

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:

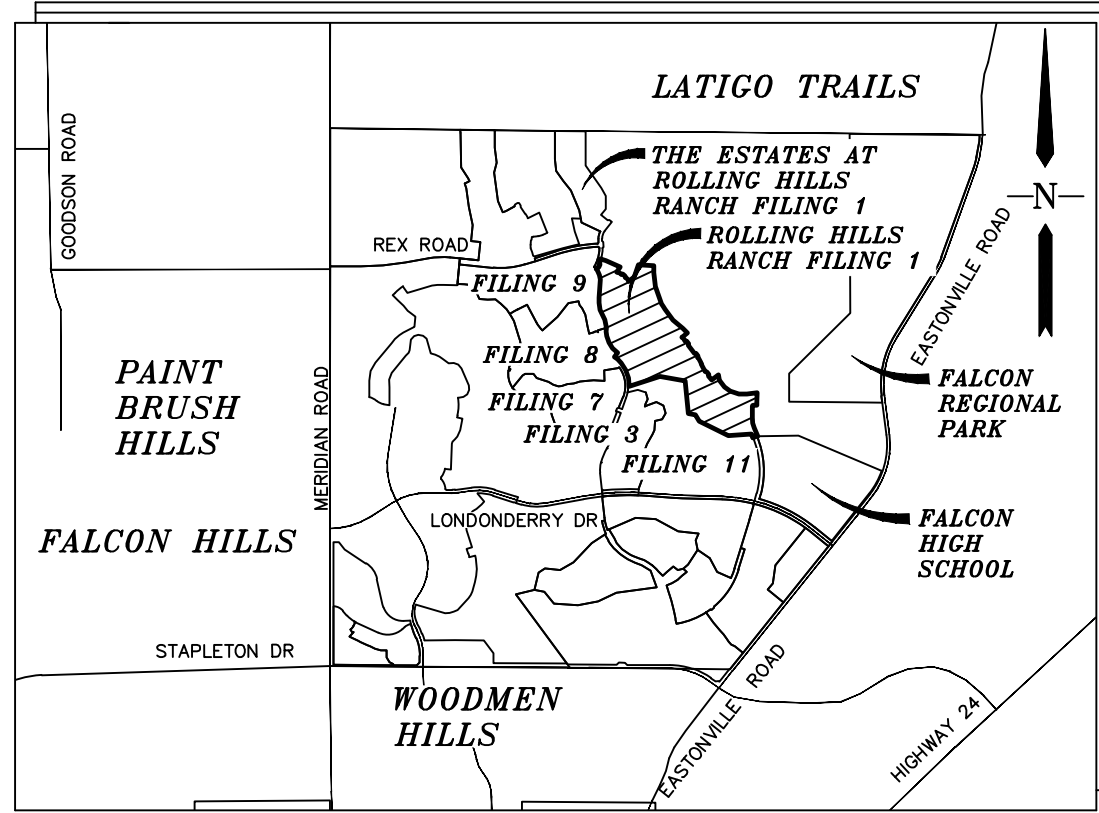
BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT C OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216173763 IN THE RECORDS OF EL PASO COUNTY;

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 04°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 S01°44'05"E A DISTANCE OF 145.89 FEET;
22. THENCE S10°51'24"E A DISTANCE OF 125.09 FEET;
23. THENCE S16°17'16"E A DISTANCE OF 124.13 FEET;
24. THENCE S20°13'56"E A DISTANCE OF 117.82 FEET;
25. THENCE S23°19'51"E A DISTANCE OF 116.44 FEET;
26. THENCE S32°36'03"E A DISTANCE OF 70.02 FEET;
27. THENCE S31°18'00"E A DISTANCE OF 60.00 FEET;
28. THENCE S36°17'59"E A DISTANCE OF 267.98 FEET;
29. THENCE S51°02'42"E A DISTANCE OF 252.48 FEET;
30. THENCE S44°03'58"E A DISTANCE OF 123.26 FEET;
31. THENCE S49°29'46"W A DISTANCE OF 137.49 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
32. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 730.00 FEET, A DELTA ANGLE OF 06°45'05", AN ARC LENGTH OF 86.02 FEET, WHOSE LONG CHORD BEARS S40°41'16"E A DISTANCE OF 85.97 FEET;
33. THENCE S37°18'43"E A DISTANCE OF 12.18 FEET;
34. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
35. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
36. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
37. THENCE S37°18'43"E A DISTANCE OF 196.00 FEET;
38. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
39. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
40. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
41. THENCE S37°18'43"E A DISTANCE OF 5.00 FEET TO A CURVE TO THE RIGHT;
42. 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;
43. 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;
44. THENCE S37°18'43"E A DISTANCE OF 15.26 FEET;
45. THENCE S82°18'43"E A DISTANCE OF 31.11 FEET;
46. THENCE S37°18'43"E A DISTANCE OF 60.00 FEET;
47. THENCE S07°41'17"W A DISTANCE OF 31.11 FEET;
48. THENCE S37°18'43"E A DISTANCE OF 98.00 FEET;
49. THENCE N52°41'17"E A DISTANCE OF 165.00 FEET;
50. THENCE S13°05'03"E A DISTANCE OF 109.66 FEET;
51. THENCE S37°18'43"E A DISTANCE OF 165.00 FEET;
52. THENCE S53°19'57"E A DISTANCE OF 139.84 FEET;
53. THENCE S72°06'02"E A DISTANCE OF 178.27 FEET;
54. THENCE S89°25'12"E A DISTANCE OF 155.00 FEET;
55. THENCE N83°20'49"E A DISTANCE OF 201.60 FEET;
56. THENCE S00°34'48"W A DISTANCE OF 164.38 FEET;
57. THENCE S00°34'48"W A DISTANCE OF 60.00 FEET;
58. THENCE S00°34'48"W A DISTANCE OF 20.00 FEET;
59. THENCE N89°25'12"W A DISTANCE OF 78.75 FEET;
60. THENCE S45°34'48"W A DISTANCE OF 14.54 FEET;
61. THENCE S00°34'48"W A DISTANCE OF 236.58 FEET;
62. THENCE S05°23'19"E A DISTANCE OF 103.70 FEET;
63. THENCE S17°01'39"E A DISTANCE OF 103.70 FEET;
64. 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;
65. THENCE S89°19'41"W A DISTANCE OF 21.70 FEET ALONG SAID BOUNDARY;

