

KNOW ALL MEN BY THESE PRESENTS:

That Meadowbrook Crossing 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 southwesterly 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, 885.62 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°54'06"E, a distance of 1056.49 feet;
2. N44°24'06"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 Softball West Subdivision No. 2, recorded under Book T-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 northeasterly 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. 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 Crossing, LLC

By: _____
Title: _____

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2017, by _____

Witness my hand and seal _____
Address _____

My Commission expires _____

SURVEYOR'S CERTIFICATION:

I Stewart L. Mapes, 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 _____ day of _____, 2017.

Stewart L. Mapes, 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.

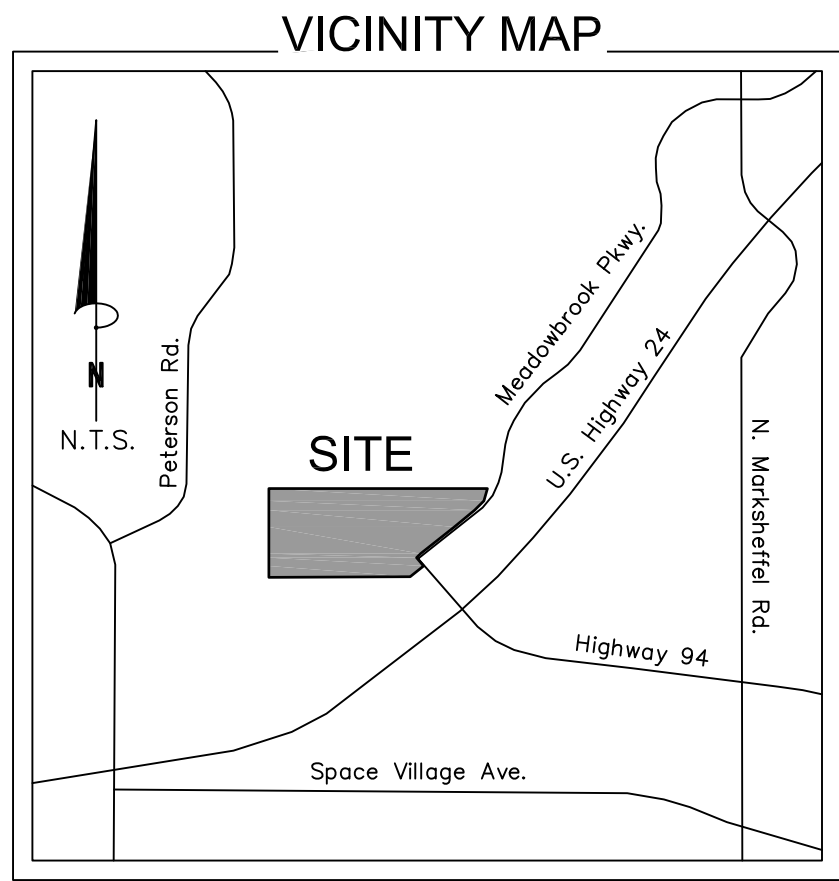
FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Urban Park Fee: _____
Regional Park Fee: _____

PCD File No. SF-17-002

MEADOWBROOK CROSSING

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



ACCEPTANCE CERTIFICATE FOR TRACTS:

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

By: _____

Name: _____

Title: _____

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2017, by _____

Witness my hand and seal _____
Address _____

My Commission expires _____

Table with 6 columns: TRACT, Square Feet, Acreage, Tract Usage, Maintained By, Owned By, Deeded To. Rows A through L.

TRACT NOTES:

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

Table with 4 columns: Final total gross acreage, Total Number of lots, Net acreage of subdivision, Net acreage land to be dedicated for public streets.

ASSESSOR'S CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING is approved by the Assessor's Office of El Paso County, Colorado the _____ day of _____, 2017.

Steve Schleiker

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____M., this _____ day of _____, 2017, A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.
SURCHARGE: _____
FEE: _____ CHUCK BROERMAN, RECORDER
BY: _____ Deputy

NOTES:

- 1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Clark Land Surveying, Inc. relied upon a Title Insurance Policy, prepared by Old Republic National Title Insurance Company, Commitment No. SC55057698-2, effective date May 31, 2016 at 5:00 P.M..
2. Basis of bearings is north line of the south half of Sec. 8, T14S, R65W of the 6th P.M., monumented at both ends by a 3/4" Brass Cap in range box and assumed to bear N89°43'13"E.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA Flood Insurance Rate Map, Map Number 08041C752F with effective dates March 17, 1997, indicates this parcel of land is located in Zone X (area determined to be out of the 500 year flood plain) & in Zone AE (special flood hazard area inundated by 100 year flood). A CLOMR has been reviewed and approved by FEMA issued May 12, 2017, Case No. 17-08-0333R to provide channel improvements and revise the floodplain limits. Portions of the channel and floodplain to the northeast of this site have been mitigated per an existing LOMR, Case No. 06-08-08137P, effective December 13, 2006. No structures or solid fences are permitted within the designated Floodplain area.
4. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
5. The lineal units used in this drawing are U.S. Survey Feet.
6. No driveway shall be established unless an access permit has been granted by El Paso County.
7. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
8. Any person who knowingly removes, alters, or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. §18-4-508.
9. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
10. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
11. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
12. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvement Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
13. Meadowbrook Crossing, LLC shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved Preliminary/Final Drainage Report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of any building permits for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Estimate of Guaranteed Funds for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances.
14. Meadowbrook Crossing, LLC shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.
15. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations. An easement will be provided at the final plat stage. All property with this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. All property within this subdivision is subject to a Avigation Easement as recorded at Reception No. 217030936 of the records of the El Paso County Clerk and Recorder.
16. There shall be no direct lot access to Meadowbrook Parkway and U.S. Highway 24.
17. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
18. Pursuant to Resolution 12-416, approved by the Board of Directors, El Paso County Public Improvements District 2 and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of MEADOWBROOK CROSSING are included with the boundaries of the El Paso County Public Improvements District 2 and as such is subject to applicable fees and mill levy.
19. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report.
20. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
21. The property is within the Service Area of the Central Marksheffel Metropolitan District and, as such, is subject to an assessment for the construction of Marksheffel Road.
22. No structures or fences are permitted within designated "Floodplain" areas. Tract G is dedicated to contain the floodplain area.
23. The landscaping provided within the buffer along Lots 57-67 shall be owned and maintained by each respective individual lot owner as referenced and illustrated within the covenants. The buffer landscape shall be provided by the builder at the time of lot construction on an individual lot basis.
24. The Meadowbrook Crossing Metropolitan District, or its designee, will be responsible for the oversight, maintenance and enforcement of the covenants relating to commons area and the buffer landscape.
25. There are 79 single-family residential lots platted within this subdivision served by Cherokee Metropolitan District, Colorado Springs Utilities, Century Link, Cimarron Hills Fire Department, El Paso County Sheriff's Department.

PLANNING AND COMMUNITY DEVELOPMENT:

Approval is granted for this plat of MEADOWBROOK CROSSING on this _____ day of _____, 2016.

Director of Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING is approved by the Board of County Commissioners of El Paso County, Colorado the _____ day of _____, 2017.

President

OWNER:

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

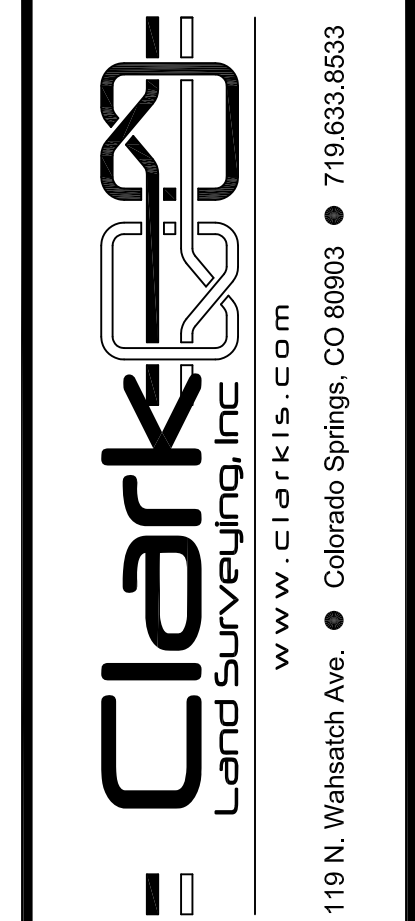
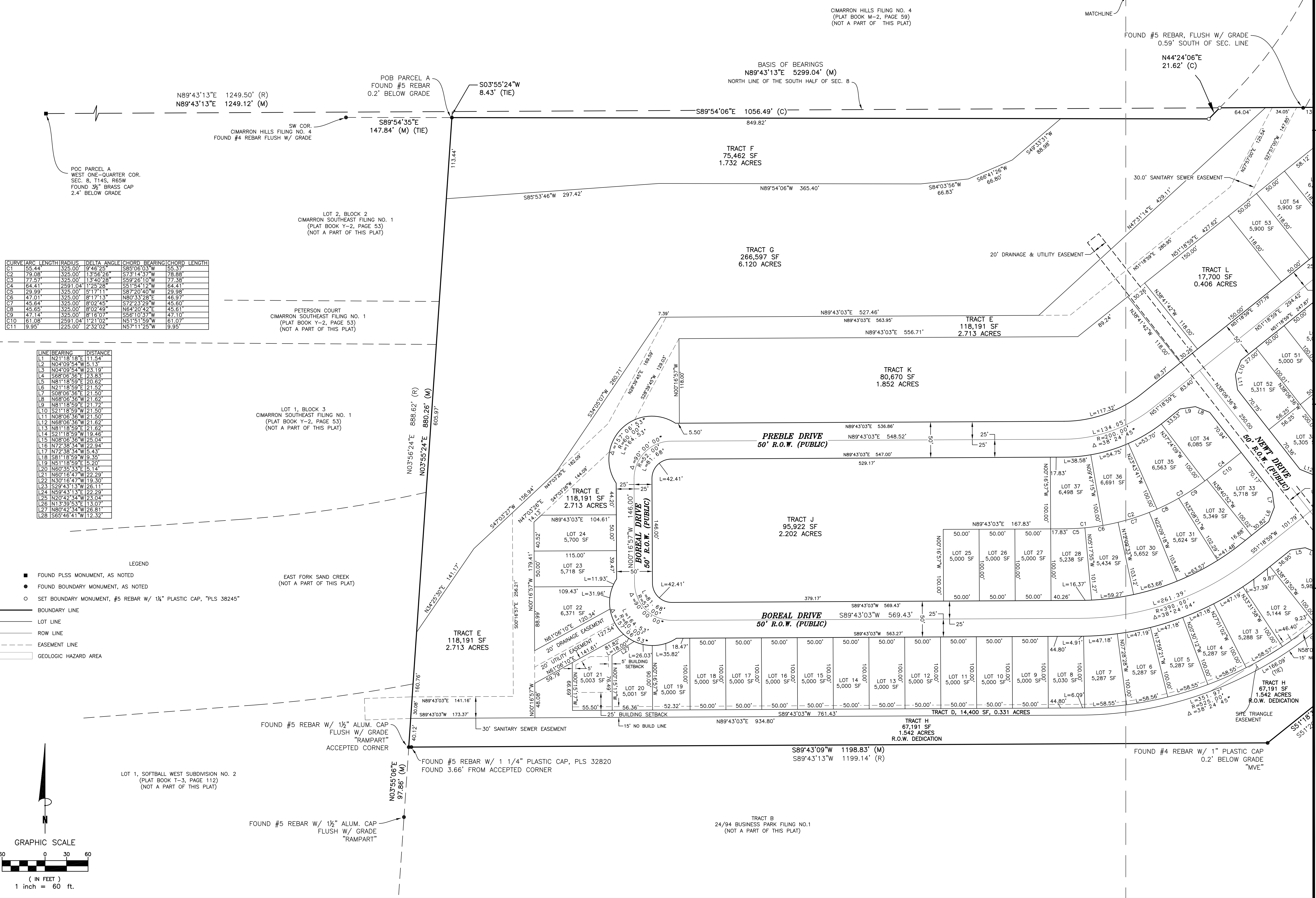
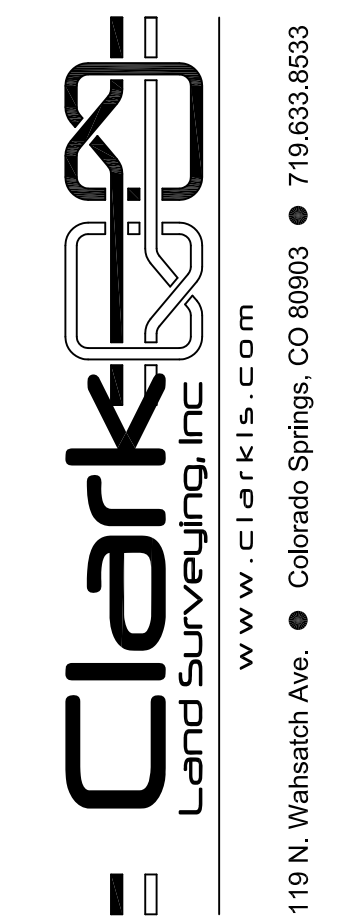


Table with 4 columns: Revisions, Description, Date, and Comments. Rows 1 through 4.

