

MEADOWWORKS FILING NO. 3
A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT BLH NO. 2, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4 AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID COLORADO CENTRE FILING NO. 2 BY A 1-1/2" ALUMINUM CAP STAMPED "JR DEV RLS 10377" FLUSH WITH GROUND AND AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID COLORADO CENTRE FILING NO. 3 BY A 1-1/2" ALUMINUM CAP, ILLEGIBLE, 0.6 FEET BELOW GROUND AND IS ASSUMED TO BEAR N88°49'49"E, A DISTANCE OF 1774.38 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 3, A DISTANCE OF 1180.91 FEET TO THE NORTHEASTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4;
CONTINUING S88°49'49"W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 2, A DISTANCE OF 593.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MARKSHEFFEL ROAD;
THENCE N00°29'24"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD, A DISTANCE OF 683.46 FEET TO THE SOUTHWESTERLY CORNER OF MEADOWWORKS FILING NO. 1 RECORDED UNDER RECEPTION NO. _____;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID MEADOWWORKS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

- N89°30'36"E, A DISTANCE OF 475.00 FEET;
- N00°29'24"W, A DISTANCE OF 25.23 FEET;
- N89°30'36"E, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF MEADOWWORKS FILING NO. 2 RECORDED UNDER RECEPTION NO. _____;

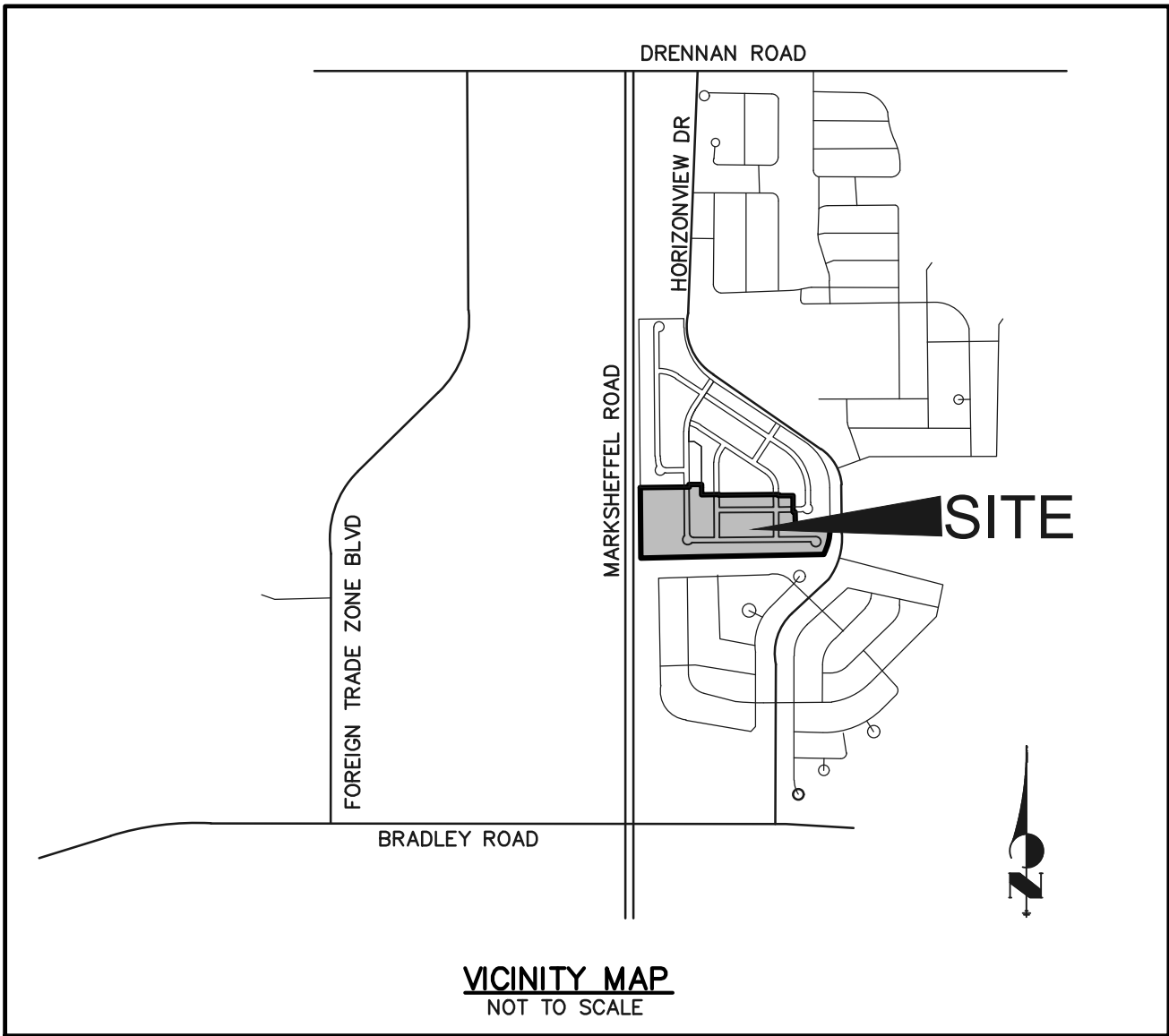
THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID MEADOWWORKS FILING NO. 2 THE FOLLOWING TEN (10) COURSES:

- S00°29'24"E, A DISTANCE OF 100.00 FEET;
- N89°30'36"E, A DISTANCE OF 170.00 FEET;
- S00°29'24"E, A DISTANCE OF 5.00 FEET;
- N89°30'36"E, A DISTANCE OF 575.00 FEET;
- S00°29'24"E, A DISTANCE OF 10.00 FEET;
- N89°30'36"E, A DISTANCE OF 140.00 FEET;
- S00°29'24"E, A DISTANCE OF 160.00 FEET;
- N89°30'36"E, A DISTANCE OF 20.00 FEET;
- S00°29'24"E, A DISTANCE OF 120.00 FEET;
- N89°30'36"E, A DISTANCE OF 337.36 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING TWO (2) COURSES:

- S00°29'24"E, A DISTANCE OF 41.84 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 28°14'34", A RADIUS OF 530.00 FEET AND A DISTANCE OF 261.25 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 23.709 ACRES.



EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AND A FIVE FOOT (5) FOOT EASEMENT ALONG ALL LOT LINES ADJACENT TO ANY PUBLIC RIGHT OF WAY FOR PUBLIC UTILITIES AND PUBLIC IMPROVEMENT PURPOSES, WITH THE EXCEPTION OF LOTS 43 THRU 46 AND A PORTION OF TRACT A, WHOSE FRONT LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITY AND PUBLIC IMPROVEMENT PURPOSES WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ANY PUBLIC IMPROVEMENT EASEMENT LYING WITHIN ANY LOT, AS SHOWN ON THIS PLAT, HAVE THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR DATE _____
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS, LLC

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.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "MEADOWWORKS FILING NO. 3".

CITY PLANNING DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY CLERK _____ DATE _____

CLERK AND RECORDER:

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 _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SCHOOL FEE: _____

