

WINDERMERE FILING NO.1

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 52.074 ACRES ±

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES TODD STEPHENS, EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION (See Survey Note #7):

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2, SAID LINE IS MONUMENTED AT THE WEST TERMINUS WITH A FOUND #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT THE EAST TERMINUS WITH A FOUND #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141, SAID LINE BEAR N89°56'53"E ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO. 2, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER RECEPTION NO. 202192387, OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, AND CONSIDERING THE SOUTH LINE OF SAID LOT 1, AS SHOWN ON SAID PLAT, TO BEAR N89°56'53"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2:

- S89°56'53"E, 670.94 FEET;
- S77°13'21"W, 296.79 FEET;
- S14°41'09"E, 81.11 FEET;
- S77°39'54"E, 397.87 FEET;
- N63°24'07"E, 97.95 FEET;
- N47°01'52"E, 173.02 FEET TO A POINT OF NON-TANGENT CURVE CONCAVE TO THE SOUTH, FROM WHICH THE RADIAL LINE BEARS S26°27'56"E, 50.64 FEET;
- 54.06 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A CENTRAL ANGLE OF 61°10'00", A RADIUS OF 50.64 FEET, AND BEING SUBTENDED BY A CHORD THAT BEARS S85°52'56"E, 51.53 FEET;
- S50°34'05"E, 287.41 FEET;
- N03°10'04"W, 254.58 FEET;
- N89°56'53"E, 70.30 FEET;

THENCE N89°24'24"E, 58.36 FEET TO THE WEST RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 209071394 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE SAID WEST RIGHT-OF-WAY LINE:

- S00°35'15"E, 53.57 FEET TO A POINT OF CURVE TO THE RIGHT;
- 460.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 7920.00 FEET, A CENTRAL ANGLE OF 03°20'02", AND BEING SUBTENDED BY A CHORD THAT BEARS S01°03'51"W, 460.76 FEET;
- S02°43'52"W, A DISTANCE OF 207.46 FEET TO A POINT OF CURVE TO THE LEFT;
- 447.12 FEET ALONG THE ARC OF SAID CURVE, SAID ARC HAVING A RADIUS OF 8580.00 FEET, CENTRAL ANGLE OF 02°59'09" AND BEING SUBTENDED BY A CHORD THAT BEARS S01°14'18"W, 447.07 FEET;
- S00°15'17"E, 943.87 FEET;
- S29°00'24"W, 54.00 FEET;
- S59°08'42"W, 73.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH CAREFREE CIRCLE AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER RECEPTION NO. 205015091 OF THE RECORDS OF EL PASO COUNTY; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE:

- S89°48'47"W, 113.86 FEET TO A POINT OF CURVE TO THE LEFT;
- 407.83 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE, SAID ARC HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 22°02'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S78°47'28"W, 405.32 FEET;
- 288.60 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE EAST RIGHT-OF-WAY LINE OF ANTELOPE RIDGE DRIVE, SAID ARC HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 17°35'28" AND BEING SUBTENDED BY A CHORD THAT BEARS S76°33'51"W, 287.47 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ANTELOPE RIDGE DRIVE:

- N00°00'18"W, A DISTANCE OF 712.88 FEET TO A POINT OF CURVE TO THE LEFT;
- 762.65 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF REVERSE CURVE; SAID ARC HAVING A RADIUS OF 1280.00 FEET, A CENTRAL ANGLE OF 34°08'17" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°04'26"W, 751.42 FEET;
- 928.37 FEET ALONG THE ARC OF SAID REVERSE CURVE TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 34°05'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N17°05'40"W, 914.73 FEET;
- N00°09'38"W, 35.51 FEET TO THE POINT OF BEGINNING. THE ABOVE PARCEL CONTAINS AN AREA OF 2,268,352 SQUARE FEET (52.074 ACRES) OF LAND, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "WINDERMERE FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:

JAMES TODD STEPHENS, HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS DAY OF , 2021.

