

INDEX MAP

N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT; BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
BEGINNING AT THE NORTHWEST CORNER OF TRACT J AND THE BOUNDARY LINE OF WINDINGWALK FILING 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 218714220 IN THE RECORDS OF EL PASO COUNTY;

- THE FOLLOWING NINETEEN (19) COURSES ARE ON SAID BOUNDARY
1. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
 2. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
 3. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
 4. THENCE S38°59'54"E A DISTANCE OF 123.00 FEET;
 5. THENCE S44°59'01"E A DISTANCE OF 58.00 FEET;
 6. THENCE S46°40'09"E A DISTANCE OF 60.00 FEET;
 7. THENCE S49°18'16"E A DISTANCE OF 58.53 FEET;
 8. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
 9. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
 10. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
 11. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
 12. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
 13. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
 14. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
 15. THENCE S84°38'19"W A DISTANCE OF 400.00 FEET;
 16. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
 17. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
 18. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
 19. THENCE N78°55'18"W A DISTANCE OF 200.00 FEET TO A POINT ON TRACT D AND THE BOUNDARY LINE OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

- THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF SAID TRACT D OF STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH:
20. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
 21. THENCE N58°18'54"E A DISTANCE OF 150.00 FEET;
 22. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
 23. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
 24. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
 25. THENCE N56°12'41"E A DISTANCE OF 308.07 FEET TO THE POINT OF BEGINNING.

- THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.
- PARCEL B:**
BEGINNING AT THE NORTHEAST CORNER OF TRACT I OF SAID WINDINGWALK FILING 1 AT MERIDIAN RANCH AND A POINT ON THE SOUTHERLY LINE OF TRACT C OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY;

- THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:
1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
 2. THENCE S85°52'49"E A DISTANCE OF 400.00 FEET;
 3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
 4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
 5. THENCE S23°25'11"W A DISTANCE OF 140.26 FEET;
 6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET TO THE NORTHERN MOST POINT OF TRACT A OF WINDINGWALK FILING 2 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 220114494 IN THE RECORDS OF EL PASO COUNTY;

- THE FOLLOWING TWO (2) COURSES ARE ON THE NORTHWESTERLY LINE OF SAID TRACT A:
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
 8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET TO A POINT ON TRACT G, AND BOUNDARY LINE OF WINDINGWALK FILING 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 218714220 IN THE RECORDS OF EL PASO COUNTY;

- THE FOLLOWING SEVENTEEN (17) COURSES ARE ON SAID BOUNDARY:
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
 10. THENCE N51°48'02"W A DISTANCE OF 111.67 FEET;
 11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
 12. THENCE S47°28'28"W A DISTANCE OF 115.00 FEET;
 13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
 14. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;
 15. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
 16. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
 17. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
 18. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
 19. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
 20. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
 21. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
 22. THENCE N55°03'09"W A DISTANCE OF 144.23 FEET;
 23. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
 24. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
 25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

THE FINAL PLAT CONTAINS 67.895 ACRES, MORE OR LESS.

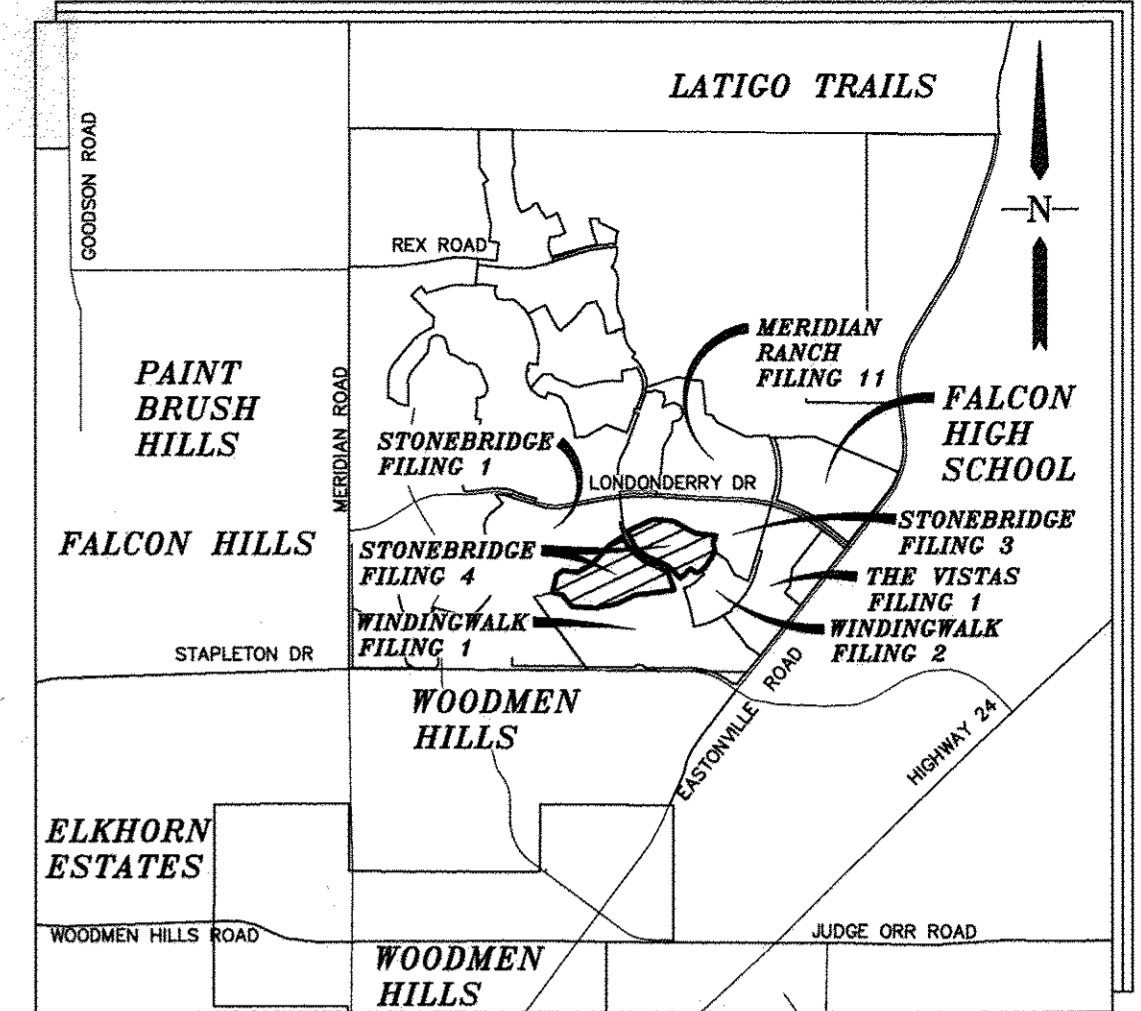
NOTES:

- 1) BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°18'12"E FROM THE NORTHWEST CORNER OF SECTION 19 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24964).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO RAINBOW BRIDGE DRIVE.
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- 7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPED RUNOFF FROM REACHING DRAINAGE SWALES.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- 9) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1987, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDEATION OF THIS PLAT.
- 11) 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 UNANTICIPATED WATER LEVEL DECLINE. 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.
- 12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 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) TRACTS A & B ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. H0539752-710-CTO-SSC BY HERITAGE TITLE COMPANY, DATED APRIL 8, 2020.
- 16) 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.
- 17) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 201900986 OF EL PASO COUNTY RECORDS.
- 18) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. 220059749 IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP-18-003 AS RECORDED WITH RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 20) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. 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.
- 21) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 220059749 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30') BY THIRTY FOOT (30') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG RAINBOW BRIDGE DRIVE.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) 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.
- 25) FLOOD PLAIN: "STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE AS DEPICTED ON F.E.M.A. FIRM MAP 08041C0551G DATED DECEMBER 7, 2018 AND 08041C0552G DATED DECEMBER 7, 2018.
- 26) LOTS 1-209 ACREAGE: 40.866
TRACT A & B ACREAGE: 15.375
STREETS ACREAGE: 11.624
TOTAL ACREAGE: 67.895

27) Pikes Peak Regional Building Enumerations approval provided by email dated 4/1/2020 and recorded in the El Paso County Clerk and Recorder records at reception number 220059750

**STONEBRIDGE FILING No. 4
AT MERIDIAN RANCH**
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29 & 30, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

PLAT NO. **14501**



VICINITY MAP

N.T.S.

DEDICATION:

THE ABOVE OWNER(S) HAVING CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH", A SUBDIVISION IN EL PASO COUNTY, COLORADO, ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND PROPER DRAINAGE PROVIDED AT THE OWNER'S EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO WITH THE EXCEPTION OF MEDIANS WHICH WILL BE MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

IN WITNESS WHEREOF:
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th DAY OF April 2020

GTL, INC., DBA GTL DEVELOPMENT, INC.

By: *Raul Guzman*
RAUL GUZMAN, VICE PRESIDENT

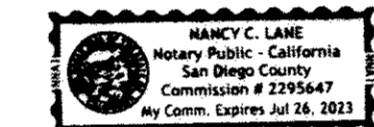
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April 2020 BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

Nancy Chene
NANCY CHENE, NOTARY PUBLIC

3575 Venon St #200
SAN DIEGO, CA 92110
ADDRESS

MY COMMISSION EXPIRES: July 26, 2023



MERIDIAN SERVICE METROPOLITAN DISTRICT

By: *David A. Pelsler*
DAVID A. PELSNER, GENERAL MANAGER

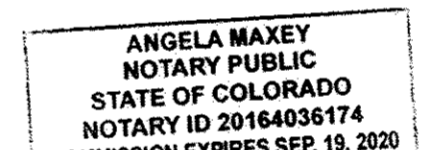
STATE OF COLORADO)
COUNTY OF EL PASO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF April 2020 BY DAVID A. PELSNER, GENERAL MANAGER, MERIDIAN SERVICE METROPOLITAN DISTRICT.

Angela Maxey
ANGELA MAXEY, NOTARY PUBLIC

940 Beryl Peyton CO 80831
ADDRESS

MY COMMISSION EXPIRES: 9-19-20



SURVEYOR'S CERTIFICATION:

I, JAMES F. LENZ, 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 DATE OF SURVEY, 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 FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.



JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, PLS NO. 34583

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 CERTIFICATION SHOWN HEREON.

APPROVALS:

THIS PLAT FOR "STONEBRIDGE FILING NO. 4 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 AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS HEREON 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.

