

# ASPEN MEADOWS SUBDIVISION FILING NO. 3

A PORTION OF LAND LYING WITHIN THE WEST HALF OF SECTION 4, 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:

THAT RAO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND THE CITY OF COLORADO SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 4 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DEDICATED THE PLAT OF ASPEN MEADOWS SUBDIVISION FILING NO. 1 RECORDED DATE IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER REC. NO.; SAID LINE BEING MONUMENTED ON THE NORTHWESTERLY END BY A NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND AND ON THE SOUTHEAST END BY A NO. 5 REBAR FOUND FLUSH WITH THE GROUND AND ASSUMED TO BEAR SOUTH 33°38'33" EAST HAVING A DISTANCE OF 699.95 FEET;

**BEGIN** AT THE SOUTHEASTERLY END OF THE PREVIOSLY CITED BEARING REFERENCE LINE, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED APRIL 20, 2018 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 218044437;

THENCE SOUTHWESTERLY, ON SAID NORTHWESTERLY LINE AND THE CENTERLINE OF SAND CREEK, THE FOLLOWING (4) FOUR COURSES:

1. THENCE SOUTH 37°44'20" WEST A DISTANCE OF 161.54 FEET;
2. THENCE SOUTH 63°50'50" WEST A DISTANCE OF 386.97 FEET;
3. THENCE SOUTH 38°29'43" WEST A DISTANCE OF 362.11 FEET;
4. THENCE SOUTH 49°05'51" WEST A DISTANCE OF 112.01 FEET;

THENCE NORTH 00°00'05" EAST A DISTANCE OF 251.68 FEET;

THENCE NORTH 00°20'05" WEST A DISTANCE OF 965.29 FEET TO THE EXTERIOR OF PREVIOUSLY CITED ASPEN MEADOWS FILING NO. 1 AND A 733.00 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 16°27'25" WEST;

THENCE NORTHEASTERLY AND SOUTHEASTERLY, ON THE EXTERIOR OF SAID APSPEN MEADOWS FILING NO. 1, THE FOLLOWING FOUR (4) COURSES;

1. THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°30'37", AN ARC DISTANCE OF 185.63 FEET;
2. THENCE NORTH 59°01'58" EAST, A DISTANCE OF 151.20 FEET TO A 1,103.50 FOOT RADIUS NON-TANGENT CURVE WHOSE CENTER BEARS NORTH 64°13'17" EAST;
3. THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°51'44", AN ARC DISTANCE OF 151.43 FEET;
4. THENCE SOUTH 33°38'33" EAST, A DISTANCE OF 699.95 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE PARCEL DESCRIPTION CONTAINS A CALCULATED AREA OF 581,117 SQUARE FEET OR (13.34061 ACRES), MORE OR LESS.

## DEDICATION:

THE UNDERSIGNED OWNERS HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO A LOT, TRACTS AND PUBLIC EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS TRACT "A" 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 TRACT "A" AND ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. TRACT "A" IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "ASPEN MEADOWS SUBDIVISION FILING NO. 3", IN CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

## OWNER:

THE AFOREMENTIONED, RAO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY RANDALL S. O'LEARY ITS MANAGING MEMBER, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

\_\_\_\_\_  
RANDALL S. O'LEARY, MANAGING MEMBER  
STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