# 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.

PLAT NO.



VICINITY MAP  
N.T.S.

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) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS 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, 1987, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDECTION 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 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, 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.
- 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) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 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 20150006 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 PDSPP-19-009 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 THIS 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 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 LAMBERT ROAD.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO ALL PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD 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: THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041005526, EFFECTIVE ON DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 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 EOW 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 "ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH". 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.

IN WITNESS WHEREOF:  
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: \_\_\_\_\_  
RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

Special District  
Revised accordingly.  
New note #7

ADDRESS

MY COMMISSION EXPIRES: \_\_\_\_\_

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 subject to a general obligation indebtedness 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.

NOT A PUBLIC

ADDRESS

Note not necessary, not a part of this district.

SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, 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 \_\_\_\_\_ 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\_\_\_\_.

JAMES F. LENZ  
COLORADO REGISTERED PLS NO. 34583

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.

you are requesting an  
admin final plat.  
Please use blocks  
from review 1

APPROVALS:

PLANNING AND COMMUNITY DEVELOPMENT:

THE ACCOMPANYING PLAT OF "ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH", EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "ROLLING HILLS RANCH FILING 1 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON, AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE 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.

CHAIR BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

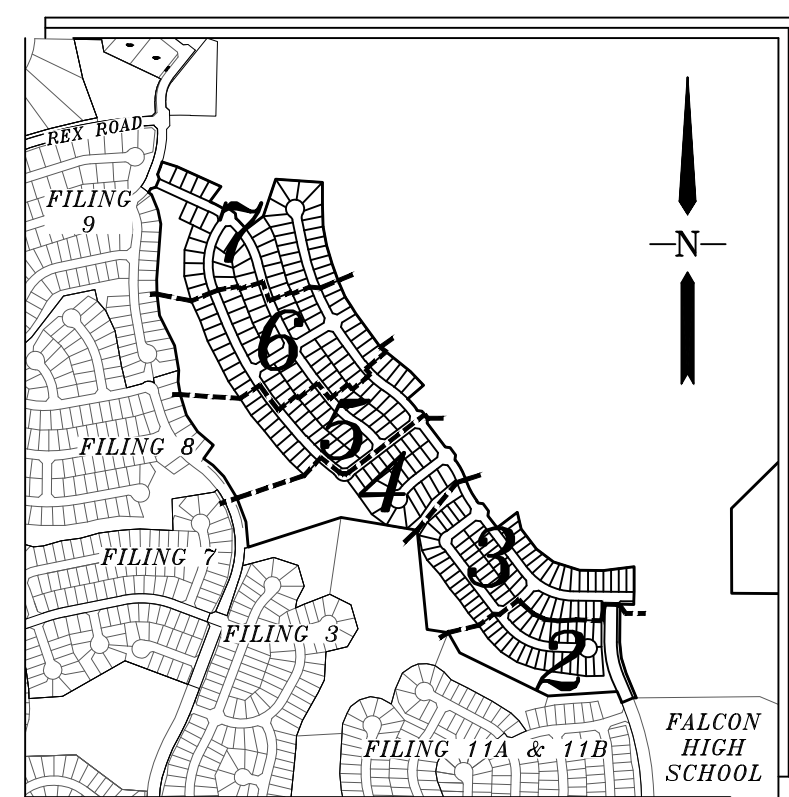
STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AND WAS RECORDED AT RECEPTION \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

FEES:

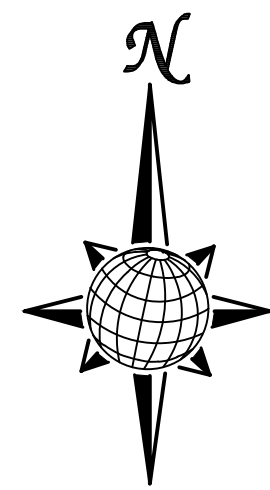
RECEIPT NO: \_\_\_\_\_  
PLAT FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
SCHOOL: \_\_\_\_\_  
PARK: \_\_\_\_\_  
BRIDGE: \_\_\_\_\_  
DRAINAGE: \_\_\_\_\_





