

# MEADOWBROOK CROSSING FILING NO. 2

A REPLAT OF TRACTS J, K, AND L,  
MEADOWBROOK OF CROSSING FILING NO. 1  
BEING 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.

14179

## KNOW ALL MEN BY THESE PRESENTS:

That Meadowbrook Development LLC, being the owner of the following described tract of land to wit:  
TRACTS J, K & L MEADOWBROOK CROSSING FILING NO. 1, EL PASO COUNTY, COLORADO  
Parcels total 4.460 acres.

## OWNERS CERTIFICATE:

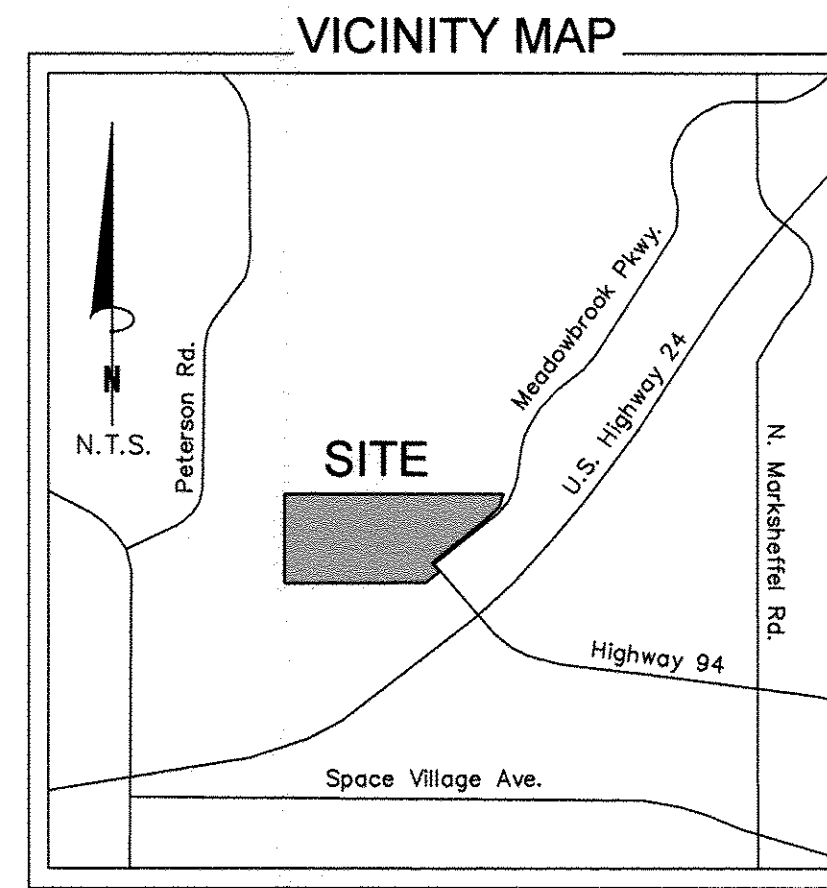
The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, and easements as shown hereon under the name and subdivision of MEADOWBROOK CROSSING FILING NO. 2. 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 Development, LLC  
By: DANNY MIENTKA  
Title: MANAGER

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

The above and aforementioned was acknowledged before me this 29th day of JUNE, 2018, by DANNY MIENTKA

Witness my hand and seal Michelle Balsgiver  
Address 90 S. CASCADE AVE, SUITE 1500  
COLORADO SPRINGS, CO 80903  
My Commission expires 10-13-2019



Final total gross acreage	Total Number of lots	Net acreage of subdivision	Net acreage land to be dedicated for public streets
4.460	35	4.460	0

## 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: \$24,118.00 credits SandCreek School Fee: \$6,475.00 District NO. 11  
Bridge Fee: \$79.13 - SandCreek Urban Park Fee: \$31,000.00  
Regional Park Fee: \$15,050.00

## ASSESSOR'S CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 2 is approved by the Assessor's Office of El Paso County, Colorado the 29th day of JUNE, 2018.

Steve Schmecker  
Assessor

## PLANNING AND COMMUNITY DEVELOPMENT:

Approval is granted for this plat of MEADOWBROOK CROSSING FILING NO. 2 on this 3rd day of JULY, 2018.

