

MEADOWWORKS FILING NO. 1  
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 NORTHWESTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING 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 POINT OF BEGINNING;

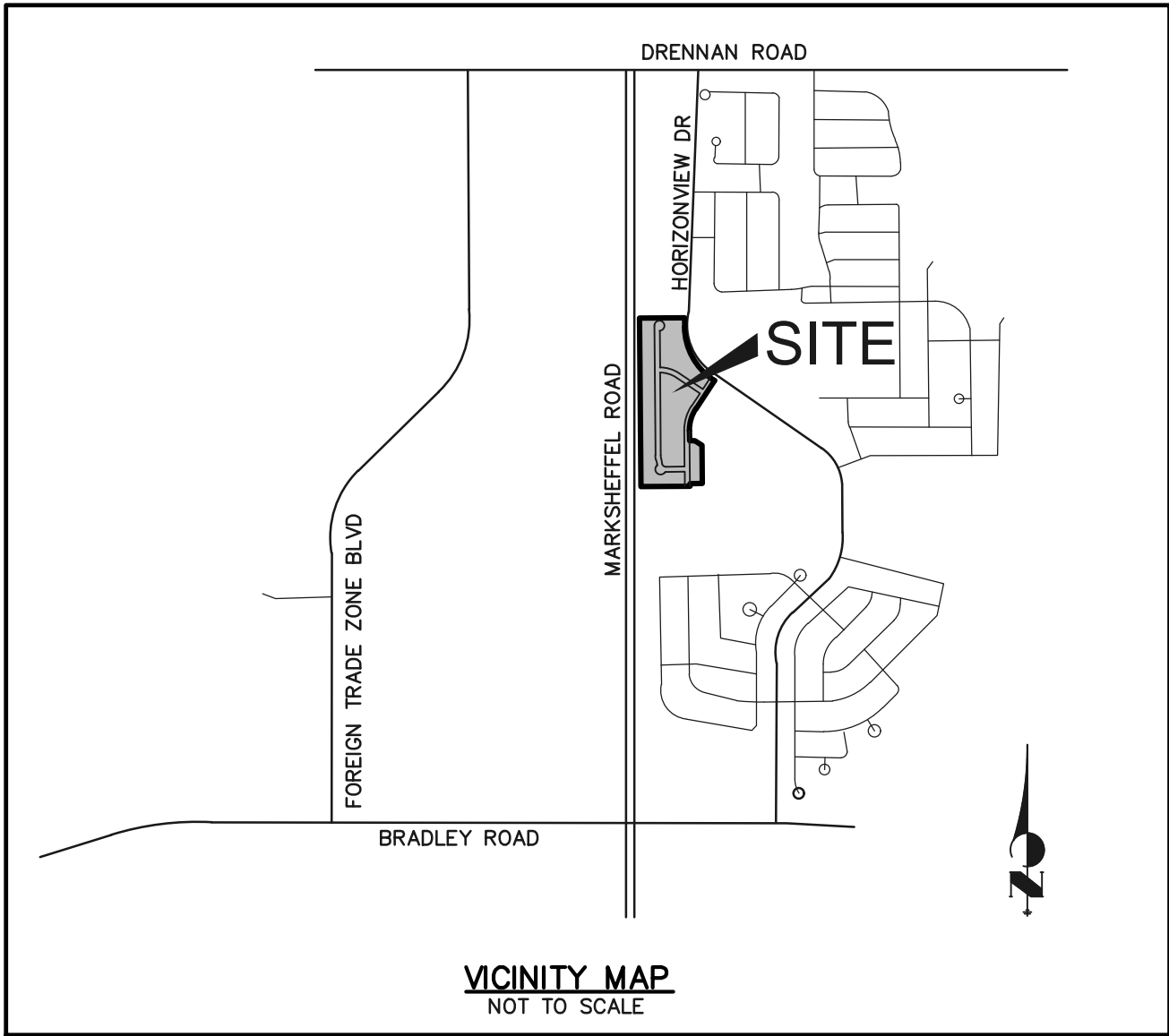
THENCE CONTINUING N00°29'24"W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD, A DISTANCE OF 1633.50 FEET;  
THENCE N89°30'47"E, A DISTANCE OF 437.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE THE FOLLOWING THREE (3) COURSES;

1. S00°29'24"E, A DISTANCE OF 88.61 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 56°02'55", A RADIUS OF 624.36 FEET AND A DISTANCE OF 610.77 FEET TO A POINT OF TANGENT;
3. S56°32'19"E, A DISTANCE OF 11.24 FEET;

