

ROLLING HILLS RANCH FILING 1-3
AT MERIDIAN RANCH

PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

SECTION 20 AND 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

PUD BOUNDARY DESCRIPTION:

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

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 19, 20 AND 29,
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF TRACT C OF MERIDIAN RANCH ESTATES FILING NO. 2,
RECORDED WITH RECEPTION NO. 213713406 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

1. THENCE N72°25'54"E A DISTANCE OF 442.10 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3300.00 FEET, A DELTA ANGLE OF 14°24'45", AN ARC LENGTH OF 830.10 FEET, WHOSE LONG CHORD BEARS N79°38'16"E A DISTANCE OF 827.92 FEET;
3. THENCE N42°55'36"E A DISTANCE OF 31.60 FEET;
4. THENCE N87°55'36"E A DISTANCE OF 80.00 FEET;
5. THENCE S46°37'50"E A DISTANCE OF 31.35 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3300.00 FEET, A DELTA ANGLE OF 02°10'14", AN ARC LENGTH OF 125.01 FEET, WHOSE LONG CHORD BEARS S89°54'42"E A DISTANCE OF 125.01 FEET;
7. THENCE S88°49'35"E A DISTANCE OF 334.88 FEET TO A CURVE TO THE RIGHT;
8. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7500.00 FEET, A DELTA ANGLE OF 05°56'55", AN ARC LENGTH OF 778.69 FEET, WHOSE LONG CHORD BEARS S85°51'07"E A DISTANCE OF 778.34 FEET;
9. THENCE S07°07'21"W A DISTANCE OF 60.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
10. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS S82°43'19"E A DISTANCE OF 40.44 FEET;
11. THENCE S82°33'58"E A DISTANCE OF 1906.13 FEET;
12. THENCE S28°18'46"E A DISTANCE OF 1200.00 FEET;
13. THENCE N86°45'47"E A DISTANCE OF 400.00 FEET;
14. THENCE S44°45'04"E A DISTANCE OF 478.58 FEET TO A POINT ON THE WESTERLY BOUNDARY OF FALCON REGIONAL PARK, RECORDED WITH RECEPTION NO. 214096227 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ON SAID BOUNDARY LINE:

15. THENCE S45°14'56"W A DISTANCE OF 1150.00 FEET;
16. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
17. THENCE S00°34'48"W A DISTANCE OF 80.00 FEET;
18. THENCE N89°25'12"W A DISTANCE OF 715.30 FEET;
19. THENCE S45°34'48"W A DISTANCE OF 14.54 FEET;
20. THENCE S00°34'48"W A DISTANCE OF 236.58 FEET;
21. THENCE S05°23'19"E A DISTANCE OF 103.70 FEET;
22. THENCE S17°01'39"E A DISTANCE OF 103.70 FEET;
23. THENCE S22°59'45"E A DISTANCE OF 174.64 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FALCON HIGH SCHOOL, RECORDED WITH RECEPTION NO. 208058517 IN THE RECORDS OF EL PASO COUNTY;
24. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;
25. THENCE S67°31'44"W A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 11A, RECORDED WITH RECEPTION NO. 214713513 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:

26. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1710.00 FEET, A DELTA ANGLE OF 00°31'29", AN ARC LENGTH OF 15.66 FEET, WHOSE LONG CHORD BEARS N22°44'00"W A DISTANCE OF 15.66 FEET;
27. THENCE N22°59'45"W A DISTANCE OF 63.09 FEET;
28. THENCE S86°16'43"W A DISTANCE OF 450.00 FEET;
29. THENCE N63°51'45"W A DISTANCE OF 640.00 FEET;
30. THENCE N30°07'09"W A DISTANCE OF 150.37 FEET;
31. THENCE N81°02'28"W A DISTANCE OF 138.95 FEET;
32. THENCE N05°41'51"W A DISTANCE OF 647.93 FEET;
33. THENCE N80°23'28"W A DISTANCE OF 503.71 FEET;
34. THENCE S72°14'49"W A DISTANCE OF 634.05 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 8, RECORDED WITH RECEPTION NO. 215713635 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID BOUNDARY LINE:

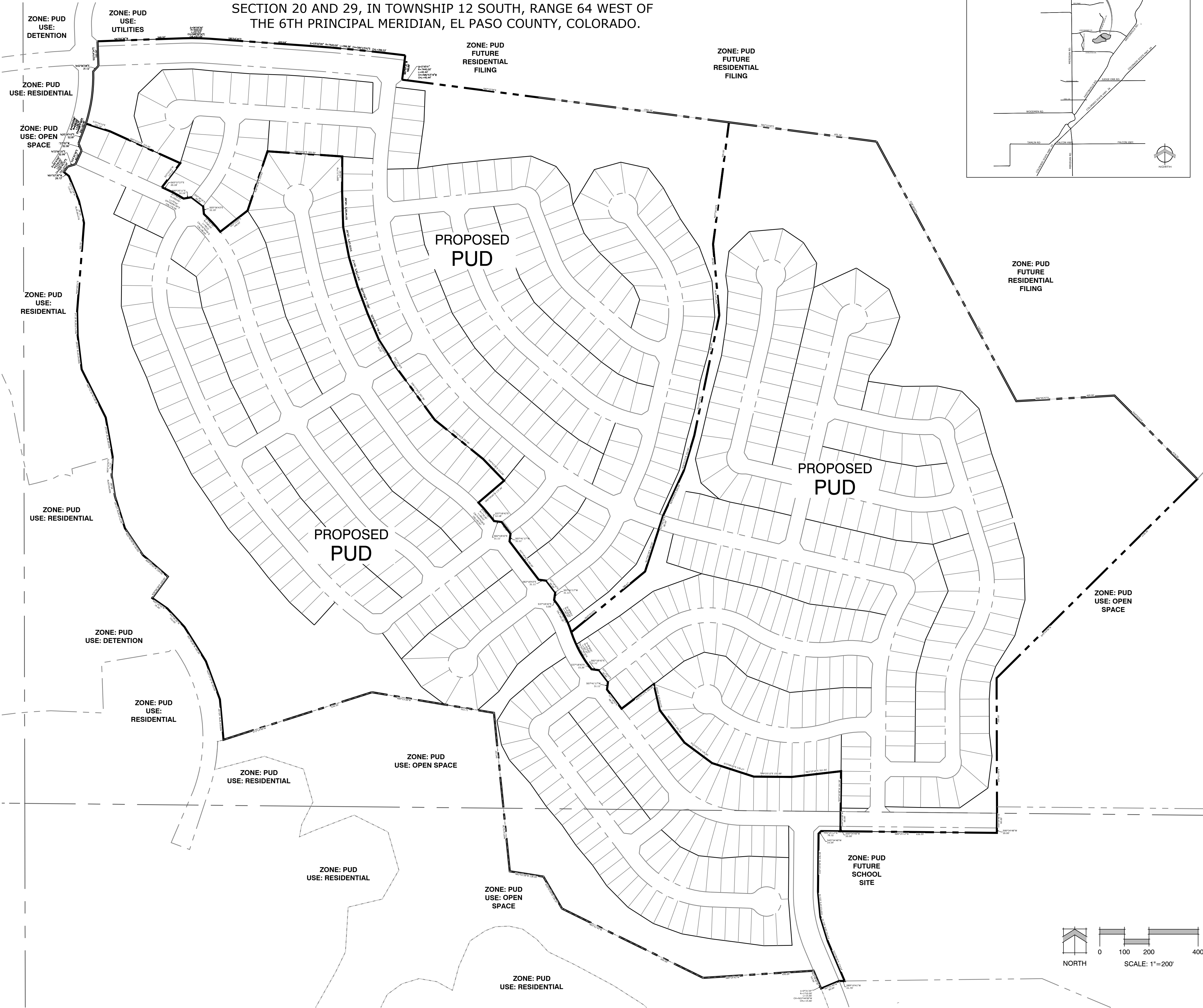
35. THENCE N05°03'36"W A DISTANCE OF 165.00 FEET;
36. THENCE N20°15'12"W A DISTANCE OF 165.00 FEET;
37. THENCE N31°56'26"W A DISTANCE OF 165.00 FEET;
38. THENCE N42°44'55"W A DISTANCE OF 102.00 FEET;
39. THENCE N55°18'55"W A DISTANCE OF 75.00 FEET;
40. THENCE N36°06'38"E A DISTANCE OF 108.00 FEET;
41. THENCE N49°25'02"W A DISTANCE OF 134.00 FEET;
42. THENCE N33°45'49"W A DISTANCE OF 132.00 FEET;
43. THENCE N17°12'24"W A DISTANCE OF 137.00 FEET;
44. THENCE N09°04'29"W A DISTANCE OF 85.86 FEET;
45. THENCE N03°22'02"E A DISTANCE OF 74.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING FIFTEEN (15) COURSES ARE ON SAID BOUNDARY LINE:

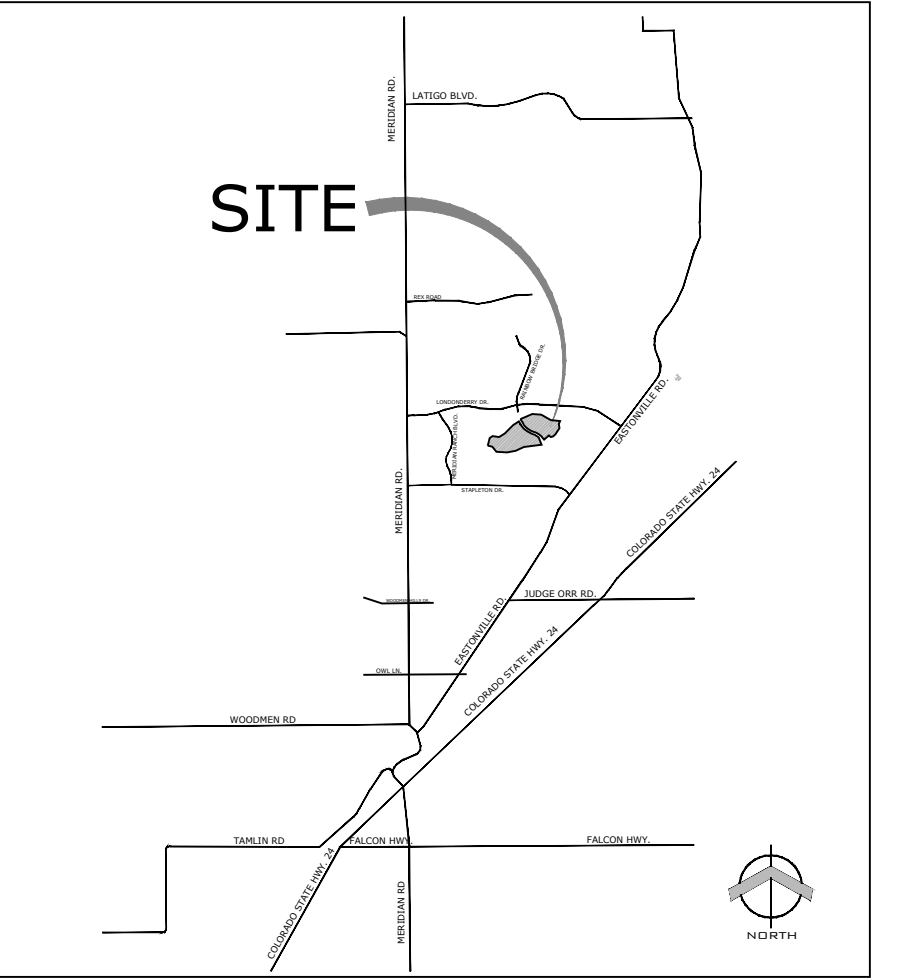
46. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;
47. THENCE N26°31'01"W A DISTANCE OF 218.96 FEET;
48. THENCE N06°43'25"W A DISTANCE OF 140.00 FEET;
49. THENCE N01°13'59"W A DISTANCE OF 97.14 FEET;
50. THENCE N04°28'51"E A DISTANCE OF 360.75 FEET;
51. THENCE N12°48'36"W A DISTANCE OF 91.63 FEET;
52. THENCE N22°11'16"W A DISTANCE OF 110.06 FEET;
53. THENCE N51°53'30"W A DISTANCE OF 86.13 FEET TO A NON-TANGENT CURVE TO THE LEFT;
54. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°16'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG CHORD BEARS N29°28'07"E A DISTANCE OF 81.12 FEET;
55. THENCE N20°49'43"E A DISTANCE OF 84.41 FEET TO A CURVE TO THE LEFT;
56. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 22°54'07", AN ARC LENGTH OF 227.84 FEET, WHOSE LONG CHORD BEARS N09°22'40"E A DISTANCE OF 226.32 FEET;
57. THENCE N02°04'24"W A DISTANCE OF 3.92 FEET;
58. THENCE N47°26'09"W A DISTANCE OF 30.92 FEET TO A NON-TANGENT CURVE TO THE LEFT;
59. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS S79°43'10"W A DISTANCE OF 822.01 FEET;
60. THENCE S72°25'54"W A DISTANCE OF 442.10 FEET TO A POINT ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING NO. 2;
61. THENCE N17°34'06"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 252.489 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ X OF
SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM
THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER
OF SAID SECTION 29 (3.25" ALUM. CAP L5 #30087).

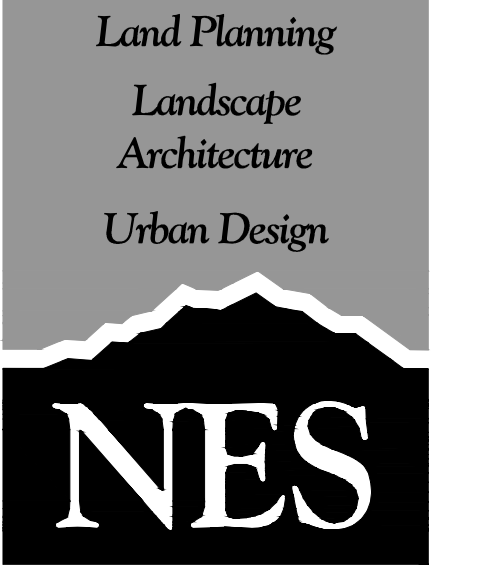
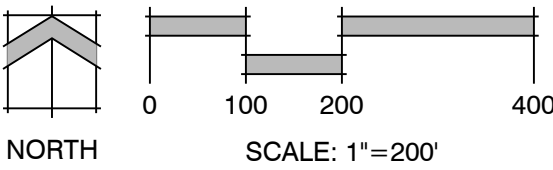


VICINITY MAP



ZONE: PUD
USE: RESIDENTIAL FILING

ZONE: PUD
USE: OPEN SPACE



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Rolling Hills
Ranch Filing 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: October 9, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

DATE: BY: DESCRIPTION:

ZONING MAP

1
OF 1

PCD# PUDSP-_____