

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 TRACT 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 A POINT ON THE SOUTHEASTERN MOST CORNER OF TRACT D 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 TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N56°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N56°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°40'09"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'01"W A DISTANCE OF 300.00 FEET;
25. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

PARCEL B:

BEGINNING AT A POINT ON THE SOUTHERN 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;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N55°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. 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.

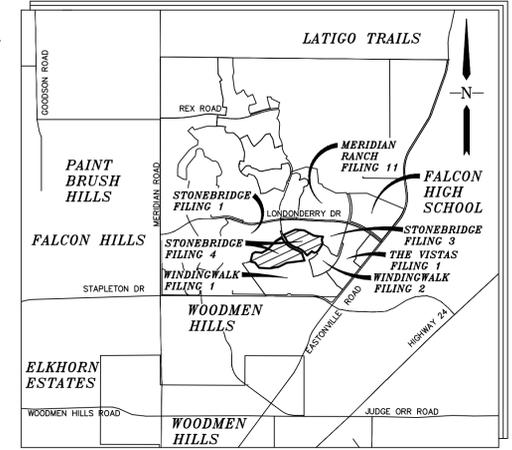
THE FINAL PLAT CONTAINS 67.895 ACRES, MORE OR LESS.

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. _____



VICINITY MAP

N.T.S.

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 IMPEDE 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 GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.
- 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, 1887, 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 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.
- 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, THE U.S. ARMY CORPS OF ENGINEERS, 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. _____ BY HERITAGE TITLE COMPANY, DATED _____.
- 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; PLATING 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 201900096 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. _____ 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 FILED _____ **Provided** ~~AND~~ 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. _____ 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') 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') 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. 13-04.
- 25) FLOOD PLAIN: "STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE BASED ON LOWR CASE NO. 14-08-1121P, EFFECTIVE DATE MARCH 24, 2015 WHICH IS A REVISION TO THE FLOOD HAZARDS DEPICTED ON F.E.M.A. FIRM MAP 08041C0575-F DATED MARCH 17, 1997.
- 26) LOTS 1-209 ACREAGE: 40.866
TRACT A & B ACREAGE: 15.375
STREETS ACREAGE: 11.654
TOTAL ACREAGE: 67.895

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 ____ DAY OF _____ 20____

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

NOTARY PUBLIC _____ ADDRESS _____
MY COMMISSION EXPIRES: _____

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: MILTON GABRIELSKI, PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC _____ ADDRESS _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND PLAT PREPARED UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF.

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

IN ACCORDANCE WITH COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE DATE OF RECORDATION OF THIS INSTRUMENT. NO ACTION BASED ON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF RECORDATION OF THIS INSTRUMENT.

nomenclature changes throughout.

Add Fire Protection Report; Natural Features Report Revised

add more space for signing. **Provided**

Please provide more space for signing and title the signature. **Provided**

please fill in title and project number

Will update when available

I believe all the triangles have been removed with the ROW dedication.

This note is intended to prevent residents from planting or creating an obstruction within the line of sight. **No change**

duplicate
This note identifies the resolution that exempts the development from the County Impact Fee. **No change.**

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

The addresses are reviewed by RBD and I do not believe they are subject to change.
Note not added

APPROVALS:

THE ACCOMPANYING PLAT OF "STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH", EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS ____ DAY OF _____ 20____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS ____ DAY OF _____ 20____

EL PASO COUNTY CLERK AND RECORDER

APPROVED BY THE PRESIDENT, BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS ____ DAY OF _____ 20____

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS ____ DAY OF _____ 20____ AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEE: _____ BY: _____
DEPUTY

FEES:

RECEIPT NO: _____
PLAT FEE: _____
SURCHARGE: _____
SCHOOL: _____
PARK: _____
BRIDGE: _____
DRAINAGE: _____

Revised (Hopefully correctly)

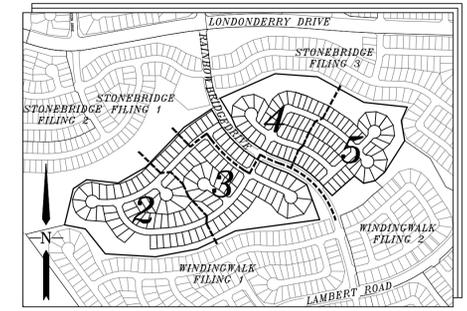
The order is off. The Clerk and recorder should be separate from the Planning and BoCC approval.

