

# HIGH MEADOWS SUBDIVISION FILING NO. 2

A PORTION OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 69 WEST OF THE 6th P.M.,  
CITY OF FLORENCE, COUNTY OF FREMONT,  
STATE OF COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

That High Meadows Limited Liability Company, a Colorado Company, being the owner of the following described tract of land to wit:

A parcel of land located in the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 17, Township 19 South, Range 69 West of the 6th P.M., City of Florence, County of Fremont, State of Colorado, also being a portion of Lot 1 of "Tadolini-A Boundary Line Adjustment" as recorded under Reception No. 580276 in said records more particularly described as follows:

Beginning at the most northeasterly corner of "HIGH MEADOWS SUBDIVISION FILING NO. 1", as recorded in Plat Book 1180 at Page 774 under Reception No. 615479 of the records of the Clerk and Recorder's Office of said Fremont County; The following eleven courses are along the northerly boundary of said "HIGH MEADOWS SUBDIVISION FILING NO. 1":

- S80°57'38"W, a distance of 125.85 feet;
- S33°36'07"W, a distance of 148.24 feet;
- S08°59'01"W, a distance of 468.91 feet;
- S75°22'26"W, a distance of 87.43 feet;
- N88°53'05"W, a distance of 153.81 feet;
- S28°02'56"W, a distance of 68.92 feet;
- S62°58'55"W, a distance of 60.00 feet to a point on a curve;
- Along the arc of said curve to the right, radial to course No. 7, said curve having a central angle of 23°08'44", a radius of 330.00 feet, a chord bearing of S15°26'43"E, for an arc distance of 133.31 feet;
- N89°17'34"W, a distance of 108.95 feet;
- S00°42'26"W, a distance of 17.87 feet;
- N88°36'20"W, a distance of 167.32 feet to a point on the easterly line of a tract of land described as Exhibit "A" recorded in Book 1004 at Page 279 of said records;

- Thence N07°20'55"W, along said easterly line, a distance of 457.72 feet to the northeasterly corner thereof;
- Thence S82°39'13"W along the northerly line of said tract described as Exhibit "A", a distance of 38.71 feet;
- Thence N13°02'19"E, a distance of 104.22 feet non-radial to a point on a curve;
- Thence along the arc of said curve to the left, having a central angle of 24°13'19", a radius of 140.00 feet, a chord bearing of N85°14'48"W, for an arc distance of 59.18 feet;
- Thence N07°21'28"W, radial to aforesaid curve, a distance of 60.00 feet to a point on a curve radial to this course;
- Thence along the arc of said curve to the right, having a central angle of 04°14'35", a radius of 200.00 feet, a chord bearing of N84°45'50"E, for an arc distance of 14.81 feet;
- Thence N03°06'53"W, radial to aforesaid curve, a distance of 110.85 feet;
- Thence N17°25'27"E, a distance of 52.06 feet;
- Thence N00°36'40"W, a distance of 266.57 feet;
- Thence N59°50'30"E, a distance of 106.49 feet;
- Thence N26°02'18"E, a distance of 66.69 feet;
- Thence N46°48'56"E, a distance of 233.10 feet to a point on the north line of said "Lot 1, Tadolini-A Boundary Line Adjustment";
- Thence S88°35'47"E, along said north line, a distance of 290.00 feet to the northwest corner of a tract of land described in Book 1004 at Page 98 of said records;
- Thence S89°09'07"E along the north line of said tract, a distance of 371.21 feet to the northeast corner thereof;
- Thence S00°42'03"W, along the east line of said tract, a distance of 447.66 feet to the Point of Beginning and containing 20.57 acres, more or less.

## DEEDS:

The above owner has caused said tract to be platted into lots, blocks, easements, tracts and street rights-of-way, as shown on the plat. The undersigned does hereby grant unto the City of Florence those easements shown on the plat and further restricts the use of all easements to the City of Florence and/or its assigns. Provided, however, that the sole right and authority to release or quit claim all or any such easements shall remain exclusively vested in the City of Florence. The street rights-of-way herein platted are hereby dedicated to public use. This tract of land as herein platted shall be known as "HIGH MEADOWS SUBDIVISION FILING NO. 2" in the City of Florence, County of Fremont, State of Colorado.

## IN WITNESS WHEREOF:

The aforementioned, High Meadows Limited Liability Company, has executed this instrument this 13<sup>TH</sup> day of JANUARY, 1995A.D.  
HIGH MEADOWS LIMITED LIABILITY COMPANY

By: John Medoro

## NOTARIAL:

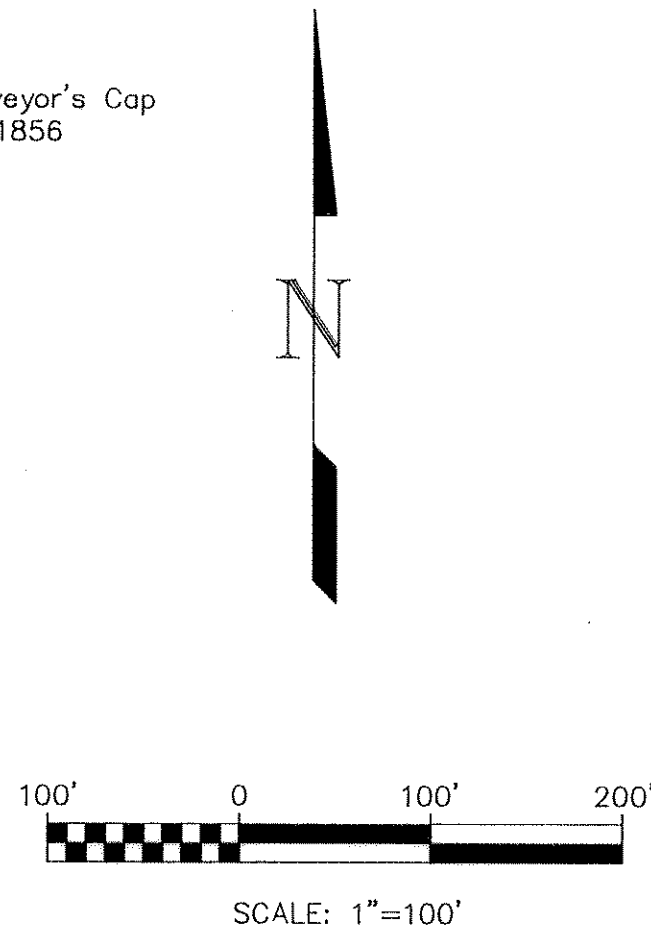
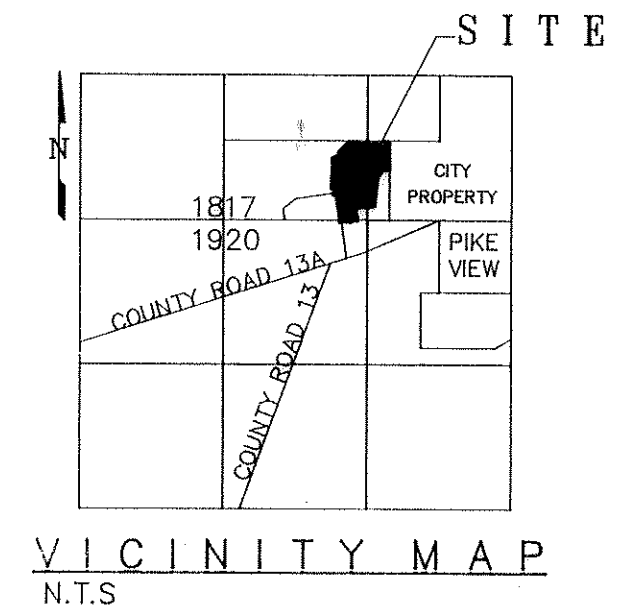
STATE OF COLORADO )  
                                  ) SS  
COUNTY OF FREMONT )

The above and aforementioned instrument was acknowledged before me this 13<sup>TH</sup> day of January, 1995A.D., by John Medoro

