

MEADOWWORKS FILING NO. 4
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;

THENCE N02°25'50"W, A DISTANCE OF 1081.08 FEET TO A POINT ON CURVE SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE SAID POINT BEING ALSO ON THE WESTERLY BOUNDARY OF MORNING SUN I RECORDED IN PLAT BOOK A-4 AT PAGE 179 SAID POINT BEING THE POINT OF BEGINNING;

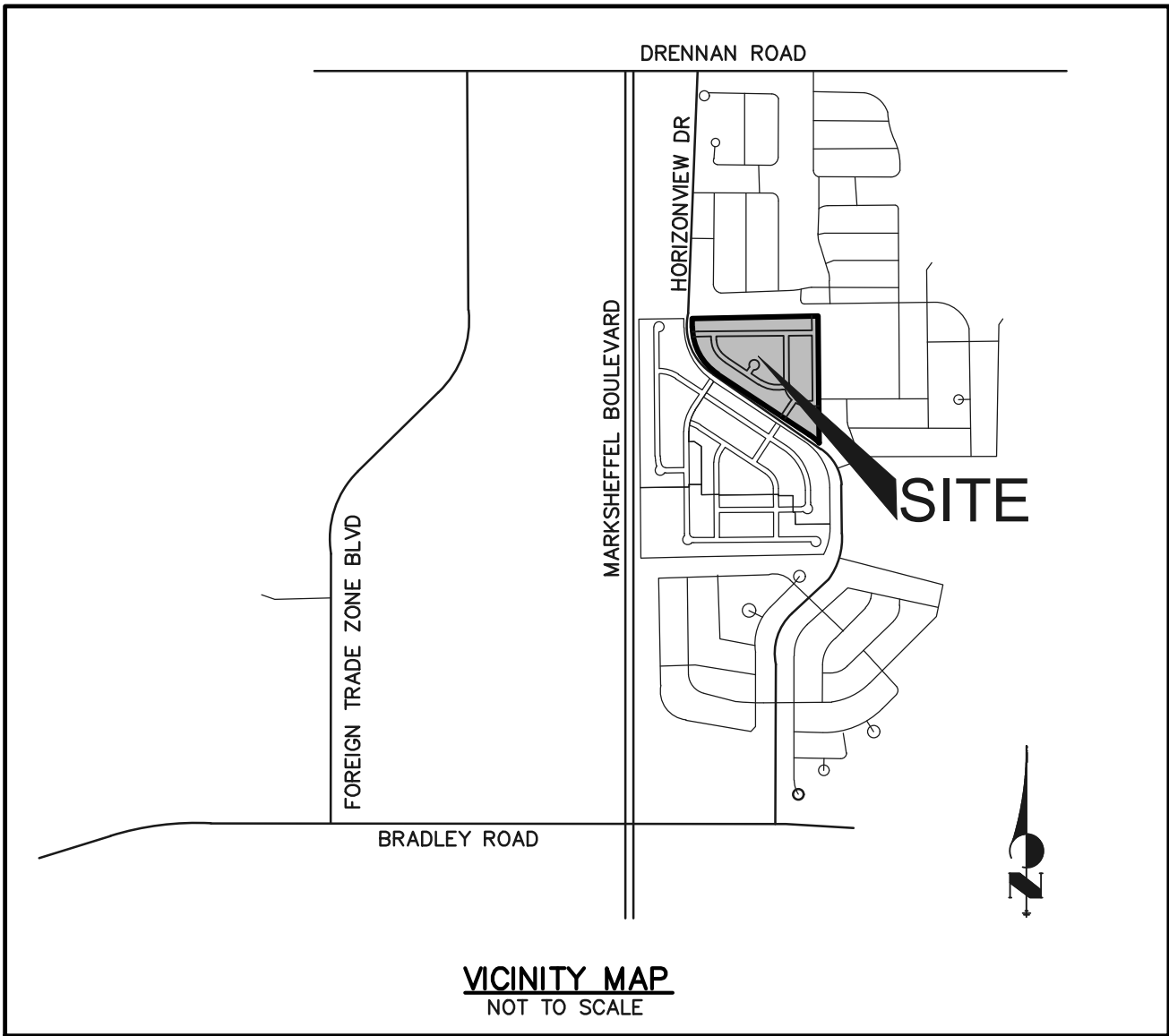
THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S44°57'49"W, HAVING A DELTA OF 11°30'08", A RADIUS OF 624.36 FEET AND A DISTANCE OF 125.34 FEET TO A POINT OF TANGENT;
- N56°32'19"W, A DISTANCE OF 1065.93 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 56°02'55", A RADIUS OF 544.36 FEET AND A DISTANCE OF 532.51 FEET TO A POINT OF TANGENT;
- N00°29'24"W, A DISTANCE OF 89.45 FEET TO THE SOUTHWESTERLY CORNER OF CUCHARES RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 210713014;

