

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

MEMORANDUM

Date: March 13, 2018
To: Board of County Commissioners
From: Nina Ruiz, Project Manager/Planner II
Elizabeth Nijkamp, Engineer Review Manager
Through: Craig Dossey, Executive Director
Subject: Authorization for Pre-Development Site Grading (EGP-17-001)

Summary: A request by GTL Development, Inc., for the Board of County Commissioners to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 207.351 acre proposed Winding Walk at Meridian PUD (Planned Unit Development) Development Plan in advance of the approval of a preliminary plan. The property is located at the northwest corner of the intersection of Stapleton Drive and Eastonville Road. The property is included within the Falcon/Peyton Small Area Master Plan (2009).

Included in the request for Pre-Development Site Grading is a request for a waiver of a provision of Section 6.2.6.B.1, of the El Paso County Land Development Code (2016), which requires Board approval of a preliminary plan to authorize the County Engineer to issue a construction permit for pre-development site grading. Authorization of pre-development site grading approval in advance of the preliminary plan will allow the applicant to begin rough grading.

The applicant will be required to secure approvals of an Erosion and Stormwater Quality Control Permit (ESQCP), a grading and erosion control plan, and a financial assurance estimate. The applicant is also required to provide Pre-Development Site Grading Acknowledgement and Right of Access Forms, a Stormwater Management Plan, and financial assurance to secure performance of the grading and erosion control in accordance with the requirements of the El Paso County Engineering Criteria Manual (2015).

Recommendation:

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

BOCC 17722

Should the Board of County Commissioners approve this request for pre-development site grading, staff recommends inclusion of the following conditions:

CONDITIONS OF APPROVAL

1. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
2. Grading activities shall not occur until the applicant has secured all applicable federal, state, and county permits.
3. The MDDP Memo shall be amended to provide clarification, as required by the County Engineer, prior to the issuance of the construction permit.

Attachments:

Vicinity Map
Letter of Intent
MDDP Memo
Board of County Commissioner Resolution

El Paso County Parcel Information

File Name: EGP-17-001

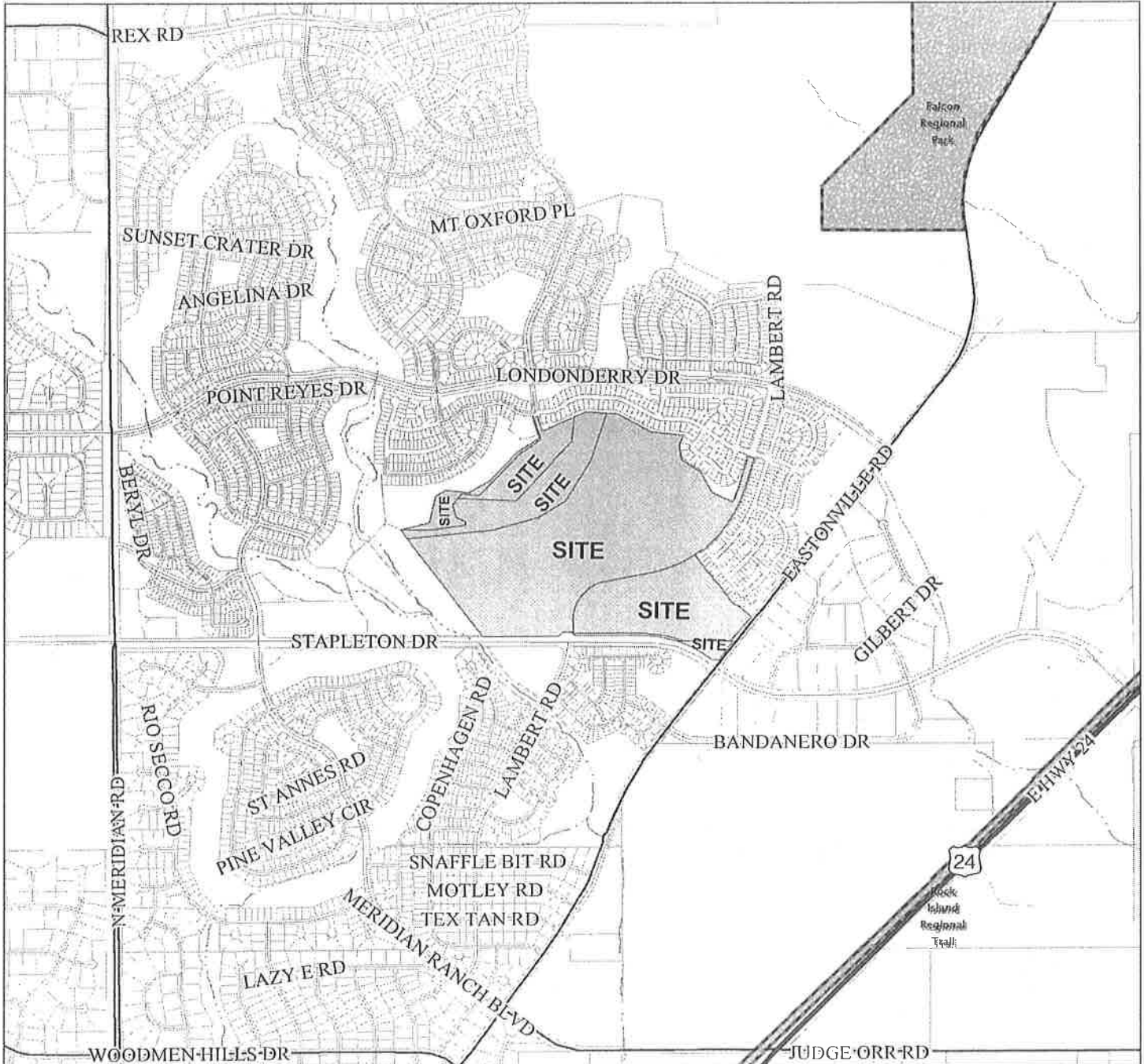
Zone Map No.: --

Date: February 26, 2018

PARCEL	NAME
4200000413	MERIDIAN RANCH INVESTMENTS INC
4200000411	MERIDIAN RANCH INVESTMENTS INC
4200000415	MERIDIAN RANCH INVESTMENTS INC
4200000412	MERIDIAN RANCH INVESTMENTS INC
4232212001	MERIDIAN SERVICE METROPOLITAN DIS
4230400001	GTL INC

ADDRESS	CITY	STATE
PO BOX 80036	SAN DIEGO	CA
PO BOX 80036	SAN DIEGO	CA
PO BOX 80036	SAN DIEGO	CA
PO BOX 80036	SAN DIEGO	CA
1700 LINCOLN ST STE 2000	DENVER	CO
3575 KENYON ST STE 200	SAN DIEGO	CA

ZIP	ZIPLUS
92138	0036
92138	0036
92138	0036
92138	0036
80203	
92110	5350



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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October 30, 2017

LETTER OF INTENT

Pre-Development Site Grading Windingwalk at Meridian Ranch

Owner: GTL Development, Inc.
P.O. Box 80036
San Diego, CA 92138
(619) 223-1663

Consultant: Tech Contractors
12311 Rex Road
Falcon, CO 80831
(719) 495-7444

Site Information:

The site is located approximately 2 miles north of the Town of Falcon, Colorado in El Paso County. It is bounded by Stonebridge Filings 1 and 3 to the north, Eastonville Road and Vistas Filing 1 to the east, Antler Creek Golf Course to the west and Stapleton Drive and Woodmen Hills the south.

Property Tax ID Nos.: 4200000411, 4200000412, 4200000413, 4200000415, 4230400001, and 4232212001

Request and Reason:

This letter serves as a Letter of Intent seeking a Pre-Development Site Grading Permit for an area within Meridian Ranch known as Windingwalk under the provisions of Section 6.2.6 of the Land Development Code, with a waiver of the requirement under Section 6.2.6.B.1 that such a request accompany the Preliminary Plan for the project.

The request for the Pre-Development Site Grading Permit will allow the owner to commence with grading operations in the area while the Preliminary Plan and Final Plat are being processed. The owner understands the approval of the Pre-Development Site Grading and ESQCP does not assure that any future permit or land use application will be approved, either administratively or by the BOCC, for the property to which this permit applies, including but not limited to applications for rezoning, preliminary plan, final plat, or site development plans. Furthermore, any work done pursuant to the permit is done at the property owner's risk and may need to be altered, relocated, reconfigured or removed if so required pursuant to future permit or land use approvals.