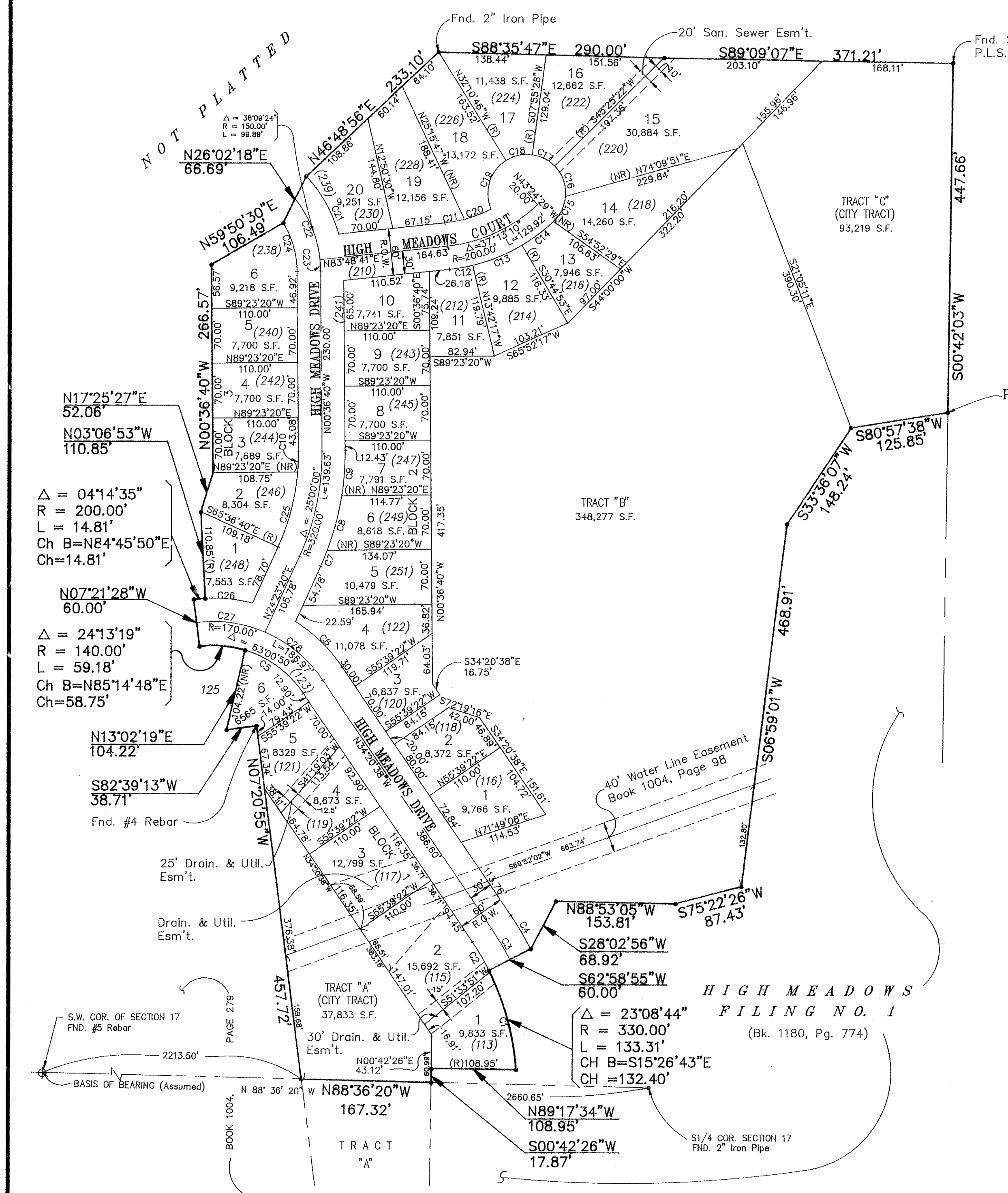
Witness my Hand and Seal, Daniel L. Kupferer  
My Commission Expires August 30, 1998

## EASEMENTS:

All side lot lines are subject to a ten foot utility and drainage easement lying five feet on either side of lot lines. Easements for public purposes, including utilities, are as stated hereon, with the sole responsibility for maintenance being vested with the adjacent property owners.