[Signature]
CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE _____

THIS PLAT FOR "STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____ 20____. SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

[Signature]
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

4/22/2020
DATE

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 1:35 O'CLOCK P.M., THIS 15th DAY OF May 2020 AND IS DULY RECORDED AT RECEPTION NUMBER 220714501 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEES: \$50-
SC: \$3-

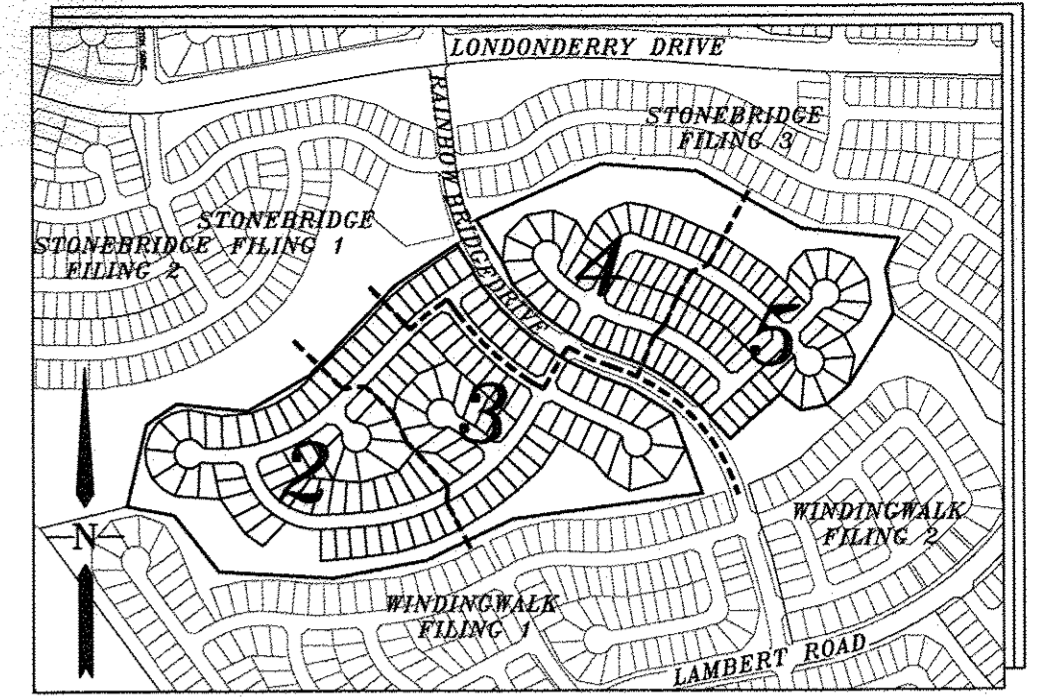
By: *[Signature]*
DEPUTY

FEES:

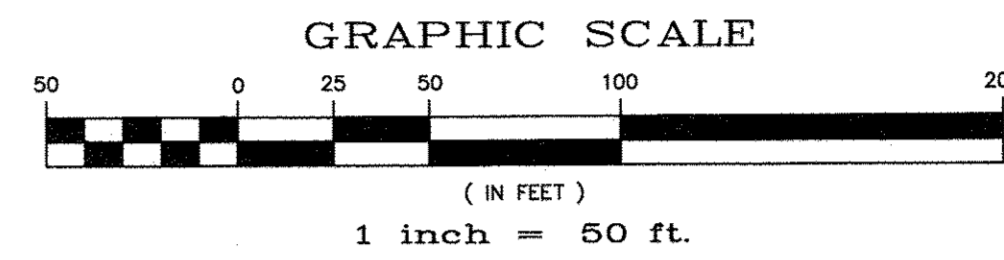
- RECEIPT NO: _____
- PLAT FEE: _____
- SURCHARGE: _____
- SCHOOL: _____
- PARK: _____
- BRIDGE: \$65,282.00 Credit Bennett, \$13,268.00 Haeger
- DRAINAGE: \$171,091.00 Bennett, \$89,966.00 Haeger