Existing and Proposed Facilities:

The site is currently vacant land and has been used as pasture land in the past.

Existing facilities surrounding the site include:

- Water transmission lines
- Sewer collection facilities
- Roadway improvements
- Storm Drainage facilities
- Electric Service
- Natural Gas Service
- Telephone Service

The Meridian Service Metropolitan District provides water and sewer service in the area. Water necessary for the grading operations is available on the north side of the site near Rainbow Bridge Drive and Lambert Road.

Falcon Fire District

The Falcon Fire Protection District will provide fire protection.

Sincerely,
On behalf of the GTL Development, Inc.,

Tech Contractors

Thomas A. Kerby, P.E.
Project Engineer

Tech Contractors
ENGINEERING GROUP

February 28, 2018

Jennifer Irvine
El Paso County Development of Public Works
3275 Akers Drive
Colorado Springs, CO 80922

Re: **Meridian Ranch Sketch Plan Amendment (SKP171)**
Master Development Drainage Plan (MDDP)

Ms Irvine,

This letter is in response to our phone call on February 28, 2018, regarding the County's concerns related to the discharge of detained flow from the Meridian Ranch Pond E southerly outlet (DP-H09) and the request found in the MDDP to allow for the 100% of historic flow rates to be released from Meridian Ranch detention ponds. The County has expressed concerns relayed to them from homeowners of ongoing erosion on the property downstream of the detention pond.

The Meridian Ranch Pond E is located along the westerly side of Eastonville Road, south of Londonderry Drive and has been in operation since 2014 when it was constructed as a part of the grading operations associated with Meridian Ranch Filing 11. At the time of construction the pond outlets (DP-H08 & DP-H09) were outfitted with temporary CMP riser structures. The pond outlets were located upstream of the existing culverts under Eastonville Road at the historic discharge points for that portion of Meridian Ranch. The temporary structures are to be replaced with permanent concrete structures when the developed release rate approached the historic flow rate. The Pond E outlet structures are to be replaced with the permanent concrete structures as part of the WindingWalk grading plans currently awaiting final approval.

The home located on lot 41 of 4-Way Ranch downstream of DP-H09 was constructed in 2017 and at that time some of the existing natural swale was graded over, blocking the historic overland route of the surface discharge. The 4-Way Ranch Final plat was recorded with a drainage easement in this location with an analyzed FEMA Floodplain shown on the final plat. The original developer did not construct an improved ditch for the historic flow entering the property and only anticipated the continued use of the natural swale located within the mapped FEMA floodplain.

During the process of seeking the Sketch Plan Amendment for Meridian Ranch, the developer requested relief from the original condition to release developed flows from the property across Eastonville Road to approximately 80% of the historic flow rates. The reduced discharge rate was a result of the 2000 Meridian Ranch Sketch Plan approval to address concerns over flooding of undeveloped areas downstream of the Meridian Ranch. Since then, the development of 4-Way Ranch has constructed drainage facilities designed to capture 100% historic flow rates from Meridian Ranch and release from 4-Way Ranch at the 100% historic flow rates. It is the development of the downstream property that should allow for the relief from the earlier imposed condition of approval.

Telephone No.: 719.495.7444
Fax No.: 719.495.3349

12311 Rex Road
Falcon CO. 80831

Billing Address
P. O. Box 80036
San Diego, CA 92138

Tech Contractors ENGINEERING GROUP

We recognized the difficulties present downstream of DP-H09 during the development of the design of the permanent outlet structures for Pond E and sought to alleviate the potential future problems on the property immediately downstream of the Eastonville culvert. The outlet structure was designed to reduce the release rates to less than the earlier agreed upon 80% historic rate (see table below).

