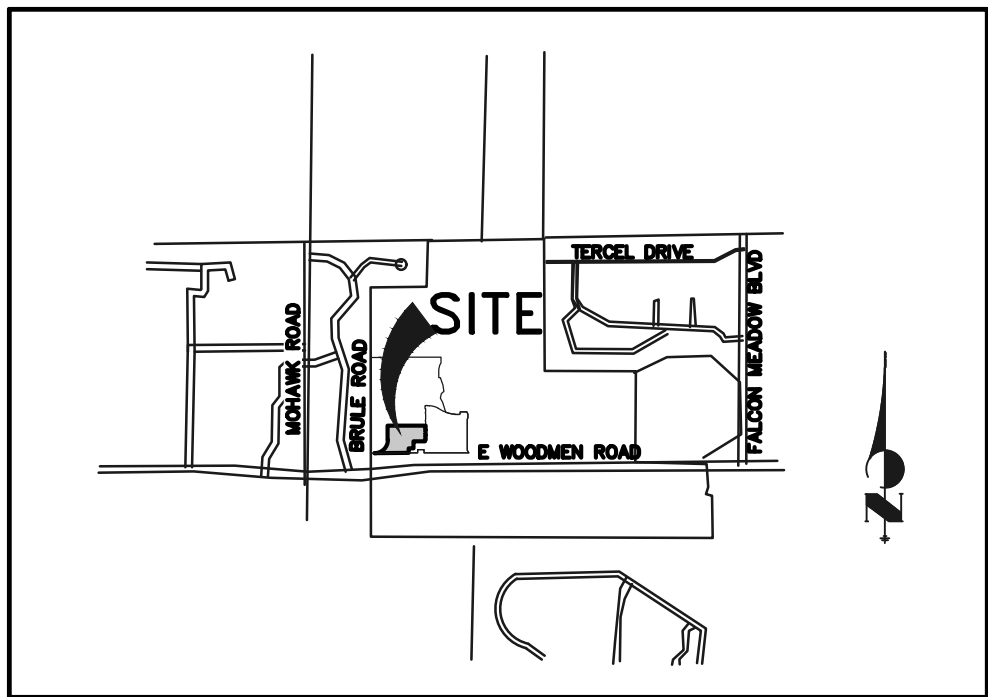


MIDTOWN AT PERCHERON FILING NO. 2

A PORTION OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT BLH NO.1 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 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING ALSO A PORTION OF THE NORTHERLY BOUNDARY OF PAWNEE RANCHEROS FILING NO. 1, RECORDED IN PLAT BOOK 1-2 AT PAGE 28, BEING MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 3 BY A 3 1/4" ALUMINUM CAP STAMPED "LS 11624" 1.0' BELOW GROUND AND AT THE EAST END BEING THE NORTH QUARTER CORNER OF SAID SECTION 3 BY A 2 1/2" ALUMINUM CAP STAMPED "LS 11624" FLUSH WITH GROUND, IS ASSUMED TO BEAR N89°46'12"E, A DISTANCE OF 2722.53 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S00°19'16"W, A DISTANCE OF 4431.77 FEET TO THE POINT OF BEGINNING.

THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;
THENCE S00°01'35"W, A DISTANCE OF 30.00 FEET;
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;
THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;
THENCE N89°58'25"W, A DISTANCE OF 7.00 FEET;
THENCE S00°01'35"W, A DISTANCE OF 50.00 FEET;
THENCE S89°58'25"E, A DISTANCE OF 7.00 FEET;
THENCE S00°01'35"W, A DISTANCE OF 84.50 FEET;
THENCE N89°58'25"W, A DISTANCE OF 10.00 FEET;
THENCE S00°01'35"W, A DISTANCE OF 40.00 FEET;
THENCE N89°58'25"W, A DISTANCE OF 275.00 FEET;
THENCE S00°01'35"W, A DISTANCE OF 166.20 FEET;
THENCE N89°58'25"W, A DISTANCE OF 116.63 FEET;
THENCE S00°01'35"W, A DISTANCE OF 108.40 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;
THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD BEING ALSO ON A LINE 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 809.93 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N00°08'48"W, HAVING A DELTA OF 89°49'38", A RADIUS OF 311.50 FEET AND A DISTANCE OF 488.36 FEET TO A POINT OF TANGENT;
THENCE N00°01'35"E, A DISTANCE OF 339.05 FEET;
THENCE S89°58'25"E, A DISTANCE OF 901.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11.780 ACRES.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, 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 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 DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS "MIDTOWN AT PERCHERON FILING NO. 2", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

OWNER:

THE AFOREMENTIONED, BLH NO. 1, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20__, A.D.

