

Steve Schleiker  
05/15/2026 10:15:09 AM  
Doc \$0.00  
Rec \$43.00

3  
Pages

El Paso County, CO



226715675

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number                      Date                      Time

3

Reception Fee                      Number of Pages                      File Number

OWL MARKETPLACE FILING NO 1

Name of Plat

CD MERIDIAN & OWL X, LLC

Owner's Name

Subdivision



Condominium





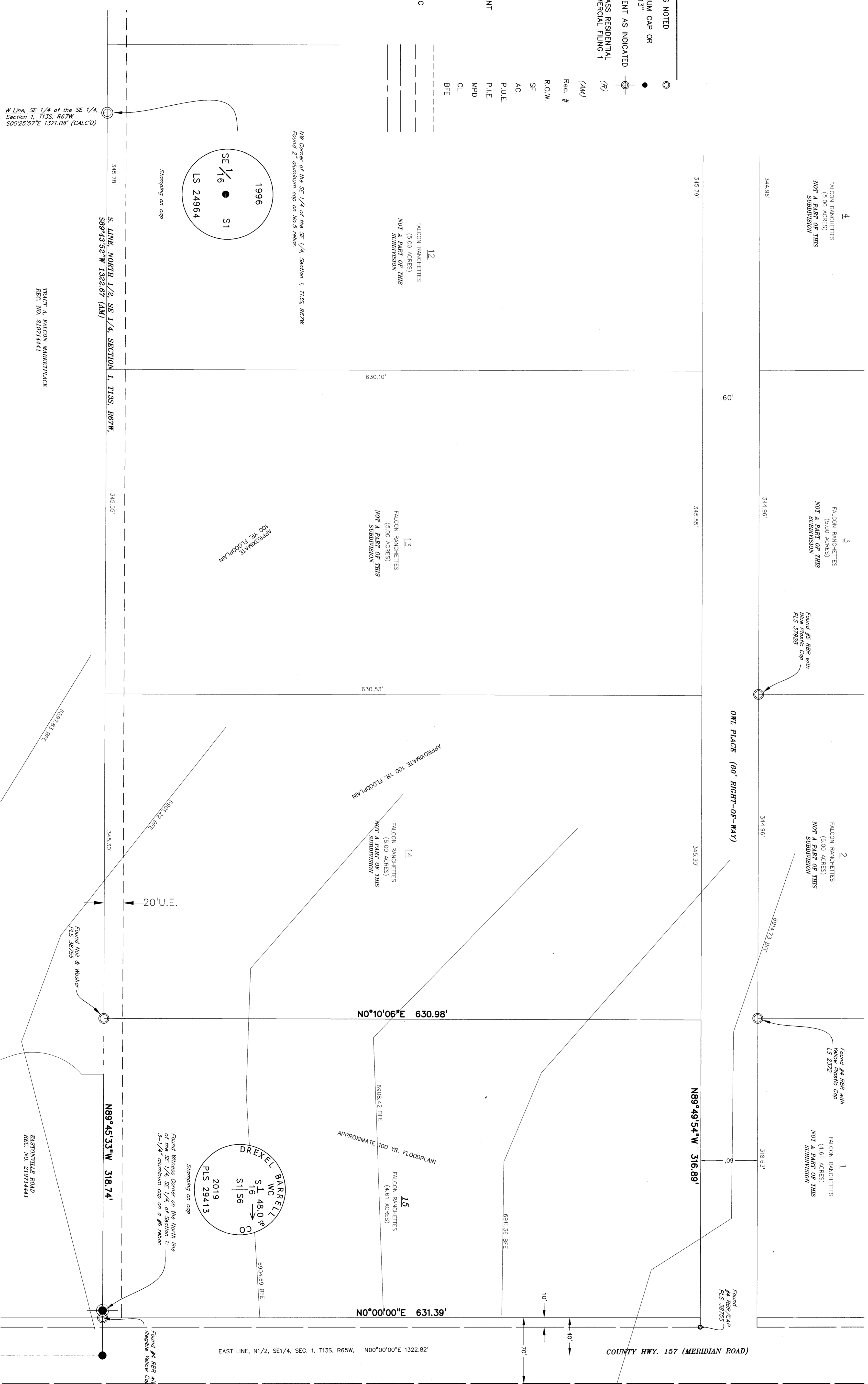
# OWL MARKETPLACE FILING NO. 1

15675

A REPLAT OF LOT 15, FALCON RANCHETTES, AND VACATION OF PERMANENT EASEMENT PE-2, RECEPTION NO. 211005648, LOCATED IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

## LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 37913"
  - SECTION CORNER/REF MONUMENT AS INDICATED
  - (R) RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1
  - (AM) MEASURED DIMENSION
  - Rec. #
  - R.O.W.
  - SF
  - AC.
  - P.U.E.
  - P.L.E.
  - MPD
  - CL.
  - BFE
- RIGHT OF WAY
- SQUARE FEET
- ACRE(S)
- PUBLIC UTILITY EASEMENT
- PUBLIC IMPROVEMENT EASEMENT
- MERIDIAN PARK DRIVE
- CENTERLINE
- BASE FLOOD ELEVATION
- EXISTING EASEMENT
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
- EXISTING R.O.W.
- CENTERLINE PROPOSED ROAD
- 100 YR. FLOODPLAIN



CURRENTLY EXISTING

PLAT #3800

PCD FILE VR2321



FEBRUARY 18, 2026  
 SHEET 2 OF 3  
**DREXEL, BARRELL & CO.**  
 ENGINEERS-SURVEYORS  
 101 S. SHAWANO ST., SUITE 100  
 COLORADO SPRINGS, COLORADO 80905  
 (719) 396-0887  
 Job No. 21611-01 Drawing 2311-01-BEPLAT15

# OWL MARKETPLACE FILING NO. 1

15675

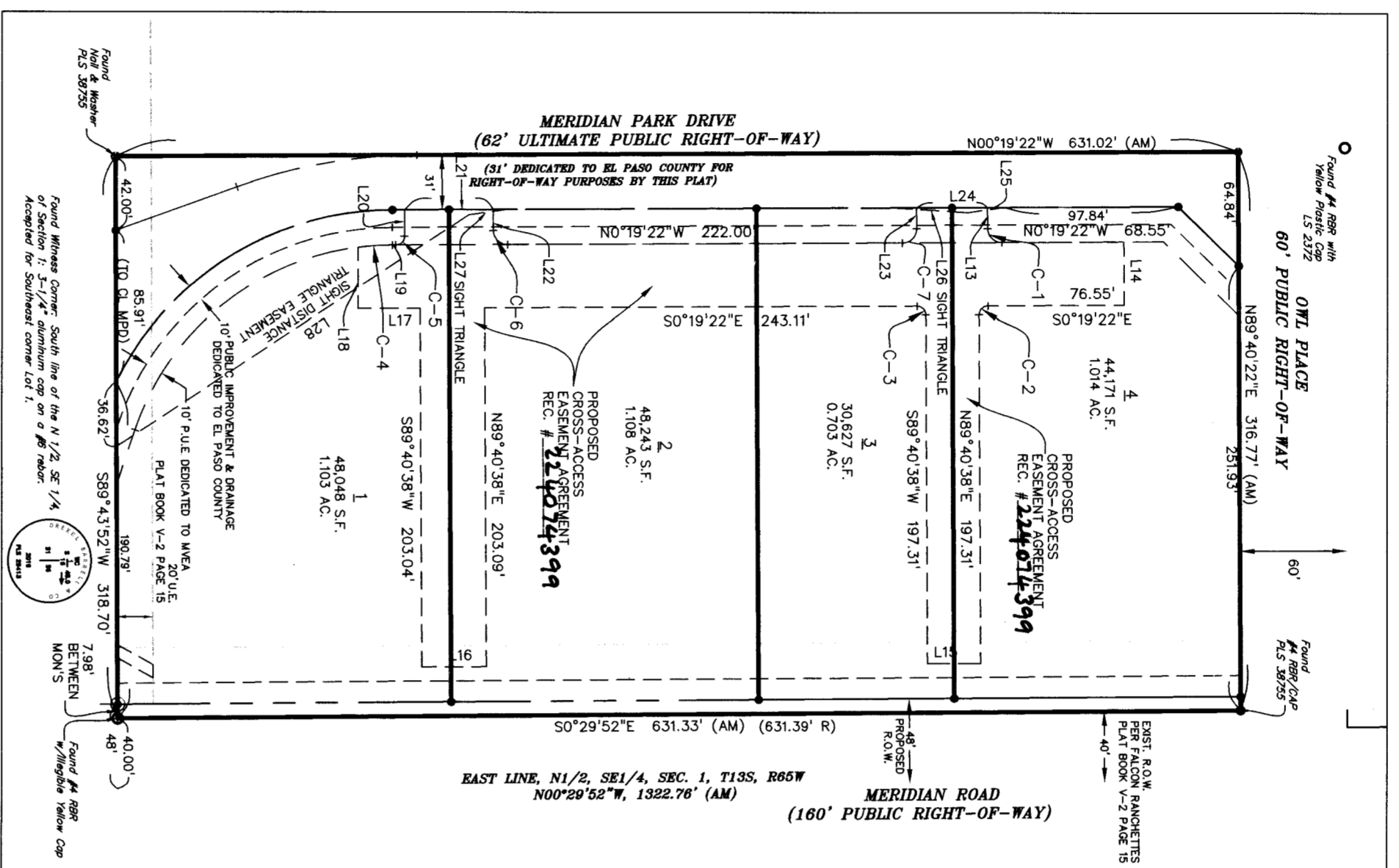
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## LEGEND

