 2841, THE DRAINAGE ORDINANCE.
- ORDINANCE NO. 4020, THE LIABILITY ORDINANCE.
- IRON PIN MONUMENTS HAVE BEEN SET AS REQUIRED BY ORDINANCE NO. 4011.

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.

**SURVEYOR'S CERTIFICATE**

I, FRANK R. DREXEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS "REPLAT OF THE SEVENTH TEE" TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH TITLE 38 OF THE COLORADO REVISED STATUTES (1973).

*Frank R. Drexel*  
 COLORADO REGISTERED LAND SURVEYOR NO. 2149

**RECORDER'S CERTIFICATE**

STATE OF COLORADO) SS  
 COUNTY OF EL PASO)

ACCEPTED FOR FILING IN THE OFFICE OF CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AT 3:30 CLOCK P.M., THIS 25th DAY OF May, A. D., 1978, AND IS DULY RECORDED IN PLAT BOOK 1-3 AT PAGE 37.

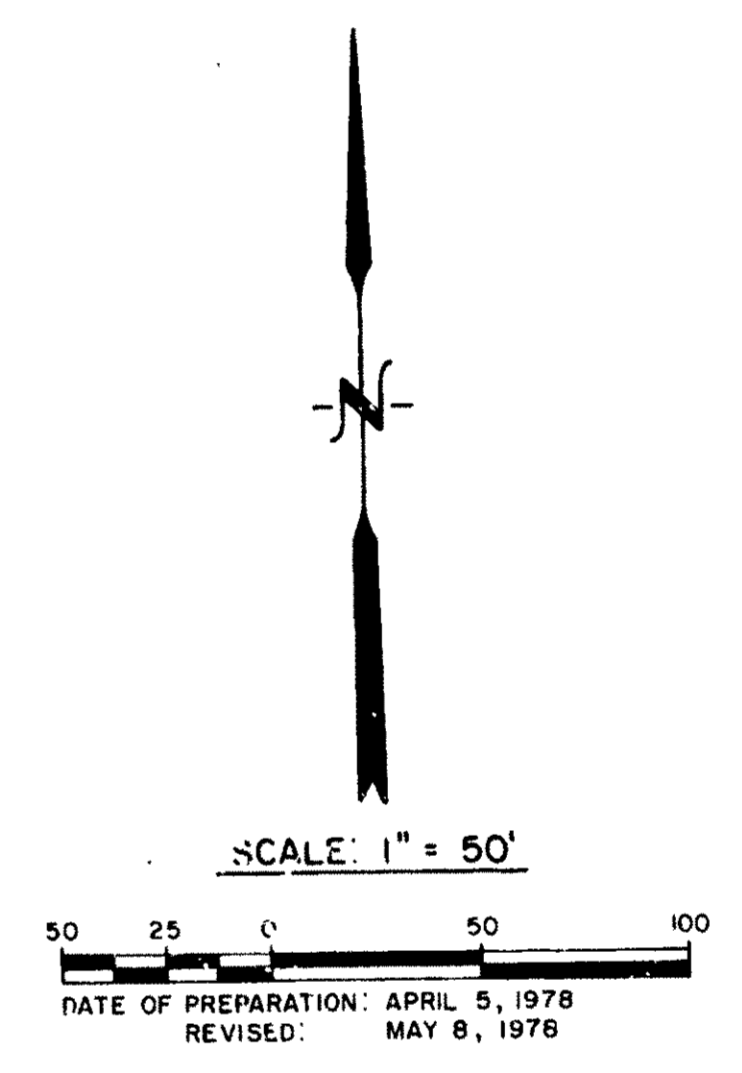
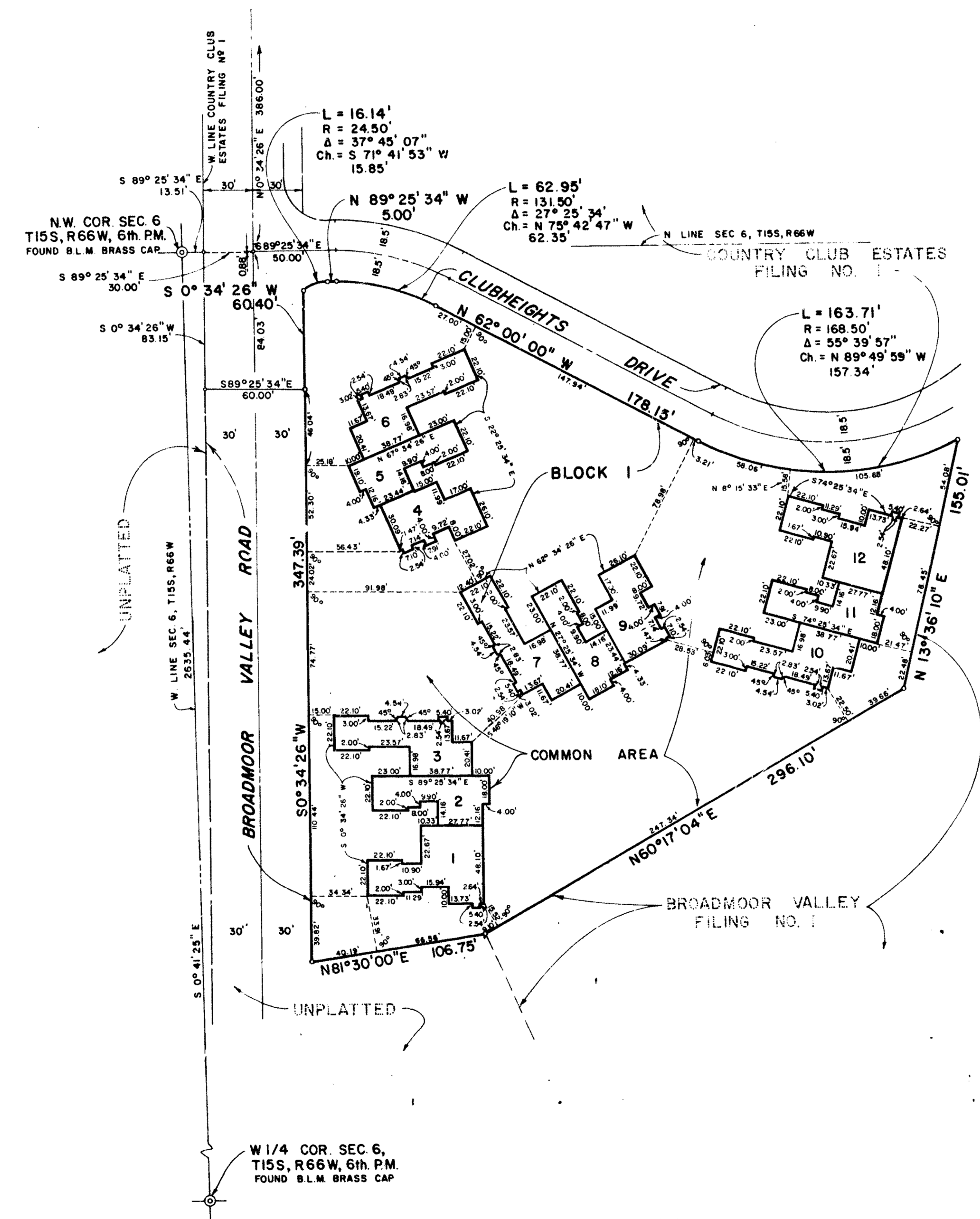
RECEPTION NO. 436801  
 FEE \$20.00

*Harriet Beale*  
 CLERK AND RECORDER

*Deborah Rosemond*  
 DEPUTY

# REPLAT OF THE SEVENTH TEE

A SUBDIVISION OF A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 6, T15S, R66W OF  
 THE 6th P.M. IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO  
 AREA = 2.398 ACRES, MORE OR LESS



LOT NO.	AREA IN SQ. FT. %
1 & 12	2373
2, 5, 8 & 11	1721
4 & 9	1691
3, 6, 7 & 10	2080

**DETAIL**  
 SCALE: 1" = 50'

G3-39 212