

# 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:**

The above owners have caused said tract of land to be surveyed and replatted into lots and easements, as shown on the accompanying plat. This tract of land as herein platted shall be known as The Shops Filing No. 2 at Meridian Ranch located within unincorporated El Paso County. Easements are reserved for The Shops at Meridian Ranch, LLC.

**IN WITNESS WHEREOF:**

The aforementioned, \_\_\_\_\_

has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: The Shops at Meridian Ranch, LLC – Raul Guzman, Vice President

**IN WITNESS WHEREOF:**

The aforementioned, \_\_\_\_\_

has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: Hunjan Gas Stations, LLC.

**NOTARIAL:**

STATE OF CALIFORNIA }  
COUNTY OF SAN DIEGO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_

My Commission expires \_\_\_\_\_

**IN WITNESS WHEREOF:**

The aforementioned, \_\_\_\_\_

has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_

**NOTARIAL:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_

Witness my hand and seal \_\_\_\_\_

Address \_\_\_\_\_

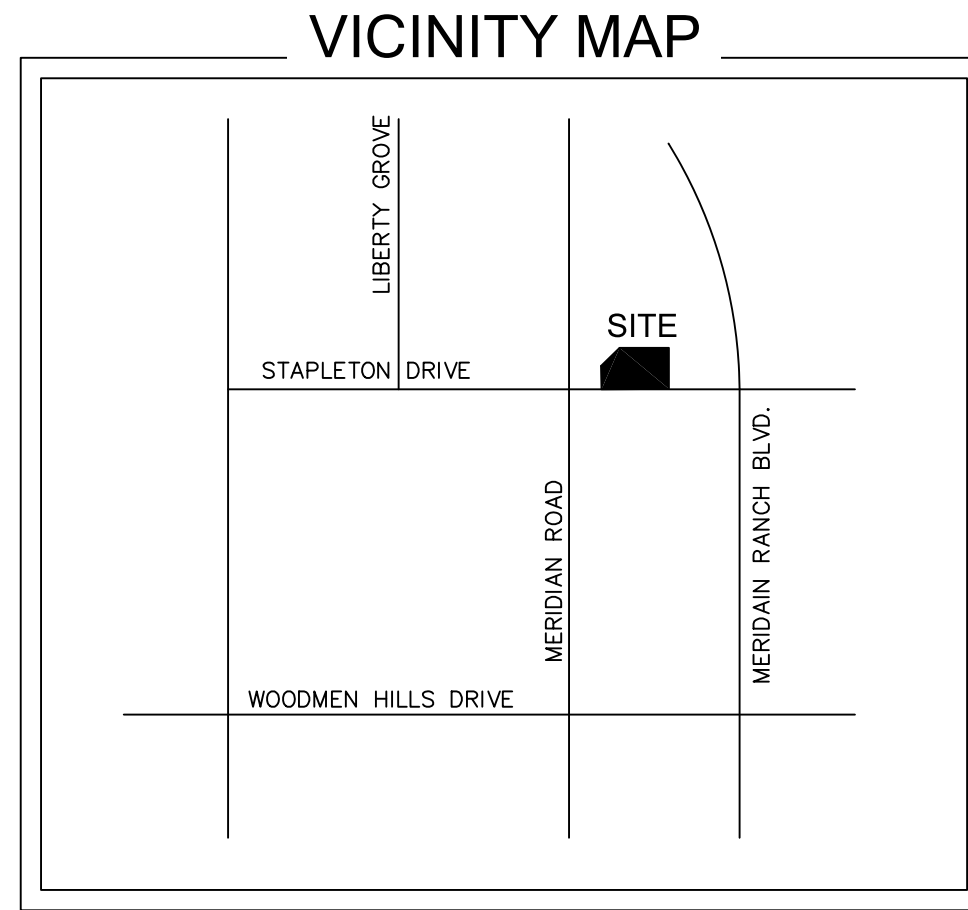
My Commission expires \_\_\_\_\_

**IN WITNESS WHEREOF:**

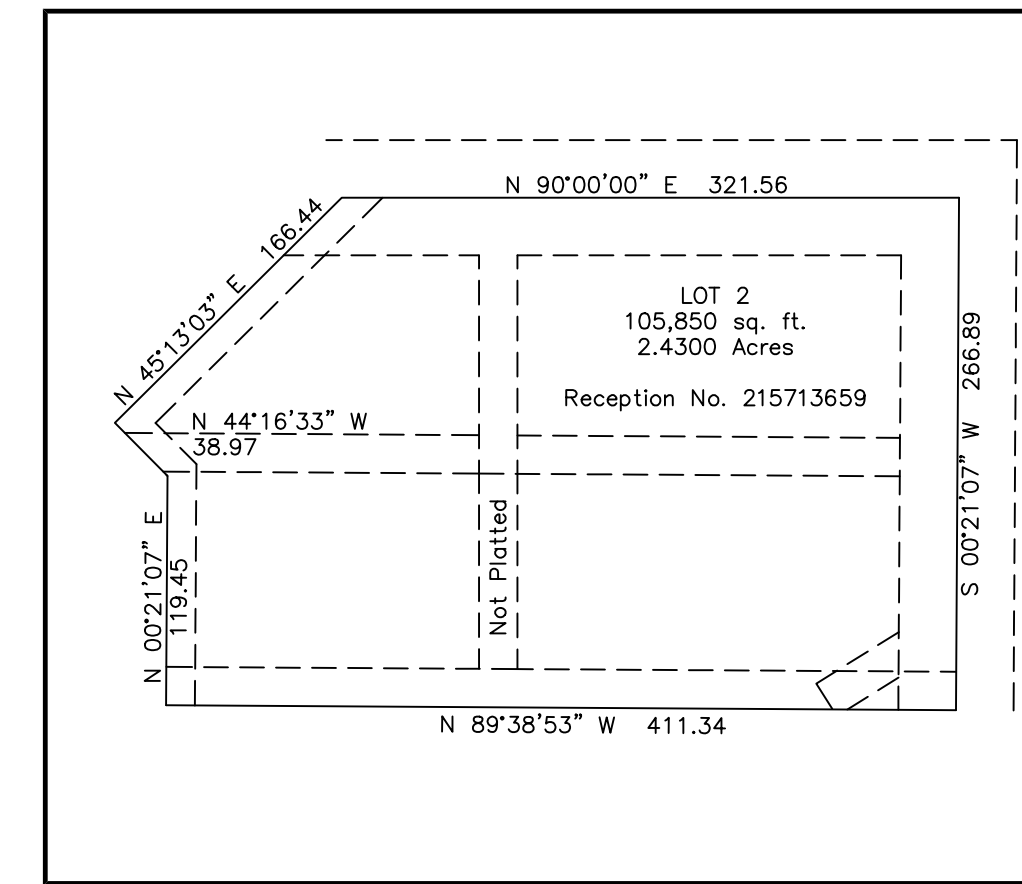
The aforementioned, \_\_\_\_\_

has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_



**AS PLATTED**



**Add Soil and Geology Conditions:**  
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)  
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 (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:  
•Downslope Creep: (name lots or location of area)  
•Rockfall Source: (name lots or location of area)  
•Rockfall Runout Zone: (name lots or location of area)  
•Potentially Seasonally High Groundwater: (name lots or location of area)  
•Other Hazard:  
In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

**NOTES CONTINUED:**

15. 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.

16. 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.

17. Easements and right-of-ways were based the recorded plat.

18. 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.

19. All property owners are responsible for maintaining proper storm water drainage in and through their property.

20. This Subdivision is included within the boundaries of the woodmen road metropolitan district and 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.

21. 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 17, 1997.

**Add:**  
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.

**Please add:**  
- "Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations."  
- "No driveway shall be established unless an access permit has been granted by El Paso County."

**NOTES:**

1.   
o - Denotes found monument, marked as noted  
o - Denotes Set nail with 1 1/2" washer marked "CSAM LLC PLS 38291"  
Flush with ground.  
(11810) - Denotes street address.

