

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT REUNION HOMES INC., MAPLE LEAF HOMES INC., RH MESA RIDGE LLC, BRYAN M. WILHELM AND SARAH M. WILHELM BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS 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:

LOTS 110 AND 111, THE VISTAS FILING NO 1 AT MERIDIAN RANCH AS RECORDED UNDER RECEPTION NO. 217713953 IN THE RECORD'S OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF EL PASO, STATE OF COLORADO.

SAID LOTS CONTAIN 0.297 ACRES (12,922 S.F.) MORE OR LESS

NOTES:

- 1) 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. 64749ECS, EFFECTIVE DATE 12/9/2019 AT 7:30 AM.
2) 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).
3) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO LAMBERT ROAD, LONDONDERRY DRIVE, EASTONVILLE ROAD, OR MERIDIAN VISTA WAY.
4) 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.
5) 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.
6) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
7) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
8) 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.
9) 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.
10) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY SERVICES SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
11) 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 RECORDATION OF THIS PLAT.
12) 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.
13) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
14) 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.
15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 592-40501222-071-C59 BY HERITAGE TITLE COMPANY, DATED APRIL 16, 2017.
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 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. 217058819 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-16-001 AS RECORDED WITH RECEPTION NO. 217053817 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 217058819 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 LONDONDERRY DRIVE AND 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) ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD PLAN INSURANCE RATE MAP, THIS SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.
26) LOTS 110A-111A ACREAGE: 0.297 TOTAL ACREAGE: 0.297
27) PURPOSE OF PLAT TO ADJUST LOT LINE BETWEEN LOTS 110 AND 111
28) THE LOT LINE ADJUSTMENT WILL NOT CONFLICT WITH ANY CC&RS, BEING THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT RECEPTION NO. 208016492, AND AMENDMENTS AND SUPPLEMENTS THERETO RECORDED AT RECEPTION NO. 211083737; RECORDED AT RECEPTION NO. 212032291; RECORDED AT RECEPTION NO. 213037874; RECORDED AT RECEPTION NO. 213140638 AND RE-RECORDED AT RECEPTION NO. 213143445; RECORDED AT RECEPTION NO. 214000164; RECORDED AT RECEPTION NO. 215077819; RECORDED AT RECEPTION NO. 215108840 AND CORRECTION RECORDED AT RECEPTION NO. 216041263; RECORDED AT RECEPTION NO. 216049190; RECORDED AT RECEPTION NO. 217053818, OR OTHER RESTRICTIONS TO WHICH THE LOTS ARE SUBJECT.

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APPROVALS:

THIS PLAT FOR THE VISTAS FILING NO. 1A AT MERIDIAN RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR/RECORDS ON 10th DAY OF January, 2020 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

Handwritten initials and signature of planning director.