SF-18-023

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

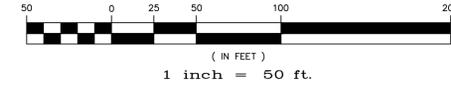
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.



GRAPHIC SCALE



- 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

No easements are shown on the drawing. Add the easements to all applicable lot lines.

Easements along property lines are covered by Note # 4, found on Sheet 1.

No change to the plans.

on all lots where the minimum width of 50' is not met you must add an additional setback like to indicate where the lot equals 50' if it is not met at the setback line.

Minimum width of 50' is met at the standard frontyard setback as identified on the PUDSP.

No change to the plans.

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

TRACT D (NOT A PART)

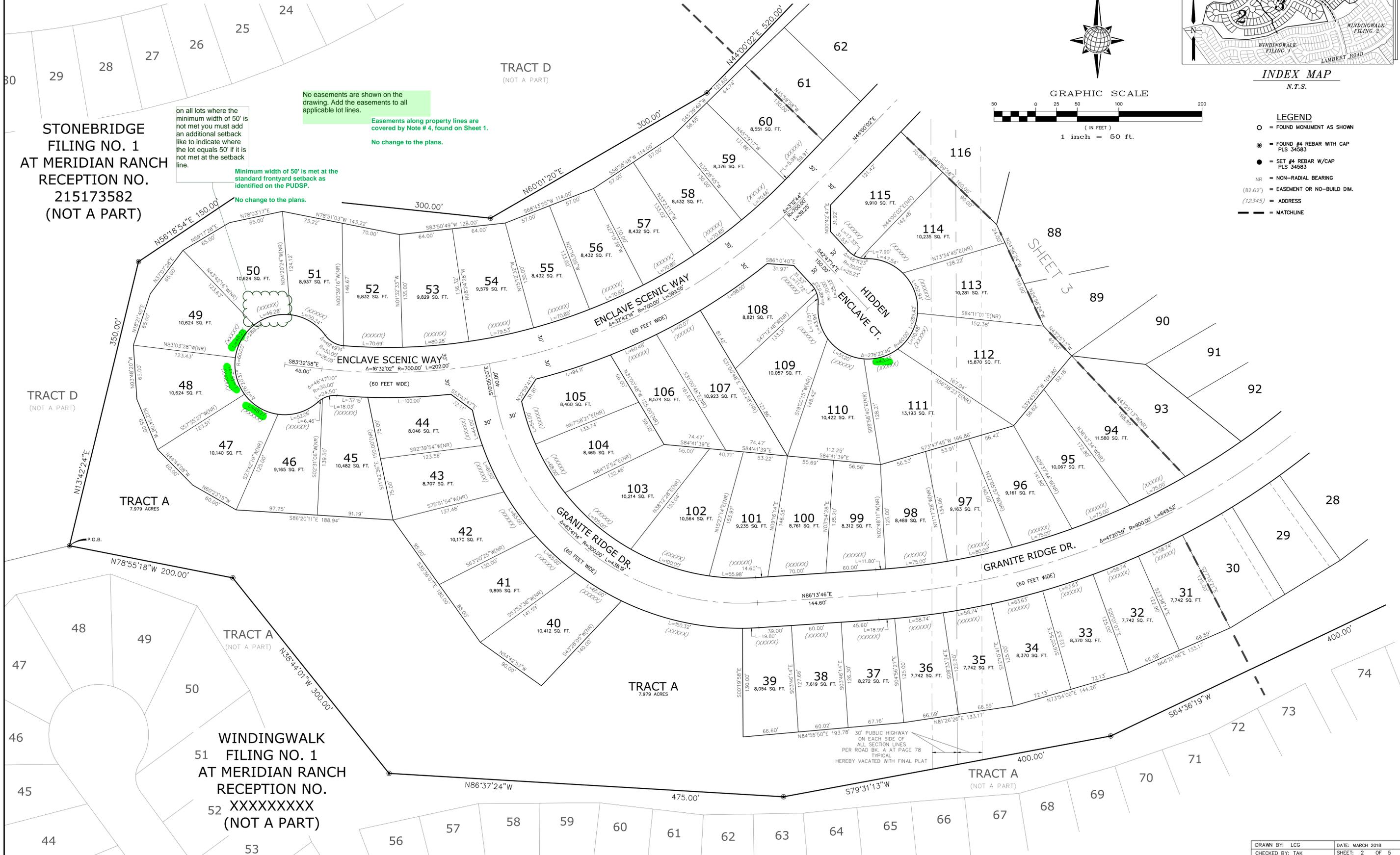
TRACT A 7.979 ACRES

TRACT A (NOT A PART)

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

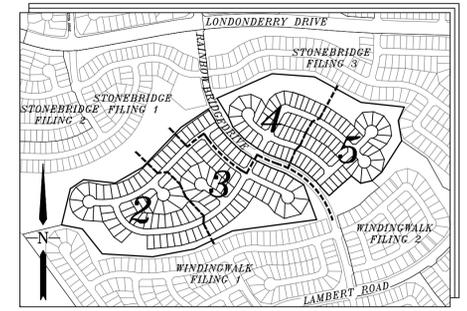
TRACT A 7.979 ACRES

TRACT A (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.