By: JAMES TODD STEPHENS

ACKNOWLEDGMENT

STATE OF)
) ss
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2021

By: JAMES TODD STEPHENS

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES:

SURVEY NOTES:

- "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".
- THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO. 2, IS ASSUMED TO BEAR N89°56'53"E, AND IS MONUMENTED AT ITS WEST END WITH A #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT ITS EAST END WITH A #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141.
- THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ALL MONUMENTS FOUND OR SET ARE WITHIN 0.1'+/- OF THE GROUND SURFACE, UNLESS NOTED OTHERWISE.
- THE UNDERSIGNED HAS RELIED UPON WESTCOOR LAND TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE No. 57416ECS, AMENDMENT NO. 1, HAVING AN EFFECTIVE DATE OF JUNE 22, 2020 AT 07:30, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.
- SURVEY FIELD WORK COMMENCED IN 2017, COMPLETED IN 2021.
- LEGAL DESCRIPTION BASED ON MEASUREMENTS BETWEEN FOUND MONUMENTS, PREPARED BY JOHN C. DAY, PLS 29413, FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

IN WITNESS THEREOF:

EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS DAY OF , 2021.

By: JEFF MARK, VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF)
) ss
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2021.

By: JEFF MARK, VICE-PRESIDENT OF EAGLE DEVELOPMENT COMPANY A COLORADO CORPORATION AND LORSON SOUTH LAND CORP., A COLORADO CORPORATION AND BABCOCK LAND CORP., A COLORADO CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES:

PLAT NOTES:

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT AND NATURAL FEATURES REPORT.
- THIS PROPERTY IS LOCATED WITHIN ZONE X--AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C 0543 F HAVING AN EFFECTIVE DATE OF MARCH 17, 1997.
- A PRIVATE DETENTION POND MAINTENANCE & EASEMENT AGREEMENT IS RECORDED IN THE RECORDS OF EL PASO COUNTY AT RECEPTION No. .
- NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO MARKSHEFFEL ROAD OR NORTH CAREFREE CIRCLE.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE CHEROKEE METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO ANTELOPE DRIVE.
- TRACT A SHALL BE UTILIZED AS DRAINAGE TRACTS. OWNERSHIP AND MAINTENANCE OF TRACT A SHALL BE DEEDED TO EL PASO COUNTY.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED IN UNDER RECEPTION No. . IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENTAL SERVICE DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE NUMBER OF LOTS HEREBY PLATTED ARE 163 AND THE NUMBER OF TRACTS ARE 6.
- AN OVERFLOW/INUNDATION EASEMENT OR BLANKET EASEMENT DOWNSTREAM FROM POND OVERFLOW SPILLWAY WILL BE REQUIRED WITH THE FINAL PLAT, AS AFFECTS LOTS
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION No. , OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. 3
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).
- UTILITY PROVIDERS ARE: CHEROKEE METROPOLITAN DISTRICT--WATER/WASTEWATER, COLORADO SPRINGS UTILITIES--GAS/ELECTRIC.
- ALL LOTS SHALL HAVE THE FOLLOWING EASEMENTS:
FRONT: TEN (10) FEET PUBLIC IMPROVEMENT, PUBLIC UTILITY AND PUBLIC DRAINAGE
REAR: TEN (10) FEET PUBLIC IMPROVEMENT, PUBLIC UTILITY AND PUBLIC DRAINAGE
SIDE: FIVE (5) FEET PUBLIC UTILITY AND PUBLIC DRAINAGE

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT AS DRAWN, REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, SUPERVISION AND CHECKING AND IN ACCORDANCE WITH THE REQUIREMENTS PERTAINING TO LAND SURVEYING OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS LAND SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY

PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE:

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "WINDERMERE FILING NO. 1" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE DAY OF , 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "WINDERMERE FILING NO. 1" SUBDIVISION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF , 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, EASEMENTS FOR UTILITIES AND PUBLIC IMPROVEMENTS, ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

) ss
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK,

M., THIS DAY OF , 2021 AND IS DULY RECORDED UNDER

RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY,

COLORADO. CHUCK BROERMAN, RECORDER.

