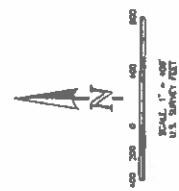
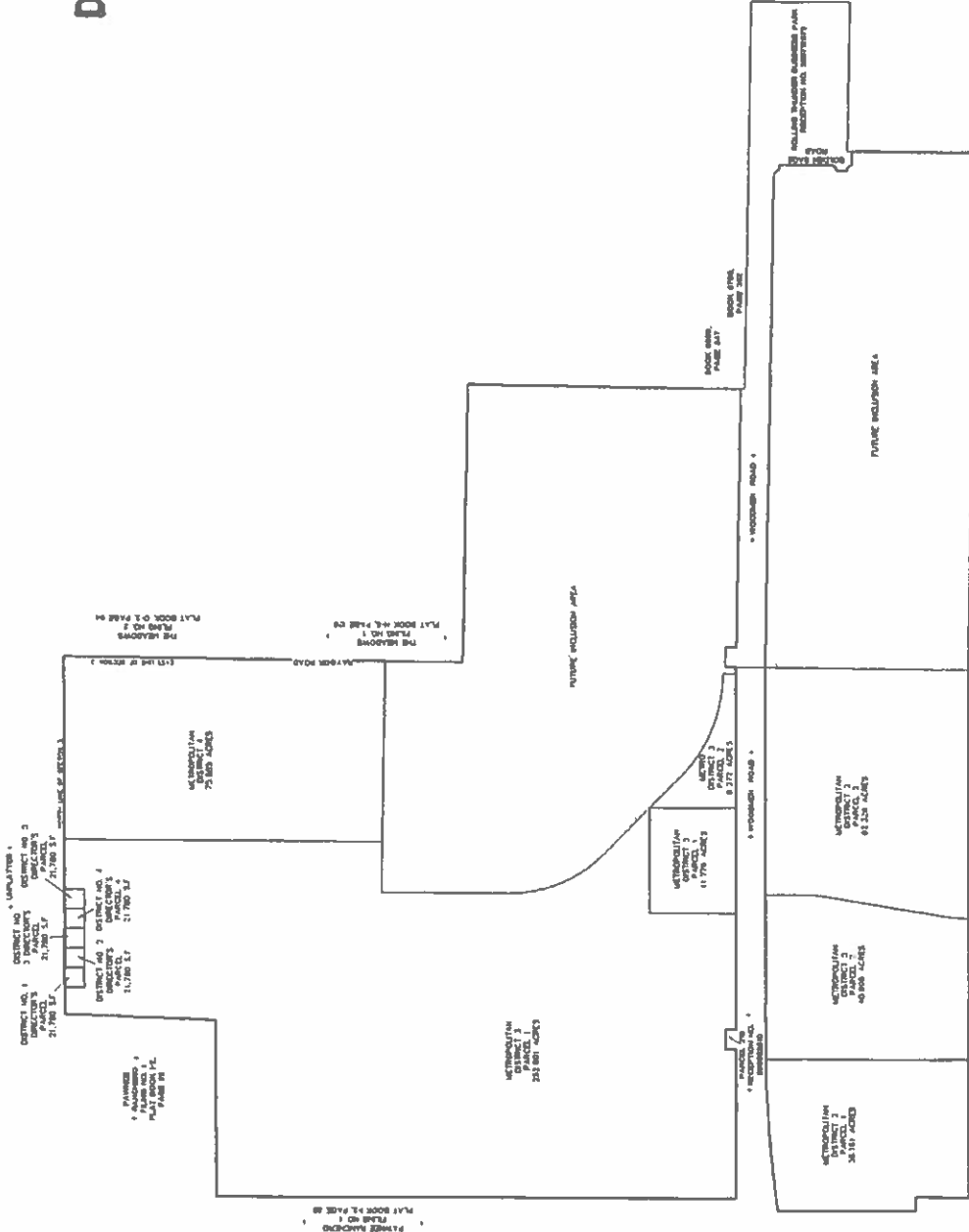