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

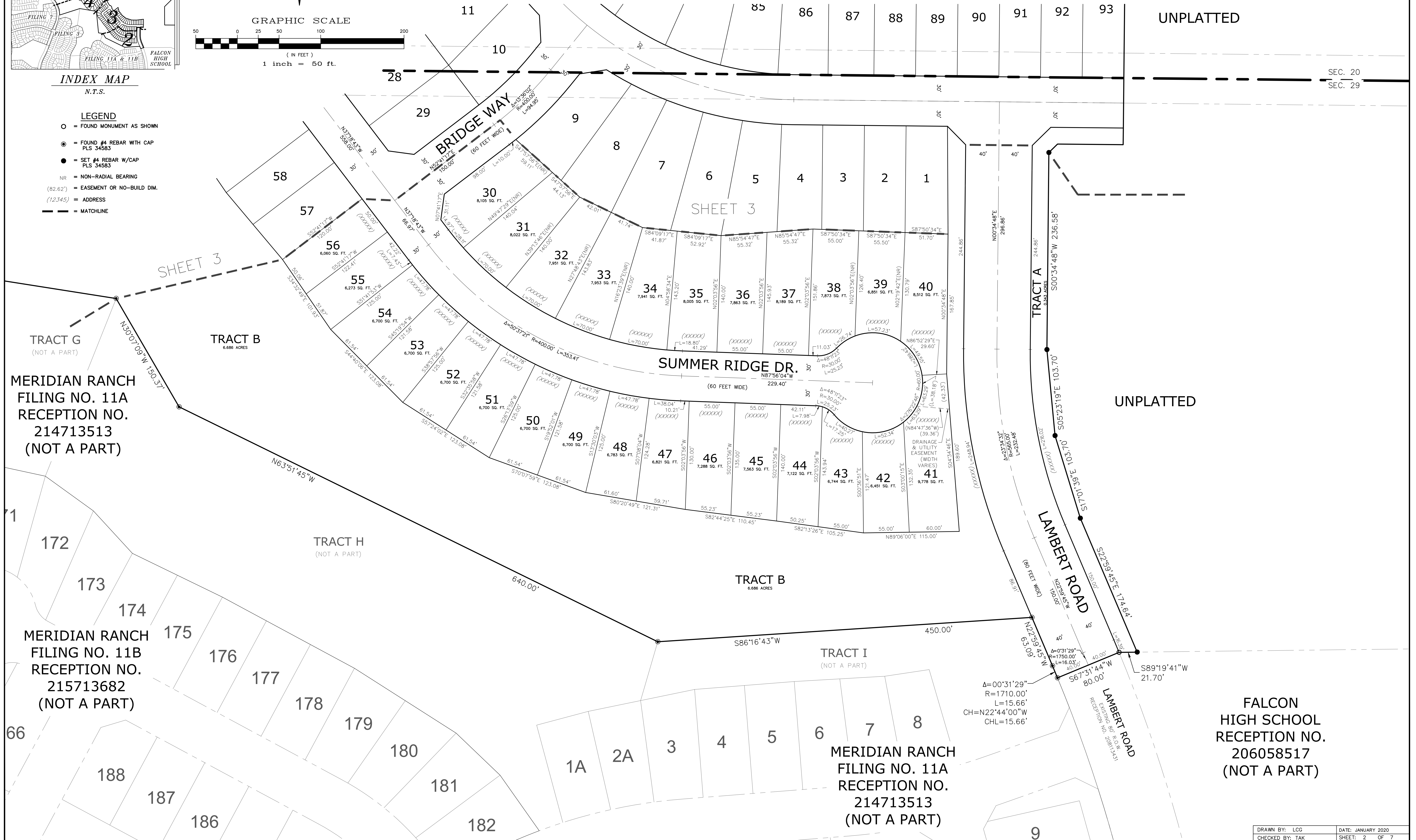


GRAPHIC SCALE

( IN FEET )  
1 inch = 50 ft.

