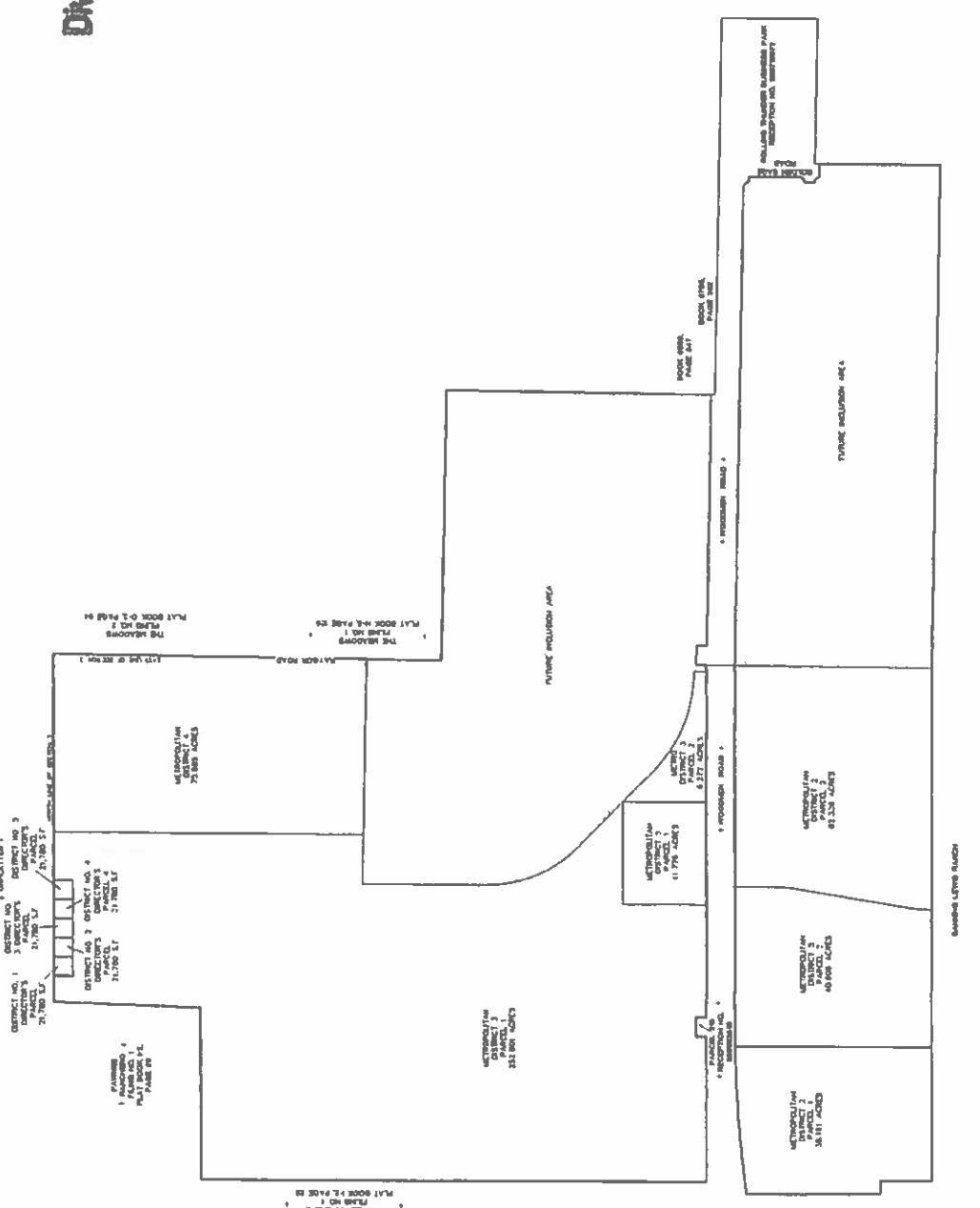


# NORTH MEADOW METROPOLITAN DISTRICTS CITY OF COLORADO SPRINGS, COLORADO

**RECEIVED**  
MAY 26 2021  
Div of Local Government



NORTH MEADOWS  
METROPOLITAN DISTRICTS  
JOB NO 2000.02  
JANUARY 20, 2021  
REVISED JANUARY 21, 2021  
SHEET 1 OF 1



87.5 South Union Ave. Ste. 200  
Colorado Springs, Colorado 80902  
(719) 598-9799  
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. 2505.02-08R  
 MAY 26, 2020  
 REV. OCTOBER 29, 2020  
 PAGE 1 OF 2

**LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT 4**

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 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 SAID NORTH LINE OF SECTION 3, A DISTANCE OF 1310.60 FEET TO THE POINT OF BEGINNING;

CONTINUING N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 1373.73 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3 SAID POINT BEING ALSO THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94;