STONEBRIDGE FILING No. 4 AT MERIDIAN RANCH 14501

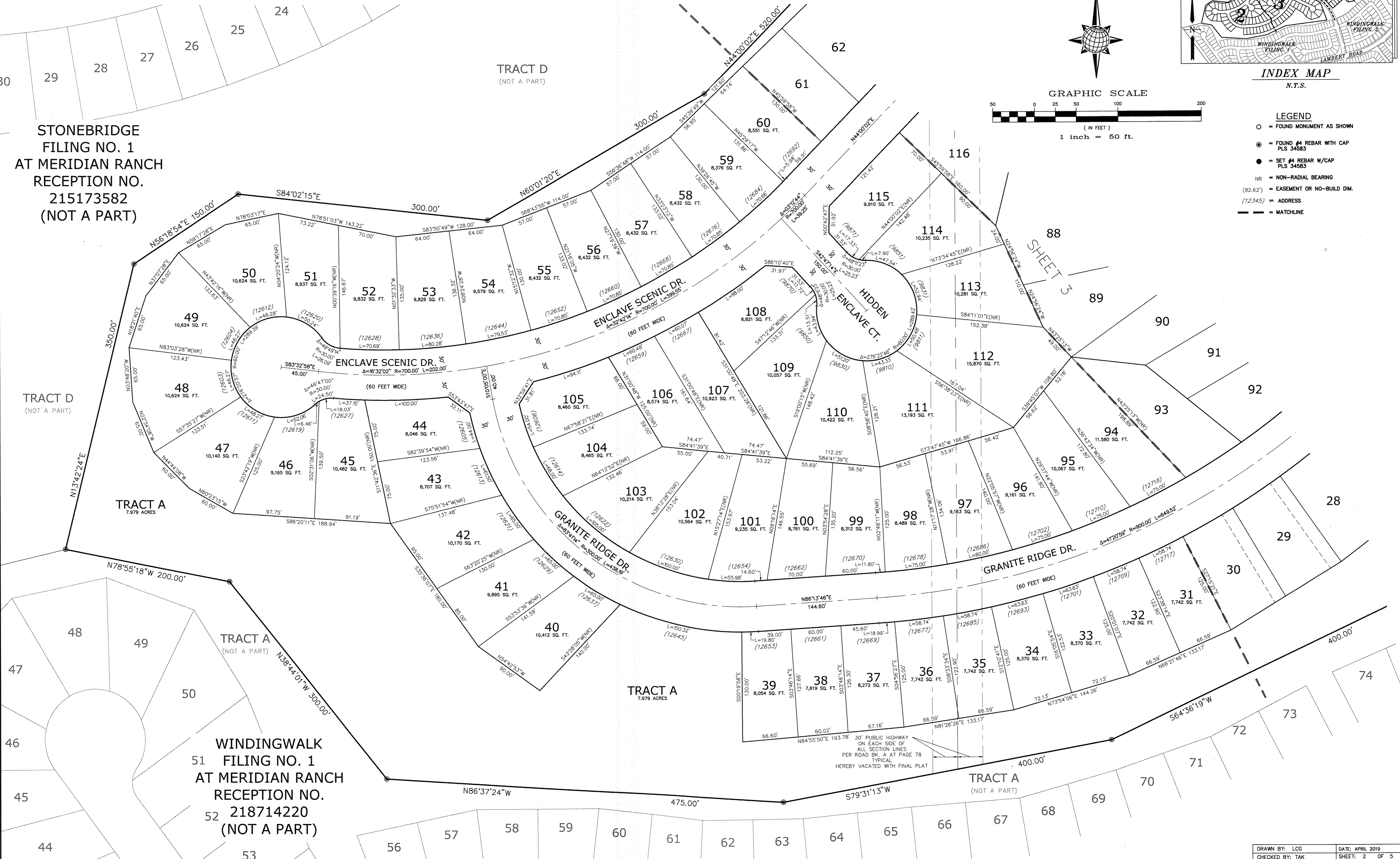
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RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.



- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
 - = SET #4 REBAR W/CAP PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62') = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - - - = MATCHLINE



STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH RECEPTION NO. 215173582 (NOT A PART)

TRACT D (NOT A PART)

TRACT A 7.979 ACRES

TRACT A (NOT A PART)

WINDINGWALK FILING NO. 1 AT MERIDIAN RANCH RECEPTION NO. 218714220 (NOT A PART)

TRACT A 7.979 ACRES

TRACT A (NOT A PART)

30' PUBLIC HIGHWAY ON EACH SIDE OF ALL SECTION LINES PER ROAD BK. A AT PAGE 78 HEREBY VACATED WITH FINAL PLAT

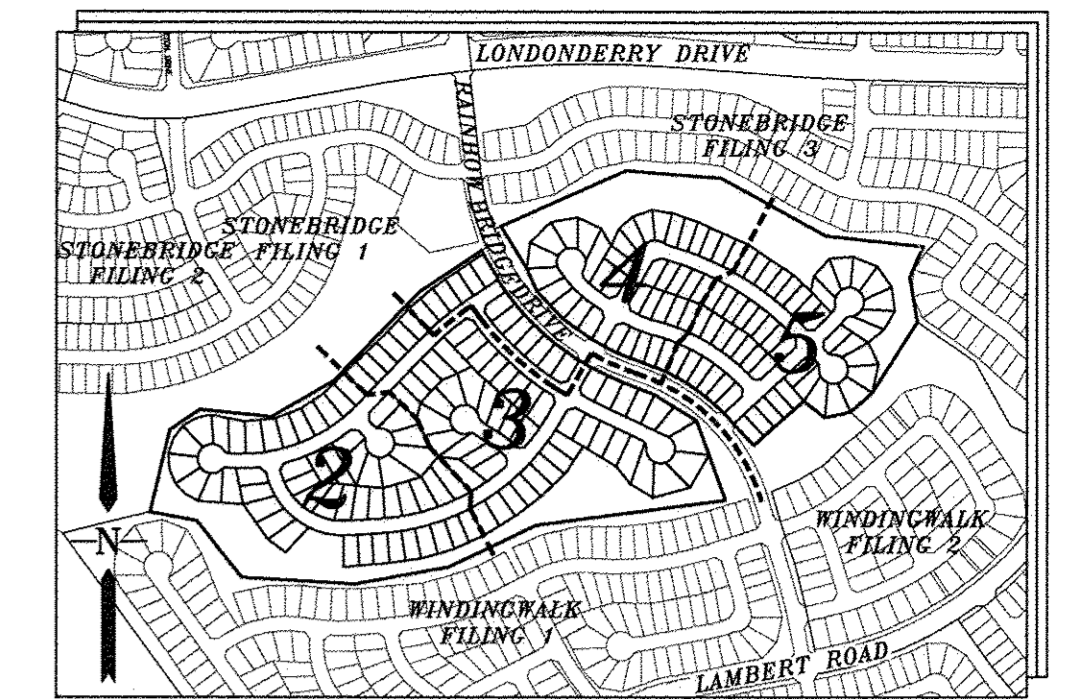
STONEBRIDGE
 FILING NO. 1
 AT MERIDIAN RANCH
 RECEPTION NO.
 215173582
 (NOT A PART)

30' PUBLIC HIGHWAY
 ON EACH SIDE OF
 ALL SECTION LINES
 PER ROAD BK. A AT PAGE 7B
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 WITH FINAL PLAT

STONEBRIDGE FILING No. 4 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29 & 30, IN TOWNSHIP 12 SOUTH,
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 EL PASO COUNTY, COLORADO.

