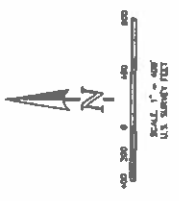
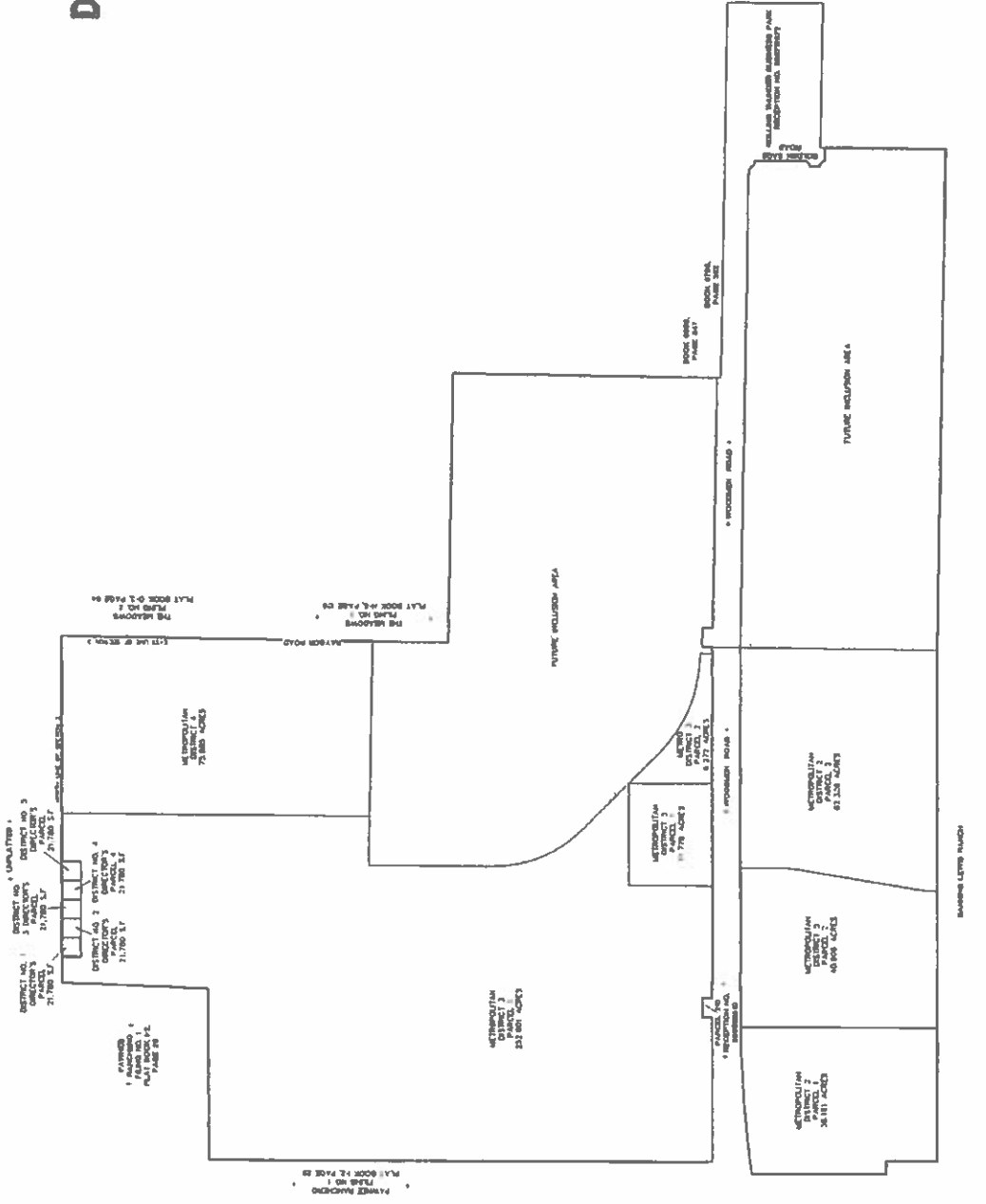


# NORTH MEADOW METROPOLITAN DISTRICTS CITY OF COLORADO SPRINGS, COLORADO

**RECEIVED**

MAY 26 2021

Div of Local Government



NORTH MEADOWS  
METROPOLITAN DISTRICTS  
JOB NO. 2505.02  
JANUARY 20, 2021  
SHEET NO. 1 OF 21  
SHEET 1 OF 21



P.L.S. Design, Inc. 2001  
Colorado Springs, Colorado 80905  
(719) 579-9999  
(719) 579-9999

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MAY 26 2021

Div of Local Government



619 N. Cascade Avenue, Suite 200 (719) 785-0790  
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 2505.02-09R  
 MAY 26, 2020  
 REV. OCTOBER 29, 2020  
 PAGE 1 OF 3

**LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT 5**

(2) TWO PARCELS OF LAND BEING A PORTION OF SECTIONS 3 AND 10, ALL IN 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 SOUTHERLY BOUNDARY OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "D & B CO LS 17664" IS ASSUMED TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

**PARCEL 1**

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S09°51'37"E, A DISTANCE OF 4494.58 FEET TO THE POINT OF BEGINNING;

THENCE S89°58'26"E, A DISTANCE OF 791.48 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FALCON HIGHLANDS METROPOLITAN DISTRICT RECORDED UNDER RECEPTION NO. 202203981;

THENCE S00°00'00"E, A DISTANCE OF 648.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 211;

THENCE S89°51'29"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD, A DISTANCE OF 793.13 FEET;

THENCE N00°08'45"E, A DISTANCE OF 648.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 11.776 ACRES

**PARCEL 2**

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S03°28'44"W, A DISTANCE OF 5311.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 211 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD THE FOLLOWING (3) THREE COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°14'13"E, HAVING A DELTA OF 01°05'16", A RADIUS OF 9912.00 FEET AND A DISTANCE OF 188.20 FEET TO A POINT OF TANGENT;
2. N89°51'04"E, A DISTANCE OF 32.67 FEET;
3. N89°51'20"E, A DISTANCE OF 1010.93 FEET;

THENCE S00°08'45"W, A DISTANCE OF 293.19 FEET TO A POINT OF CURVE;  
 THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°04'49", A RADIUS OF 1171.00 FEET AND A DISTANCE OF 185.58 FEET TO A POINT OF TANGENT;  
 THENCE S09°13'34"W, A DISTANCE OF 906.56 FEET TO A POINT OF CURVE;  
 THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°03'55", A RADIUS OF 1029.00 FEET AND A DISTANCE OF 162.81 FEET TO A POINT ON CURVE SAID POINT BEING ON THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. 205064513;

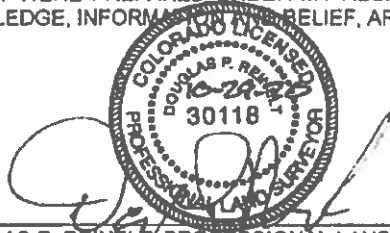
THENCE S89°52'06"W, ON THE NORTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH  
FILING NO. 3, BANNING LEWIS RANCH FILING NO. 16B RECORDED UNDER RECEPTION NO.  
218714161 AND BANNING LEWIS RANCH FILING NO. 16A RECORDED UNDER RECEPTION NO.  
218714160, A DISTANCE OF 1057.24 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 1532.39 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 40.908 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 52.682 ACRES

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED  
EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY  
KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

