

ASPEN MEADOWS SUBDIVISION FILING NO. 4

A PORTION OF LAND LYING WITHIN THE WEST HALF OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF ASPEN MEADOWS FILING NO. 3 RECORDED _DATE_, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK UNDER RECEPTION NUMBER _REC. NO._; MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND; ASSUMED TO BEAR SOUTH 00°20'05" EAST 965.29 FEET;

BEGIN AT THE NORTHWEST CORNER OF SAID ASPEN MEADOWS FILING NO. 3;

THENCE ON THE EXTERIOR OF SAID ASPEN MEADOWS FILING NO. 3 THE FOLLOWING (2) TWO COURSES:

- 1. THENCE SOUTH 00°20'05" EAST A DISTANCE OF 965.29 FEET;
- 2. THENCE SOUTH 00°00'05" WEST A DISTANCE OF 251.68 FEET TO THE EXTERIOR OF THE NOOK AT SHILOH MESA FILING NO. 1 RECORDED MAY 28, 2020 IN SAID RECORDS UNDER RECEPTION NUMBER 220714516;

THENCE SOUTH 49°05'51" WEST ON SAID EXTERIOR, A DISTANCE OF 268.99 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 15, 2013 IN SAID RECORDS UNDER RECEPTION NUMBER 213006396;

THENCE ON THE EXTERIOR OF SAID SPECIAL WARRANTY DEED THE FOLLOWING (2) TWO COURSES:

- 1. NORTH 82°23'34" WEST, A DISTANCE OF 54.68 FEET;
- 2. THENCE NORTH 89°59'11" WEST A DISTANCE OF 633.04 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 723.00 FEET, WHOSE CENTER BEARS NORTH 49°45'52" WEST, SAID POINT BEING ON THE EXTERIOR OF FOREST MEADOWS FILING NO. 6A RECORDED SEPTEMBER 10, 2013 IN SAID RECORDS UNDER RECEPTION NUMBER 213713374;

THENCE ON THE EXTERIOR OF SAID FOREST MEADOWS FILING NO. 6A AND THE EXTERIOR OF FOREST MEADOWS FILING NO. 7 RECORDED NOVEMBER 20, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214713542 AND THE EXTERIOR OF FOREST MEADOWS FILING NO 7A RECORDED NOVEMBER 20, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214713543 THE FOLLOWING (2) TWO COURSES:

- 1. THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°52'01", AN ARC DISTANCE OF 515.69 FEET;
- 2. THENCE NORTH 00°37'53" WEST A DISTANCE OF 874.97 FEET TO THE EXTERIOR OF ASPEN MEADOWS FILING NO. 1 RECORDED _____, 2021 IN SAID RECORDS UNDER RECEPTION NUMBER _____;

THENCE ON THE EXTERIOR OF SAID ASPEN MEADOWS FILING NO. 1 THE FOLLOWING (2) TWO COURSES:

- 1. THENCE NORTH 89°21'51" EAST A DISTANCE OF 524.04 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 733.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;
- 2. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°49'16", AN ARC DISTANCE OF 202.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 986,780 SQUARE FEET (22.65336 ACRES), MORE OR LESS.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, PUBLIC STREETS AND PUBLIC EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "ASPEN MEADOWS SUBDIVISION FILING NO. 4", IN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, RAO INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY RANDALL S. O'LEARY IT'S MANAGER, HAS EXECUTED THIS INSTRUMENT THIS _____DAY OF _____, 2021 A.D.

RANDALL S. O'LEARY, MANAGER

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 2021

BY RANDALL S. O'LEARY, MANAGER OF RAO INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