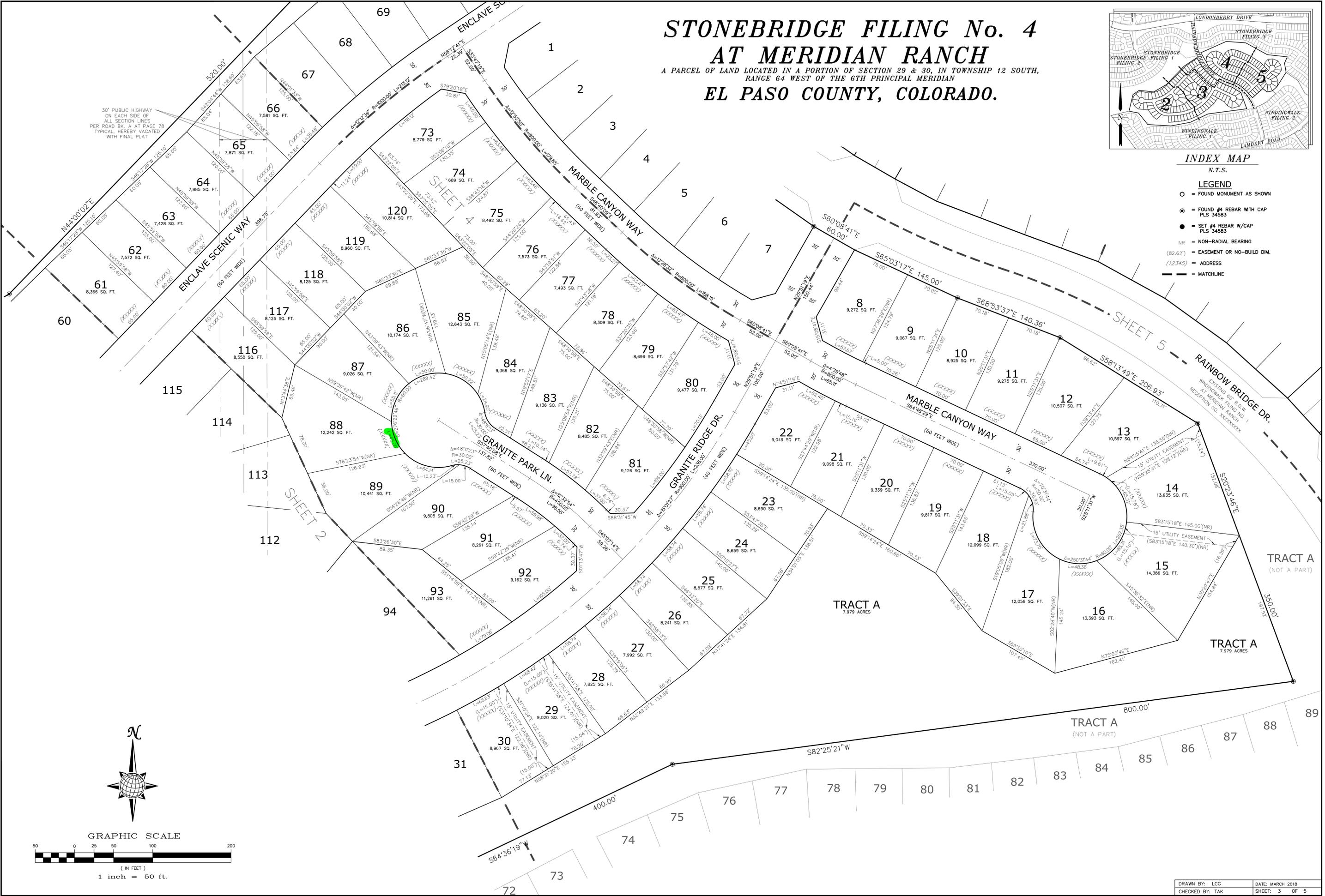


INDEX MAP

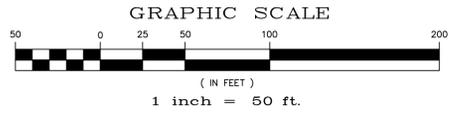
N.T.S.

LEGEND

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- ⊙ = FOUND #4 REBAR WITH CAP
PLS 34583
- = SET #4 REBAR W/CAP
PLS 34583
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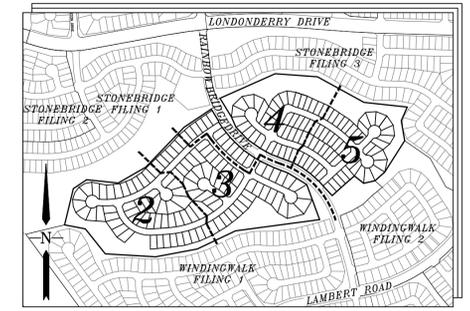
30' PUBLIC HIGHWAY
ON EACH SIDE OF
ALL SECTION LINES
PER ROAD BK. A AT PAGE 78
TYPICAL, HEREBY VACATED
WITH FINAL PLAT