14501

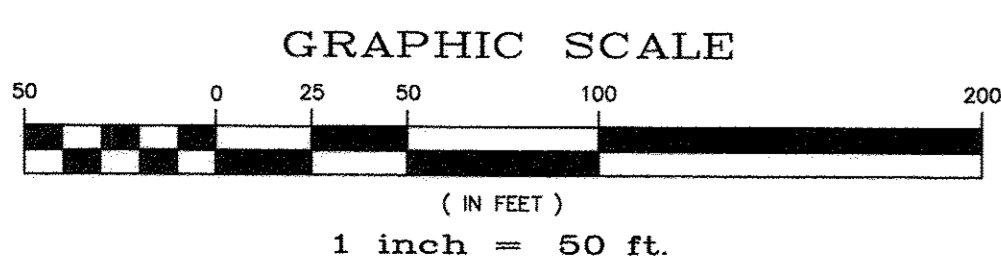
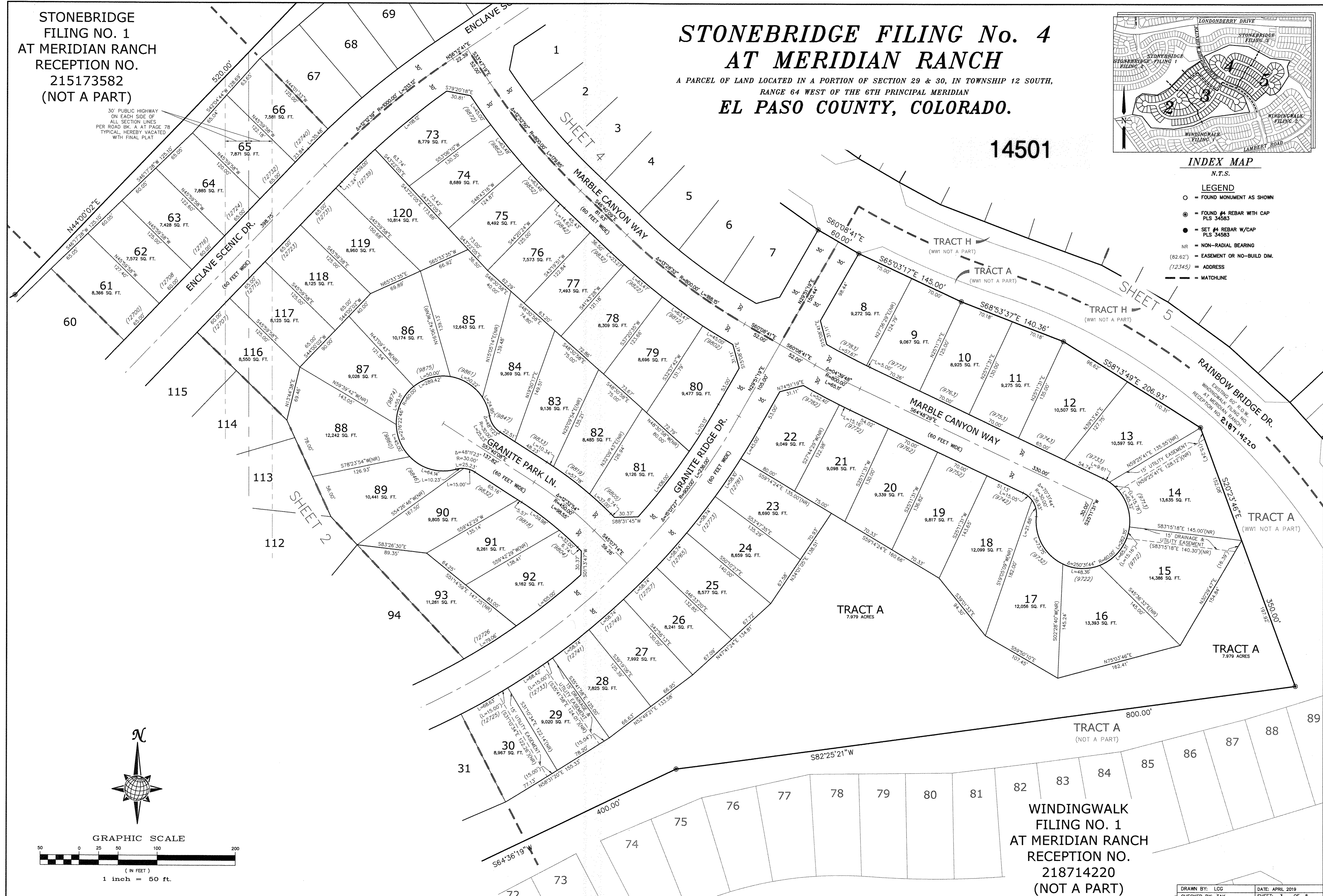