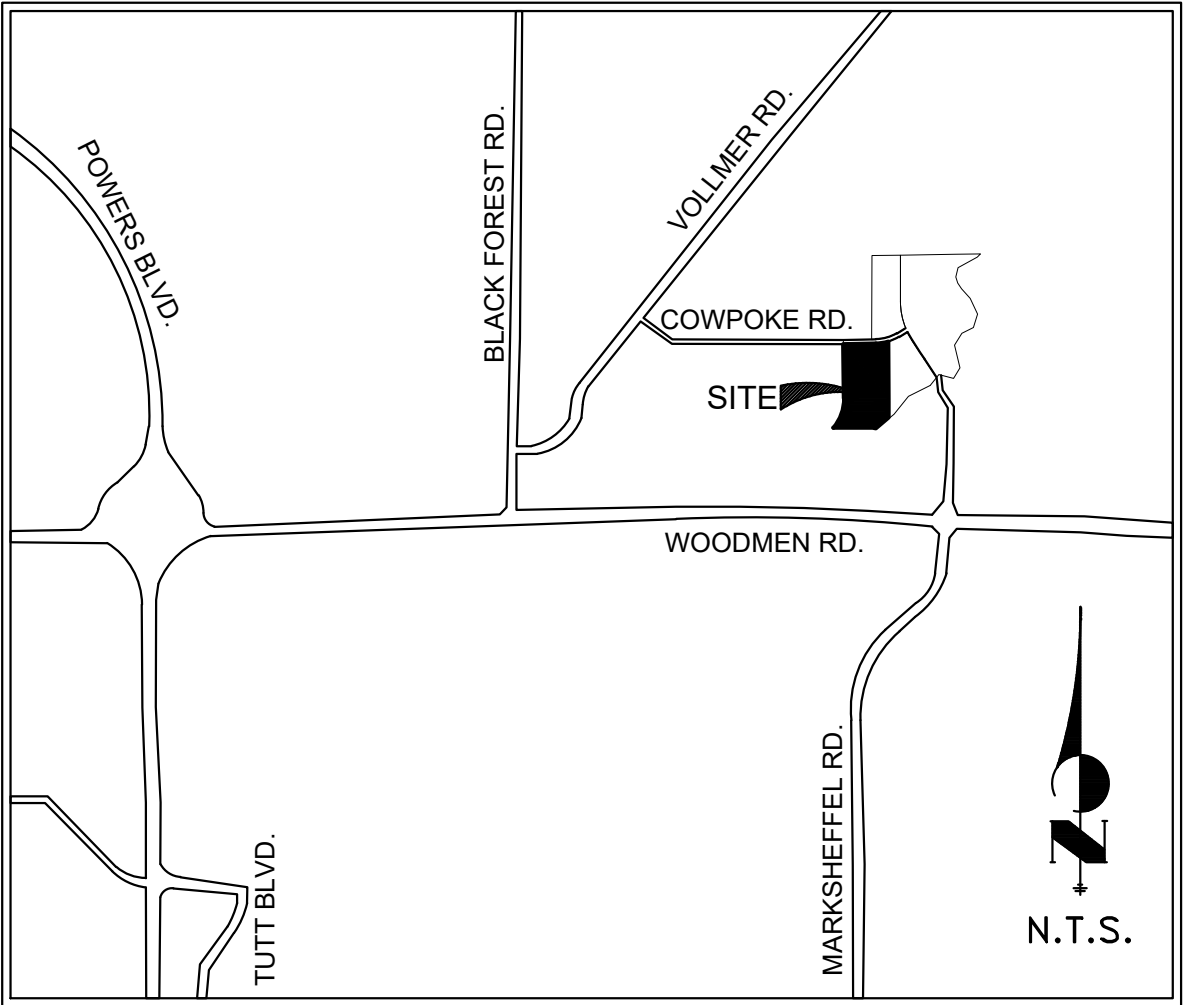
PLAT NOTES:

- 1. THE BEARINGS ARE BASED ON A PORTION OF THE WEST LINE OF ASPEN MEADOWS FILING NO. 3 RECORDED _DATE_, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK UNDER RECEPTION NUMBER _REC. NO._; MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND; ASSUMED TO BEAR SOUTH 00°20'05" EAST 965.29 FEET;
- 2. ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
- 3. SET #5 REBAR WITH 1-1/2" ALUM. CAP STAMPED "MATRIX PLS 34977", FLUSH WITH THE GROUND, AT ALL EXTERIOR CORNERS, UNLESS OTHERWISE NOTED.
- 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.
- 5. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0533G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- 6. TRACT "A" IS FOR A PARK TO BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- 7. TRACT "B" IS FOR OPEN SPACE, A MONUMENT SIGN AND PEDESTRIAN ACCESS TO BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- 8. TRACT "C" IS FOR OPEN SPACE, PUBLIC AND PRIVATE DRAINAGE FACILITIES AND PUBLIC UTILITIES TO BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- 9. TRACT "D" IS FOR OPEN SPACE AND PEDESTRIAN ACCESS TO BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.
- 10. TRACT "E" IS FOR OPEN SPACE, MAIL BOXES AND PEDESTRIAN ACCESS TO BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND WILL BE CONVEYED BY SEPARATE INSTRUMENT.