FEE:

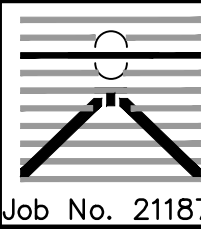
By:

DEPUTY

SURCHARGE:

- Sheet 1 - Description, Dedication, Notes and Certificates
Sheet 2 - Plat Graphic, Overall Boundary
Sheet 3 - Plat Graphic, Lots & Tracts
Sheet 4 - Plat Graphic, Lots & Tracts
Sheet 5 - Plat Graphic, Lots & Tracts

JULY 13, 2021



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352

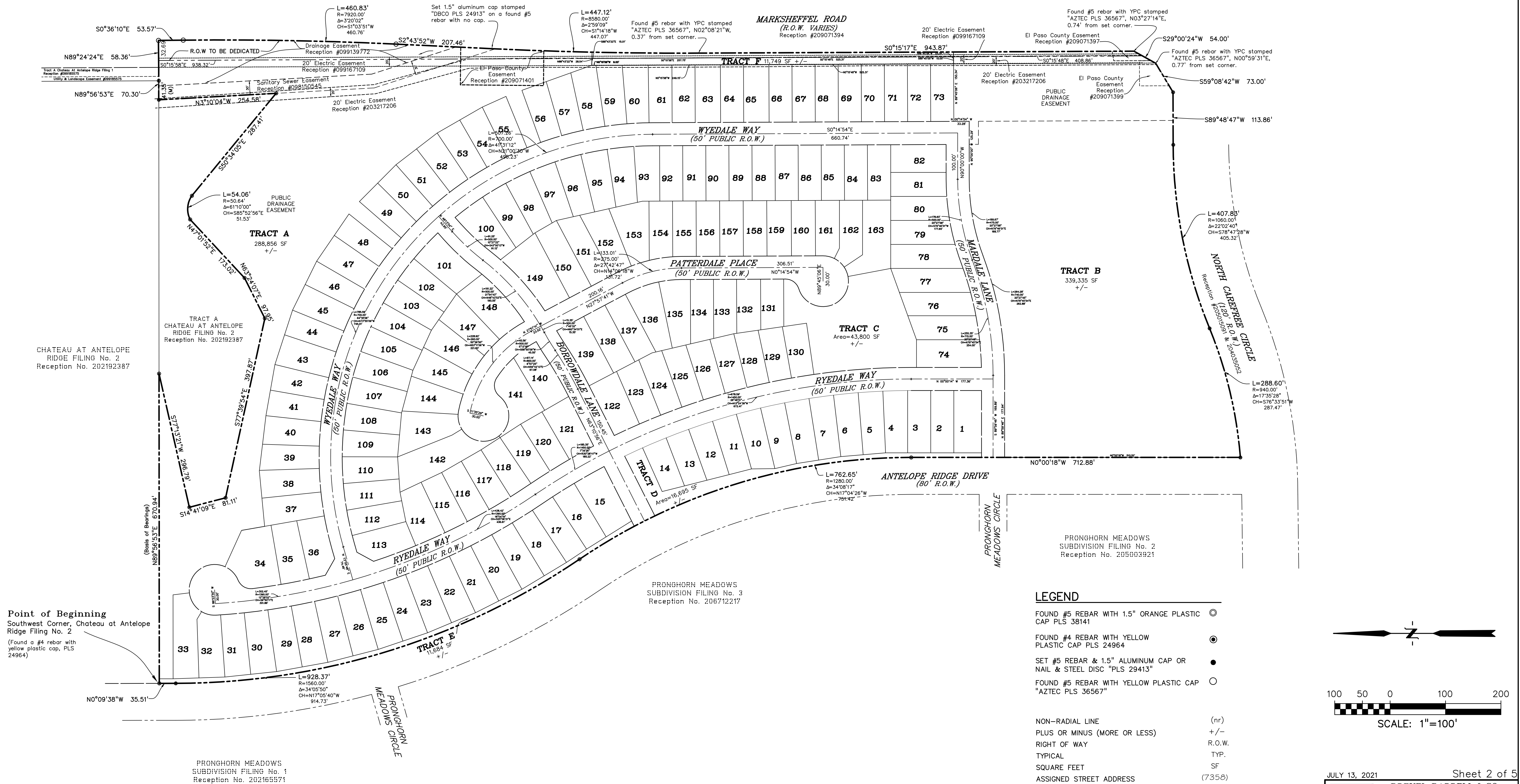
Job No. 21187-01 Drawing: 21187-01 WINDERMERE FILING 1 PLAT.dwg