BY RANDALL S. O'LEARY MANAGING MEMBER OF RAO INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

## OWNER:

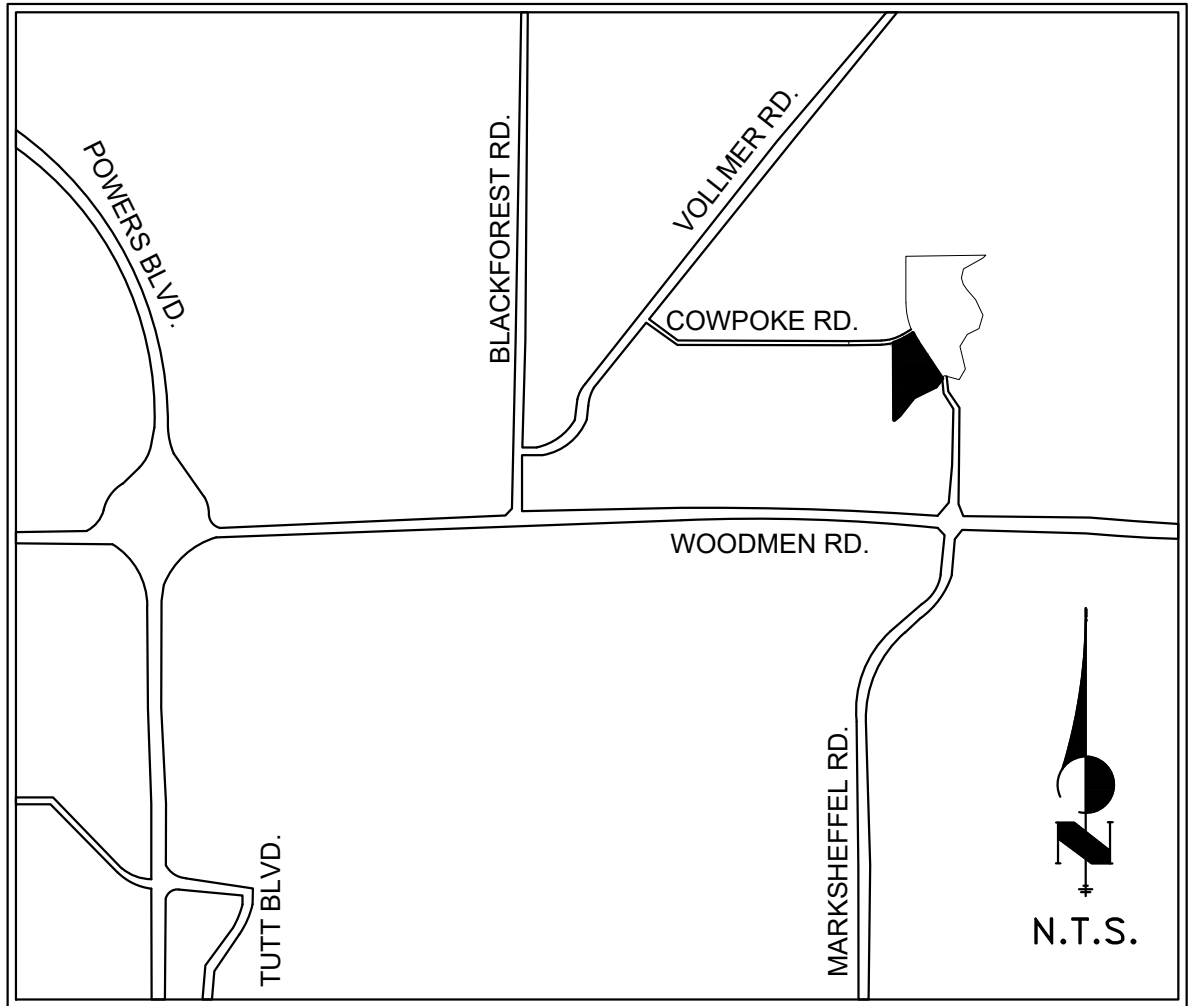
THE AFOREMENTIONED, CITY OF COLORADO SPRINGS, A HOME RULE CITY AND COLORADO MUNICIPAL CORPORATION, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