PREPARED BY:



2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208



VICINITY MAP

PLAT NOTES (CONT.):

- 11. CALL UTILITY NOTIFICATION CENTER OF COLORADO 811. CALL TWO (2) BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, EXCAVATE, FOR THE MARKING OF COLORADO INTERSTATE GAS AND MAGELLAN PIPELINES.
- 12. THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- 13. SCHOOL FEES OR SCHOOL LAND DEDICATION FOR THIS PROJECT ARE NOT REQUIRED PER AGREEMENT BETWEEN FALCON 49 SCHOOL DISTRICT AND THIS DEVELOPER DATED FEBRUARY 19, 2021. A COPY OF THIS LETTER HAS BEEN PROVIDED WITH THIS SUBMITTAL.
- 14. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MATRIX DESIGN GROUP, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, MATRIX DESIGN GROUP INC., RELIED UPON TITLE COMMITMENT NO. SC55065575.1 PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2021 AT 5:00 P.M. THE SCHEDULE B-SECTION 2 ITEMS BELOW HAVE BEEN EXAMINED IN A LIMITED FASHION TO DETERMINE THE GEOGRAPHICAL IMPACT ON THE SUBJECT PROPERTY, AND IF POSSIBLE, THE LIMITS OF THE IMPACT SHALL BE PLOTTED HEREON.
 - 14.1 RIGHT OF WAY EASEMENT AS GRANTED TO FORD, BACON & DAVIS, INC. IN INSTRUMENT RECORDED OCTOBER 15, 1927, IN BOOK 798 AT PAGE 162. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A RIGHT-OF-WAY FOR GAS PIPELINE BEING LOCATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST AND CALLS FOR THE LOCATION OF THE RIGHT-OF-WAY TOP BE FURTHER REPRESENTED ON THE "GRANTEES PRESENT SURVEY" WHICH DOES NOT ACCOMPANY THE DOCUMENT AND IS UNKNOWN TO THIS SURVEYOR. WHILE THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4 LIES SOUTHERLY AND ADJACENT TO THE SUBJECT PROPERTY, THIS SURVEYOR BELIEVES THIS DOCUMENT IS REFERRING TO A KNOWN PIPELINE THAT RUNS NORTH-SOUTH AND EAST OF THE SUBJECT PROPERTY.)
 - 14.2 CONVEYANCE OF MINERAL RIGHTS AS CONTAINED IN MINERAL DEED RECORDED OCTOBER 13, 1954 IN BOOK 1458 AT PAGE 218. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY.)
 - 14.3 A RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED DECEMBER 04, 1958, IN BOOK 1714 AT PAGE 541. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST. THIS DOCUMENT DOES NOT SPECIFY AN EXACT LOCATION OF THE UTILITIES AND IS BLANKET IN NATURE.)
 - 14.4 RIGHT OF WAY EASEMENT AS GRANTED TO WACO PIPE LINE COMPANY BY INSTRUMENT RECORDED MARCH 21, 1966 IN BOOK 2123 AT PAGE 166. ASSIGNMENT OF EASEMENTS AND LICENSES RECORDED OCTOBER 12, 2005 UNDER RECEPTION NO. 205161563, AND ASSIGNMENT RECORDED DECEMBER 2, 2013 UNDER RECEPTION NO. 213144183. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST.)
 - 14.5 THE EFFECT OF THE INCLUSION OF SUBJECT PROPERTY IN THE BLACK SQUIRREL SOIL CONSERVATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 19, 1975, IN BOOK 2734 AT PAGE 180. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY.)
 - 14.6 EFFECT OF THE INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGES 670 AND 675 AND FEBRUARY 17, 1981 IN BOOK 3404 AT PAGES 582 AND 587. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST.)
 - 14.7 CONVEYANCE OF MINERAL RIGHTS AS CONTAINED IN MINERAL QUIT CLAIM DEED RECORDED FEBRUARY 12, 2003 UNDER RECEPTION NO. 203032039. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST.)
 - 14.8 EASEMENTS AS RESERVED IN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 2004 UNDER RECEPTION NO. 204004025. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND LABELED HEREON.)
 - 14.9 TERMS, PROVISIONS, CONDITIONS AND RESTRICTION AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JANUARY 8, 2004 UNDER RECEPTION NO. 204004025. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON.)
 - 14.10 RESERVATIONS AND RIGHT OF WAYS CONTAINED IN DEEDS RECORDED JUNE 17, 2004 UNDER RECEPTION NO. 204100838. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON.)
 - 14.11 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COST SHARING PROCESSING AND STRATEGIC DEVELOPMENT OBLIGATIONS AGREEMENT RECORDED JUNE 17, 2004 UNDER RECEPTION NO. 204100840. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS THAT PORTION OF THE SUBJECT PROPERTY LYING WITHIN SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST.)
 - 14.12 TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED SEPTEMBER 23, 2004 AT RECEPTION NO. 204160917. ANNEXATION ORDINANCE RECORDED SEPTEMBER 23, 2004 UNDER RECEPTION NO. 204160916. ANNEXATION PLAT RECORDED SEPTEMBER 23, 2004 UNDER RECEPTION NO. 204160918. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THESE DOCUMENTS DESCRIBES A PARCEL OF LAND THAT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON.)
 - 14.13 TERMS, CONDITIONS AND PROVISIONS OF ORDER AND DECREE ORGANIZING WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND 3, AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 28, 2004 UNDER RECEPTION NO. 204209871 AND 204209872, SEPTEMBER 8, 2005 UNDER RECEPTION NO. 205140999, NOVEMBER 28, 2005 UNDER RECEPTION NO. 205189163, JULY 13, 2006 UNDER RECEPTION NO. 206103276 AND JUNE 26, 2008 UNDER RECEPTION NO. 208073150. AMENDED AND RESTATED RESOLUTION RECORDED SEPTEMBER 29, 2008 UNDER RECEPTION NO. 208106389. SECOND AMENDED AND RESTATED RESOLUTION RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. 213140364. (SURVEYOR'S NOTE: THE DOCUMENTS CITED UNDER THIS ITEM AFFECT THE SUBJECT PROPERTY. THE LEGAL DESCRIPTIONS CITED WITHIN THESE DOCUMENTS DESCRIBE PARCELS OF LAND BEING WOODMEN HEIGHTS METROPOLITAN DISTRICT TWO AND DISTRICT THREE, WHICH ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY.)

