

KNOW ALL MEN BY THESE PRESENTS:

That Colorado Springs Equities LLC, Meadowbrook Crossing LLC, and Meadowbrook Development LLC, being the owners of the following described tracts of land to wit:

Tract A, 24/94 Business Park Filing No. 1, recorded April 14, 2017 under Rec. No. 217713939 in the Official Public Records of El Paso County, Colorado.

Tract I, Meadowbrook Crossing Filing No. 1, recorded March 20, 2018 under Rec. No. 218714112, in the Official Public Records of El Paso County, Colorado.

A parcel of land located in the Southeast 1/4 of Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, more particularly described as follows:

Commencing at the East Quarter Corner of Section 8; thence 89 degrees 46 minutes 40 seconds w on the East–West One Quarter line of Section 8, a distance of 1490.56 feet to a point on the Northwesterly right of way line of US 24 and the Point of Beginning of this description;

1) thence continuing S 89 Degrees 46 Minutes 40 Seconds W no said East–West One Quarter Line, a distance of 514.71 feet to a point of a non tangent curve to the right and a point on the easterly right of way line of Meadowbrook Parkway (80 feet wide) as plotted in Claremont Business Park Filing No. 20, Recorded January 4, 2007 with Reception No. 207712506 in the Records of El Paso County;

2) thence on the arc of said curve, and the easterly right of way of said Meadowbrook Parkway, having a radius of 605.00 feet, a delta angle of 16 Degrees 55 Minutes 31 Seconds, an arc length of 178.72 feet, whose chord bears S 21 Degrees 48 Minutes 30 Seconds W a distance of 178.07 feet to a non tangent curve to the left and a point on the westerly line of a parcel described in a boundary survey by Drexel Barrell & CO dated December 21, 1981 with job number 4850–2R2;

3) thence on the arc of said curve, and the westerly line of said Drexel Barrell Survey, having a radius of 1196.28 feet, a delta angle of 21 Degrees 31 Minutes 28 Seconds, an arc length of 449.41 feet, whose long chord bears S 02 Degrees S 31 Minutes 36 Seconds E a distance of 446.77 feet to a non tangent curve tot he left and a point on the westerly line of a parcel described in a boundary survey by Drexel Barrell & CO. dated December 21, 1981 with job number 4850.2R2;

4) thence S 13 Degrees 17 Minutes 20 Seconds E a distance of 27.57 feet to a non tangent curve to the left and a point on the westerly right of way line of US 24;

5) thence on the arc of said curve and said US 24 right of way line, having a radius of 7514.00 feet, a delta angle of 06 Degrees 27 Minutes 54 Seconds, an arc length of 847.83 feet, whose long chord bears N 40 Degrees 54 Minutes 03 Seconds E a distance of 847.38 feet to the Point of Beginning.

Basis of Bearings:
Bearings are based on the East–West One Quarter line of Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, said line bears S 89 Degrees 46 Minutes 40 Seconds W from the East 1/4 Corner of Section 8 (2 1/2" Alum cap under asphalt Drexell Barrell & CO 1985) and the West 1/4 Corner of Section 8 (3 1/2" Brass Disk U.S. Dept. of the interior 1967) based on Drexell Barrell survey, dated December 21, 1981, Project No. 4850–2R2.

Being further described as follows:

Tract A, 24/94 Business Park Filing No. 1, recorded April 14, 2017 under Rec. No. 217713939 in the Official Public Records of El Paso County, Colorado, Tract I, Meadowbrook Crossing Filing No. 1, recorded March 20, 2018 under Rec. No. 218714112, in the Official Public Records of El Paso County, Colorado, and the land described in that Special Warranty Deed recorded August 31, 2017 under Rec. No. 217105469 in the Official Public Records of El Paso County, Colorado, lying within the Southeast Quarter of Section 8, Township 14 South, Range 65 West of the 6th/ P.M., being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract A, also being a point on the east right of way line of Meadowbrook Parkway; thence along the west line of said Tract A, N51°16'54"E (Basis of bearings is the southwest line of Lot 1, 24/94 Business Park Filing No. 1, recorded under Rec. No. 217713939, being monumented at the southeast end by a no. 5 rebar with a 1 1/4" yellow plastic cap stamped, "PLS 31548" flush with grade and at the northwest end by a bent no. 4 rebar 1.0" below grade, having a measured bearing of N41°15'46"W a measured distance of 392.23 feet.), a distance of 214.40 feet, to the southwest corner of said Tract I; thence along the west line of said Tract I, N51°16'54"E, a distance of 171.88 feet, to the Western most corner of the land described in said Special Warranty Deed; thence along the west line of said land, along a non–tangent curve to the left, with an arc length of 191.93 feet, a radius of 605.00 feet, a delta angle of 18°10'37", a radial of N38°38'06"W; thence continuing along said west line, along a compound curve to the left, with an arc length of 210.34 feet, a radius of 605.00 feet, a delta angle of 19°55'12", to the northwest corner of said land, thence along the north line of said land, N89°42'24"E, a distance of 514.48 feet, to the northeast corner of said land, thence along the east line of said land, along a non–tangent curve to the right, with an arc length of 874.82 feet, a radius of 7,514.00 feet, a delta angle of 06°40'14", a radial of N52°23'38"W, to the Eastern most corner of said Tract A; thence along the east line of said Tract A, along a compound curve to the right, with an arc length of 287.42 feet, a radius of 7,514.00 feet, a delta angle of 02°11'30", to the Southern most corner of said Tract A; thence along the southwest line of said Tract A, N41°15'47"W, a distance of 378.28 feet, to the POINT OF BEGINNING

Containing 349,275 Sq. Ft. or 8.018 acres, more or less.

IN WITNESS WHEREOF:

The aforementioned, Colorado Springs Equities LLC, has executed this instrument this _____ day of _____, 2021.

By_____

By_____

By_____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

2021, by _____.

Witness my hand and seal_____

Address _____

My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, Meadowbrook Crossing LLC, has executed this instrument this _____ day of _____, 2021.

By_____

By_____

By_____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

2021, by _____.

Witness my hand and seal_____

Address _____

My Commission expires _____

PLANNING AND COMMUNITY DEVELOPMENT:

This plat for Meadowbrook Park Filing No. 1 was approved for filing by the El Paso County, Colorado Planning and Community Development, Executive Director on the _____ day of _____ 2021, subject to any notes specified hereon and any conditions included in the recorded decisions of approval. The dedications of land to the public street, tracts, lots and easements are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

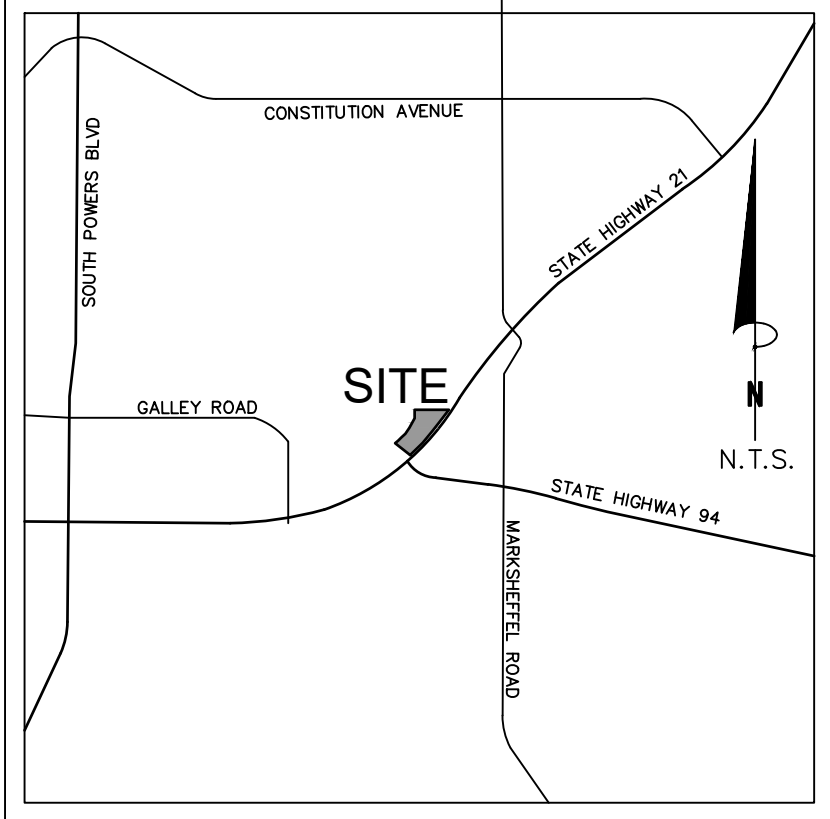
Planning and Community Development, Executive Director Date

Steve Schlieker

MEADOWBROOK PARK FILING NO. 1

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



IN WITNESS WHEREOF:

The aforementioned, Meadowbrook Development LLC, has executed this instrument this _____ day of _____, 2021.

By_____

By_____

By_____

By_____

By_____

By_____

By_____

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By_____

By_____

By_____

NOTES:

- This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record.
- Basis of bearings is the southwest line of Lot 1, 24/94 Business Park Filing No. 1, recorded under Rec. No. 217713939, being monumented at the southeast end by a no. 5 rebar with a 1 1/4" yellow plastic cap stamped, "PLS 31548" flush with grade and at the northwest end by a bent no. 4 rebar 1.0" below grade, having a measured bearing of N41°15'46"W a measured distance of 392.23 feet.
- Number of lots in this subdivision: 67 lots.
- This plat is subject to the Declaration of Easements with Covenants and Restrictions as recorded at Reception No. _____.
- 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.
- The improvements shown hereon are as of the date of field work, January 18, 2021.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA FIRMette published August 27, 2021, referencing Flood Insurance Rate Map, Map Number 08041C0752G effective date December 7, 2018, indicates this parcel of land is located in Zone X (Area of minimal flood hazard).
- No driveway shall be established unless an access permit has been granted by El Paso County.
- 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.
- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
- The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees 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. 12–382), 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.
- There shall be no direct lot access to Meadowbrook Parkway
- 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.
- The subject parcel is subject to INCLUSION OF SUBJECT PROPERTY IN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 13, 1972, UNDER RECEPTION NO.941974.
- The subject parcel is subject to INCLUSION OF THE SUBJECT PROPERTY IN THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 23, 2016, UNDER RECEPTION NO. 216136635.
- The subject parcel is subject to INCLUSION OF SUBJECT PROPERTY IN THE CHEROKEE WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED APRIL 25, 1984, IN BOOK 3862 AT PAGE 949.
- The subject parcel is subject to RIGHT OF WAY EASEMENT AS GRANTED TO COLORADO TELEPHONE COMPANY IN INSTRUMENT RECORDED MARCH 03, 1905, IN BOOK 358 AT PAGE 565. SAID EASEMENT WAS ASSIGNED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN WARRANTY DEED RECORDED AUGUST 5, 1911 IN BOOK 482 AT PAGE 190.
- The subject parcel is subject to AVIATION EASEMENT RECORDED AUGUST 12, 2016 UNDER RECEPTION NO. 216090669.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND LICENSE AS SET FORTH AND GRANTED IN LICENSE AGREEMENT RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217042639.