THENCE N88°49'49"E, ON THE SOUTHERLY BOUNDARY OF SAID CUCHARES RANCH FILING NO. 1, A DISTANCE OF 1220.90 FEET TO THE NORTHWESTERLY CORNER OF SAID MORNING SUN I;

THENCE S00°29'24"E, ON THE WESTERLY BOUNDARY OF SAID MORNING SUN I, A DISTANCE OF 1230.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22.065 ACRES.



DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, PUBLIC STREETS, TRACTS, AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS, TRACT A AND PUBLIC EASEMENTS, AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC STREETS, TRACT A AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "MEADOWWORKS FILING NO. 4", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS AND TRACT A ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. TRACT A IS HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR DRAINAGE PURPOSES AND ANY OTHER PUBLIC USE THE CITY DEEMS APPROPRIATE.

OWNER:

THE AFOREMENTIONED, BLH NO. 2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____, 20__, A.D.

BY: _____

NAME: _____

AS: _____ OF BLH NO. 2, LLC, A COLORADO LIMITED LIABILITY COMPANY,

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__, A.D. BY ____ AS ____ OF BLH NO. 2, LLC, A COLORADO LIMITED LIABILITY COMPANY,

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH, SUBDIVISION BONDS, OR COMBINATIONS THEREOF, GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

GENERAL NOTES:

- THE DATE OF PREPARATION IS JULY 26, 2021.
- FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, MEADOWWORKS FILING NO. 4 IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0768G AND 08041C0769G, EFFECTIVE DECEMBER 7, 2018. (ZONE AE)
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL EASEMENTS THAT ARE 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.
- THE PROPERTY BEING PLATTED HEREIN IN ITS ENTIRETY IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 217069667 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.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER SC55094304 PREPARED BY LAND TITLE GUARANTEE COMPANY, AGENT FOR OLD REPUBLIC TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 23, 2021 AT 5:00 P.M.
- THE FINDINGS AND DECREE FOR MEADOWWORKS METROPOLITAN DISTRICT NO. 2 IS RECORDED UNDER RECEPTION NO. _____, AND AS AMENDED.
- THE ARTICLES OF INCORPORATION OF MEADOWWORKS HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. _____. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MEADOWWORKS HOMEOWNERS ASSOCIATION, INC. ARE RECORDED UNDER RECEPTION NO. _____ AS AMENDED.
- TRACT A IS FOR PUBLIC DRAINAGE, PUBLIC UTILITIES, TRAILS/OPEN SPACE AND ANY OTHER PURPOSES THE CITY DEEMS APPROPRIATE AND WILL BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS.
- TRACT B IS FOR PUBLIC ACCESS, OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, TRAILS, FENCES, MAIL KIOSK AND SIGNAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE COLORADO CENTRE METROPOLITAN DISTRICT, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT C AND F ARE FOR PUBLIC ACCESS, OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, TRAILS, FENCES, MAIL KIOSK AND SIGNAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE MEADOWWORKS METROPOLITAN DISTRICT NO. 2, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT D IS FOR PUBLIC ACCESS, OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, PRIVATE DRAINAGE FACILITY, TRAILS, FENCES, MAIL KIOSK AND SIGNAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE MEADOWWORKS METROPOLITAN DISTRICT NO. 2, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT E IS FOR PUBLIC ACCESS, OPEN SPACE, LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, PRIVATE DRAINAGE FACILITY, TRAILS, FENCES, MAIL KIOSK AND SIGNAGE PURPOSES AND WILL BE OWNED AND MAINTAINED BY THE MEADOWWORKS METROPOLITAN DISTRICT NO. 2, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOTS TO HORIZONVIEW DRIVE.

