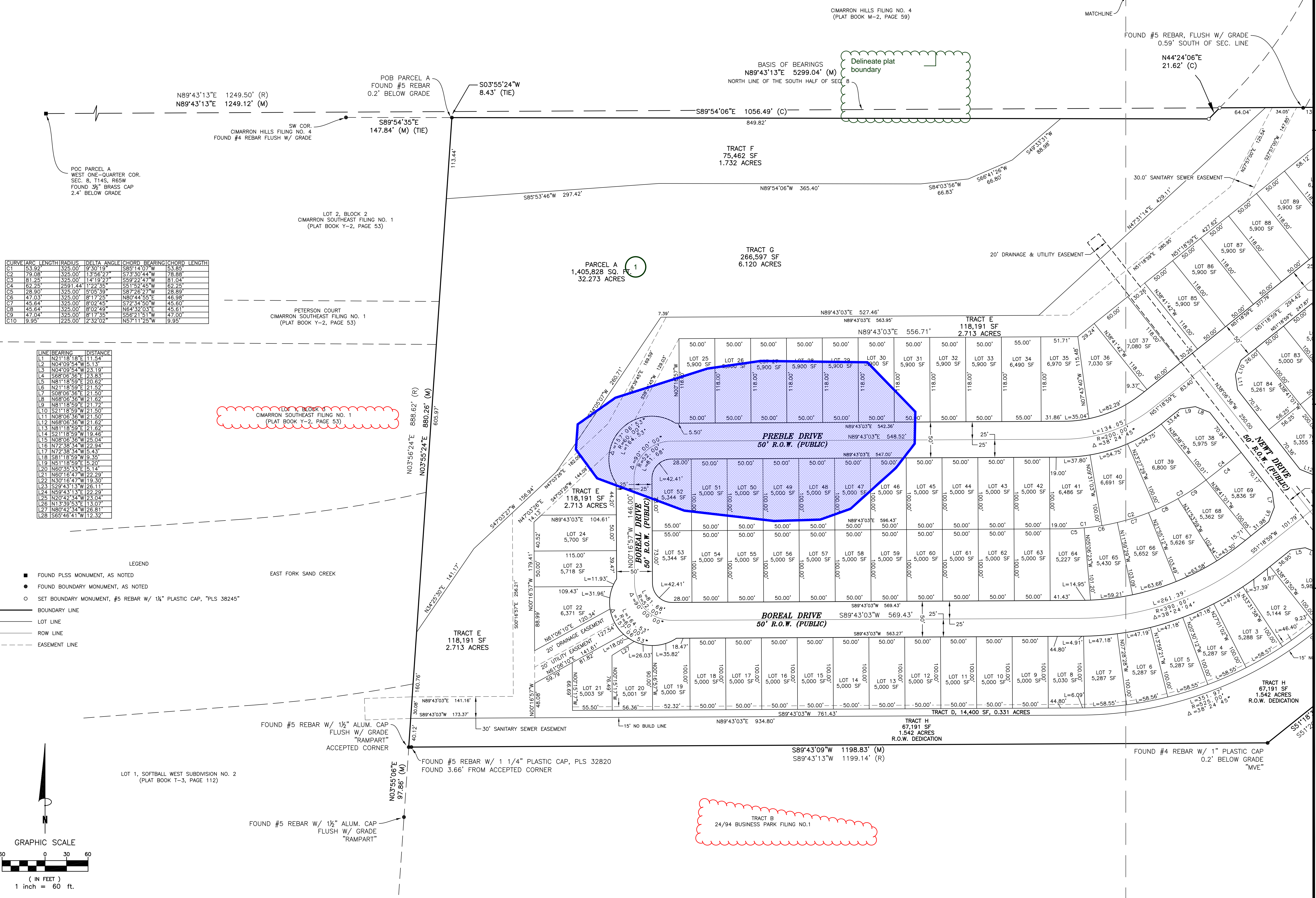
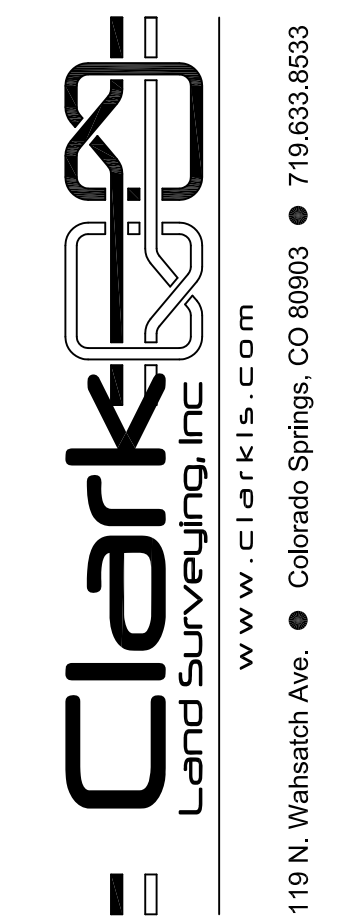