DEDICATION:

The above owners has caused said tract of land to be surveyed and plotted into lots, easements and additional road right of way as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which tract so plotted shall be known as Meadowbrook Park Filing No. 1, El Paso County, Colorado. The undersigned do hereby grant to El Paso County, Colorado those utility easements and additional road right of way shown on this plat and further restricts the use of said easements to the county and/or its assigns, provided however that the sole right and authority to release or quit claim any such public easements shall remain exclusively vested in El Paso County.

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Urban Park Fee: _____
Regional Park Fee: _____

SURVEYOR’S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof and that all monuments exist as shown hereon, that mathematical closure errors are less than 1:10,000 and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guaranty, either expressed or implied.

I attest the above on this _____ day of _____, 2021

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

This survey plat is null and void without surveyor’s original signature and seal.



Revisions	No.	Description	By	Date
	3	Addressed county comments	SCG	9/28/2021
	2	Addressed client comments	SCG	6/14/2021
	1	Adjusted tract layout	SCG	3/9/2021

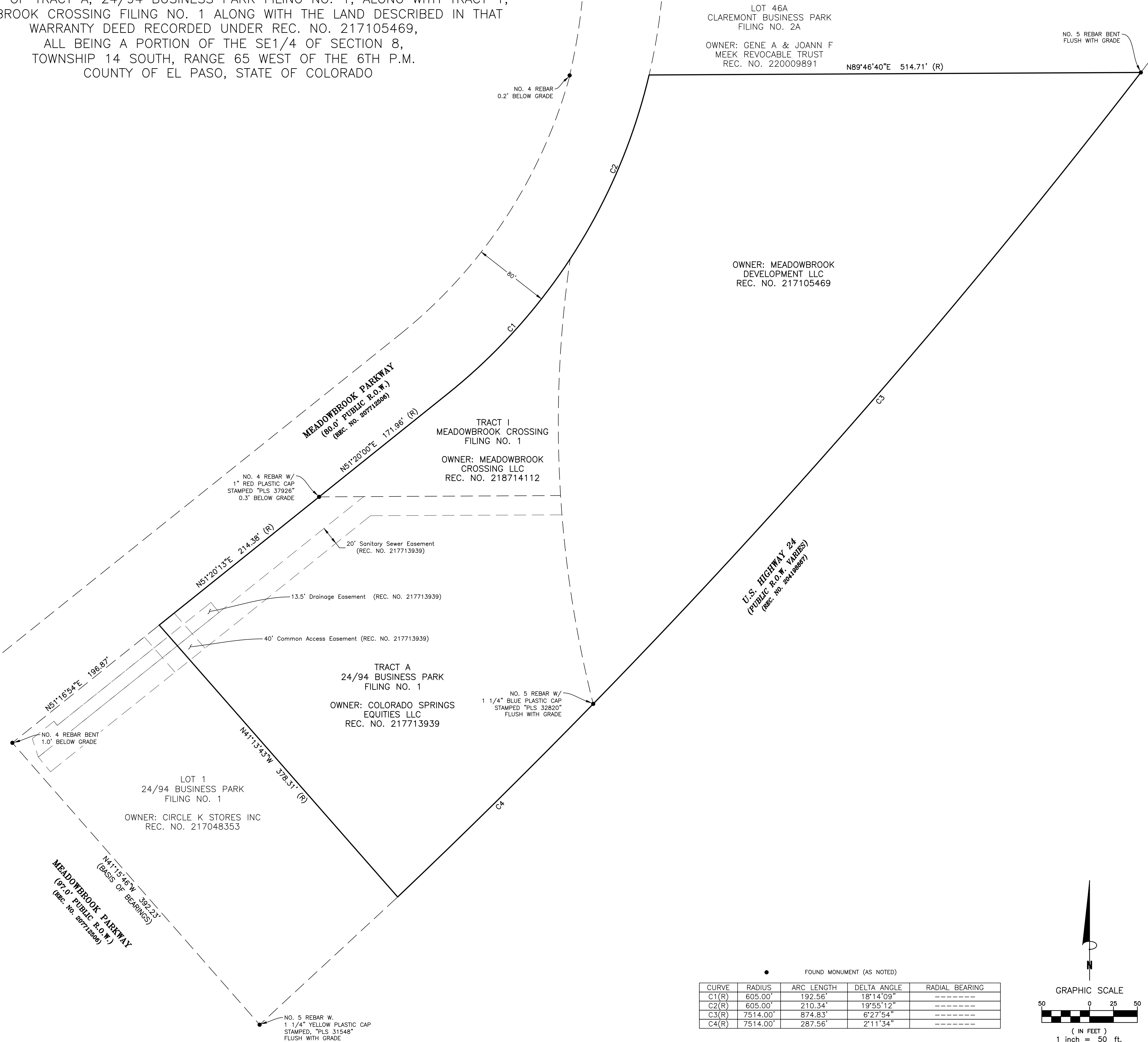
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

MEADOWBROOK PARK FILING NO. 1		A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO	
Project No. 201566	Drawn By: SCG	Date: 2/25/2021	
	Checked By: SLM	Sheet 1 of 5	