\_\_\_\_\_  
JOHN W. SUTHERS, MAYOR  
ATTEST:  
\_\_\_\_\_  
SARAH JOHNSON, CITY CLERK

## PREPARED BY:



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



## VICINITY MAP

## PLAT NOTES:

1. THE BASIS OF BEARINGS ARE BASED ON TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DEDICATED THE PLAT OF ASPEN MEADOWS SUBDIVISION FILING NO. 1 RECORDED DATE IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER REC. NO.; SAID LINE BEING MONUMENTED ON THE NORTHWESTERLY END BY A NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND AND ON THE SOUTHEAST END BY A NO. 5 REBAR FOUND FLUSH WITH THE GROUND AND ASSUMED TO BEAR SOUTH 33°38'33" EAST HAVING A DISTANCE OF 699.95 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 AE (BASE FLOOD ELEVATIONS DETERMINED AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0533G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
6. TRACT "A" IS FOR PUBLIC DRAINAGE, PUBLIC UTILITIES, PUBLIC ACCESS AND ANY OTHER PUBLIC USE THE CITY DEEMS APPROPRIATE AND WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
6. TRACT "B" IS FOR A PARK AND A PIPELINE CORRIDOR. TRACT "B" WILL BE OWNED AND MAINTAINED BY THE WOODMEN HEIGHTS METRO DISTRICT NO. 2 AND WILL BE CONVEYED TO THE WOODMEN HEIGHTS METRO DISTRICT NO. 2 BY SEPARATE INSTRUMENT.
7. THE PIPELINE CORRIDOR AREA (TRACT "B") IS BE DEDICATED FOR USE AS A PARK FOR HOMEOWNERS OF SHILOH RANCH SUBDIVISION AND ASPEN MEADOWS SUBDIVISION, AND AS A PIPELINE CORRIDOR FOR COLORADO INTERSTATE GAS COMPANY, L.L.C. ("CIG") AND MAGELLAN PIPELINE COMPANY, L.P. ("MAGELLAN"), AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES. MAINTENANCE OF THE PIPELINE CORRIDOR, INCLUDING ACCESS GATES, FENCES, WARNING SIGNS, AND OVERALL TRAIL MAINTENANCE, BUT EXCLUSIVE OF THE PIPELINE AND APPURTENANCES WILL BE PROVIDED AT THE EXPENSE OF THE WOODMEN HEIGHTS METRO DISTRICT NO. 2 OR ITS SUCCESSORS AND ASSIGNS. THE WOODMEN HEIGHTS METRO DISTRICT NO. 2, ITS SUCCESSORS AND ASSIGNS, WILL NOT ALTER THE PIPELINE CORRIDOR AT ANY TIME, OR OTHERWISE INTERFERE WITH CIG'S OR MAGELLAN'S FULL USE AND ENJOYMENT OF THE PIPELINE CORRIDOR. THE WOODMEN HEIGHTS METRO DISTRICT NO. 2 AND ITS SUCCESSORS AND ASSIGNS WILL NOT PLANT TREES OR ADD ANY LANDSCAPING TO THE PIPELINE CORRIDOR.
8. **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.**
9. 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.
10. 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. \_\_\_\_\_ PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF \_\_\_\_\_, 2020 AT \_\_\_\_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.
- 10.1. 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 THROUGH THE SUBJECT PROPERTY WHICH IS GRAPHICALLY SHOWN AND IDENTIFIED HEREON.)
- 10.2. 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 THE SUBJECT PROPERTY EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5 AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUATER OF SECTION 4 TOWNSHIP 13 SOUTH, RANGE 65 WEST.)
- 10.3. 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.)
- 10.4. 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.)
- 10.5. 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).
- 10.6. 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).
- 10.7. 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 THE SUBJECT PROPERTY EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5 TOWNSHIP 13 SOUTH, RANGE 65 WEST.)

## PLAT NOTES (CONT.):

- 10.8. 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 ENCUMBERS AND COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 10.9. 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 DISTRICTS TWO AND THREE WHICH ENCUMBER THE PROPERTY AND WHEN COMBINED, COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 10.10. THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED DECEMBER 27, 2005, UNDER RECEPTION NO. 205202369. (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 DISTRICTS TWO AND THREE WHICH ENCUMBER THE PROPERTY AND WHEN COMBINED, COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).
- 10.11. 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 DOCUMENTS CITED UNDER THIS ITEM AFFECT THE SUBJECT PROPERTY. THE LEGAL DESCRIPTIONS CITED WITHIN THESE DOCUMENTS DESCRIBE PARCELS OF LAND BEING WOODMEN HEIGHTS METROPOLITAN DISTRICTS TWO AND THREE WHICH ENCUMBER THE PROPERTY AND WHEN COMBINED, COMPLETELY ENCOMPASSES THE SUBJECT PROPERTY).

