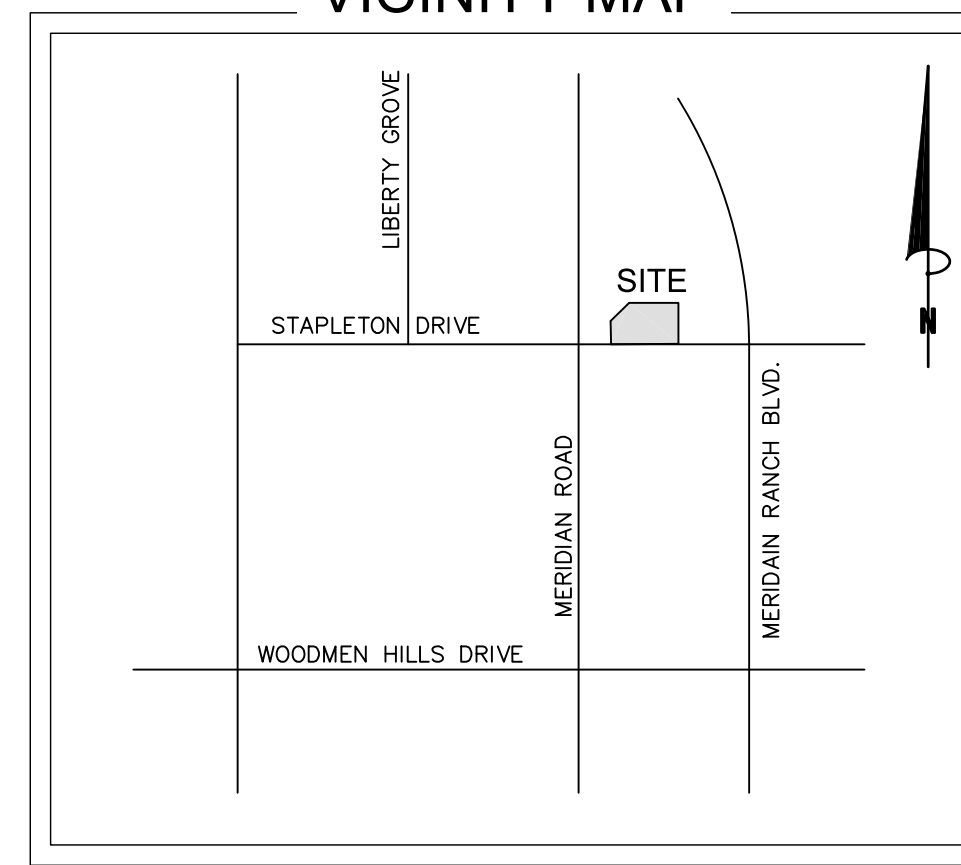


FINAL PLAT THE SHOPS FILING NO. 2 AT MERIDIAN RANCH

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

VICINITY MAP



NOT TO SCALE

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, 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 and easements as shown hereon under the name and subdivision of The Shops Filing No. 2 at Meridian Ranch located within unincorporated El Paso County.

All public improvements so platted 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 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.

Owners/Mortgagee (Signature)

By: Paul Guzman

Title: Vice President

Secretary/Treasurer

State of California

County of San Diego

Signed before me on _____, 20____

by _____

(Notary's official signature)

(Title of office)

(Commission Expiration)

Owners/Mortgagee (Signature)

By:

Title:

Secretary/Treasurer

State of Colorado

County of El Paso

Signed before me on _____, 20____

by _____

(Notary's official signature)

(Title of office)

(Commission Expiration)

OWNER OF RECORD:

Name: Hunjan Gas Stations, LLC
Address: 11810 Stapleton Drive
Telephone: (719) 237-4927

NOTES:

1.
 - - 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.

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 _____.

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.

4. 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 2 lies within the plot 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. All structural foundations shall be located and designed by a professional engineer, currently registered in the State of Colorado.

9. Water and wastewater service for this subdivision is provided by the Meridian Service Metropolitan District subject to the District's (Providers) rules, regulations and specifications.

10. The Sewer provider shall be Meridian Service Metropolitan District.

11. 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.

12. 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.

13. 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.

14. 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:

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 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.

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

19. There shall be no direct lot access to Stapleton Drive, Tourmaline Drive & Meridian Road.

20. 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 08041C0575-F dated March 17, 1997.

21. 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 Zigler Project Geolst, 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-foot separation from the below-grade inhabitable area and the underlying seasonally fluctuating groundwater.

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) 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.
- 2) 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.
- 3) 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, 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 (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.

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.