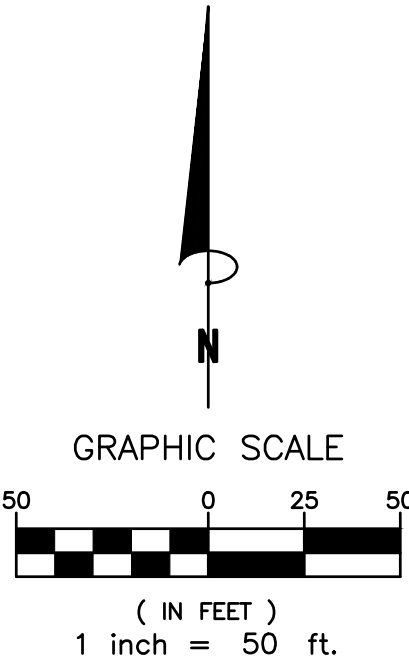
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AS PLATTED



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1(R)	605.00'	192.56'	18°14'09"	-----
C2(R)	605.00'	210.34'	19°55'12"	-----
C3(R)	7514.00'	874.83'	6°27'54"	-----
C4(R)	7514.00'	287.56'	2°11'34"	-----



MEADOWBROOK PARK FILING NO. 1

A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

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

Project No. 201566
Drawn By: SCG
Checked By: SLW

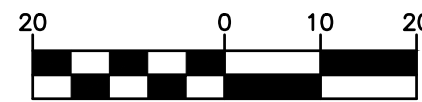
Date: 2/25/2021
Sheet 2 of 5

MEADOWBROOK PARK FILING NO. 1

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1,
MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT
WARRANTY DEED RECORDED UNDER REC. NO. 217105469,
ALL BEING A PORTION OF THE SE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

AS RE-PLATTED

LOT SETBACK DETAIL: TYPICAL
GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

5' SIDE
SETBACK

20' FRONT
SETBACK

1' SIDE
SETBACK

10' REAR
SETBACK

LOT 46A
CLAREMONT BUSINESS PARK
FILING NO. 2A

OWNER: GENE A & JOANN F
MEEK REVOCABLE TRUST
REC. NO. 220009891

30' UTILITY EASEMENT
(PER THIS PLAT)

NO. 5 REBAR BENT
FLUSH WITH GRADE

N89°42'24"E 514.48'

PRIVATE ACCESS
EASEMENT
(SEE PAGE 5 FOR
DETAIL)

TRACT A

38,504 SQ. FT.±
(0.884 ACRES±)
(SEE PAGE 4 FOR DETAIL)

LUX POINT
(SEE PAGE 5 FOR DETAIL)

TRACT E

5,584 SQ. FT.±
(0.128 ACRES±)
(SEE PAGE 5 FOR
DETAIL)

TRACT H

10,924 SQ. FT.±
(0.251 ACRES±)
(SEE PAGE 5 FOR DETAIL)

TRACT D

9,424 SQ. FT.±
(0.216 ACRES±)
(SEE PAGE 4 FOR
DETAIL)

TRACT C

9,755 SQ. FT.±
(0.224 ACRES±)
(SEE PAGE 4 FOR DETAIL)

TRACT B

8,852 SQ. FT.±
(0.202 ACRES±)
(SEE PAGE 4 FOR DETAIL)

TRACT F

19,507 SQ. FT.±
(0.448 ACRES±)
(SEE PAGE 5 FOR DETAIL)

TRACT G

1,728 SQ. FT.±
(0.040 ACRES±)
(SEE PAGE 5 FOR DETAIL)

TRACT I

3,943 SQ. FT.±
(0.091 ACRES±)
(SEE PAGE 5 FOR DETAIL)

TRACT J

26,477 SQ. FT.±
(0.608 ACRES±)
(SEE PAGE 5 FOR DETAIL)

LOT 1
24/94 BUSINESS PARK
FILING NO. 1

OWNER: CIRCLE K STORES INC
REC. NO. 217048353

MEADOWBROOK PARKWAY
(92.0' PUBLIC R.O.W.)
(Basis of Bearings)
(Rec. No. 20712800)

NO. 5 REBAR W/
1 1/4" YELLOW PLASTIC CAP
STAMPED, "PLS 31548"
FLUSH WITH GRADE

NO. 4 REBAR
0.2' BELOW GRADE

NO. 4 REBAR W/
1" RED PLASTIC CAP
STAMPED "PLS 37926"
0.3' BELOW GRADE

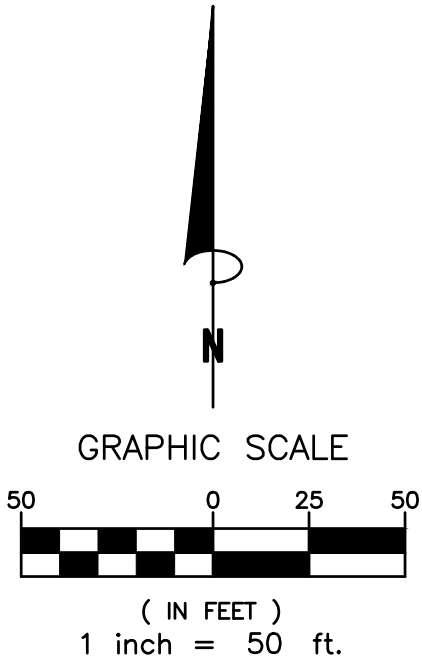
NO. 5 REBAR W/
1 1/4" BLUE PLASTIC CAP
STAMPED "PLS 32820"
FLUSH WITH GRADE

PRIVATE ACCESS
EASEMENT
(SEE PAGE 5 FOR
DETAIL)

