A REPLAT OF LOT 2, THE SHOPS FILING NO. 1 AT MERIDIAN RANCH LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

These maps do not have

scales or north arrows. If not to

scale, please state N.T.S. for

the vicinity map. "As platted"

map needs to be to scale.

VICINITY MAP

STAPLETON DRIVE

WOODMEN HILLS DRIVE

Denotes found monument, marked as noted

Flush with ground.

bear North 89 degrees 38 minutes 53 seconds West.

4. The linear units used in this drawing are U.S. Survey feet.

the date of the certification shown hereon.

Paso County Clerk and Recorder, Colorado.

currently registered in the State of Colorado.

drainage swales.

with a water supply.

(00000) — Denotes street address.

effective date of April 18, 2022.

Update this

- Denotes Set nail with 1 1/2" washer marked "CSAM LLC PLS 38291"

2. This survey does not constitute a title search by Compass Surveying & Mapping, LLC to

determine ownership or easements of record. For all information regarding easements, rights

of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for

Title Insurance prepared by Heritage Title Company, File No. 592-H0667426-071-1MN with an

3. Basis of bearings is the south line of the property, monumented as shown and assumed to

4. 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

6. Approval of this replats vacates all prior plats for the area described by this replat.

8. All structural foundations shall be located and designed by a professional engineer,

11. The following reports have been submitted and are on file at the County Planning

Department: Drainage Report, Soil & Geology Report, Wastewater Disposal Report, Water

-9. The water and sewer provider shall be Meridian Service Metropolitan District.

7. This replat of Lot 2A & 2B lies within the plat of The Shops Filing No. 1 At Meridian

Ranch, recorded per reception no. 215713659 on August 12, 2015 in the office of the El

10. No structures or material storage activities are permitted within the designated drainage

easements or no-build zones, except fences; fences shall not impede runoff from reaching

Resource Report and Wildfire Hazard Evaluation Report.

for El Paso County planning purposes, water in the Denver basin aquifers is evaluated based on

a 300 year aquifer life, applicants, the Home Owners Association, and all future owners in the

given Denver basin aquifer may be less than either the 100 years or 300 years indicated due

acquired and incorporated in a permanent water supply plan that provides future generations

13. Developer shall comply with Federal and State laws, regulations, ordinances, review and

Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado

FEES:

Department of Wildlife regarding the endangered species act, particularly as it relates to the

permit requirements, and other agency requirements, if any of applicable agencies including.

, subdivision should be aware that the economic life of a water supply based on wells in a

to anticipated water level declines. furthermore, the water supply plan should not rely

solely upon non-renewable aquifers. alternative renewable water resources should be

but not limited to, the Colorado Department of Wildlife, Colorado Department de

12. Water in the Denver basin aquifers is allocated based on a 100 year aquifer life; however,

SITE

KNOW ALL MEN BY THESE PRESENTS:

That Hunjan Gas Stations, LLC, and Shops at Meridian ranch, LLC., being the owners of the following described tracts of land to wit:

A resubdivision of Lot 2 of The Shops Filing No. 1 At Meridian Ranch, recorded per reception no. 215713659 on August 12, 2015 in the office of the El Paso County Clerk and Recorder, Colorado. Lot 2, The Shops Filing No. 1 at Meridian Ranch, rec No. 215713659

Containing a calculated area of 105,981 square feet (2.433 acres), more or less.

DEDI(Replace dedication statement with the appropriate Owners Certificate: The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other The gl interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, sements, as she streets, and easements (use which are applicable) as shown hereon under the name and subdivision of Shops All public improvements so platted are hereby dedicated to public use and served for Th said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's IN w expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. pon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated The a for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the has e perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities. ___ Ву: Owners/Mortgagee (Signature) IN W The a has e

By: H State of Colorado County of Signed before me on (name(s) of individual(s) making statement) STATE by

COUN The a (Notary's official signature)

Witnes Addre (Commission Expiration)

(Title of office)

has e

Secretary/Treasure

Signatures of officers signing for a corporation shall be acknowledged as follows: My Cc (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a

IN W Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company. The a (Note: Required when separate ratification statements for deed of trust holders, mortgagees are not

NOTARIAL: STATE OF COLORADO COUNTY OF EL PASO \$

subdivision is provided by the ____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Replace this note with the following:

Water and wastewater service for this

The above and aforementioned was acknowledged before me this _____ adj or _____, 2023, by ______.