Sheet 1 of 5

WINDERMERE FILING NO.1

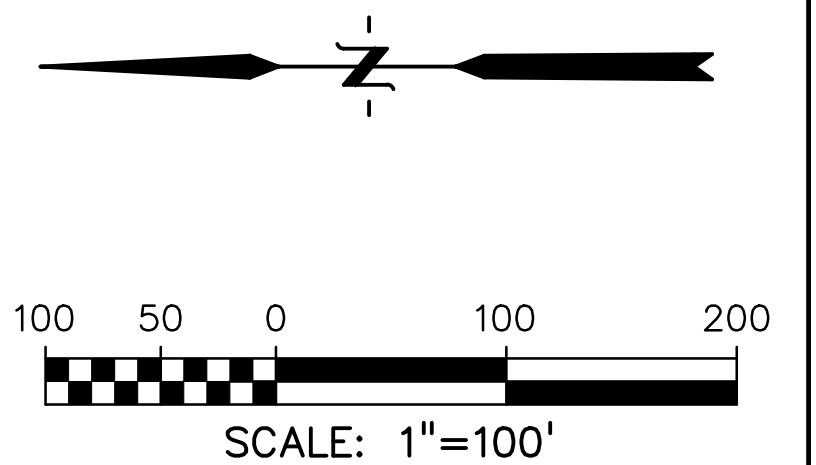
A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 52.074 ACRES ±



LEGEND

| | |
|---|--------|
| FOUND #5 REBAR WITH 1.5" ORANGE PLASTIC CAP PLS 38141 | ○ |
| FOUND #4 REBAR WITH YELLOW PLASTIC CAP PLS 24964 | ● |
| SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413" | ● |
| FOUND #5 REBAR WITH YELLOW PLASTIC CAP "AZTEC PLS 36567" | ○ |
| NON-RADIAL LINE | (nr) |
| PLUS OR MINUS (MORE OR LESS) | +/- |
| RIGHT OF WAY | R.O.W. |
| TYPICAL | TYP. |
| SQUARE FEET | SF |
| ASSIGNED STREET ADDRESS | (7358) |



WINDERMERE FILING NO.1

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 52.074 ACRES ±

CHATEAU AT ANTELOPE
RIDGE FILING No. 2
Reception No. 202192387

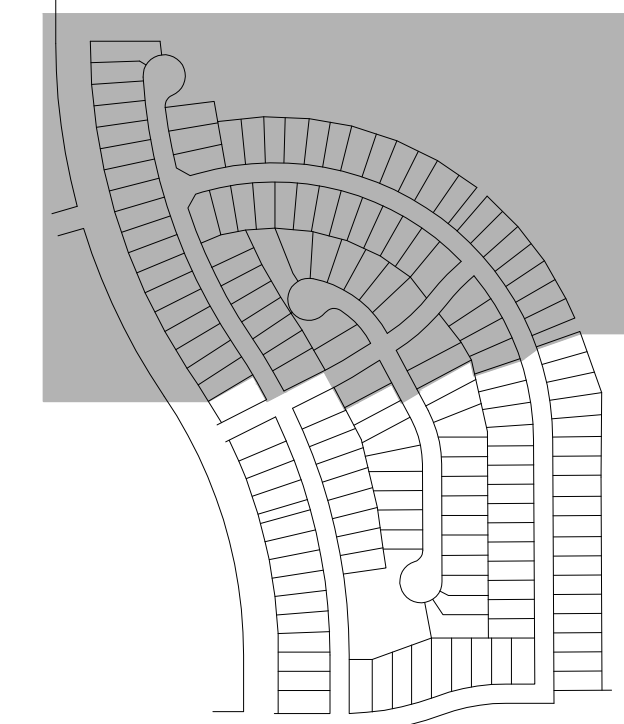
Point of Beginning
Southwest Corner, Chateau at
Antelope Ridge Filing No. 2
(Found a #4 rebar with yellow plastic
cap, PLS 24964)

(Basis of Bearings)

N89°56'53"E 670.94'

N89°56'21"E 593.31'

N89°24'24"E 58.36'
N89°56'53"E 70.30'



KEY MAP

TRACT E

TRACT A

PRONGHORN
MEADOWS CIRCLE

WYEDALE WAY
(50' PUBLIC R.O.W.)

WYEDALE WAY
(50' PUBLIC R.O.W.)

PATTERDALE
PLACE
(50' PUBLIC R.O.W.)

