

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

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.

DEDICATION: (Replace dedication statement with the appropriate Owners Certificate:
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____, as shown on the plat hereon. All public improvements so platted are hereby dedicated to public use and for the benefit of the public. The public improvements to be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon 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 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 perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

By: _____
Owners/Mortgagee (Signature)

By: _____
Title:

ATTEST: (if corporation)
Secretary/Treasurer

By: _____
State of Colorado
County of _____

NOTARIAL:
Signed before me on _____, 20____
by _____ (name(s) of individual(s) making statement).

COUNTY OF _____
(Notary's official signature)

(Title of office)

Witness:
Address: _____
(Commission Expiration)

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

IN WITNESS WHEREOF:
The undersigned, as Manager/Member of company, a state limited liability company.
(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

By: _____
Signatures of managers/members for a LLC shall be acknowledged as follows:
(print name) as Manager/Member of company, a state limited liability company.
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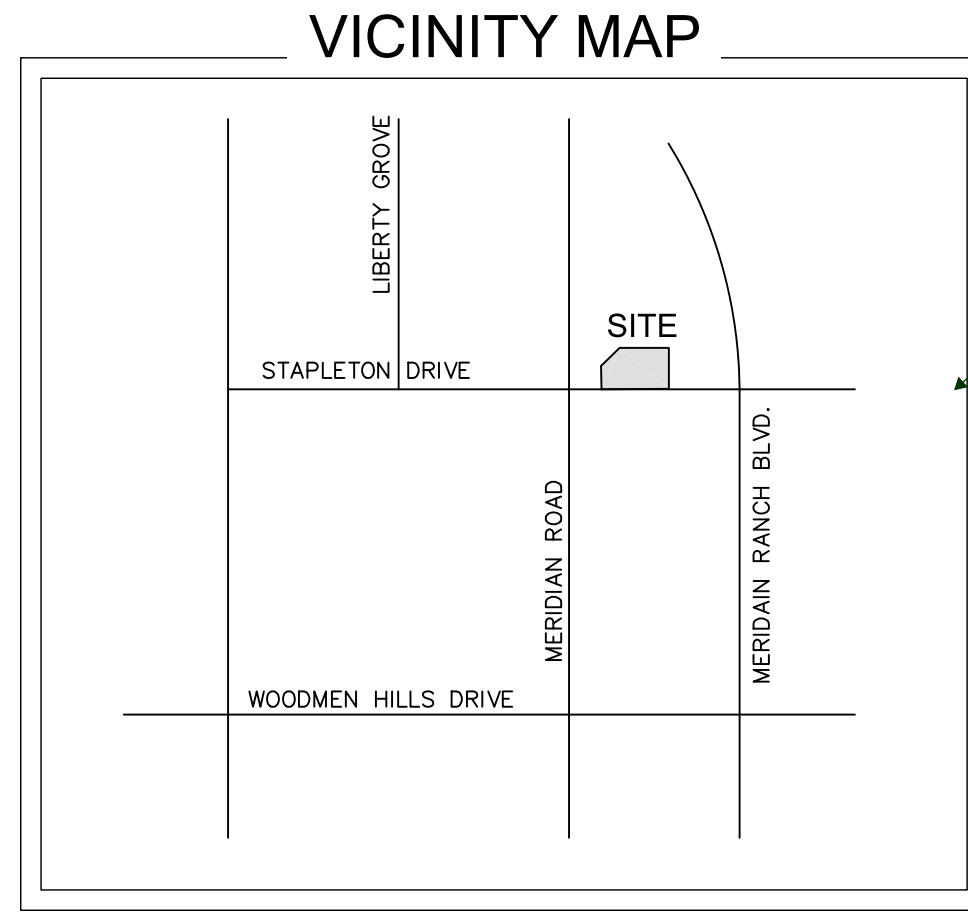
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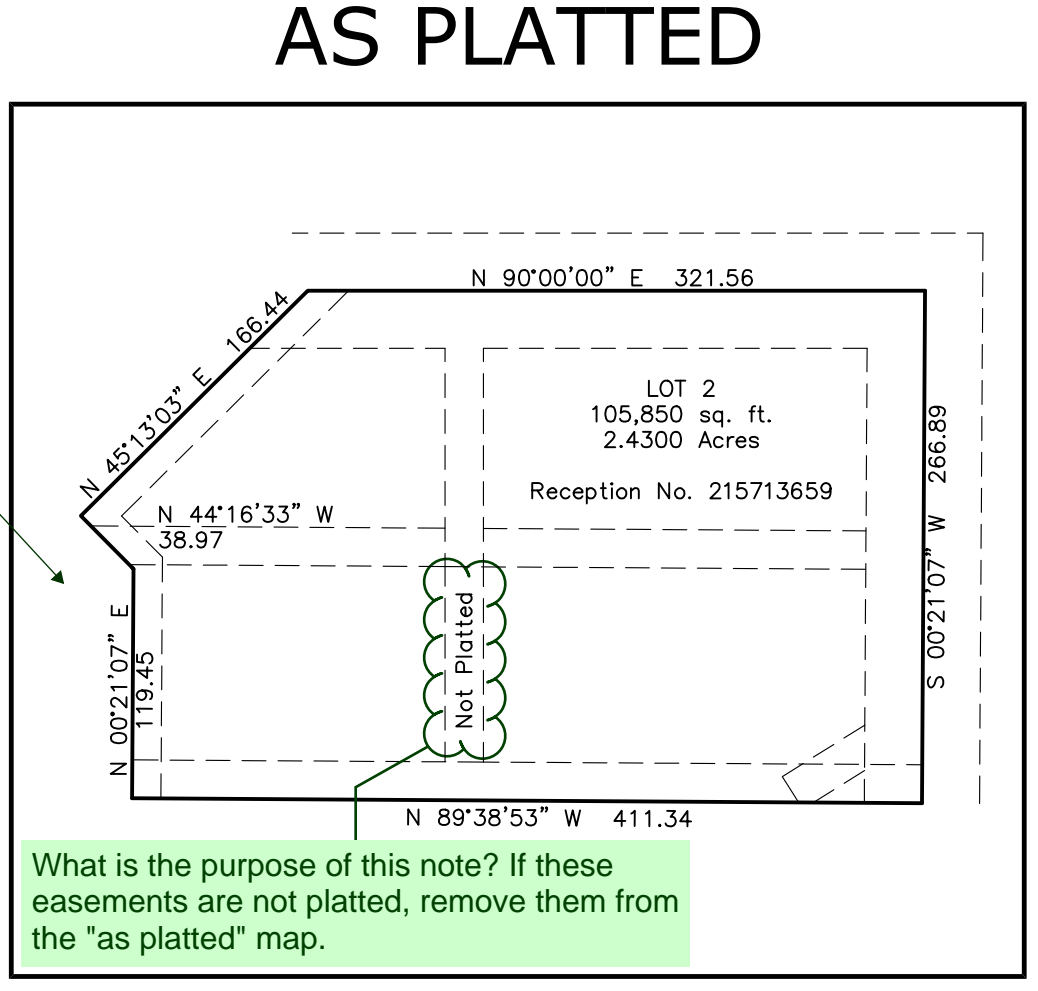
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These maps do not have scales or north arrows. If not to scale, please state N.T.S. for the vicinity map. "As platted" map needs to be to scale.



