

Steve Schleiker  
08/27/2024 02:28:00 PM  
Doc \$0.00  
Rec \$23.00

El Paso County, CO



2  
Pages

224715393

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

2

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

THE SHOPS FILING NO. 2 AT MERIDIAN RANCH

Name of Plat

HUNJAN GAS STATIONS, LLC,  
SHOPS AT MERIDIAN RANCH, LLC

Owner's Name

Subdivision



Condominium



# FINAL PLAT

## THE SHOPS FILING NO. 2 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

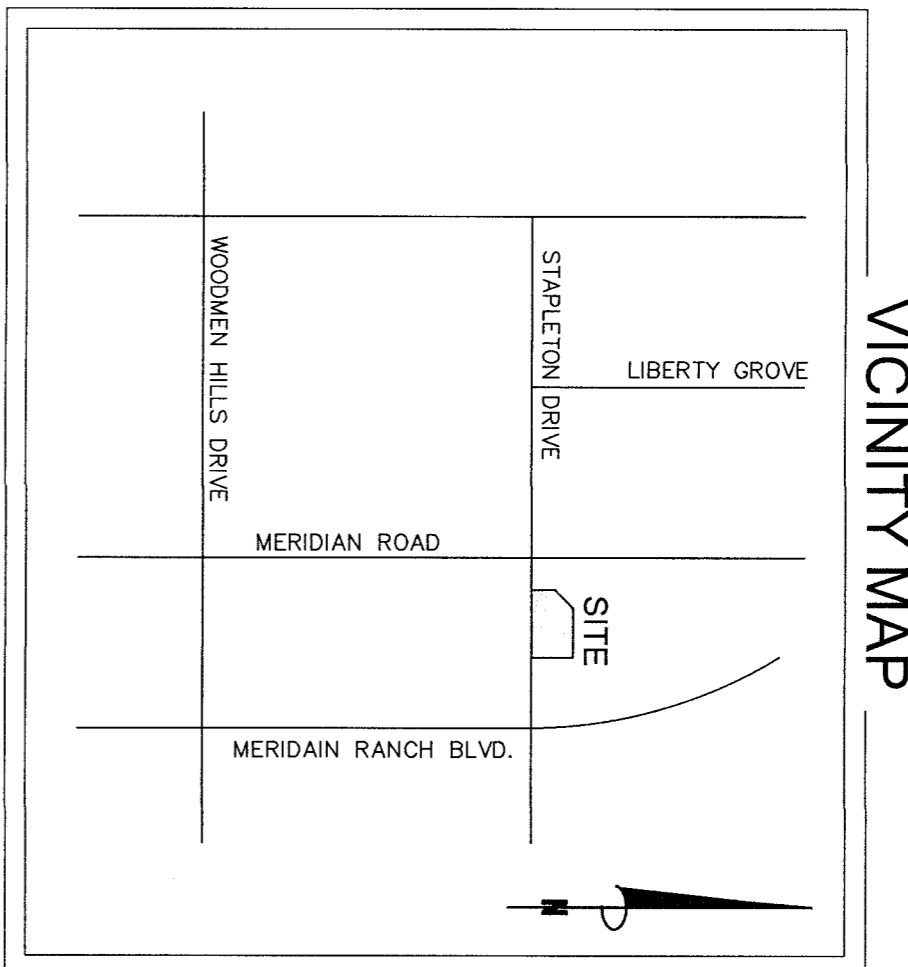
15393

**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 undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described hereon, hereby dedicate and subdivide of The Shops Filing No. 2 at Meridian Ranch located within unincorporated El Paso County.

All public improvements so plotted are hereby dedicated to public use and 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 expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by the Board of County Commissioners of El Paso County, Colorado, the undersigned shall be deemed to have accepted the utility easements shown hereon and hereby agree to be bound by El Paso County 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. **THE SHOPS AT MERIDIAN RANCH, LLC**



By: Raul Guzman  
 Title: Vice President, MEMBER  
 Secretary/Treasurer  
 State of Colorado  
 County of San Diego El Paso  
 Signed before me on August 15, 2024  
 by Raul Guzman  
 (Notary's official signature)  
JENNIFER L. KYLE  
 STATE OF COLORADO  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 06/30/2025

(Title of office)  
August 5, 2025  
 (Commission Expiration)  
HUNJAN GAS STATIONS, LLC  
Omara/Mortgages (Signature)  
 By: ISBAL SINGH HUNJAN  
 Title: MEMBER  
 Secretary/Treasurer  
 State of Colorado  
 County of El Paso  
 Signed before me on August 15, 2024  
 by Isbal Singh Hunjan  
 (Notary's official signature)  
JENNIFER L. KYLE  
 STATE OF COLORADO  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 06/30/2025