BORROWDALE LANE
(50' PUBLIC R.O.W.)

| LINE TABLE | | | |
|------------|--------|-------------|--|
| LINE # | LENGTH | DIRECTION | |
| L-1 | 41.20' | N60°37'26"W | |
| L-2 | 19.47' | S73°55'48"E | |
| L-3 | 19.43' | N73°55'48"E | |
| L-4 | 41.23' | N28°31'23"E | |
| L-5 | 18.49' | N48°13'54"E | |
| L-6 | 18.49' | N48°13'54"E | |
| L-7 | 8.05' | S89°59'46"W | |
| L-8 | 23.52' | N27°57'41"W | |

| CURVE TABLE | | | | |
|-------------|---------|----------|------------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING |
| C-1 | 302.45' | 1390.00' | 12°28'02" | S09°50'11"E |
| C-2 | 39.08' | 30.00' | 74°37'51" | S30°15'27"W |
| C-3 | 241.11' | 55.00' | 251°10'33" | N58°00'54"W |
| C-4 | 438.42' | 1390.00' | 18°04'19" | S25°06'21"E |
| C-5 | 185.35' | 1450.00' | 7°19'26" | N30°28'47"W |
| C-6 | 678.59' | 1450.00' | 28°48'51" | N13°24'39"W |
| C-7 | 785.59' | 700.00' | 84°18'06" | N73°55'09"W |
| C-8 | 507.26' | 700.00' | 41°31'12" | N21°00'30"W |
| C-9 | 228.92' | 260.00' | 50°26'50" | N53°11'06"W |
| C-10 | 133.01' | 275.00' | 27°42'47" | N14°06'18"W |
| C-11 | 232.71' | 55.00' | 242°25'29" | S19°37'15"E |
| C-12 | 43.98' | 30.00' | 83°59'16" | S81°09'39"W |
| C-13 | 38.77' | 30.00' | 72°53'43" | N36°11'58"E |
| C-14 | 242.76' | 55.00' | 252°53'43" | S53°48'02"E |
| C-15 | 91.25' | 500.00' | 10°27'22" | S43°00'13"W |
| C-16 | 191.22' | 500.00' | 21°54'43" | N48°43'53"E |
| C-18 | 45.56' | 500.00' | 5°13'16" | S58°50'09"W |
| C-19 | 97.14' | 800.00' | 6°57'25" | N59°42'13"E |
| C-20 | 178.60' | 500.00' | 20°27'58" | S79°46'01"W |
| C-21 | 255.35' | 715.00' | 20°27'45" | N79°45'54"E |

L=460.83'
R=7920.00'
Δ=3°20'02"
CH=N1°03'51"E
460.76'

Found #5 rebar with YPC stamped
"AZTEC PLS 36567"

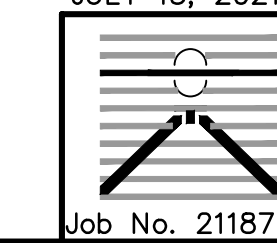
Set 1.5" aluminum cap stamped
"DBCO PLS 24913" on a found #5
rebar with no cap.

LEGEND

FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC
CAP PLS 31548
FOUND NAIL WITH 1.5" WASHER PLS 31548
FOUND 3.25" ALUMINUM CAP
STAMPED: EL PASO COUNTY ROW
MONUMENT PLS 35585 2005
SET #5 REBAR & 1.5" ALUMINUM CAP OR
NAIL & STEEL DISC "PLS 29413"
SECTION CORNER MONUMENT AS INDICATED

NON-RADIAL LINE (nr)
PLUS OR MINUS (MORE OR LESS) +/-
RIGHT OF WAY R.O.W.
TYPICAL TYP.
SQUARE FEET SF
ASSIGNED STREET ADDRESS (7358)

