

ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

PLAT NO. _____

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLO.

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

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 LAMBERT ROAD.
- 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; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.

- Access:
9) No driveway shall be established unless an access permit has been granted by El Paso County.

- 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 RECORRATION 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 WATER RESOURCES. 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, 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.

- 14) TRACTS A, B, C & D ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, RECREATION 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, 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. _____ 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-18-005 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') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN THIRTY (30) INCHES ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EGM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

- 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) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.

- 26) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) INCHES ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EGM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

- 27) LOTS 1-2722 ACREAGE: 51.366
TRACT A-D ACREAGE: 26.165
STREETS ACREAGE: 17.658
TOTAL ACREAGE: 95.189

Owners Certificate

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, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____.

All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado.

Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. 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.

Owners/Mortgagee (Signature)

By:

Title:

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO)

) ss.

COUNTY OF _____

Acknowledged before me this _____ day of _____, 200__ by _____ as _____

My commission expires _____

Witness my hand and official seal _____

Notary Public

Signatures of officers signing for a corporation shall be acknowledged as follows:

(print name as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows:

(print name as Manager/Member of company, a state limited liability company.
(b)(6) Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

STATE OF COLORADO)

ss

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:

MITLON GABRIELSKI, PRESIDENT

STATE OF COLORADO)

ss

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: _____

PUDSP-19-009

Surveyors Certificate

I, surveyor's name, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____.

Surveyor's Name, (Signature)

Date

Colorado registered PLS # _____

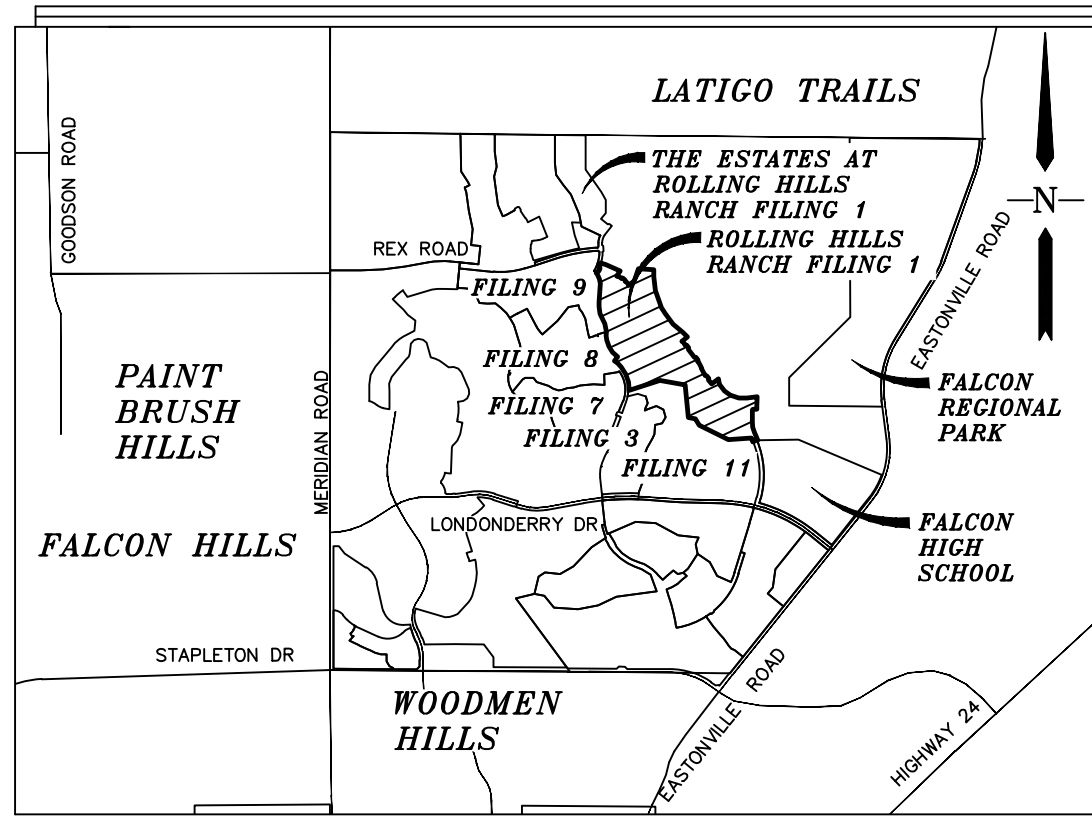
JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, PLS NO. 34583

basically same note COMBINED NOTES

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.

Add the following note:

1. There shall be no direct lot access to Lambert Road.



VICINITY MAP

Please be aware that if the request is approved at the time of recording the applicant will need to provide:

- the recording fee+ any applicable impact fees (park, school, drainage, bridge)
- tax valorem showing a zero balance
- title dated within 30 days of the desired recording date
- any required agreements to be signed by all parties (SIA, pond agreement, landscaping within the right-of-way, etc.)

The Mylar will need to be signed by all parties other than El Paso County and have the PPRBD stamp placed on it.