(Title of office)  
August 5, 2025  
 (Commission Expiration)  
**OWNER OF RECORD:**  
 Name: Hunjan Gas Stations, LLC  
 Address: 1819 Stapleton Drive  
 Telephone: (719) 237-4927

COMPASS SURVEYING & MAPPING, LLC  
 3253 WEST CAREFREE CIRCLE  
 COLORADO SPRINGS, CO 80917  
 719-3544120  
 WWW.CSAMLLC.COM

**NOTES:**

- Denotes found monument, marked as noted
  - Denotes Set with 1 1/2" washer marked "CSM LLC PLS 38291" (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 8/15/24.
- 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 2 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.
- Water and wastewater service for this subdivision is provided by the Meridian Service Metropolitan District subject to the District's (Provider's) rules, regulations and specifications.
- 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, Soil Geology Report, Wastewater Disposal Report, Water Resource Report and Wildlife Hazard Evaluation Report.
- 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 Prairie Meadow jumping mouse as a listed threatened species.
- Addresses: The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

**NOTES CONTINUED:**

- All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, plating fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
- 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.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- There shall be no direct lot access to Stapleton Drive, Tourmaline Drive & Meridian Road.
- Flood Plain: "The Shops Filing No. 2 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 0804100575-F dated March 17, 1997.
- Soil and Geology Conditions: 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 Zind and Paul G. Goff, dated 02/20/2018, File No. 192501 available at the El Paso County Planning and Community Development Department:
  - Downslope Creep: Lot 2. Consists of Columbine gravelly sandy loam, 0 to 3 percent slopes. Geologic conditions 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.
  - No below-grade inhabitable space or basements are allowed.
- All All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. 2220278896, and First Amendment to Declaration of Covenants as recorded at Reception No. 2240259354 of the records of the El Paso County Clerk and Recorder.

**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:**

- 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, 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.

**BOARD OF COUNTY COMMISSIONERS APPROVAL:**  
 This plat for The Shops Filing No. 2 At Meridian Ranch was approved for filing by the El Paso County Board of County Commissioners on the 8th day of August, 2024 subject to any notes specified hereon and any conditions included in the resolution of approval.

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 # 215713659.

Annal Dabrowski Date 8/27/24  
 Clerk, Board of County Commissioners  
 Director, Planning and Community Development

**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 complies with the applicable laws of the State of Colorado dealing with monuments, subdivisions, and the boundary lines 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.

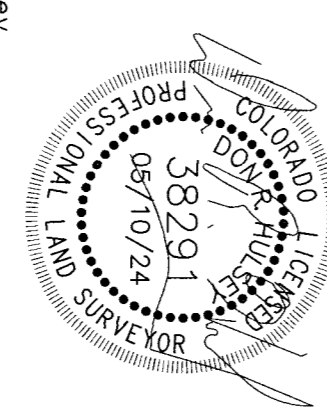
I attest the above on this 014 day of May, 2024.

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 23 day of August, 2024 and was recorded at Reception Number 224135353 of the records of El Paso County.

[Signature]  
 El Paso County Clerk and Recorder



**FEES:**

Drainage Fee: 0  
 Bridge Fee: 0

REVISIONS:	PROJECT NO.	DATE:
1 8/22/23 Plat Comments	221107	JUNE 21, 2023
2 9/21/23 Add soil and geology study notes		
3 11/07/23 Plat Comments		
4 02/01/24 Plat Comments		
5 05/10/24 Plat Comments		

PCD FILE NO. VR 2314-      

1 OF 2

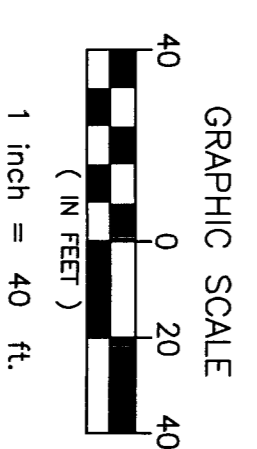
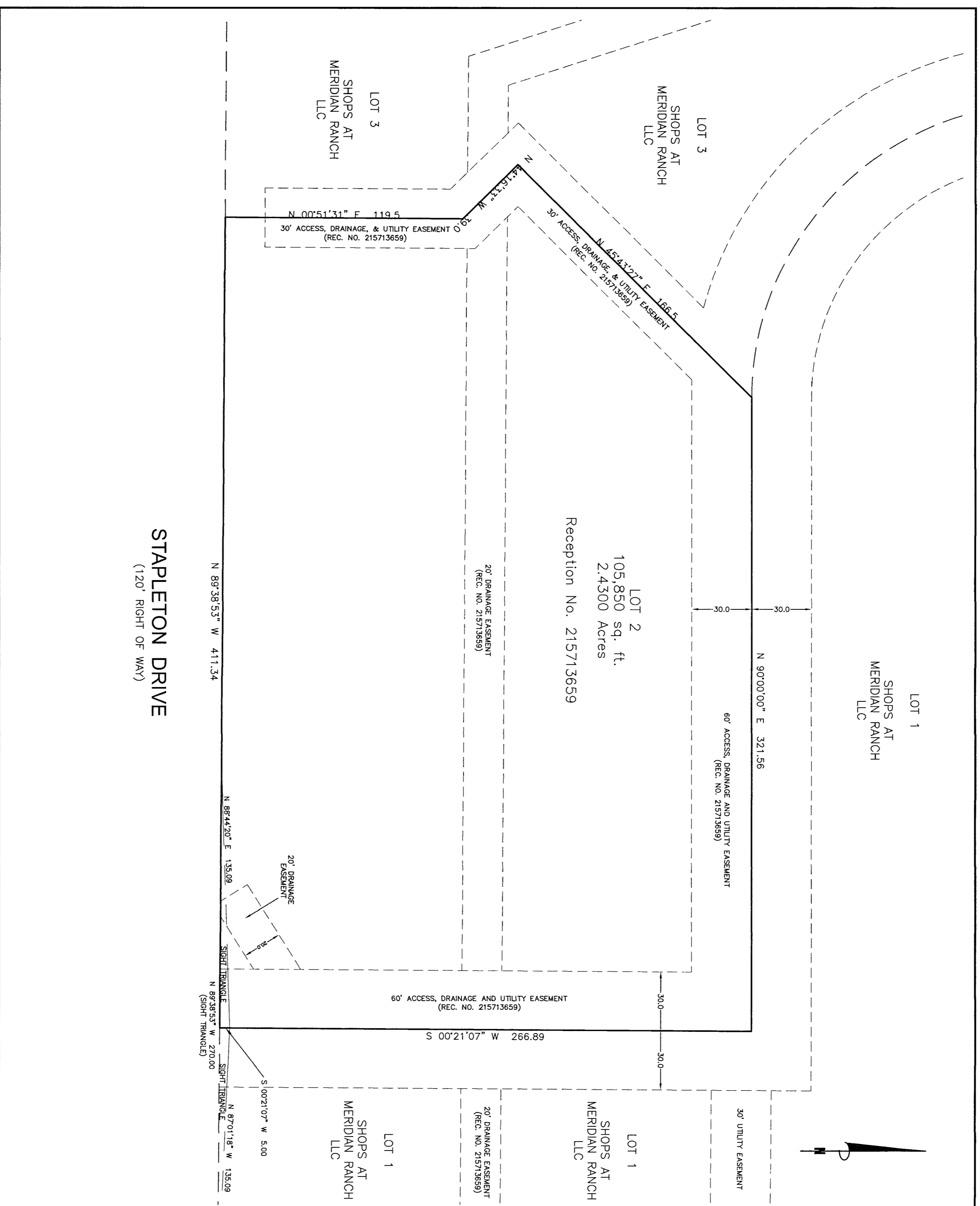
# FINAL PLAT

## THE SHOPS FILING NO. 2 AT MERIDIAN RANCH

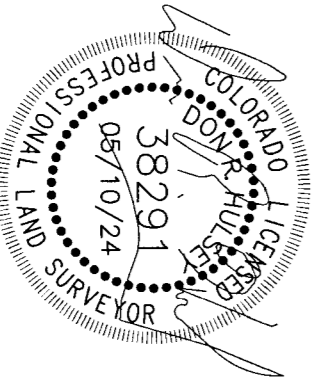
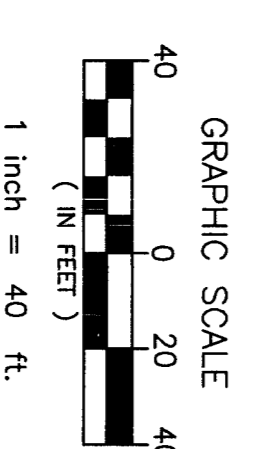
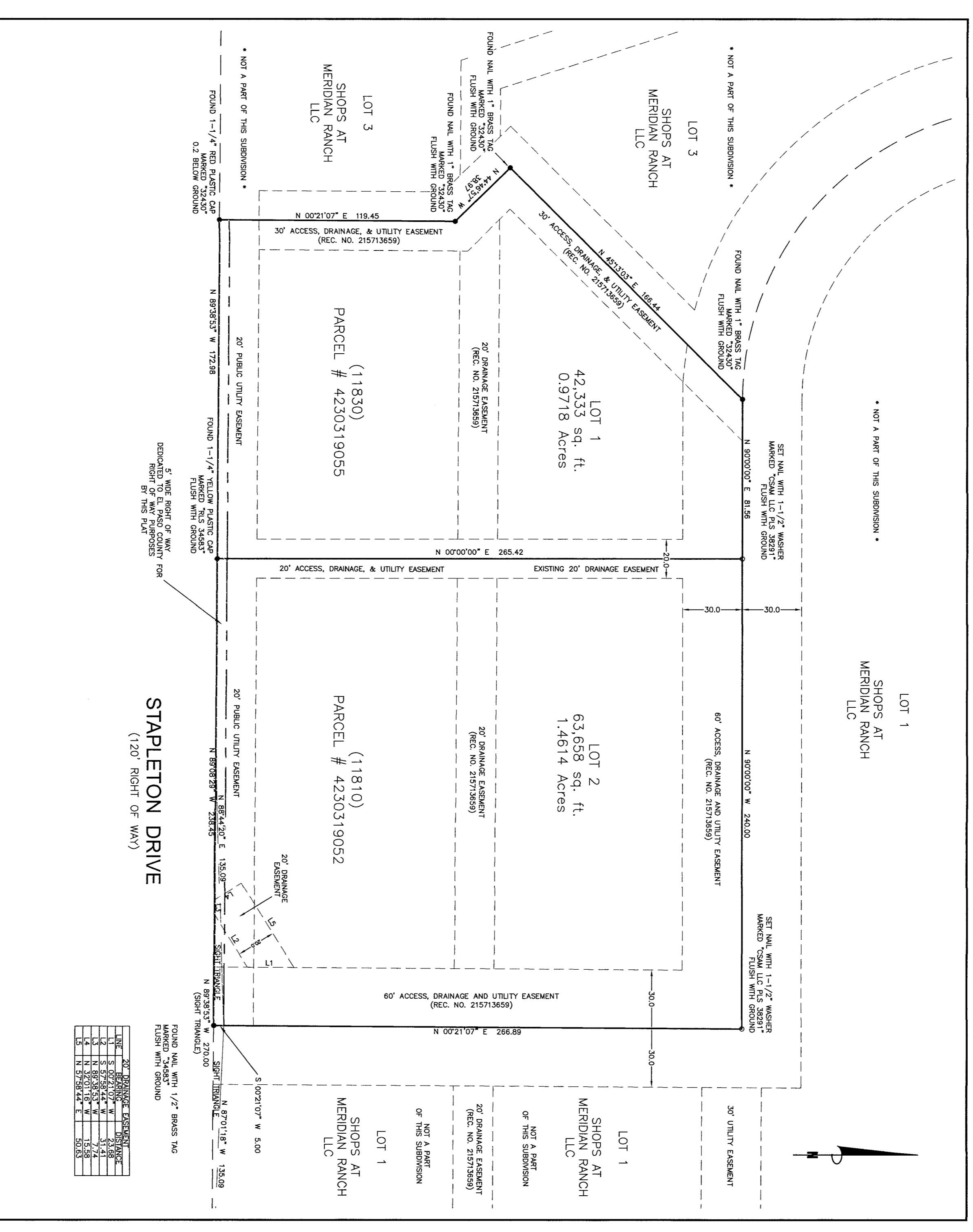
A REPLAT OF LOT 2, THE SHOPS FILING NO. 1 AT MERIDIAN RANCH  
 LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30,  
 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
 EL PASO COUNTY, COLORADO

15393

AS PLATTED



AS REPLATTED



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

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



PCD FILE NO. VR 2314-

REVISIONS:	PROJECT NO.	DATE:	DRAWN BY:	CHECKED BY:	SHEET:
1 8/22/23 Plat Comments	22107	JUNE 21, 2023	DRH	MSJ	2 OF 2
2 9/21/23 Add soil and geology study notes.					
3 11/07/23 Plat Comments					
4 02/01/24 Plat Comments					
5 05/10/24 Plat Comments					