Chris Day  
Director of Planning and Community Development

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of MEADOWBROOK CROSSING FILING NO. 2 is approved by the Board of County Commissioners of El Paso County, Colorado the 22nd day of MAY, 2018.

David Johnson  
President

## OWNER:

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

## RECORDING:

STATE OF COLORADO } SS  
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at 3:22 o'clock P.M., this 11th day of July, 2018, A.D., and is duly recorded under Reception No. 218714179 of the records of El Paso County, Colorado.

SURCHARGE: 43 CHUCK BRODERMAN, RECORDER  
FEE: \$30 BY: Chucky Broderman  
Deputy

## NOTES:

- 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 05-31-2016 at 5:00 P.M.
- 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.
- This property is located in Zone X (area determined to be out of the 500 year floodplain) as determined by the Flood Insurance Rate Map number 0804100752F, effective date March 17, 1997, and as amended by the following FEMA approved Letter of Map Revisions, case number 06-08-B137P, effective December 13, 2006 and case number 18-08-0558P, effective August 6, 2018. No structures are permitted within the designated Floodplain areas.
- 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.
- The lineal units used in this drawing are U.S. Survey Feet.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- 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. §18-6-508.
- 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.
- 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).
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 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 218031429 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 Improvements 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.
- Meadowbrook Development 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.
- Meadowbrook Development LLC shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement"), recorded under Reception Number 218031430, 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.
- 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. All property within this subdivision is subject to a Navigation Easement as recorded at Reception No. 217030936 of the records of the El Paso County Clerk and Recorder.
- There shall be no direct lot access to Meadowbrook Parkway and U.S. Highway 24.
- 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. 16-454), 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.
- Pursuant to Resolution 18-093, 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 218024283, 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.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat under File Nos. SP172 & SF172 for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report.
- All property within this subdivision is subject to the Amended and Restated Declaration of Covenants and Restrictions of Meadowbrook Crossing as recorded at Reception No. 218058598, of the records of the El Paso County Clerk and Recorder.
- 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.
- There are 35 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.
- The following have been found to be impacted by geologic hazards: Lots 9-15 and 20-26 have been found to potentially be impacted by shallow groundwater. Mitigation measures and a map of the hazard area can be found in the report Geologic Hazards Evaluation and Preliminary Geotechnical Investigation by CTL Thompson, Inc., Project No. CS18620-103 dated December 9, 2016 in File No. AP-17-002 available at the El Paso County Planning and Community Development Department.

## SURVEYOR'S CERTIFICATION:

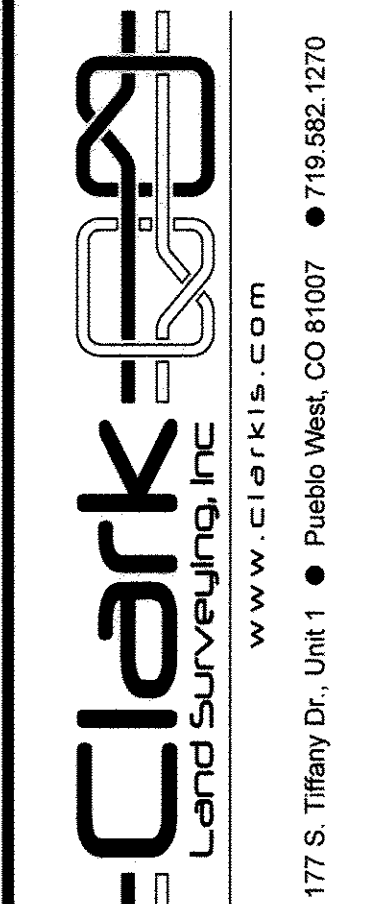
I, Stewart L. Mapes, Jr., a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on August 12, 2018, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical 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 28th day of June, 2018.



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



No.	Description	By	Date
2	Client Comments	SLM	6/28/2018
3	2nd Review Comments	SLM	4/12/2018
1	Revised per comments	BCR	3/23/2018

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after the date of recording of this survey. Any legal action based upon a defect in this survey commenced more than ten years from the date of the certification shown hereon, shall be barred.