BY: _____

NAME: _____

AS: _____ OF NOR'WOOD LIMITED, INC. A COLORADO CORPORATION, MANAGER OF BLH NO. 1, 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 NOR'WOOD LIMITED, INC. A COLORADO CORPORATION, MANAGER OF BLH NO. 1, 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 NOVEMBER 30, 2021.
- FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE, MIDTOWN AT PERCHERON FILING NO. 2 IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0535G, EFFECTIVE DECEMBER 7, 2018. (ZONE X)
- 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 FILE NO. SC55092530.1 ISSUED BY LAND TITLE GUARANTEE COMPANY DATED NOVEMBER 16, 2021 AT 5:00 P.M.
- THIS PROPERTY LIES WITHIN NORTH MEADOWS METROPOLITAN DISTRICT NO. 3 RECORDED IN EL PASO COUNTY RECORDS UNDER RECEPTION NO. 221010684 AND AS AMENDED.
- THE AREA INCLUDED IN THIS PLAT SHALL BE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR THE _____ RECORDED UNDER RECEPTION NO. _____ AND AS AMENDED AND THE SUPPLEMENTAL COVENANTS FOR MIDTOWN AT PERCHERON HOA RECORDED UNDER RECEPTION NO. _____ AND AS AMENDED.
- TRACTS A, B, C, D, E, F AND G ARE FOR PUBLIC TRAIL ACCESS, PUBLIC UTILITIES, SIGNAGE, PUBLIC IMPROVEMENTS, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES AND WILL BE OWNED AND MAINTAINED BY NORTH MEADOWS METROPOLITAN DISTRICT NO. 3 AND ITS SUCCESSORS AND ASSIGNS, TO BE CONVEYED BY SEPARATE INSTRUMENT.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY _____ DATED _____ A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE: _____ OF THE CITY OF COLORADO SPRINGS - PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- LOTS 1 THRU 26 AND LOTS 75 THRU 93 SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE BUILDING WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING. LOTS 27 THRU 64 SHALL BE ADDRESSED FROM RED BAR DRIVE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. LOTS 65 THRU 74 SHALL BE ADDRESSED FROM MOUNTED RANGER DRIVE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY.

EASEMENTS:

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE 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 "MIDTOWN AT PERCHERON FILING NO. 2".

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: _____

FIRE PROTECTION FEE: _____ PER BUILDING PERMIT*

POLICE SERVICE FEE: _____ PER BUILDING PERMIT*

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

* PURSUANT TO THE AMENDED AND RESTATED BANNING LEWIS RANCH ANNEXATION AGREEMENT APPROVED BY CITY COUNCIL RESOLUTION 36-18-ON APRIL 24, 2018, UNLESS OTHERWISE PROVIDED BY CITY CODE, THE FIRE PROTECTION FEE AND THE POLICE SERVICE FEES AS STATED HEREIN ARE SUBJECT TO A YEARLY ESCALATION FACTOR EQUAL TO THE INCREASE IN THE COLORADO SPRINGS CONSTRUCTION INDEX, ADOPTED ANNUALLY BY THE COLORADO SPRINGS CITY COUNCIL. FEES TO BE COLLECTED AT THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE PROVIDED BY CITY CODE.