JULY 13, 2021



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 21187-01

Sheet 3 of 5

Continued on
Sheet 4

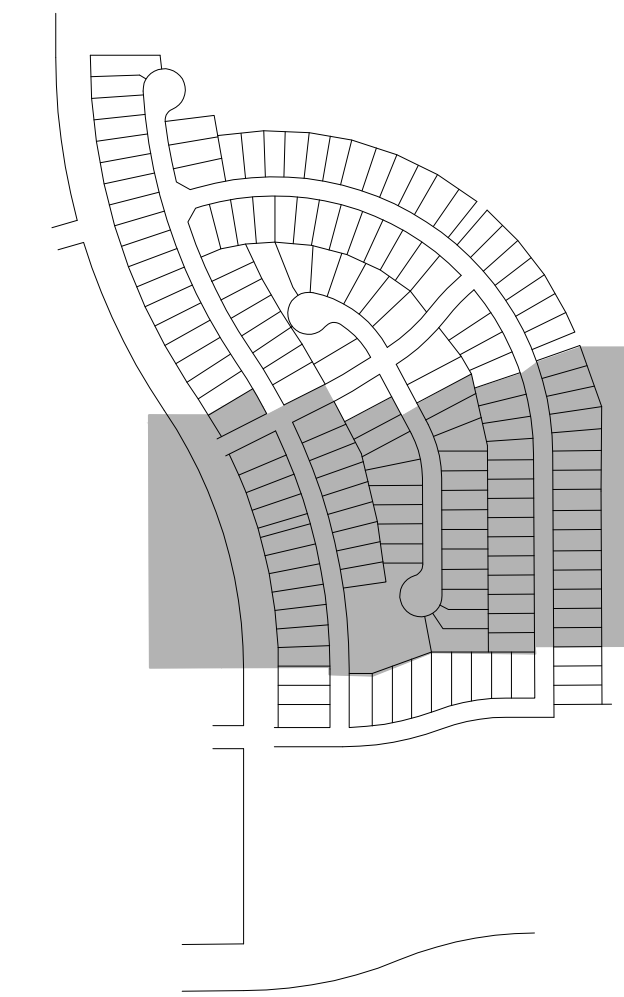
WINDERMERE FILING NO.1

A SUBDIVISION OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TOTAL PLATTED AREA = 52.074 ACRES ±

↑ CONTINUE ON
SHEET 3 ↑

↓ CONTINUE ON
SHEET 5 ↓



KEY MAP

PRONGHORN MEADOWS
SUBDIVISION FILING No. 3
Reception No. 206712217

L=762.65'
R=1280.00'
Δ=34°08'17"
CH=N17°04'26"W
751.42'

TRACT D

BORROWDALE LANE
(50' PUBLIC R.O.W.)

PATTERDALE PLACE
(50' PUBLIC R.O.W.)

WYEDALE WAY
(50' PUBLIC R.O.W.)

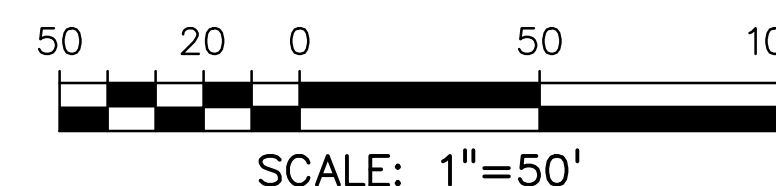
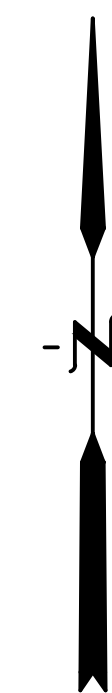
MARKSHEFFEL ROAD
(R.O.W. VARIES)

| LINE TABLE | | |
|------------|--------|-------------|
| LINE # | LENGTH | DIRECTION |
| L-1 | 41.20' | N60°37'26"W |
| L-2 | 19.47' | S73°55'48"W |
| L-3 | 19.43' | N73°55'48"E |
| L-4 | 41.23' | N28°31'23"E |
| L-5 | 18.49' | N48°13'54"E |
| L-6 | 18.49' | N48°13'54"E |
| L-7 | 8.05' | S89°59'46"W |
| L-8 | 23.52' | N27°57'41"W |

