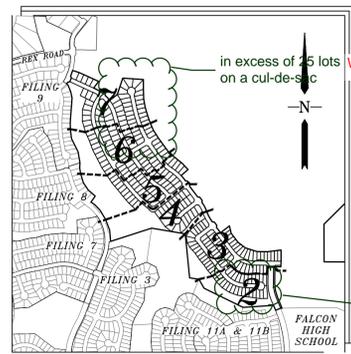


ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

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.



INDEX MAP
N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE T'CHANG, 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 20 AND 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT C OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

1. THENCE N51°53'30"W ON SAID TRACT LINE A DISTANCE OF 26.13 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 0°41'46", AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS N35°45'37"E A DISTANCE OF 27.04 FEET;
3. THENCE N72°56'20"E A DISTANCE OF 32.99 FEET;
4. THENCE N24°30'35"E A DISTANCE OF 60.00 FEET;
5. THENCE N22°23'52"W A DISTANCE OF 32.06 FEET;
6. THENCE N20°49'43"E A DISTANCE OF 52.81 FEET TO A CURVE TO THE LEFT;
7. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 03°03'56", AN ARC LENGTH OF 33.71 FEET, WHOSE LONG CHORD BEARS N19°17'45"E A DISTANCE OF 33.70 FEET;
8. THENCE S72°14'13"E A DISTANCE OF 102.16 FEET;
9. THENCE S65°37'27"E A DISTANCE OF 315.00 FEET;
10. THENCE S37°21'44"W A DISTANCE OF 123.15 FEET;
11. THENCE S65°37'27"E A DISTANCE OF 20.18 FEET TO A CURVE TO THE RIGHT;
12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 07°50'52", AN ARC LENGTH OF 79.44 FEET, WHOSE LONG CHORD BEARS S61°42'00"E A DISTANCE OF 79.38 FEET;
13. THENCE N80°20'11"E A DISTANCE OF 32.19 FEET;
14. THENCE S52°38'16"E A DISTANCE OF 60.00 FEET;
15. THENCE S05°36'43"E A DISTANCE OF 32.19 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
16. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 580.00 FEET, A DELTA ANGLE OF 09°42'05", AN ARC LENGTH OF 98.21 FEET, WHOSE LONG CHORD BEARS S42°38'56"E A DISTANCE OF 98.09 FEET;
17. THENCE N52°12'07"E A DISTANCE OF 140.63 FEET;
18. THENCE N18°34'24"E A DISTANCE OF 254.62 FEET;
19. THENCE S86°03'00"E A DISTANCE OF 305.00 FEET;
20. THENCE S00°12'17"W A DISTANCE OF 140.80 FEET;
21. THENCE S05°56'41"E A DISTANCE OF 270.12 FEET;
22. THENCE S19°52'22"E A DISTANCE OF 357.93 FEET;
23. THENCE S32°36'03"E A DISTANCE OF 70.02 FEET;
24. THENCE S31°18'00"E A DISTANCE OF 60.00 FEET;
25. THENCE S36°17'59"E A DISTANCE OF 267.98 FEET;
26. THENCE S51°02'42"E A DISTANCE OF 252.48 FEET;
27. THENCE S44°03'58"E A DISTANCE OF 123.26 FEET;
28. THENCE S49°29'46"W A DISTANCE OF 137.49 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 730.00 FEET, A DELTA ANGLE OF 04°45'05", AN ARC LENGTH OF 96.02 FEET, WHOSE LONG CHORD BEARS S40°41'16"E A DISTANCE OF 95.97 FEET;
30. THENCE S37°18'43"E A DISTANCE OF 12.18 FEET;
31. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
32. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
33. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
34. THENCE S37°18'43"E A DISTANCE OF 196.00 FEET;
35. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
36. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
37. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
38. THENCE S37°18'43"E A DISTANCE OF 5.00 FEET TO A CURVE TO THE RIGHT;
39. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 19°11'01", AN ARC LENGTH OF 143.97 FEET, WHOSE LONG CHORD BEARS S27°43'13"E A DISTANCE OF 143.30 FEET TO A REVERSE CURVE TO THE LEFT;
40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 19°11'01", AN ARC LENGTH OF 157.37 FEET, WHOSE LONG CHORD BEARS S27°43'13"E A DISTANCE OF 156.63 FEET;
41. THENCE S37°18'43"E A DISTANCE OF 15.26 FEET;
42. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
43. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
44. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
45. THENCE S37°18'43"E A DISTANCE OF 98.00 FEET;
46. THENCE N52°41'17"E A DISTANCE OF 165.00 FEET;
47. THENCE S13°05'03"E A DISTANCE OF 109.66 FEET;
48. THENCE S37°18'43"E A DISTANCE OF 165.00 FEET;
49. THENCE S53°19'57"E A DISTANCE OF 139.84 FEET;
50. THENCE S72°06'02"E A DISTANCE OF 178.27 FEET;
51. THENCE S89°25'12"E A DISTANCE OF 155.00 FEET;
52. THENCE N83°20'49"E A DISTANCE OF 201.60 FEET;
53. THENCE S00°34'48"W A DISTANCE OF 164.38 FEET;
54. THENCE S00°34'48"W A DISTANCE OF 60.00 FEET;
55. THENCE S00°34'48"W A DISTANCE OF 20.00 FEET;
56. THENCE N89°25'12"W A DISTANCE OF 78.75 FEET;
57. THENCE S45°34'48"W A DISTANCE OF 14.54 FEET;
58. THENCE S00°34'48"W A DISTANCE OF 236.58 FEET;
59. THENCE S05°23'19"E A DISTANCE OF 103.70 FEET;
60. THENCE S17°01'39"E A DISTANCE OF 103.70 FEET;
61. 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. 206058517 IN THE RECORDS OF EL PASO COUNTY;
62. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;
63. 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;