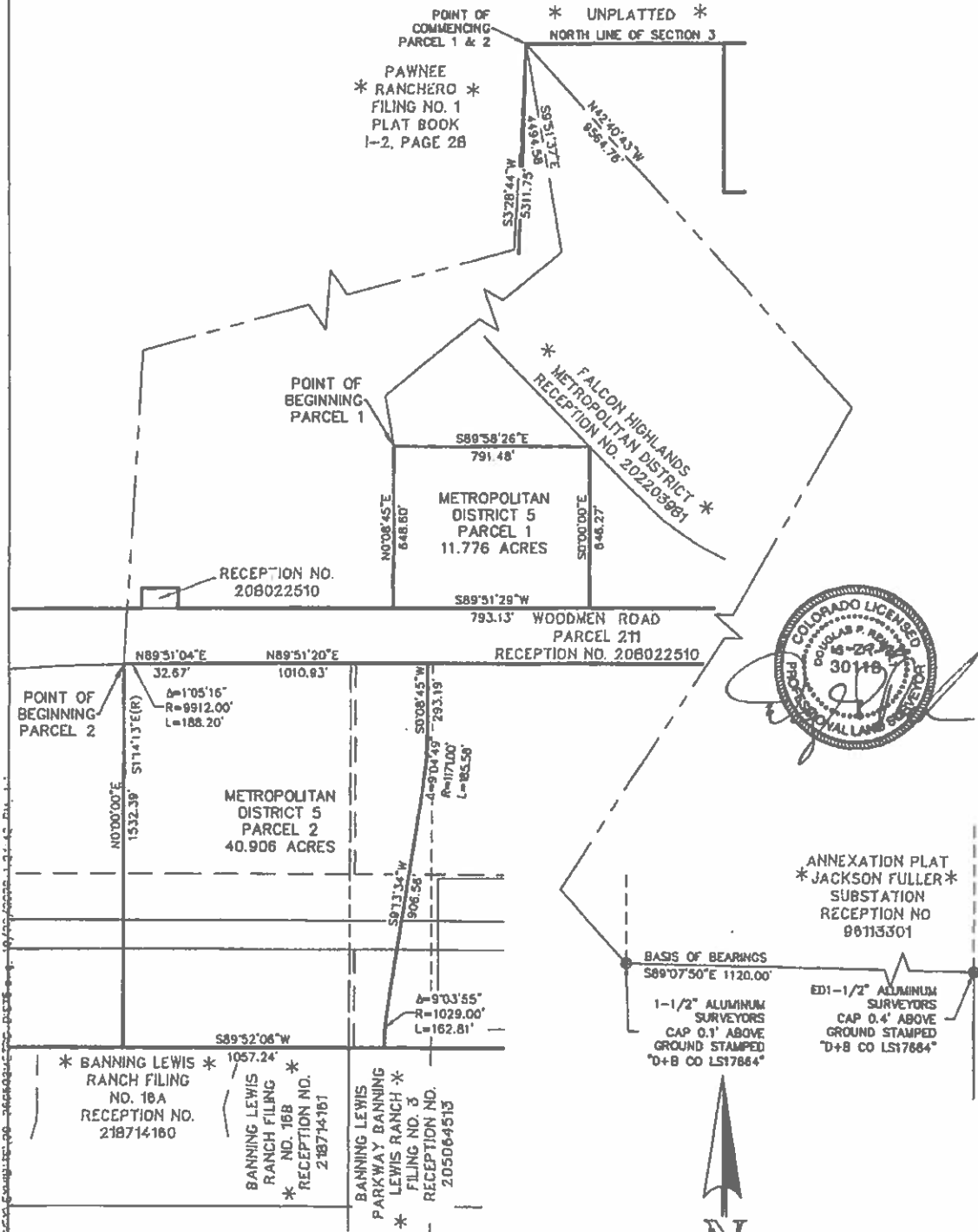
OCT 29, 2020  
DATE



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

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

NORTH MEADOW  
METROPOLITAN DISTRICT 5  
JOB NO. 2505.02-09R  
MAY 26, 2020  
REV. OCTOBER 29, 2020  
SHEET 3 OF 3



SCALE: 1" = 400'  
U.S. SURVEY FEET

CCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

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MAY 26 2021

Div of Local Government



619 N. Cascade Avenue, Suite 200 (719) 785-0790  
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

JOB NO. 2505.02-05R  
MAY 26, 2020  
REV. OCTOBER 29, 2020  
PAGE 1 OF 2

**LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT NO. 5  
DIRECTOR'S PARCEL**

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER 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 SOUTHERLY BOUNDARY OF ANNEXATION PLAT – JACKSON  
FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL  
PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1-1/2" ALUMINUM  
SURVEYORS CAP STAMPED "D & B CO LS 17664" IS ASSUMED TO BEAR S89°07'50"E, A  
DISTANCE OF 1120.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1  
RECORDED IN PLAT BOOK I-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO  
SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 65  
WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE N89°46'29"E, ON THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 790.32 FEET  
TO THE POINT OF BEGINNING;

THENCE CONTINUING N89°46'29"E, ON THE NORTH LINE OF SAID SECTION 3, A DISTANCE  
OF 147.58 FEET;

THENCE S00°00'00"E, A DISTANCE OF 147.58 FEET;

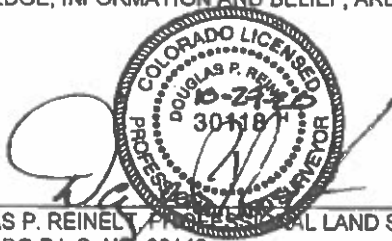
THENCE S89°46'29"W, A DISTANCE OF 147.58 FEET;

THENCE N00°00'00"W, A DISTANCE OF 147.58 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 21,780 SQUARE FEET.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED  
EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY  
KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