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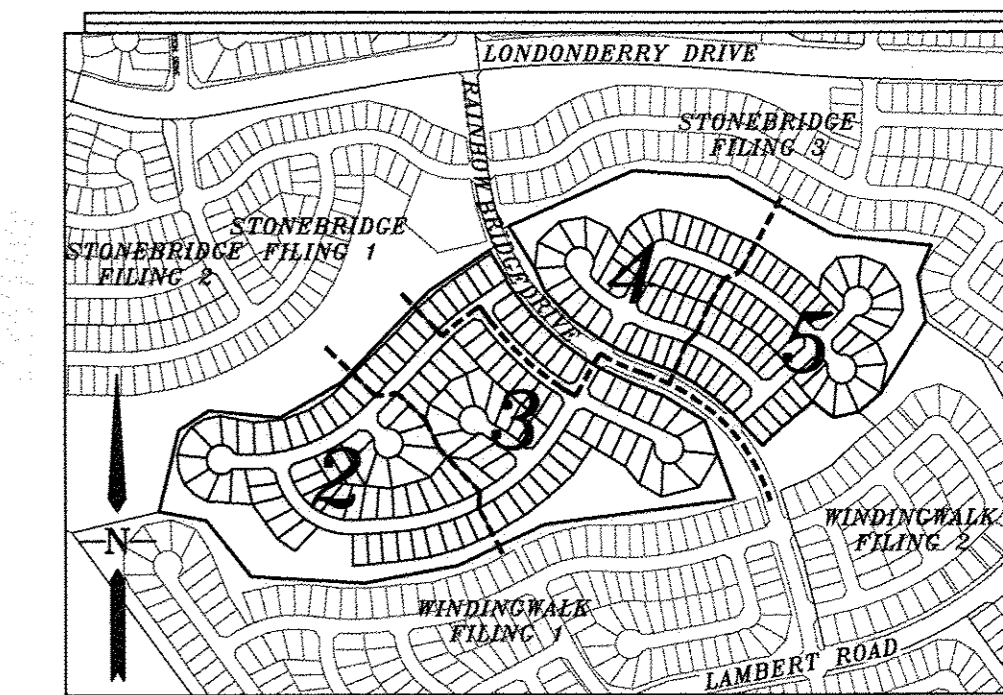


WINDINGWALK
 FILING NO. 1
 AT MERIDIAN RANCH
 RECEPTION NO.
 218714220
 (NOT A PART)

STONEBRIDGE FILING No. 4 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29 & 30, IN TOWNSHIP 12 SOUTH,
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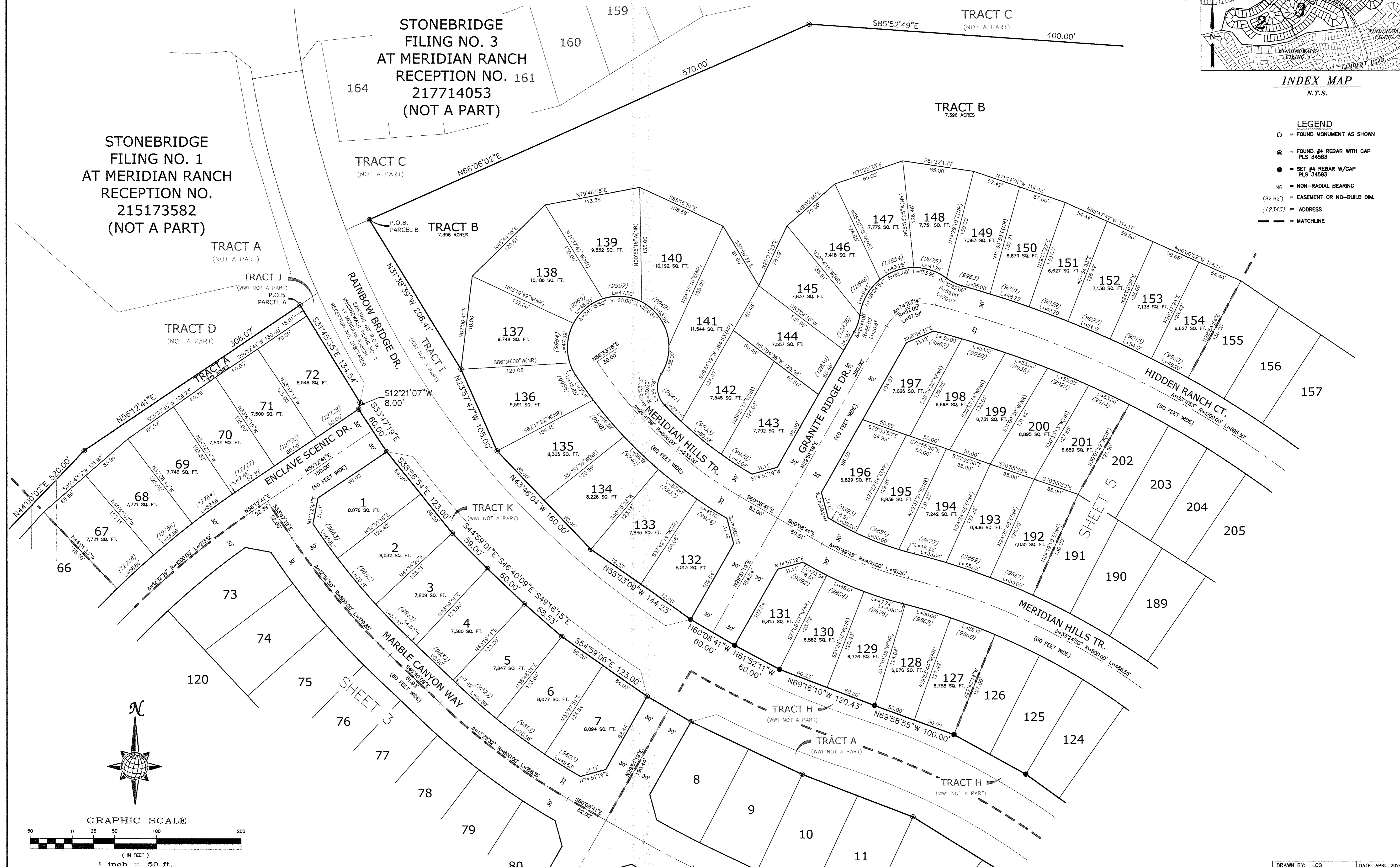
14501