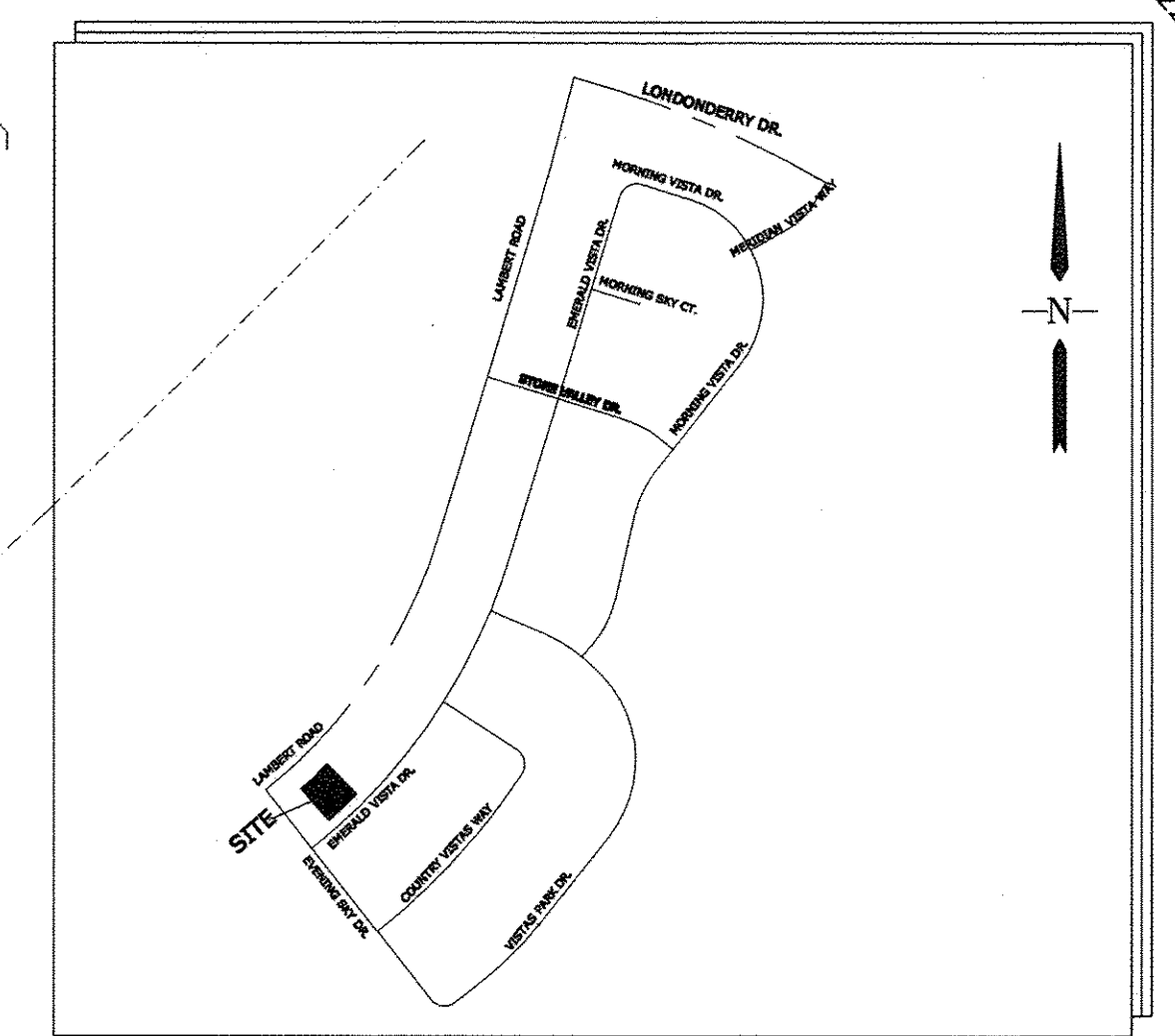
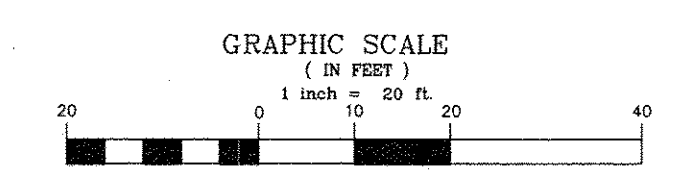
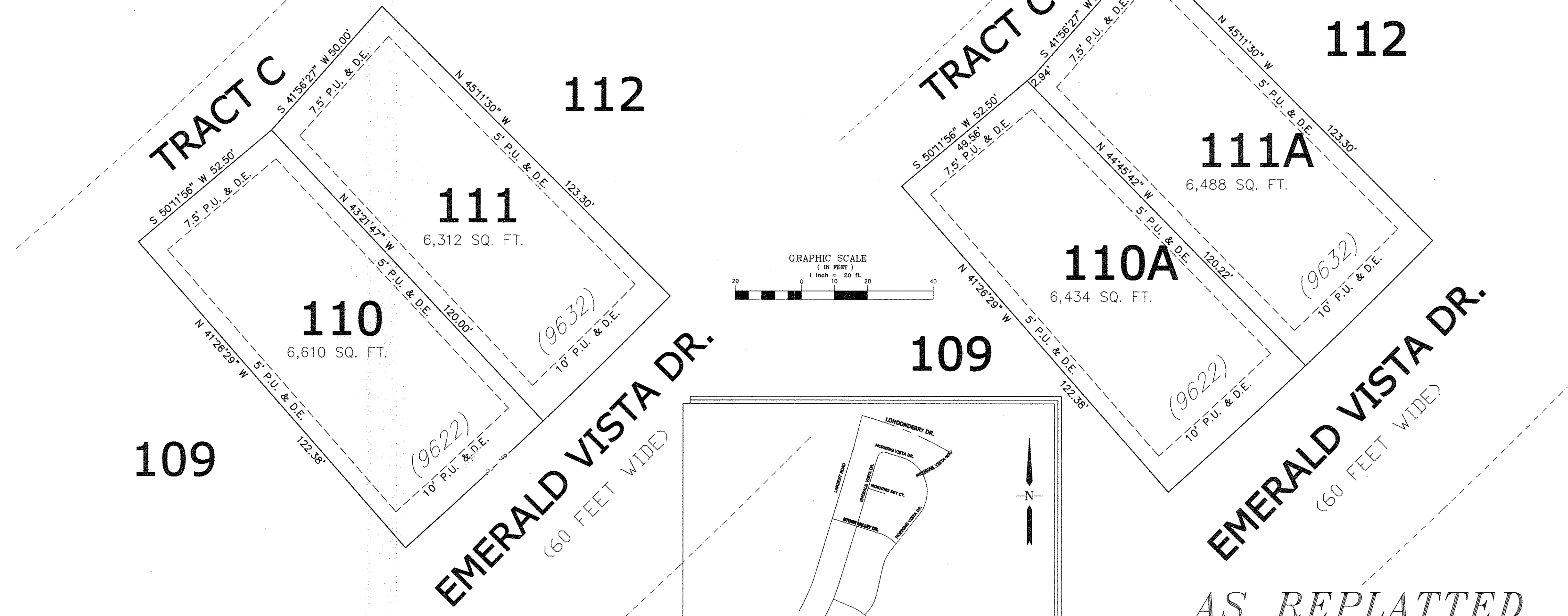
RBD