# 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.

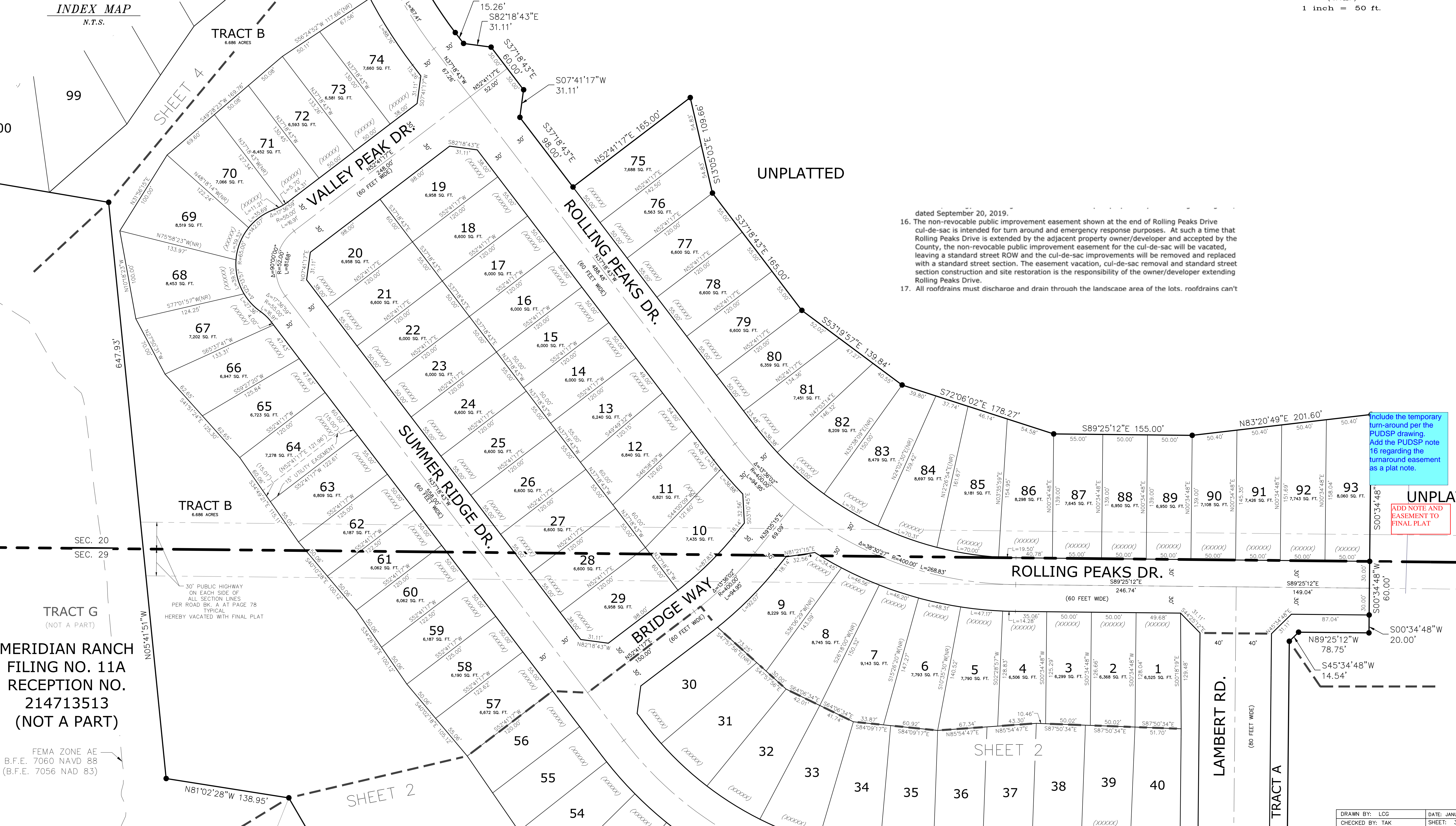
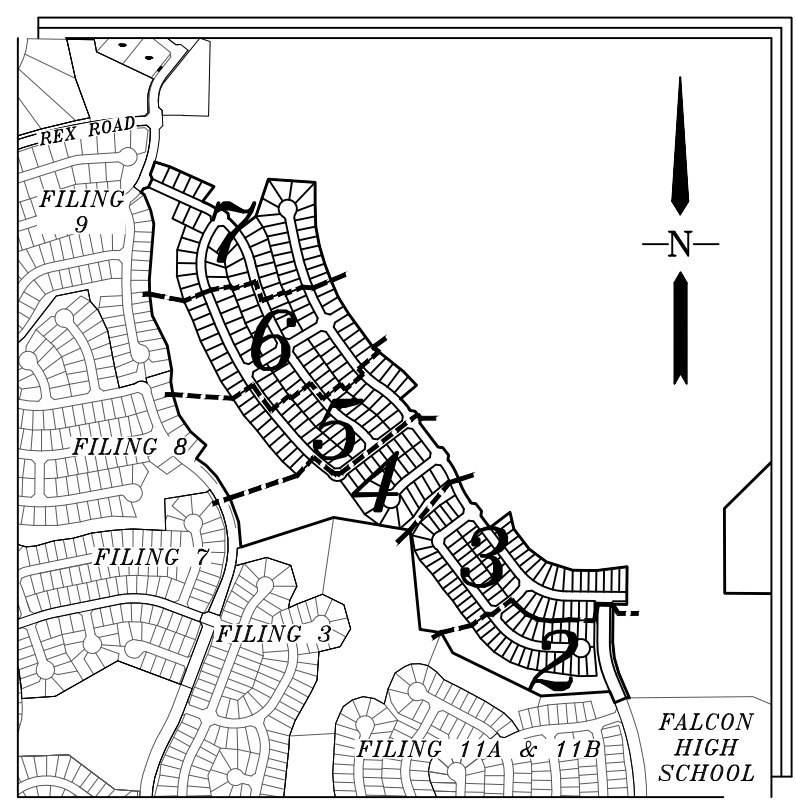
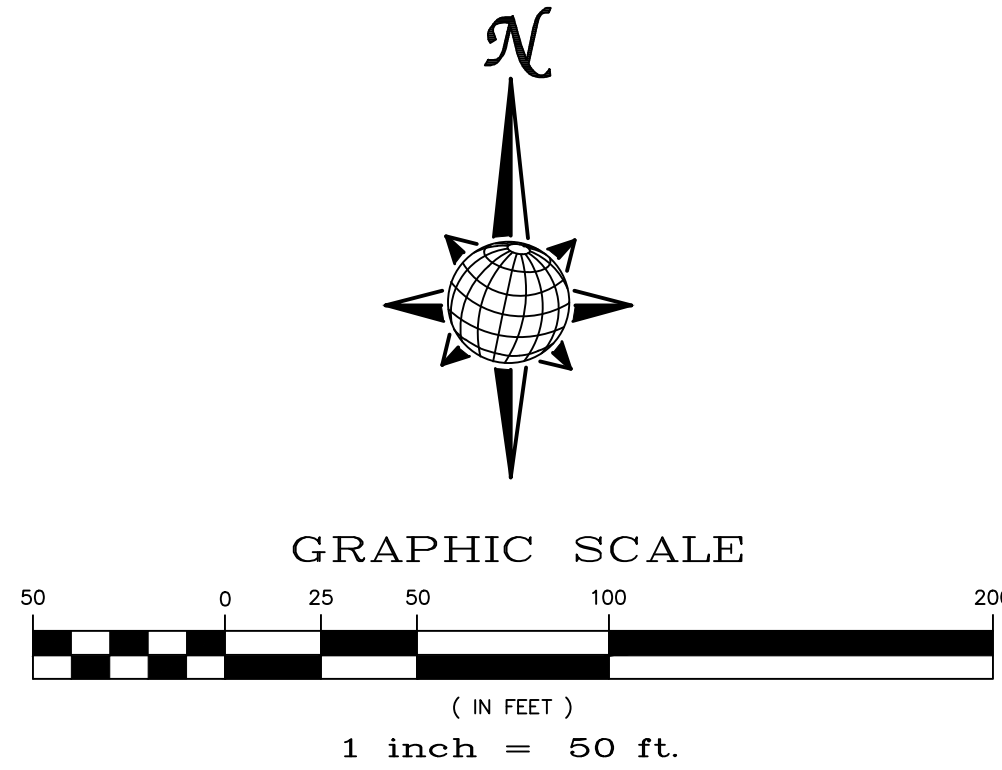


FALCON  
HIGH SCHOOL  
RECEPTION NO.  
206058517  
(NOT A PART)



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.

- LEGEND
- = FOUND MONUMENT AS SHOWN
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PLS 34583
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  - = MATCHLINE



dated September 20, 2019.

16. The non-revocable public improvement easement shown at the end of Rolling Peaks Drive cul-de-sac is intended for turn around and emergency response purposes. At such a time that Rolling Peaks Drive is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street ROW and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Rolling Peaks Drive.

17. All roofdrains must discharge and drain through the landscape area of the lots. roofdrains can't

Include the temporary turn-around per the PUDSP drawing. Add the PUDSP note 16 regarding the turnaround easement as a plat note.








ADD NOTE AND EASEMENT TO FINAL PLAT

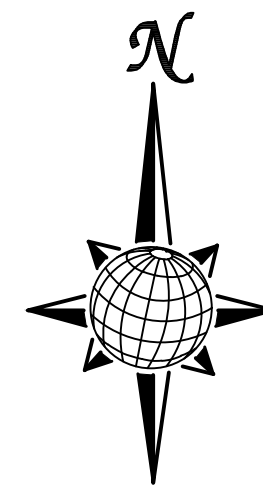


A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
**EL PASO COUNTY, COLORADO.**

RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

## LEGEND

	= FOUND MONUMENT AS SHOWN
	= FOUND #4 REBAR WITH CAP PLS 34583
	= SET #4 REBAR W/CAP PLS 34583
	= NON-RADIAL BEARING
	= EASEMENT OR NO-BUILD DIM.
	= ADDRESS
	= MATCHLINE



( IN FEET )

1 inch = 50 ft.

UNPLATTED

TRACT C  
18.886 ACRES

TRACT B

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

FEMA ZONE AE -  
B.F.E. 7060 NAVD 88  
(B.F.E. 7056 NAD 83)

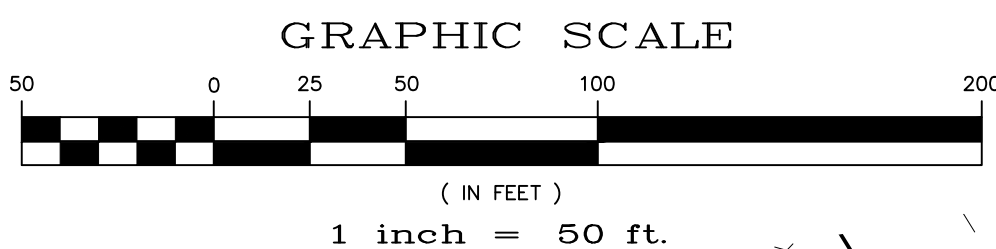
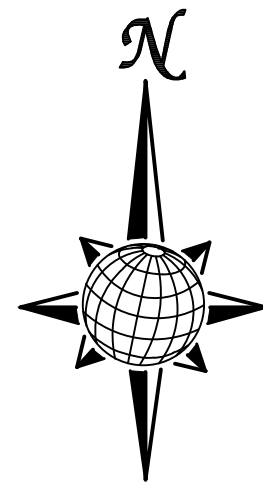
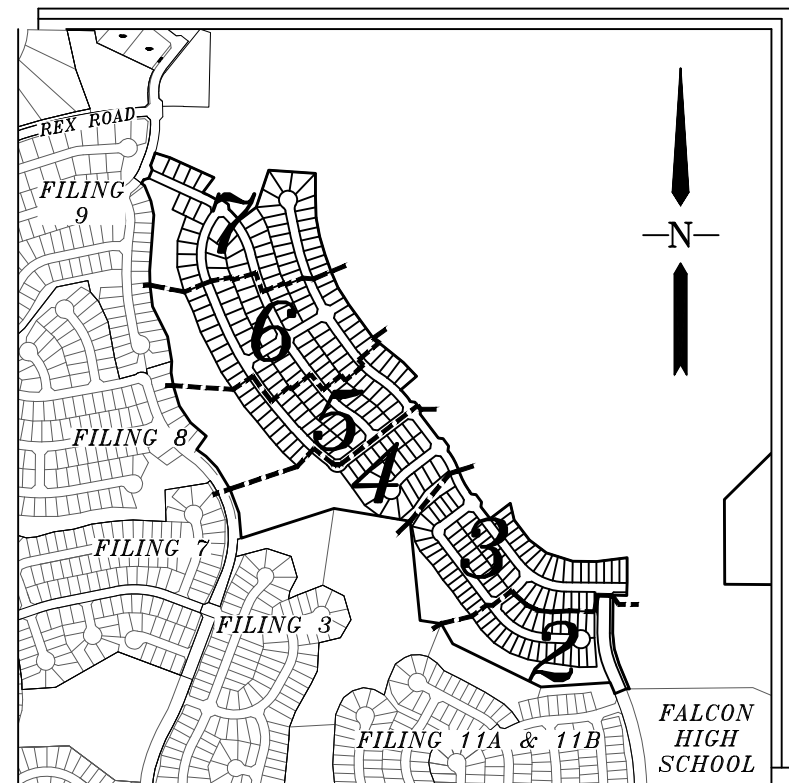
105  
MERIDIAN  
RANCH  
FILING NO. 7  
RECEPTION  
NO.  
213713309  
(NOT A PART)

TRACT B  
(NOT A PART)

TRACT G  
(NOT A PART)