STONEBRIDGE FILING No. 4 AT MERIDIAN RANCH

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

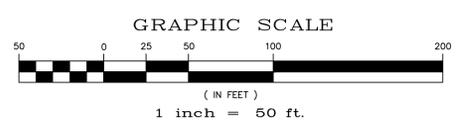
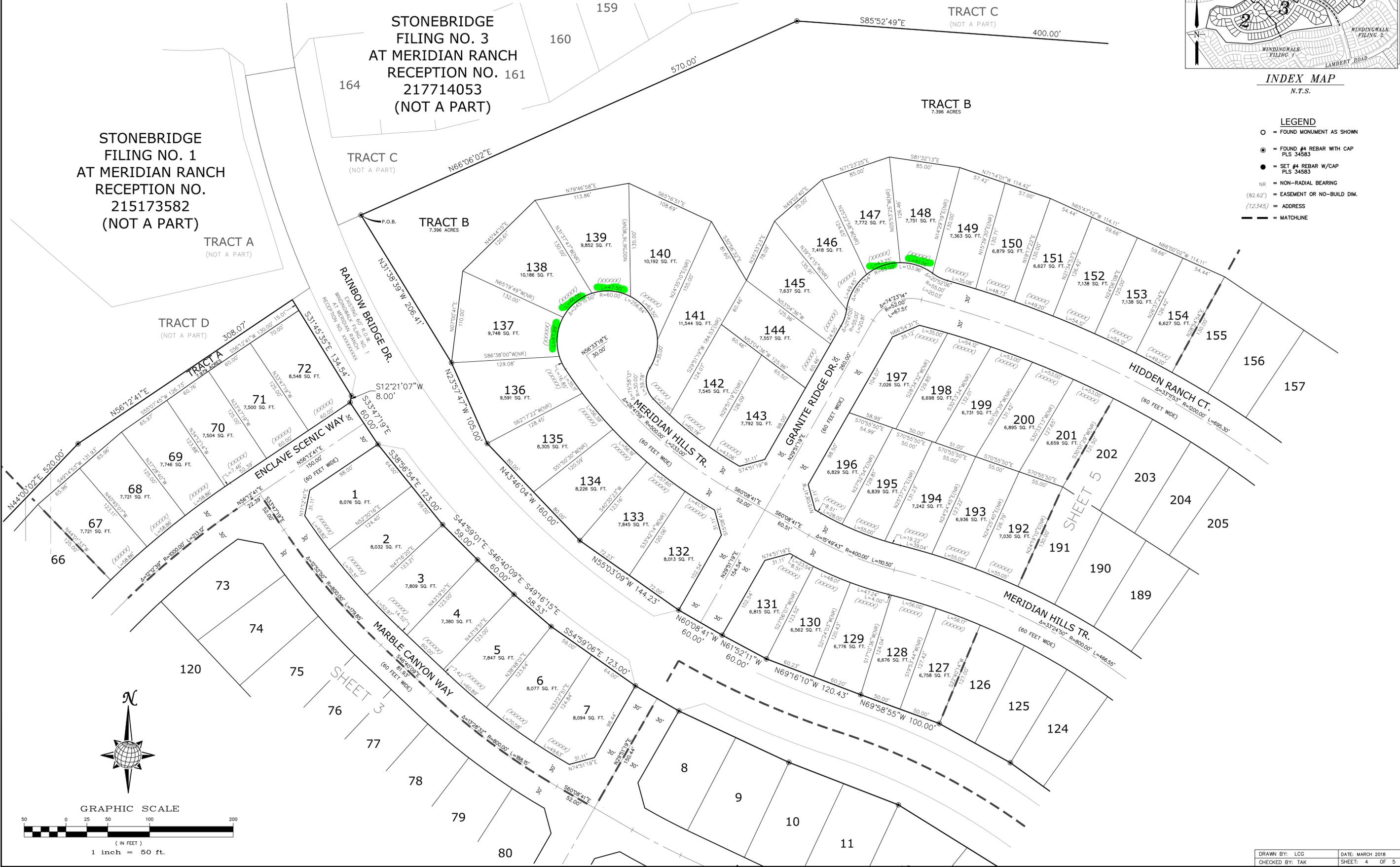
EL PASO COUNTY, COLORADO.



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LEGEND

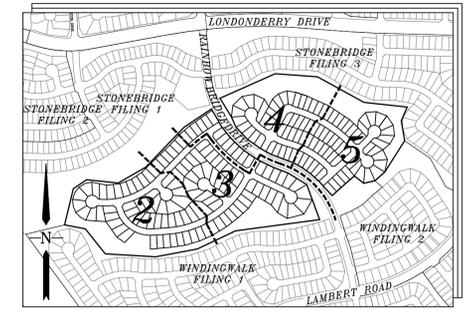
- O = FOUND MONUMENT AS SHOWN
- ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
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STONEBRIDGE FILING No. 4 AT MERIDIAN RANCH

