



**RECEIVED**

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. 2505.02-07R  
 MAY 26, 2020  
 REV. OCTOBER 29, 2020  
 PAGE 1 OF 3

**LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT 3**

(2) TWO PARCELS 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 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- $\frac{1}{4}$ " 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 SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 200.00 FEET;  
 THENCE S00°00'00"E, A DISTANCE OF 147.58 FEET;  
 THENCE N89°46'29"E, A DISTANCE OF 295.16 FEET;  
 THENCE N00°00'00"E, A DISTANCE OF 147.58 FEET TO A POINT ON SAID NORTH LINE OF SECTION 3;  
 THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 147.58 FEET;  
 THENCE S00°00'00"E, A DISTANCE OF 147.58 FEET;  
 THENCE N89°46'29"E, A DISTANCE OF 295.16 FEET;  
 THENCE N00°00'00"E, A DISTANCE OF 147.58 FEET TO A POINT ON SAID NORTH LINE OF SECTION 3;  
 THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 372.70 FEET;  
 THENCE S00°18'52"W, A DISTANCE OF 2409.27 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FALCON HIGHLANDS METROPOLITAN DISTRICT RECORDED UNDER RECEPTION NO. 202203981;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY OF SAID FALCON HIGHLANDS METROPOLITAN DISTRICT THE FOLLOWING (4) FOUR COURSES:

1. N89°08'26"W, A DISTANCE OF 379.84 FEET;
2. S00°08'45"W, A DISTANCE OF 965.69 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°03'58", A RADIUS OF 1000.00 FEET AND A DISTANCE OF 786.55 FEET TO A POINT OF TANGENT;
4. S44°55'13"E, A DISTANCE OF 502.50 FEET;

THENCE N89°58'26"W, A DISTANCE OF 791.48 FEET;  
 THENCE S00°08'45"W, A DISTANCE OF 648.60 TO A POINT ON 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 869.42 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 210;

THENCE ON THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING (3) THREE COURSES:

1. N00°42'24"E, A DISTANCE OF 81.01 FEET;
2. S89°51'12"W, A DISTANCE OF 149.72 FEET;
3. S00°42'24"W, A DISTANCE OF 81.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD;

THENCE S89°51'12"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD, A DISTANCE OF 1116.29 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PAWNEE RANCHERO FILING NO. 1;

THENCE ON THE EASTERLY BOUNDARY OF SAID PAWNEE RANCHERO FILING NO. 1 THE FOLLOWING (3) THREE COURSES:

1. N00°01'35"E, A DISTANCE OF 3924.92 FEET;
2. N89°31'52"E, A DISTANCE OF 1324.07 FEET;
3. N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 252.801 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 S19°25'07"E, A DISTANCE OF 4695.66 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FALCON HIGHLANDS METROPOLITAN DISTRICT RECORDED UNDER RECEPTION NO. 202203981, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY BOUNDARY OF SAID FALCON HIGHLANDS METROPOLITAN DISTRICT THE FOLLOWING (3) THREE COURSES:

1. S44°55'13"E, A DISTANCE OF 318.49 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°13'26", A RADIUS OF 1100.00 FEET AND A DISTANCE OF 888.24 FEET;
3. S00°05'49"E, A DISTANCE OF 94.99 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD;

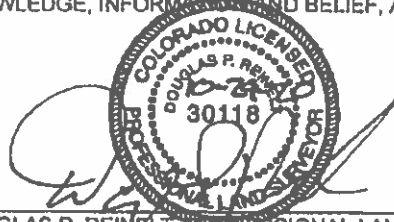
THENCE S89°51'29"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 211, A DISTANCE OF 1006.72 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 648.27 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6.272 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 259.073 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