THENCE S00°45'12"W, ON THE EAST LINE OF SAID SECTION 3 AND THE WESTERLY BOUNDARY OF SAID MEADOWS FILING NO. 2, A DISTANCE OF 2435.18 FEET TO THE NORTHEASTERLY CORNER OF FALCON HIGHLANDS METROPOLITAN DISTRICT RECORDED UNDER RECEPTION NO. 202203981;

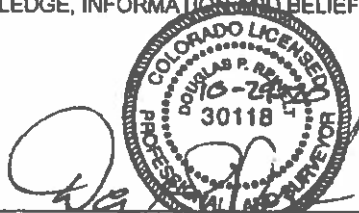
THENCE N89°08'26"W, ON THE NORTHERLY BOUNDARY OF SAID FALCON HIGHLANDS METROPOLITAN DISTRICT, A DISTANCE OF 1355.77 FEET;

THENCE N00°19'52"E, A DISTANCE OF 2409.27 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 75.885 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

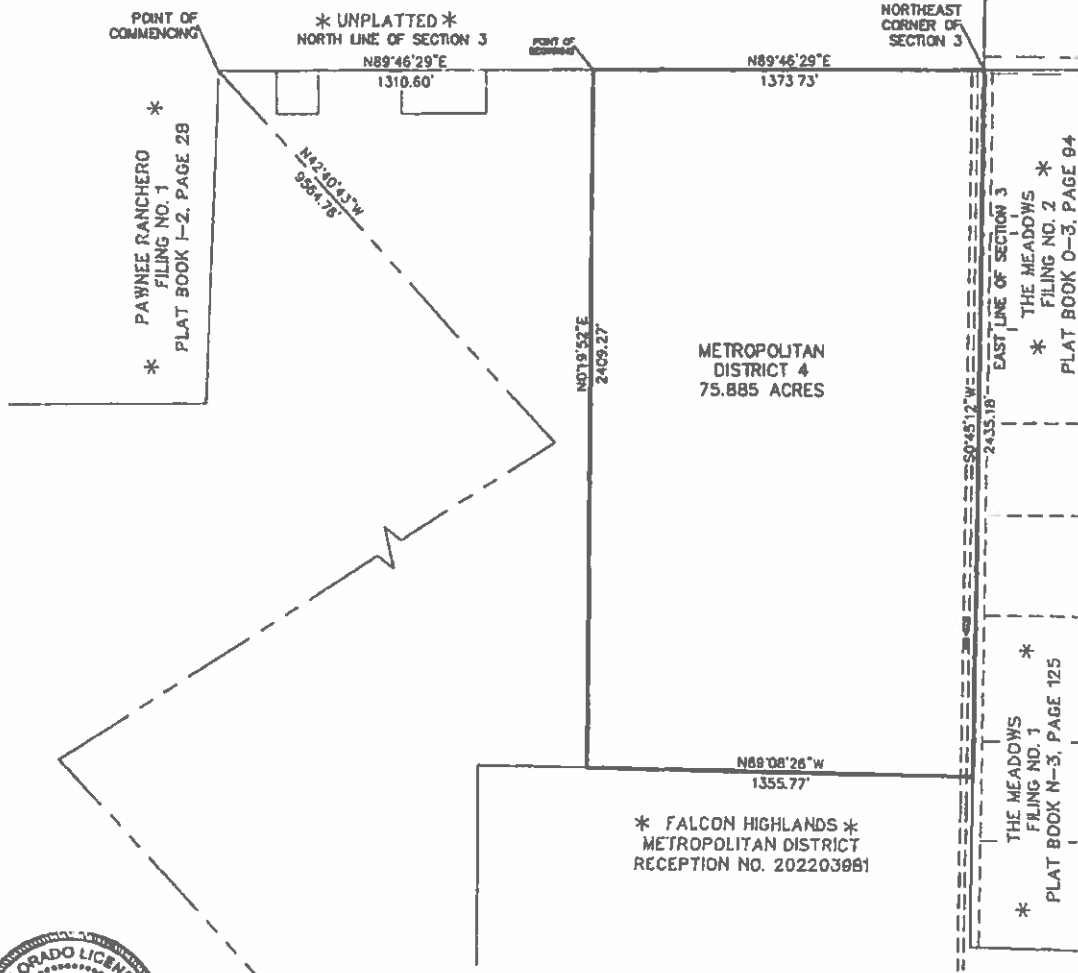
10-29-2020  
 DATE



619 N. Cascade Avenue, Suite 202  
Colorado Springs, Colorado 80903

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

NORTH MEADOW  
METROPOLITAN DISTRICT 4  
JOB NO. 2505.02-08R  
MAY 26, 2020  
REV. OCTOBER 29, 2020  
SHEET 2 OF 2



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

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

ANNEXATION PLAT  
\* JACKSON FULLER \*  
SUBSTATION  
RECEPTION NO.  
08113301

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

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.