## EASEMENTS:

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

## 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.

\_\_\_\_\_  
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. 3"

\_\_\_\_\_  
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 \_\_\_\_\_, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_

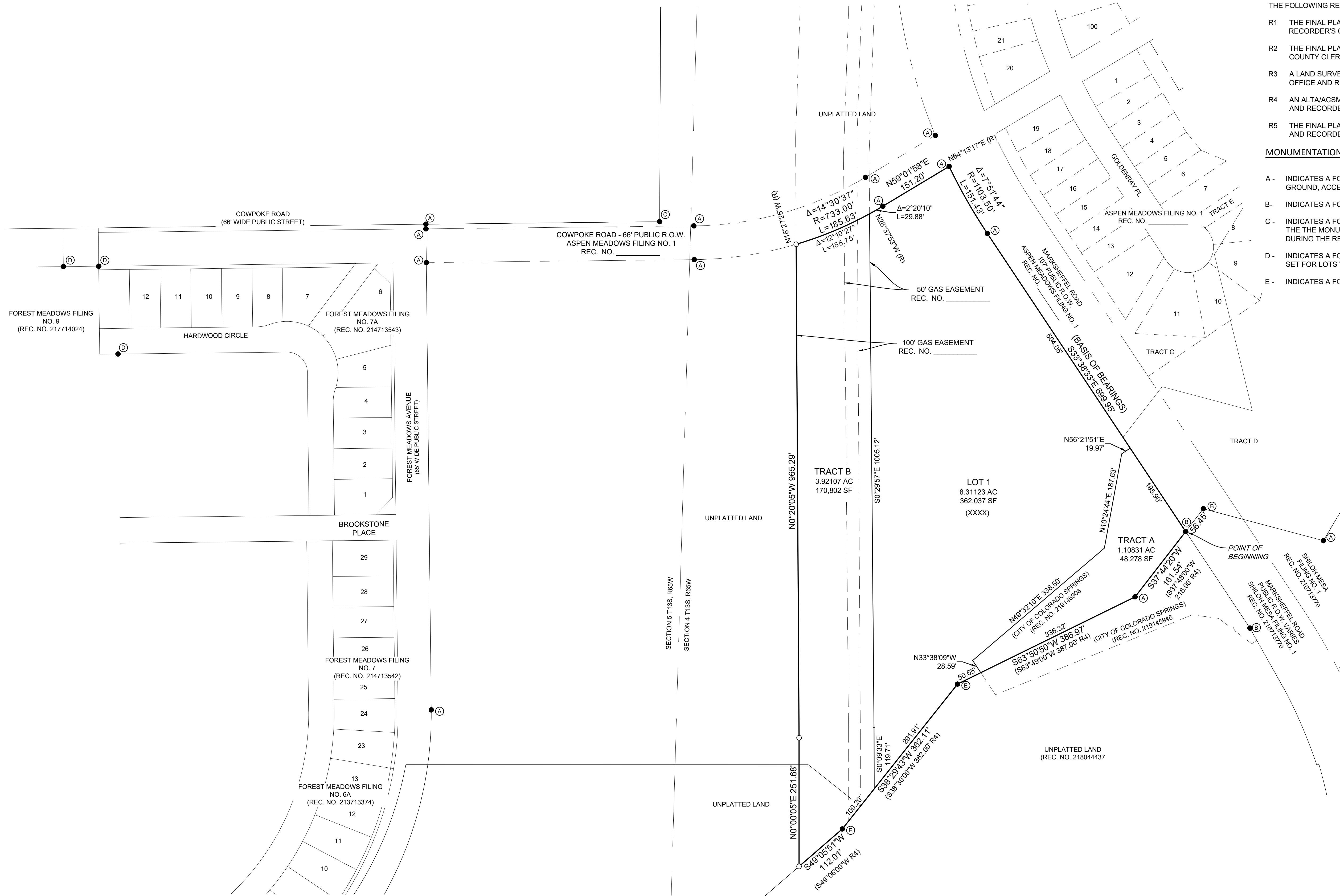
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: \_\_\_\_\_ CHUCK BROERMAN, RECORDER  
SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_ DEPUTY

