

Chuck Broerman

El Paso County, CO

03/24/2021 09:48:33 AM

Doc \$0.00

5

Rec \$53.00

Pages



221714711

## SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

5

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

The Estates at Rolling Hills Ranch  
Name of Plat      Filing No. 1

GTL Inc dba GTL Development Inc  
Owner's Name

Subdivision ☐

Condominium ☐



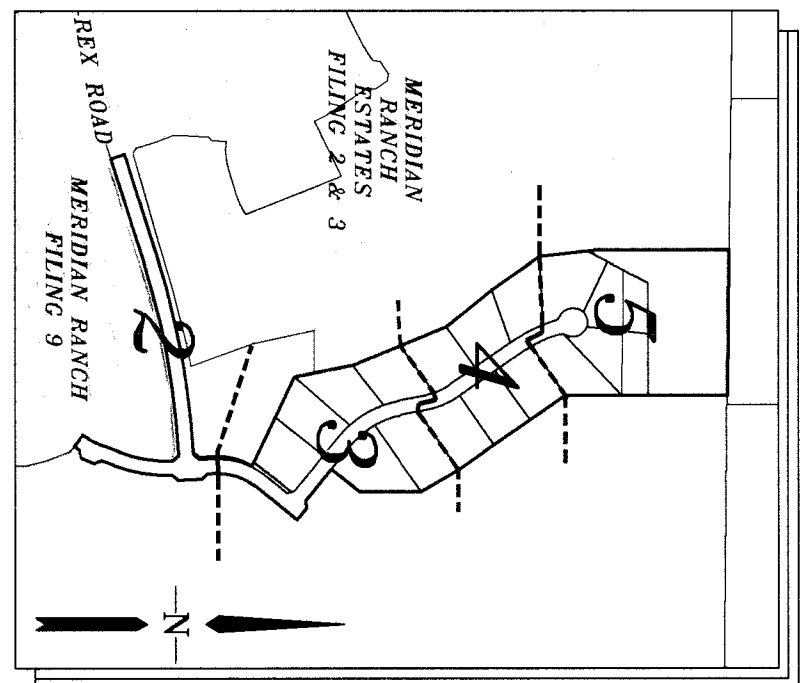




THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

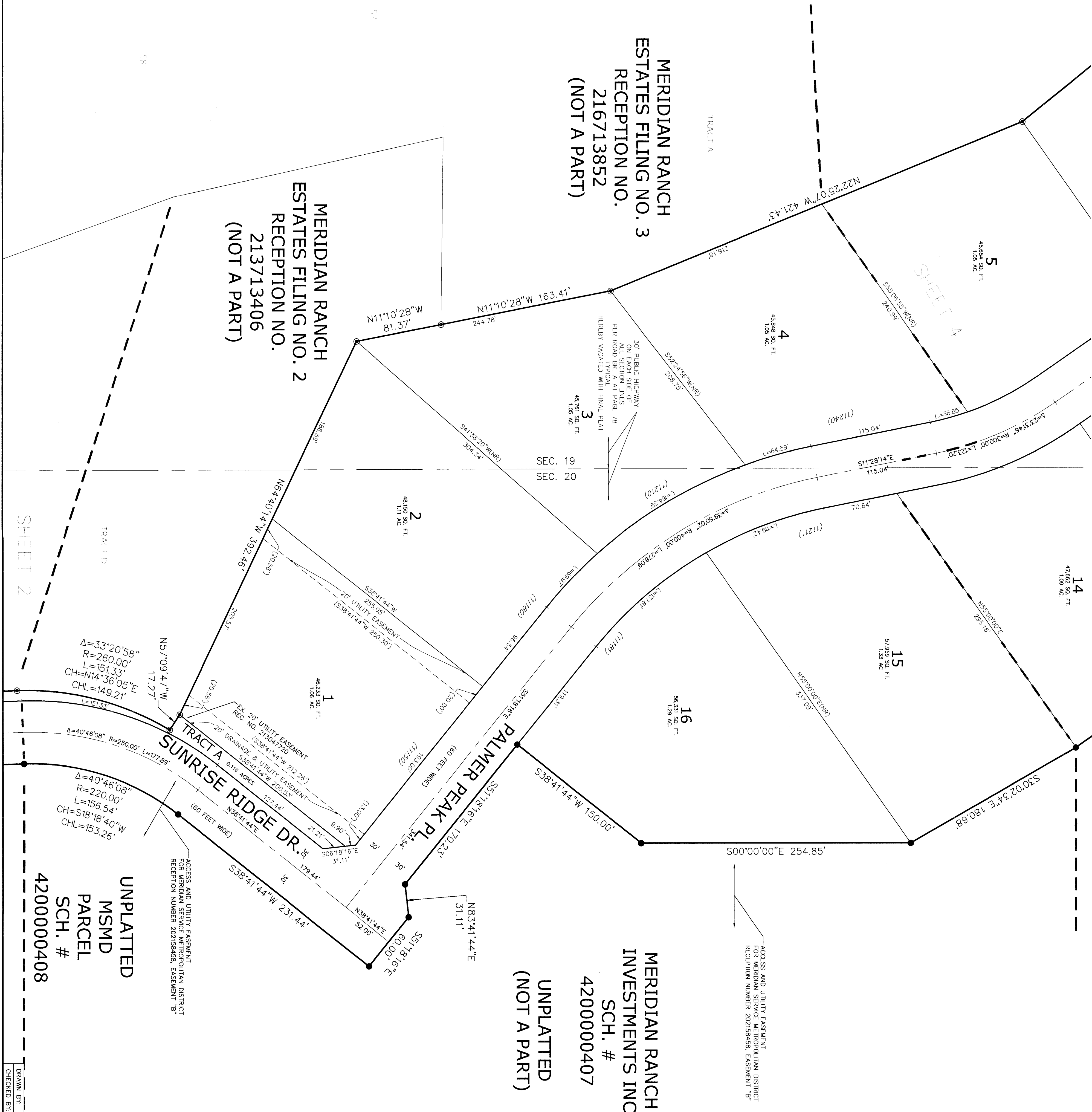
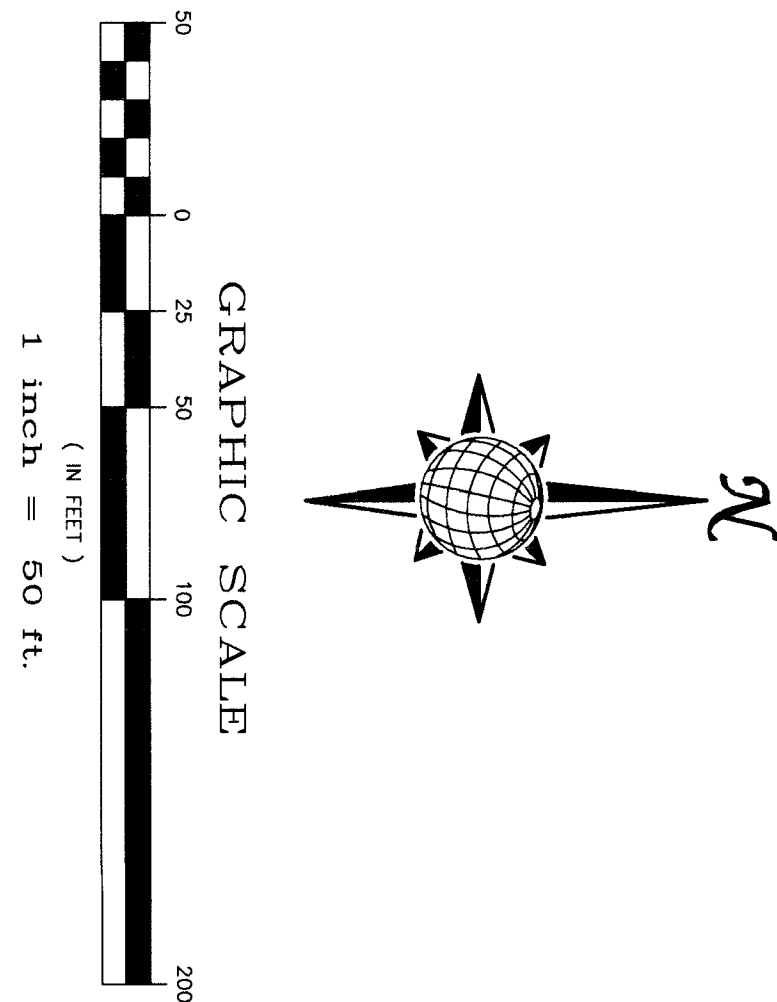
14711