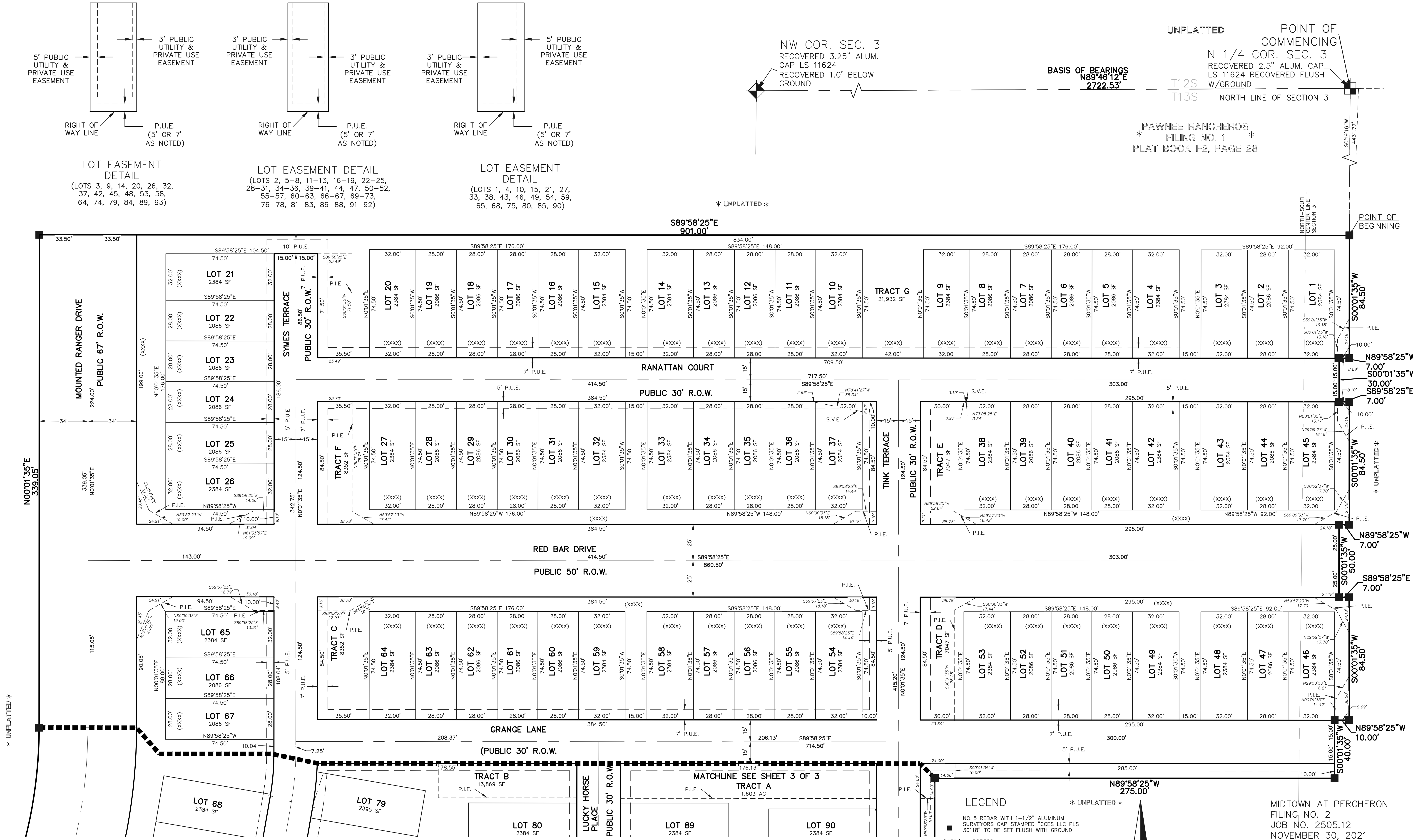
MIDTOWN AT PERCHERON
FILING NO. 2
JOB NO. 2505.12
NOVEMBER 30, 2021
SHEET 1 OF 3