MEADOWBROOK CROSSING

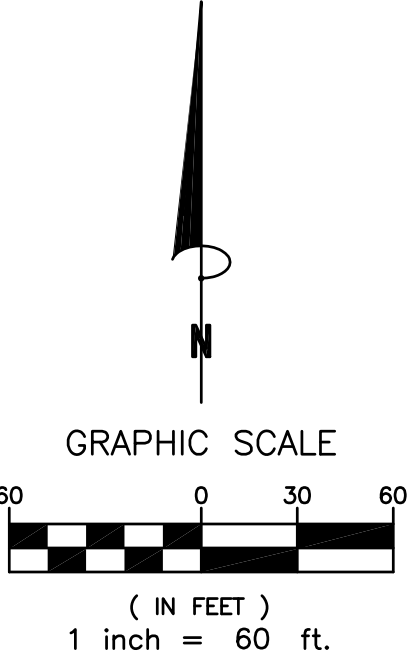
A portion of the South 1/2 of Section 8, Township
14 South, Range 65 West of the 6th P.M.,
El Paso County, State of Colorado



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	53.92	325.00	9°30'19"	S85°14'07" W	53.85
C2	79.08	325.00	13°56'27"	S73°30'44" W	78.88
C3	81.25	325.00	14°19'27"	S59°22'47" W	81.04
C4	82.25	2591.44	1°22'39"	S81°52'45" W	82.25
C5	28.90	325.00	5°05'39"	S87°26'27" W	28.89
C6	47.03	325.00	8°17'25"	N80°44'55" E	46.98
C7	45.64	325.00	8°02'45"	S72°34'50" W	45.60
C8	45.64	325.00	8°02'45"	N64°32'03" E	45.61
C9	47.04	325.00	8°17'35"	S56°21'51" W	47.00
C10	9.95	225.00	2°32'02"	N57°11'25" W	9.95

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	S08°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	N89°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	N89°06'36" W 21.52
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 9.35
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