AR FP XX-XXXXX  
ASPEN MEADOWS SUBDIVISION FILING NO. 3  
DATE PREPARED: MAY 26, 2020  
JOB NUMBER: 20-886.026  
SHEET 1 OF 2

# ASPEN MEADOWS SUBDIVISION FILING NO. 3

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



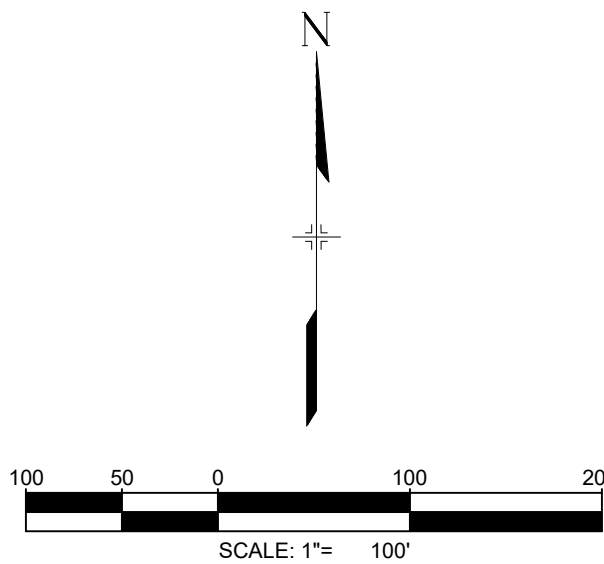
## MAP REFERENCE LEGEND

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

- R1 THE FINAL PLAT OF SHILOH MESA FILING NO. 1 RECORDED MAY 19, 2016 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 216713770.
- R2 THE FINAL PLAT OF ASPEN MEADOWS SUBDIVISION FILING NO. 1 RECORDED \_\_\_\_\_, 2020 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER \_\_\_\_\_.
- R3 A LAND SURVEY PLAT DEPOSITED FOR RECORD ON AUGUST 12, 1997 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE AND RECORDED UNDER DEPOSIT NUMBER 97902311.
- R4 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.
- R5 THE FINAL PLAT OF FOREST MEADOWS FILING NO. 9 RECORDED SEPTEMBER 7, 2017 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NUMBER 2173714024.

## MONUMENTATION LEGEND

- A - INDICATES A FOUND NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977", FLUSH WITH THE GROUND, ACCEPTED AS THE MONUMENT PER MAP REFERENCE R2.
- B - INDICATES A FOUND 5/8 INCH REBAR ACCEPTED AS THE MONUMENT PER MAP REFERENCE R1.
- C - INDICATES A FOUND REBAR WITH 1 INCH ORANGE PLASTIC CAP ILLEGIBLY STAMPED ACCEPTED AS A PERPETUATION OF THE THE MONUMENT POSITION PER MAP REFERENCE R3 AND R4. NO PUBLIC RECORD OF THIS MONUMENT FOUND DURING THE RESEARCH FOR THIS SURVEY.
- D - INDICATES A FOUND REBAR WITH 1 INCH ORANGE PLASTIC CAP "M-S CIVIL PLS 25996" ACCEPTED AS THE MONUMENTS SET FOR LOTS WITHIN MAP REFERENCE R5.
- E - INDICATES A FOUND 5/8 INCH REBAR ACCEPTED AS THE REMAINS OF MONUMENT PER MAP REFERENCE R4.



- 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 20-XXXXX  
ASPEN MEADOWS SUBDIVISION FILING NO. 3  
DATE PREPARED: MAY 26, 2020  
JOB NUMBER: 20.886.026  
SHEET 2 OF 2