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

- ### NOTES:
- - Denotes found monument, marked as noted
o - Denotes Set nail with 1 1/2" washer marked "CSAM LLC PLS 38291" Flush with ground.
(00000) - Denotes street address.
 - 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 effective date of April 18, 2022.
 - Basis of bearings is the south line of the property, monumented as shown and assumed to bear North 89 degrees 38 minutes 53 seconds West.
 - 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.
 - The linear units used in this drawing are U.S. Survey feet.
 - Approval of this replat vacates all prior plats for the area described by this replat.
 - 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 Paso County Clerk and Recorder, Colorado.
 - All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado.
 - The water and sewer provider shall be Meridian Service Metropolitan District.
 - 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 drainage swales.
 - The following reports have been submitted and are on file at the County Planning Department: Drainage Report, Soil & Geology Report, Wastewater Disposal Report, Water Resource Report and Wildfire Hazard Evaluation Report.
 - Water in the Denver basin aquifers is allocated based on a 100 year aquifer life; however, 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 subdivision should be aware that the economic life of a water supply based on wells in a given Denver basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers, alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
 - Developer shall comply with Federal and State laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the endangered species act, particularly as it relates to the preble's meadow jumping mouse as a listed threatened species.
 - Easements and right-of-ways were based the recorded plat.

What is the purpose of this plat note?

Add these notes (below)

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

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

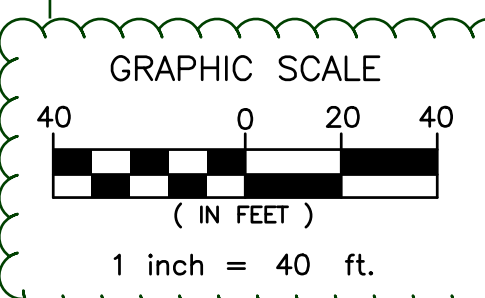
Driveway Note:
Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from _____ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the (name of Fire District).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

FEES:
Drainage Fee: _____
Bridge Fee: _____

School and park fees are N/A for commercial subdivisions

School Fee: _____
Park Fee: _____

This scale doesn't appear to be in reference to anything 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:

- 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.~~ rest locations.
- 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 underlying property owner or assigns is responsible for the maintenance of the easement area.
- 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 Meridian Ranch, LLC reserving the right to permit any such utilities.
- 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.

IN WITNESS WHEREOF:

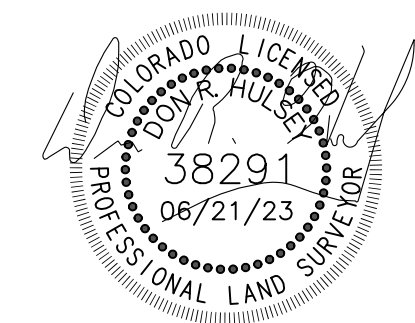
This plat for The Shops Filing No. 1A At Meridian Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to 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 Date

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____.



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 } SS
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 Shops Filing No. 1A at Meridian Ranch was approved for filing by the El Paso County Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon.
~~Delete this signature block and move the PCD Director signature line underneath the BoCC signature line.~~

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.CSAMLCC.COM

REVISIONS:		PROJECT NO.	22107
1	8/22/23	DATE:	JUNE 21, 2023
2	9/21/23	DRAWN BY:	DRH
3	11/07/23	CHECKED BY:	MSJ
		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