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

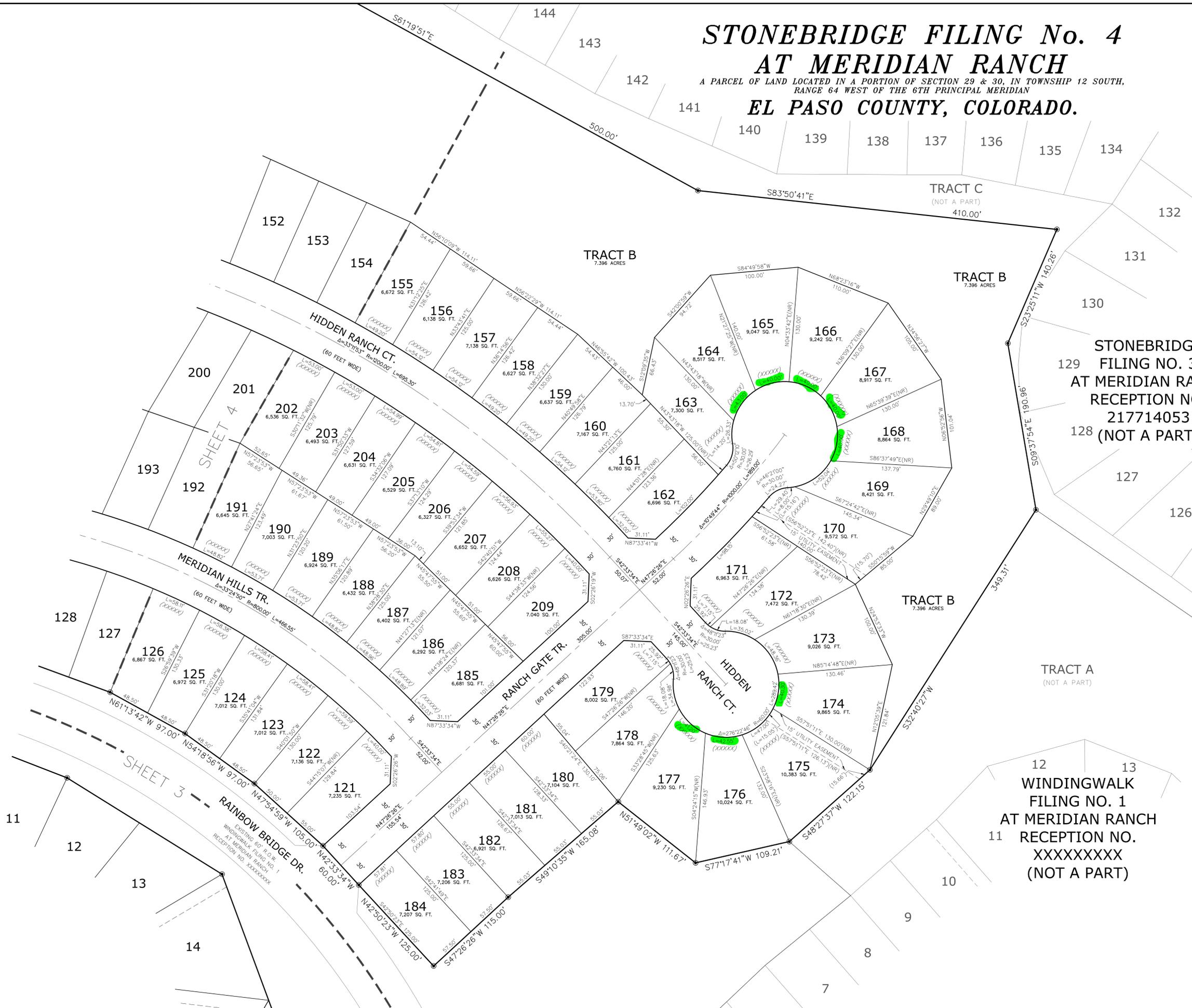
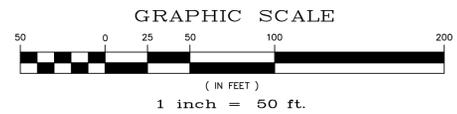
EL PASO COUNTY, COLORADO.



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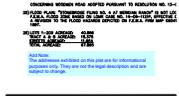


STONEBRIDGE
FILING NO. 3
AT MERIDIAN RANCH
RECEPTION NO.
217714053
128 (NOT A PART)

12 13
WINDINGWALK
FILING NO. 1
AT MERIDIAN RANCH
RECEPTION NO.
XXXXXXXXXX
11 (NOT A PART)

Markup Summary

Daniel Torres (3)



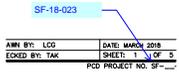
Subject: Text Box
Page Label: [1] SHEET 1
Author: Daniel Torres
Date: 8/15/2018 10:25:56 AM
Color: ■

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



Subject: Callout
Page Label: [1] SHEET 1
Author: Daniel Torres
Date: 8/15/2018 10:27:52 AM
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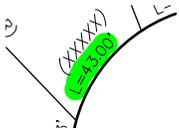
Add Fire Protection Report; Natural Features Report