NORTH MEADOW METROPOLITAN DISTRICTS CITY OF COLORADO SPRINGS, COLORADO

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MAY 26 2021

Div of Local Government



NORTH MEADOWS
METROPOLITAN DISTRICTS
JOB NO. 2500.02
JANUARY 20, 2021
REVISED JANUARY 21, 2021
SHEET 1 OF 1



24 S. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80906
(719) 578-0700
www.classicconsulting.com

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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. 2505.02-06R
 MAY 26, 2020
 REV. OCTOBER 29, 2020
 PAGE 1 OF 4

LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT 2

(2) TWO PARCELS OF LAND BEING A PORTION OF SECTION 10, 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 S15°08'55"W, A DISTANCE OF 5586.22 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 209 SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PARCEL 209 THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N07°27'44"W, HAVING A DELTA OF 00°11'07", A RADIUS OF 10088.00 FEET AND A DISTANCE OF 32.63 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S07°38'51"E, HAVING A DELTA OF 00°23'43", A RADIUS OF 9912.00 FEET AND A DISTANCE OF 68.39 FEET TO A POINT OF COMPOUND CURVE SAID POINT BEING THE SOUTHEASTERLY CORNER OF SAID PARCEL 209 SAID POINT BEING THE SOUTHWESTERLY CORNER OF WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510 AS PARCEL 211;

THENCE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID PARCEL 211 ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S07°15'09"E, HAVING A DELTA OF 06°00'56", A RADIUS OF 9912.00 FEET AND A DISTANCE OF 1040.87 FEET TO A POINT OF TANGENT; THENCE S00°00'00"E, A DISTANCE OF 1532.39 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF BANNING LEWIS RANCH FILING NO. 16A RECORDED UNDER RECEPTION NO. 218714160; THENCE S89°52'06"W, ON THE NORTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 16A AND SAID BANNING LEWIS RANCH FILING NO. 15 RECORDED UNDER RECEPTION NO. 217713891, A DISTANCE OF 1031.97 FEET;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID BANNING LEWIS RANCH FILING NO. 15 THE FOLLOWING (2) TWO COURSES:

1. N00°13'08"W, A DISTANCE OF 394.37 FEET;
2. S89°57'52"W, A DISTANCE OF 100.00 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNER OF ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 10, RECORDED UNDER RECEPTION NO. 205087764;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770 AND ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 1050.33 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 38.161 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 S09°44'32"E, A DISTANCE OF 5374.56 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 N89°51'20"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID WOODMEN ROAD AND WOODMEN ROAD AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 203257475 A DISTANCE OF 1706.22 FEET TO A POINT ON THE WEST LINE OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND THE WESTERLY BOUNDARY OF FALCON HIGHLANDS METROPOLITAN DISTRICT, RECORDED UNDER RECEPTION NO. 202203981;

THENCE S00°33'38"W, ON SAID WEST LINE AND THE WESTERLY BOUNDARY OF SAID FALCON HIGHLANDS METROPOLITAN DISTRICT, A DISTANCE OF 1534.97 FEET;

THENCE S89°52'06"W, A DISTANCE OF 1865.75 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S89°50'21"E, HAVING A DELTA OF 09°03'55", A RADIUS OF 1029.00 FEET AND A DISTANCE OF 162.81 FEET TO A POINT OF TANGENT;

THENCE N09°13'34"E, 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°04'49", A RADIUS OF 1171.00 FEET AND A DISTANCE OF 185.58 FEET TO A POINT OF TANGENT;

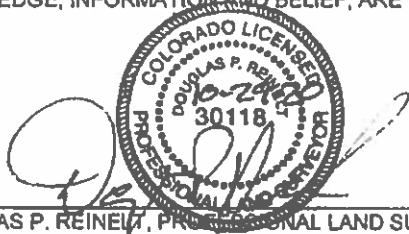
THENCE N00°08'45"E, A DISTANCE OF 293.18 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 62.326 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 100.487 ACRES.

