

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 platted 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 Barrel 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, Meadowbrook Development LLC, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By\_\_\_\_\_

As\_\_\_\_\_

NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, as \_\_\_\_\_ of Meadowbrook Development LLC.

Witness my hand and seal\_\_\_\_\_

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

SOILS & GEOLOGY, CONDITIONS, CONSTRAINTS, & GEOLOGIC HAZARDS NOTE:

A "Soils and Geology Study for the Meadowbrook Park, 67 Single Family Residential Development, El Paso County, Colorado", was completed by RMG – Rocky Mountain Group, last dated August 26, 2020, Job No. 17164. No lots have been identified by the referenced RMG report as being impacted by geologic hazards. The overall development area has been found to be impacted by the geologic constraints listed below.

- hydrocompactive soils (moisture sensitive soils)
- isolated steep slopes
- erosion
- faults and seismicity
- radon

The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints. The development is to utilize conventional shallow foundations. Basements are not proposed. No lots have been identified by the referenced RMG report as being adversely impacted by springs or groundwater; groundwater was not encountered in test borings during the field exploration. The RMG report indicates that the site soil appears to be well drained, and natural moisture contents were low. Therefore, no perimeter drains are recommended or proposed. Appropriate surface grading and drainage should be established during construction, per the approved civil construction documents, and maintained over the life of the structure by the homeowner. Additional mitigation measures can be found in said report, File PUDSP208, available at the El Paso County Planning and Community Development Department.

ACCEPTANCE CERTIFICATE FOR TRACTS:

The dedication of Tracts A, B, C, D, E, F, G, H, I, & J are hereby accepted for ownership and maintenance by Meadowbrook Crossing Metropolitan District.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,

2022, by \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

DEDICATION:

The above owners has caused said tract of land to be surveyed and platted 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 platted 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: \_\_\_\_\_

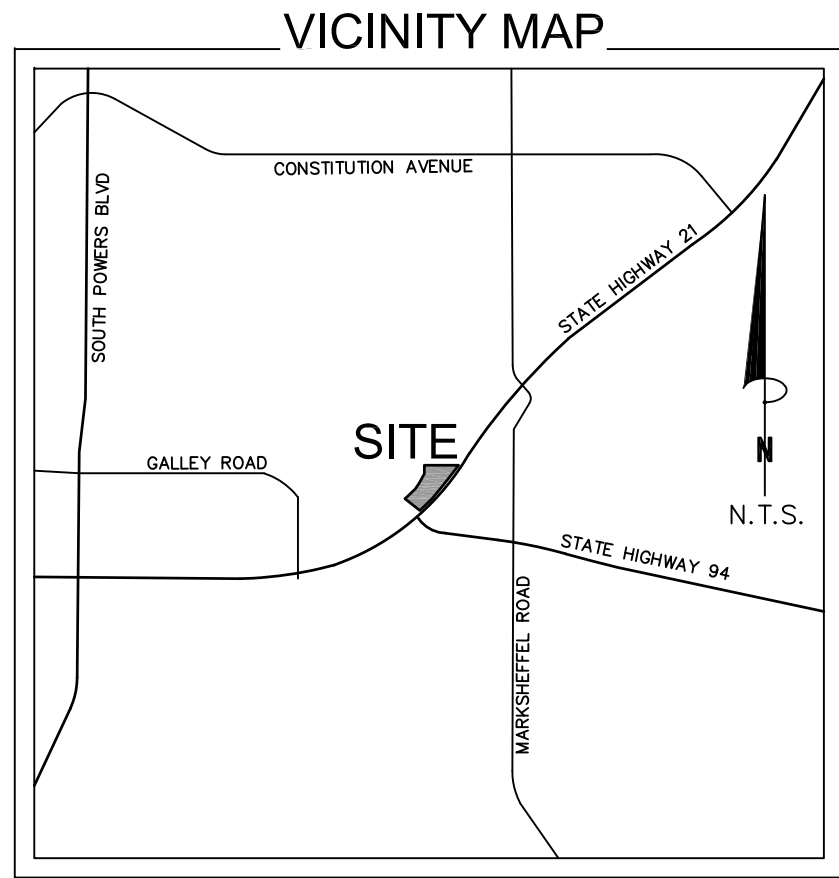
RECORDING:

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 \_\_\_\_\_, \_\_\_\_\_, A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

SURCHARGE: \_\_\_\_\_ Chuck Broerman, Recorder

FEE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy



NOTES:

1. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record.
2. 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.
3. Number of lots in this subdivision: 67 lots.
4. Easement: 6' utility easement corridor between lots comprised of 1' and 5' alternating easements corresponding to side yard setbacks between Lots/building envelopes instead of standard 5' per side lot line.
5. The Property is subject to terms, agreements, provisions, conditions, obligations, and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded under Reception No. \_\_\_\_\_.
6. 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.
7. The lineal units used in this drawing are U.S. Survey Feet.
8. The improvements shown hereon are as of the date of field work, January 18, 2021.
9. 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).
10. All development within "Meadowbrook Park Filing No. 1" shall comply with the PUD Development Guidelines on file for Meadowbrook Park Planned Unit Development Guidelines, as recorded at Reception No. 219022079, of the Records of the El Paso County Clerk and Recorder, or otherwise amended by El Paso County following appropriate public hearings.
11. No driveway shall be established unless an access permit has been granted by El Paso County.
12. 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.
13. 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. Private streets shall be maintained by the Meadowbrook Crossing Metropolitan District.
14. 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. 19–471), 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.
15. There shall be no direct lot access to Meadowbrook Parkway
16. 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.
17. The subject parcel is subject to Aviation Easement recorded December 6, 2021 under Rec. No. 221222940.
18. The subject parcel is subject to AVIGATION EASEMENT RECORDED AUGUST 12, 2016 UNDER RECEPTION NO. 216090669.
19. 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.
20. 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.
21. 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.
22. 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.
23. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND LICENSE AS SET FORTH AND GRANTED IN LICENSE AGREEMENT RECORDED APRIL 14, 2017 UNDER RECEPTION NO. 217042639.
24. Water ad wastewater service for this subdivision is provided by the Cherokee Metropolitan District, subject to the districts rules, regulations, and specifications. Electric service is provided by Mountain View Electric Association, Inc., and natural gas service is provided by Colorado Springs Utilities.
25. Cherokee Metropolitan District is responsible to maintain the public sanitary sewer mains on–site and the sanitary sewer service lines from the mains to the traffic rated cleanouts at the utility easement lines. Meadowbrook Crossing Metropolitan District is responsible to maintain the sanitary sewer services from the utility easement line cleanouts to the homes.
26. The cost for concrete curb and gutter, concrete sidewalk, concrete driveway, asphalt roadway, and landscaping replacement in like kind due to sanitary sewer main, water main, sanitary sewer service, or water service repair and/or replacement shall be the responsibility of the Meadowbrook Crossing Metropolitan District.
27. Cherokee Metropolitan District is responsible to maintain the public water mains on–site and the water service lines from the mains to the curb stops at the utility easement lines. Meadowbrook Crossing Metropolitan District is responsible to maintain the water services from the utility easement line cleanouts to the homes.
28. Pikes Peak Regional Building Enumerations approval provided by email dated \_\_\_\_\_ and recorded in the El Paso County Clerk and Recorder records at Reception No. \_\_\_\_\_.
29. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
30. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
31. The subdivider/developer has familiarized itself with current Americans with Disabilities Act (ADA) laws and accessibility standards and has laid out the plat and associated grading and construction plans so that all site elements meet the applicable ADA design standards as published by the United States Department of Justice. Approval of this plat and associated construction documents by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws. It is the responsibility of the developer/home builder to ensure ADA accessibility during construction of the private sidewalks.
32. Public and Common Subdivision Improvements: 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 \_\_\_\_\_ 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 Planning and Community Development 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 plot restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Planning and Community Development 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.
33. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. \_\_\_\_\_ of the records of the El Paso County Clerk and Recorder.
34. The following reports have been submitted in association with the Preliminary Plan or Final Plat 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.
35. Environmental: 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.
36. All easements shown or dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at Reception No. 212112548 of the records of El Paso County, Colorado; All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.

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 \_\_\_\_\_, 2022

\_\_\_\_\_  
Stewart L. Mapes, 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.



No.	Description	By	Date
5	Addressed client comments	SCG	12/21/2021
4	Addressed client comments	SCG	11/2/2021
3	Addressed county comments	SCG	9/28/2021
7	Addressed client comments	EJC	5/27/2022
6	Addressed client comments	TGN	2/16/2022

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  
Checked By: SLM  
Date: 2/25/2021  
Sheet 1 of 5

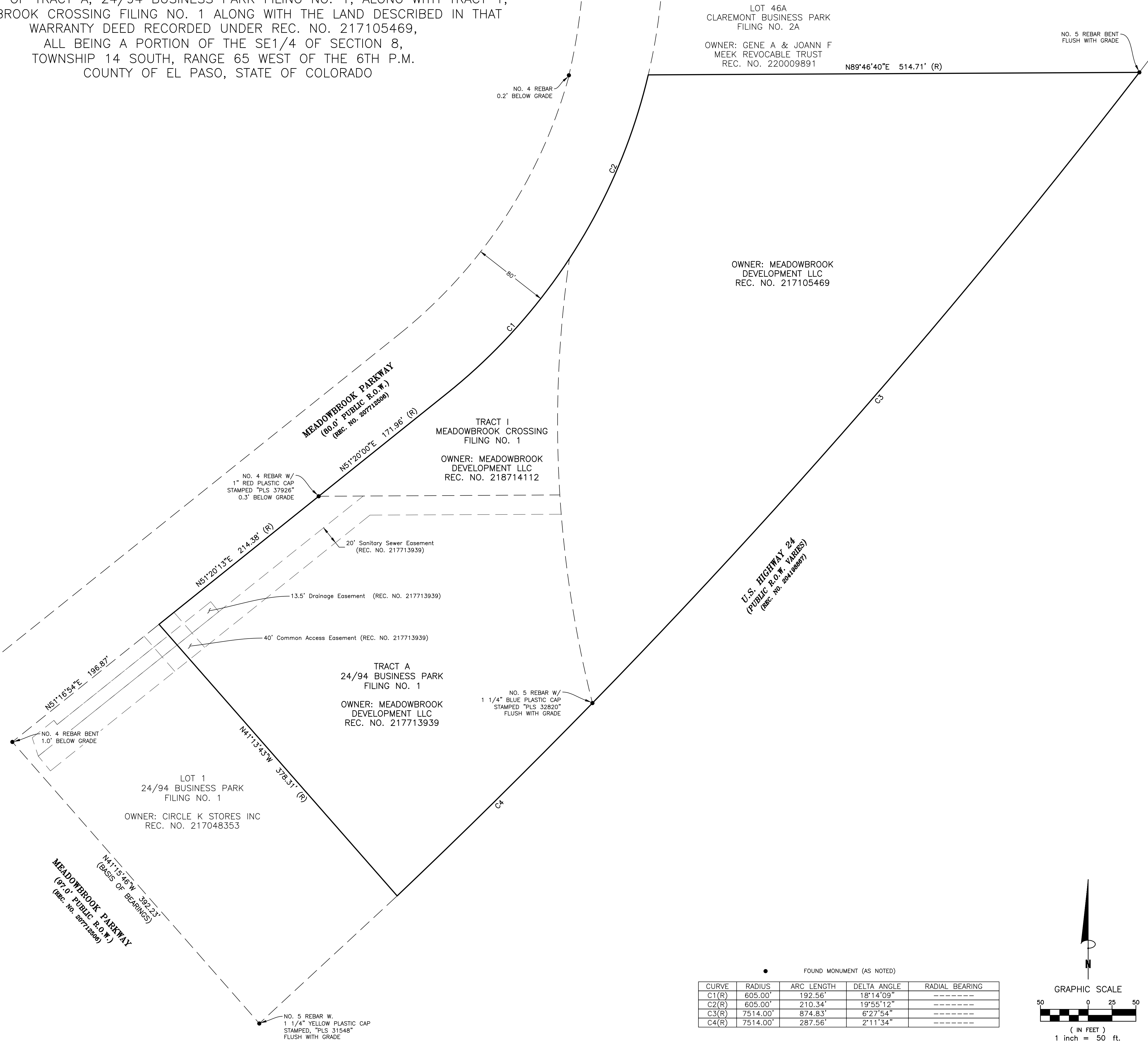
MEADOWBROOK PARK FILING NO. 1

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

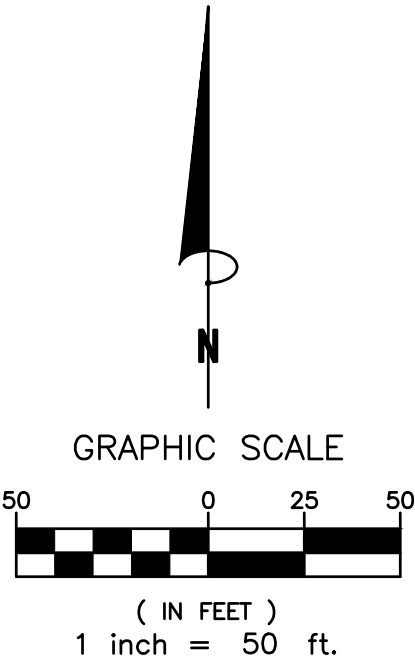
AS PLATTED

TRACT TABLE				
TRACT	ACRES	OWNERSHIP	MAINTENANCE	USE
A	0.884	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.597	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.224	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.216	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.128	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.448	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.040	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
H	0.237	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
I	0.091	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
J	0.608	MCMD #1	MCMD #1	ACCESS/DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.473			
MCMD #1= MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1				

SUMMARY		
67 LOTS	3.546 ACRES	44.2%
9 TRACTS	2.876 ACRES	35.7%
RIGHTS-OF-WAY	1.597 ACRES	19.9%
TOTAL	8.019 ACRES	100 %



FOUND MONUMENT (AS NOTED)				
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

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

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.

Revisions		
No.	Description	Date
5	Addressed client comments	SCG 12/21/2021
4	Addressed client comments	SCG 11/2/2021
3	Addressed county comments	SCG 9/28/2022
7	Addressed client comments	EJC 5/27/2022
6	Addressed client comments	TOM 2/16/2022

Clark Land Surveying, Inc.

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

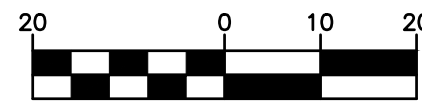


MEADOWBROOK PARK FILING NO. 1

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



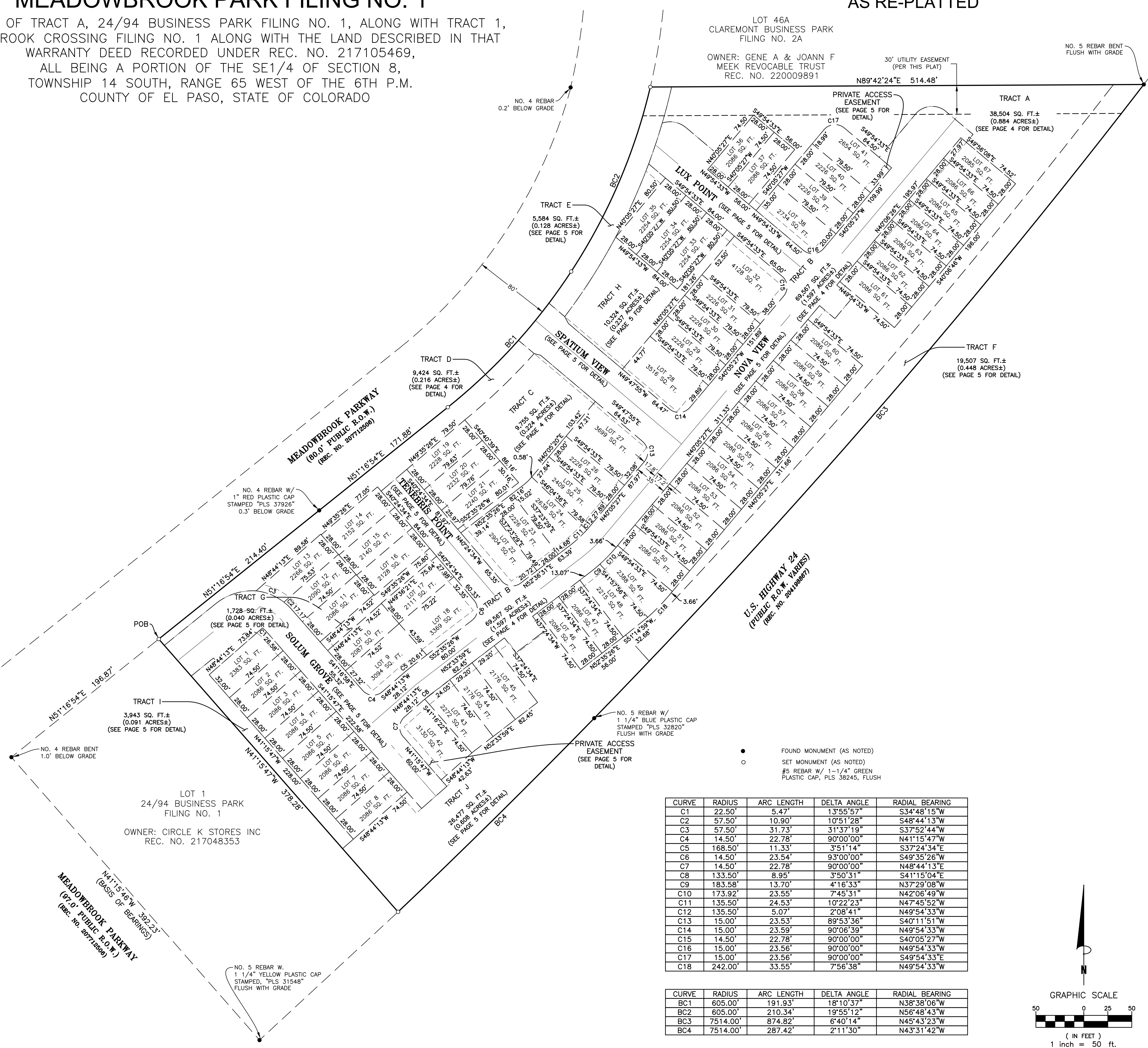
( IN FEET )  
1 inch = 20 ft.

5' SIDE  
SETBACK

20' FRONT  
SETBACK

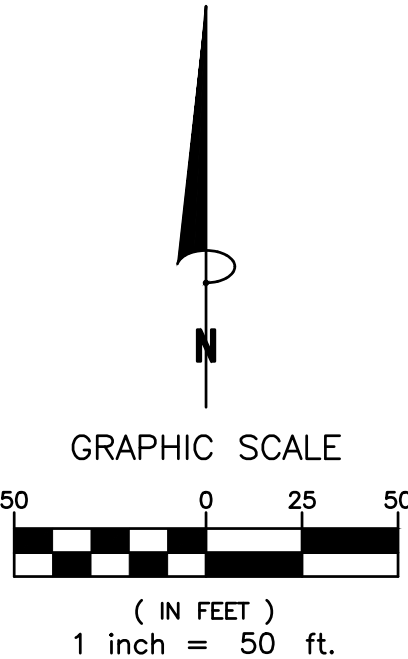
1' SIDE  
SETBACK

10' REAR  
SETBACK



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

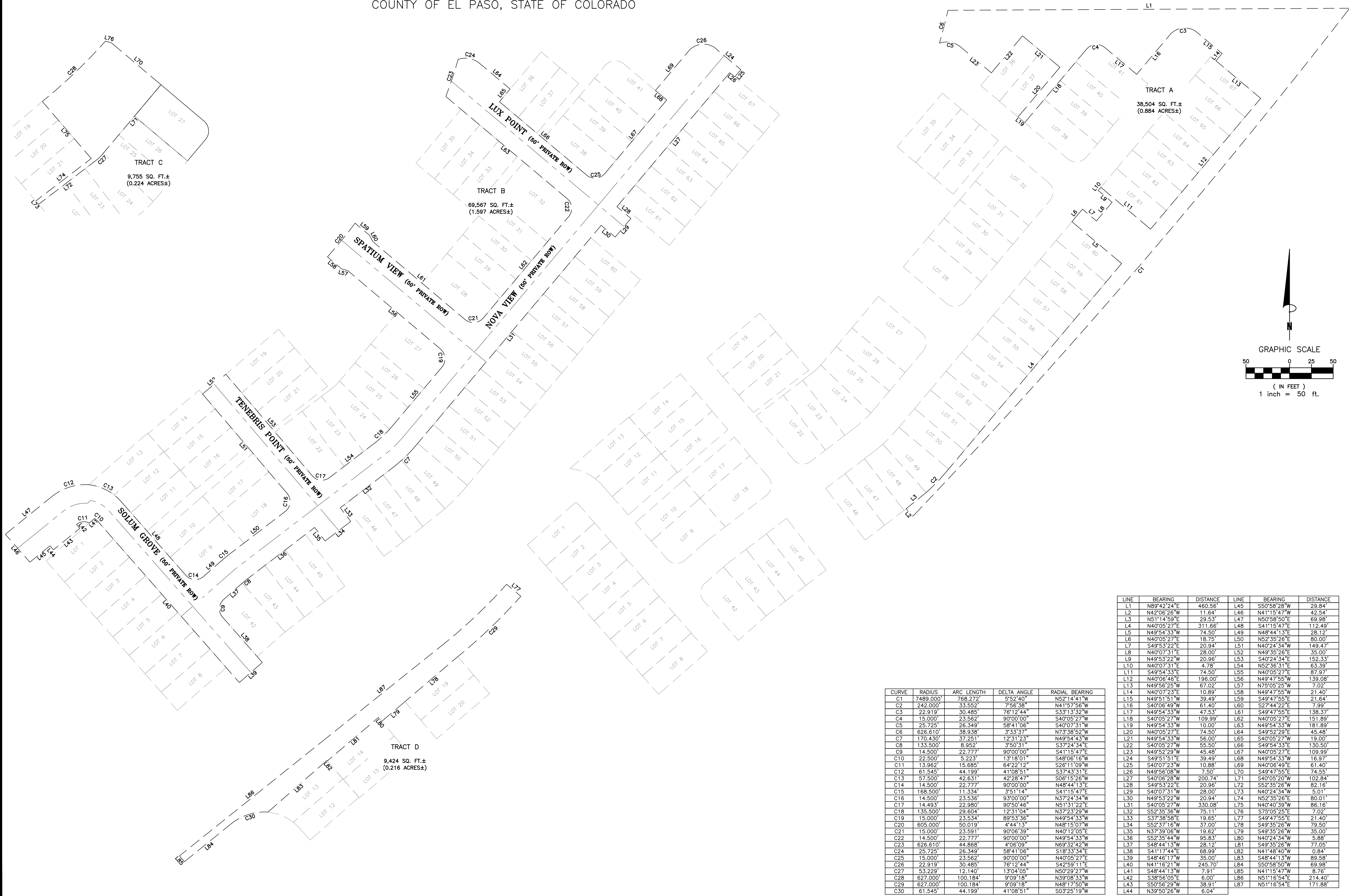
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No.	Description	By	Date
5	Addressed client comments	SCG	12/21/2021
4	Addressed client comments	SCG	11/2/2021
3	Addressed county comments	SCG	9/28/2021
7	Addressed client comments	EJC	5/27/2022
6	Addressed client comments	TOM	2/16/2022

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

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
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°20'00"	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°06'39"	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	S48°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	20.94'	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'			

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EL PASO COUNTY, COLORADO

Revisions

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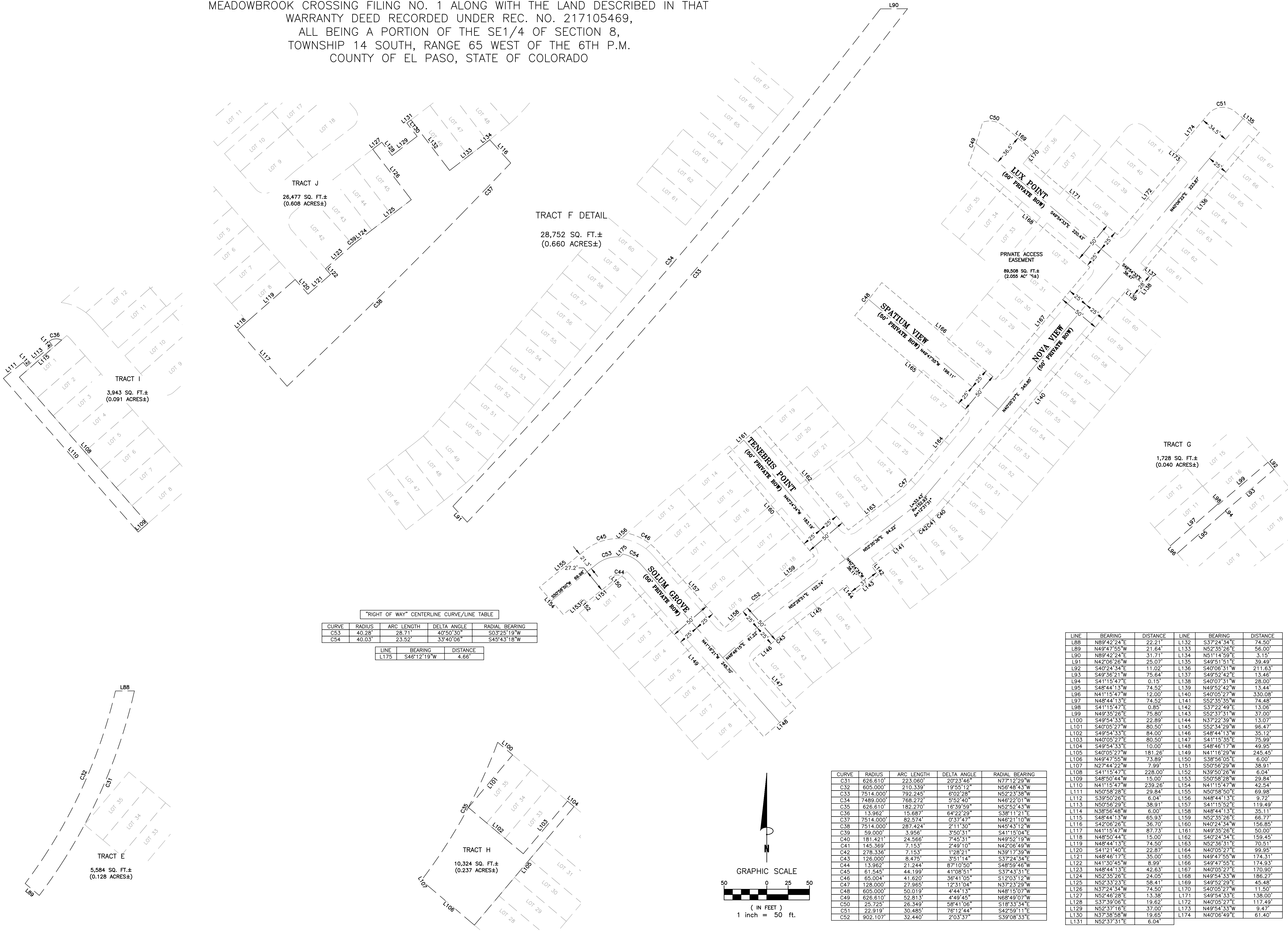
Sheet 4 of 5

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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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