Drennan Road
Drennan Road
Drennan Road
S Marksheffel Blvd
S Marksheffel Blvd
Aerospace Blvd
Horizonview Dr
Horizonview Dr
Horizonview Dr
Horizonview Dr
Horizonview Dr
Bryce Canyon Dr
Ghost Flower Ln
Winter Sun Dr
Sand Myrtle Dr
Sand Myrtle Dr
Desert Poppy Ln
Hazy Morning Dr
Flagstone St

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

LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4 AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID COLORADO CENTRE FILING NO. 2 BY A 1-1/2" ALUMINUM CAP STAMPED "JR DEV RLS 10377" FLUSH WITH GROUND AND AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID COLORADO CENTRE FILING NO. 3 BY A 1-1/2" ALUMINUM CAP, ILLEGIBLE,0.6 FEET BELOW GROUND AND IS ASSUMED TO BEAR N88°49’49”E, A DISTANCE OF 1774.38 FEET.

COMMENCING AT THE NORTHWEST CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MARKSHEFFEL BOULEVARD, EL PASO COUNTY, COLORADO;

THENCE N00°29’24”W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 3382.27 FEET TO THE POINT OF BEGINNING;

CONTINUING N00°29’24”W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 1047.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DRENNAN ROAD;
THENCE N89°17’38”E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID DRENNAN ROAD, A DISTANCE OF 437.16 FEET TO THE NORTHWESTERLY CORNER OF HORIZONVIEW DRIVE;
THENCE S00°29’24”E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE, A DISTANCE OF 1049.31 FEET;
THENCE S89°30’36”W, A DISTANCE OF 437.15 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10.522 ACRES.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4 AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID COLORADO CENTRE FILING NO. 2 BY A 1-1/2" ALUMINUM CAP STAMPED "JR DEV RLS 10377" FLUSH WITH GROUND AND AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID COLORADO CENTRE FILING NO. 3 BY A 1-1/2" ALUMINUM CAP, ILLEGIBLE,0.6 FEET BELOW GROUND AND IS ASSUMED TO BEAR N88°49’49”E, A DISTANCE OF 1774.38 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, EL PASO COUNTY, COLORADO SAID POINT BEING THE POINT OF BEGINNING;

THENCE S88°49’49”W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 3, A DISTANCE OF 1270.55 FEET TO THE NORTHEASTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4;

THENCE CONTINUING S88°49’49”W, ON THE NORTHERLY BOUNDARY OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 2, A DISTANCE OF 593.47 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MARKSHEFFEL BOULEVARD;

THENCE N00°29’24”W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 2316.95 FEET;
THENCE N89°30’47”E, A DISTANCE OF 517.15 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;
THENCE N00°29’24”W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE, A DISTANCE OF 0.85 FEET TO THE SOUTHWESTERLY CORNER OF CUCHARES RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 210713014;
THENCE N88°49’49”E, ON THE SOUTHERLY BOUNDARY OF SAID CUCHARES RANCH FILING NO. 1, A DISTANCE OF 1220.90 FEET TO THE NORTHWESTERLY CORNER OF MORNING SUN I, RECORDED UNDER RECEPTION NO. 1438534;

THENCE ON THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID MORNING SUN I THE FOLLOWING TWO (2) COURSES:

1. THENCE S00°29’24”E, A DISTANCE OF 1230.73 FEET TO A POINT ON CURVE;
2. THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S44°57’49”W, HAVING A DELTA OF 35°03’38”, A RADIUS OF 624.36 FEET AND A DISTANCE OF 382.06 FEET TO A POINT ON CURVE;

THENCE CONTINUE, ON SAID CURVE TO THE RIGHT, HAVING A DELTA OF 9°29’08”, A RADIUS OF 624.36 FEET AND A DISTANCE OF 103.37 FEET;

THENCE S00°29’24”E, A DISTANCE OF 391.69 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS WESTERLY, HAVING A DELTA OF 21°20’55”, A RADIUS OF 610.00 FEET AND A DISTANCE OF 227.29 FEET TO A POINT ON CURVE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 5 RECORDED UNDER RECEPTION NO. 98141531;

THENCE CONTINUE ON SAID CURVE TO THE RIGHT, ALSO BEING THE WESTERLY LINE OF SAID COLORADO CENTRE RESIDENTIAL FILING NO. 5 , HAVING A DELTA OF 02°49’08”, A RADIUS OF 610.00 FEET AND A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 96.042 ACRES.