PLAT NOTES (CONT.):

- 14.14 TERMS, PROVISIONS, CONDITIONS, RESTRICTIONS AND EASEMENTS RESERVED, AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 29, 2004 UNDER RECEPTION NO. 204211658. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON.)
- 14.15 TERMS, CONDITIONS AND PROVISIONS OF PERMANENT EASEMENT AGREEMENT RECORDED DECEMBER 09, 2005 AT RECEPTION NO. 205196076. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON.)
- 14.16 THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED DECEMBER 27, 2005, UNDER RECEPTION NO. 205202369. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY.)
- 14.17 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF DEVELOPMENT COVENANTS AND COST RECOVERY AGREEMENT FOR WOODMEN HEIGHTS RECORDED JUNE 17, 2004 UNDER RECEPTION NO. 204100839. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY.)
- 14.18 TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED APRIL 19, 2016 UNDER RECEPTION NO. 218040890. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT ENCUMBERS A PORTION OF THE SUBJECT PROPERTY AND IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON.)
- 14.19 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN UTILITY EASEMENT RECORDED JANUARY 22, 2020 UNDER RECEPTION NO. 220009291. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT DOES NOT ENCUMBER THE SUBJECT PROPERTY.)
- 14.20 TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEED RECORDED NOVEMBER 20, 2019 UNDER RECEPTION NO. 219146908. (SURVEYOR'S NOTE: THE LEGAL DESCRIPTION CITED IN THIS DOCUMENT DESCRIBES A PARCEL OF LAND THAT DOES NOT ENCUMBER THE SUBJECT PROPERTY.)

EASEMENTS:

EASEMENTS ARE AS DEPICTED HEREON, WITH SURFACE MAINTENANCE VESTED IN THE OWNER OF RECORD.

ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED. NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS, OR, ALTERNATIVELY, UNTIL ACCEPTABLE ASSURANCES, INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATION THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

FOR COMMENT

ROBERT L. MEADOWS JR., PLS 34977
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

CITY APPROVALS:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF: "ASPEN MEADOWS SUBDIVISION FILING NO. 4"

CITY ENGINEER

CITY PLANNING DIRECTOR

CITY CLERK

FEES:

SCHOOL FEE: _____ BRIDGE FEE: _____
PARK FEE: _____ DRAINAGE FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

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 _____, 2021, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____

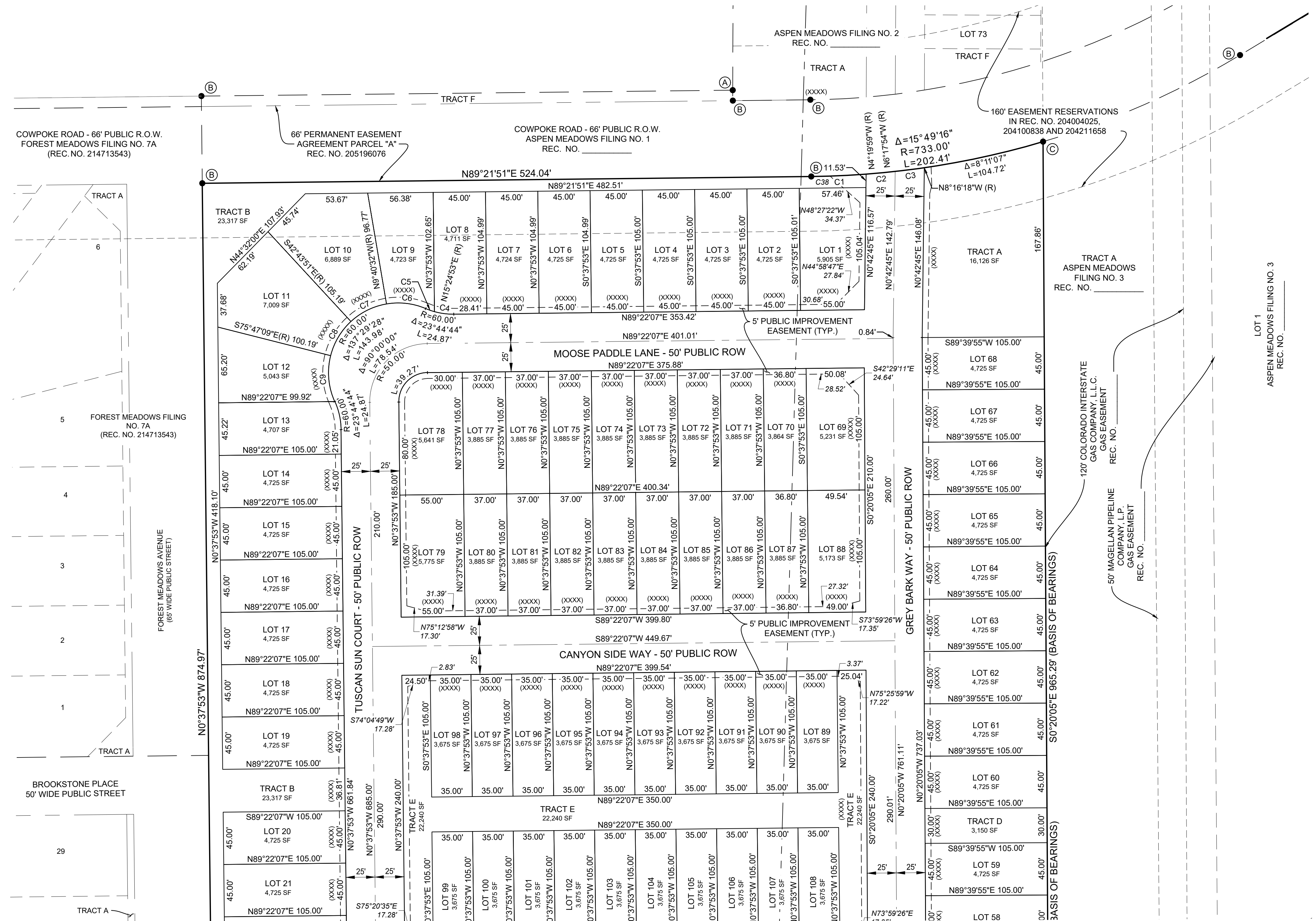
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ CHUCK BROERMAN, RECORDER
SURCHARGE: _____ BY: _____
DEPUTY