FOUND MONUMENT (AS NOTED)
SET MONUMENT (AS NOTED)
#5 REBAR W/ 1-1/4" GREEN
PLASTIC CAP, PLS 38245, FLUSH

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	22.50'	5.47'	13°55'57"	S34°48'15"W
C2	57.50'	10.90'	10°51'28"	S48°44'13"W
C3	57.50'	31.73'	31°37'19"	S37°52'44"W
C4	14.50'	22.78'	90°00'00"	N41°15'47"W
C5	168.50'	11.33'	3°51'14"	S37°24'34"E
C6	14.50'	23.54'	93°00'00"	S49°35'26"W
C7	14.50'	22.78'	90°00'00"	N48°44'13"E
C8	133.50'	8.95'	3°50'31"	S41°15'04"E
C9	183.58'	13.70'	4°16'33"	N37°29'08"W
C10	173.92'	23.55'	7°45'31"	N42°06'49"W
C11	135.50'	24.53'	10°22'23"	N47°45'52"W
C12	135.50'	5.07'	2°08'41"	N49°54'33"W
C13	15.00'	23.53'	89°53'36"	S40°11'51"W
C14	15.00'	23.59'	90°06'39"	N49°54'33"W
C15	14.50'	22.78'	90°00'00"	S40°05'27"W
C16	15.00'	23.56'	90°00'00"	N49°54'33"W
C17	15.00'	23.56'	90°00'00"	S49°54'33"E
C18	242.00'	33.55'	7°56'38"	N49°54'33"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
BC1	605.00'	191.93'	18°10'37"	N38°38'06"W
BC2	605.00'	210.34'	19°55'12"	N56°48'43"W
BC3	7514.00'	874.82'	6°40'14"	N45°43'23"W
BC4	7514.00'	287.42'	2°11'30"	N43°31'42"W



MEADOWBROOK PARK FILING NO. 1

A PORTION OF THE SE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

Project No. 201566
Drawn By: SCG
Checked By: SLW
Date: 2/25/2021
Sheet 3 of 5

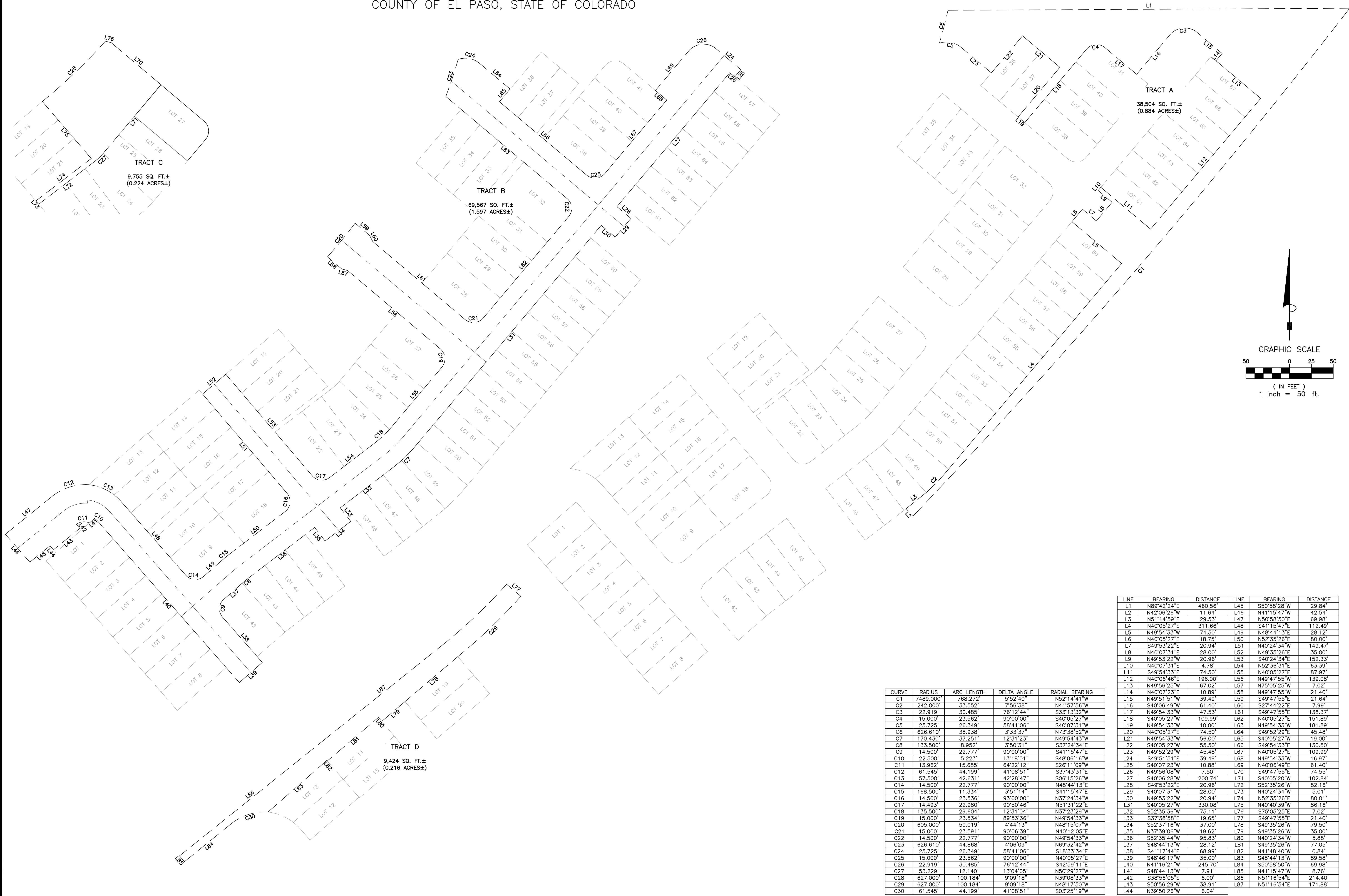
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3	Addressed county comments	SCG	9/28/2021
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