Witness my hand and seal_____ Address _____

My Commission expires ______

IN WITNESS WHEREOF:

has executed this instrument this _____ day of _____, 2023.

The aforementioned, _____,

What is the purpose of this plat note?

NOTES:

Add these notes (below) The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to

preble's meadow jumping mouse as a listed threatened species.

This note shouldn't apply if the water service provider.

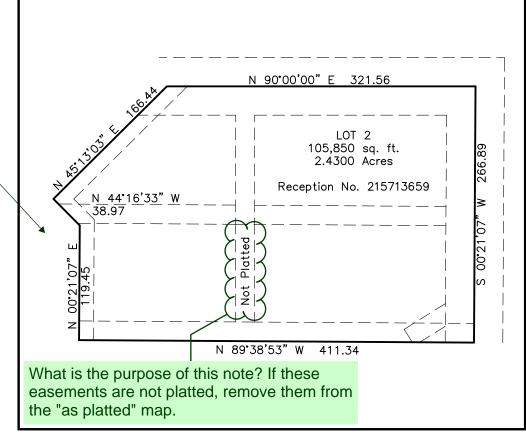
>14. Easements and right—of—ways were based the recorded plat. Current Company of the Company of th

provider is a central

Driveway Note: Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District). When a Section Line Road encumbers the property, which would be eliminated as part of the subdivision plat.

The 60 foot wide public highway contained within this plat as ordered by the Board of County Commissioners for El Paso County on (date) and recorded in Road Book (X) and Page (X) of the records of El Paso County, is hereby vacated upon recordation of this plat.

AS PLATTED



This is in conflict with elsewhere, where it states that easements are dedicated to EPC

15. All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.

16. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

17. This Subdivision is included within the boundaries of the woodmen road metropolitan district ano shall not be required to participate in the El Paso County Road impact fee program, in accordance with the provisions of the first amendment to the intergovernmental agreement concerning Woodmen Road adopted pursuant to resolution no, 13-041.

18. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

19. No Driveway shall be established unless an access permit has been granted by El Paso

20. Flood Plain: "The Shops Filing No. 1A at Meridian Ranch" is not located within any designated F.E.M.A. flood zone "A" as shown on F.E.M.A. Firm Map 08041C0575—F dated March

21 Soil and Geology Conditions:

Geologic Hazard Note: The following geologic hazards and constraints were considered in the preparation of this report and are not anticipated to pose a significant risk to the proposed development:

Avalanches

NOTES CONTINUED:

Debris Flow-Fans/Mudslides

Ground Subsidence and Abandoned Mining Activity

Rockfall

Steeply Dipping Bedrock

History of Landfill

Valley Fill

Downhill/Down-slope Creep Scour, Érosion, Accelerated Erosion Along Creek Banks and Drainageways

Uncontrolled/Undocumented Fill Placement M. Corrosive Minerals

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soil and Geology Study, by Kelli Zigler Project Geolist, September 18, 2023 in file RMG Job No. 192061 available at the El Paso County Planning and Community Development Department:

- A. Downslope Creep: Lot 2, Consists of Columbine gravelly sandy loam, 0 to 3 percent slopes.
- B. Geologic hazards found to be present at this site include potentially faults and seismicity. Geologic conditions found to be present at this site include expansive and compressible soils, seasonally fluctuating groundwater. It is our opinion that the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices.

RMG states page 11 "The shallow foundation is anticipated to have a minimum 4 to 6 feet separation from the underlying seasonally fluctuating groundwater." CGS has no objection to approval provided that a note be added to the Plat stating that no below-grade inhabitable space or basements be allowed at this site unless groundwater data is collected (monitoring program through all seasons of the year) demonstrating that there is also a 4-to-6-footseparation from the below-grade inhabitable area and the underlying seasonally fluctuating

This scale doesn't

reference to anything

appear to be in

on this page.