AR FP 21-00XXX
ASPEN MEADOWS SUBDIVISION FILING NO. 4
DATE PREPARED: JULY 14, 2021
JOB NUMBER: 21.886.035
SHEET 1 OF 3

A PORTION OF LAND LYING WITHIN THE WEST HALF OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AR FP 21-00XXX
ASPEN MEADOWS SUBDIVISION FILING NO. 4
DATE PREPARED: JULY 14, 2021
JOB NUMBER: 21.886.035
SHEET 2 OF 3



ASPEN MEADOWS SUBDIVISION FILING NO. 4

A PORTION OF LAND LYING WITHIN THE WEST HALF OF SECTION 4 AND THE EAST HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

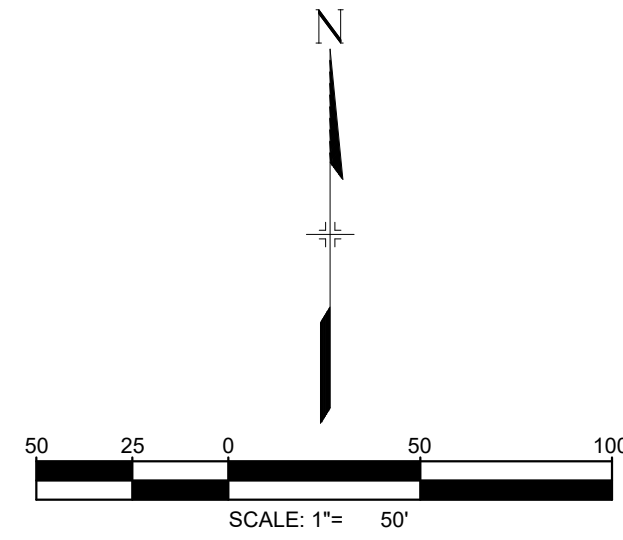
MAP REFERENCE LEGEND

THE FOLLOWING RECORD DOCUMENTS WERE CONSIDERED IN DEVELOPING THE SUBDIVISION BOUNDARY:

- R1 AN ALTA/ACSM LAND TITLE SURVEY DEPOSITED FOR RECORD ON SEPTEMBER 2, 2004 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND RECORDED UNDER DEPOSIT NUMBER 204900133.
- R2 AN ALTA/ACSM LAND TITLE SURVEY DEPOSITED FOR RECORD ON NOVEMBER 16, 2006 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND RECORDED UNDER DEPOSIT NUMBER 206900256.
- R3 THE FINAL PLAT OF THE NOOK AT SHILOH MESA FILING NO. 1 RECORDED MAY 28, 2020 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 220714516.
- R4 THE FINAL PLAT OF ASPEN MEADOWS SUBDIVISION FILING NO. 1 RECORDED _____, 2021 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER _____.
- R5 THE FINAL PLAT OF ASPEN MEADOWS SUBDIVISION FILING NO. 3 RECORDED _____, 2021 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER _____.

