MEADOW RANCH II
LAND SURVEY PLAT

PORTION OF SECTION 3, SECTION 10, WEST HALF OF
SECTION 11 AND NORTH HALF OF SECTION 15
TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

224900064 04/16/2024

LEGAL DESCRIPTION TRACT 19:
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°17'08" E.
BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF OF SECTION 11;
THENCE S 00°17'42" E ON THE EAST LINE OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 1298.84 FEET;
THENCE S 89°20'04" W FOR A DISTANCE OF 1357.20 FEET;
THENCE N 00°27'24" W FOR A DISTANCE OF 1295.10 FEET TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF SECTION 11;
THENCE N 89°20'04" E ON SAID NORTH LINE FOR A DISTANCE OF 1270.88 FEET TO THE POINT OF BEGINNING
CONTAINING 1,651,045 SQUARE FEET OR 37.90 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 20:
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°17'08" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 1298.84 FEET TO THE POINT OF BEGINNING;
THENCE S 00°21'35" E FOR A DISTANCE OF 1230.82 FEET;
THENCE S 89°20'04" W FOR A DISTANCE OF 1357.19 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 11;
THENCE N 00°27'08" W ON SAID WEST LINE FOR A DISTANCE OF 1258.91 FEET TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF SECTION 11, SAID POINT BEING THE NORTHWEST CORNER OF SAID WEST HALF OF SECTION 11;
THENCE N 89°23'35" E ON THE NORTH LINE OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 1270.88 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,591,941 SQUARE FEET OR 36.57 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 21:
A TRACT OF LAND LOCATED IN SECTION 10, AND A PORTION OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1898.93 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 815.06 FEET;
THENCE N 00°20'44" W FOR A DISTANCE OF 1919.19 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MYERS ROAD;
THENCE N 89°36'50" E ON SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 489.79 FEET;
THENCE S 89°44'26" E AND CONTINUING ON SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 322.02 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3;
THENCE S 00°28'24" W ON SAID EAST LINE FOR A DISTANCE OF 64.05 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,656,998 SQUARE FEET OR 38.042 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 22:
A TRACT OF LAND LOCATED IN SECTION 10, AND A PORTION OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1898.93 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 1827.38 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°20'02" W FOR A DISTANCE OF 157.84 FEET;
THENCE N 00°16'22" W FOR A DISTANCE OF 1825.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MYERS ROAD;
THENCE N 89°36'50" E ON SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1147.99 FEET;
THENCE S 00°23'46" E FOR A DISTANCE OF 1821.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 2,071,850 SQUARE FEET OR 47.56 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 23:
A TRACT OF LAND LOCATED IN SECTION 10, AND A PORTION OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1898.93 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 1827.38 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°20'02" W FOR A DISTANCE OF 157.84 FEET;
THENCE N 00°16'22" W FOR A DISTANCE OF 1825.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MYERS ROAD;
THENCE N 89°36'50" E ON SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1147.99 FEET;
THENCE S 00°23'46" E FOR A DISTANCE OF 1821.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 2,071,850 SQUARE FEET OR 47.56 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 24:
A TRACT OF LAND LOCATED IN SECTION 10, AND A PORTION OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1898.93 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 1827.38 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°20'02" W FOR A DISTANCE OF 157.84 FEET;
THENCE N 00°16'22" W FOR A DISTANCE OF 1825.33 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MYERS ROAD;
THENCE ALONG THE SAID SOUTH RIGHT OF WAY LINE OF MYERS ROAD THE FOLLOWING TWO (2) COURSES:
1. N 89°20'33" E FOR A DISTANCE OF 163.16 FEET;
2. N 89°36'50" E FOR A DISTANCE OF 948.86 FEET;
THENCE S 00°16'22" E FOR A DISTANCE OF 1828.39 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 958.68 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,554,776 SQUARE FEET OR 35.693 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 25:
A TRACT OF LAND LOCATED IN SECTION 10, AND A PORTION OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE N 89°58'07" E ON THE NORTH LINE OF SAID SECTION 3 FOR A DISTANCE OF 90.30 FEET;
THENCE S 00°19'06" E ON SAID SOUTH RIGHT OF WAY LINE OF MYERS ROAD;
THENCE N 89°32'51" E ON SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1608.23 FEET;
THENCE S 00°16'02" E FOR A DISTANCE OF 963.79 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 1610.42 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 10;
THENCE N 00°19'31" W ON SAID WEST LINE FOR A DISTANCE OF 979.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,554,776 SQUARE FEET OR 35.693 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 26:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 90.30 FEET;
THENCE S 89°58'07" W ON SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1608.23 FEET TO THE POINT OF BEGINNING;
THENCE S 00°16'02" E FOR A DISTANCE OF 963.79 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 1610.42 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 10;
THENCE N 00°19'31" W ON SAID WEST LINE FOR A DISTANCE OF 979.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,554,776 SQUARE FEET OR 35.693 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 27:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE WEST HALF OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°17'08" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF SECTION 10;
THENCE S 00°17'08" E ON THE EAST LINE OF SAID WEST HALF OF SECTION 10 FOR A DISTANCE OF 1298.84 FEET TO THE POINT OF BEGINNING;
THENCE S 00°17'08" E CONTINUING ON SAID EAST LINE FOR A DISTANCE OF 1222.40 FEET;
THENCE S 89°23'35" W FOR A DISTANCE OF 1270.88 FEET TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF SECTION 10;
THENCE N 89°23'35" E ON SAID NORTH LINE FOR A DISTANCE OF 60.00 FEET;
THENCE S 00°23'24" E ON SAID NORTH LINE FOR A DISTANCE OF 1295.10 FEET;
THENCE N 89°20'04" E FOR A DISTANCE OF 1357.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,591,941 SQUARE FEET OR 36.571 ACRES MORE OR LESS.