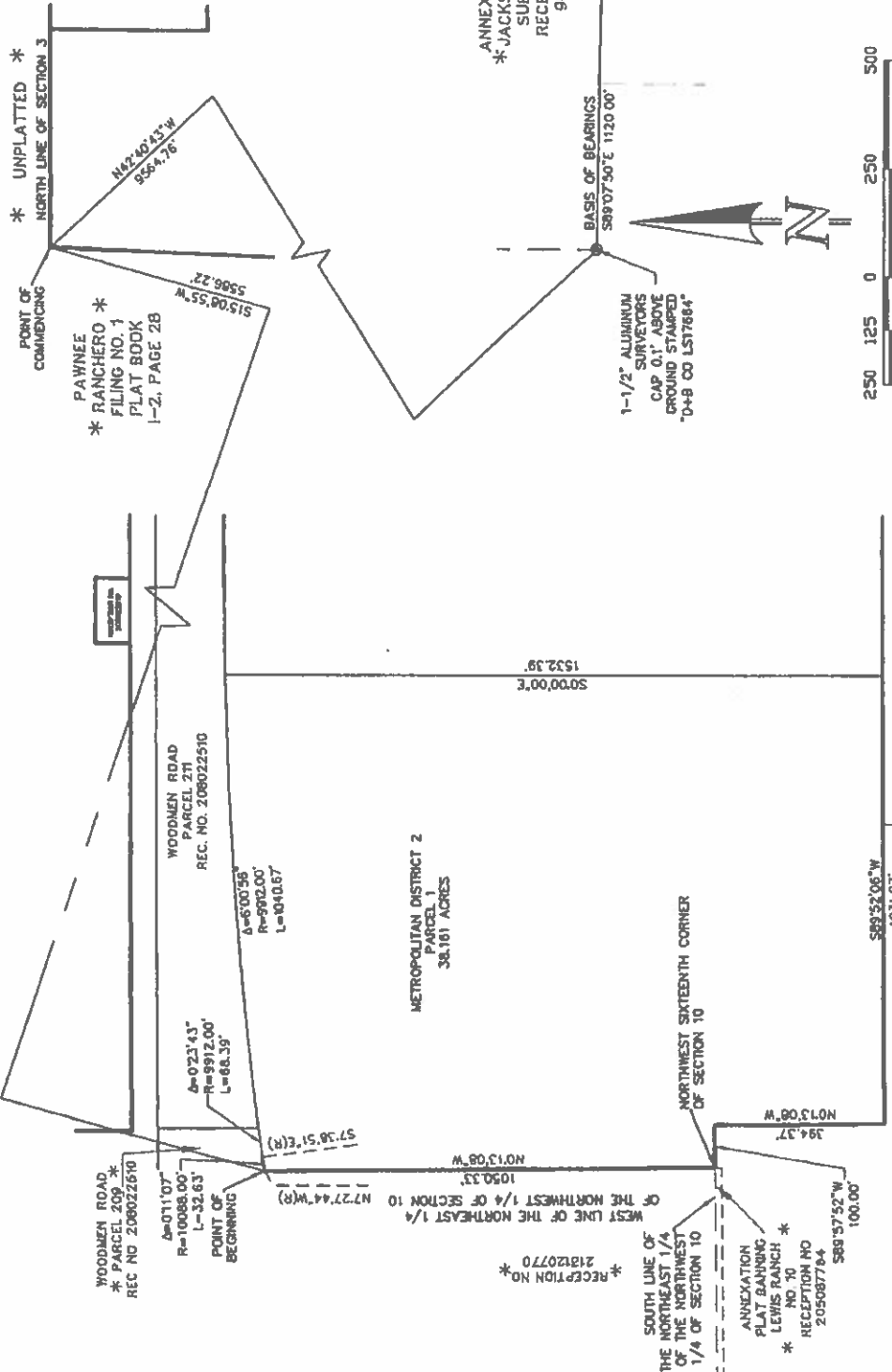
LEGAL DESCRIPTION STATEMENT:

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



NORTH MEADOW
METROPOLITAN DISTRICT 2
PARCEL 1
JOB NO. 1195.00-06.1R
MAY 26, 2020
REV. OCTOBER 29, 2020
SHEET 3 OF 4

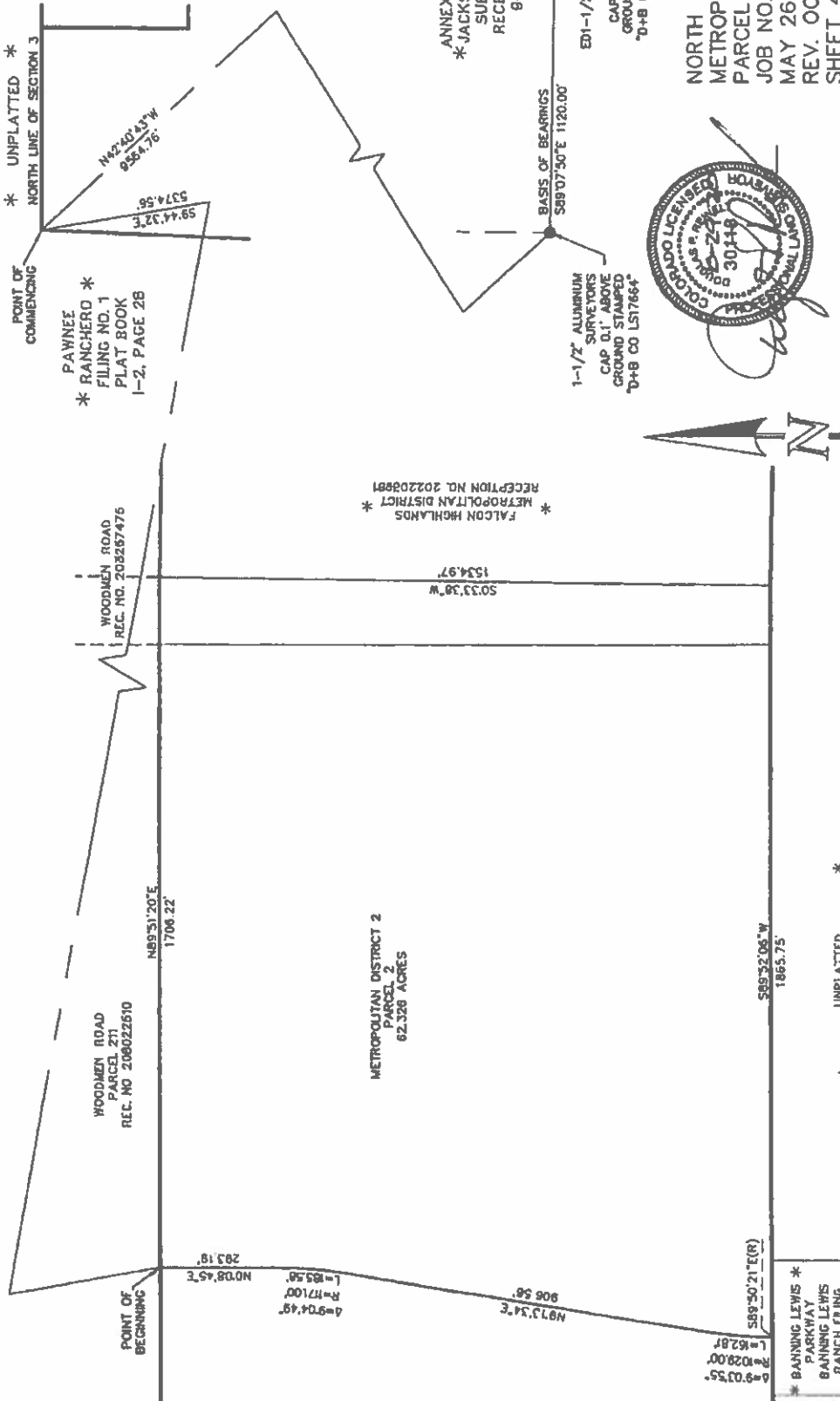


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0700
(719)785-0708 (Fax)

SCALE: 1" = 250'
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.