MEADOWBROOK CROSSING FILING NO. 2  
A REPLAT OF TRACTS J, K, & L,  
MEADOWBROOK CROSSING FILING NO. 1,  
EL PASO COUNTY, COLORADO  
Project No. 170900  
Drawn By: BCR  
Checked By: SLM  
Date: 11/29/2017  
Sheet 1 of 3

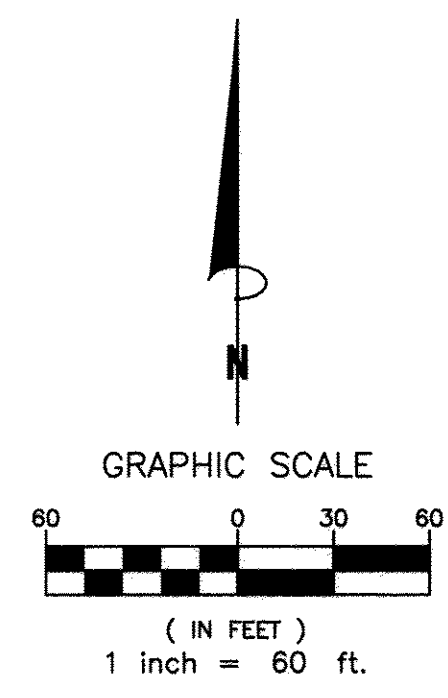
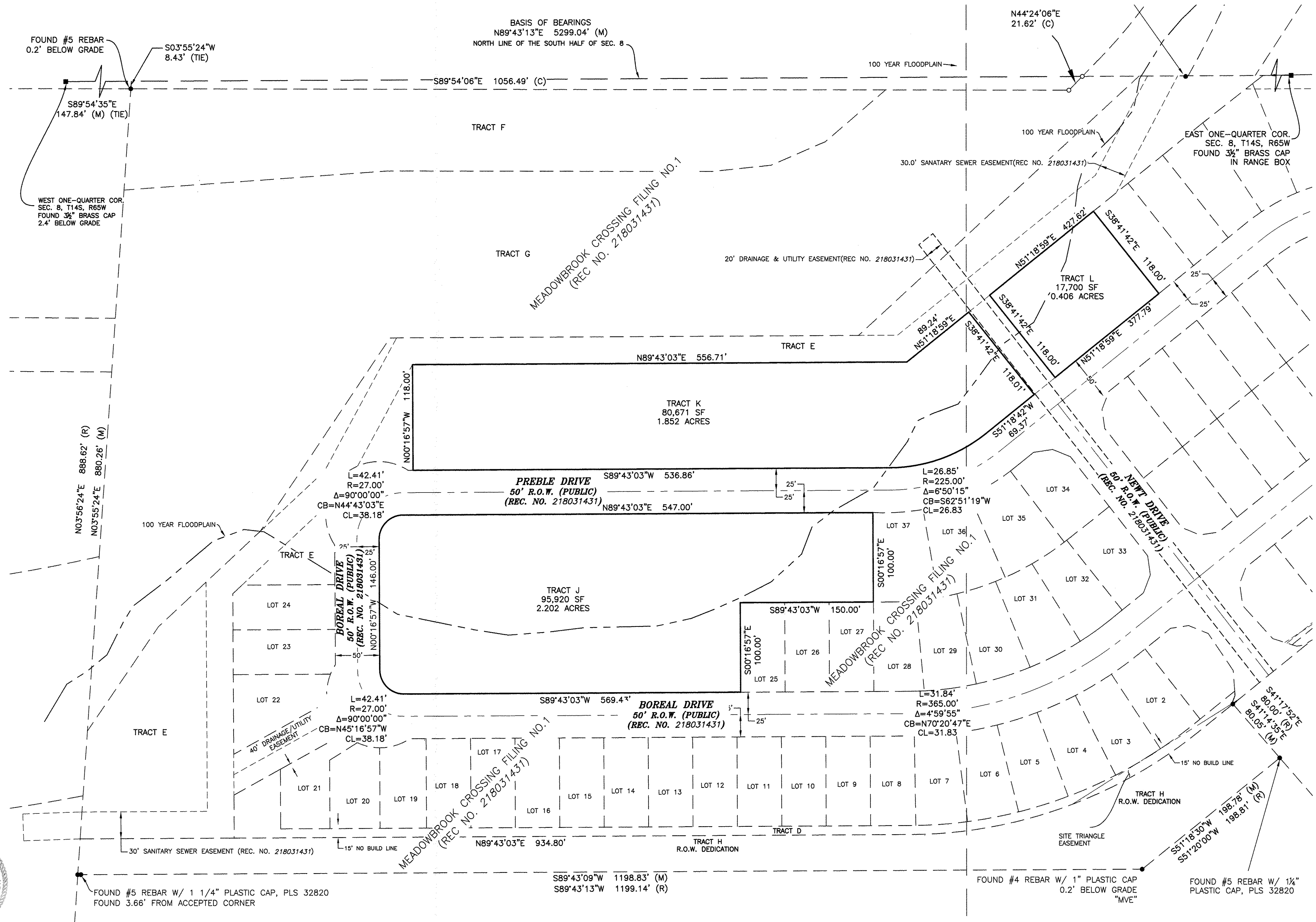
# MEADOWBROOK CROSSING FILING NO. 2