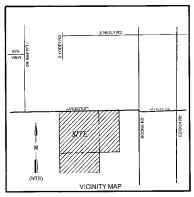
LEGAL DESCRIPTION TRACT 28:
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°17'08" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF SECTION 11;
THENCE S 00°17'08" E ON THE EAST LINE OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 1298.84 FEET;
THENCE S 89°20'04" W FOR A DISTANCE OF 1324.02 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°20'04" W FOR A DISTANCE OF 1324.01 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 11;
THENCE N 00°23'08" W ON SAID WEST LINE FOR A DISTANCE OF 1122.38 FEET;
THENCE N 89°20'04" E FOR A DISTANCE OF 1267.13 FEET;
THENCE N 00°23'24" W FOR A DISTANCE OF 1295.02 FEET TO A POINT ON THE NORTH LINE OF SAID WEST HALF OF SECTION 11;
THENCE N 89°23'04" E ON SAID NORTH LINE FOR A DISTANCE OF 60.00 FEET;
THENCE S 00°23'24" E FOR A DISTANCE OF 2653.30 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,591,941 SQUARE FEET OR 36.571 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 29:
A TRACT OF LAND LOCATED IN SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 3-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1898.93 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 00°19'06" E ON SAID EAST LINE FOR A DISTANCE OF 1216.10 FEET;
THENCE S 89°20'02" W FOR A DISTANCE OF 1267.13 FEET;
THENCE N 00°19'16" W FOR A DISTANCE OF 1216.12 FEET;
THENCE N 89°20'02" E FOR A DISTANCE OF 1269.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,540,809 SQUARE FEET OR 35.374 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 30:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 3076.03 FEET;
THENCE S 89°20'06" W FOR A DISTANCE OF 1287.67 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°20'06" W FOR A DISTANCE OF 1288.41 FEET;
THENCE N 00°19'45" W FOR A DISTANCE OF 1216.11 FEET;
THENCE N 89°20'02" E FOR A DISTANCE OF 1288.85 FEET;
THENCE S 00°19'06" E FOR A DISTANCE OF 1216.10 FEET TO THE POINT OF BEGINNING
CONTAINING 1,566,890 SQUARE FEET OR 35.984 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 31:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1943.07 FEET;
THENCE S 89°20'02" E FOR A DISTANCE OF 1428.79 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 89°20'02" E FOR A DISTANCE OF 1235.85 FEET;
THENCE S 00°08'47" E FOR A DISTANCE OF 1298.11 FEET;
THENCE S 89°20'06" W FOR A DISTANCE OF 1235.11 FEET;
THENCE N 00°08'47" W FOR A DISTANCE OF 1298.10 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,591,941 SQUARE FEET OR 36.571 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 32:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", ASSUMED TO BEAR S 00°19'06" E.
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°19'06" E ON THE EAST LINE OF SAID SECTION 10 FOR A DISTANCE OF 3076.03 FEET;
THENCE S 89°20'06" W FOR A DISTANCE OF 1287.67 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°20'06" W FOR A DISTANCE OF 1288.41 FEET;
THENCE N 00°19'45" W FOR A DISTANCE OF 1216.11 FEET;
THENCE N 89°20'02" E FOR A DISTANCE OF 1288.85 FEET;
THENCE S 00°19'06" E FOR A DISTANCE OF 1216.10 FEET TO THE POINT OF BEGINNING
CONTAINING 1,566,890 SQUARE FEET OR 35.984 ACRES MORE OR LESS.


2,668.07(R)
2,668.07(R)
N 89°58'07" E
90.30'(R)
S 89°32'51" W
1,608.23'(R)
N 89°58'07" E
90.30'(R)
S 89°32'51" W
1,608.23'(R)
S 00°19'06" E
3,076.03'(R)
S 00°19'06" E
1,898.93'(R)
S 00°19'06" E
1,943.07'(R)
S 00°19'06" E
1,898.93'(R)
S 00°19'06" E
3,076.03

224900064 04/16/2024

MEADOW RANCH II
LAND SURVEY PLAT

PORTION OF SECTION 3, SECTION 10, WEST HALF OF SECTION 11 AND NORTH HALF OF SECTION 15
TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION TRACT 37:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°31'08" E.
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10;
THENCE S 00°01'31" E ON THE WEST LINE OF SAID SECTION 10 FOR A DISTANCE OF 3062.77 FEET;
THENCE N 89°21'54" E FOR A DISTANCE OF 1430.79 FEET TO THE POINT OF BEGINNING;
THENCE N 89°20'06" E FOR A DISTANCE OF 1256.41 FEET;
THENCE S 00°08'45" E FOR A DISTANCE OF 1216.65 FEET;
THENCE S 89°20'09" W FOR A DISTANCE OF 1256.97 FEET;
THENCE N 00°07'11" W FOR A DISTANCE OF 1216.64 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,528,877 SQUARE FEET OR 35.098 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 38:
A TRACT OF LAND LOCATED IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°31'08" E..
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10;
THENCE S 00°01'31" E ON THE WEST LINE OF SAID SECTION 10 FOR A DISTANCE OF 3062.77 FEET TO THE POINT OF BEGINNING;
THENCE N 89°21'54" E FOR A DISTANCE OF 1430.79 FEET;
THENCE S 00°07'11" E FOR A DISTANCE OF 1216.64;
THENCE S 89°20'09" W FOR A DISTANCE OF 1432.81 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 10;
THENCE N 00°01'31" W ON SAID WEST LINE FOR A DISTANCE OF 1217.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,742,434 SQUARE FEET OR 40.001 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 39:
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°11'40" E.
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF SECTION 11;
THENCE N 00°11'40" W ON THE EAST LINE OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 594.80 FEET TO THE POINT OF BEGINNING;
THENCE S 89°25'12" W FOR A DISTANCE OF 1317.32 FEET;
THENCE N 00°21'24" W FOR A DISTANCE OF 1184.20 FEET;
THENCE N 89°27'25" E FOR A DISTANCE OF 1320.66 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF SECTION 11;
THENCE S 00°11'40" E ON SAID EAST LINE FOR A DISTANCE OF 1183.37 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,561,379 SQUARE FEET OR 35.844 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 40:
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°11'40" E.
COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF SECTION 11;
THENCE N 00°11'40" W ON THE EAST LINE OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 594.80 FEET;
THENCE S 89°25'12" W FOR A DISTANCE OF 1317.32 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°25'12" W FOR A DISTANCE OF 1317.31 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 11;
THENCE N 00°31'08" W ON SAID WEST LINE FOR A DISTANCE OF 1185.03 FEET
THENCE N 89°27'25" E FOR A DISTANCE OF 1320.66 FEET;
THENCE S 00°21'24" E FOR A DISTANCE OF 1184.20 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,562,495 SQUARE FEET OR 35.870 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 41:
A TRACT OF LAND LOCATED IN SECTION 10, AND THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°31'08" E.
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°18'09" W ON THE EAST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 197.14 FEET;
THENCE S 89°20'12" W FOR A DISTANCE OF 1279.57 FEET;
THENCE N 00°10'19" W FOR A DISTANCE OF 1214.27 FEET;
THENCE N 89°20'09" E FOR A DISTANCE OF 1275.04 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10;