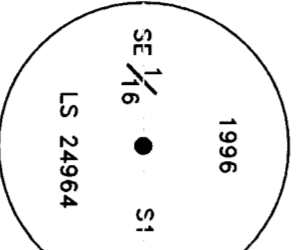
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- (AM) MEASURED DIMENSION
- Rec. # RECEPTION NUMBER
- R.O.W. RIGHT OF WAY
- SF SQUARE FEET
- AC. ACRE(S)
- P.U.E. PUBLIC UTILITY EASEMENT
- P.I.E. PUBLIC IMPROVEMENT EASEMENT
- M/E.A. MOUNTAIN VIEW ELECTRIC ASSOCIATION
- M/P.D. MERIDIAN PARK DRIVE
- CL. CENTERLINE
- B.F.E. BASE FLOOD ELEVATION
- EXISTING EASEMENT
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT
- EXISTING R.O.W.
- CENTERLINE PROPOSED ROAD
- 100 YR. FLOODPLAIN

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	12.57'	8.00'	90°00'00"	N44°40'38"E	11.31'
C-2	7.85'	5.00'	90°00'00"	S45°19'22"E	7.07'
C-3	7.85'	5.00'	90°00'00"	S44°40'38"W	7.07'
C-4	19.31'	150.88'	72°02'42"	N03°59'43"W	19.31'
C-5	7.85'	5.00'	90°00'00"	N45°19'20"W	7.07'
C-6	12.57'	8.00'	90°00'00"	N44°40'38"E	11.31'
C-7	12.57'	8.00'	90°00'00"	N45°19'22"W	11.31'

LINE #	LENGTH	DIRECTION
L1	23.04'	S89°30'09"W
L2	7.49'	S89°43'52"W
L3	23.04'	N89°30'09"E
L4	7.49'	N89°43'52"E
L5	47.78'	N44°40'38"E
L6	32.74'	S71°41'57"E
L13	12.00'	S89°40'38"W
L14	36.00'	N89°40'38"E
L15	30.00'	N0°19'22"W
L16	36.31'	S0°19'22"E
L17	34.69'	S0°19'22"E
L18	34.62'	S89°40'38"W
L19	1.82'	S0°19'20"E
L20	15.00'	N89°40'40"E
L21	50.00'	S0°19'21"E
L22	12.00'	N89°40'39"E
L23	12.00'	N89°40'38"W
L24	40.00'	S0°19'22"E
L25	20.02'	S89°22'00"E
L26	43.06'	S3°31'09"W
L27	21.80'	S7°58'49"E
L28	23.788'	S33°59'41"E
L29	15.00'	S89°30'08"W
L30	10.00'	S0°29'52"E
L31	153.25'	S0°29'52"E
L32	32.00'	S89°30'09"W