Standard plat note for Easements

Unless otherwise indicated, all side, front, and rear lot

lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with

a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole

responsibility for maintenance of these easements is hereby vested with the individual property owners.

NOTICE IS HEREBY GIVEN:

That the area included in the plat described herein is subject to the code of unincorporated El Paso County, as amended.

EASEMENTS:

- 1) There Move this note to the general notes and replace with the Access Limitation note: o Stapleton Drive, Tourm There shall be no direct lot access to Road.
- 2) A blanket cross lot access easement, excluding building footprints, and landscaping is hereby granted to and between all lots within the subdivision for the purpose of ingress and egress of vehicles, including emergency vehicles, pedestrians, and bicycles. The inderlying property owner or assigns is responsible for the maintenance of the easement
- 3) A 20' public utility easement is hereby platted adjacent to the right—of—way of Stapleton Drive, Meridian Road, and Tourmaline Drive, with Meridian Service Metropolitan District and the Shops at Meridain Ranch, LLC reserving the right to permit any such utilities.
- 4) All access, landscape, drainage, and utility easements will be owned and maintained by the Shops at Meridian Ranch, LLC with the shops at Meridian Ranch, LLC reserving the right to permit any such activities.

Update the title of the

Delete this part if there is no SIA

IN WITNESS WHEREOF: This plat for The Shops Filing No. 1'A At Meridian Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public for easements and right-of-way are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and

Engineering Criteria Manual, and the Subdivision Improvements Agreement Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _______.

Chair, Board of County Commissioners

SURVEYOR'S CERTIFICATION:

I, Don R. Hulsey, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this ____ day of _____, 20___.

Delete this part, It is in conflict with the rest of the note.



Don R. Hulsey Colorado Professional Land Surveyor No. 38291 For and on behalf of Compass Surveying and Mapping, LLC

CLERK AND RECORDER:

STATE OF COLORADO

COUNTY OF EL PASO)

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20___, and was recorded at Reception Number ____ of the records of El Paso County.

El Paso County Clerk and Recorder

This plat for The Shane Filing No. 14 at Maridian Panch was approved for filing by the El Pc Delete this signature block and move the PCD Director nt Department Director on the signature line underneath the BoCC signature line. specified hereon.

Planning and Community Development Director

Include the following information:

Name, address and telephone number of the owner of record in the lower right hand corner,

Names, address, and telephone number of person(s) responsible for preparing the plat (e.g., licensed surveyor, licensed engineer or

designer of the plat) located in the lower right hand corner (if applicable)

PCD FILE No. VR 2314-



COMPASS SURVEYING & MAPPING, LLC 3253 WEST CAREFREE CIRCLE COLORADO SPRINGS, CO 80917 719-354-4120 WWW.CSAMLLC.COM

School and park fees are N/A for commercial subdivisions mymmmmm School Fee: _____ Drainage Fee: ______ (Park Fee: ______ Bridge Fee: ______ minimi

GRAPHIC SCALE 20 40 1 inch = 40 ft.