THENCE S 00°31'08" E ON SAID EAST LINE FOR A DISTANCE OF 1017.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,552,382 SQUARE FEET OR 35.638 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 42:
A TRACT OF LAND LOCATED IN SECTION 10, AND THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°31'08" E.
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10;
THENCE S 00°18'09" W ON THE EAST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 197.14 FEET;
THENCE S 89°20'12" W FOR A DISTANCE OF 1279.57 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°20'12" W FOR A DISTANCE OF 1257.52 FEET;
THENCE N 00°08'45" W FOR A DISTANCE OF 1214.26 FEET;
THENCE N 89°20'09" E FOR A DISTANCE OF 1256.97 FEET;
THENCE S 00°10'19" E FOR A DISTANCE OF 1214.27 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,526,564 SQUARE FEET OR 35.045 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 43:
A TRACT OF LAND LOCATED IN SECTION 10, AND THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°31'08" E.
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10;
THENCE S 00°06'51" W ON THE WEST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 216.32 FEET;
THENCE N 89°08'13" E FOR A DISTANCE OF 1435.40 FEET TO THE POINT OF BEGINNING;
THENCE N 00°07'11" W FOR A DISTANCE OF 1214.25 FEET;
THENCE N 89°20'09" E FOR A DISTANCE OF 1256.97 FEET;
THENCE S 00°08'45" E FOR A DISTANCE OF 1214.26 FEET;
THENCE S 89°20'12" W FOR A DISTANCE OF 1257.52 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,526,544 SQUARE FEET OR 35.045 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 44:
A TRACT OF LAND LOCATED IN SECTION 10, AND THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF SECTION 10 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°31'08" E.
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10;
THENCE N 00°01'31" W ON THE WEST LINE OF SAID SECTION 10 FOR A DISTANCE OF 1002.94 FEET;
THENCE N 89°20'09" E FOR A DISTANCE OF 1432.81 FEET;
THENCE S 00°07'11" E FOR A DISTANCE OF 1214.25 FEET;
THENCE S 89°08'13" W FOR A DISTANCE OF 1435.40 FEET TO A POINT OF THE WEST LINE OF SAID NORTH HALF OF SECTION 15;
THENCE N 00°06'51" E ON SAID WEST LINE FOR A DISTANCE OF 216.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,744,549 SQUARE FEET OR 40.049 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 45:
A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE WEST HALF OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE WEST HALF OF SECTION 11 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°11'40" E.
BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF SECTION 11;
THENCE N 89°29'31" E ON THE SOUTH LINE OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 2631.25 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF OF SECTION 11;
THENCE N 00°31'08" W ON THE WEST LINE OF SAID WEST HALF OF SECTION 11 FOR A DISTANCE OF 591.48 FEET:
THENCE N 89°25'12" E FOR A DISTANCE OF 2634.63 FEET TO A POINT ON THE EAST LINE OF SAID WEST HALF OF SECTION 11;
THENCE S 00°11'40" E ON SAID EAST LINE FOR A DISTANCE OF 594.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,561,678 SQUARE FEET OR 35.851 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 46:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE N 00°18'09" E ON THE EAST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1216.60 FEET TO THE POINT OF BEGINNING;
THENCE S 89°22'14" W FOR A DISTANCE OF 1269.49 FEET;
THENCE N 00°10'19" W FOR A DISTANCE OF 1214.79 FEET;
THENCE N 89°20'12" E FOR A DISTANCE OF 1279.57 FEET TO A POINT OF THE EAST LINE OF SAID NORTH HALF OF SECTION 15;