INDEX MAP
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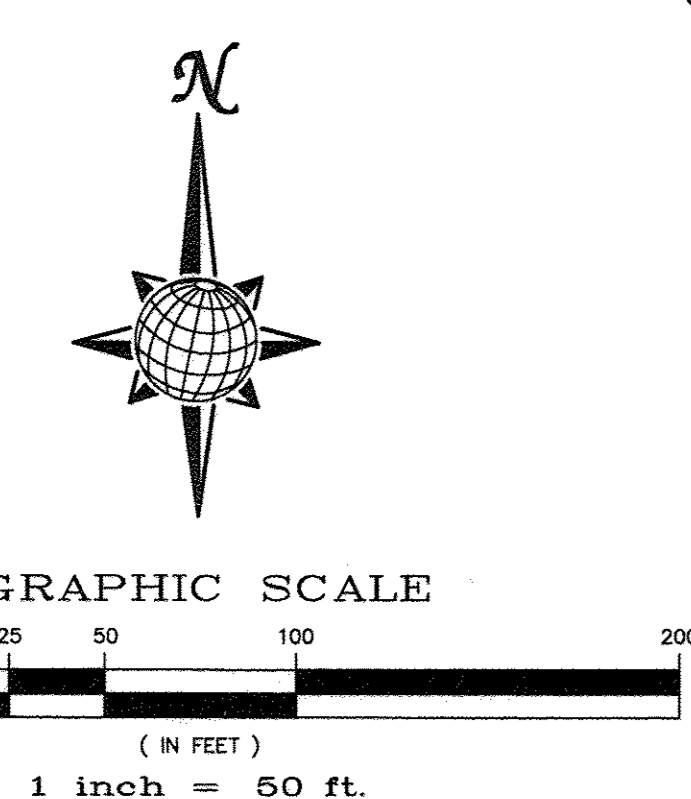
LEGEND

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- = SET #4 REBAR W/CAP PLS 34583
- NR = NON-RADIAL BEARING
- (82.62) = EASEMENT OR NO-BUILD DIM.
- (12345) = ADDRESS
- = MATCHLINE



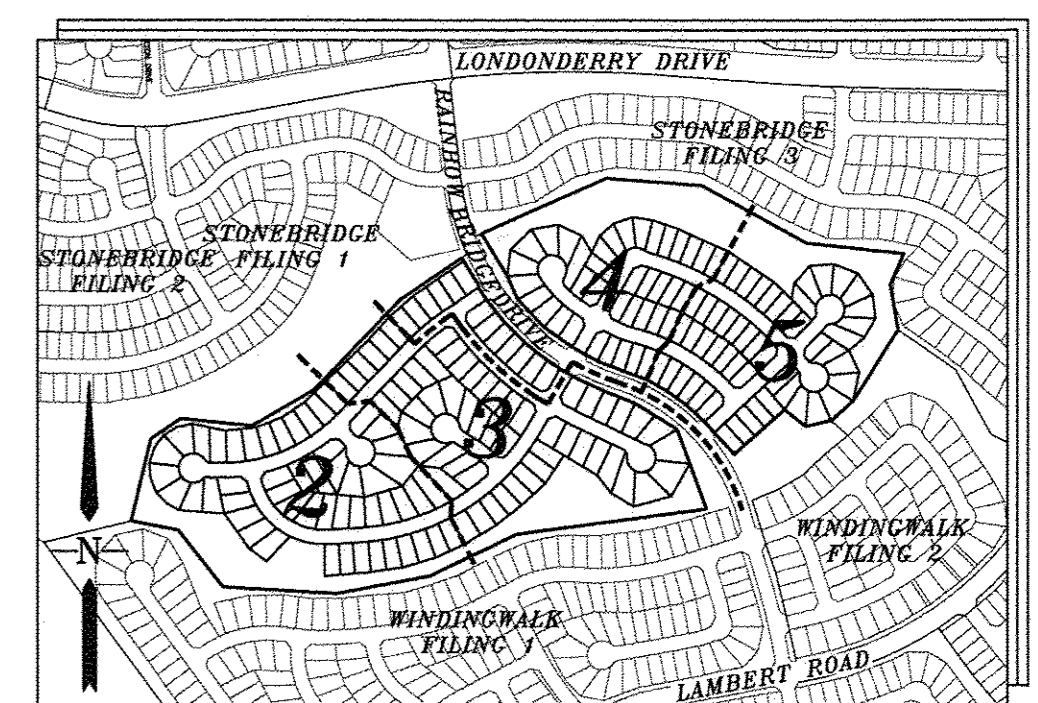
STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH RECEPTION NO. 215173582 (NOT A PART)

STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH RECEPTION NO. 161 217714053 (NOT A PART)