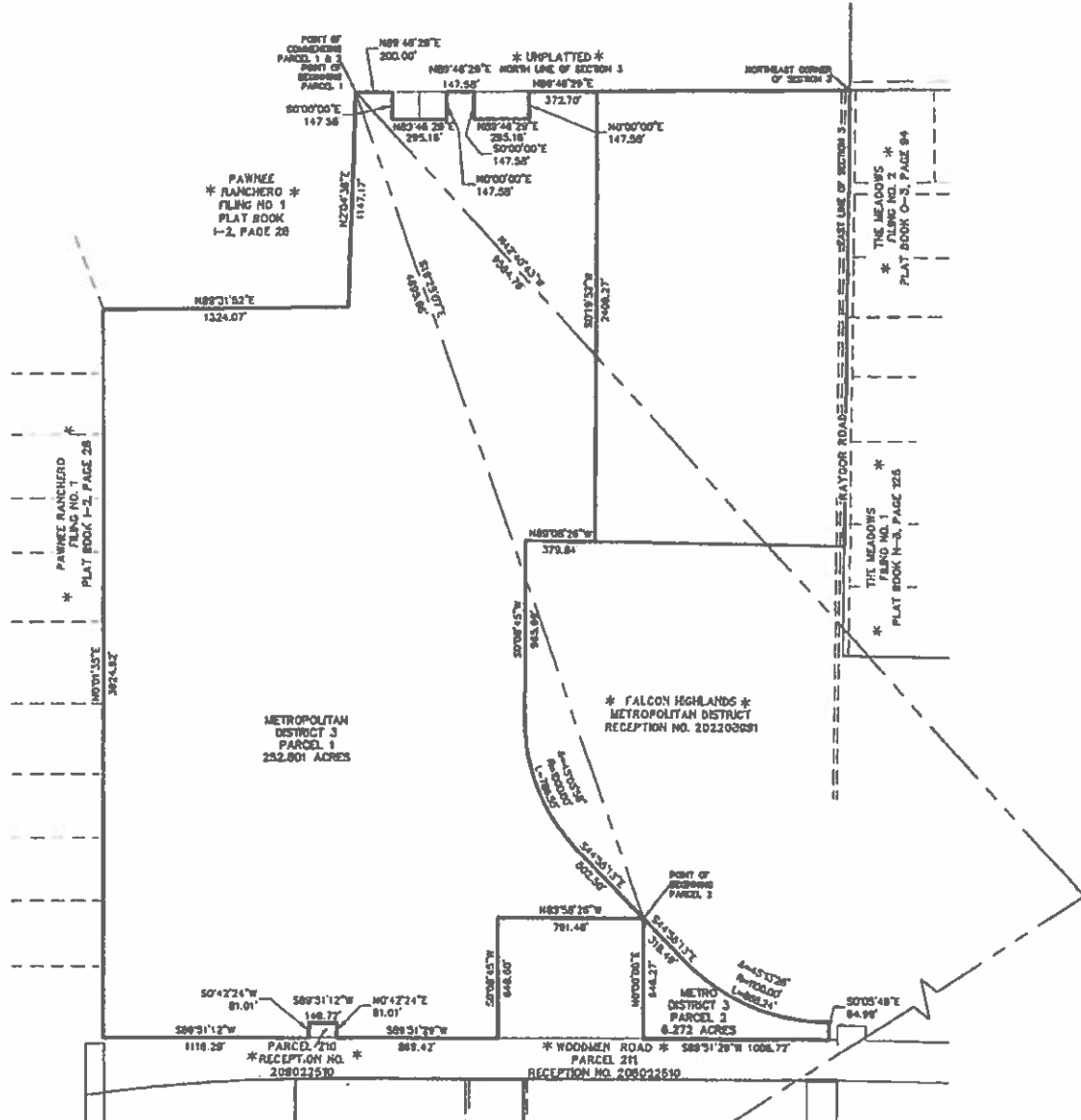
Oct 29, 2020  
DATE



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

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

NORTH MEADOW  
METROPOLITAN DISTRICT 3  
JOB NO. 2505.02-07R  
MAY 26, 2020  
REV. OCTOBER 29, 2020  
SHEET 3 OF 3



600 300 0 600 1200

SCALE: 1" = 600'  
U.S. SURVEY FEET

1-1/2" ALUMINUM SURVEYORS  
CAP 0.1" ABOVE GROUND STAMPED  
"D+B CO LS17864"