Chair, Board of County Commissioners

Date

Director, Planning and Community Development

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 }
COUNTY OF EL PASO } SS

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

PCD FILE NO. VR 2314-_____

FEES:

Drainage Fee: _____

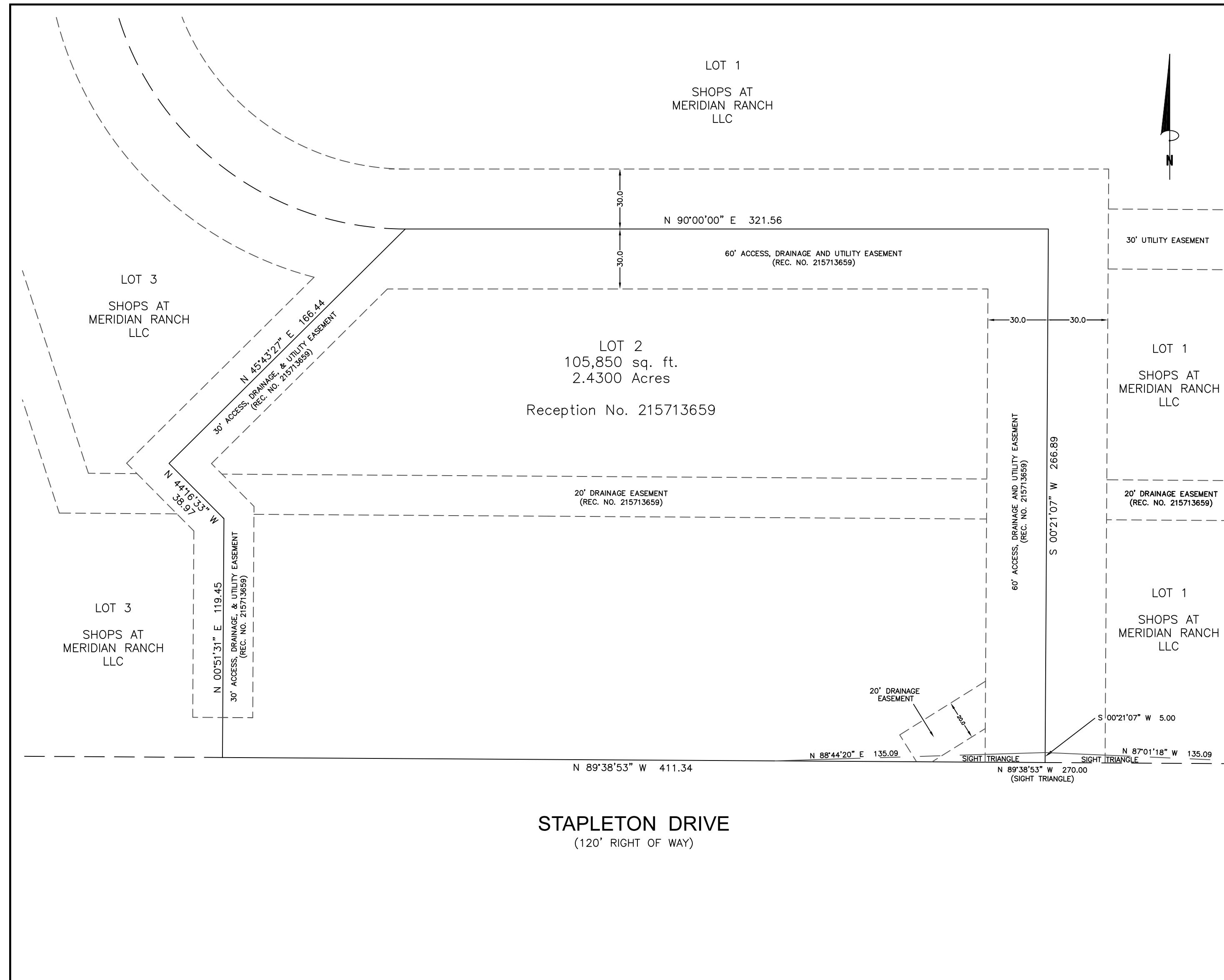
Bridge Fee: _____

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

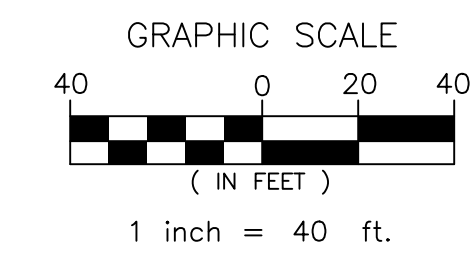
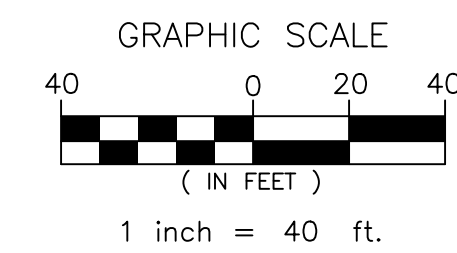
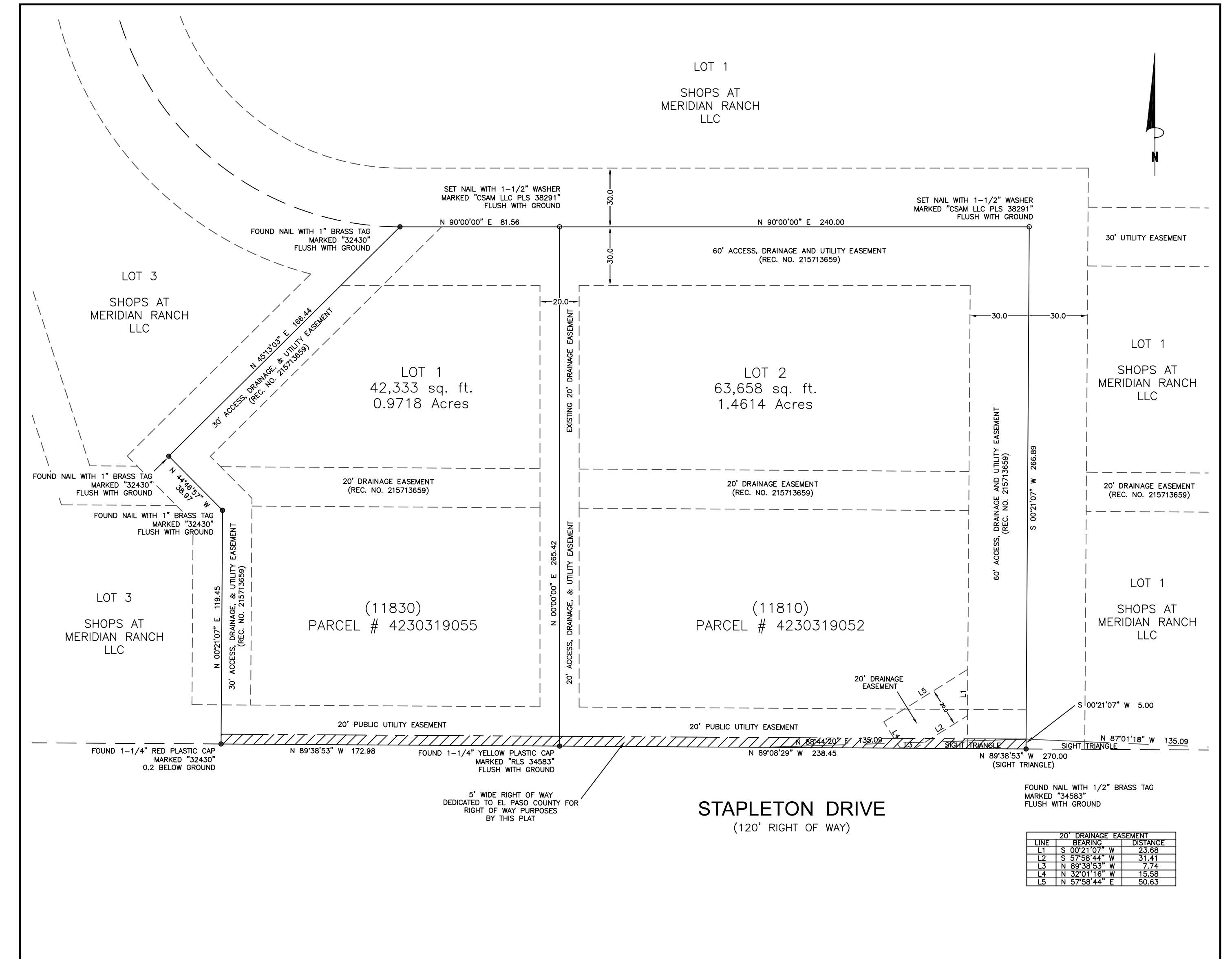
