

MEADOWBROOK CROSSING FILING NO. 1

A portion of the South 1/2 of Section 8, Township 14 South, Range 65 West of the 6th P.M., El Paso County, State of Colorado

NOTES:

14112

- 1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record.
2. Basis of bearings is north line of the south half of Sec. 8, T14S, R65W of the 6th P.M.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C752F with effective dates March 17, 1997...

KNOW ALL MEN BY THESE PRESENTS:

That Meadowbrook Development LLC, being the owner of the following described tract of land to wit:

That portion of the South One-half of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado more particularly described as follows: Commencing at the West one-quarter corner of said Section 8; thence N89°43'13"E, 1249.50 feet along the north line of said South One-half of Section 8 to the northeast corner of that tract of land described in Book 2190 at Page 226 of the records of said El Paso County and being the Point of Beginning of the tract herein described; thence continuing N89°43'13"E along said North line of the South One-half of Section 8, 2006.25 feet to a point on the former westerly right-of-way line of the Denver and New Orleans Railroad Company; thence southerly on a curve to the left and along said westerly right-of-way line, said curve having a central angle of 21°21'19", a radius of 1196.00 feet, an arc length of 445.77 feet (the chord to said curve bears S07°02'32"W, a distance of 443.20 feet); thence S89°43'13"W, 252.25 feet; thence S51°20'00"W, 719.23 feet; thence S89°43'13"W, 1199.14 feet to a point on the easterly line of said tract described in Book 2190 at Page 226; thence N03°56'24"E along said easterly line, 888.62 feet to the Point of Beginning.

Except that portion that is Meadowbrook Parkway, as shown on plat of Claremont Business Park Filing No.2 recorded January 4, 2008 under Reception No. 207712506.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A: COMMENCING at the West One-quarter corner of Section 8, Township 14 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado; thence N89°43'13"E along the North line of the South half of said Section 8, a distance of 1249.12 feet; thence leaving said section line S03°55'24"W, a distance of 8.43 feet to the POINT OF BEGINNING, said point also being a point on the south line of Cimarron Hills Filing No. 4, recorded at Reception No. 703847 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said south line along the following two (2) courses:
1. S89°43'06"E, a distance of 1056.49 feet;
2. N44°24'08"E, a distance of 21.62 feet to a point on the North line of the South half of said Section 8; thence continuing along said North line N89°43'13"E, a distance of 890.44 feet to a point on the northwesterly right-of-way line of Meadowbrook Parkway, as shown on the plat of Claremont Business Park Filing No. 2, recorded at Reception No. 207712506 in the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along said northwesterly right-of-way line along the following three (3) courses:
1. Along a curve of an arc to the right, said curve having a radius of 525.00 feet, an arc length of 329.56 feet and a delta angle of 35°58'01";
2. S51°18'59"W, a distance of 695.64 feet;
3. S41°14'35"E, a distance of 80.05 feet to a point on the southerly line of a tract of land described in Book 2190 at Page 226 of the records of said El Paso County; thence leaving said northwesterly right-of-way line and continuing along said southerly line of Book 2190 at Page 226 S51°18'30"W, a distance of 198.78 feet; thence S89°43'09"W, a distance of 1198.83 feet to a point being the southeast corner of said tract of land described in Book 2190 at Page 226 and also being a point of the east line of Saffball West Subdivision No. 2, recorded under Book 1-3 at Page 112 of the records of said El Paso County; thence along the West line of said tract of land described in Book 2190 at Page 226 N03°55'24"E, a distance of 880.26 feet to the POINT OF BEGINNING.

Said tract of land contains 32.273 acres, more or less.