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.



INDEX MAP  
N.T.S.

- LEGEND
- O = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND M REPAIR WITH CAP  
P.S. 34663
  - = SET M REPAIR W/CAP  
P.S. 34663
  - NR = NON-RADIAL BEARING
  - (82.62) = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - = MATCHLINE



MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #  
4200000407  
UNPLATTED  
(NOT A PART)

UNPLATTED  
MSMD  
PARCEL  
SCH. #  
4200000408

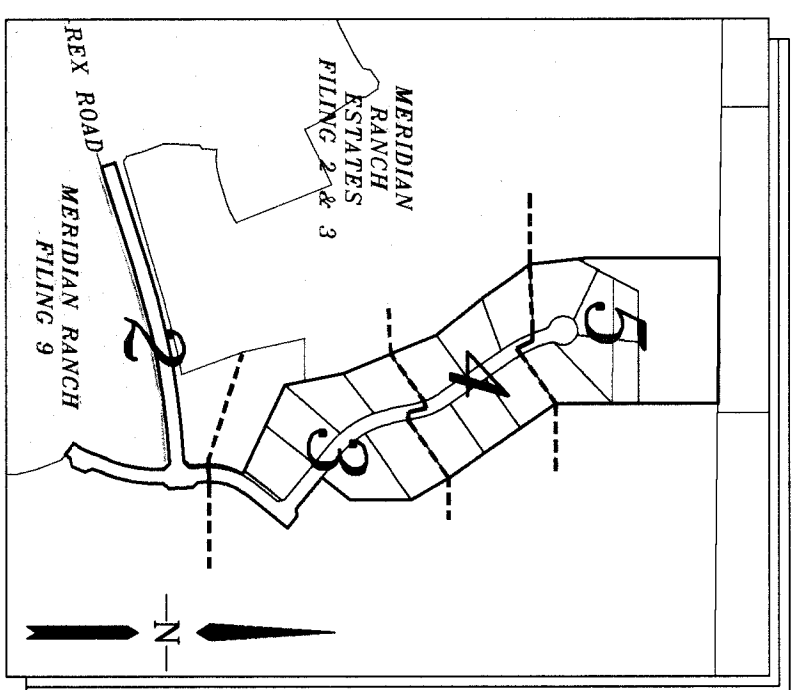
THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,

RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

***EL PASO COUNTY, COLORADO.***

14711

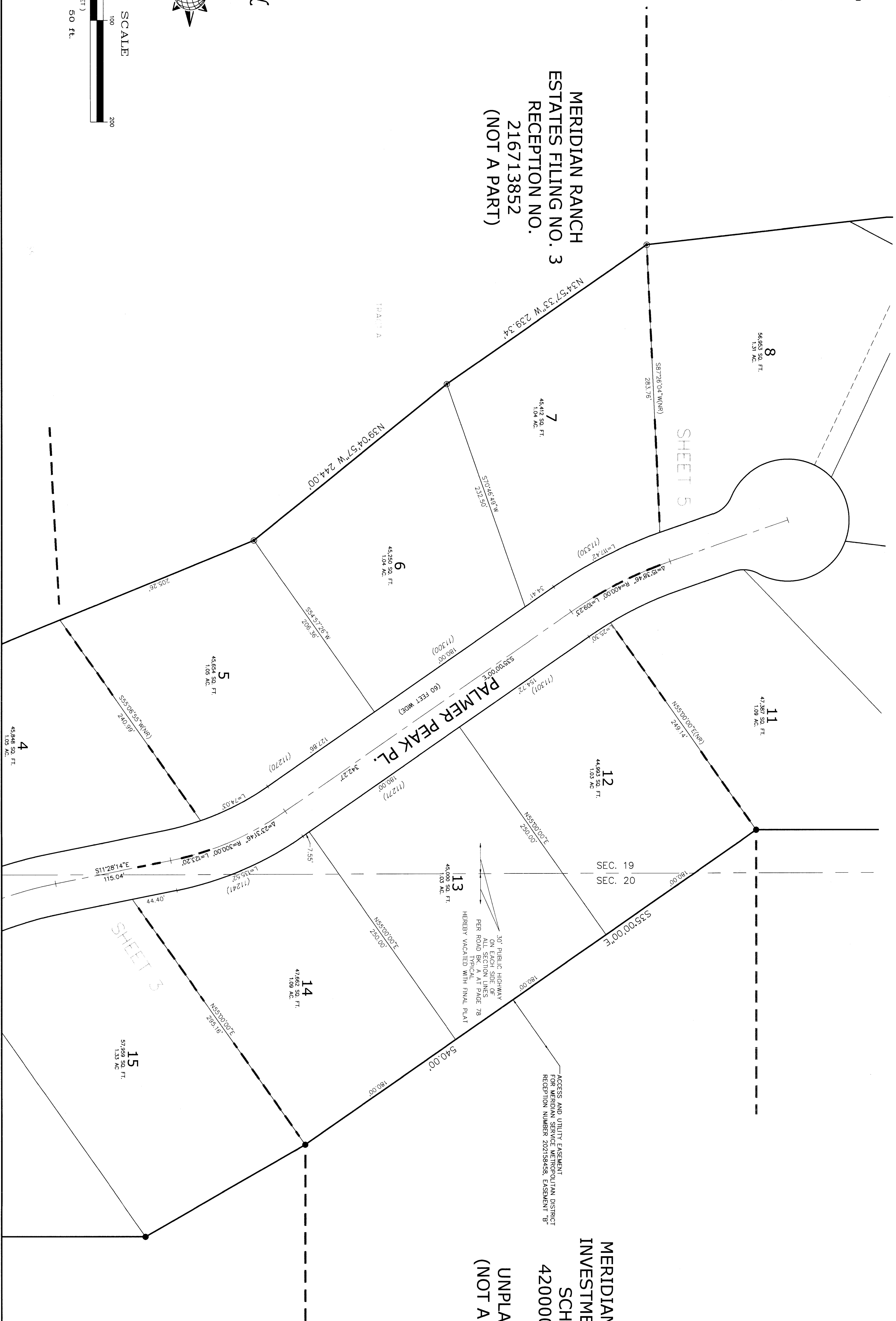


*N.T.S.*

## INDEX MAP

## 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



MERIDIAN RANCH  
 ESTATES FILING NO. 3  
 RECEPTION NO.  
 216713852  
 (NOT A PART)

UNPLATTED  
(NOT A PART)

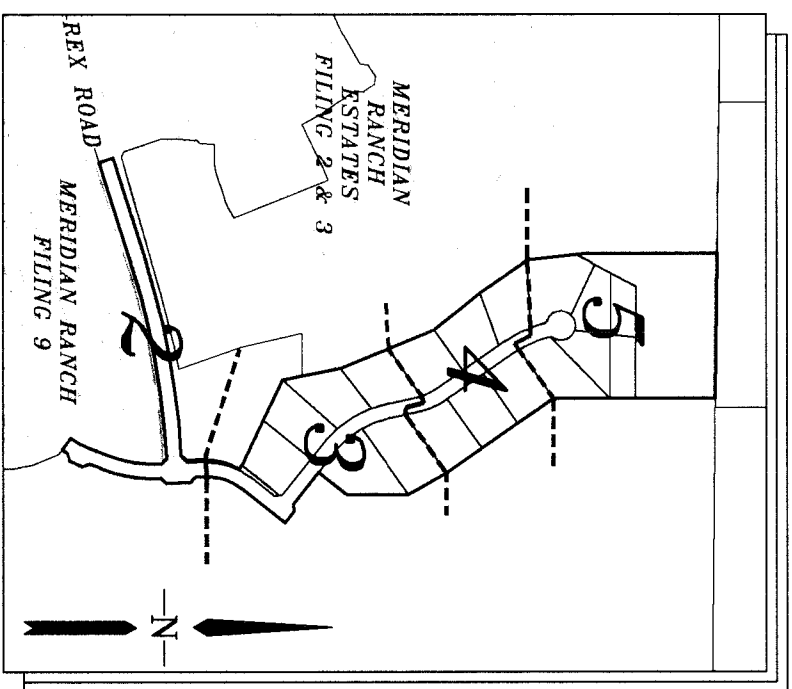
DRAWN BY: LCG	DATE: FEBRUARY 2021
CHECKED BY: TAK	SHEET: 4 OF 5

PCD PROJECT NO. SF-19-019

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

14711

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.



N.T.S.

LEGEND

- O = FOUND MONUMENT AS SHOWN
- = FOUND #4 REBAR WITH CAP  
P.L.S. #4583
- = SET #4 REBAR W/CAP  
P.L.S. #4583
- NR = NON-RADIAL BEARING
- (82.62) = EASEMENT OR NO-BUILD DIM.
- (12345) = ADDRESS
- = MATCHLINE

E 1/16 CORNER SECTION 19,  
FOUND 3 1/4" ALUMINUM CAP  
ON #6 REBAR 30" LONG STAMPED  
"RIDGE LINE LAND SURVEYING P.L.S. 34583 2016"

S89°18'07"E 656.36'

BOLAND FAMILY  
REVOC LIVING TRUST  
SCH. #  
4218000011  
(NOT A PART)

SEC. 18

NE CORNER SECTION 19,  
FOUND 3 1/4" ALUMINUM CAP  
ON #6 REBAR STAMPED  
"NOTE LS 25955 2015"

FALCON LATIGO LLC  
SCH. #  
4200000345  
UNPLATTED  
(NOT A PART)

SEC. 17

SEC. 20

SEC. 19

TRACT B  
5.044 ACRES

MERIDIAN RANCH  
ESTATES FILING NO. 3  
216713852  
(NOT A PART)

TRACT A

N00°00'00"E

552.46'

N06°29'52"W 236.42'

200.00'

56,893.50 FT.  
1.33 AC.

587°26'04" W (NR)

283.76'

57,930.50 FT.  
1.33 AC.

N89°18'07"W 254.87'

213.60'

N06°45'11"E (NR)

255.53'

62,022.50 FT.  
1.24 AC.

N46°17'11"E (NR)

354.65'

108.00'

672.92'

S00°00'00"E

75.26'

232.89'

(124.83')

(72.75')

(68.65')

(52.06')

(47.94')

(32.80')

(53.73)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

(52.55)

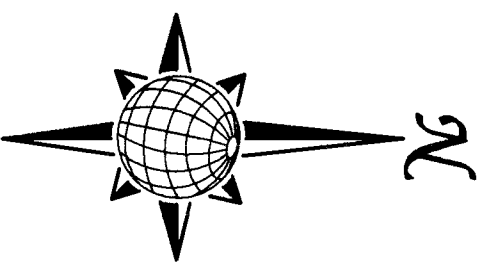
(52.55)

(52.55)

(52.55)

(52.55)

(52.55)



GRAPHIC SCALE



1 inch = 50 ft.

SHEET 4

MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #  
4200000407  
UNPLATTED  
(NOT A PART)

ACCESS AND UTILITY EASEMENT  
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT  
RECEPTION NUMBER 202158458, EASEMENT "B"

SEC. 19  
SEC. 20