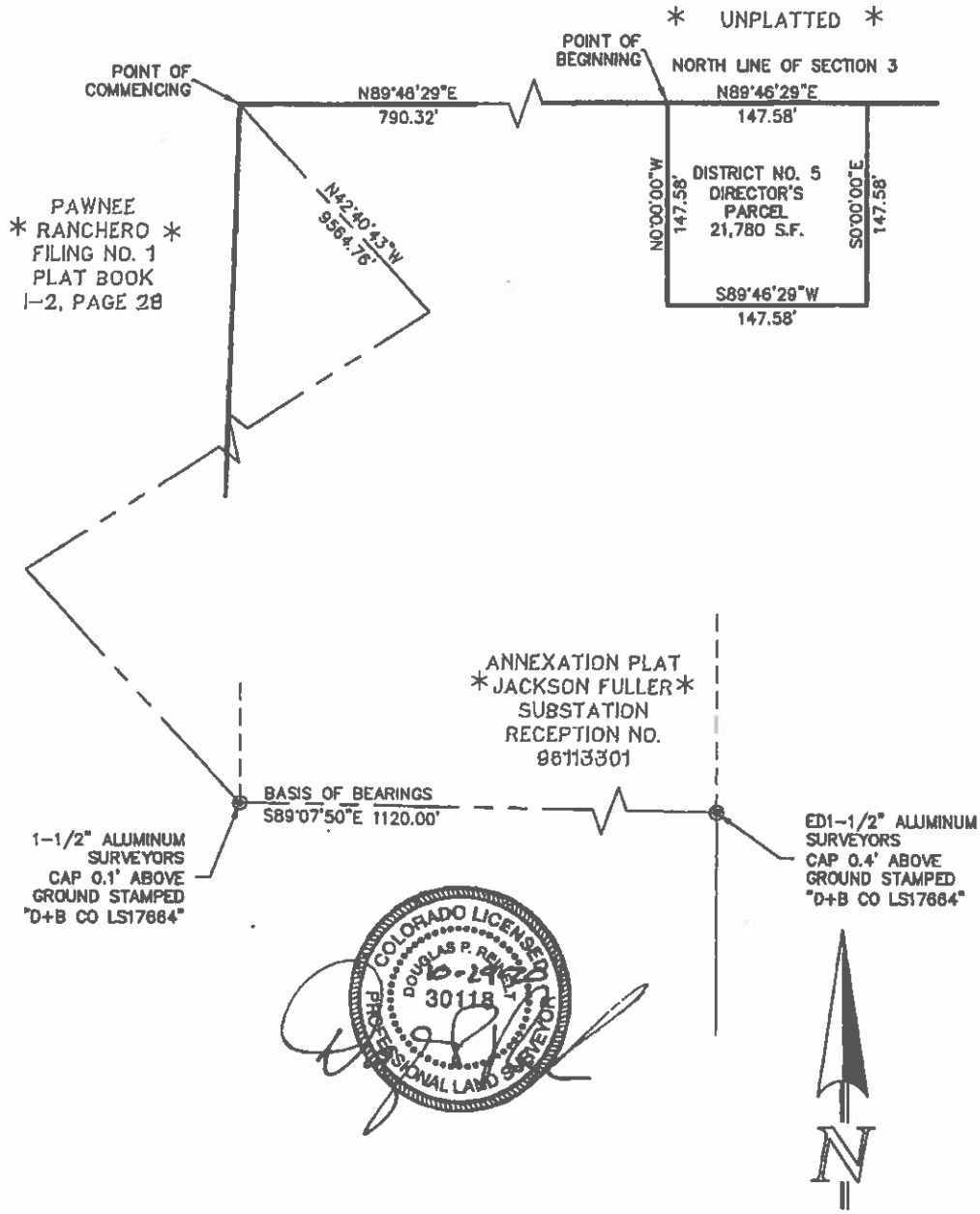
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

04-29-2020  
DATE



619 North Cascade Avenue, Suite 200 (719)785-0790  
 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

NORTH MEADOW  
 METROPOLITAN DISTRICT NO. 5  
 DIRECTOR'S PARCEL  
 JOB NO. 2505.02-05R  
 MAY 26, 2020  
 REV. OCTOBER 29, 2020  
 SHEET 2 OF 2



N:\250502\DRAWINGS\SURVEY\EXHIBITS\05-250502DIR PARC 5.dwg, 10/29/2020 1:40:07 PM, 1:1



ACCES, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

SCALE: 1" = 100' U.S. SURVEY FEET