BASIS OF BEARINGS  
S89°07'50"E 1120.00'

ANNEXATION PLAT  
\* JACKSON FULLER \*  
SUBSTATION  
RECEPTION NO. 98113301

ED1-1/2" ALUMINUM SURVEYORS  
CAP 0.4" ABOVE GROUND STAMPED  
"D+B CO LS17864"

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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JOB NO. 2505.02-03R  
 MAY 26, 2020  
 REV. OCTOBER 29, 2020  
 PAGE 1 OF 2

**LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT NO. 3  
 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 1-½" 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 495.16 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.

A circular professional seal for Douglas P. Reinelt, a Colorado Licensed Professional Land Surveyor No. 30118. The seal contains the text "COLORADO LICENSED PROFESSIONAL LAND SURVEYOR" around the perimeter and "DOUGLAS P. REINELT 30118" in the center. A handwritten signature is written over the seal.

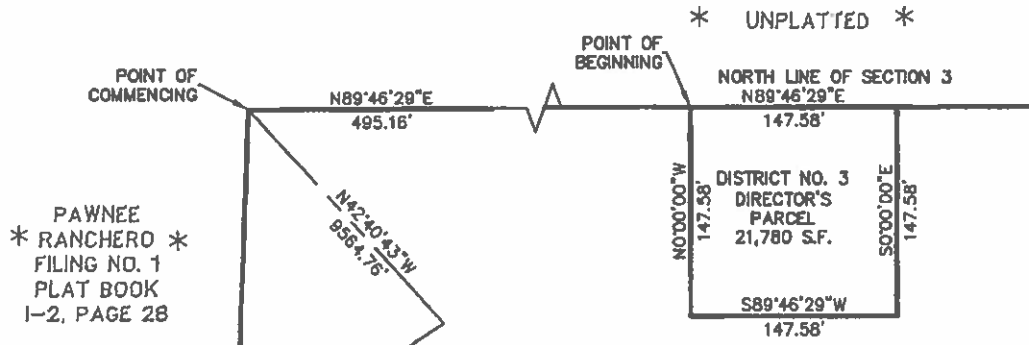
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 30118  
 FOR AND ON BEHALF OF CLASSIC CONSULTING  
 ENGINEERS AND SURVEYORS

OCT 29, 2020  
 DATE



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 Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

NORTH MEADOW  
 METROPOLITAN DISTRICT NO. 3  
 DIRECTOR'S PARCEL  
 JOB NO. 2505.02-03R  
 MAY 26, 2020  
 REV. OCTOBER 29, 2020  
 SHEET 2 OF 2



PAWNEE  
 \* RANCHERO \*  
 FILING NO. 1  
 PLAT BOOK  
 I-2, PAGE 28

\* UNPLATTED \*

POINT OF BEGINNING

NORTH LINE OF SECTION 3  
 N89°46'29\"/>

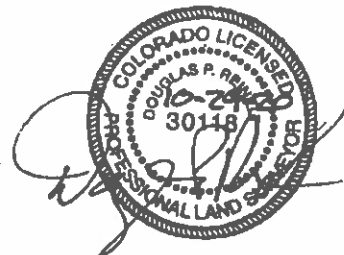
DISTRICT NO. 3  
 DIRECTOR'S  
 PARCEL  
 21,780 S.F.  
 S89°46'29\"/>

ANNEXATION PLAT  
 \* JACKSON FULLER \*  
 SUBSTATION  
 RECEPTION NO.  
 06113301

BASIS OF BEARINGS  
 S89°07'50\"/>

1-1/2\"/>

ED1-1/2\"/>



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

N:\250502\DRAWINGS\SURVEY\EXHIBITS\03-250502DIR PARC 3.dwg, 10/29/2020 1:39:24 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.