14179

A REPLAT OF TRACTS J, K, AND L,  
MEADOWBROOK OF CROSSING FILING NO. 1  
BEING 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.

AS PLATTED

- LEGEND
- FOUND PLSS MONUMENT, AS NOTED
  - FOUND BOUNDARY MONUMENT, AS NOTED
  - SET BOUNDARY MONUMENT, #5 REBAR W/ 1/4" PLASTIC CAP, "PLS 38245"
  - BOUNDARY LINE
  - - - ADJACENT LOT LINE
  - - - EASEMENT LINE



No.	Description	By	Date
3	Client Comments	SLM	6/28/2018
2	2nd Review Comments	SLM	4/12/2018
1	Revised per comments	BCR	3/23/2018

Notice: According to Colorado law you must correct any legal error based upon any correction filed with the state or 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 FILING NO. 2**  
A REPLAT OF TRACTS J, K, & L,  
MEADOWBROOK CROSSING FILING NO. 1,  
EL PASO COUNTY, COLORADO

Project No. 170900  
Date: 11/29/2017  
Sheet 2 of 3

Drawn By: BCR  
Checked By: SLM

**Clark Surveying, Inc.**  
Land Surveying, Inc.  
www.clarkis.com  
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

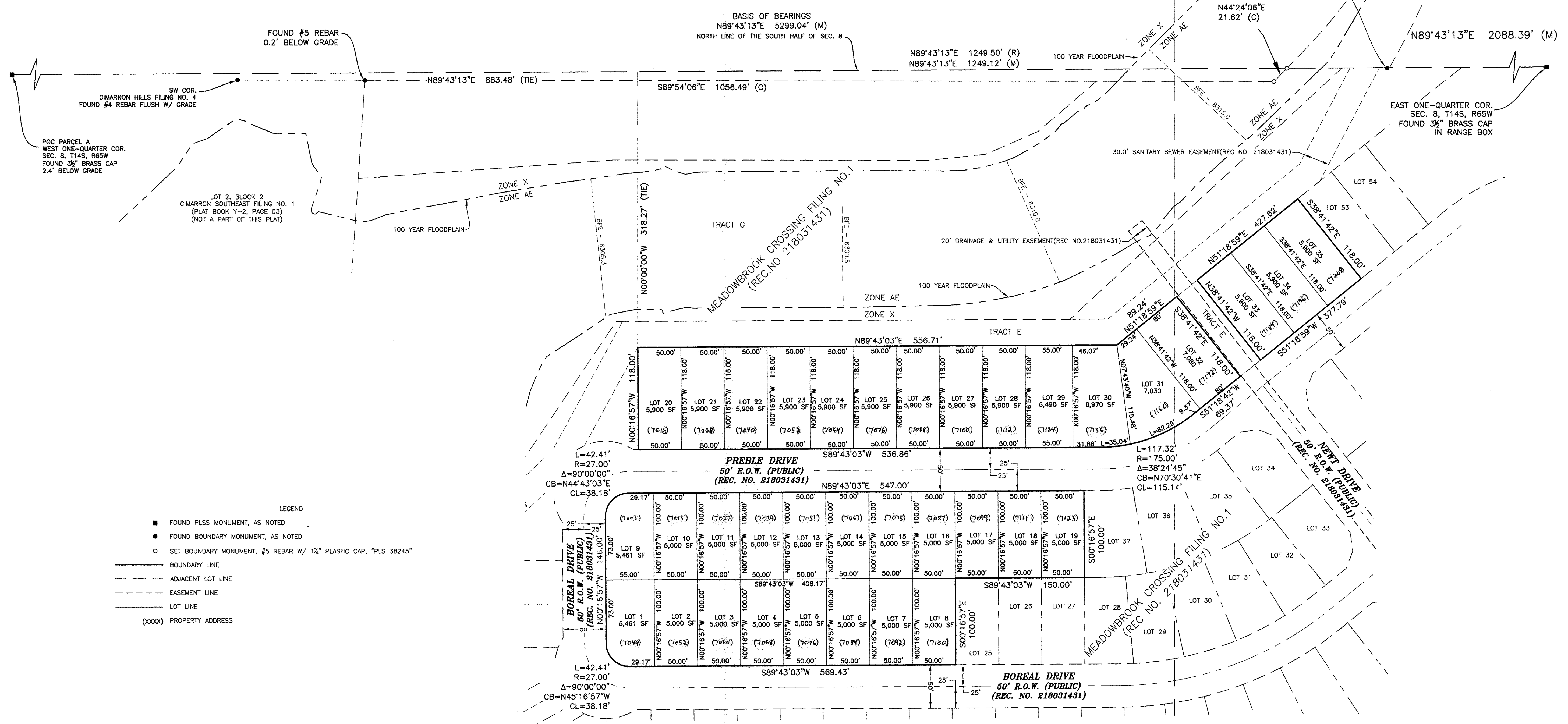
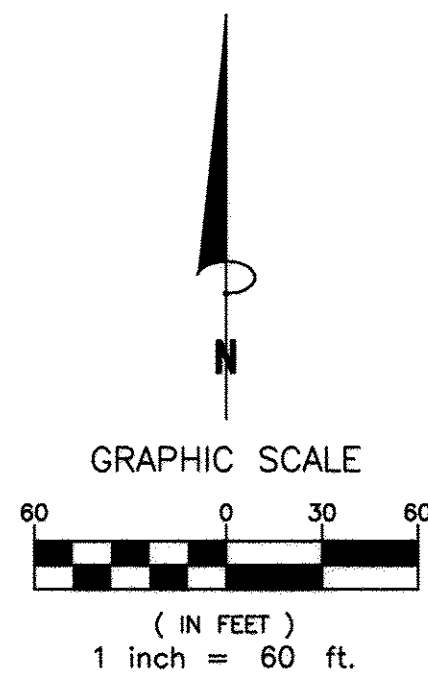