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

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

MIDTOWN AT PERCHERON FILING NO. 2



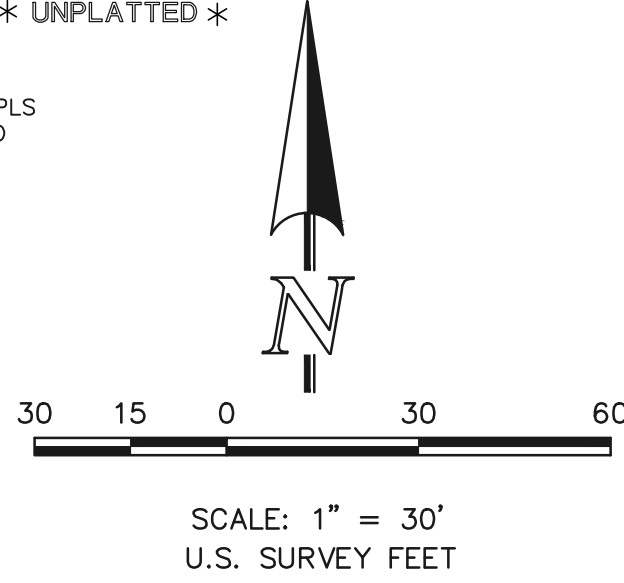
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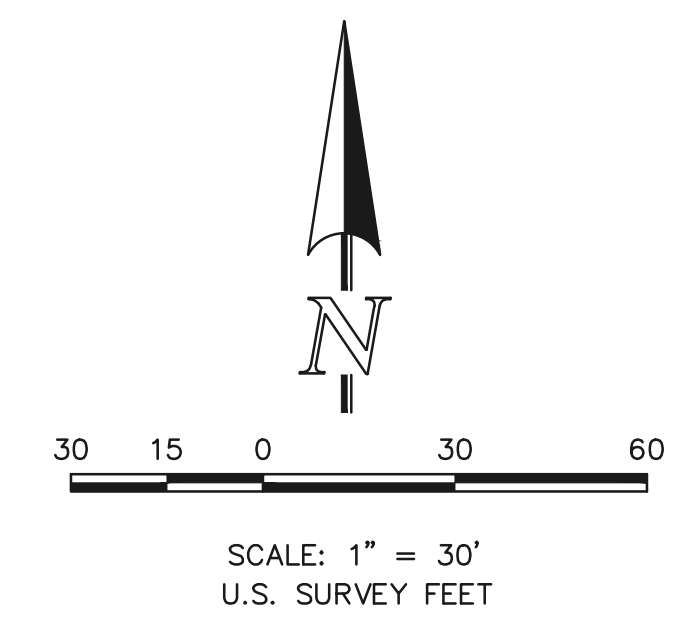
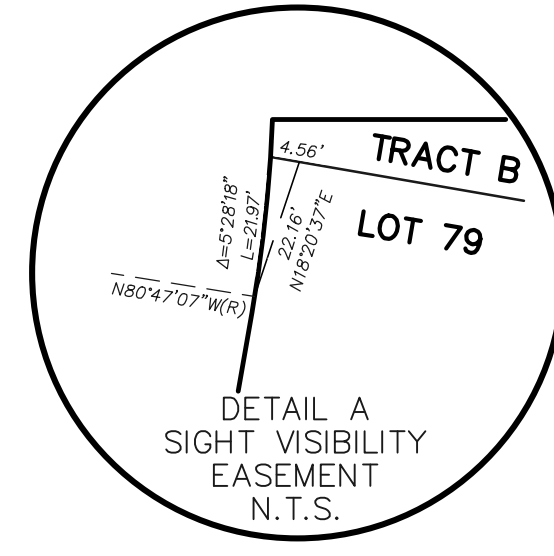
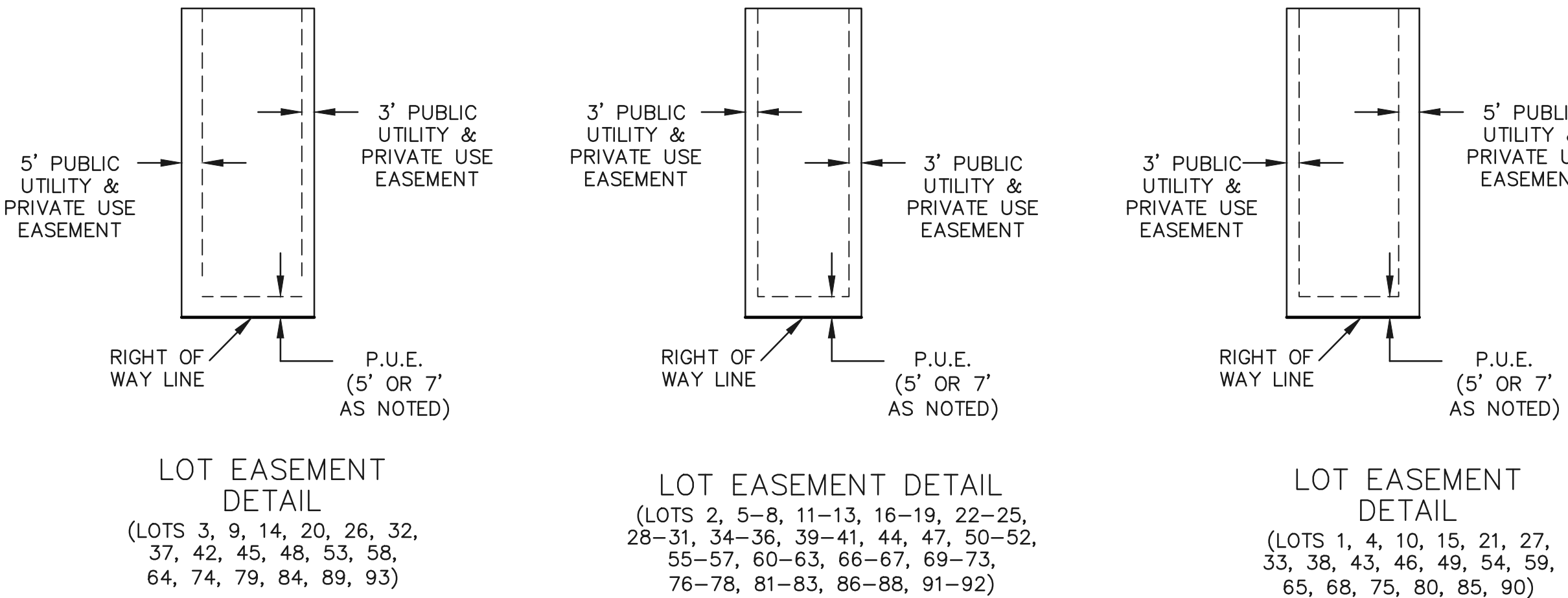
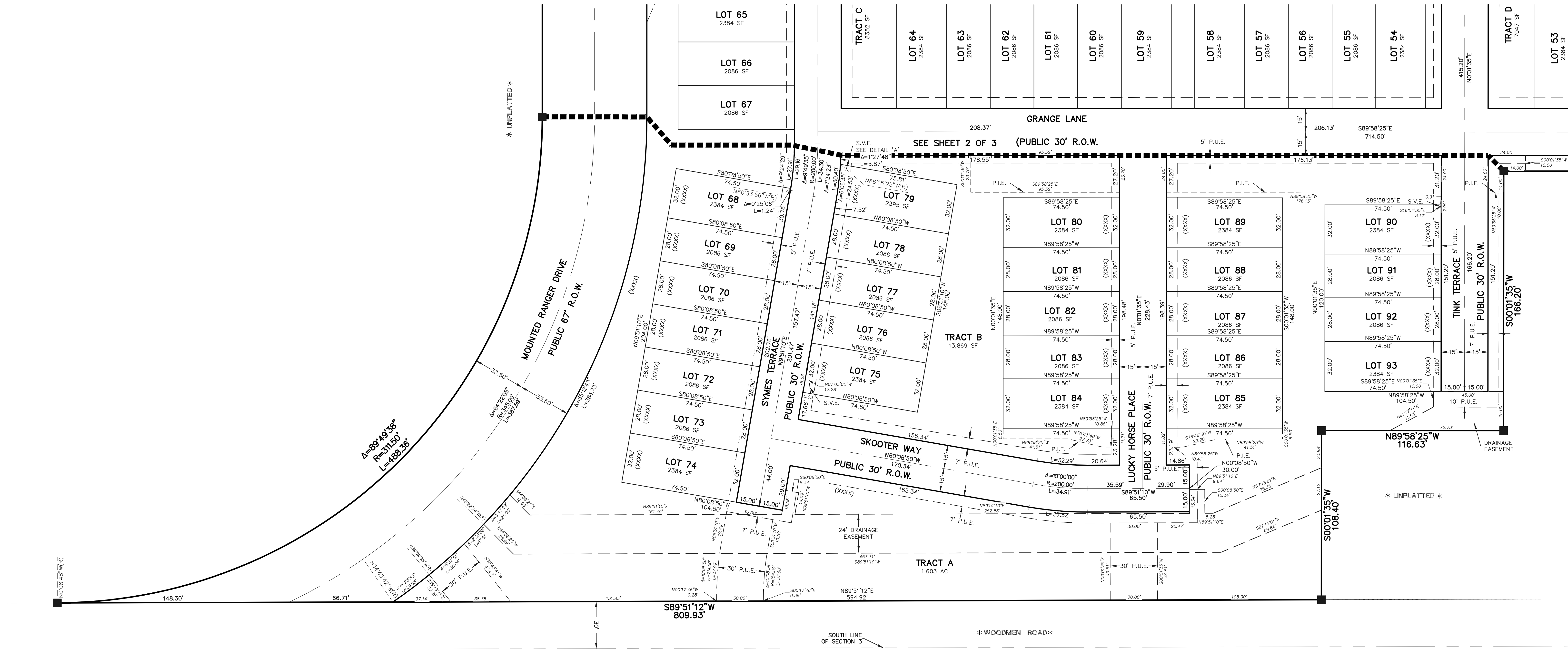
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

- LEGEND**
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - SF SQUARE FEET
 - AC ACRES
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.V.E. SIGHT VISIBILITY EASEMENT



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MIDTOWN AT PERCHERON FILING NO. 2



- LEGEND**
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP, STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH WITH GROUND
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - SF SQUARE FEET
 - AC ACRES
 - P.I.E. PUBLIC IMPROVEMENT EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.V.E. SIGHT VISIBILITY EASEMENT

PRELIMINARY
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MIDTOWN AT PERCHERON
FILING NO. 2
JOB NO. 2505.12
NOVEMBER 30, 2021
SHEET 3 OF 3



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