THENCE S 00°18'09" W ON SAID EAST LINE FOR A DISTANCE OF 1215.67 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,548,721 SQUARE FEET OR 35.554 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 47:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE N 00°18'09" E ON THE EAST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1216.60 FEET;
THENCE S 89°22'14" W FOR A DISTANCE OF 1269.49 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°22'14" W FOR A DISTANCE OF 1260.38 FEET;
THENCE N 00°02'13" W FOR A DISTANCE OF 1214.07 FEET;
THENCE N 89°20'12" E FOR A DISTANCE OF 1257.52 FEET;
THENCE S 00°10'19" E FOR A DISTANCE OF 1214.79 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,528,839 SQUARE FEET OR 35.097 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 48:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2 1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE N 00°06'51" E ON THE WEST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1205.96 FEET;
THENCE N 89°04'24" E FOR A DISTANCE OF 1440.38 FEET TO THE POINT OF BEGINNING;
THENCE N 00°07'11" W FOR A DISTANCE OF 1213.31 FEET;
THENCE N 89°20'12" E FOR A DISTANCE OF 1257.52 FEET;
THENCE S 00°02'13" E FOR A DISTANCE OF 1214.07 FEET;
THENCE S 89°22'14" W FOR A DISTANCE OF 1255.76 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,525,095 SQUARE FEET OR 35.011 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 49:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE N 00°06'51" E ON THE WEST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1205.96 FEET TO THE POINT OF BEGINNING;
THENCE N 00°06'51" E AND CONTINUING ON SAID WEST LINE FOR A DISTANCE OF 1214.97 FEET;
THENCE N 89°08'13" E FOR A DISTANCE OF 1435.40 FEET;
THENCE S 00°07'11" E FOR A DISTANCE OF 1213.31 FEET;
THENCE S 89°04'24" W FOR A DISTANCE OF 1440.38 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,745,598 SQUARE FEET OR 40.073 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 50:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE S 89°24'17" W ON THE SOUTH LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1249.71 FEET;
THENCE N 00°37'46" W FOR A DISTANCE OF 1215.70 FEET;
THENCE N 89°22'14" E FOR A DISTANCE OF 1269.49 FEET TO A POINT OF THE EAST LINE OF SAID NORTH HALF OF SECTION 15;
THENCE S 00°18'09" W ON SAID EAST LINE FOR A DISTANCE OF 1216.60 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,531,771 SQUARE FEET OR 35.165 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 51:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE S 89°24'17" W ON THE SOUTH LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1249.71 FEET TO THE POINT OF BEGINNING;
THENCE S 89°24'17" W AND CONTINUING ON SAID SOUTH LINE FOR A DISTANCE OF 1260.38 FEET;
THENCE N 00°37'46" W FOR A DISTANCE OF 1214.95 FEET;
THENCE N 89°22'14" E FOR A DISTANCE OF 1260.38 FEET;
THENCE S 00°37'46" E FOR A DISTANCE OF 1215.70 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,531,771 SQUARE FEET OR 35.165 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 52:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE N 89°24'17" E ON THE SOUTH LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1445.21 FEET TO THE POINT OF BEGINNING;
THENCE N 00°07'11" W FOR A DISTANCE OF 1214.25 FEET;
THENCE N 89°22'14" E FOR A DISTANCE OF 1255.76 FEET;
THENCE S 00°37'46" E FOR A DISTANCE OF 1214.95 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SECTION 15;
THENCE S 89°24'17" W ON SAID SOUTH LINE FOR A DISTANCE OF 1266.56 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,531,771 SQUARE FEET OR 35.165 ACRES MORE OR LESS.