MONUMENTATION LEGEND

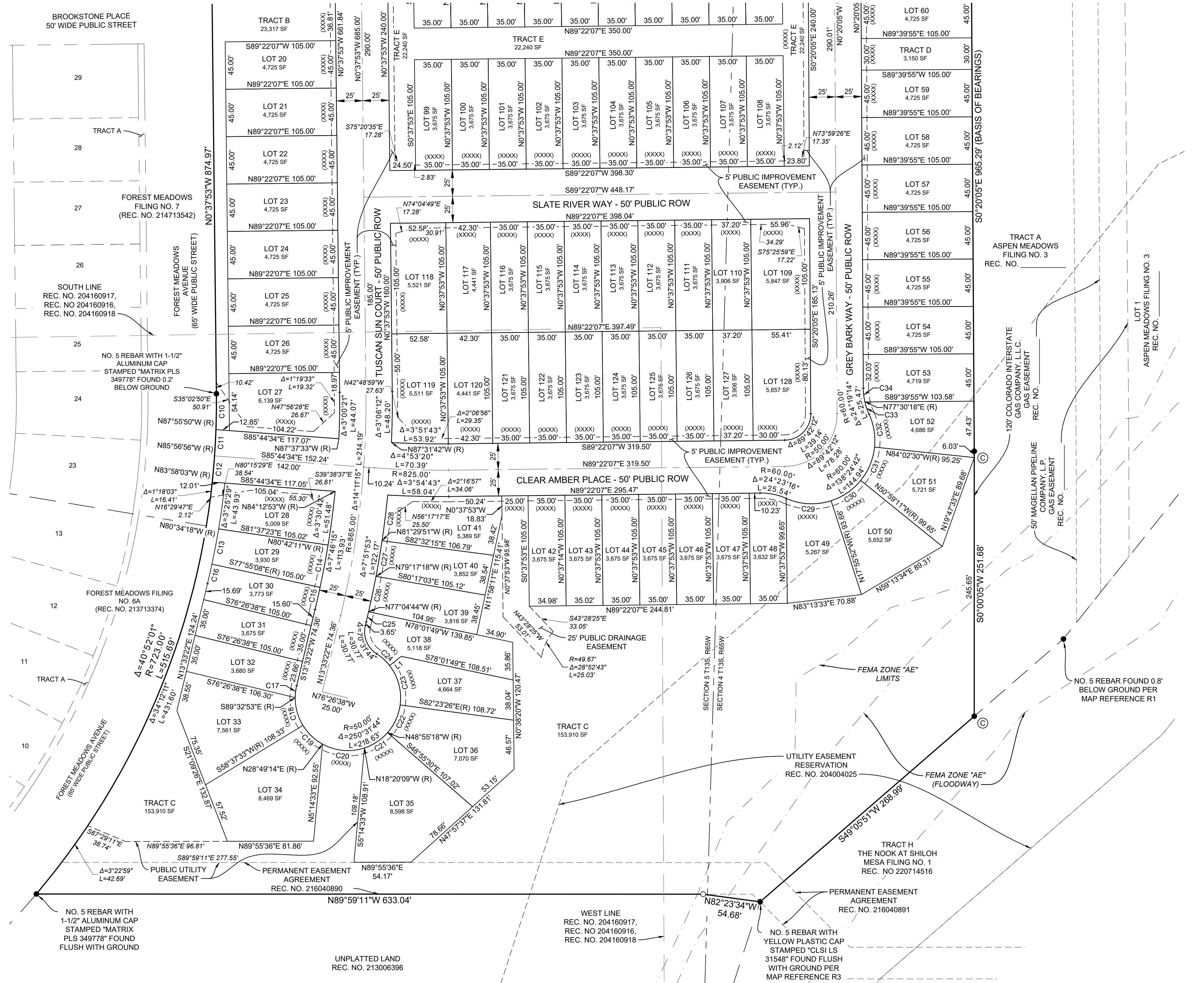
- A - INDICATES A FOUND REBAR WITH 1 INCH ORANGE PLASTIC CAP ILLEGIBLY STAMPED ACCEPTED AS A PERPETUATION OF THE MONUMENT POSITION PER MAP REFERENCE R1 AND R2. NO PUBLIC RECORD OF THIS MONUMENT FOUND DURING THE RESEARCH FOR THIS SURVEY.
- B - INDICATES A NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND, ACCEPTED AS THE MONUMENT PER MAP REFERENCE R3.
- C - INDICATES A NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND, ACCEPTED AS THE MONUMENT PER MAP REFERENCE R4.



● UNLESS OTHERWISE NOTED - INDICATES A FOUND MONUMENT AS IDENTIFIED UNDER THE MONUMENT LEGEND

○ UNLESS OTHERWISE NOTED - INDICATES A SET NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP, FLUSH WITH THE GROUND, STAMPED "MATRIX PLS 34977"

(XXXX) LOT ADDRESSES



PREPARED BY:



2435 Research Parkway, Suite 300
Colorado Springs, CO. 80920
Phone 719-575-0100
Fax 719-575-0208

AR FP 21-00XXX
ASPEN MEADOWS SUBDIVISION FILING NO. 4
DATE PREPARED: JULY 14, 2021
JOB NUMBER: 21.886.035
SHEET 3 OF 3