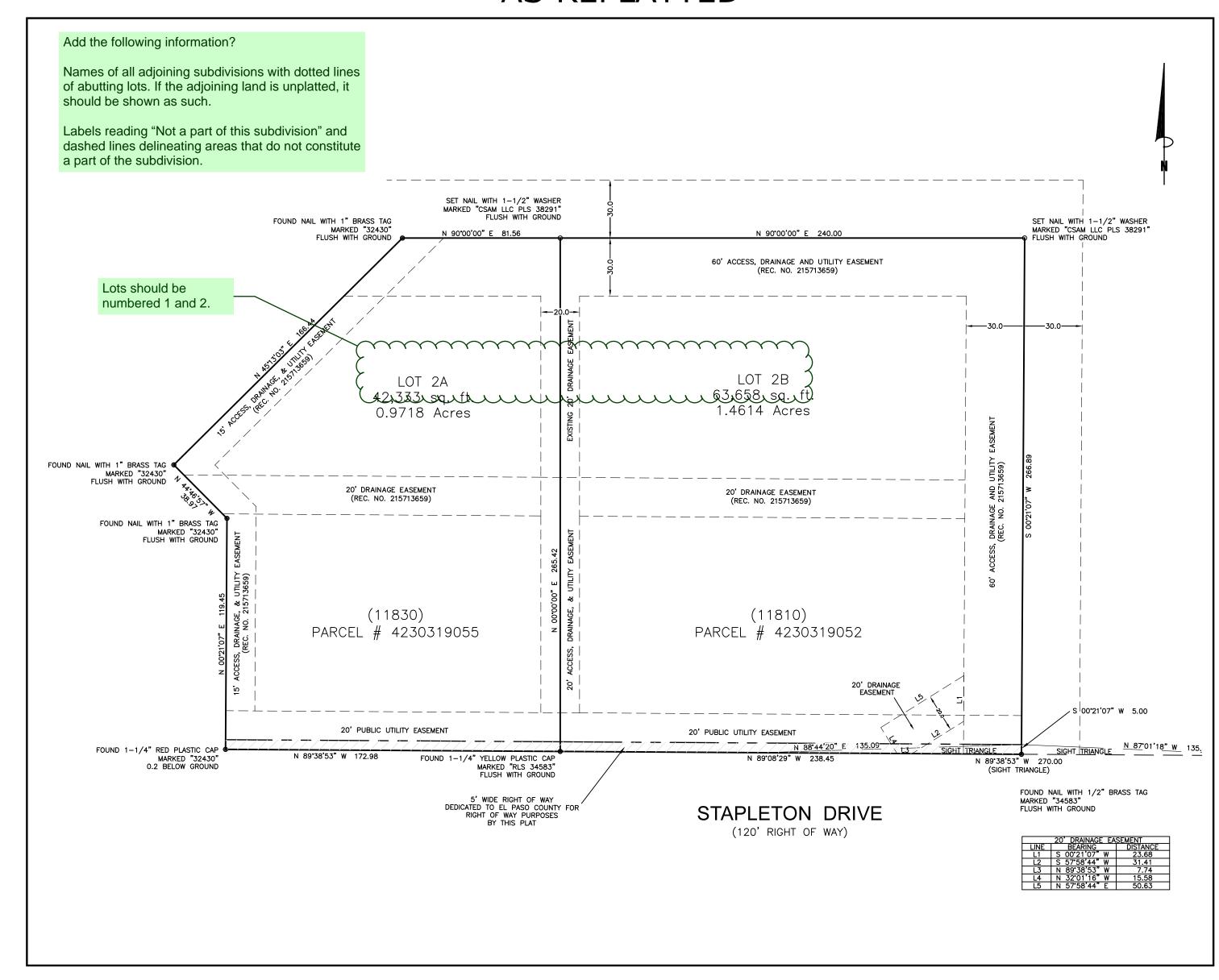
REVISIONS: 22107 PROJECT NO. 1 8/22/23 Plat Comments JUNE 21, 2023 DATE: 2 9/21/23 Add soil and geology study notes. DRAWN BY: DRH 11/07/23 Plat Comments MS. CHECKED BY SHEET: 1 OF 2

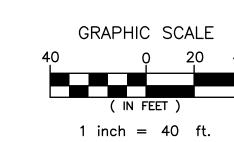
FINAL PLAT

THE SHOPS FILING NO. 1A AT MERIDIAN RANCH

A REPLAT OF LOT 2, THE SHOPS FILING NO. 1 AT MERIDIAN RANCH LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

AS REPLATTED





REVISIONS:			PROJECT NO.	22107
		Plat Comments	DATE:	JUNE 21, 2023
2	9/21/23	Add soil and geology study notes.	<i>D7</i> (12.	
3		Plat Comments	Drawn By:	DRH
			CHECKED BY:	MSJ
			SHEET:	2 OF 2

PCD FILE No. VR 2314-_