THIS PLAT FOR _____ WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (name of document to be determined). THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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

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

EL PASO COUNTY CLERK AND RECORDER

STATE OF COLORADO) ss
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: _____

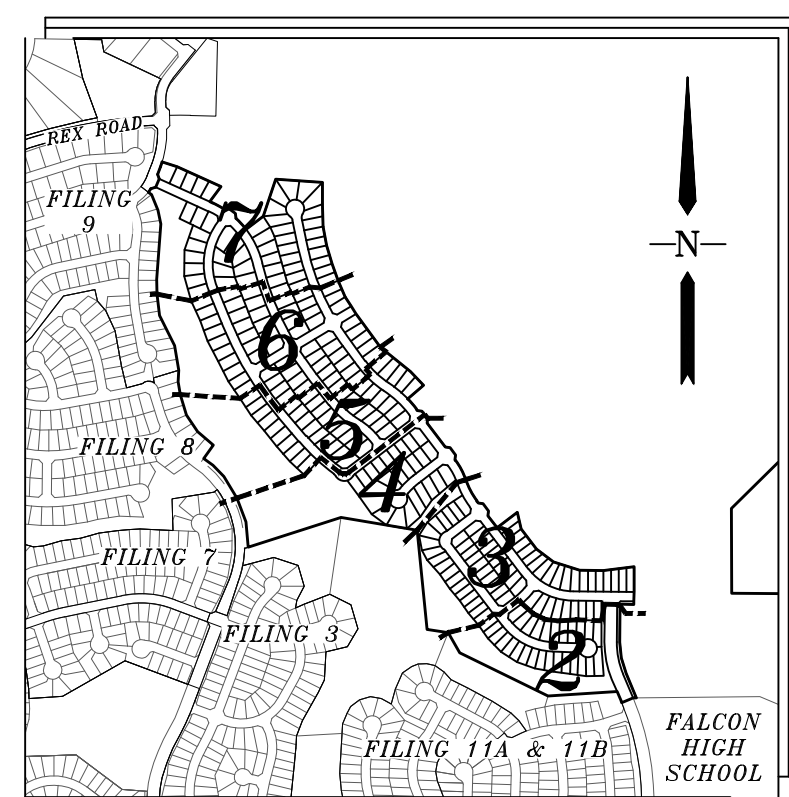
SF1923

DRAWN BY: LCG
CHECKED BY: TAK

DATE: OCTOBER 2019

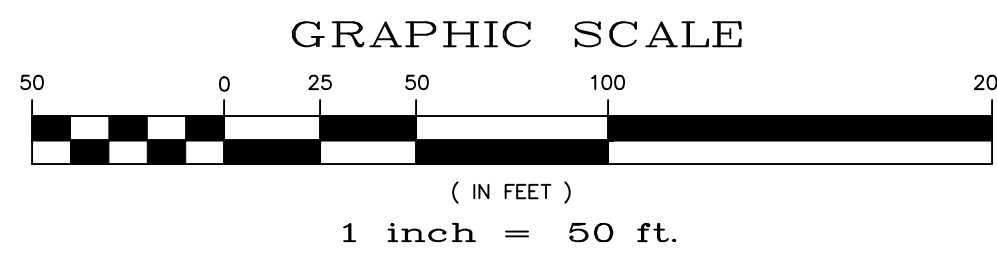
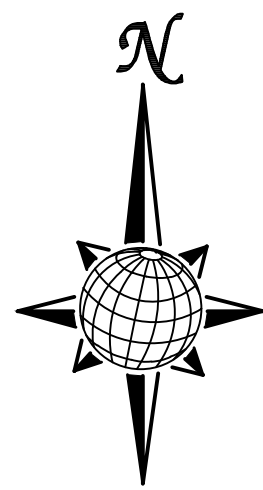
SHEET: 1 OF 7

RED PROJECT NO. SF-XX-XXX



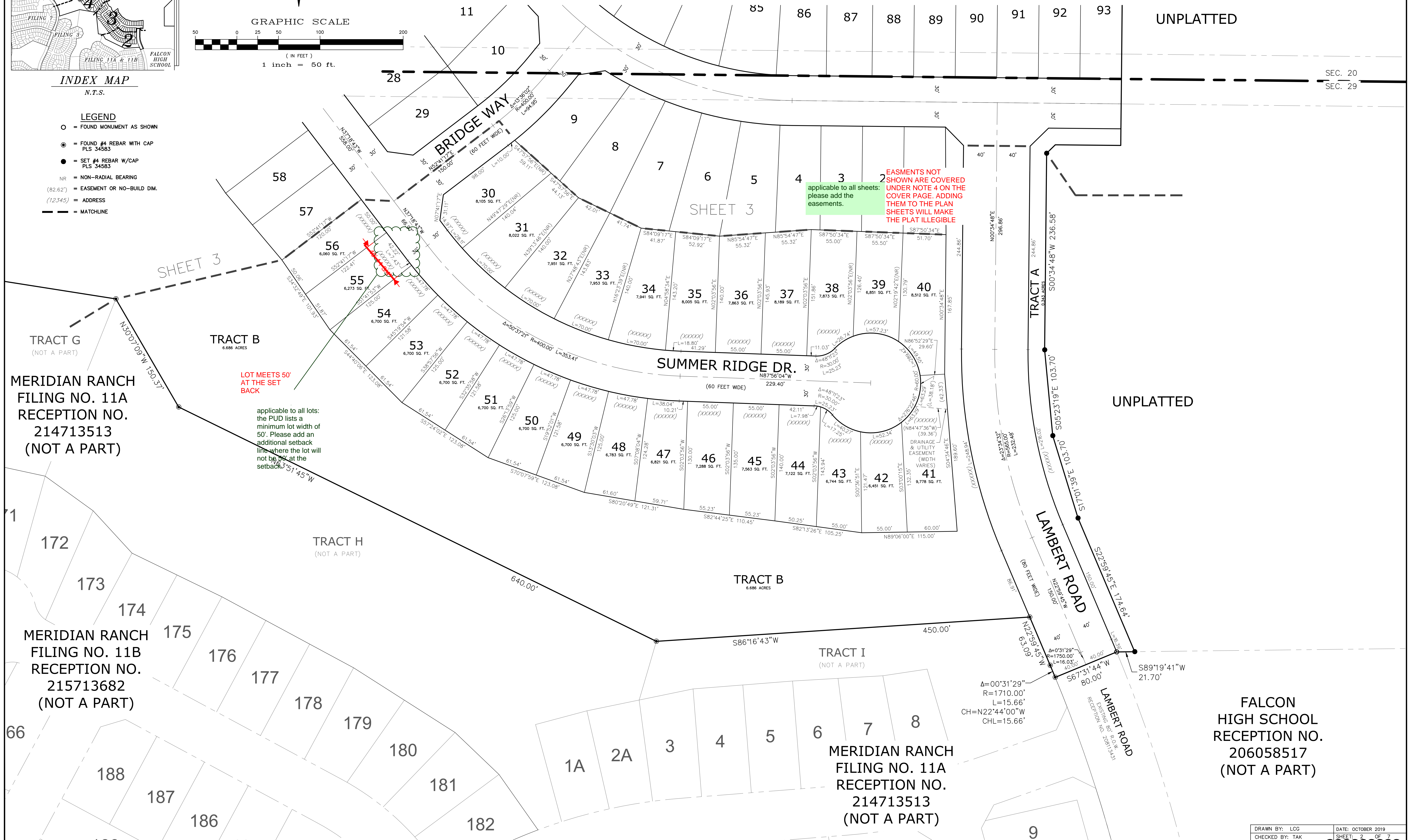
INDEX MAP
N.T.S.