THENCE S33°27'41"W, A DISTANCE OF 328.03 FEET TO A POINT OF CURVE;  
ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 33°57'05", A RADIUS OF 375.00 FEET AND A DISTANCE OF 222.21 FEET TO A POINT OF TANGENT;  
THENCE S00°29'24"E, A DISTANCE OF 98.36 FEET;  
THENCE N89°30'36"E, A DISTANCE OF 52.03 FEET;  
THENCE S56°32'19"E, A DISTANCE OF 81.94 FEET;  
THENCE S00°29'24"E, A DISTANCE OF 369.77 FEET;  
THENCE S89°30'36"W, A DISTANCE OF 120.00 FEET;  
THENCE S00°29'24"E, A DISTANCE OF 25.23 FEET;  
THENCE S89°30'36"W, A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 20.473 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 42 THRU 45 AND A PORTION OF TRACTS B AND C, 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. 1".

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

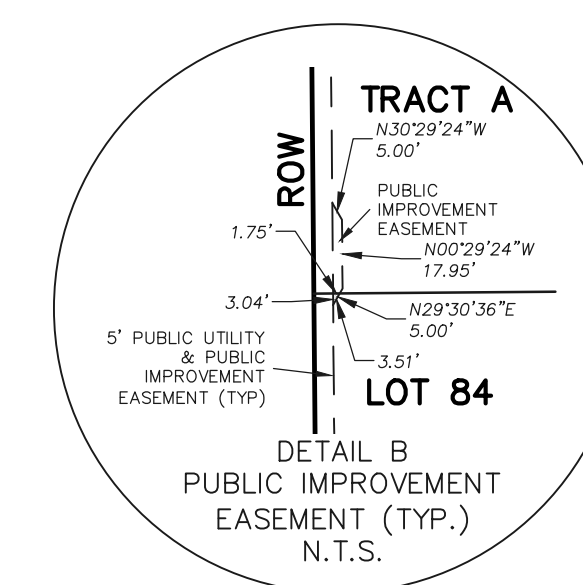
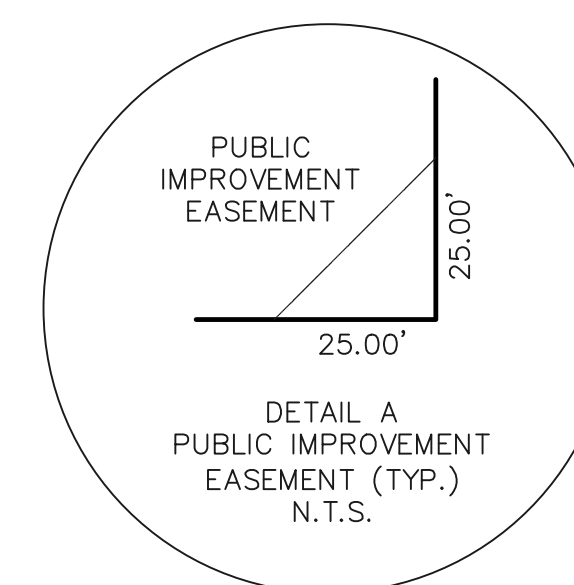
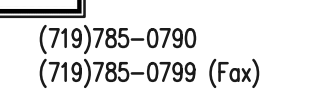
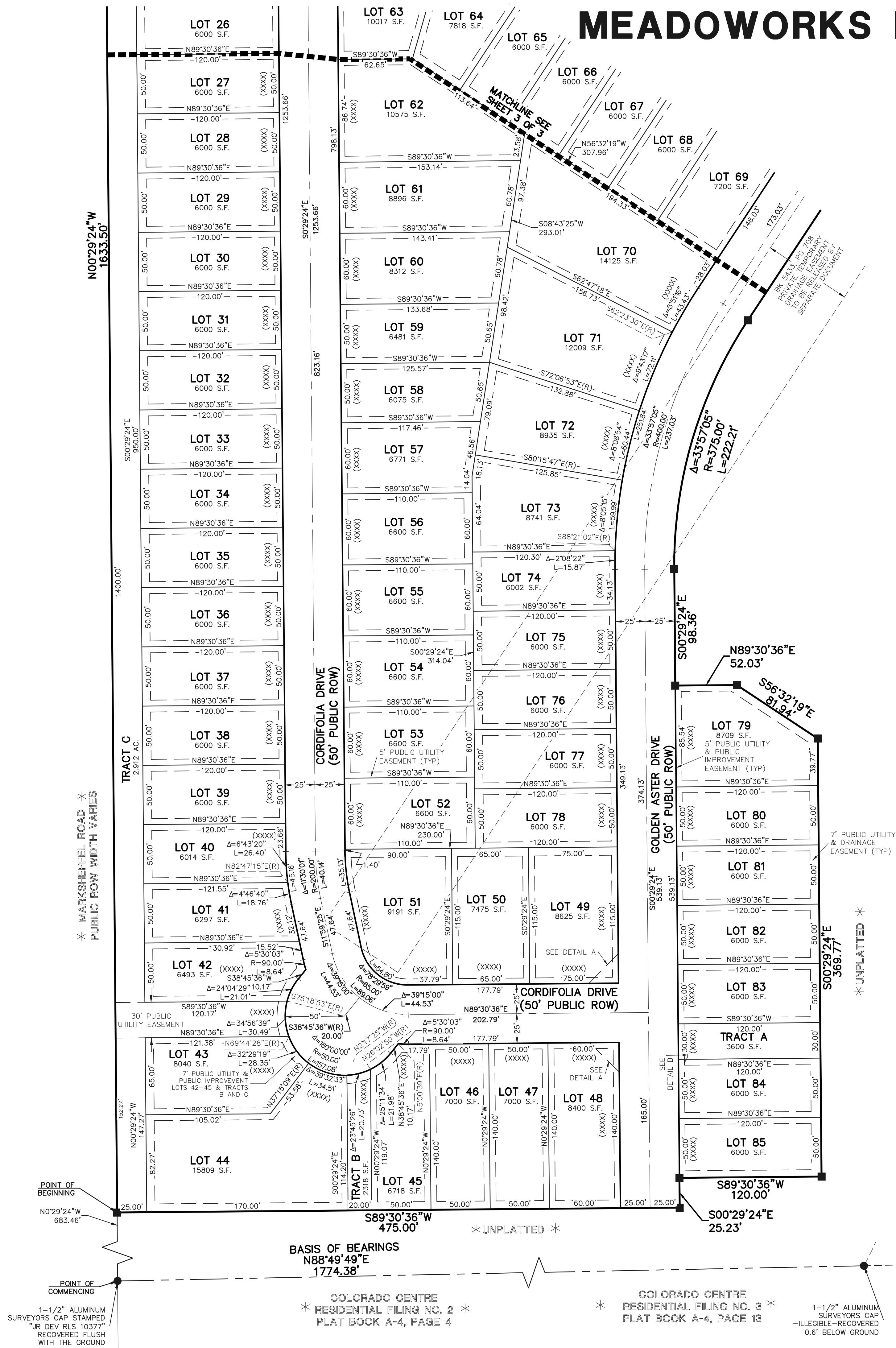
MEADOWWORKS  
FILING NO. 1  
JOB NO. 2506.00  
JULY 26, 2021  
SHEET 1 OF 3