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 effective date of April 18, 2022.

3. 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.

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 the date of the certification shown hereon.

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

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

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 Paso County Clerk and Recorder, Colorado.

8. 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.

9. A 20 foot public utility easement is hereby platted adjacent to the right-of-way of Stapleton Drive, with Meridian Service Metropolitan District and the Shops at Meridian Ranch, LLC reserving the right to permit any such utilities.

10. All access, landscape, drain,ge, 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.

11. All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado.

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

13. 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.

14. The following reports have been submitted and are on file at the County Planning Department; drainage report: erosion control report.

This Information is already located under Easements / There's no need to duplicate the same information

**For Replats requiring BoCC action:**  
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified herein and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

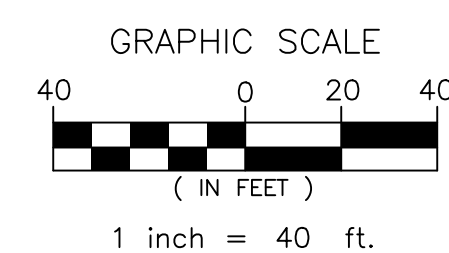
Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # \_\_\_\_\_

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

**FEES:**

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_  
Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

**Add The additional reports submitted with this application**



**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.

No building permits shall be issued for building sites within this plat until all required fees have been paid and all required public and private improvements have been installed as specified by the City of Colorado Springs or alternatively until acceptable assurances including but not limited to letters of credit cash subdivision bonds or combinations thereof guaranteeing the completion of all required public improvements including, but not limited to, drainage, street and erosion control have been placed on file with unincorporated El Paso County.

Please update to include Tourmaline Drive and Meridian Road.

**EASEMENTS:**

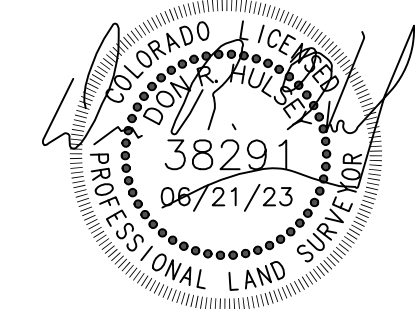
- There shall be no vehicular access from any lot in this subdivision to Stapleton Drive, except for approved deviation request locations.
- A blanket cross lot access easement, excluding building footprints, and landscaping is hereby granted to and between all lots within the subdivision for the purpose 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.