- LEGEND
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 - ⊙ = 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



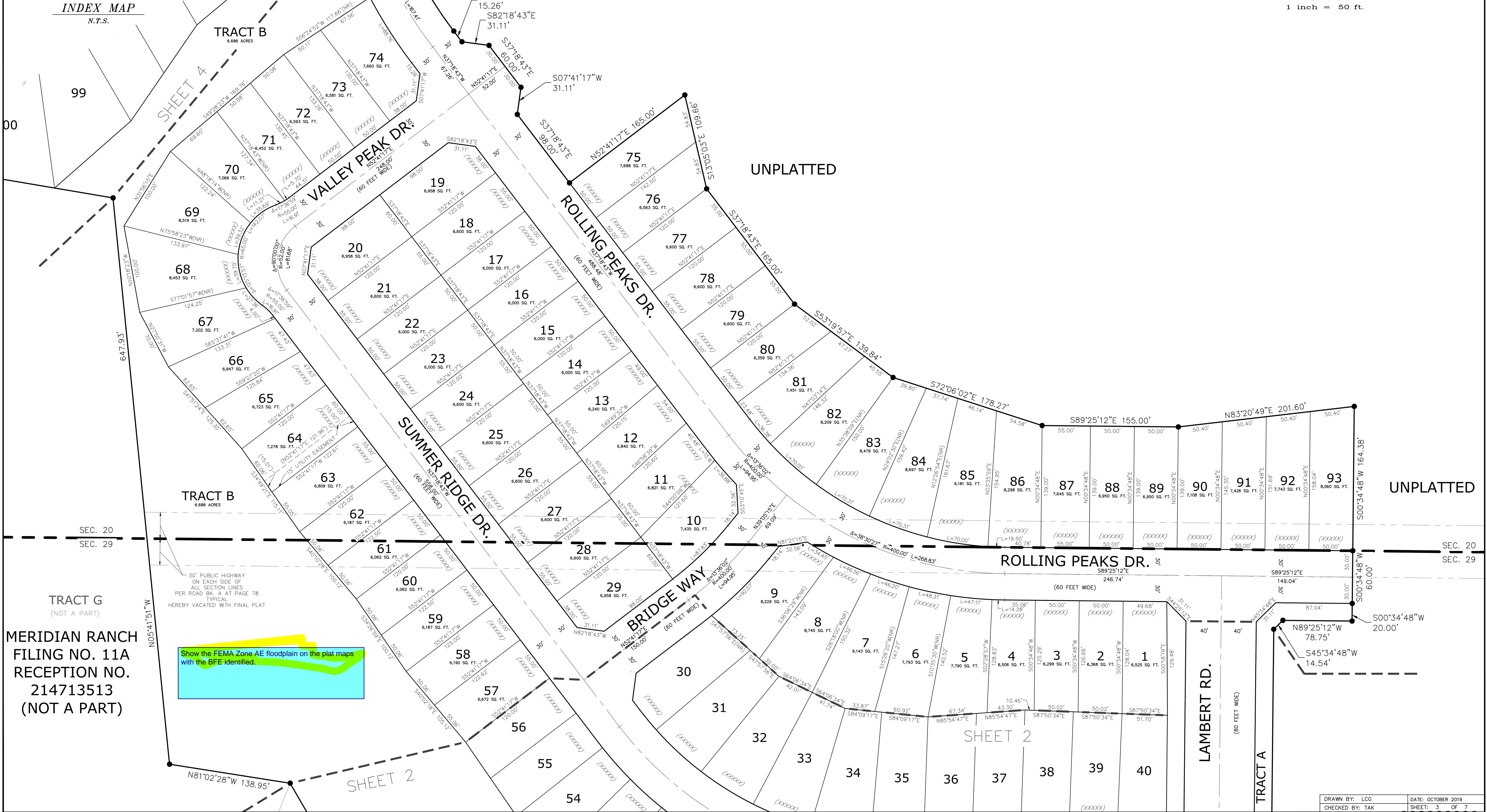
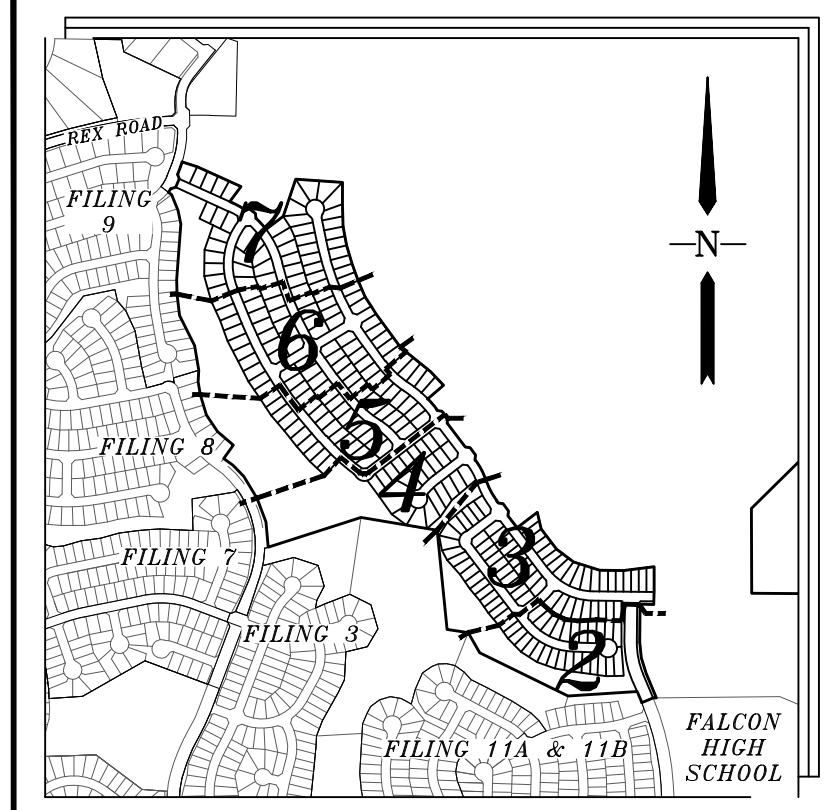
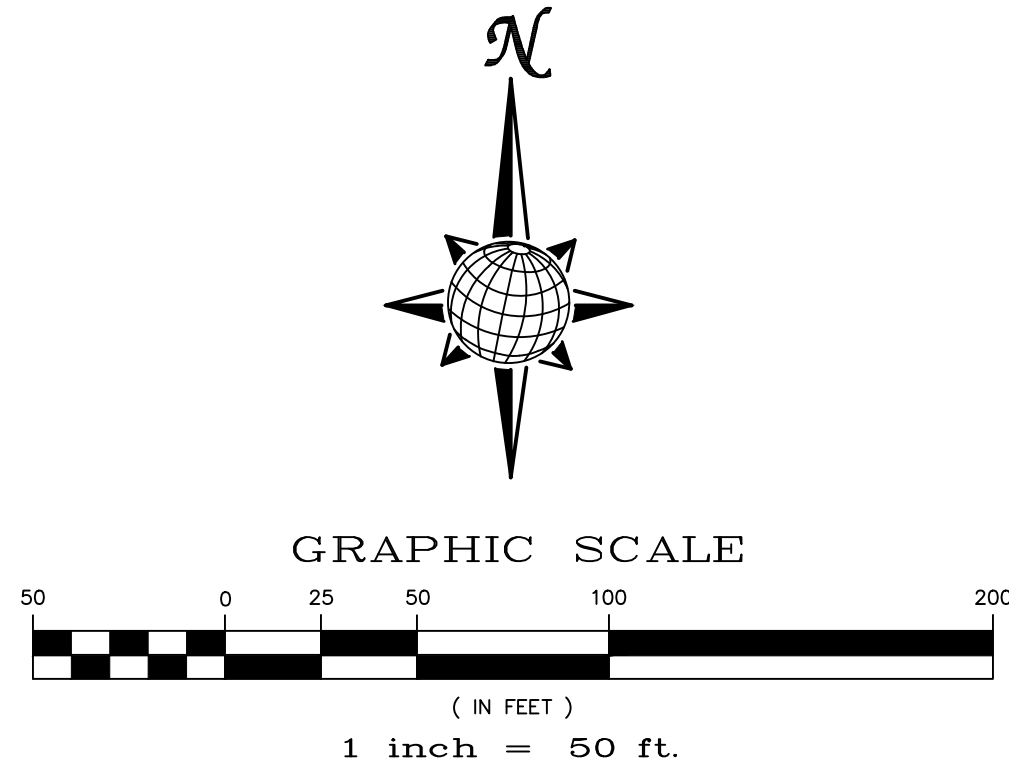
ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
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AT MERIDIAN RANCH
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MERIDIAN RANCH
FILING NO. 11A
RECEPTION NO.
214713513
(NOT A PART)