PARCEL B: (To be platted as a tract)(future development) COMMENCING at the northeastern corner of the easterly right-of-way line of Meadowbrook Parkway, as shown on the Plat of Claremont Business Park Filing No.2, recorded at Reception No. 207712506 of the offices of the El Paso County Clerk & Recorder, State of Colorado; thence along the southerly line of said Meadowbrook Parkway right-of-way N51°17'51"E, a distance of 422.99 feet to the POINT OF BEGINNING; thence continuing along said southerly right-of-way line N51°20'09"E, a distance of 171.93 feet; thence along a curve of an arc to the left, said curve having a radius of 605.00 feet, an arc length of 191.98 feet and a delta angle of 18°10'52"; thence leaving said southerly right-of-way line along a curve of an arc to the left, said curve having a radius of 1196.00 feet, an arc length of 248.30 feet, a delta angle of 11°53'42" and a chord bearings and distance of S02°21'55"W, 247.85 feet; thence S89°43'32"W, a distance of 252.64 feet to the POINT OF BEGINNING.

Said tract contains 0.612 acres, more or less.

Both parcels together totals 32.885 acres.

OWNERS CERTIFICATE:

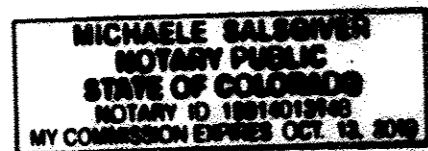
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements as shown hereon under the name and subdivision of MEADOWBROOK CROSSING FILING NO. 1. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Meadowbrook Development, LLC
By: DANNY MIENTKA
Title: MANAGER

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this 6th day of MARCH 2018, by DANNY M. MIENKA

Witness my hand and seal Michelle Salgiver
Address 90 S. CASCADE AVE. SUITE 1500
COLORADO SPRINGS, CO 80903
My Commission expires 10-13-2019

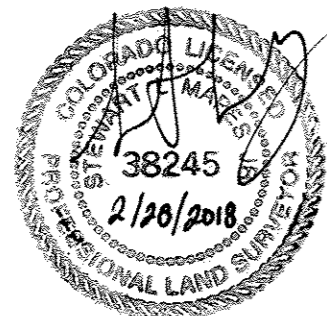


SURVEYOR'S CERTIFICATION:

I Stewart L. Mopes, Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on August 12, 2016, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

This statement is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this 28th day of February, 2018.



Stewart L. Mopes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

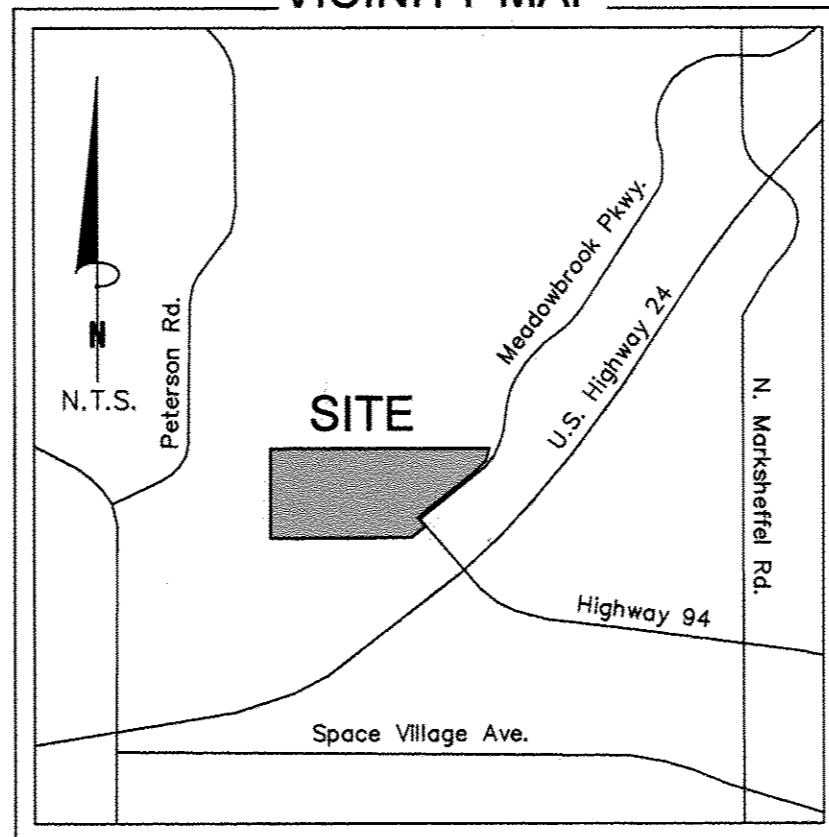
EASEMENTS:

Unless otherwise indicated all side, front, and rear lot lines are hereby platted on either side with a five foot (5') public utility and drainage easement, unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a seven foot (7') public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owner.

FEES: Sand Creek
Pre-Credits (No Cash) Drainage Fee ONLY
Drainage Fee: \$154,143.00 Pre-Credit
Bridge Fee: \$46,694.00 One-Cell Paid
Regional Park Fee: Area 2 \$ 32,153.00
School Fee: District 11 \$14,615.00
Urban Park Fee: Bir Parks - To be paid at time of Fil 2 recordation.

PCD File No. SF-17-002

VICINITY MAP



ACCEPTANCE CERTIFICATE FOR TRACTS:

The dedication of Tracts A, B, C, D, E, F, and I are hereby accepted for ownership and maintenance by Meadowbrook Crossing Metro District.

By: Deirdre Aden-Smith
Name: Deirdre Aden-Smith
Title: President

STATE OF COLORADO }
COUNTY OF EL PASO } SS
The above and aforementioned was acknowledged before me this 6th day of MARCH 2018, by DEIRDRE ADEN SMITH
Witness my hand and seal Michelle Salgiver
Address 90 S. CASCADE AVE. SUITE 1500
COLORADO SPRINGS, CO 80903
My Commission expires 10-13-2019

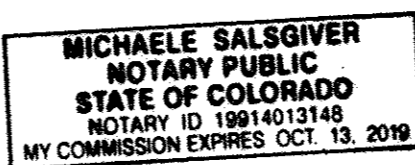


Table with columns: TRACT, Square Feet, Acreage, Tract Usage, Maintained By, Owned By, Deeded To. Lists tracts A through L with their respective details.

TRACT NOTES:

1. Tracts are not eligible for building permits. LDC Section 8.4.3.D.1

Summary table with columns: Final total gross acreage (32.885), Total Number of lots (79), Net acreage of subdivision (26.799), Net acreage land to be dedicated for public streets (4.544).

ASSESSOR'S CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 1 is approved by the Assessor's Office of El Paso County, Colorado the 19 day of March, 2018.

Steve Schleker

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at 3:01 o'clock P.M. this 20th day of March, 2018, A.D., and is duly recorded under Reception No. 218714112 of the records of El Paso County, Colorado.
SURCHARGE: \$3.00
FEE: \$20.00
CHUCK BROERMAN, RECORDER
By: Kayle Mullins Deputy

PLANNING AND COMMUNITY DEVELOPMENT:

Approval is granted for this plat of MEADOWBROOK CROSSING FILING NO. 1 on this 14th day of March, 2018.

Director of Planning and Community Development

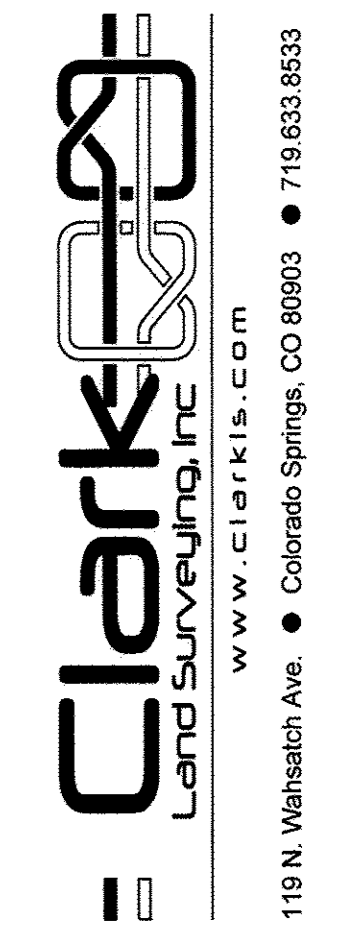
BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 1 is approved by the Board of County Commissioners of El Paso County, Colorado the 19 day of September, 2017.