LEGAL DESCRIPTION TRACT 53:
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE EAST LINE OF THE NORTH HALF OF SECTION 15, TOWNSHIP 17 SOUTH, RANGE 61 WEST, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106", AND AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SECTION 15 BY A 3/4" REBAR WITH A 2-1/2" ALUMINUM CAP, "PLS 30106" ASSUMED TO BEAR S 00°18'09" W.
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SECTION 15;
THENCE N 00°06'51" E ON THE WEST LINE OF SAID NORTH HALF OF SECTION 15 FOR A DISTANCE OF 1205.96 FEET;
THENCE N 89°04'24" E FOR A DISTANCE OF 1440.38;
THENCE S 00°07'11" E FOR A DISTANCE OF 1214.25 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF SECTION 15;
THENCE S 89°24'17" W ON SAID SOUTH LINE FOR A DISTANCE OF 1445.21 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,745,782 SQUARE FEET OR 40.078 ACRES MORE OR LESS.

MARR LAND SURVEYING
506 Bonfoy Ave B
Colorado Springs, CO 80909
Tel: (719)660-8623
tmarr@marrlandsurveying.com

REVISIONS			
NO.	DESCRIPTION	BY	DATE

PARCELS LOCATED IN SECTIONS 3, 10, 11, AND 15,
TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

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.

PROJECT NO. 23-050	Drawn By: TSM	Date: 01/11/24
	Checked By: TSM	Sheet: 2 of 3

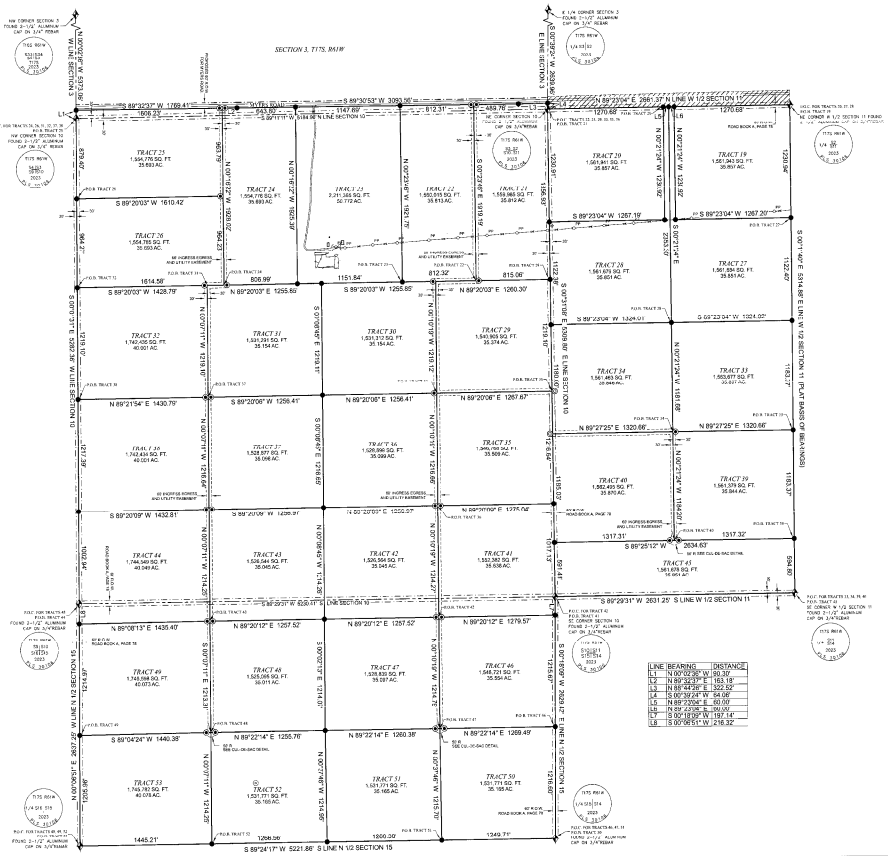
MARR LAND SURVEYING

224900064 04/16/2024

MEADOW RANCH II

LAND SURVEY PLAT

A PORTION OF SECTION 3, SECTION 10, WEST HALF OF
SECTION 11 AND NORTH HALF OF SECTION 15
TOWNSHIP 17 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO


SECTION 3, T17S, R61W
N
0 500 1000
(IN FEET)
1 inch = 500 ft.
LEGEND:
SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 36196"
SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 36196" AT INTERSECTION OF PROPERTY LINE AND EASEMENT
SET 5/8" X 18" REBAR WITH ORANGE PLASTIC CAP "PLS 36196" AT INTERSECTION OF PROPERTY LINE EXTENDED AND EASEMENT (30.00')
PLSS CORNER AS NOTED
WELL
GUY
POWER POLE
BOUNDARY LINE
AUGUST LINE
RIGHT-OF-WAY LINE
EASEMENT LINE
OVERHEAD ELECTRIC
WIRE FENCE
WOOD FENCE/CORRAL
ENGAGVILLE FLAT INGRESS EGRESS AND UTILITIES RECEPTION NO. 224903158
R.O.W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET
AC. - ACRES
P.O.B. - POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
BGL - BELOW GROUND LEVEL
AVG. - AVERAGE GROUND LEVEL
MONUMENTS ARE FLUSH IF NOT NOTED
TRACT 23 1,594,776 SQ. FT. 36.609 AC.
TRACT 24 1,594,776 SQ. FT. 36.609 AC.
TRACT 25 1,594,776 SQ. FT. 36.609 AC.
TRACT 26 1,594,776 SQ. FT. 36.609 AC.
TRACT 27 1,561,894 SQ. FT. 35.861 AC.
TRACT 28 1,561,679 SQ. FT. 35.601 AC.
TRACT 29 1,561,903 SQ. FT. 35.374 AC.
TRACT 30 1,531,312 SQ. FT. 35.154 AC.
TRACT 31 1,531,291 SQ. FT. 35.154 AC.
TRACT 32 1,742,436 SQ. FT. 40.001 AC.
TRACT 33 1,742,436 SQ. FT. 40.001 AC.
TRACT 34 1,561,463 SQ. FT. 35.846 AC.
TRACT 35 1,560,877 SQ. FT. 35.831 AC.
TRACT 36 1,526,896 SQ. FT. 35.069 AC.
TRACT 37 1,526,877 SQ. FT. 35.068 AC.
TRACT 38 1,526,858 SQ. FT. 35.068 AC.
TRACT 39 1,561,379 SQ. FT. 35.844 AC.
TRACT 40 1,562,420 SQ. FT. 35.870 AC.
TRACT 41 1,532,360 SQ. FT. 35.538 AC.
TRACT 42 1,526,564 SQ. FT. 35.045 AC.
TRACT 43 1,526,544 SQ. FT. 35.045 AC.
TRACT 44 1,746,349 SQ. FT. 40.089 AC.
TRACT 45 1,561,679 SQ. FT. 35.855 AC.
TRACT 46 1,548,701 SQ. FT. 35.554 AC.
TRACT 47 1,526,835 SQ. FT. 35.057 AC.
TRACT 48 1,526,056 SQ. FT. 35.011 AC.
TRACT 49 1,748,898 SQ. FT. 40.073 AC.
TRACT 50 1,531,051 SQ. FT. 35.165 AC.
TRACT 51 1,531,071 SQ. FT. 35.165 AC.
TRACT 52 1,531,771 SQ. FT. 35.165 AC.
TRACT 53 1,749,760 SQ. FT. 40.018 AC.
S 89°24'17" W 5221.86' S LINE N 1/2 SECTION 15
S 89°29'31" W 2631.25' S LINE W 1/2 SECTION 11
S 89°30'53" W 3093.56' S LINE SECTION 10
N 89°23'04" E 2661.37' N LINE W 1/2 SECTION 11
N 00°02'36" W 2639.16' W LINE SECTION 3
N 00°02'36" W 2639.16' W LINE SECTION 10
S 00°11'36" E 2639.16' W LINE SECTION 15
S 00°11'36" E 2639.16' W LINE SECTION 10
N 00°11'36" W 2639.16' W LINE SECTION 15
N 00°11