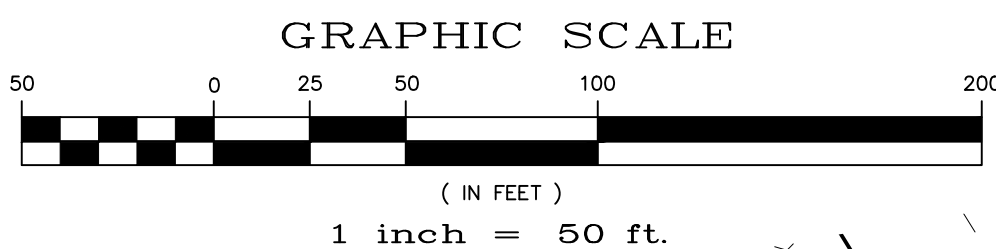
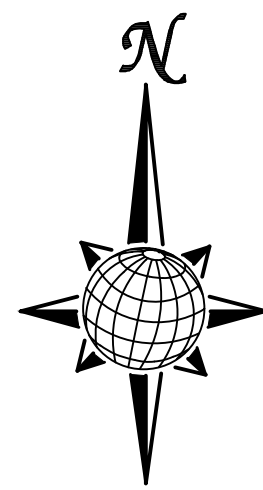
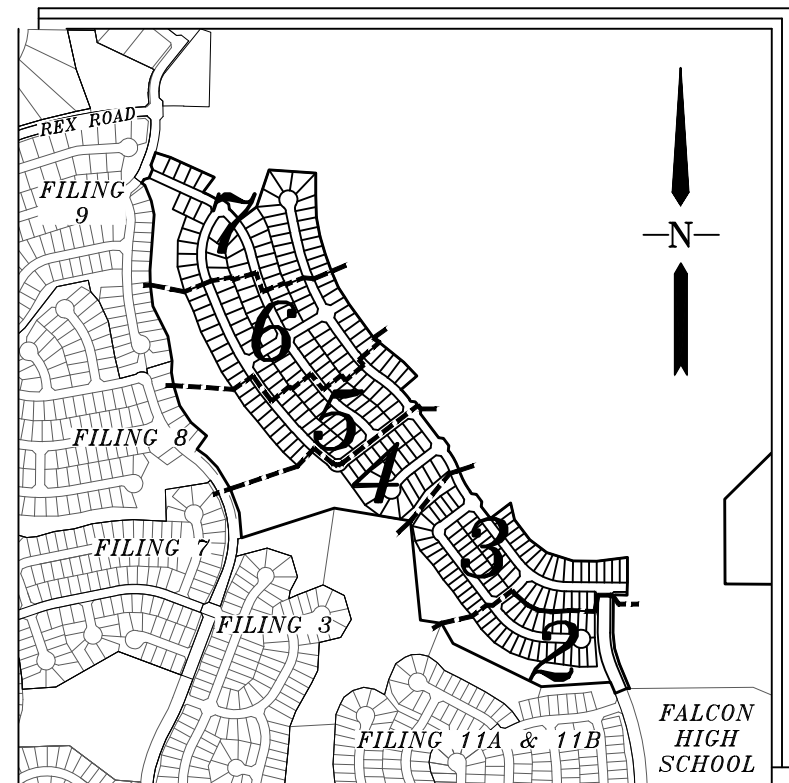
Show the FEMA Zone AE floodplain on the plat maps
with the BFE identified.

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH,
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RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

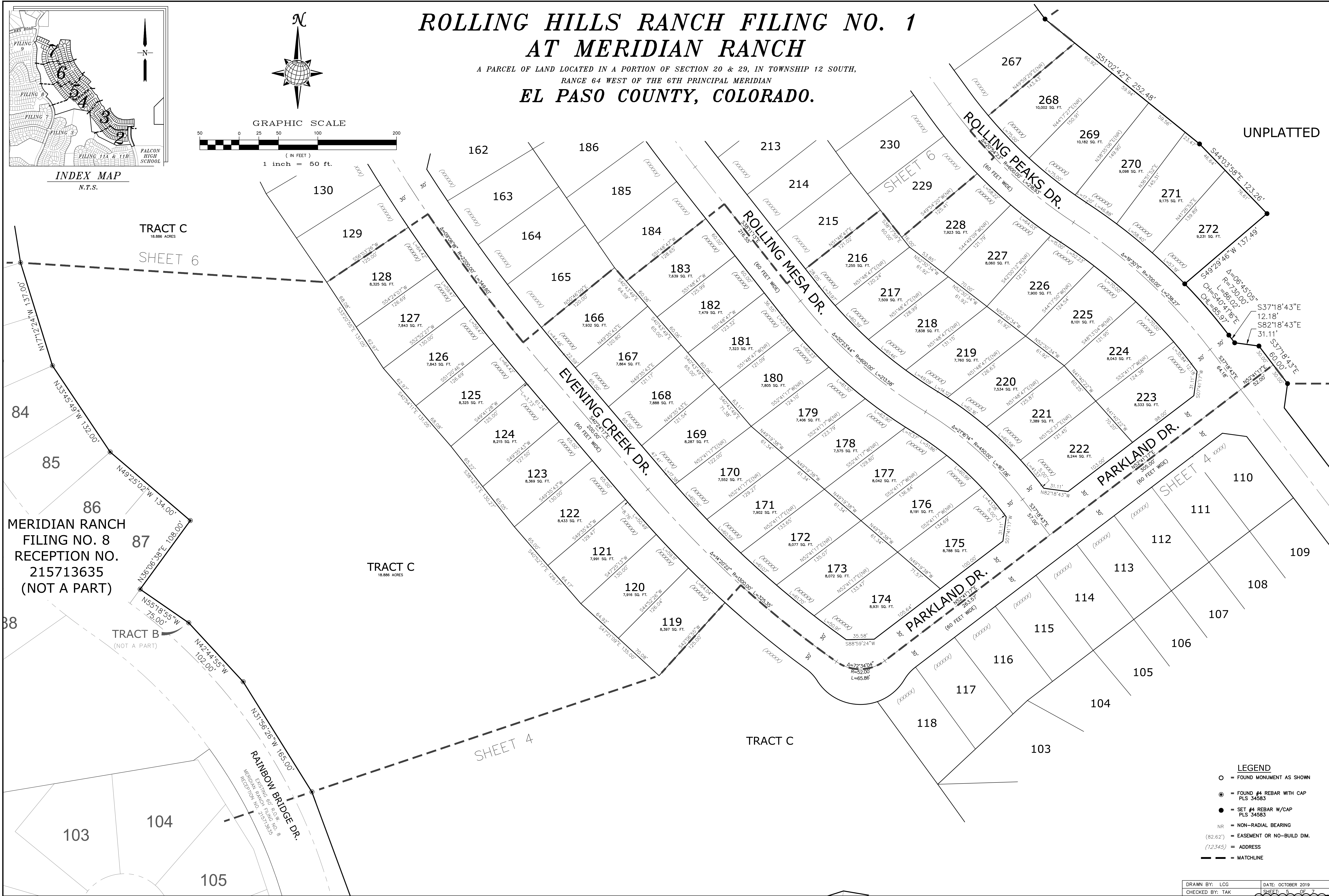
A graphic scale and north arrow. The north arrow is at the top, pointing upwards, with a stylized 'N' above it. Below the arrow is a globe. Underneath the globe is a horizontal scale bar. The scale bar is divided into segments: the first segment is black and white checkered, followed by a white segment, then a black segment, then a white segment, and finally a long black segment. Above the scale bar, the text 'GRAPHIC SCALE' is written in a serif font. Below the scale bar, the text '(IN FEET)' is written in parentheses. At the bottom, the text '1 inch = 50 ft.' is written in a serif font. The scale bar has numerical markings at 0, 25, 50, 100, and 200.

○ = FOUND MONUMENT AS SHOWN
 ● = FOUND #4 REBAR WITH CAP
 PLS 34583
 ● = SET #4 REBAR W/CAP
 PLS 34583
 NR = NON-RADIAL BEARING
 62' = EASEMENT OR NO-BUILD DIM.
 345' = ADDRESS
 — = MATCHLINE



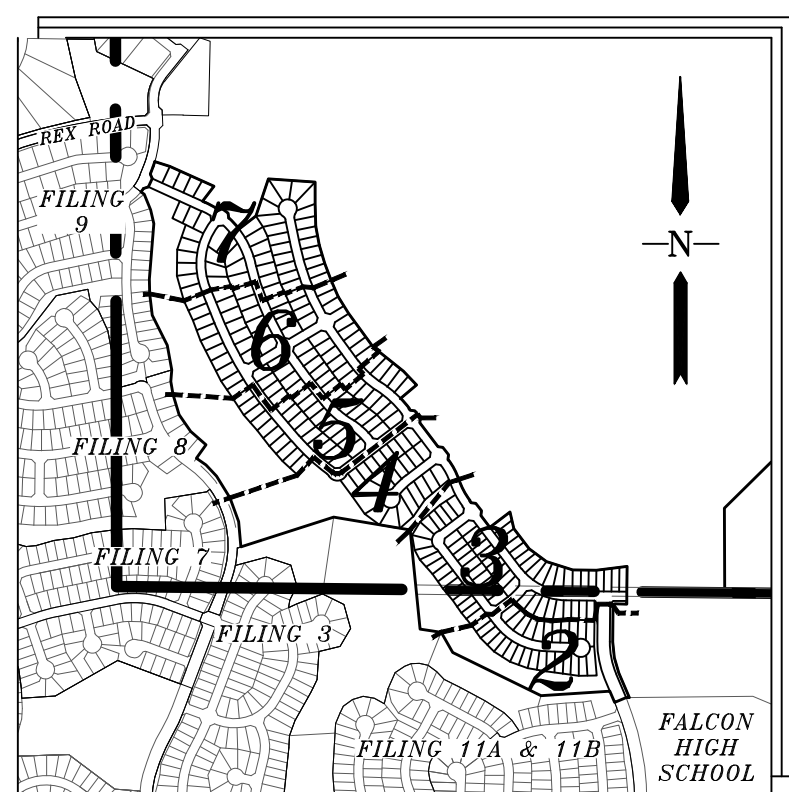
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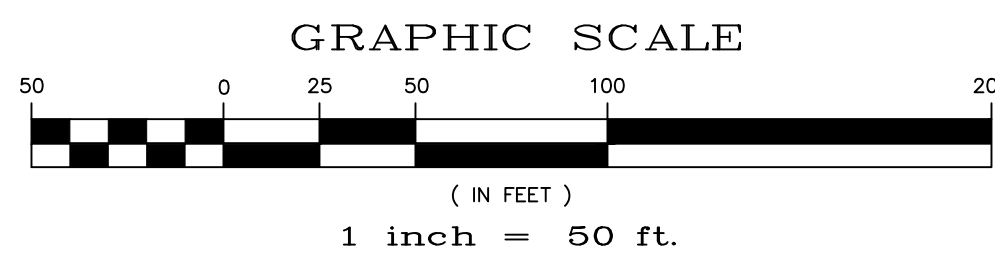
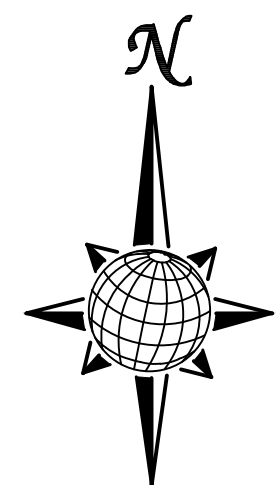


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DRAWN BY: LCG	DATE: OCTOBER 2019
CHECKED BY: TAK	SHEET: 5 OF 7
	ECD PROJECT NO. SF-XX-XXX



INDEX MAP
N.T.S.

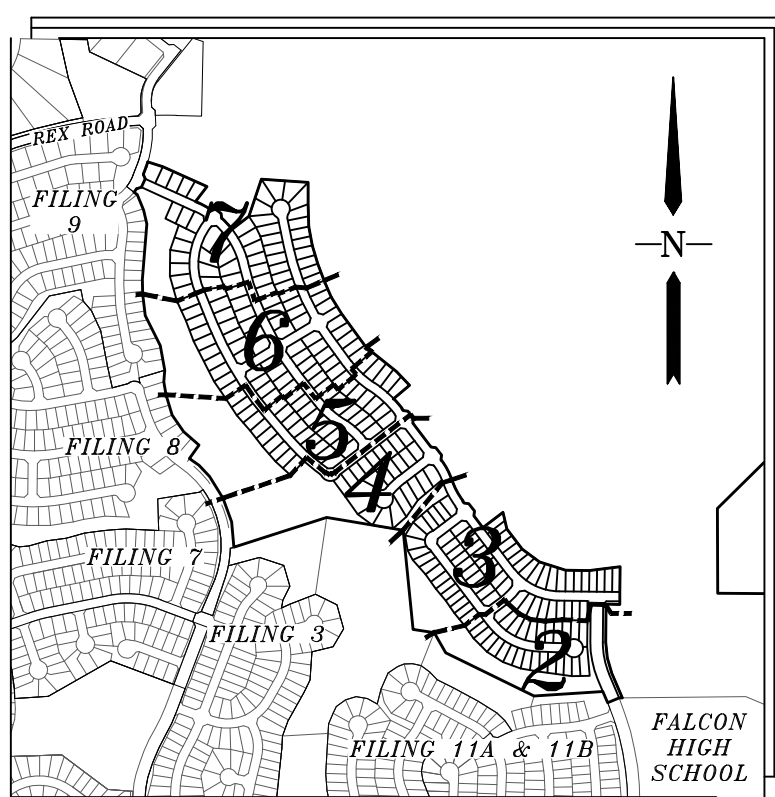


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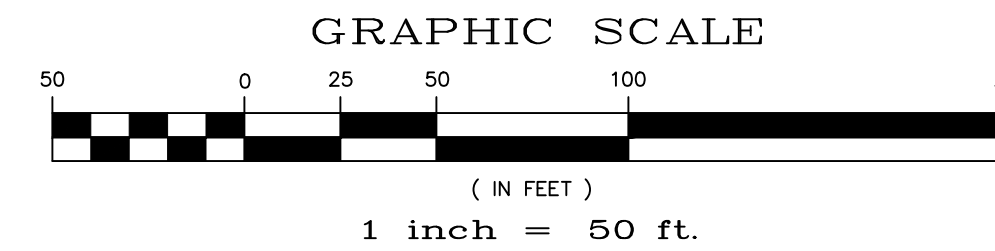
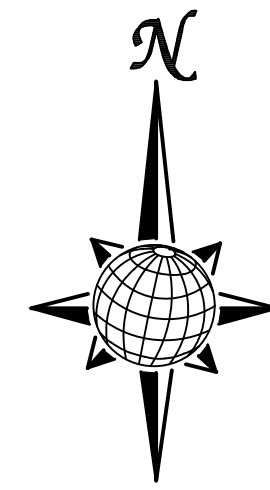




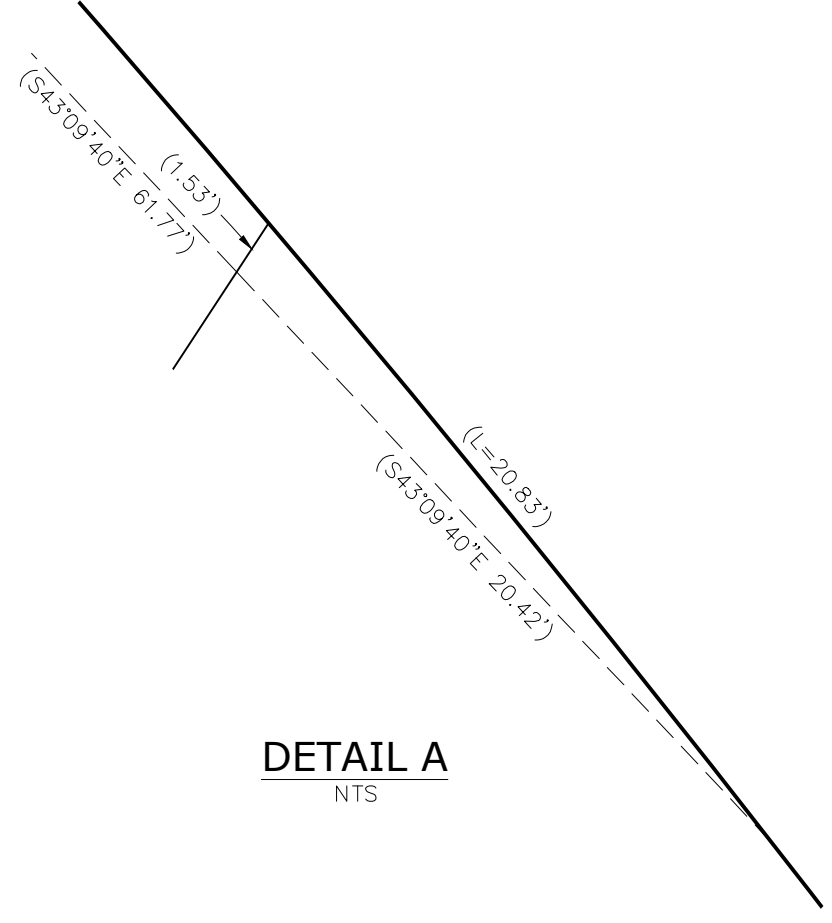
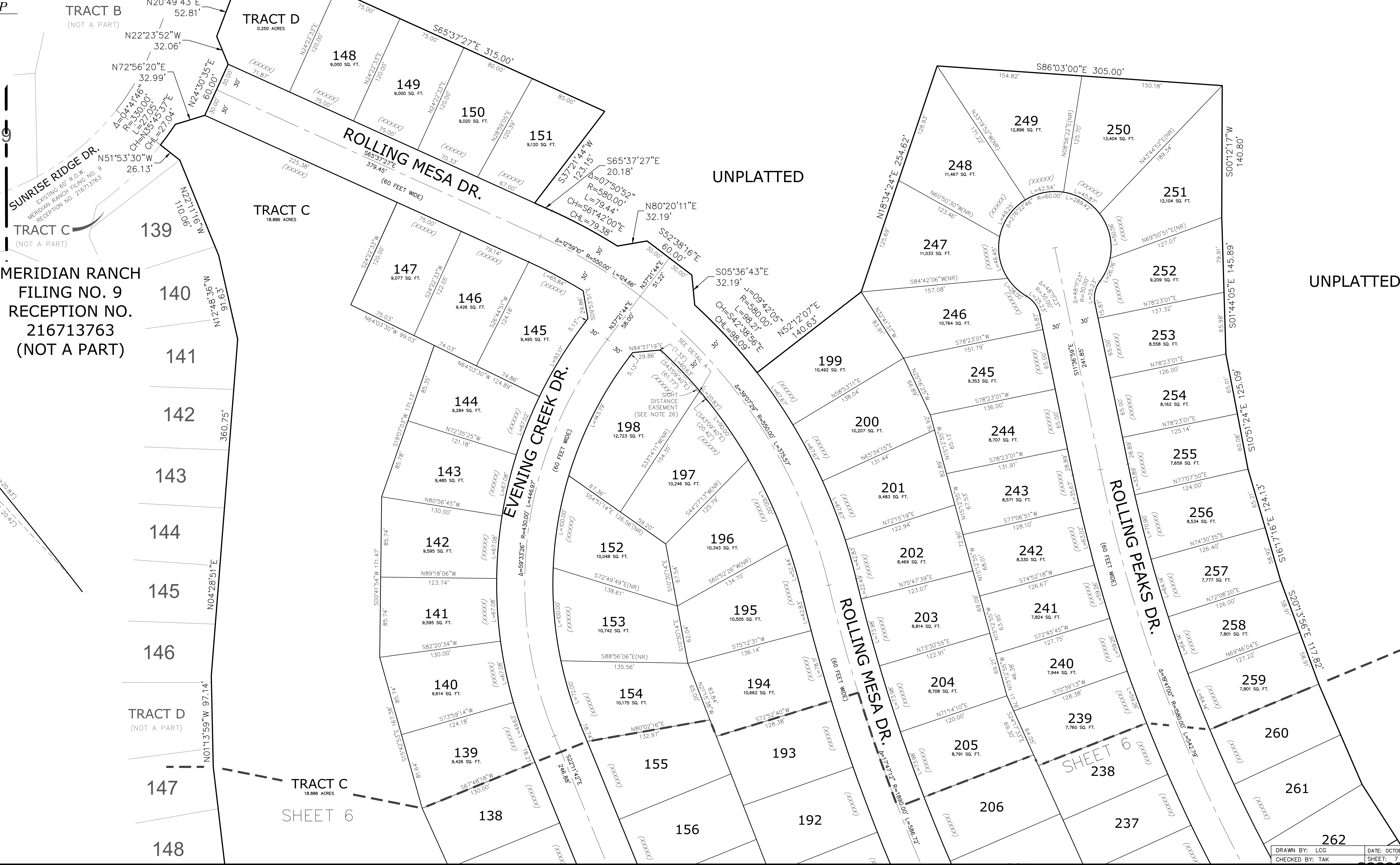
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DETAIL A
NTS