Clark
Land Surveyors, Inc.
Pueblo West, CO 81007 • 719.582.1270
177 S. Tiffany Dr., Unit 1
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TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	7489.000'	768.272'	5°52'40"	N52°14'41"W
C2	242.000'	33.552'	7°56'38"	N41°57'56"W
C3	22.919'	30.485'	76°12'44"	S33°13'32"W
C4	15.000'	23.562'	90°00'00"	S40°05'27"W
C5	29.725'	26.349'	58°41'06"	S40°07'31"W
C6	626.610'	38.838'	3°33'37"	N73°38'52"W
C7	170.430'	37.251'	12°31'23"	N49°54'43"W
C8	133.500'	8.952'	3°60'31"	S37°24'34"E
C9	14.500'	22.777'	90°00'00"	S41°15'47"E
C10	22.500'	5.223'	1°18'01"	S48°06'16"W
C11	13.962'	15.685'	64°22'12"	S26°11'09"W
C12	61.545'	44.199'	41°08'51"	S37°43'31"E
C13	57.500'	42.631'	42°28'47"	S06°15'26"W
C14	14.500'	22.777'	90°00'00"	N48°44'13"E
C15	168.500'	11.334'	3°51'14"	S41°15'47"E
C16	14.500'	23.536'	93°00'00"	N37°24'54"W
C17	14.493'	22.980'	90°50'46"	N51°31'22"E
C18	135.500'	29.604'	12°31'04"	N37°23'29"W
C19	15.000'	23.534'	89°53'36"	N49°54'33"W
C20	605.000'	50.019'	4°44'13"	N48°15'07"W
C21	15.000'	23.591'	90°06'59"	N40°12'05"E
C22	14.500'	22.777'	90°00'00"	N49°54'33"W
C23	626.610'	44.868'	4°06'09"	N69°32'42"W
C24	25.725'	26.349'	58°41'06"	S18°33'34"E
C25	15.000'	23.562'	90°00'00"	N40°05'27"E
C26	22.919'	30.485'	76°12'44"	S42°59'11"E
C27	53.228'	12.140'	1°04'05"	N50°29'27"W
C28	627.000'	100.184'	9°09'18"	N39°08'33"W
C29	627.000'	100.184'	9°09'18"	N48°17'50"W
C30	61.545'	44.199'	41°08'51"	S03°25'19"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°42'24"E	460.56'	L45	S50°58'28"W	29.84'
L2	N42°06'26"W	11.64'	L46	N41°15'47"W	42.54'
L3	N51°14'59"E	29.53'	L47	N50°58'50"E	69.98'
L4	N40°05'27"E	311.66'	L48	S41°15'47"E	112.49'
L5	N49°54'33"W	74.50'	L49	N48°44'13"E	28.12'
L6	N40°05'27"E	18.75'	L50	N52°35'26"E	80.00'
L7	S49°53'22"E	20.94'	L51	N40°24'34"W	149.47'
L8	N40°07'31"E	28.00'	L52	N49°35'26"E	35.00'
L9	N49°53'22"W	20.96'	L53	S40°24'34"E	152.33'
L10	N40°07'31"E	4.78'	L54	N52°36'31"E	63.39'
L11	S49°54'33"E	74.50'	L55	N40°05'27"E	87.97'
L12	N40°06'46"E	196.00'	L56	N49°47'55"W	139.08'
L13	N49°56'25"W	67.02'	L57	N75°05'25"W	7.02'
L14	N40°07'23"E	10.89'	L58	N49°47'55"W	21.40'
L15	N49°51'51"W	39.49'	L59	S49°47'55"E	21.64'
L16	S40°06'49"W	61.40'	L60	S27°44'22"E	7.99'
L17	N49°54'33"W	47.53'	L61	S49°47'55"E	138.37'
L18	S40°05'27"W	109.99'	L62	N40°05'27"E	151.89'
L19	N49°54'33"W	10.00'	L63	N49°54'33"W	181.89'
L20	N40°05'27"E	74.50'	L64	S49°52'29"E	45.48'
L21	N49°54'33"W	56.00'	L65	S40°05'27"W	19.00'
L22	S40°05'27"W	55.50'	L66	S49°54'33"E	130.50'
L23	N49°52'29"W	45.48'	L67	N40°05'27"E	109.99'
L24	S49°51'51"E	39.49'	L68	N49°54'33"W	16.97'
L25	S40°07'23"W	10.88'	L69	N40°06'49"E	61.40'
L26	N49°56'08"W	7.50'	L70	S49°47'55"E	74.55'
L27	S40°06'28"W	200.74'	L71	S40°05'20"W	102.84'
L28	S49°53'22"E	20.96'	L72	S52°35'26"W	82.16'
L29	S40°07'31"W	28.00'	L73	N40°24'34"W	5.01'
L30	N49°53'22"W	20.94'	L74	N52°35'26"E	80.01'
L31	S40°05'27"W	330.08'	L75	N40°40'39"W	86.16'
L32	S52°35'36"W	75.11'	L76	S75°05'25"E	7.02'
L33	S37°38'58"E	19.65'	L77	S49°47'55"E	21.40'
L34	S52°37'16"W	37.00'	L78	S49°35'26"W	79.50'
L35	N37°39'06"W	19.62'	L79	S49°35'26"W	35.00'
L36	S52°35'44"W	95.83'	L80	N40°24'34"W	5.88'
L37	S48°44'13"W	28.12'	L81	S49°35'26"W	77.05'
L38	S41°17'44"E	68.99'	L82	N41°48'40"W	0.84'
L39	S48°46'17"W	35.00'	L83	S48°44'13"W	89.58'
L40	N41°16'21"W	245.70'	L84	S50°58'50"W	69.98'
L41	S48°44'13"W	7.91'	L85	N41°15'47"W	8.76'
L42	S38°56'05"E	6.00'	L86	N51°16'54"E	214.40'
L43	S60°56'29"W	38.91'	L87	N51°16'54"E	171.88'
L44	N39°50'26"W	6.04'			