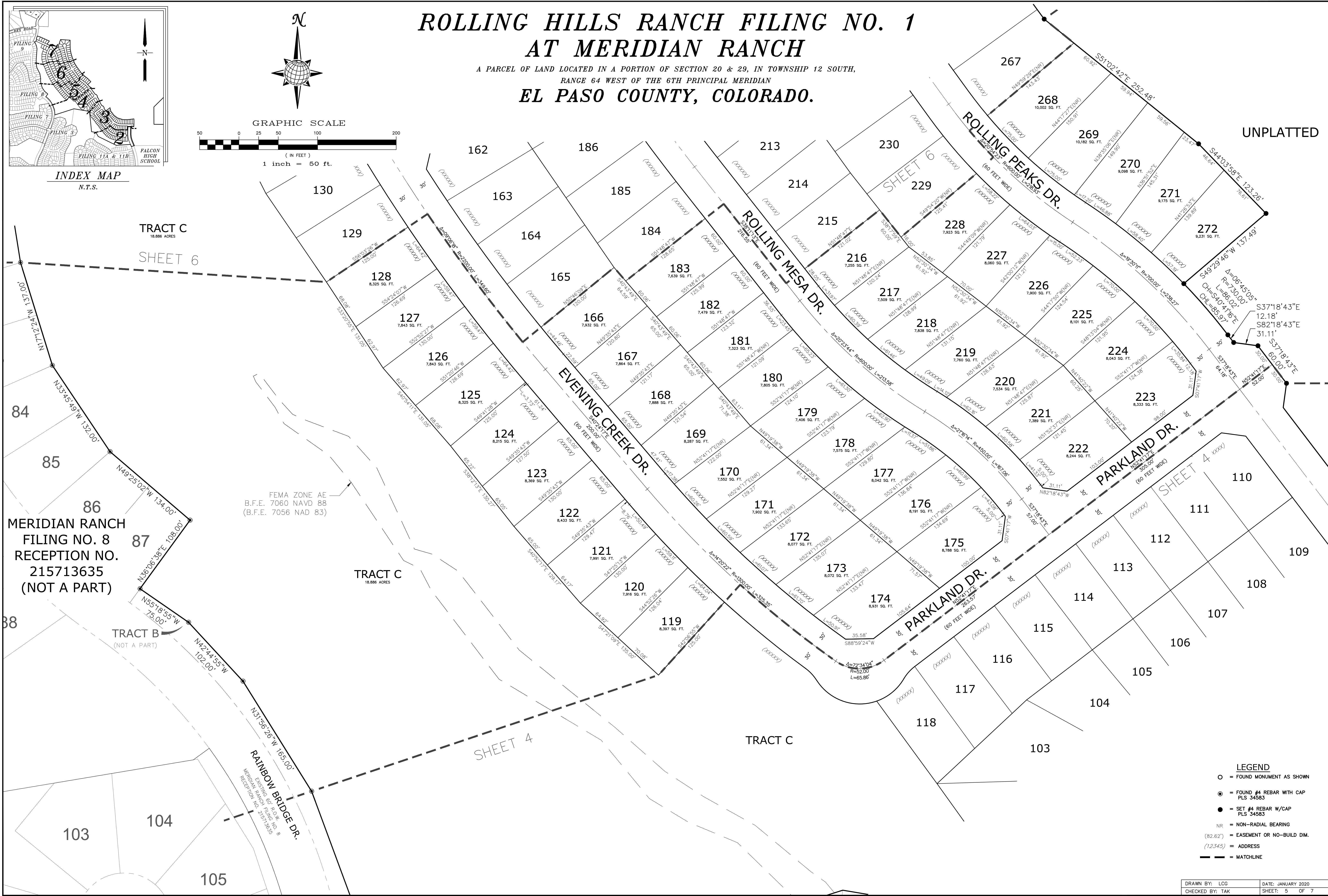
DRAWN BY: LCG	DATE: JANUARY 2020
CHECKED BY: TAK	SHEET: 4 OF 7

PCD PROJECT NO. SF-19-23



# ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH

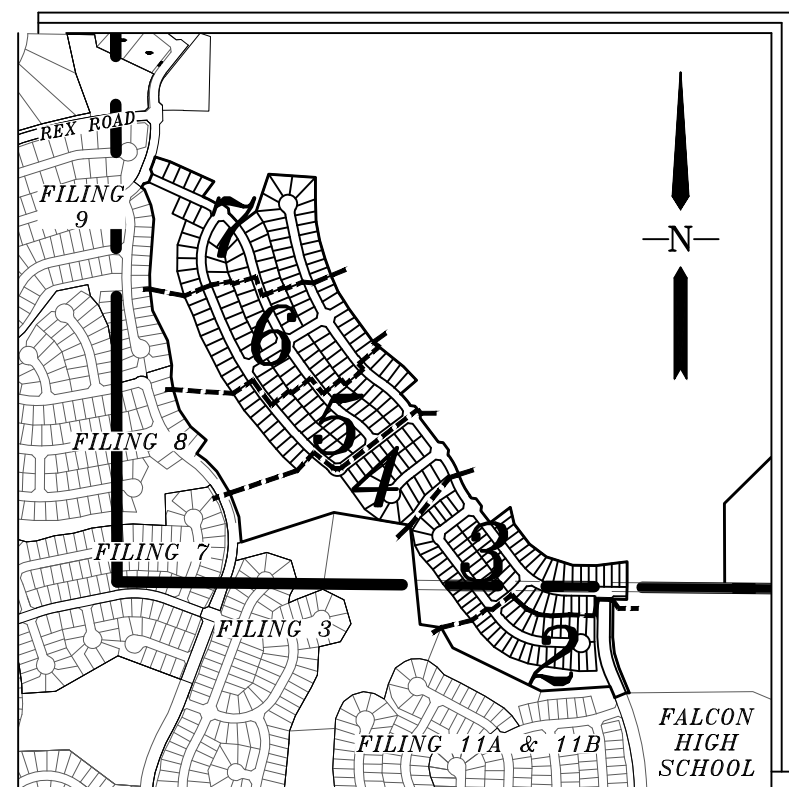
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH,  
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**EL PASO COUNTY, COLORADO.**



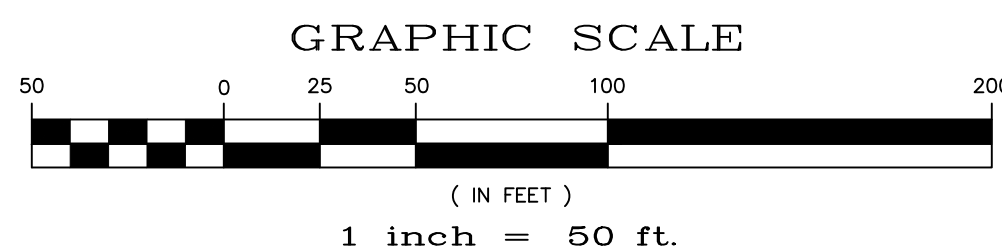
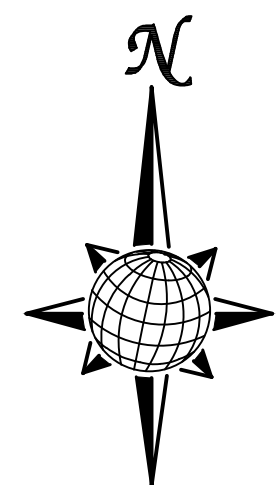
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  - = SET #4 REBAR W/CAP PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62') = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - = MATCHLINE

DRAWN BY: LCG	DATE: JANUARY 2020
CHECKED BY: TAK	SHEET: 5 OF 7





INDEX MAP  
N.T.S.