in excess of 25 lots on a cul-de-sac WILL PROVIDE DEVIATION

Please ensure that the proposed product will fit onto the proposed lots while meeting the proposed standards.

in excess of 25 lots on a cul-de-sac WILL PROVIDE DEVIATION

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

64. 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;
65. THENCE N22°59'45"W A DISTANCE OF 63.09 FEET;
66. THENCE S86°16'43"W A DISTANCE OF 450.00 FEET;
67. THENCE N63°51'45"W A DISTANCE OF 640.00 FEET;
68. THENCE N30°07'09"W A DISTANCE OF 150.37 FEET;
69. THENCE N81°02'28"W A DISTANCE OF 138.95 FEET;
70. THENCE N05°41'51"W A DISTANCE OF 647.93 FEET;
71. THENCE N80°23'28"W A DISTANCE OF 503.71 FEET;
72. 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:

73. THENCE N05°03'36"W A DISTANCE OF 165.00 FEET;
74. THENCE N20°15'12"W A DISTANCE OF 165.00 FEET;
75. THENCE N31°56'26"W A DISTANCE OF 165.00 FEET;
76. THENCE N42°44'55"W A DISTANCE OF 102.00 FEET;
77. THENCE N55°18'55"W A DISTANCE OF 75.00 FEET;
78. THENCE N36°06'38"E A DISTANCE OF 108.00 FEET;
79. THENCE N49°25'02"W A DISTANCE OF 134.00 FEET;
80. THENCE N33°45'49"W A DISTANCE OF 132.00 FEET;
81. THENCE N17°12'24"W A DISTANCE OF 137.00 FEET;
82. THENCE N09°04'29"W A DISTANCE OF 85.86 FEET;
83. 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:

84. THENCE N10°04'06"W A DISTANCE OF 162.63 FEET;
85. THENCE N26°31'01"W A DISTANCE OF 218.96 FEET;
86. THENCE N06°43'25"W A DISTANCE OF 140.00 FEET;
87. THENCE N01°13'59"W A DISTANCE OF 97.14 FEET;
88. THENCE N04°28'51"E A DISTANCE OF 360.75 FEET;
89. THENCE N12°48'36"W A DISTANCE OF 91.63 FEET;
90. THENCE N22°11'16"W A DISTANCE OF 110.06 FEET;
91. THENCE N51°53'30"W A DISTANCE OF 86.13 FEET TO A NON-TANGENT CURVE TO THE LEFT;
92. 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;
93. THENCE N20°49'43"E A DISTANCE OF 84.41 FEET TO A CURVE TO THE LEFT;
94. 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;
95. THENCE N02°04'24"W A DISTANCE OF 3.92 FEET;
96. THENCE N47°26'09"W A DISTANCE OF _____ TO THE LEFT;
97. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1434.32, AN ARC LENGTH OF 1434.32, AN ARC LENGTH OF 1434.32 FEET, WHOSE LONG CHORD BEARS S79°43'10"W A DISTANCE OF _____ TO THE LEFT;
98. THENCE N17°34'06"W A DISTANCE OF _____ TO THE LEFT;