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 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. 4".

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: _____

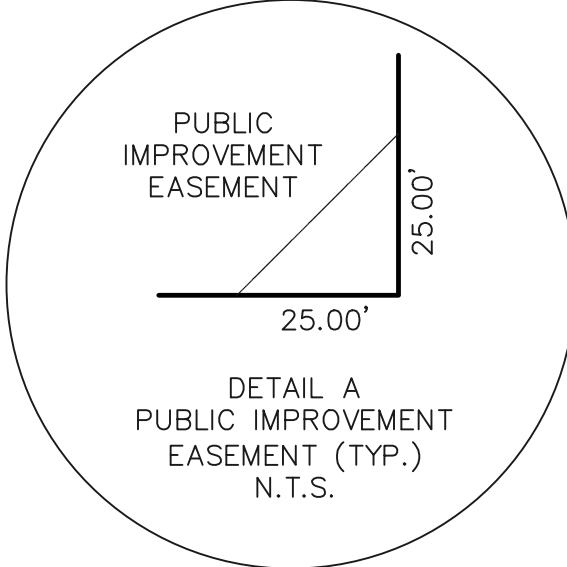
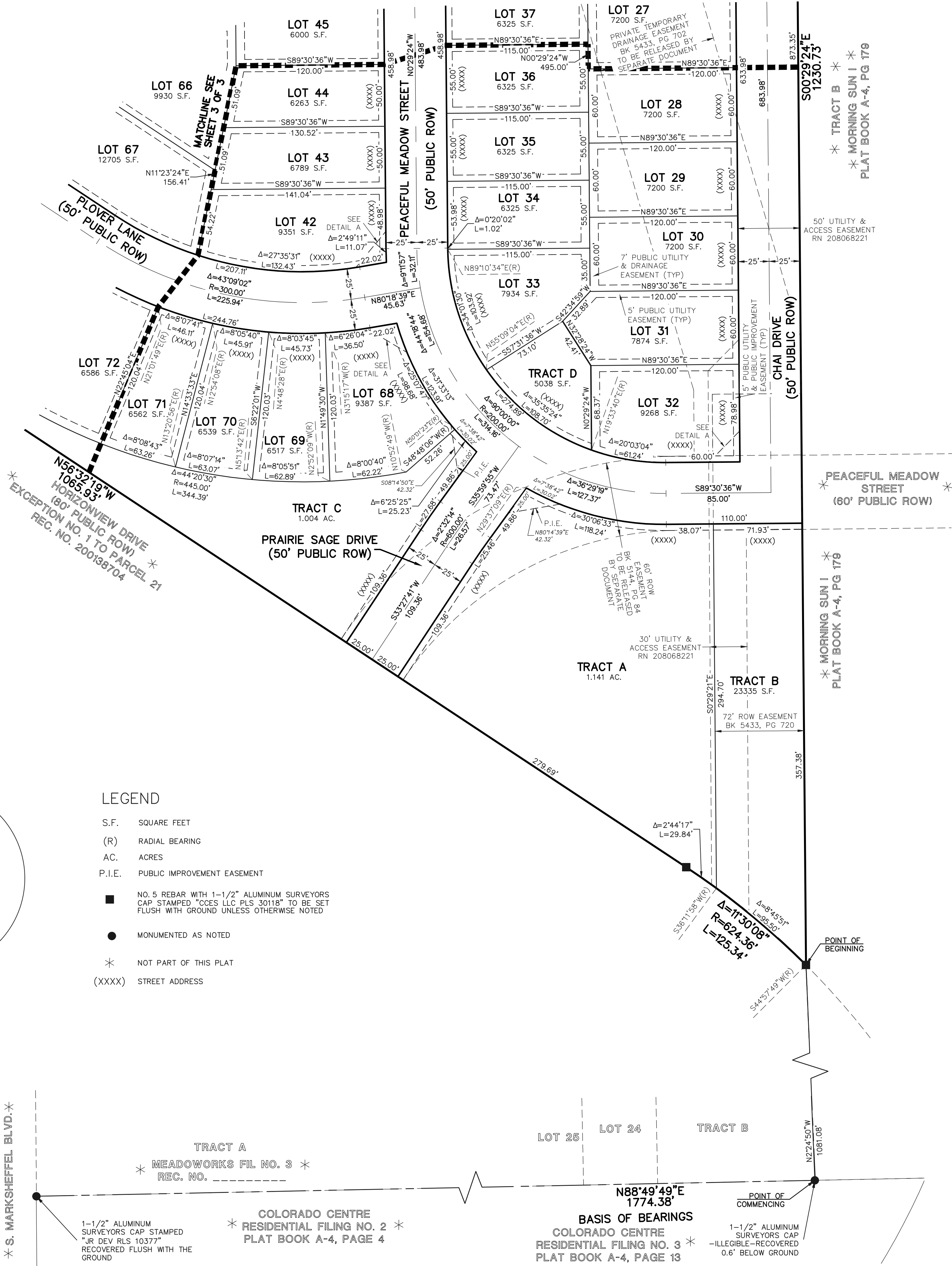
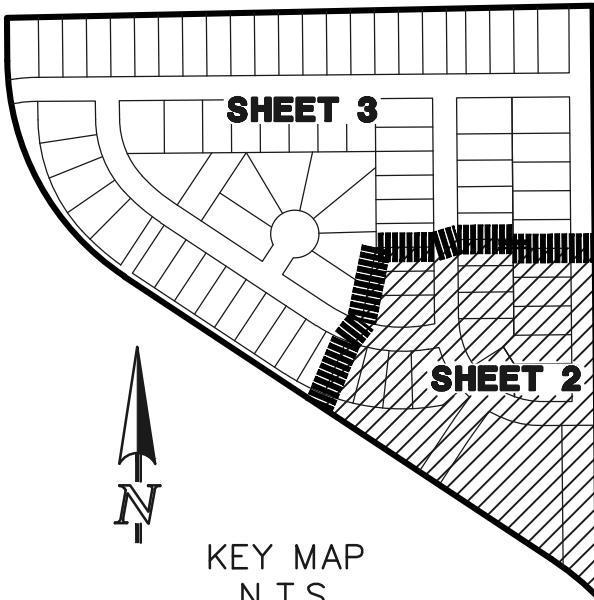
DRAINAGE FEE: _____