President

OWNER:

Meadowbrook Development LLC
90 S. Cascade Ave. Suite 1500
Colorado Springs, CO 80903



Revisions table with columns: No., Description, Date. Lists 6 revisions including county comments, layout, and address updates.

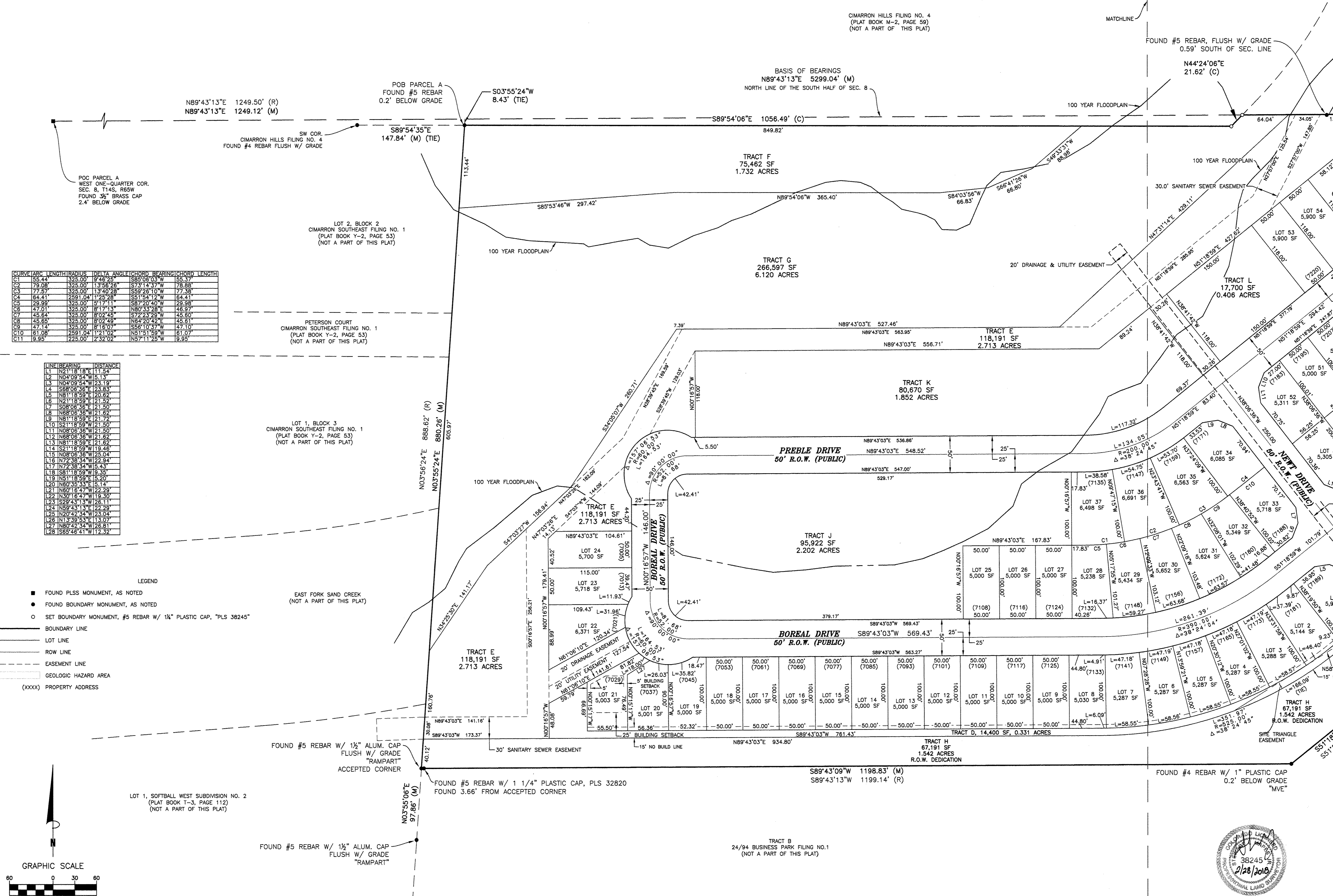
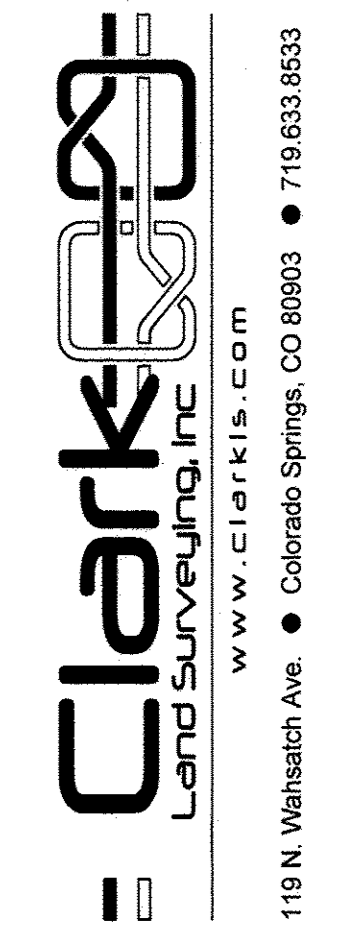
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MEADOWBROOK CROSSING FILING NO. 1
Project No. 160425
Date: 12/06/2016
Sheet 1 of 3
Drawn By: ZAR
Checked By: SLM