| CURVE TABLE | | | | | |
|-------------|---------|----------|------------|---------------|----------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DISTANCE |
| C-1 | 302.45' | 1390.00' | 12°28'02" | S06°50'11"E | 301.86' |
| C-2 | 39.08' | 30.00' | 74°37'51" | S30°15'27"W | 36.37' |
| C-3 | 241.11' | 55.00' | 251°10'33" | N58°00'54"W | 89.45' |
| C-4 | 438.42' | 1390.00' | 18°04'19" | S25°08'21"E | 436.61' |
| C-5 | 185.35' | 1450.00' | 7°19'26" | N30°28'47"W | 185.22' |
| C-6 | 678.59' | 1450.00' | 26°48'51" | N13°24'39"W | 672.41' |
| C-7 | 785.59' | 700.00' | 64°18'06" | N73°55'09"W | 745.01' |
| C-8 | 507.26' | 700.00' | 41°31'12" | N21°00'30"W | 496.23' |
| C-9 | 228.92' | 260.00' | 50°26'50" | N53°11'06"W | 221.60' |
| C-10 | 133.01' | 275.00' | 27°42'47" | N14°08'18"W | 131.72' |
| C-11 | 232.71' | 55.00' | 242°25'29" | S19°37'15"E | 94.08' |
| C-12 | 43.98' | 30.00' | 83°59'16" | S81°09'39"W | 40.14' |
| C-13 | 38.17' | 30.00' | 72°53'43" | N36°11'58"E | 35.65' |
| C-14 | 242.76' | 55.00' | 252°53'43" | S53°48'02"E | 88.48' |
| C-15 | 91.25' | 500.00' | 10°27'22" | S43°00'13"W | 91.12' |
| C-16 | 191.22' | 500.00' | 21°54'43" | N48°43'53"E | 190.05' |
| C-18 | 45.56' | 500.00' | 5°13'16" | S58°50'09"W | 45.55' |
| C-19 | 97.14' | 800.00' | 6°57'25" | N59°42'13"E | 97.08' |
| C-20 | 178.60' | 500.00' | 20°27'58" | S79°46'01"W | 177.65' |
| C-21 | 255.35' | 715.00' | 20°27'45" | N79°45'54"E | 254.00' |

LEGEND

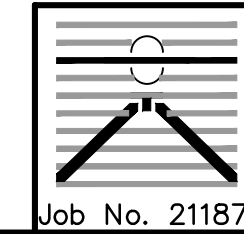
- FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP PLS 31548
- FOUND NAIL WITH 1.5" WASHER PLS 31548
- FOUND 3.25" ALUMINUM CAP STAMPED: EL PASO COUNTY ROW MONUMENT PLS 35585 2005
- SET #5 REBAR & 1.5" ALUMINUM CAP OR NAIL & STEEL DISC "PLS 29413"
- SECTION CORNER MONUMENT AS INDICATED
- FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413"
- WOODMEN HILLS METROPOLITAN DISTRICT W.H.M.D. (nr)
- NON-RADIAL LINE +/-
- PLUS OR MINUS (MORE OR LESS) +/-
- RIGHT OF WAY R.O.W.
- TYPICAL TYP.
- SQUARE FEET SF
- ASSIGNED STREET ADDRESS (7358)



SCALE: 1"=50'

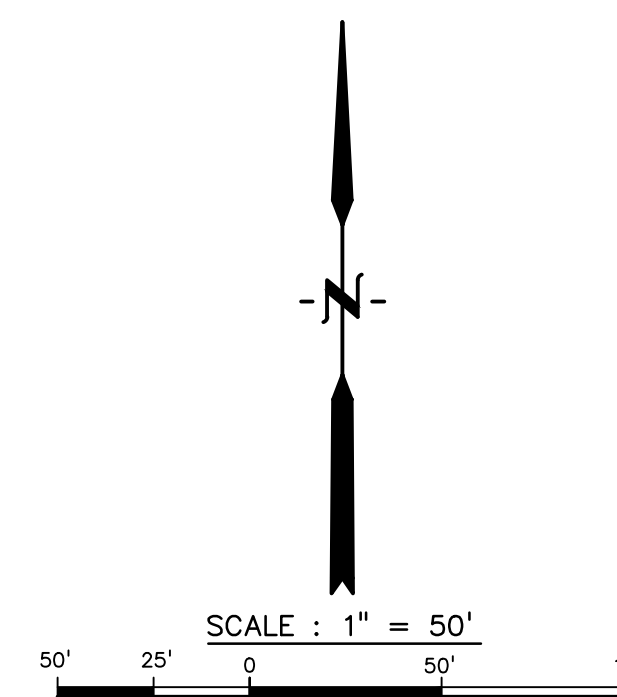
JULY 13, 2021

Sheet 4 of 5



DREXEL, BARRELL & CO.
Engineers-Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352
Job No. 21187-01

TOTAL PLATTED AREA = 52.074 ACRES ±



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| | |
|------------------------------|--------|
| NON-RADIAL LINE | (nr) |
| PLUS OR MINUS (MORE OR LESS) | +/- |
| RIGHT OF WAY | R.O.W. |
| TYPICAL | TYP. |
| SQUARE FEET | SF |
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