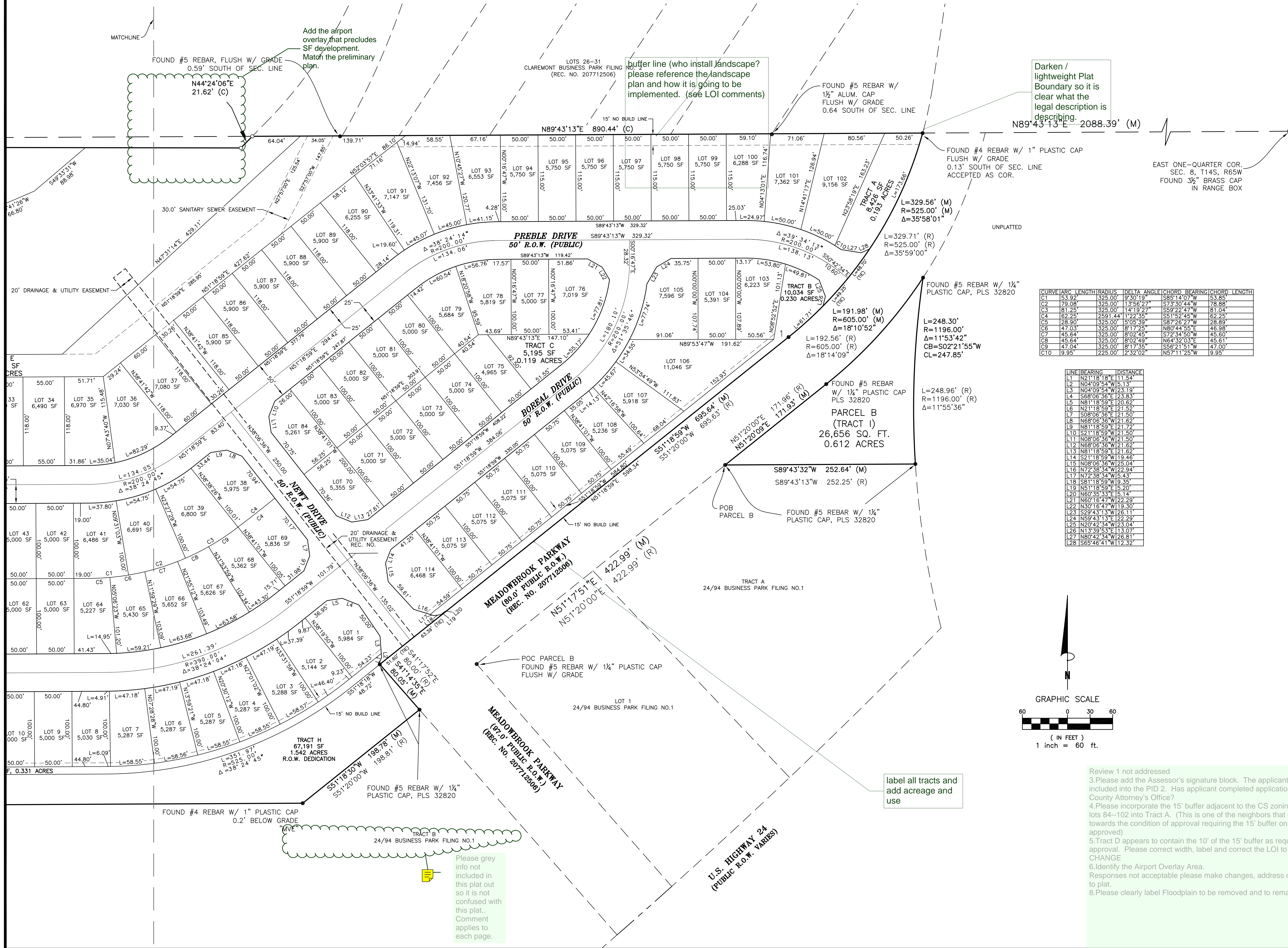
No.	Date	Description
2	05/05/2017	Revised per new lot layout
1	04/21/2017	Addressed El Paso County Comments

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
Date: 12/06/2016
Sheet 2 of 3
Project No: 160425
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



Darken /
lightweight Plat
Boundary so it is
clear what the
legal description is
describing.

buffer line (who install landscape?
please reference the landscape
plan and how it is going to be
implemented. (see LOL comments)

Add the airport
overlay that precludes
SF development.
Match the preliminary
plan.

FOUND #4 REBAR W/ 1" PLASTIC CAP
FLUSH W/ GRADE
0.13' SOUTH OF SEC. LINE
ACCEPTED AS COR.