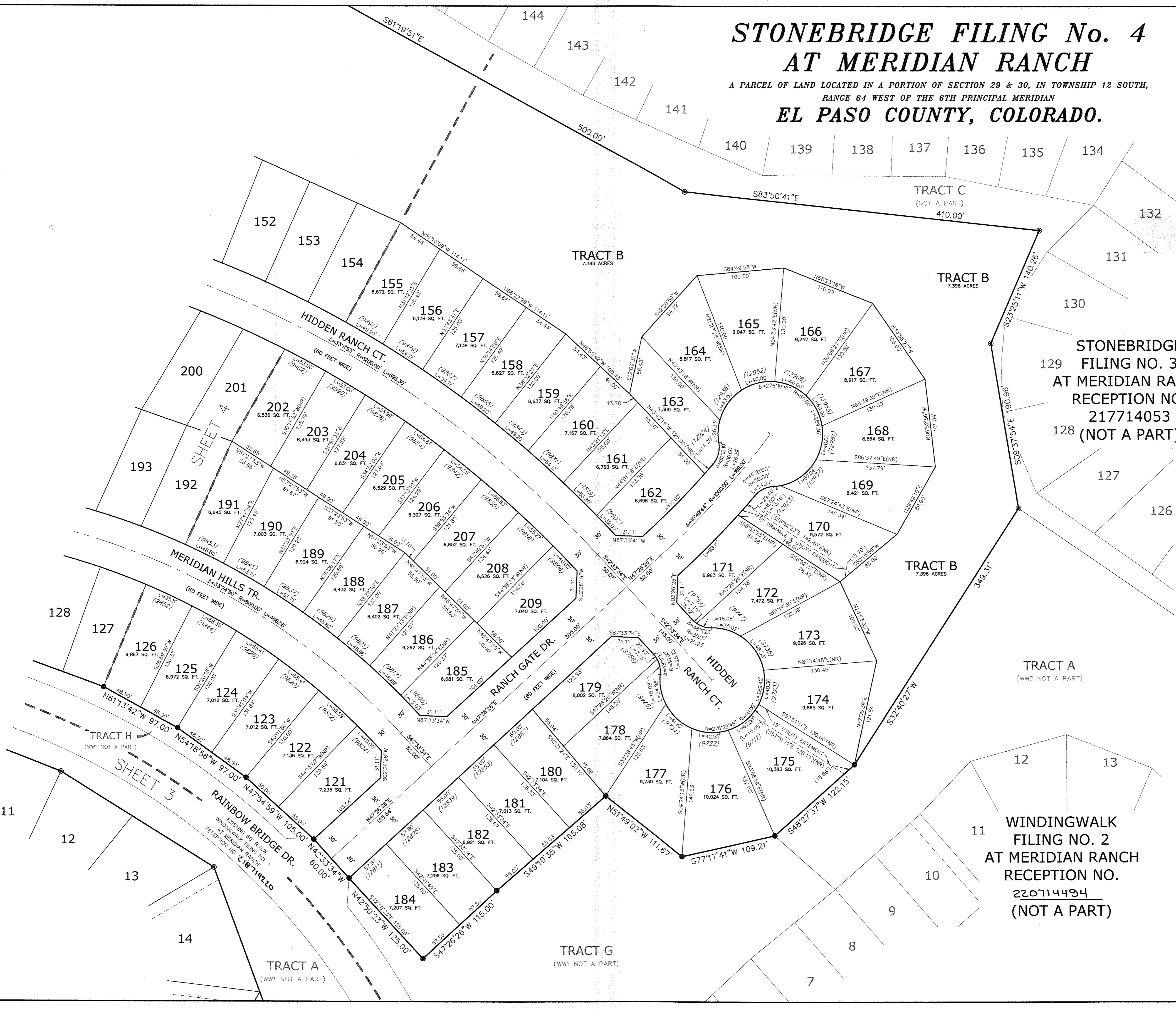
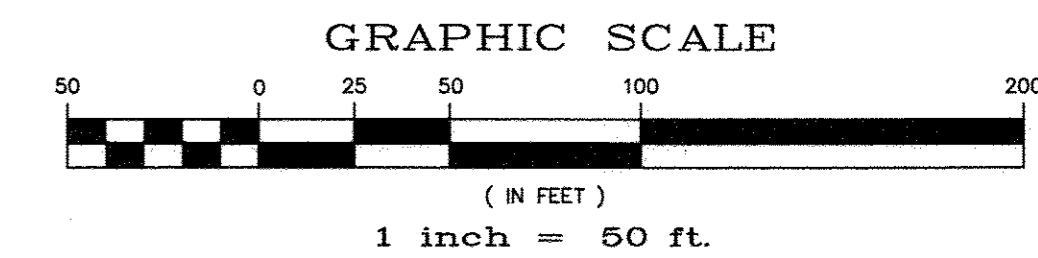
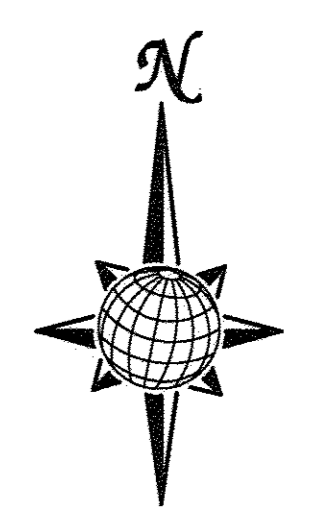
STONEBRIDGE FILING No. 4 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29 & 30, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
 - = SET #4 REBAR W/CAP PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62') = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - = MATCHLINE



STONEBRIDGE
FILING NO. 3
AT MERIDIAN RANCH
RECEPTION NO.
217714053
128 (NOT A PART)

TRACT A
(WW1 NOT A PART)

WINDINGWALK
FILING NO. 2
AT MERIDIAN RANCH
RECEPTION NO.
220714494
(NOT A PART)