BRIDGE FEE: _____

PARK FEE: _____

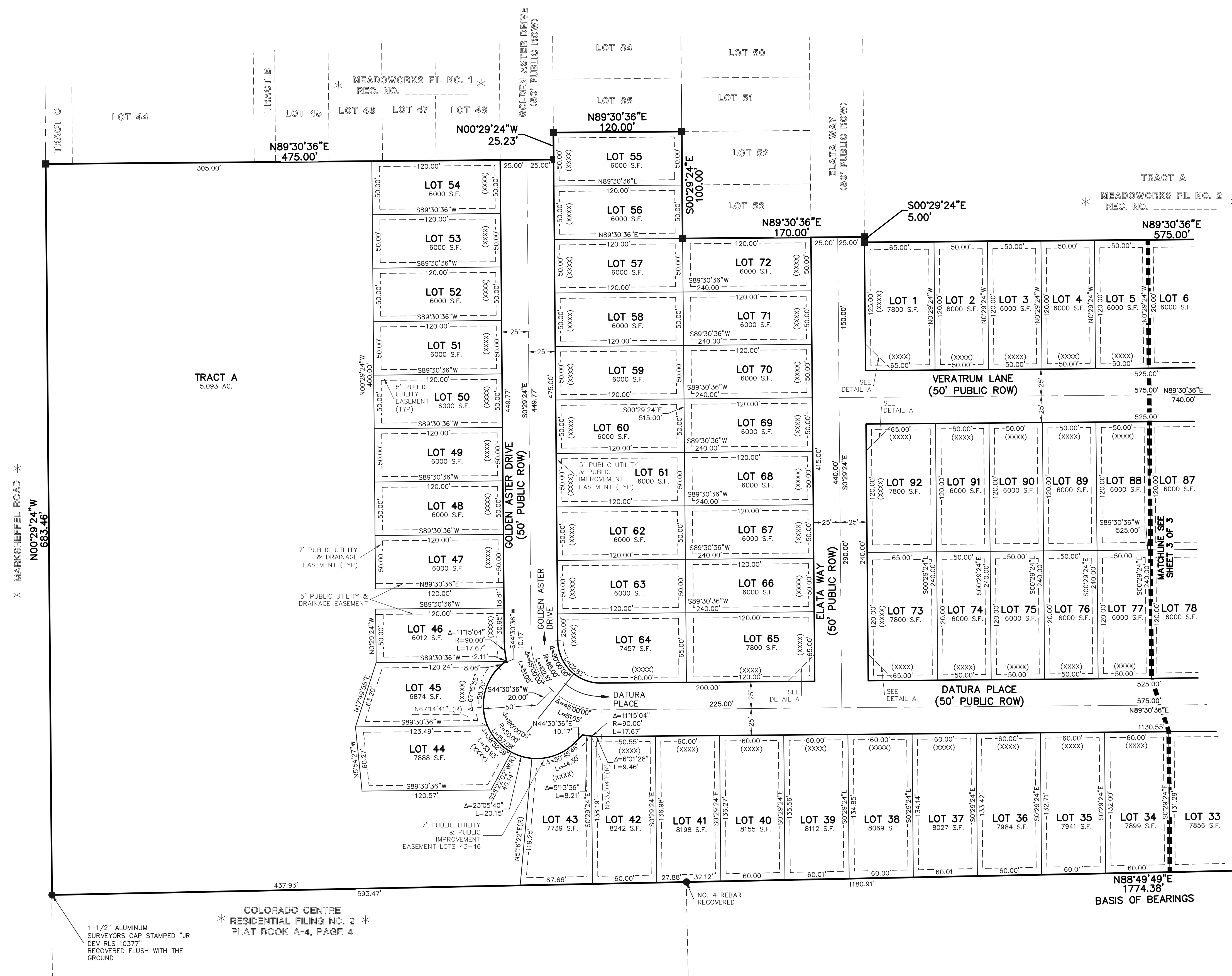
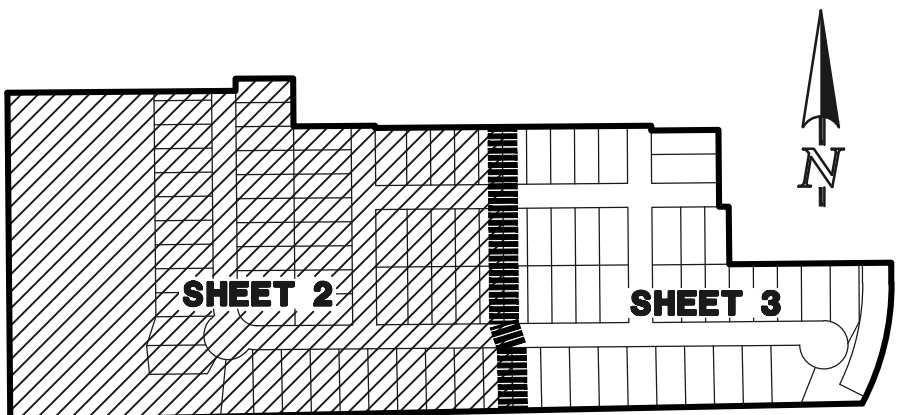
DRAINAGE FEE: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MEADOWWORKS
FILING NO. 3
JOB NO. 2506.00
JULY 26, 2021
SHEET 1 OF 3

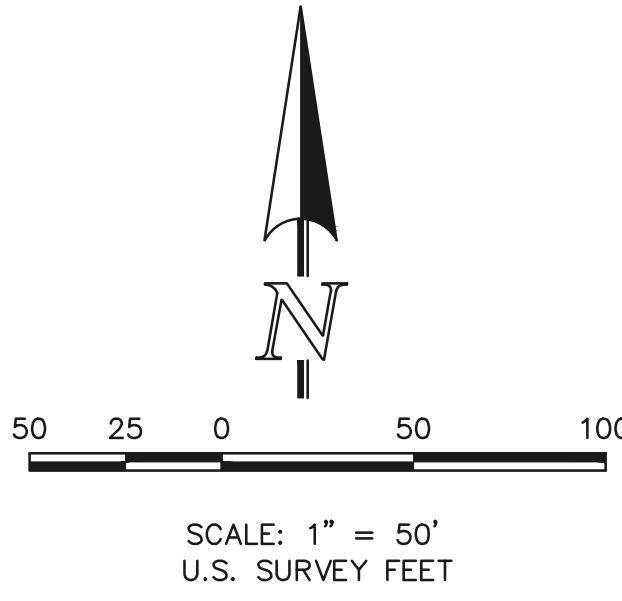
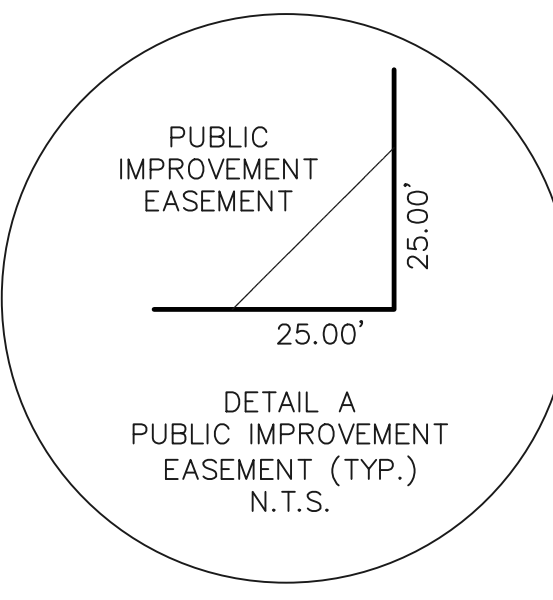


MEADOWWORKS FILING NO. 3



LEGEND

- S.F. SQUARE FEET
- (R) RADIAL BEARING
- AC. ACRES
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- MONUMENTED AS NOTED
- NOT PART OF THIS PLAT
- (XXXX) STREET ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

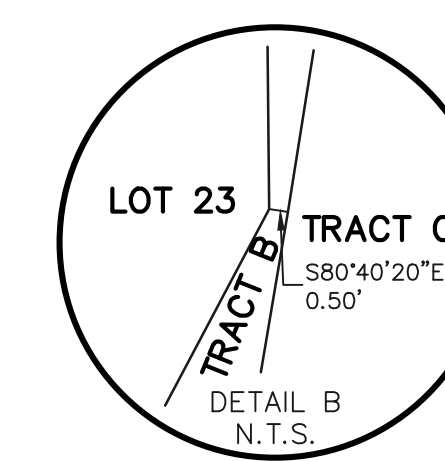
MEADOWWORKS FILING NO. 3
JOB NO. 2506.00
JULY 26, 2021
SHEET 2 OF 3



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

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TRACT A
MEADOWWORKS FIL NO. 2
* REC. NO. _____ *



1-1/2" ALUMINUM
SURVEYORS CAP STAMPED "JR
DEV RLS 10377"
RECOVERED FLUSH WITH THE
GROUND

COLORADO CENTRE
* RESIDENTIAL FILING NO. 2 *
PLAT BOOK A-4, PAGE 4

1774.38
BASIS OF BEARINGS

COLORADO CENTRE
RESIDENTIAL FILING NO. 3
PLAT BOOK A-4, PAGE 13

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MEADOWWORKS FILING NO. 3
JOB NO. 2506.00
JULY 26, 2021
SHEET 3 OF 3



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

S.F. SQUARE FEET
(R) RADIAL BEARING
AC. ACRES

NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS
CAP STAMPED "CCES LLC PLS 30118" TO BE SET
FLUSH WITH GROUND UNLESS OTHERWISE NOTED

● MONUMENTED AS NOTED

* NOT PART OF THIS PLAT

(XXXX) STREET ADDRESS

DETAIL A
PUBLIC IMPROVEMENT
EASEMENT (TYP.)

DETAIL A
PUBLIC IMPROVEMENT
EASEMENT (TYP.)
N.T.S.