# MEADOWBROOK CROSSING FILING NO. 2

14179

A REPLAT OF TRACTS J, K, AND L,  
MEADOWBROOK OF CROSSING FILING NO. 1  
BEING 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.

AS REPLATTED



- LEGEND
- FOUND PLS MONUMENT, AS NOTED
  - FOUND BOUNDARY MONUMENT, AS NOTED
  - SET BOUNDARY MONUMENT, #5 REBAR W/ 1/2" PLASTIC CAP, "PLS 38245"
  - BOUNDARY LINE
  - - - ADJACENT LOT LINE
  - - - EASEMENT LINE
  - LOT LINE
  - (XXXX) PROPERTY ADDRESS

**Clark**  
Land Surveying, Inc.  
www.clarksls.com  
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270

No.	Revisions	Description	By	Date
3	Client Comments		SLM	6/28/2018
2	2nd Review Comments		SLM	4/12/2018
1	Revised per comments		BCR	3/23/2018

Notice: According to Colorado law you must reference 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 herein.

**MEADOWBROOK CROSSING FILING NO. 2**  
A REPLAT OF TRACTS J, K, & L,  
MEADOWBROOK CROSSING FILING NO. 1,  
EL PASO COUNTY, COLORADO

Project No. 170900  
Date: 11/29/2017  
Sheet 3 of 3

Drawn By: BCR  
Checked By: SLM



RBD ✓