**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

**RECORDING:**

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

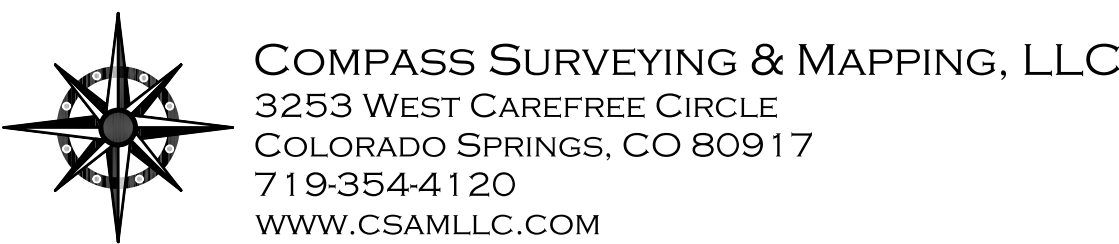
BY: \_\_\_\_\_  
Deputy

SURCHARGE: \_\_\_\_\_

SEE: \_\_\_\_\_

File number VR2314

PCD FILE No. SF 22-\_\_\_\_\_

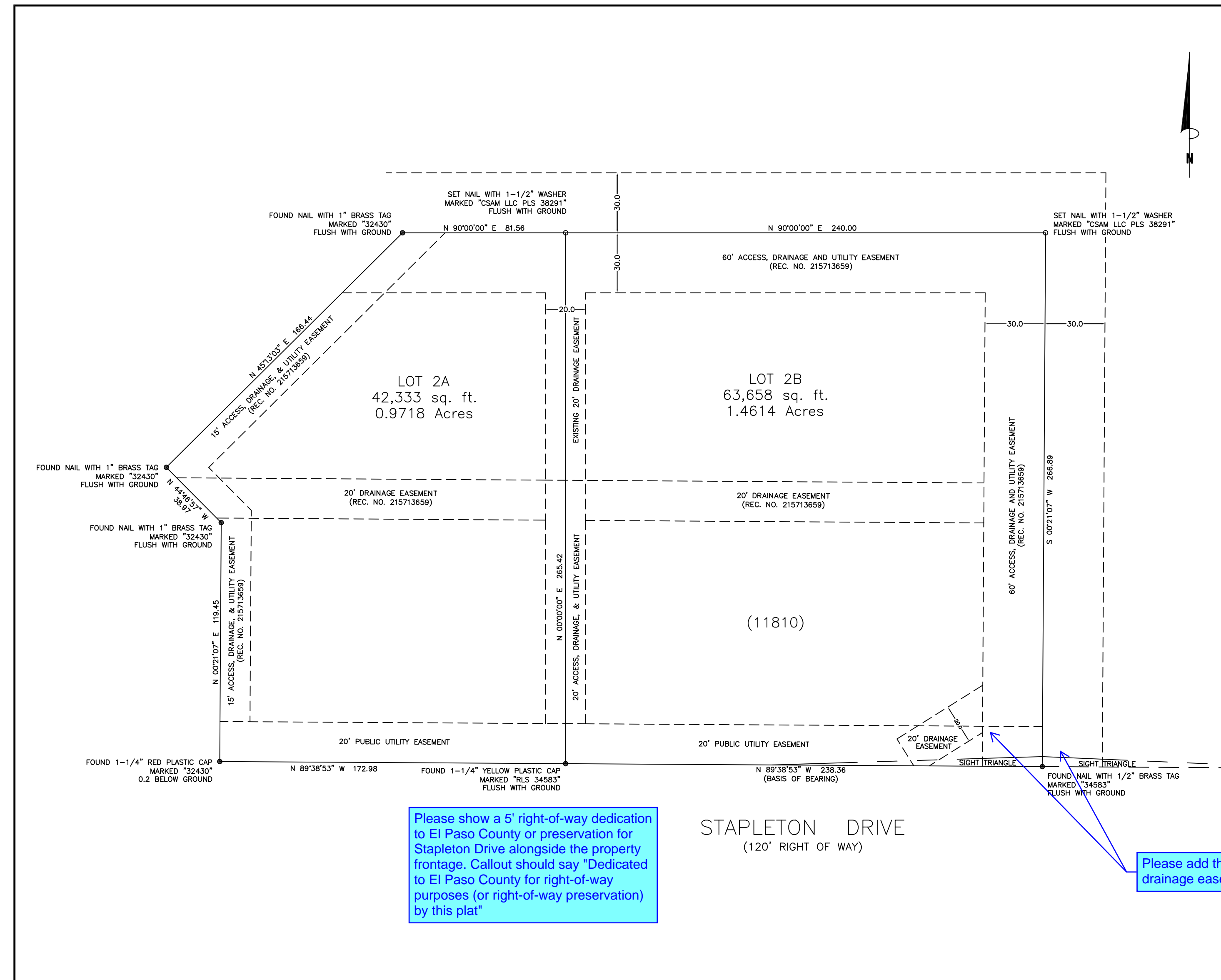


REVISIONS:	PROJECT NO.	22107
	DATE:	JUNE 21, 2023
	DRAWN BY:	DRH
	CHECKED BY:	MSJ
	SHEET:	1 OF 2

# FINAL PLAT THE SHOPS FILING NO. 1A AT MERIDIAN RANCH

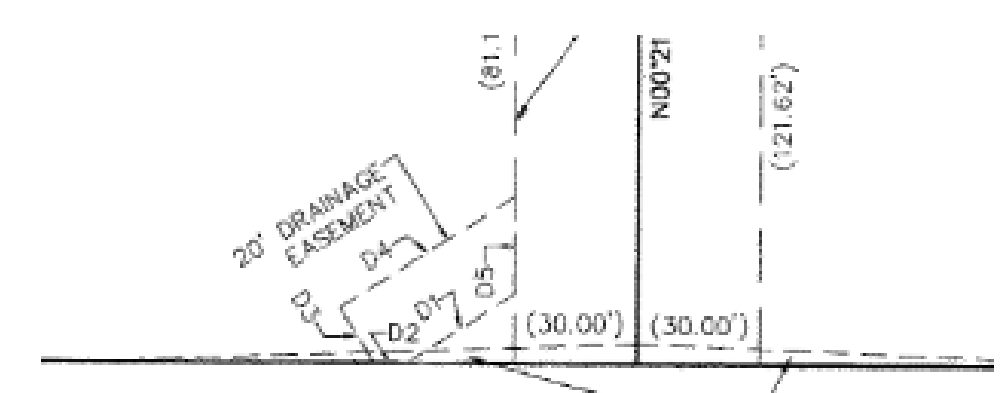
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LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30,  
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EL PASO COUNTY, COLORADO