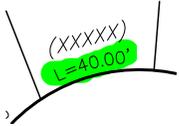
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SF-18-023

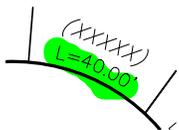
dsdruiz (27)



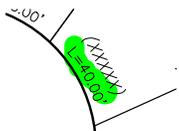
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Page Label: [1] SHEET 5
Author: dsdruiz
Date: 8/20/2018 1:51:41 PM
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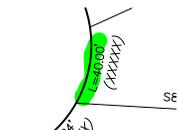
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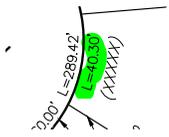
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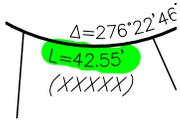
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Subject: Highlight
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Author: dsdruiz
Date: 8/20/2018 1:51:56 PM
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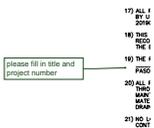


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Page Label: [1] SHEET 1
Author: dsdruiz
Date: 8/20/2018 12:30:20 PM
Color: ■

nomenclature changes throughout.



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Page Label: [1] SHEET 1
Author: dsdruiz
Date: 8/20/2018 12:36:08 PM
Color: ■

please fill in title and project number



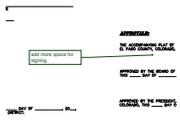
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Page Label: [1] SHEET 1
Author: dsdruiz
Date: 8/20/2018 12:37:40 PM
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duplicate



Subject: Callout
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Author: dsdruiz
Date: 8/20/2018 12:39:42 PM
Color: ■

Please provide more space for signing and title the signature.



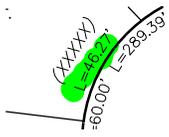
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Author: dsdruiz
Date: 8/20/2018 12:39:58 PM
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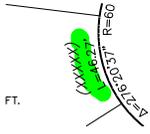


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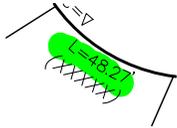
The order is off. The Clerk and recorder should be separate from the Planning and BoCC approval.



Subject: Highlight
 Page Label: [1] SHEET 2
 Author: dsdruiz
 Date: 8/20/2018 12:49:48 PM
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Subject: Highlight
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 Author: dsdruiz
 Date: 8/20/2018 12:49:50 PM
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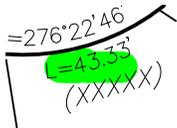


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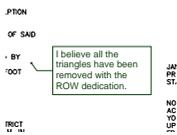


Subject: Cloud+
 Page Label: [1] SHEET 2
 Author: dsdruiz
 Date: 8/20/2018 12:50:25 PM
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on all lots where the minimum width of 50' is not met you must add an additional setback like to indicate where the lot equals 50' if it is not met at the setback line.

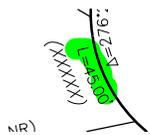


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Subject: Callout
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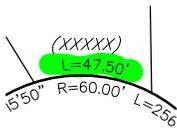
I believe all the triangles have been removed with the ROW dedication.



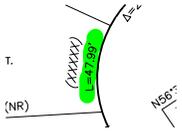
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Subject: Highlight
 Page Label: [1] SHEET 4
 Author: dsdruiz
 Date: 8/20/2018 12:53:16 PM
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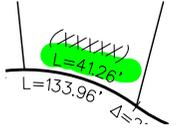
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Subject: Highlight
Page Label: [1] SHEET 4
Author: dsdruiz
Date: 8/20/2018 12:53:21 PM
Color: ■



Subject: Highlight
Page Label: [1] SHEET 4
Author: dsdruiz
Date: 8/20/2018 12:53:27 PM
Color: ■



Subject: Highlight
Page Label: [1] SHEET 4
Author: dsdruiz
Date: 8/20/2018 12:53:29 PM
Color: ■

No easements are shown on the drawing. Add the easements to all applicable lot lines.

Subject: Text Box
Page Label: [1] SHEET 2
Author: dsdruiz
Date: 8/20/2018 2:28:16 PM
Color: ■

No easements are shown on the drawing. Add the easements to all applicable lot lines.