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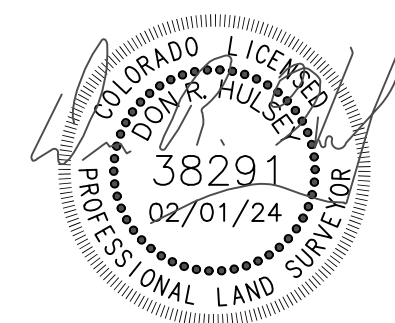
AS PLATTED



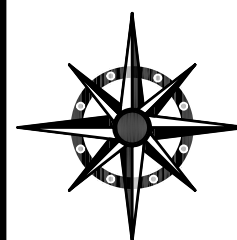
AS REPLATTED



20' DRAINAGE EASEMENT	
LINE	BEARING DISTANCE
L1	S 02°21'07" W 23.58
L2	S 57°58'44" W 31.41
L3	N 89°38'53" W 7.74
L4	N 32°01'18" W 15.58
L5	N 57°58'44" E 50.63



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.CSAMLIC.COM

PCD FILE No. VR 2314-_____

REVISIONS:		PROJECT NO.	22107
1	8/22/23	Plot Comments	
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		DATE:	JUNE 21, 2023
		DRAWN BY:	DRH
		CHECKED BY:	MSJ
		SHEET:	2 OF 2