* UNPLATTED *
 * NORTH LINE OF SECTION 3

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

WOODMEN ROAD
 PARCEL 211
 REC. NO. 203257475

WOODMEN ROAD
 PARCEL 210
 REC. NO. 208022510

METROPOLITAN DISTRICT 2
 PARCEL 2
 62.328 ACRES

*
 FALCON HIGHLANDS
 METROPOLITAN DISTRICT
 *
 RECEPTION NO. 202208981

ANNEXATION PLAT *
 * JACKSON FULLER *
 SUBSTATION
 RECEPTION NO.
 88113301

1-1/2" ALUMINUM
 SURVEYORS
 CAP 0.1" ABOVE
 GROUND STAMPED
 "D+8 CO LS17664"

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

ED1-1/2" ALUMINUM
 SURVEYORS
 CAP 0.4" ABOVE
 GROUND STAMPED
 "D+8 CO LS17664"



SCALE: 1" = 250'
 U.S. SURVEY FEET



618 E. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0700
 (719) 785-0704 (fax)

NORTH MEADOW
 METROPOLITAN DISTRICT 2
 PARCEL 2
 JOB NO. 2505.02-06.2R
 MAY 26, 2020
 REV. OCT. 29, 2020
 SHEET 4 OF 4

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.

* BANNING LEWIS *
 PARKWAY
 BANNING LEWIS
 RANCH FILING
 NO. 2
 RECEPTION NO.
 205084513

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MAY 26 2021

Div of Local Government



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JOB NO. 2505.02-02R
 MAY 26, 2020
 REV. OCTOBER 29, 2020
 PAGE 1 OF 2

**LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT NO. 2
 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. 098113301, 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;

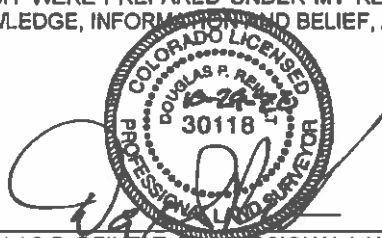
THENCE N89°46'29"E, ON THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 347.58 FEET
 TO THE POINT OF BEGINNING;

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.



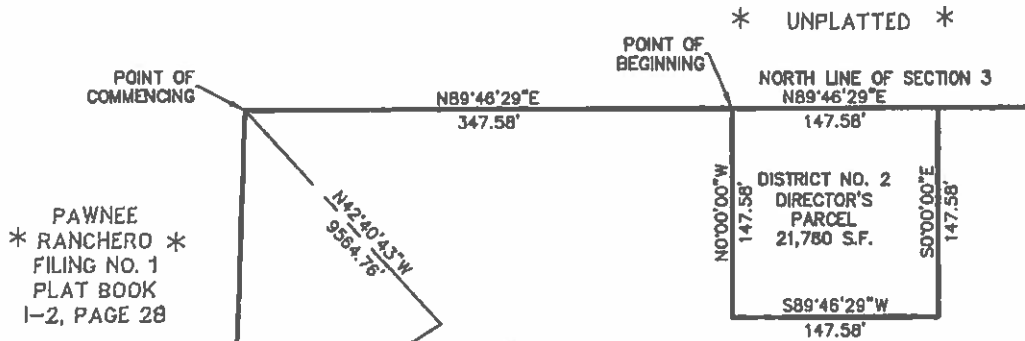
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
 COLORADO P.L.S. NO. 30118
 FOR AND ON BEHALF OF CLASSIC CONSULTING
 ENGINEERS AND SURVEYORS

05-21-2020
 DATE



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

NORTH MEADOW
 METROPOLITAN DISTRICT NO. 2
 DIRECTOR'S PARCEL
 JOB NO. 2505.02-02R
 MAY 26, 2020
 REV. OCTOBER 29, 2020
 SHEET 2 OF 2



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

* UNPLATTED *

POINT OF BEGINNING

NORTH LINE OF SECTION 3
 N89°46'29"E

N89°46'29"E
 347.58'

147.58'

N0°00'00"W
 147.58'

DISTRICT NO. 2
 DIRECTOR'S
 PARCEL
 21,760 S.F.

S0°00'00"E
 147.58'

S89°46'29"W
 147.58'

ANNEXATION PLAT
 * JACKSON FULLER *
 SUBSTATION
 RECEPTION NO.
 96113301

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

1-1/2" ALUMINUM
 SURVEYORS
 CAP 0.1' ABOVE
 GROUND STAMPED
 "D+B CO LS17884"

ED1-1/2" ALUMINUM
 SURVEYORS
 CAP 0.4' ABOVE
 GROUND STAMPED
 "D+B CO LS17884"



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

N:\250502\DRAWINGS\SURVEY\EXHIBITS\02-250502DIR PARC 2.dwg, 10/29/2020 1:39:06 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.