# MEADOWBROOK CROSSING FILING NO. 1

A portion of the South 1/2 of Section 8, Township  
14 South, Range 65 West of the 6th P.M.,  
El Paso County, State of Colorado

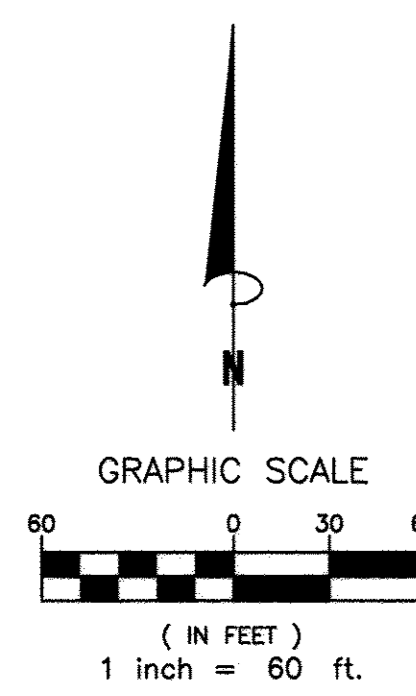
14112



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.44	325.00	9°46'25"	S85°08'03" W	55.37
C2	79.08	325.00	13°56'26"	S73°14'37" W	78.88
C3	77.57	325.00	13°20'28"	S59°26'10" W	77.38
C4	64.41	2591.04	1°29'28"	S51°34'17" W	64.41
C5	29.99	325.00	5°17'11"	S87°20'40" W	29.98
C6	47.01	325.00	8°17'13"	N80°33'28" E	46.97
C7	45.64	325.00	8°02'45"	S72°23'29" W	45.60
C8	45.65	325.00	8°02'49"	N64°20'42" E	45.61
C9	47.14	325.00	8°16'07"	S56°10'37" W	47.10
C10	61.08	2591.04	1°21'02"	N51°51'59" W	61.07
C11	19.95	225.00	1°23'02"	N57°11'25" W	19.95

LINE BEARING	DISTANCE
L1	N21°18'18" E 111.44'
L2	N04°09'54" W 5.13'
L3	N04°09'54" W 23.19'
L4	S88°03'45" E 23.83'
L5	N81°18'59" E 20.62'
L6	N21°18'59" E 21.52'
L7	S08°06'36" E 21.50'
L8	N88°06'36" W 21.62'
L9	N81°18'59" E 21.72'
L10	S21°18'59" W 21.50'
L11	N08°06'36" W 21.50'
L12	N88°06'36" W 21.62'
L13	N81°18'59" E 21.62'
L14	S21°18'59" W 18.46'
L15	N08°06'36" W 23.04'
L16	N72°38'34" W 22.94'
L17	N72°38'34" W 15.43'
L18	S81°18'59" W 19.35'
L19	N81°18'59" E 19.30'
L20	N80°35'33" E 5.14'
L21	N60°16'47" W 22.29'
L22	N30°18'47" W 19.30'
L23	S29°43'13" W 26.11'
L24	N89°43'13" E 22.29'
L25	N20°42'34" W 23.04'
L26	N1°39'53" E 13.07'
L27	N80°42'34" W 26.81'
L28	S65°46'41" W 112.32'