MEADOWBROOK PARK FILING NO. 1

A PORTION OF THE SE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

Revisions

No.	Description	By	Date
3	Addressed county comments	SCG	9/28/2021
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

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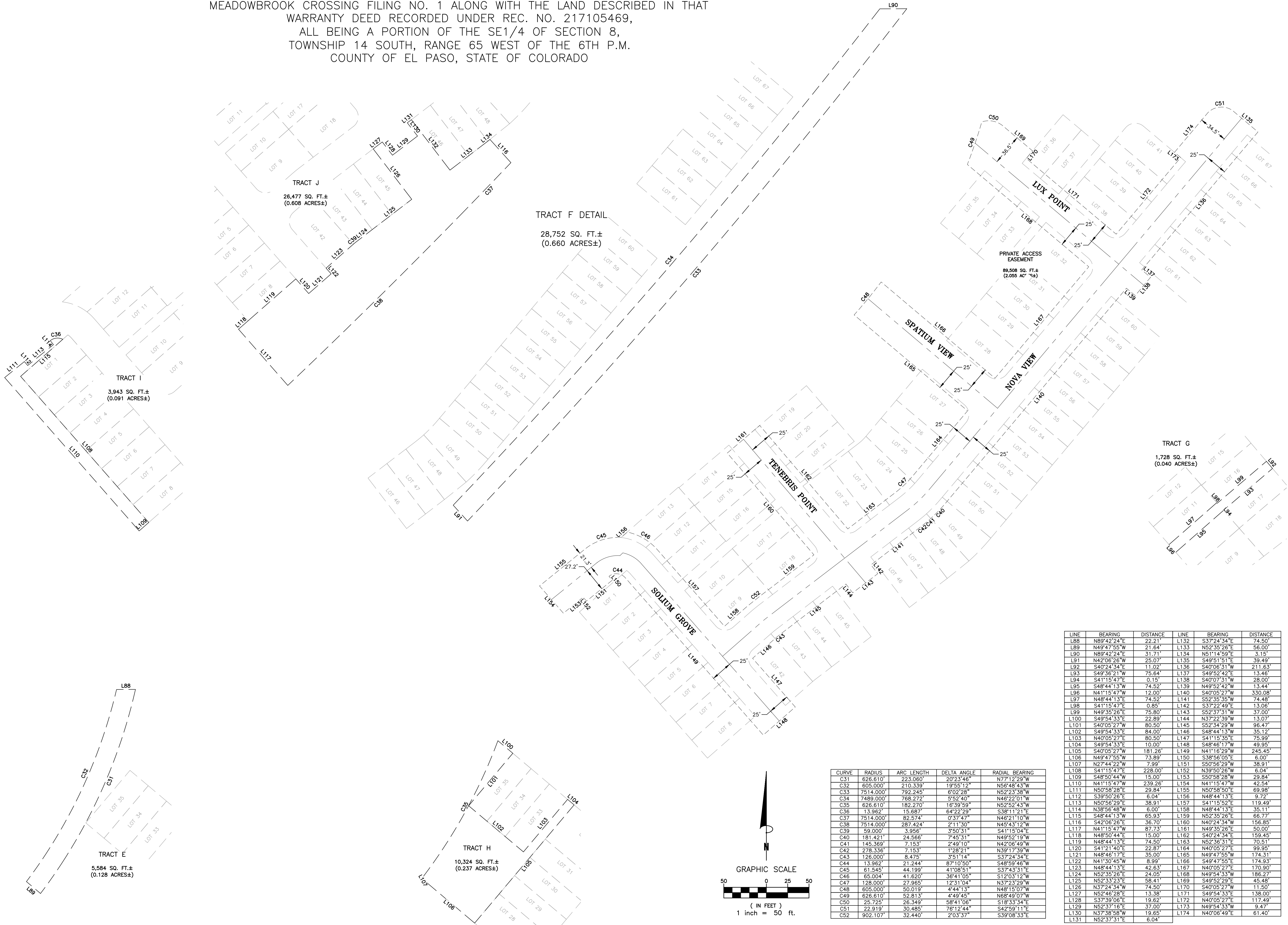
Project
No. 201566

