

April 27, 2018

Chuck Broerman  
04/27/2018 02:28:28 PM  
Doc \$0.00 2  
Rec \$18.00 Pages

El Paso County, CO



218047692

State of Colorado )  
)ss  
County of El Paso )**Surveyor's  
Affidavit of Correction**

On this 27<sup>st</sup> day of April 2018, I, Stewart L. Mapes, Jr., having no ownership interest in the after described lands, upon oath and under penalty of perjury, depose and say, as provided in CRS 38-51-111 as follows:

That I am a Licensed Professional Land Surveyor in the State of Colorado and prepared the Plat of Meadowbrook Crossing Filing No. 1, a subdivision of a tract of land situated in the south half of Section 8, Township 14 South, Range 65 West, of the 6<sup>th</sup> Principal Meridian, the said Plat of Meadowbrook Crossing Filing No. 1, having been recorded at Reception Number 218714112, of the El Paso County Records.

Affiant further states:

**SHEET 2**

1. The exterior arc along the northwest intersection of Boreal Drive and Preble Drive has a recorded radius of 60.00', a central angle of 157°06'23", and a length of 164.53', and should have a chord bearing of N44°43'03"E, and a distance of 117.61'.
2. The exterior arc along the southwest corner of Boreal Drive, where it turns from the east and runs north, has a recorded radius of 60.00', a central angle of 157°06'23", and a length of 164.53, and should have a chord bearing of N45°16'57"W, and a distance of 117.61'.

**SHEET 3**

3. The easterly lot line of Lot 1, has a recorded distance of 50.00', and should have a bearing of N35°09'54"W.
4. The westerly lot line of Lot 79, has a recorded distance of 59.61', and should have a bearing of N42°38'34"W.
5. The southerly lot lines of Lots 38 through Tract C, have an overall recorded bearing of S51°18'59"W, and a distance of 408.22', which should read S51°18'59"W, with a distance of 329.16'.

6. The Lot 47, has a recorded square footage of 5,684', and should have a square footage of 5,633'.
7. The Lot 43, has a southerly lot line with a recorded distance of 50.00', that should read 50.99', said lot also has a recorded square footage of 4,965', which should have a square footage of 5,014'.
8. The western most of Lot 66, has a recorded bearing of N14°41'17"E, and a distance of 126.94', which should read N13°37'37"E, and a distance of 131.22'.
9. The arc length along the northwestern most curve of Meadowbrook Parkway, a 60.00' public right-of-way, recorded under reception number 207712506, adjacent to Tract A, Tract B and the end of Preble Drive, has a recorded radius of 525.00', a central angle of 35°58'01", and a length of 329.56'. The interior lengths reading south to north, respectively, 61.71', 49.25', 48.70', and 173.66', should read 61.71', 49.22', 48.57' and 170.18', giving an overall length of 329.71'.



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

June 12, 2018

Chuck Broerman  
06/14/2018 02:27:31 PM  
Doc \$0.00 1  
Rec \$13.00 Page

El Paso County, CO



218068301

State of Colorado )  
                          )ss  
County of El Paso )

**Surveyor's  
Affidavit of Correction**

On this 12<sup>th</sup> day of June 2018, I, Stewart L. Mapes, Jr., having no ownership interest in the after described lands, upon oath and under penalty of perjury, depose and say, as provided in CRS 38-51-111 as follows:

That I am a Licensed Professional Land Surveyor in the State of Colorado and prepared the Plat of Meadowbrook Crossing Filing No. 1, a subdivision of a tract of land situated in the south half of Section 8, Township 14 South, Range 65 West, of the 6<sup>th</sup> Principal Meridian, the said Plat of Meadowbrook Crossing Filing No. 1, having been recorded at Reception Number 218714112, of the El Paso County Records.

Affiant further states:

SHEET 3

1. The exterior arc along the westerly side of Tract 1, which follows along the East side of Meadowbrook Parkway, has a recorded radius of 605.00, a central angle of 18°14'09", and a length of 192.56 feet and should have a chord bearing of N42°16'56"E, with a distance of 191.18 feet.
2. The interior arc at the most easterly line of Meadowbrook Crossing, also known as the west right-of-way line of Meadowbrook Parkway, has a recorded radius of 525.00, a central angle of 35°59'00", with a distance of 329.71 and should have a chord bearing N33°18'30"E and a distance of 324.31.
3. Lot 1 at the intersection of Newt Drive and Boreal Drive has a southeasterly line with a recorded distance of 54.23 feet, and should read 50.07 feet.

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