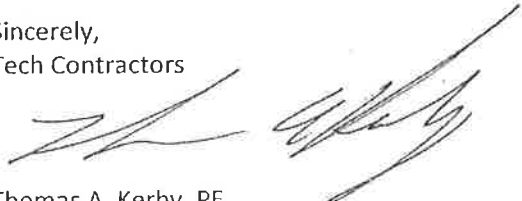
MERIDIAN RANCH POND E DISCHARGE DESIGN POINTS						
		PEAK DISCHARGE Q ₁₀₀ (CFS)	PEAK DISCHARGE Q ₅₀ (CFS)	PEAK DISCHARGE Q ₂₅ (CFS)	PEAK DISCHARGE Q ₁₀ (CFS)	PEAK DISCHARGE Q ₅ (CFS)
H08 - EASTONVILLE ROAD	Historic	227	149	89	35	13
	Developed	194	130	70	24	12
	% of Historic	86%	87%	79%	69%	91%
H09 - EASTONVILLE ROAD	Historic	80	53	31	13	5
	Developed	61	27	16	7	5
	% of Historic	76%	51%	52%	57%	100%

The original Letter of Map Revision prepared by Kiowa Engineering shows the 100-year historic peak flow rate at DP-H09 to be 90 CFS, the design release rate at this design point for the permanent concrete control structure is calculated to be 61 CFS or 68% of the Kiowa calculated historic flow rate. Taking a look at the other full spectrum of design storms for this particular design point; the developed release rates for this point are significantly below the historic release rates in most cases. These reduced flow rates are lower than the current interim flow rates generated by the temporary outlet structures.

The request for relief from the 80% condition of approval is intended to be for all release points from Meridian Ranch, but Meridian recognizes the difficulties with the property downstream of DP-H09 and will further restrict the flow in order to reduce the chances of adversely impacting this property. The intent of the request is to allow more flexibility in the design of future detention ponds located within Meridian Ranch and bring the condition of detention pond release rates in line with other developments within the El Paso County. Future pond design will take into account the appropriate care and engineering judgment necessary to analyze the impacts to downstream properties and size the outlets appropriately.

If you should have any questions or require any additional information, please do not hesitate to call me at 495-7444.

Sincerely,
Tech Contractors


Thomas A. Kerby, PE

Telephone No.: 719.495.7444
Fax No.: 719.495.3349

12311 Rex Road
Falcon CO. 80831

Billing Address
P. O. Box 80036
San Diego, CA 92138

RESOLUTION NO. 18-

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE EARLY GRADING PERMIT REQUEST BY GTL DEVELOPMENT INC.,
(EGP-17-001)

WHEREAS, GTL Development, Inc., did file an application with the Planning and Community Development Department of El Paso County to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 207.351 acre proposed Winding Walk at Meridian PUD (Planned Unit Development) Development Plan in advance of the approval of a preliminary plan. (SP-15-003), for the herein described property in the unincorporated area of El Paso County; and

WHEREAS, a public hearing was held by this Board on March 13, 2018; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, comments of the El Paso County Development Services Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. That proper posting, publication and public notice were provided as required by law for the hearing before the Board of County Commissioners of El Paso County.
2. That the hearing before the Board of County Commissioners was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested parties were heard at the hearing.
3. That adequate drainage improvements complying with State law [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of the Land Development Code and the Engineering Criteria Manual are provided by the design.
4. That all data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County Subdivision Regulations.
5. That for the above-stated and other reasons, the proposed plan is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED THAT THE Board of County Commissioners of the El Paso County, Colorado, hereby approves the request by GTL Development, Inc., for Winding Walk at Meridian PUD (Planned Unit Development) to authorize the County Engineer to issue a construction permit for pre-development site grading associated with the 207.351 acre proposed the area more particularly described in the attached exhibit A, reference.

BE IT FURTHER RESOLVED that the following conditions shall be placed upon this approval:

CONDITIONS OF APPROVAL

1. Grading and erosion control collateral shall be posted prior to issuance of the construction permit.
2. Grading activities shall not occur until the applicant has secured all applicable federal, state and county permits.
3. The MDDP Memo shall be amended to provide clarification, as required by the County Engineer, prior to the issuance of the construction permit.