AS REPLATTED

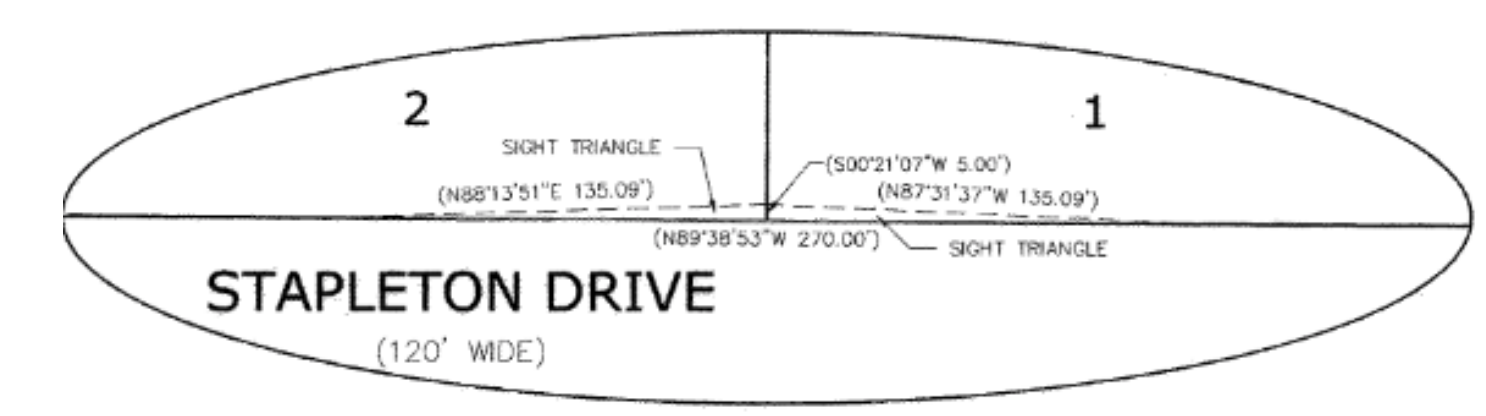


Please show a 5' right-of-way dedication to El Paso County or preservation for Stapleton Drive alongside the property frontage. Callout should say "Dedicated to El Paso County for right-of-way purposes (or right-of-way preservation) by this plat"

Please add the following information from the original plat regarding the drainage easement and sight distance triangle.



EASEMENTS LINE TABLE		
LINE	LENGTH	BEARING
D1	31.41'	S57°58'44"W
D2	7.74'	N89°38'53"W
D3	15.58'	N32°01'16"W
D4	50.63'	N57°58'44"E
D5	23.88'	N00°21'07"E
D6	28.36'	N44°46'57"W
A1	47.74'	N44°46'57"W
A2	30.20'	N44°46'57"W
A3	12.07'	N44°46'57"W



PCD FILE No. SF 22-\_\_\_\_\_