THE ABOVE PARCEL OF LAND CONTAINS 9 _____

Special District Notes:
Special District Disclosure (when the plat is located in a special district):
A Title 32 Special District Annual Report and Disclosure Form satisfactory to the Planning and Community Development Department shall be recorded with each plat.
Fountain Mutual Irrigation Company Note:
NOTICE: This property will be included within a special taxing district, Fountain Mutual Metropolitan District, created for the purpose of constructing and maintaining certain drainage and park and recreation improvements. Special taxing districts are N/A at this general obligation indebted that is paid by revenues produced from annual tax levies on the taxable property within such districts. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

Zone AE appears to be located within tracts B and C. Show the floodplain boundary and BFE on the plat. Identify the basis of elevation.
Update the floodplain statement.
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map Community Map Number 08041C0552C, effective on December 7, 2018. No structures are permitted within the designated Floodplain areas.

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.
- 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 RECORDEATION 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 AQUIFERS. ALTERNATIVE RENEWABLE 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, 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 EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP-18-006 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 FEDERAL FLOODING 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 1-272 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.

(Note: 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: _____

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: _____

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

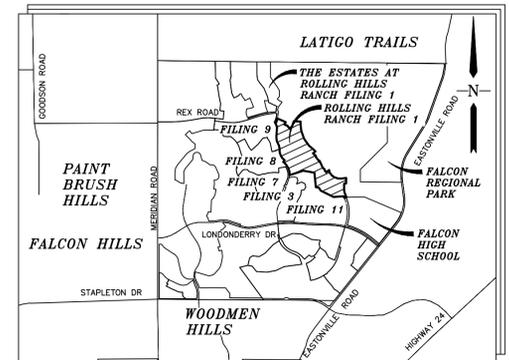
PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, PLS NO. 34583

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.

SEE: _____

BY: _____

DEPUTY _____

FEES:

RECEIPT NO: _____

PLAT FEE: _____

SURCHARGE: _____

SCHOOL: _____

PARK: _____

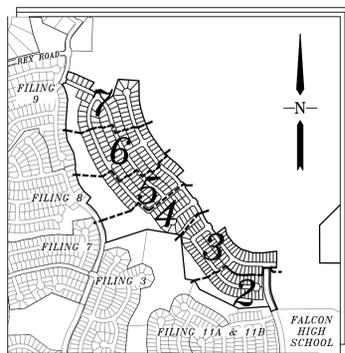
BRIDGE: _____

DRAINAGE: _____

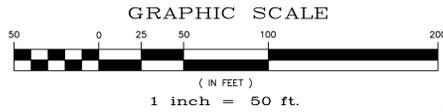
SF1923

ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

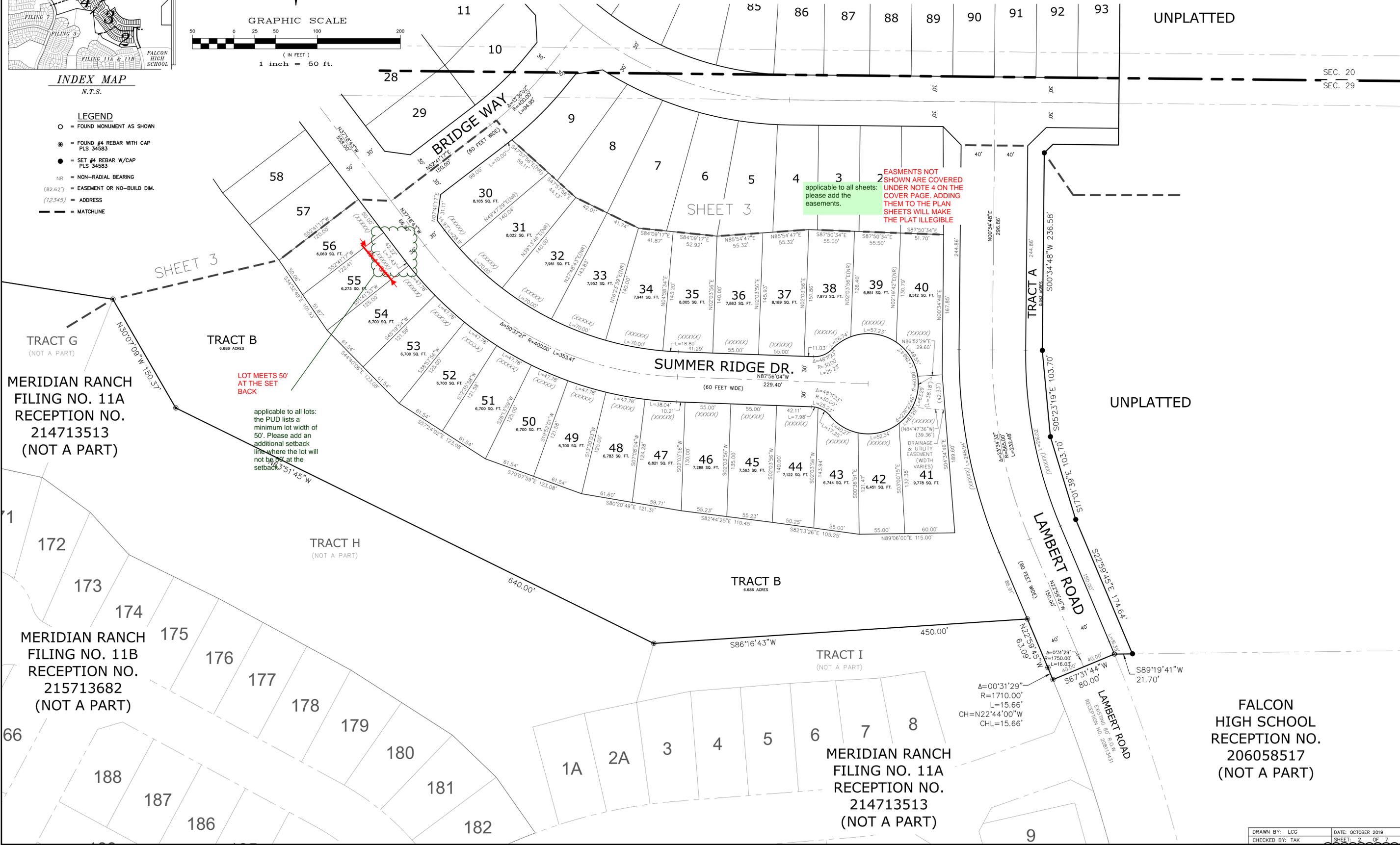
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.



- 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



EASEMENTS NOT SHOWN ARE COVERED UNDER NOTE 4 ON THE COVER PAGE. ADDING THEM TO THE PLAN SHEETS WILL MAKE THE PLAT ILLEGIBLE.

LOT MEETS 50' AT THE SET BACK

applicable to all lots: the PUD lists a minimum lot width of 50'. Please add an additional setback line where the lot will not be 50' at the setback.

MERIDIAN RANCH FILING NO. 11A RECEPTION NO. 214713513 (NOT A PART)

MERIDIAN RANCH FILING NO. 11B RECEPTION NO. 215713682 (NOT A PART)