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

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

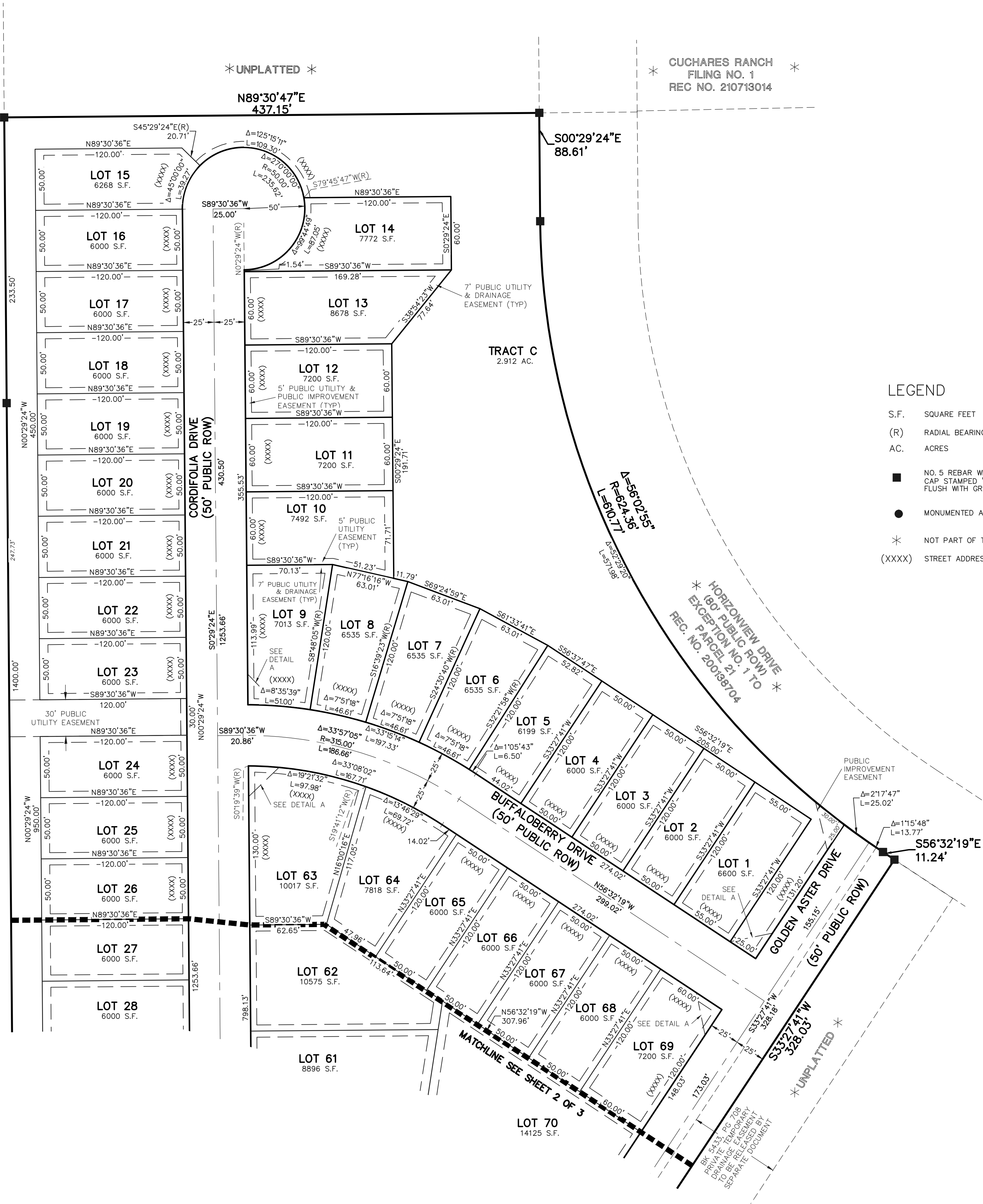
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MEADOWWORKS FILING NO. 1

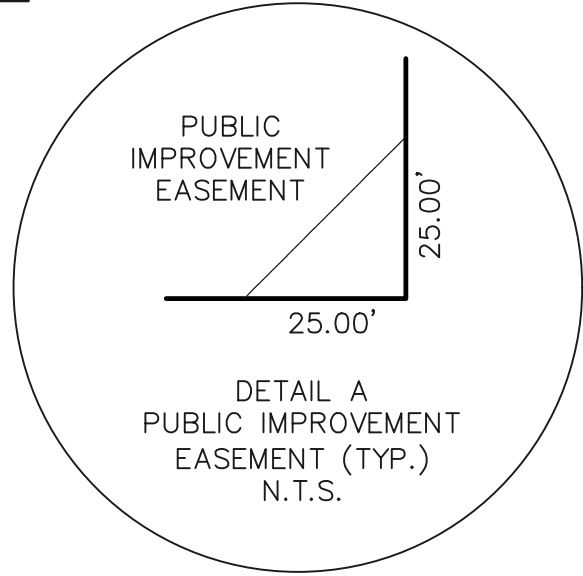
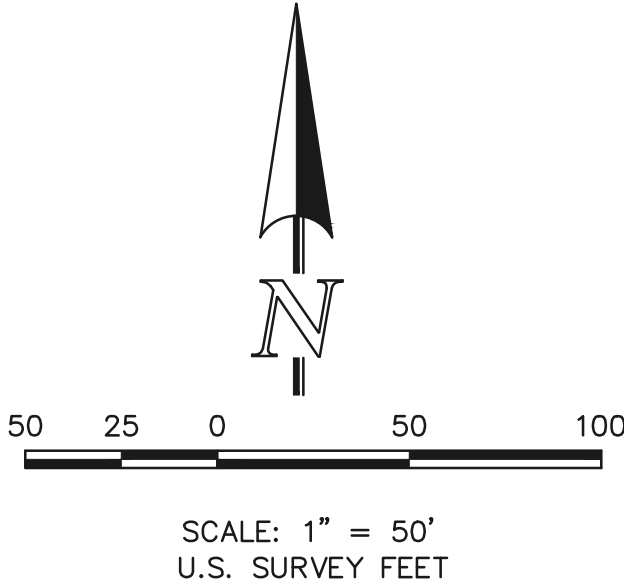
LIMITS OF FLOODPLAIN ZONE A

MARKSHEFFEL ROAD  
PUBLIC ROW WIDTH VARIES



LEGEND

- S.F. SQUARE FEET
- (R) RADIAL BEARING
- AC. ACRES
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLUS 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. 1  
JOB NO. 2506.00  
JULY 26, 2021  
SHEET 3 OF 3



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