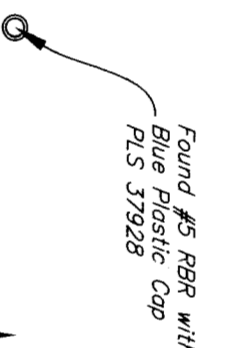
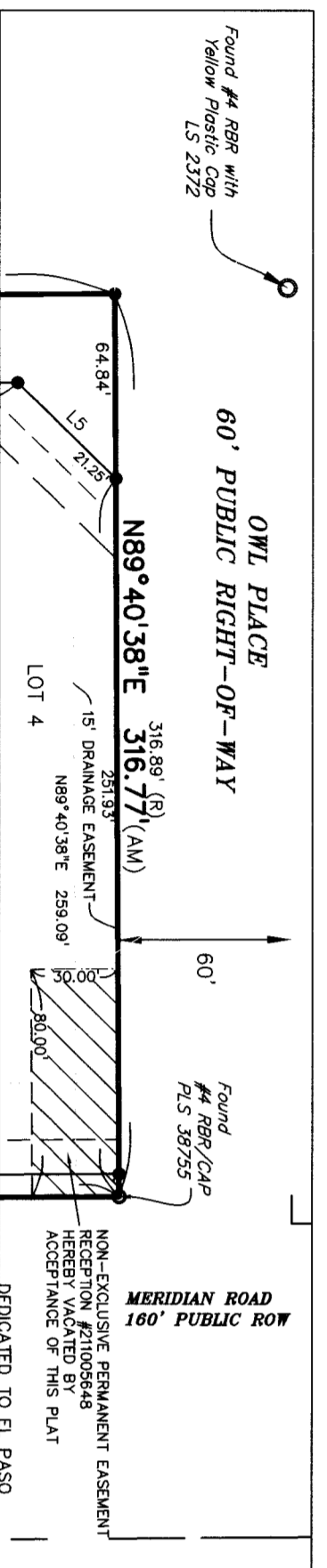
CROSS ACCESS EASEMENT  
1"=80'



Stamping on cap  
NW Corner of the SE 1/4 of the SE 1/4, Section 1, T13S, R65W  
#65W Found 2" aluminum cap on No.5 rebar