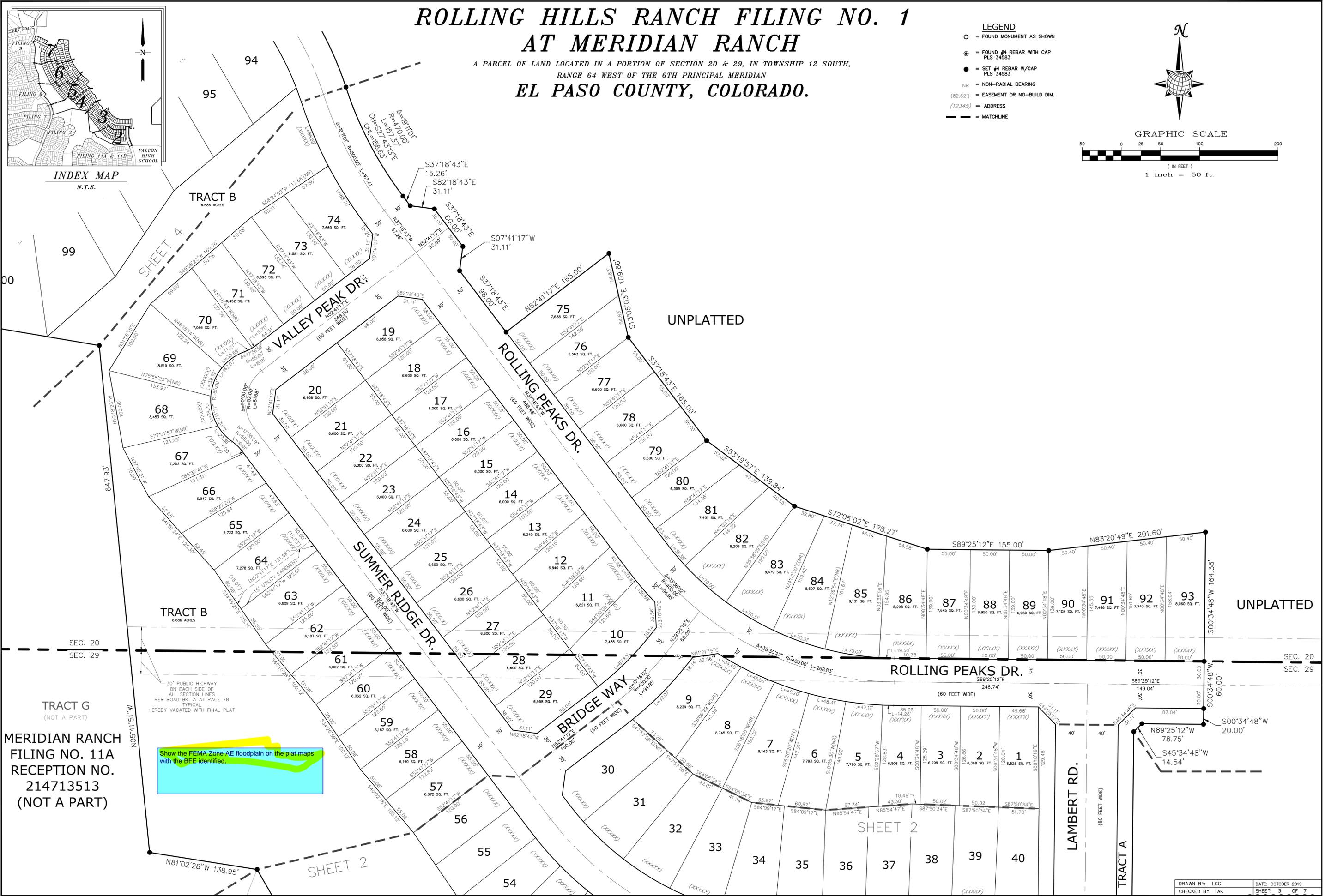
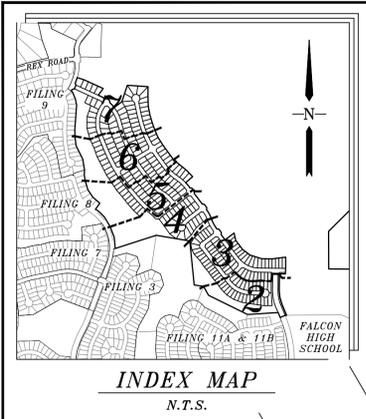
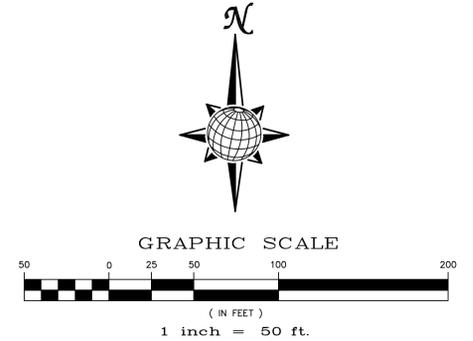
MERIDIAN RANCH FILING NO. 11A RECEPTION NO. 214713513 (NOT A PART)

FALCON HIGH SCHOOL RECEPTION NO. 206058517 (NOT A PART)

ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

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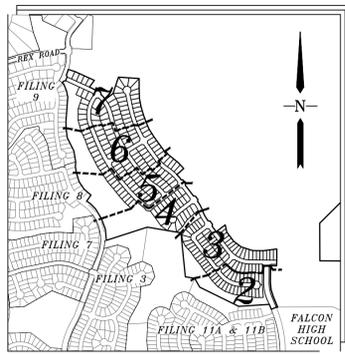


MERIDIAN RANCH
FILING NO. 11A
RECEPTION NO.
214713513
(NOT A PART)

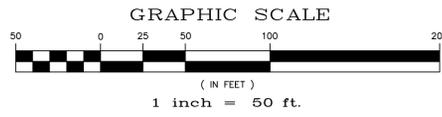
Show the FEMA Zone AE floodplain on the plat maps with the BFE identified.

ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

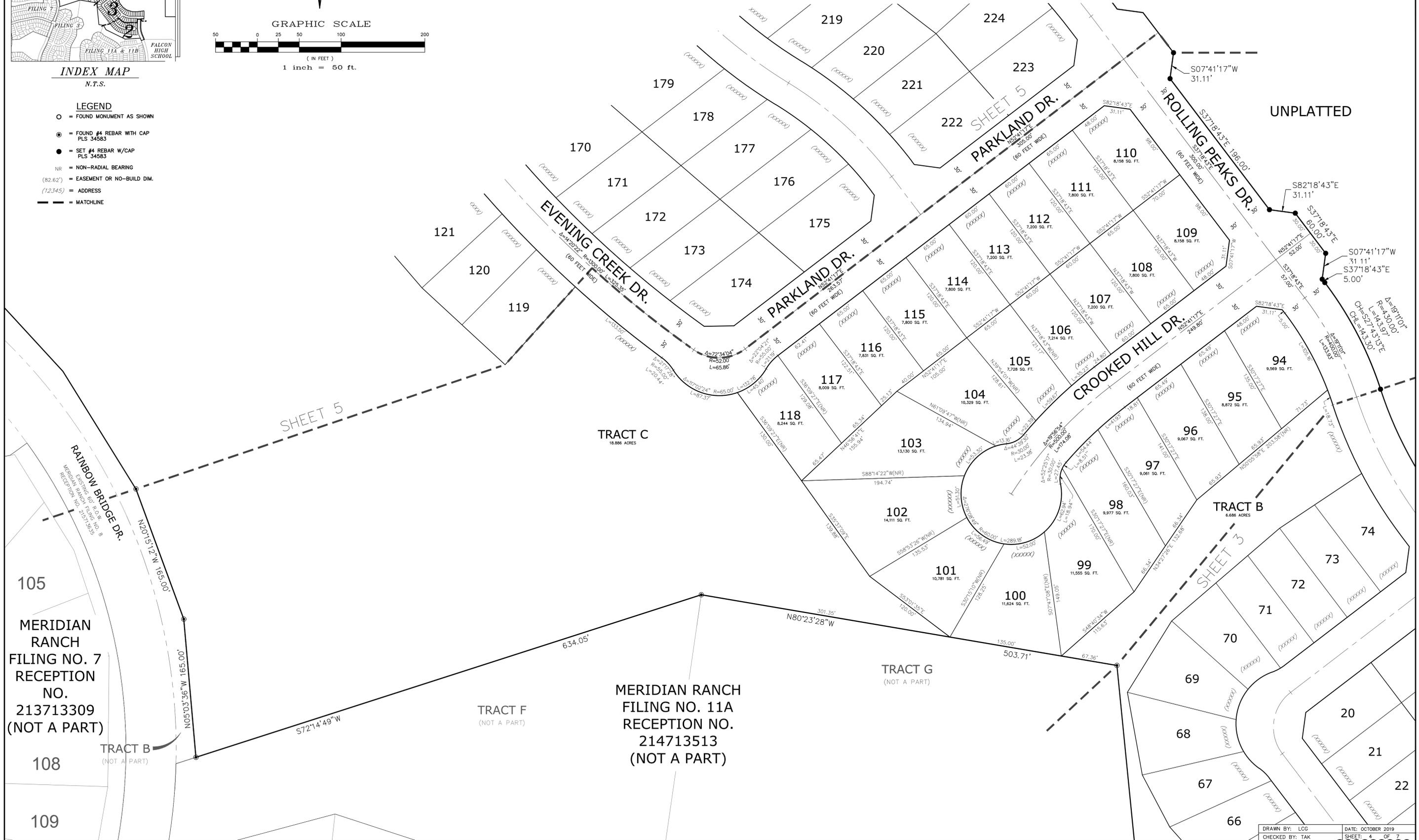
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105
MERIDIAN RANCH FILING NO. 7 RECEPTION NO. 213713309 (NOT A PART)
108
109