TOGETHER WITH:

PARCEL 3
A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4 AND COLORADO CENTRE RESIDENTIAL FILING NO. 3 RECORDED IN PLAT BOOK A-4 AT PAGE 13, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHWESTERLY CORNER OF SAID COLORADO CENTRE FILING NO. 2 BY A 1-1/2" ALUMINUM CAP STAMPED "JR DEV RLS 10377" FLUSH WITH GROUND AND AT THE NORTHEASTERLY CORNER OF TRACT B AS PLATTED IN SAID COLORADO CENTRE FILING NO. 3 BY A 1-1/2" ALUMINUM CAP, ILLEGIBLE,0.6 FEET BELOW GROUND AND IS ASSUMED TO BEAR N88°49’49”E, A DISTANCE OF 1774.38 FEET.

COMMENCING AT THE NORTHWEST CORNER OF COLORADO CENTRE RESIDENTIAL FILING NO. 2 RECORDED IN PLAT BOOK A-4 AT PAGE 4, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SOUTH MARKSHEFFEL BOULEVARD, EL PASO COUNTY, COLORADO;

THENCE N00°29’24”W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 2316.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°29’24”W, ON THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH MARKSHEFFEL BOULEVARD, A DISTANCE OF 1065.32;

THENCE N89°30’36”E, A DISTANCE OF 437.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HORIZONVIEW DRIVE;

THENCE S00°29’24”E, ON THE WESTERLY RIGHT OF WAY LINE OF SAID HORIZONVIEW DRIVE, A DISTANCE OF 1065.34 FEET;
THENCE S89°30’47”W, A DISTANCE OF 437.15 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 10.691 ACRES.

THE ABOVE DESCRIPTIONS PRODUCE A COMBINED CALCULATED AREA OF 117.255 ACRES OF LAND, MORE OR LESS, AND ARE DEPICTED ON THE ATTACHED GRAPHICAL EXHIBITS FOR REFERENCE.

ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS

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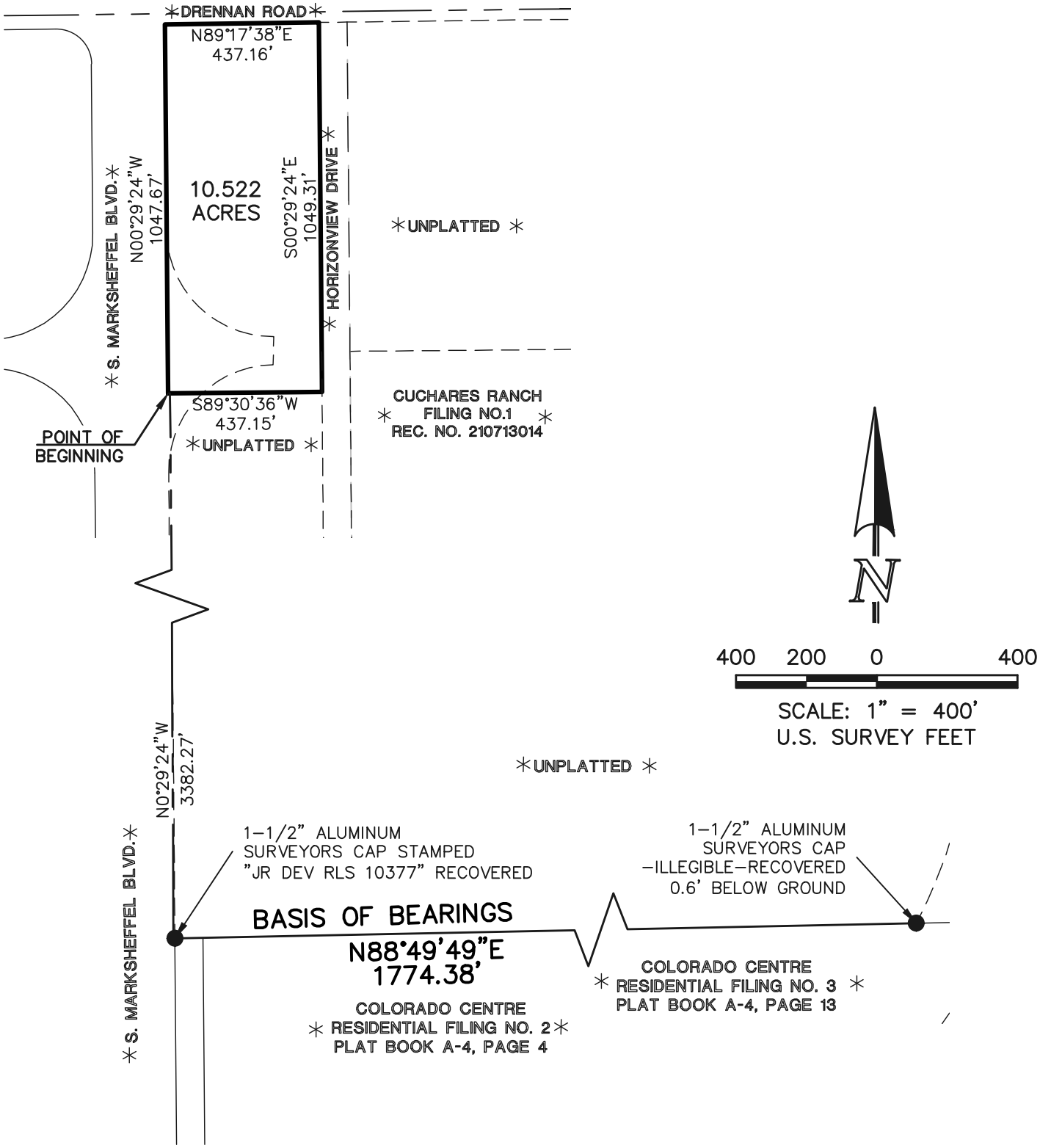
(719)785-0790