THE VISTAS FILING No. 1A AT MERIDIAN RANCH

A REPLAT OF LOTS 110 AND 111, THE VISTAS FILING 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. 14446



AS PLATTED

AS REPLATTED

OWNERS CERTIFICATION:

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 (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE VISTAS FILING NO. 1A AT MERIDIAN RANCH. 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.

GRANT LANGDON, PRESIDENT, REUNION HOMES INC.
GRANT LANGDON, PRESIDENT, MAPLE LEAF HOMES INC.
GRANT LANGDON, MANAGER, RH MESA RIDGE LLC
STATE OF COLORADO)
COUNTY OF EL PASO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF January, 2020 BY GRANT LANGDON AS PRESIDENT OF REUNION HOMES INC., PRESIDENT OF MAPLE LEAF HOMES INC. AND MANAGER OF RH MESA RIDGE LLC.
CHSELSEA GALLAGHER
NOTARY PUBLIC, STATE OF COLORADO
NOTARY ID 21504011519
MY COMMISSION EXPIRES DEC 10, 2022

BRYAN M. WILHELM AND SARAH M. WILHELM
BRYAN M. WILHELM
SARAH M. WILHELM

STATE OF COLORADO)
COUNTY OF EL PASO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF January, 2020 BY BRYAN M. WILHELM AND SARAH M. WILHELM.

LYNETTE GAITHER
NOTARY PUBLIC
2910 N. Powers Blvd
Colorado Springs, CO 80920
MY COMMISSION EXPIRES: 11-12-2023

CARDINAL FINANCIAL COMPANY BEING THE LIEN HOLDER OF SAID LOT 111 HAS EXECUTED THIS INSTRUMENT THE 2nd DAY OF January, 2020 BY Jason Koenig AS Vice President OF CARDINAL FINANCIAL COMPANY.

STATE OF COLORADO)
COUNTY OF EL PASO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF January, 2020 BY Jason Koenig AS Vice President OF CARDINAL FINANCIAL COMPANY.
BRENDA H. WARNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 2011424155
MY COMMISSION EXPIRES 08/09/2021

LIEN HOLDER:

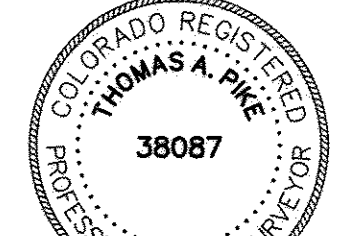
KIRPATRICK BANK BEING THE LIEN HOLDER OF SAID LOT 110 HAS EXECUTED THIS INSTRUMENT THE 2nd DAY OF January, 2020 BY Mark A. Jones AS SVF OF KIRPATRICK BANK.

STATE OF COLORADO)
COUNTY OF EL PASO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF January, 2020 BY Mark A. Jones AS SVF OF KIRPATRICK BANK.
CORINNA MARTINEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19594027613
MY COMMISSION EXPIRES OCTOBER 9, 2023
109 N. Cascade, #100, Cos 80903

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.

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 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.

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 11:46 O'CLOCK A.M. THIS 10th DAY OF January, 2020 AND IS DULY RECORDED AT RECEPTION NUMBER 220714446 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FEES: \$10
\$3
Chuck Broerman, Recorder
Kathy Linker, Deputy

FEES:

RECEIPT NO:
PLAT FEE: \$10
SURCHARGE: \$3
SCHOOL:
PARK:
BRIDGE:
DRAINAGE: