

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE DENVER SUBDIVISION, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A REPLAT OF LOTS 110 AND 111, THE VISTAS FLING NO. 1 AT MERIDIAN RANCH AS RECORDED UNDER RECEPTION NO. 217713953 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF EL PASO, STATE OF COLORADO.
S/AID LOTS CONTAIN 0.297 ACRES (12,922 S.F.) MORE OR LESS

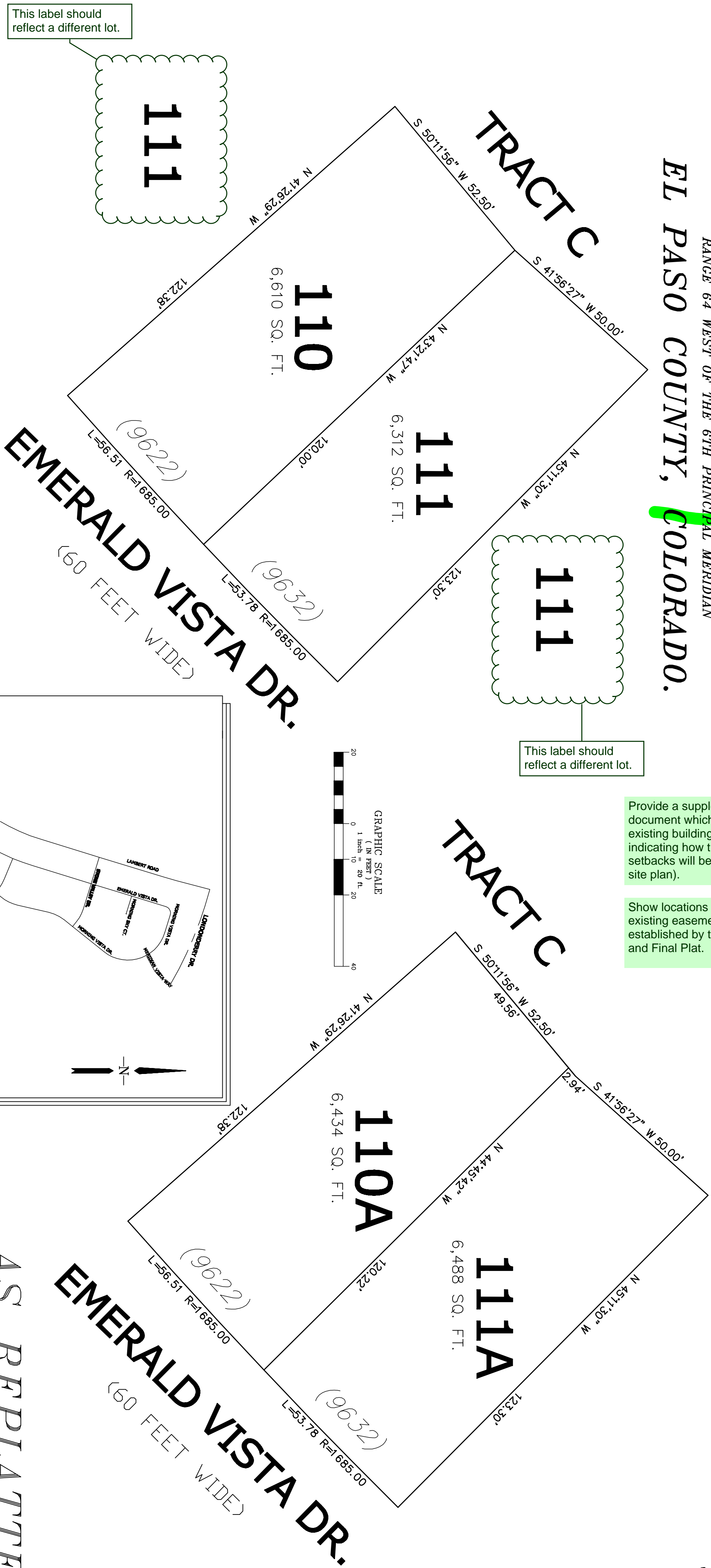
NOTES:

- THESE TRACTS OF LAND ARE SUBJECT TO THE FOLLOWING PER THE COMMITMENT FOR TITLE INSURANCE, PREPARED BY EMPIRE TITLE OF COLORADO SPRINGS, LLC, FILE NO. 622806CS, EFFECTIVE DATE _____ AT _____
- BASES 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 (S.25) TO THE NEAREST MONUMENT FLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19 (S.25) (S.M. CAP #13 26682).
- THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO LAMBERT ROAD, LONGMONT DRIVE, DAYTONVILLE ROAD, OR MERIDIAN VISTA WAY.
- ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES, WITH METROPOLITAN DISTRICT AND COUNCIL JURISDICTION OVER THE EASEMENT. THE UTILITY PURPOSES, WITH METROPOLITAN DISTRICT AND COUNCIL JURISDICTION OVER THE EASEMENT, IS VESTED WITH THE RIGHT TO PERMIT ANY SUCH UTILITIES, THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 UTILITY AND DRAINAGE EASEMENTS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, COMPETENTLY REGISTERED IN THE STATE OF COLORADO.
- THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPERE RUNOFF FROM REACHING DRAINAGE SWALES.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY SERVICES DEPARTMENT, SOILS AND GEOLOGICAL STUDY: WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT.
- A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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, 1997, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECONSTRUCTION OF THIS PLAT.
- WATER IN THE DENVER BASIN ACQUIFER IS ALLOCATED BASED ON A 100 YEAR ACQUIFER LIFE. HOWEVER, FOR EL PASO UNDER PLANNED PROJECTIONS, WATER IN THE DENVER BASIN ACQUIFER IS EXPECTED TO BE USED UP BY 2050. THEREFORE, THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN ACQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER SHORTAGES. THEREFORE, WATER SUPPLY FOR EL PASO COUNTY ACQUIFERS SHOULD BE ACQUIRED IN A WATABLE ACQUIFER. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- DEVELOPERS SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, DECREE 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. FISH AND WILDLIFE SERVICE, U.S. GEOLOGICAL SURVEY, U.S. ENVIRONMENTAL PROTECTION AGENCY, AND REGARDING THE ENDANGERED SPECIES ACT. PARTICULARLY, AS IT RELATES TO THE PHEASIS WEAVER WINDING MOUSE AS A LISTED THREATENED SPECIES.
- EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 592.-4501222-071-659 BY HERITAGE TITLE COMPANY, DATED APRIL 16, 2017.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOMEN'S 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.
- 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 207900096 OF EL PASO COUNTY RECORDS.
- THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. 217050089 IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDS-16-001 AND 02-002 OF COLORADO COUNTY, COLORADO.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS PERFORMED NOTED ON THE FINAL PLAT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE SUBDIVISION. ANY CHANGES TO THE DRAINAGE SYSTEM SHALL BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. LANDSCAPING OR LANDSCAPING THAT COULD IMPERE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 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. BEFORE THE DEED OR CONTRACT IS RECORDED A COPY OF THE ALTERNATIVE ORDER OF THE BOARD OF COUNTY COMMISSIONERS BEING FILED IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO. THE COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25) BY TWENTY-FIVE FOOT (25) RIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. (20) RIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG LONGMONT DRIVE AND RAINBOW BROOK DRIVE.
- WALKWAYS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF THE WOMEN'S 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.
- FLOOD PLAIN, "THE VISTAS FLING NO. 1 AT MERIDIAN RANCH" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE BASED ON LOW CASE NO. 14-08-1127E EFFECTIVE DATE MARCH 24, 2015 WHICH IS A REVISION TO THE FLOOD HAZARDS DERIVED ON F.E.M.A. FIRM MAP 0804100375-F DATED MARCH 17, 1997.
- TOTAL ACRES: 0.297
- TOTAL ACRES: 0.297

THE VISTAS FILING No. 1A

AT MERIDIAN RANCH
A REPLAT OF LOTS 110 AND 111, THE VISTAS FLING NO. 1 AT MERIDIAN RANCH 1 A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

PLAT NO. _____



Provide a note indicating the purpose of this replat.

This label should reflect a different lot.

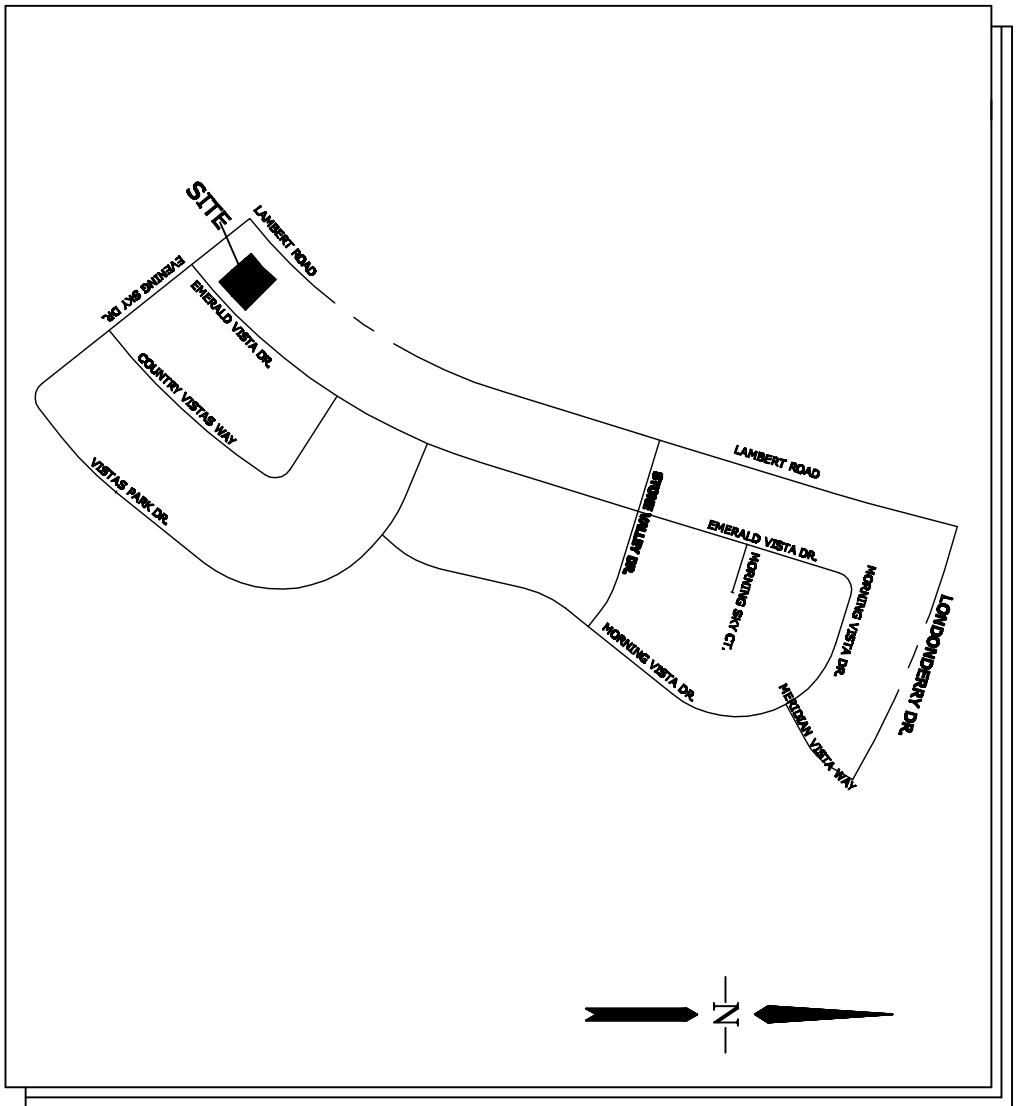
This label should reflect a different lot.

Provide a supplementary document which shows existing buildings indicating how the setbacks will be met (e.g. site plan).
Show locations of all existing easements as established by the PUD and Final Plat.

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 THE VISTAS FLING NO. 1A AT MERIDIAN RANCH, SUBDIVISION IN EL PASO COUNTY, COLORADO, DO HEREBY AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT 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 THE COMPLETION OF SAID IMPROVEMENTS AND THE ACCEPTANCE OF SAID IMPROVEMENTS BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO WITH THE EXCEPTION OF MEDIANS WHICH WILL BE MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

VICINITY MAP



AS REPLATTED

AS PLATTED

Remove unnecessary blank line.

Include correct reception no. from original plat.

BEYON HOKES INC.
BY: _____ PRESIDENT OF REUNION HOMES INC.
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY PRESIDENT OF REUNION HOMES INC.

NOTARY PUBLIC _____ ADDRESS _____
MY COMMISSION EXPIRES: _____

BEYON M. WITHELM AND SARAH M. WITHELM
BY: _____ BY: _____
STATE OF COLORADO) SS
COUNTY OF EL PASO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY PRESIDENT OF REUNION HOMES INC.

NOTARY PUBLIC _____ ADDRESS _____
MY COMMISSION EXPIRES: _____

THOMAS A. PIKE
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 38087

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION OR PROCEEDING TO CHALLENGE THE ACCURACY OF THIS SURVEY WITHIN 90 DAYS OF THE DATE OF RECEPTION NUMBER. IF YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT COLORADO AT RECEPTION NUMBER _____ DAY OF _____, 20____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

Include the exact location and width of all existing or recorded streets, rights-of-way, and easements adjacent to the boundaries of the subdivided tract, identified by dashed line.