CURVE	DELTA	RADIUS	LENGTH
C1	22°38'56"	330.00'	130.45'
C2	07°49'21"	330.00'	45.05'
C3	07°19'33"	360.00'	46.03'
C4	07°19'33"	390.00'	49.86'
C5	38°47'31"	140.00'	94.79'
C6	23°54'22"	200.00'	83.45'
C7	03°37'30"	350.00'	22.14'
C8	11°54'31"	350.00'	72.74'
C9	09°27'59"	350.00'	57.83'
C10	05°19'32"	290.00'	26.95'
C11	08°41'17"	170.00'	25.78'
C12	07°30'58"	230.00'	30.17'
C13	17°02'36"	230.00'	68.42'
C14	12°39'36"	230.00'	50.82'
C15	41°39'38"	50.00'	36.36'
C16	49°30'31"	50.00'	43.20'
C17	37°29'54"	50.00'	32.72'
C18	40°06'14"	50.00'	35.00'
C19	81°15'27"	50.00'	71.35'
C20	12°25'56"	170.00'	36.89'
C21	27°24'06"	180.00'	86.08'
C22	32°34'45"	150.00'	85.29'
C23	05°34'39"	150.00'	14.60'
C24	31°12'11"	120.00'	65.35'
C25	19°40'28"	290.00'	99.58'
C26	17°36'23"	200.00'	61.46'
C27	30°16'18"	170.00'	89.82'
C28	32°44'32"	170.00'	97.15'



## NOTES:

- All boundary corners are set with a #4 rebar and Surveyor's Cap, P.L.S. #18465 unless otherwise noted.
- This survey does not constitute a title search by L.D.C., Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, L.D.C., Inc. relied upon a commitment for Title Insurance, prepared by First American Title Insurance Company, Policy No. J-199027 787-01, dated July 15, 1993.
- The approval of this replat vacates all prior plats for the area described by this replat.
- Tract "A" (City Tract) is hereby dedicated to the City of Florence.
- Tract "B" is open space to be owned and maintained by the Homeowners Association for park and other uses to be determined by the Homeowners Association.
- Tract "C" (City Tract) is hereby dedicated to the City of Florence.

## CERTIFICATES OF APPROVAL:

This is to certify that this plat was submitted to and approved by the Planning Commission of Florence, Colorado.  
Dated this 13<sup>TH</sup> day of Jan, 1995A.D.  
John Medoro  
Planning Commission Chairman

This is to certify that this plat was submitted to and approved by the City Manager of Florence, Colorado  
Dated this 13<sup>TH</sup> day of Jan, 1995A.D.  
Kevin R. Brink  
City Manager

## ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT

The undersigned Mayor of the City of Florence does hereby acknowledge and accept, on behalf of the City of Florence, this Plat and the easements shown thereon.  
Dated this 13<sup>TH</sup> day of Jan, 1995A.D.  
Frank W. Tedesco  
Mayor of the City of Florence

## SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado does hereby certify that the accompanying replat was surveyed and drawn under his direct responsibility, supervision and checking and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

Daniel L. Kupferer Date January 13, 1995  
Colorado Registered Professional Land Surveyor No. 18465

## RECORDING:

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF FREMONT )  
This Plat was filed for record in the Office of the County Clerk and Recorder of Fremont County, Colorado, at 10:30 A.M.,  
this 17<sup>th</sup> day of January, 1995 A.D., in  
Book 1207 at Page 653 under Reception No. 628024  
Norma Hatfield  
Fremont County Clerk and Recorder 10:00

LDC INC.  
PLANNING, SURVEYING, LAND SERVICES  
1880 E. Dublin Blvd., Suite E  
Colorado Springs, CO 80918  
Phone (719) 528-6133

Notice: According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

HIGH MEADOWS SUBDIVISION FILING NO. 2  
A PORTION OF SECTION 17, TOWNSHIP 19 SOUTH  
RANGE 69 WEST OF THE 6th P.M.  
DRAWN BY: DDS DATE: 05/16/94  
CHECKED BY: SHEET: 10F 1