TRACT B (NOT A PART)

TRACT F (NOT A PART)

TRACT G (NOT A PART)
MERIDIAN RANCH FILING NO. 11A RECEPTION NO. 214713513 (NOT A PART)

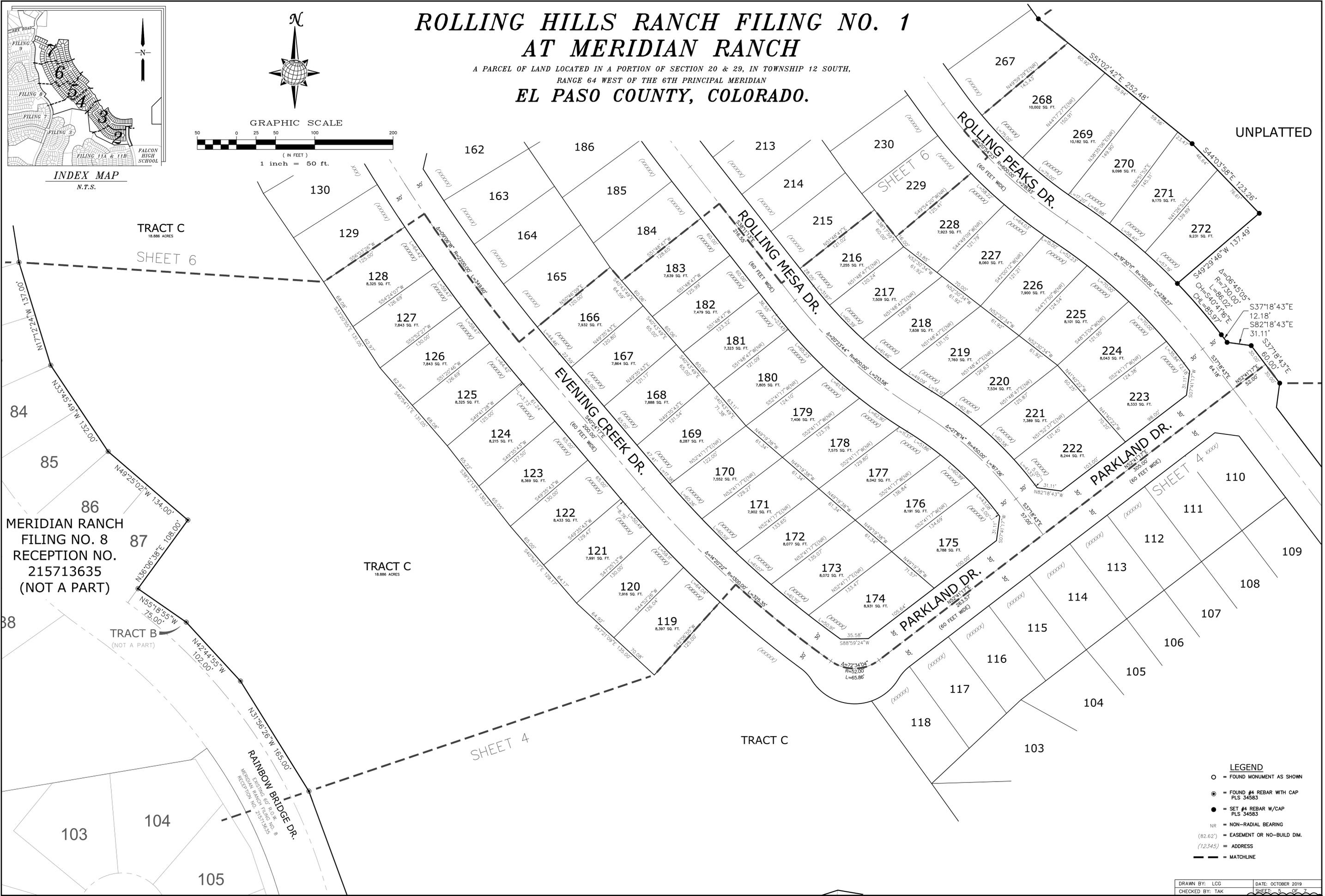
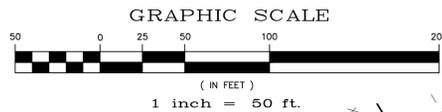
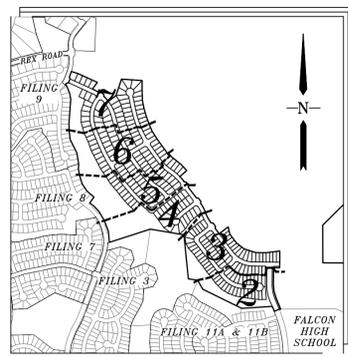
TRACT B
6.686 ACRES