Drawn By: SCG
Checked By: SLW

Date: 2/25/2021
Sheet 4 of 5

MEADOWBROOK PARK FILING NO. 1

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C31	626.610'	223.060'	20°23'46"	N77°12'29"W
C32	605.000'	210.339'	19°55'12"	N56°48'43"W
C33	7514.000'	792.245'	6°02'28"	N52°23'38"W
C34	7489.000'	768.272'	5°52'40"	N46°22'01"W
C35	626.610'	182.270'	16°39'59"	N52°52'43"W
C36	13.962'	15.687'	64°22'29"	S38°11'21"E
C37	7514.000'	82.574'	0°37'47"	N46°21'10"W
C38	7514.000'	287.424'	2°11'30"	N45°43'12"W
C39	59.000'	3.956'	3°50'31"	S41°15'04"E
C40	181.421'	24.566'	7°45'31"	N49°52'19"W
C41	145.369'	7.153'	2°49'10"	N42°06'49"W
C42	278.336'	7.153'	1°28'21"	N39°17'39"W
C43	126.000'	8.476'	3°51'14"	S37°24'34"E
C44	13.962'	21.244'	87°10'50"	S48°59'46"W
C45	61.545'	44.199'	41°08'51"	S37°43'31"E
C46	65.004'	41.620'	36°41'05"	S12°03'12"W
C47	126.000'	27.965'	12°31'04"	N37°23'28"W
C48	605.000'	50.019'	4°44'13"	N48°15'07"W
C49	626.610'	52.813'	4°49'45"	N68°49'07"W
C50	25.725'	26.349'	58°41'06"	S18°33'34"E
C51	22.919'	30.485'	76°12'44"	S42°59'11"E
C52	902.107'	32.440'	2°03'37"	S39°08'33"E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L88	N89°42'24"E	22.21'	L132	S37°24'34"E	74.50'
L89	N49°47'55"W	21.64'	L133	N52°35'26"E	56.00'
L90	N89°42'24"E	31.71'	L134	N51°14'59"E	3.15'
L91	N42°06'26"W	25.07'	L135	S49°51'51"E	39.49'
L92	S40°24'34"E	11.02'	L136	S40°06'31"W	211.63'
L93	S49°36'21"W	75.64'	L137	S49°52'42"E	13.46'
L94	S41°15'47"E	0.15'	L138	S40°07'31"W	28.00'
L95	S48°44'13"W	74.52'	L139	N49°52'42"W	13.44'
L96	N41°15'47"W	12.00'	L140	S40°05'27"W	330.08'
L97	N48°44'13"E	74.52'	L141	S52°35'35"W	74.48'
L98	S41°15'47"E	0.85'	L142	S37°22'49"E	13.06'
L99	N49°35'26"E	75.80'	L143	S52°37'31"W	37.00'
L100	S49°54'33"E	22.89'	L144	N37°22'39"W	13.07'
L101	S40°05'27"W	80.50'	L145	S52°34'29"W	96.47'
L102	S49°54'33"E	84.00'	L146	S48°44'13"W	35.12'
L103	N40°05'27"E	80.50'	L147	S41°15'39"E	75.99'
L104	S49°54'33"E	10.00'	L148	S48°46'17"W	49.95'
L105	S40°05'27"W	181.26'	L149	N41°16'29"W	245.45'
L106	N49°47'55"W	73.89'	L150	S38°56'05"E	6.00'
L107	N27°44'22"W	7.99'	L151	S50°56'29"W	38.91'
L108	S41°15'47"E	228.00'	L152	N39°50'26"W	6.04'
L109	S48°50'44"W	15.00'	L153	S50°58'28"W	29.84'
L110	N41°15'47"W	239.26'	L154	N41°15'47"W	42.54'
L111	N50°58'28"E	29.84'	L155	N50°58'50"E	69.98'
L112	S39°50'26"E	6.04'	L156	N48°44'13"E	9.72'
L113	N50°56'29"E	38.91'	L157	S41°15'52"E	119.49'
L114	N38°56'48"W	6.00'	L158	N48°44'13"E	35.11'
L115	S48°44'13"W	65.93'	L159	N52°35'26"E	66.77'
L116	S42°06'26"E	36.70'	L160	N40°24'34"W	156.85'
L117	N41°15'47"W	87.73'	L161	N49°35'26"E	50.00'
L118	N48°50'44"E	15.00'	L162	S40°24'34"E	159.45'
L119	N48°44'13"E	74.50'	L163	N52°36'31"E	70.51'
L120	S41°21'40"E	22.87'	L164	N40°05'27"E	99.95'
L121	N48°46'17"E	35.00'	L165	N49°47'55"W	174.31'
L122	N41°30'45"W	8.99'	L166	S49°47'55"E	174.93'
L123	N48°44'13"E	42.63'	L167	N40°05'27"E	170.90'
L124	N52°35'26"E	24.05'	L168	N49°54'33"W	186.27'
L125	N52°33'23"E	58.41'	L169	S49°52'29"E	45.48'
L126	N37°24'34"W	74.50'	L170	S40°05'27"W	11.50'
L127	N52°46'28"E	13.38'	L171	S49°54'33"E	138.00'
L128	S37°39'06"E	19.62'	L172	N40°05'27"E	117.49'
L129	N52°37'16"E	37.00'	L173	N49°54'33"W	9.47'
L130	N37°38'58"W	19.65'	L174	N40°06'49"E	61.40'
L131	N52°37'31"E	6.04'			

MEADOWBROOK PARK FILING NO. 1

A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

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Sheet 5 of 5