- LEGEND**
- FOUND PLSS MONUMENT, AS NOTED
  - FOUND BOUNDARY MONUMENT, AS NOTED
  - SET BOUNDARY MONUMENT, #5 REBAR W/ 1/2" PLASTIC CAP, "PLS 38245"
  - BOUNDARY LINE
  - - - LOT LINE
  - - - ROW LINE
  - - - EASEMENT LINE
  - ▨ GEOLOGIC HAZARD AREA
  - (XXXX) PROPERTY ADDRESS



No.	Description	Date
5	Revised per County Comments	ZAR 08/22/2017
4	Revised per new lot layout	ZAR 07/24/2017
3	Revised per El Paso County Comments	ZAR 06/09/2017
7	Revised Note #15	ZAR 2/28/2018
6	Add Addresses	SLM 11/6/2017

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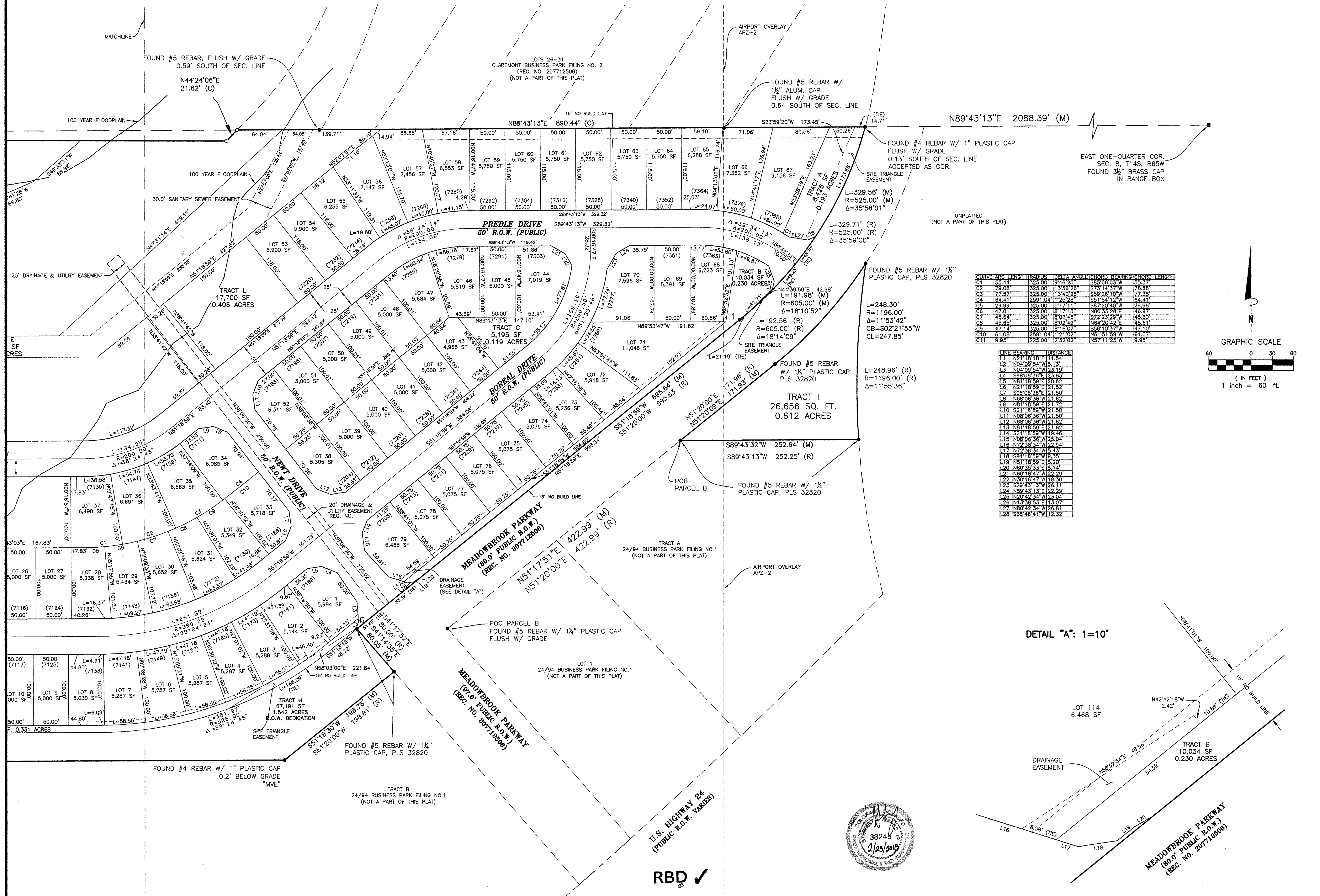
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Sheet 2 of 3  
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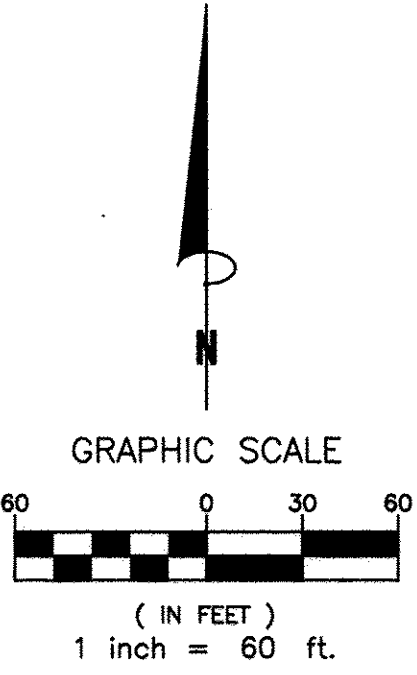
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C6	47.01	325.00	8°17'13"	N82°33'28"E	46.97
C7	45.64	325.00	8°02'45"	S72°23'29"E	45.60
C8	45.65	325.00	8°02'49"	N64°20'42"E	45.61
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L3	N04°09'54"W	23.19