MEADOWORKS METROPOLITAN PARKS DISTRICT
PARCEL 1
JOB. NO. 2506.00-29
FEBRUARY 18, 2025



N:\250600\LEGALS\29-DISTRICT PARCELS\P1-11R-250600FUT DISTR 1.DWG

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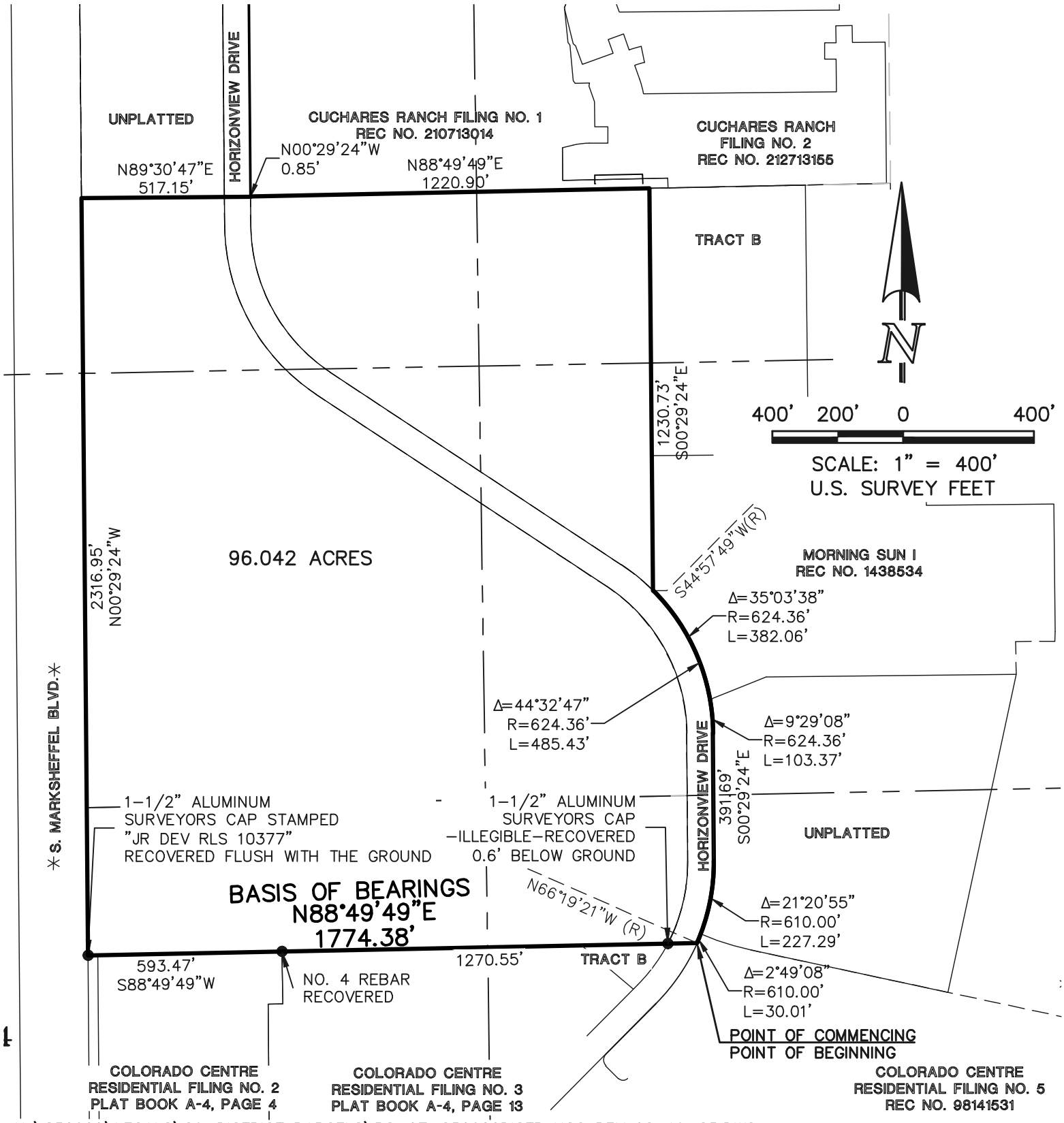
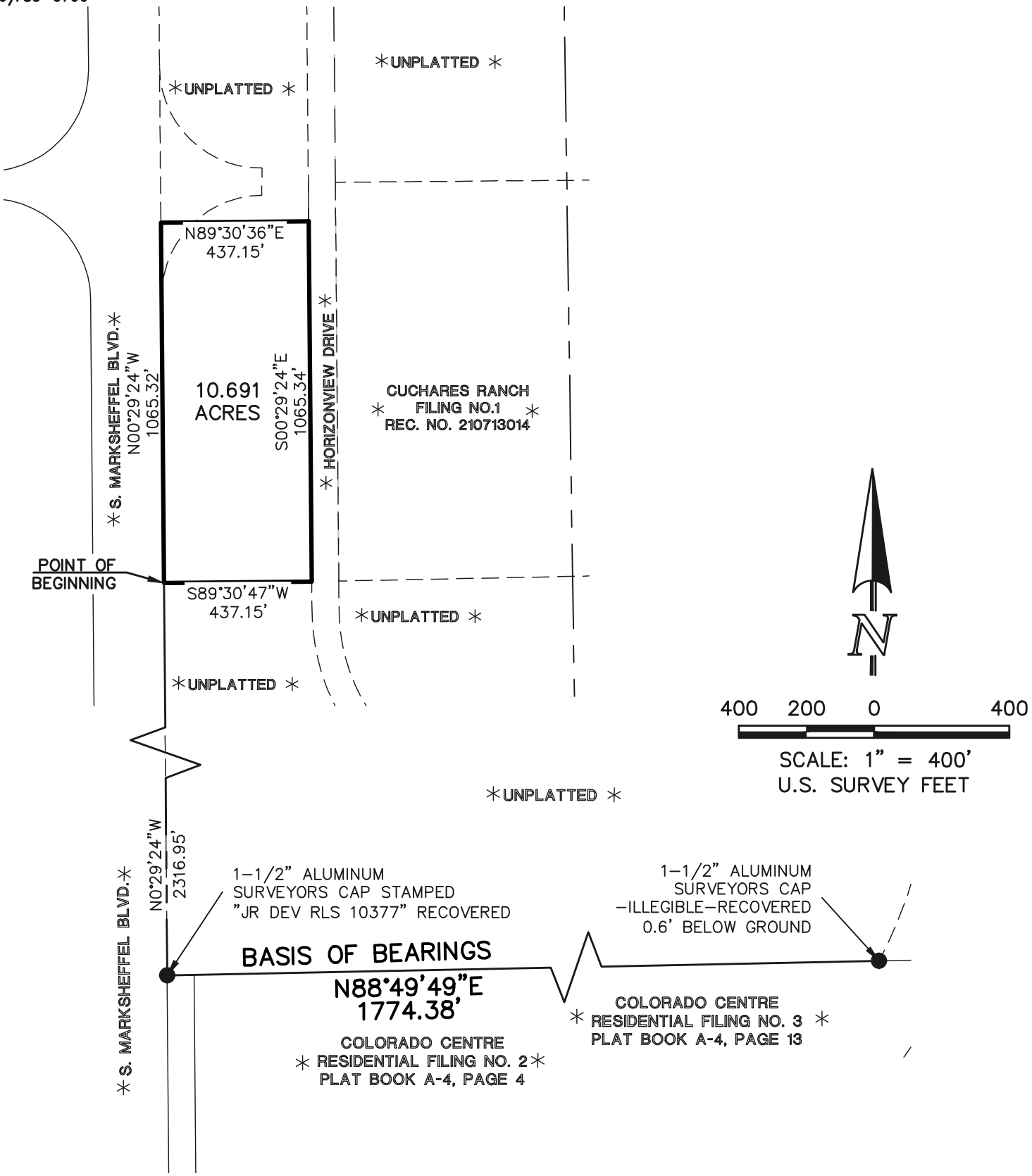
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