EAST ONE-QUARTER COR.
SEC. 8, T14S, R65W
FOUND 3/8" BRASS CAP
IN RANGE BOX

CURVE	ARC	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	53.92'	325.00'	930.19'	S85°14'07" W	53.85'	
C2	79.08'	325.00'	1356.27'	S73°30'44" W	78.88'	
C3	81.25'	325.00'	11419.27'	S59°22'47" W	81.04'	
C4	62.25'	2591.44'	1122'35"	S51°52'45" W	62.25'	
C5	28.90'	325.00'	505.39'	S87°26'27" W	28.89'	
C6	47.03'	325.00'	817.25'	N89°44'55" E	46.98'	
C7	45.64'	325.00'	802.45'	S72°34'50" W	45.60'	
C8	45.64'	325.00'	802.49'	N64°32'03" E	45.61'	
C9	47.04'	325.00'	817.35'	S56°21'51" W	47.00'	
C10	9.95'	225.00'	232.02'	N57°11'25" W	9.95'	

LINE	BEARING	DISTANCE
L1	N21°18'59" 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'
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L17	N60°16'47" 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	S59°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	112.32'



No.	Revisions	Description	By	Date
2	Revised per new lot layout		ZAR	05/05/2017
1	Addressed El Paso County Comments		ZAR	04/21/2017

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.

Review 1 not addressed
 3. Please add the Assessor's signature block. The applicant is requesting to be included into the PID 2. Has applicant completed application for inclusion through the County Attorney's Office?
 4. Please incorporate the 15' buffer adjacent to the CS zoning district within the rear of lots 84-102 into Tract A. (This is one of the neighbors that objected and contributed towards the condition of approval requiring the 15' buffer on your property being approved)
 5. Tract D appears to contain the 10' of the 15' buffer as required per the condition of approval. Please correct width, label and correct the LOI to match. RESPONSE: NO CHANGE
 6. Identify the Airport Overlay Area. Responses: not acceptable please make changes, address question, add labels, etc to plat.
 8. Please clearly label Floodplain to be removed and to remain.

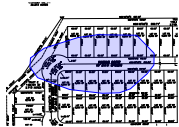
Markup Summary

dsdlaforce (2)



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Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 5/17/2017 5:02:12 PM
Color: ■

Preliminary Plan identifies Lots 25-31 and 46-52. Update both plans accordingly to match.



Subject: Polygon
Page Label: 2
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 5/17/2017 3:29:07 PM
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Delineate the geologic hazard area

dsdparsons (32)

aintenance of private
design, construction
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ding permits for the
ion Improvements Ac
MPs shall be constr

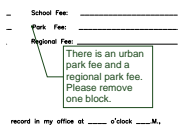
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Author: dsdparsons
Date: 6/5/2017 2:44:06 PM
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Author: dsdparsons
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Subject: Callout
Page Label: 1
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Author: dsdparsons
Date: 6/5/2017 2:12:22 PM
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There is an urban park fee and a regional park fee. Please remove one block.



Subject: Text Box
Page Label: 1
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Status:
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Author: dsdparsons
Date: 6/5/2017 1:50:51 PM
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Planning and Community Development

This serves as notice of potential risk to all prospective purchaser and associated noise of arrangement. The final plat stage. All property is No. [redacted] c on Easement as recorded at R

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Author: dsdparsons
Date: 6/5/2017 2:47:48 PM
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Subject: Text Box
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/5/2017 2:49:53 PM
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oThe following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Slope Instability: (name lots or location of area)
▪Shallow Groundwater:(name lots or location of area)
oDue to high groundwater in the area lot X-XX, all foundations shall incorporate an underground drainage system.

P.M.,
o
revise notes accordingly please

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Author: dsdparsons
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revise notes accordingly please

.LC shall enter into any building permit application for each pon

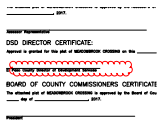
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Together totals 32.885

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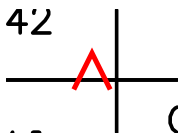
There are X single-family residential lots platted within this subdivision served by (Utility providers).