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MEADOWWORKS
FILING NO. 4
JOB NO. 2506.00
JULY 26, 2021
SHEET 1 OF 3

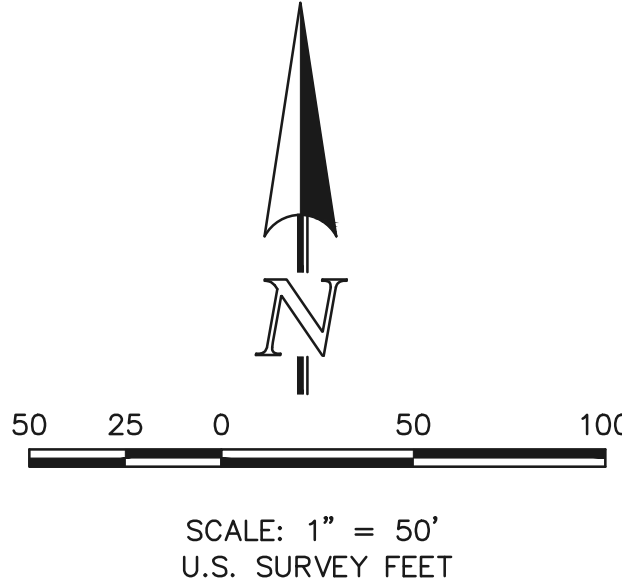


MEADOWWORKS FILING NO. 4



LEGEND

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



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

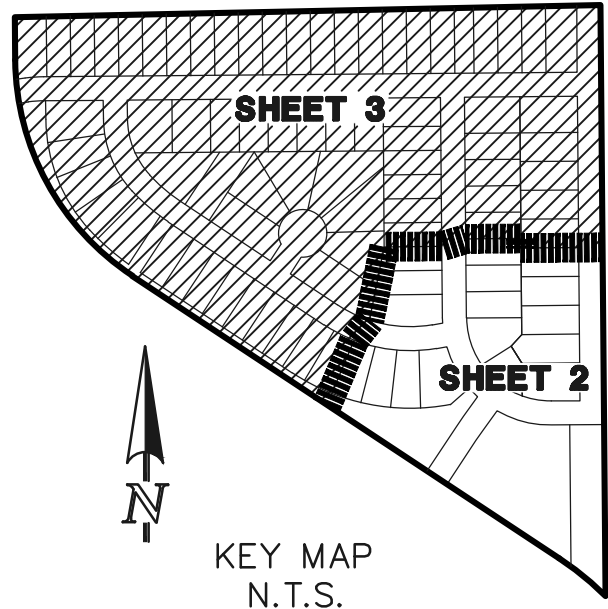
MEADOWWORKS FILING NO. 4
JOB NO. 2506.00
JULY 26, 2021
SHEET 2 OF 3



MEADOWWORKS FILING NO. 4

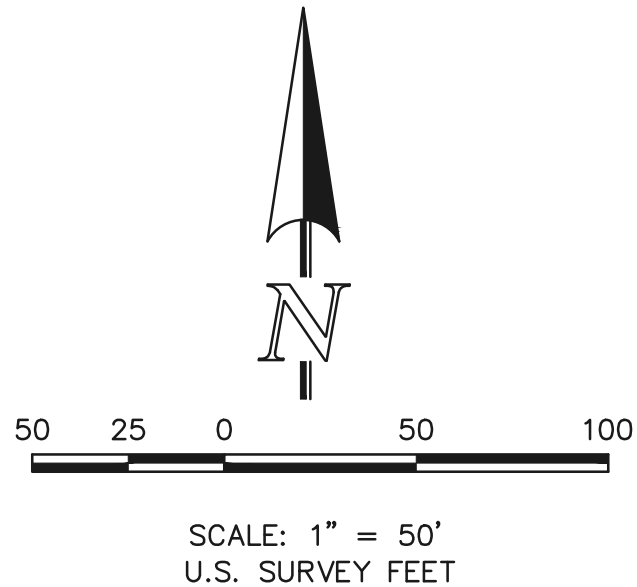
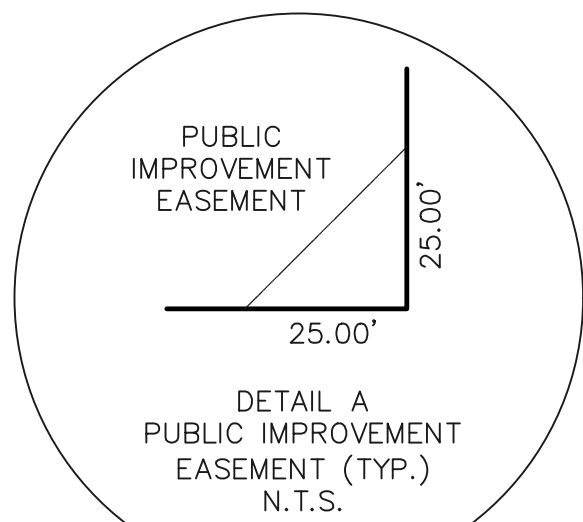
CUCHARS RANCH
FILING NO. 2
REC NO. 211713155

CUCHARS RANCH
FILING NO. 1
REC NO. 210713014



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
- NOT PART OF THIS PLAT
- (XXXX) STREET ADDRESS



PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MEADOWWORKS FILING NO. 4
JOB NO. 2506.00
JULY 26, 2021
SHEET 3 OF 3



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

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(719)785-0799 (Fax)