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L5	S81°18'59"E	20.82
L6	N21°18'59"E	21.32
L7	S08°06'36"E	21.50
L8	N88°06'36"W	21.82
L9	N81°18'59"E	21.72
L10	S21°18'59"W	21.50
L11	N88°06'36"W	21.50
L12	N88°06'36"W	21.82
L13	N81°18'59"E	21.82
L14	S21°18'59"W	19.46
L15	N88°06'36"W	25.04
L16	N72°38'34"W	22.94
L17	N72°38'34"W	15.43
L18	S81°18'59"E	19.35
L19	N51°18'59"E	15.20
L20	N87°35'33"E	15.14
L21	N60°16'47"W	22.29
L22	N30°16'47"W	19.30
L23	S89°43'13"E	26.11
L24	N59°43'13"E	22.89
L25	N20°42'34"W	23.04
L26	N13°39'53"E	13.07
L27	N80°42'34"W	26.81
L28	S85°46'41"W	12.32



No.	Description	By	Date
5	Revised per County Comments	ZAR	08/22/2017
4	Revised per new lot layout	ZAR	07/24/2017
3	Revised per El Paso County Comments	ZAR	06/09/2017
7	Revised Note#15	ZAR	2/26/2018
6	Add Addresses	SLM	11/6/2017

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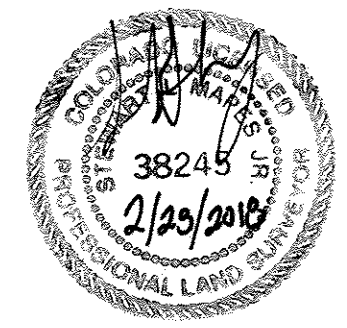
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Sheet 3 of 3

Clark & Land Surveying, Inc.

www.clarksl.com

119 N. Walsatch Ave. • Colorado Springs, CO 80903 • 719.633.6533



RBD