S. LINE, NORTH 1/2, SE 1/4, SECTION 1, T13S, R65W,  
S89°43'52"W 1322.67' (AM) (BASIS OF BEARINGS)

W Line, SE 1/4 of the SE 1/4,  
Section 1, T13S, R65W,  
N00°25'57"W

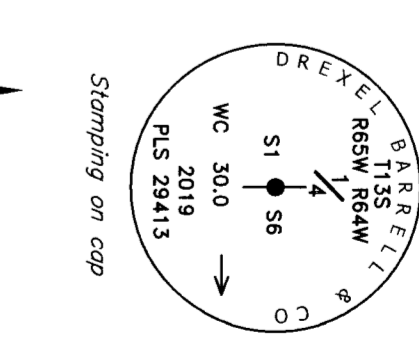


Found #5 rebar with  
Blue plastic cap  
PLS 37926

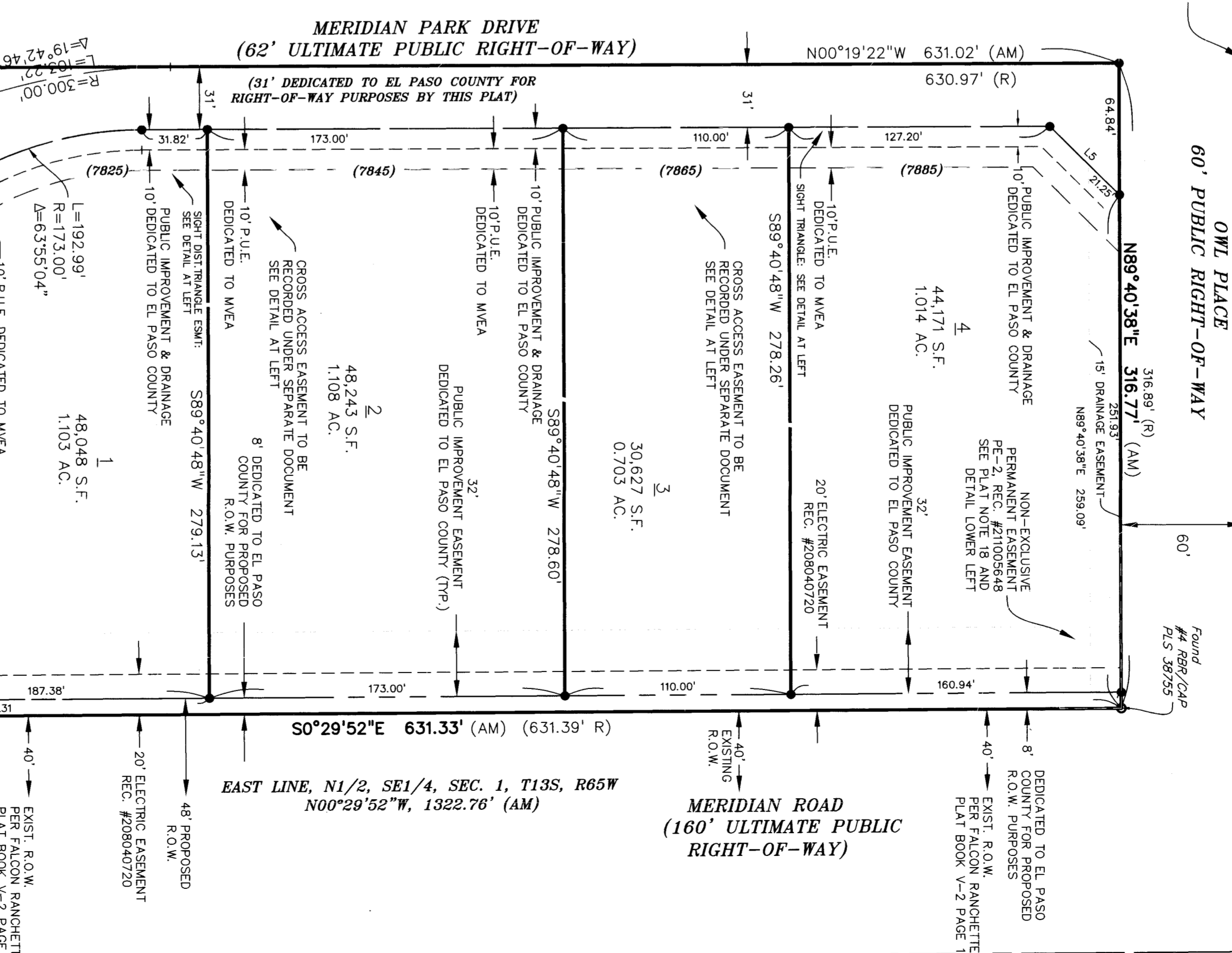
60'

OWL PLACE  
60' PUBLIC RIGHT-OF-WAY

Found #4 rebar with  
Yellow PLS 2372  
LS 2372



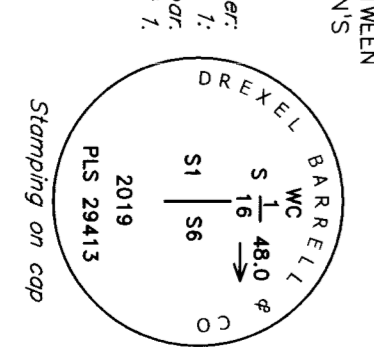
Found Witness Corner  
East 1/4 Corner, SW 6th P.M.  
30.00', S-1/4" alum. cap on a #5" rebar.



PLAT BOOK V-2 PAGE 15  
20' U.E.

Found #4 rebar with  
Nail & Washer  
PLS 38725

Found Witness Corner  
South line of the N 1/2, SE 1/4, of Section 1,  
3-1/4" aluminum cap on a #5 rebar  
Accepted for Southwest corner Lot 1.



Stamping on cap  
PLS 29413

REPLAT

RBD



PCD FILE VR2321

FEBRUARY 19, 2026  
DREXEL, BARELL & CO.  
Engineers - Surveyors  
101 SAINTEUR STREET, SUITE 100  
COLORADO SPRINGS, COLORADO 80905  
Job No. 21611-01 Denver 2026-01-REPLAT#

Sheet 3 of 3