DONE THIS 13th day of March, 2018 at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____
County Clerk & Recorder

By: _____
Chair

Exhibit

KNOW ALL MEN BY THESE PRESENTS:

THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N76°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;
8. THENCE N20°23'46"W A DISTANCE OF 350.00 FEET;
9. THENCE N58°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.36 FEET;
11. THENCE N65°03'17"W A DISTANCE OF 145.00 FEET;
12. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
13. THENCE N54°59'06"W A DISTANCE OF 123.00 FEET;
14. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
15. THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;
16. THENCE N44°59'01"W A DISTANCE OF 59.00 FEET;
17. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
18. THENCE N33°47'19"W A DISTANCE OF 60.00 FEET;
19. THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;
20. THENCE N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH;

THE FOLLOWING THREE(3) COURSES ARE ON SAID BOUNDARY LINE:

21. THENCE N56°12'41"E A DISTANCE OF 25.16' TO A NON-TANGENT

- CURVE TO THE RIGHT;
22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 14°43'10", AN ARC LENGTH OF 264.61 FEET, WHOSE LONG CHORD BEARS N16°55'44"W A DISTANCE OF 263.88 FEET;
 23. THENCE N80°25'51"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING TW0(2) COURSES ARE ON SAID BOUNDARY LINE:

24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 11°31'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.86 FEET;
25. THENCE S66°06'02"W A DISTANCE OF 30.00 FEET;
26. THENCE S31°38'39"E A DISTANCE OF 206.41 FEET;
27. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;
28. THENCE S43°46'04"E A DISTANCE OF 160.00 FEET;
29. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;
30. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
31. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;
32. THENCE S69°16'10"E A DISTANCE OF 120.43 FEET;
33. THENCE S69°58'55"E A DISTANCE OF 100.00 FEET;
34. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;
35. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;
36. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;
37. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;
38. THENCE S42°50'23"E A DISTANCE OF 125.00 FEET;
39. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;
40. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;
41. THENCE S51°49'02"E A DISTANCE OF 111.67 FEET;
42. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;
43. THENCE N48°27'37"E A DISTANCE OF 122.15 FEET;
44. THENCE N32°40'27"E A DISTANCE OF 349.31 FEET;
45. THENCE S55°38'05"E A DISTANCE OF 290.90 FEET;
46. THENCE S28°43'28"E A DISTANCE OF 308.38 FEET;
47. THENCE S64°52'09"E A DISTANCE OF 294.58 FEET TO A NON-TANGENT CURVE TO THE LEFT;
48. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 08°03'03", AN ARC LENGTH OF 205.15 FEET, WHOSE LONG CHORD BEARS N21°06'20"E A DISTANCE OF 204.98 FEET;
49. THENCE N17°04'48"E A DISTANCE OF 421.16 FEET TO A POINT ON

THE WESTERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIXTEEN(16) COURSES ARE ON SAID BOUNDARY LINE:

50. THENCE S17°04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;
51. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 875.41 FEET, WHOSE LONG CHORD BEARS S33°21'53"W A DISTANCE OF 863.67 FEET;
52. THENCE S05°49'18"W A DISTANCE OF 31.52 FEET;
53. THENCE S51°35'04"W A DISTANCE OF 60.00 FEET;
54. THENCE N82°39'10"W A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
55. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1540.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 96.25 FEET, WHOSE LONG CHORD BEARS S55°18'35"W A DISTANCE OF 96.24 FEET;
56. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;
57. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;
58. THENCE S39°48'46"E A DISTANCE OF 205.06 FEET;
59. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;
60. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;
61. THENCE S35°16'51"E A DISTANCE OF 70.00 FEET;
62. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;
63. THENCE S63°46'18"E A DISTANCE OF 75.00 FEET;
64. THENCE S51°15'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;
65. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;
66. THENCE N89°23'27"W A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

THE FOLLOWING SIX(6) COURSES ARE ON SAID TRACT LINE:

67. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;
68. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;
69. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;
70. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE:

71. THENCE N54°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;
72. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 406.18 FEET, WHOSE LONG CHORD BEARS N62°55'59"W A DISTANCE OF 404.78 FEET;
73. THENCE N89°25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;
74. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 439.60 FEET, WHOSE LONG CHORD BEARS N80°43'00"W A DISTANCE OF 437.82 FEET;
75. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;
76. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;
77. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;
78. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;
79. THENCE N89°38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;
80. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONEBRIDGE FILING NO. 1;
81. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 139.003 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).