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

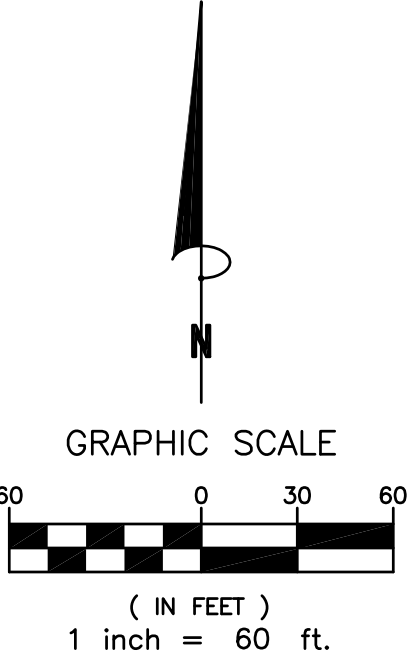
A portion of the South 1/2 of Section 8, Township
14 South, Range 65 West of the 6th P.M.,
El Paso County, State of Colorado



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.44	325.00	9°46'25"	S85°06'03"W	55.37
C2	79.08	325.00	13°56'26"	S73°14'37"W	78.88
C3	77.57	325.00	13°40'28"	S59°26'10"W	77.38
C4	64.41	2591.04	179°29'	S31°54'12"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	9.85	225.00	2°32'02"	N57°11'25"W	9.85

LINE	BEARING	DISTANCE
L1	N21°18'18"E	11.34
L2	N04°09'54"W	5.13
L3	N04°09'54"W	23.19
L4	S88°06'36"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	19.46
L15	N08°06'36"W	25.04
L16	N72°38'34"W	22.94
L17	N72°38'34"W	5.43
L18	S81°18'59"W	19.35
L19	N51°18'59"E	5.20
L20	N60°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	N59°43'13"E	22.29
L25	N20°42'34"W	23.04
L26	N13°39'53"E	13.07
L27	N80°42'34"W	26.81
L28	S65°46'41"W	12.32

- LEGEND
- FOUND PLS MONUMENT, AS NOTED
 - FOUND BOUNDARY MONUMENT, AS NOTED
 - SET BOUNDARY MONUMENT, #5 REBAR W/ 1/4" PLASTIC CAP, "PLS 38245"
 - BOUNDARY LINE
 - - - LOT LINE
 - - - ROW LINE
 - - - EASEMENT LINE
 - ▭ GEOLOGIC HAZARD AREA



No.	Date	By	Description
4	07/24/2017	ZAR	Revised per new lot layout
3	06/09/2017	ZAR	Revised per El Paso County Comments
2	05/05/2017	ZAR	Revised per new lot layout
1	04/21/2017	ZAR	Addressed El Paso County Comments

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MEADOWBROOK CROSSING

Project No. 160425

Date: 12/06/2016

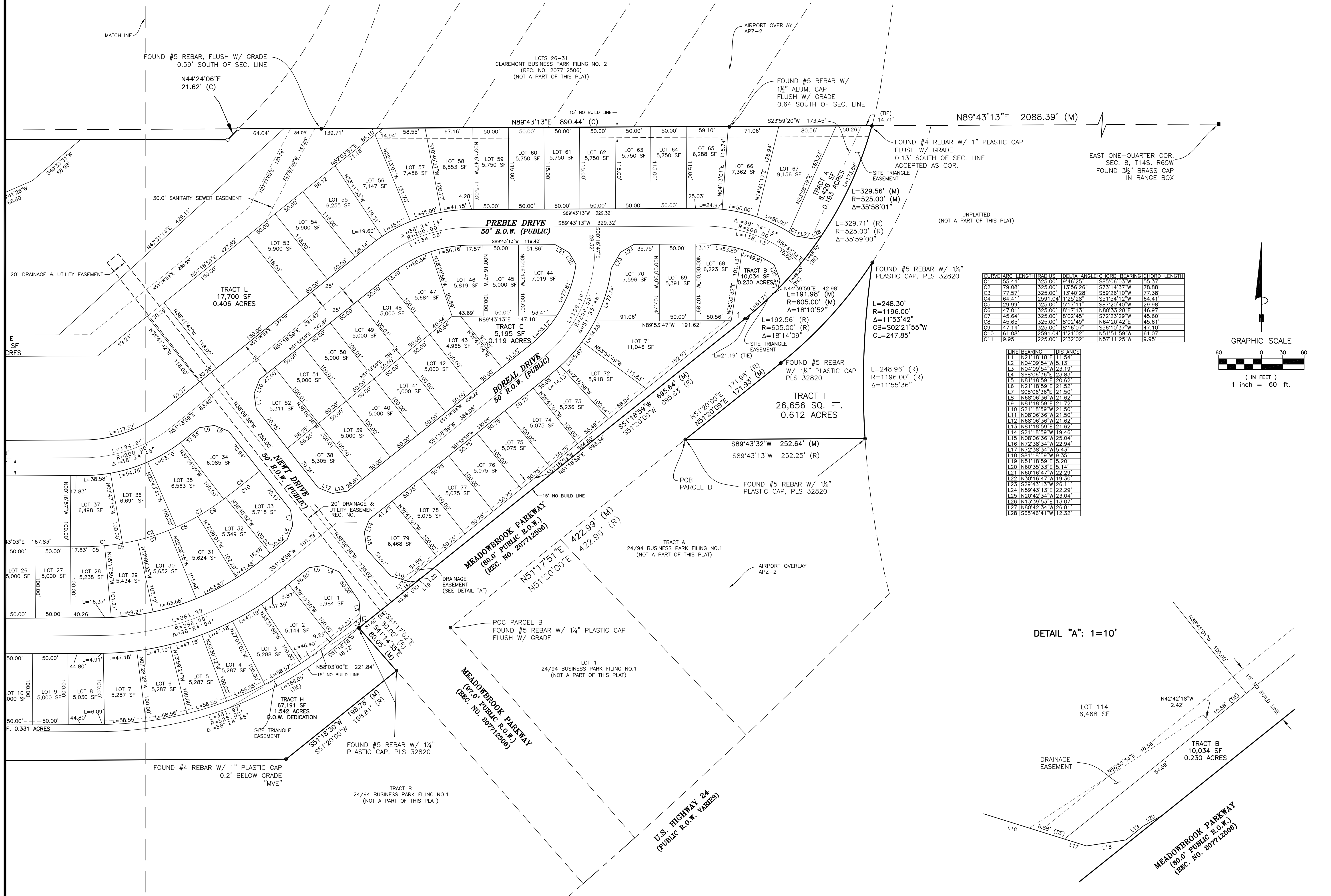
Sheet 2 of 3

Drawn By: ZAR

Checked By: SLM

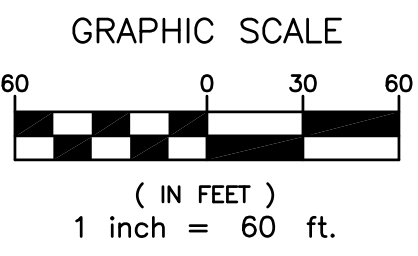
MEADOWBROOK CROSSING

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



CURVE	ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.44'	325.00'	9746.25'	S85°06'03"W	55.37'	
C2	79.08'	325.00'	13556.25'	S73°14'37"W	78.88'	
C3	77.57'	325.00'	13440.28'	S59°26'10"W	77.38'	
C4	64.41'	2591.04'	1125.28'	S51°54'12"W	64.41'	
C5	29.99'	325.00'	5171.11'	S87°20'40"W	29.98'	
C6	47.01'	325.00'	8171.13'	N80°33'28"E	46.97'	
C7	45.64'	325.00'	8022.45'	S72°23'29"W	45.60'	
C8	45.65'	325.00'	8022.49'	N64°20'42"E	45.61'	
C9	47.14'	325.00'	8160.07'	S56°10'37"W	47.10'	
C10	61.08'	2591.04'	1121.02'	N57°51'59"W	61.07'	
C11	9.95'	225.00'	2322.02'	N57°11'25"W	9.95'	

LINE	BEARING	DISTANCE
L1	N21°18'18"E	11.54'
L2	N04°09'54"W	5.13'
L3	N04°09'54"W	23.19'
L4	S58°06'36"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	N88°06'36"W	21.50'
L12	N88°06'36"W	21.62'
L13	N81°18'59"E	21.62'
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	5.43'
L18	S81°18'59"W	19.35'
L19	N51°18'59"E	19.20'
L20	N60°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	N59°43'13"E	22.29'
L25	N20°42'34"W	23.04'
L26	N13°39'33"E	13.07'
L27	N80°42'34"W	26.81'
L28	S65°46'41"W	112.32'



No.	Description	By	Date
4	Revised per new lot layout	ZAR	07/24/2017
3	Revised per El Paso County Comments	ZAR	06/09/2017
2	Revised per new lot layout	ZAR	05/05/2017
1	Addressed El Paso County Comments	ZAR	04/21/2017

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MEADOWBROOK CROSSING

Project 160425

Drawn By: ZAR

Checked By: SLM

Date: 12/06/2016

Sheet 3 of 3

Clark Land Surveying, Inc.

www.clarksls.com

119 N. Weisbach Ave. • Colorado Springs, CO 80903 • 719.633.8633

DETAIL "A": 1=10'