RECEIVED

MAY 26 2021

Div of Local Government



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

JOB NO. 2505.02-04R  
MAY 26, 2020  
REV. OCTOBER 29, 2020  
PAGE 1 OF 2

**LEGAL DESCRIPTION: NORTH MEADOW METROPOLITAN DISTRICT NO. 4  
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 17864" 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;

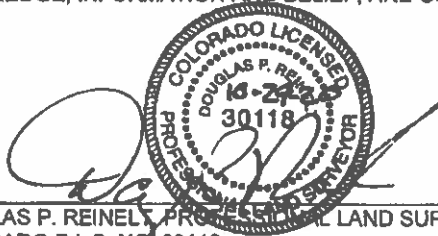
THENCE N89°46'29"E, ON THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 642.74 FEET  
TO THE POINT OF BEGINNING;

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.



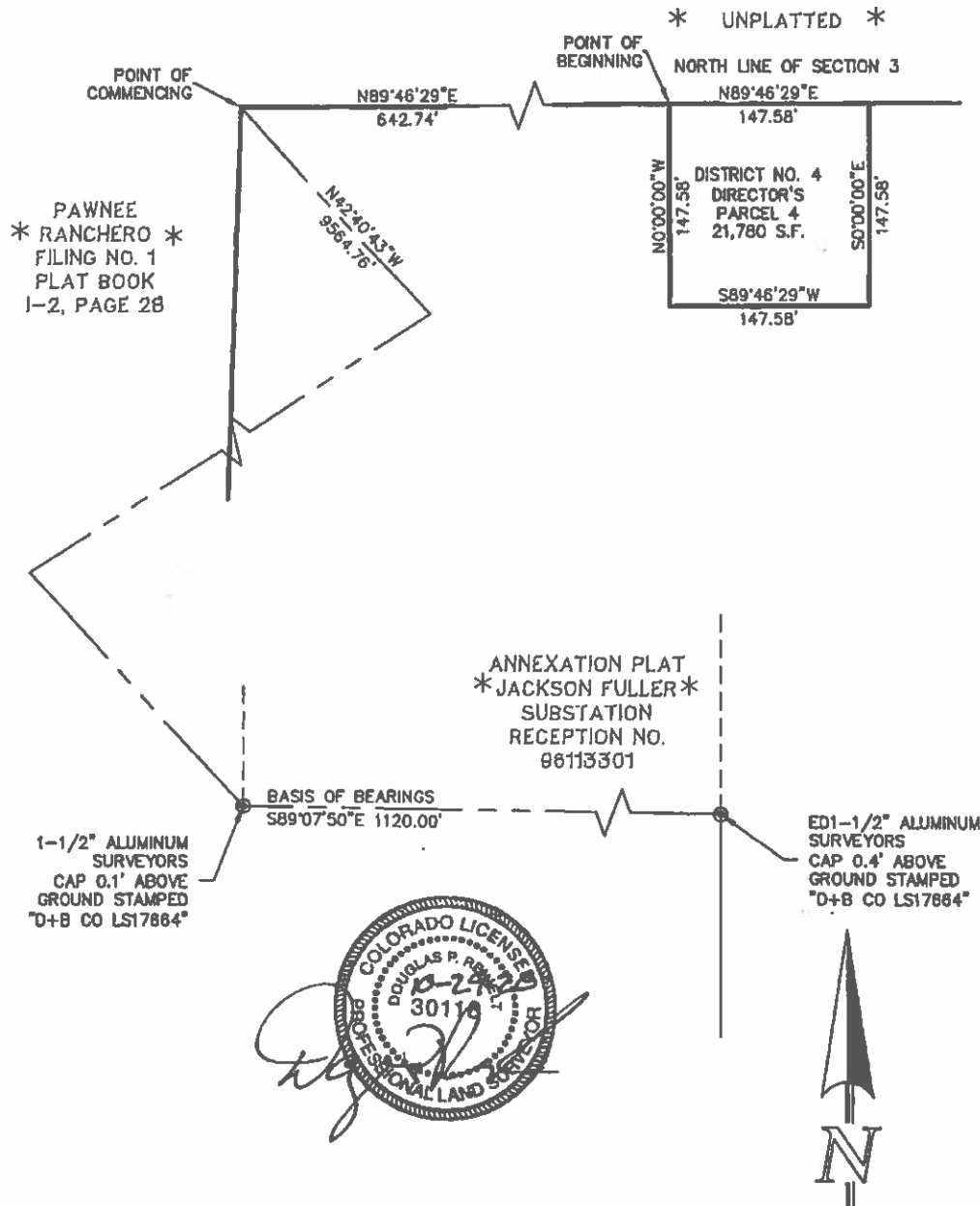
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING  
ENGINEERS AND SURVEYORS

*OCT 29, 2020*  
DATE



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

NORTH MEADOW  
 METROPOLITAN DISTRICT NO. 4  
 DIRECTOR'S PARCEL  
 JOB NO. 2505.02--04R  
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 REV. OCTOBER 29, 2020  
 SHEET 2 OF 2



N:\250502\DRAWINGS\SURVEY\EXHIBITS\04-250502DIR PARC 4.dwg, 10/29/2020 1:39:53 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