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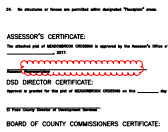
detention ponds/water quality BMP
 rances.
 Crossing, LLC shall enter into a F
 ssuance of any building permits fo
 to an Agreement for each pond c
)TENTIAL AIRCRAFT OVERFLIGHT AND
 on this property due to its close

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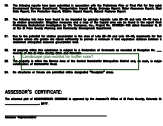
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maintenance of private c
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 1 Site Development Plan
 uilding permits for the s
 ivision Improvements Agr
 BMPs shall be construct

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Date: 6/5/2017 2:53:00 PM
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Landscape plan exhibit for buffer note?



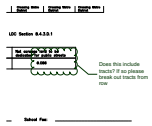
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Author: dsdparsons
Date: 6/5/2017 2:55:19 PM
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oTract _____ shall be utilized as _____ (park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged.)
 Tract ____ (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



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Author: dsdparsons
Date: 6/5/2017 1:52:08 PM
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Steve Schleiker



Subject: Cloud+
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/5/2017 1:53:48 PM
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Does this include tracts? If so please break out tracts from row



Subject: Text Box
Page Label: 1
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/5/2017 2:49:44 PM
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oThis property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date ____ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)



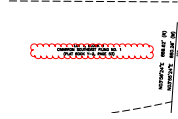
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/5/2017 2:39:25 PM
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This is not being platted as parcel A or B please remove both.



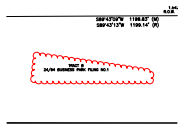
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Page Label: 2
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Status:
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Author: dsdparsons
Date: 6/5/2017 2:41:12 PM
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Delineate plat boundary



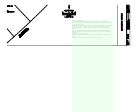
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Author: dsdparsons
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This is not being platted with this. identify not a part of this plat. Comment pertains to all labels not included in this filing.

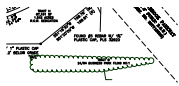


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Page Label: 2
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/5/2017 2:39:53 PM
Color: ■

Review 1 not addressed
 3. Please add the Assessor's signature block. The applicant is requesting to be included into the PID
 2. Has applicant completed application for inclusion through the County Attorney's Office?
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 5. Tract D appears to contain the 10' of the 15' buffer as required per the condition of approval. Please correct width, label and correct the LOI to match. RESPONSE: NO CHANGE
 6. Identify the Airport Overlay Area. Responses not acceptable please make changes, address question, add labels, etc to plat.
 8. Please clearly label Floodplain to be removed and to remain.



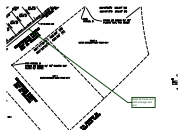
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Author: dsdparsons
Date: 6/5/2017 2:35:20 PM
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Author: dsdparsons
Date: 6/5/2017 2:35:59 PM
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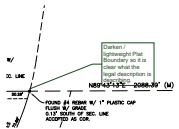
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label all tracts and add acreage and use



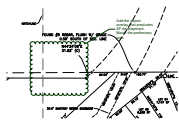
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Please grey info not included in this plat out so it is not confused with this plat.. Comment applies to each page.



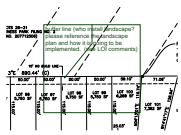
Subject: Callout
Page Label: 3
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/5/2017 2:39:06 PM
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Darken / lightweight Plat Boundary so it is clear what the legal description is describing.



Subject: Cloud+
Page Label: 3
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Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 6/5/2017 2:22:07 PM
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Add the airport overlay that precludes SF development. Match the preliminary plan.



Subject: Callout

Page Label: 3

Lock: Unlocked

Status:

Checkmark: Unchecked

Author: dsdparsons

Date: 6/5/2017 2:34:21 PM

Color: ■

buffer line (who install landscape? please reference the landscape plan and how it is going to be implemented. (see LOI comments)