TRACT C
18.886 ACRES

UNPLATTED

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,
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EL PASO COUNTY, COLORADO.



TRACT C
18.886 ACRES

86
MERIDIAN RANCH
FILING NO. 8
RECEPTION NO.
215713635
(NOT A PART)

TRACT B
(NOT A PART)

TRACT C
18.886 ACRES

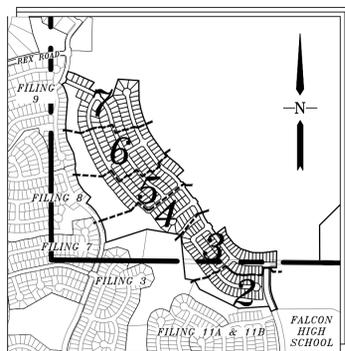
TRACT C

UNPLATTED

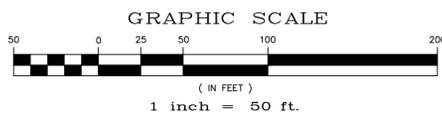
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MERIDIAN RANCH
FILING NO. 9
RECEPTION NO.
216713763
(NOT A PART)

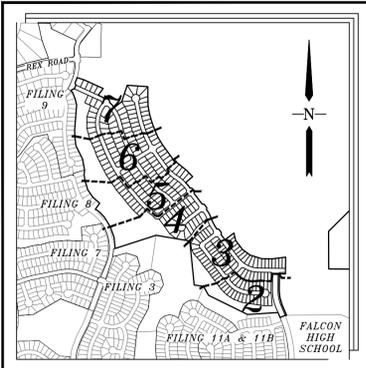
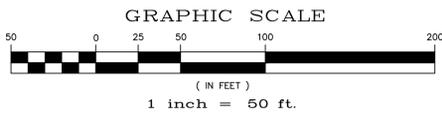
MERIDIAN RANCH
FILING NO. 8
RECEPTION NO.
215713635
(NOT A PART)

ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

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INDEX MAP
N.T.S.

TRACT B
(NOT A PART)

TRACT D
0.250 ACRES

TRACT C
18.886 ACRES

TRACT C
(NOT A PART)

**MERIDIAN RANCH
FILING NO. 9
RECEPTION NO.
216713763
(NOT A PART)**

UNPLATTED

UNPLATTED

99

SUNRISE RIDGE DR.
EXISTING 60' R.O.W.
MERIDIAN RANCH FILING NO. 9
RECEPTION NO. 216713763

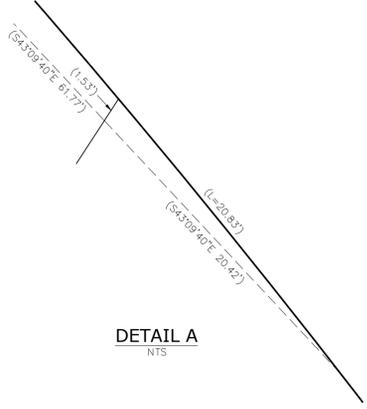
SUNRISE RIDGE DR.
EXISTING 60' R.O.W.
THE ESTATES AT ROLLING HILLS RANCH
FILING NO. 1
RECEPTION NO. XXXXXXXX

ROLLING MESA DR.
(60 FEET WIDE)

EVENING CREEK DR.
(60 FEET WIDE)

ROLLING MESA DR.
(60 FEET WIDE)

ROLLING PEAKS DR.
(60 FEET WIDE)



DETAIL A
NTS

TRACT D
(NOT A PART)

TRACT C
18.886 ACRES
SHEET 6

SHEET 6
238