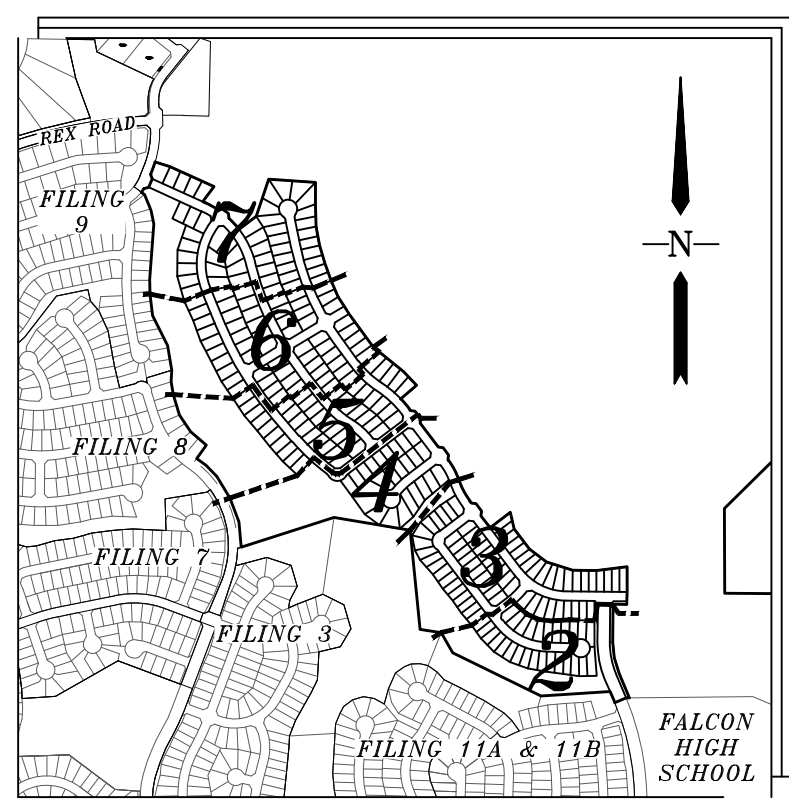


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PLS 34583
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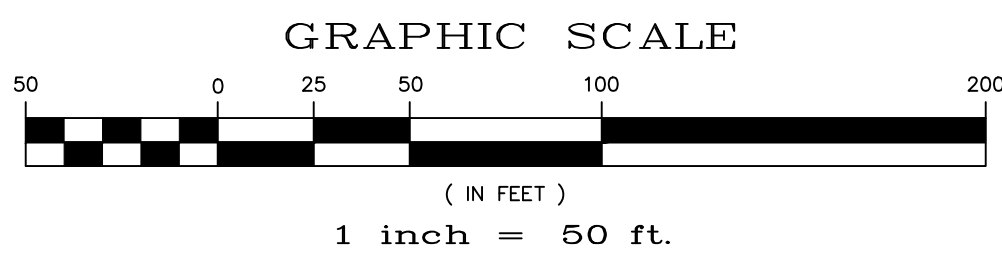




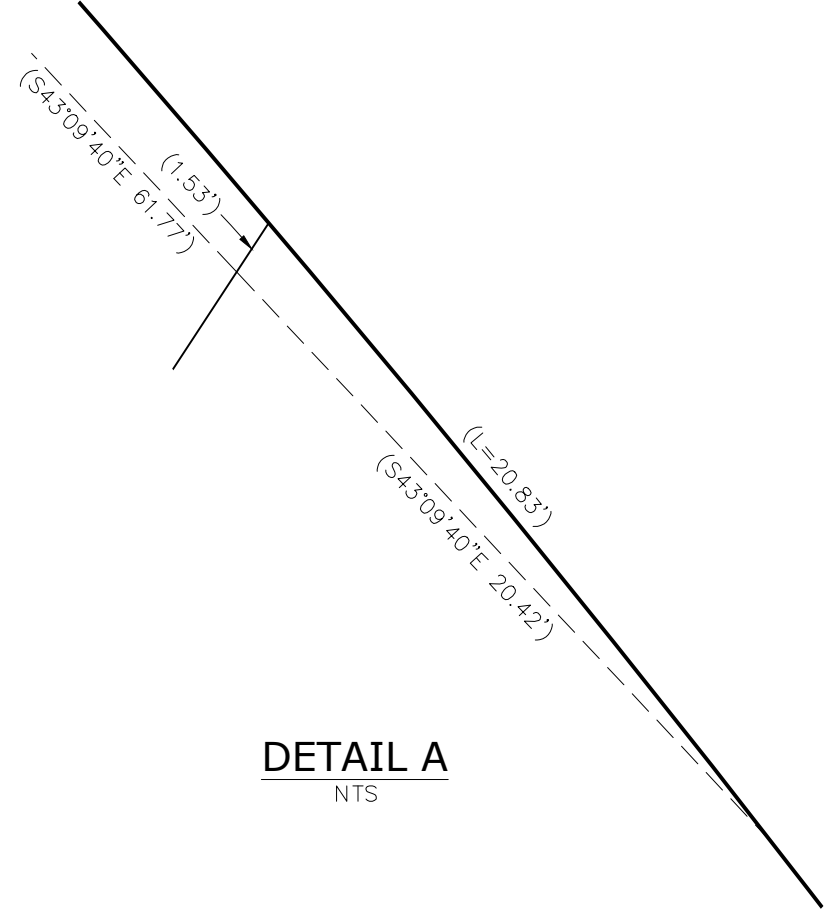
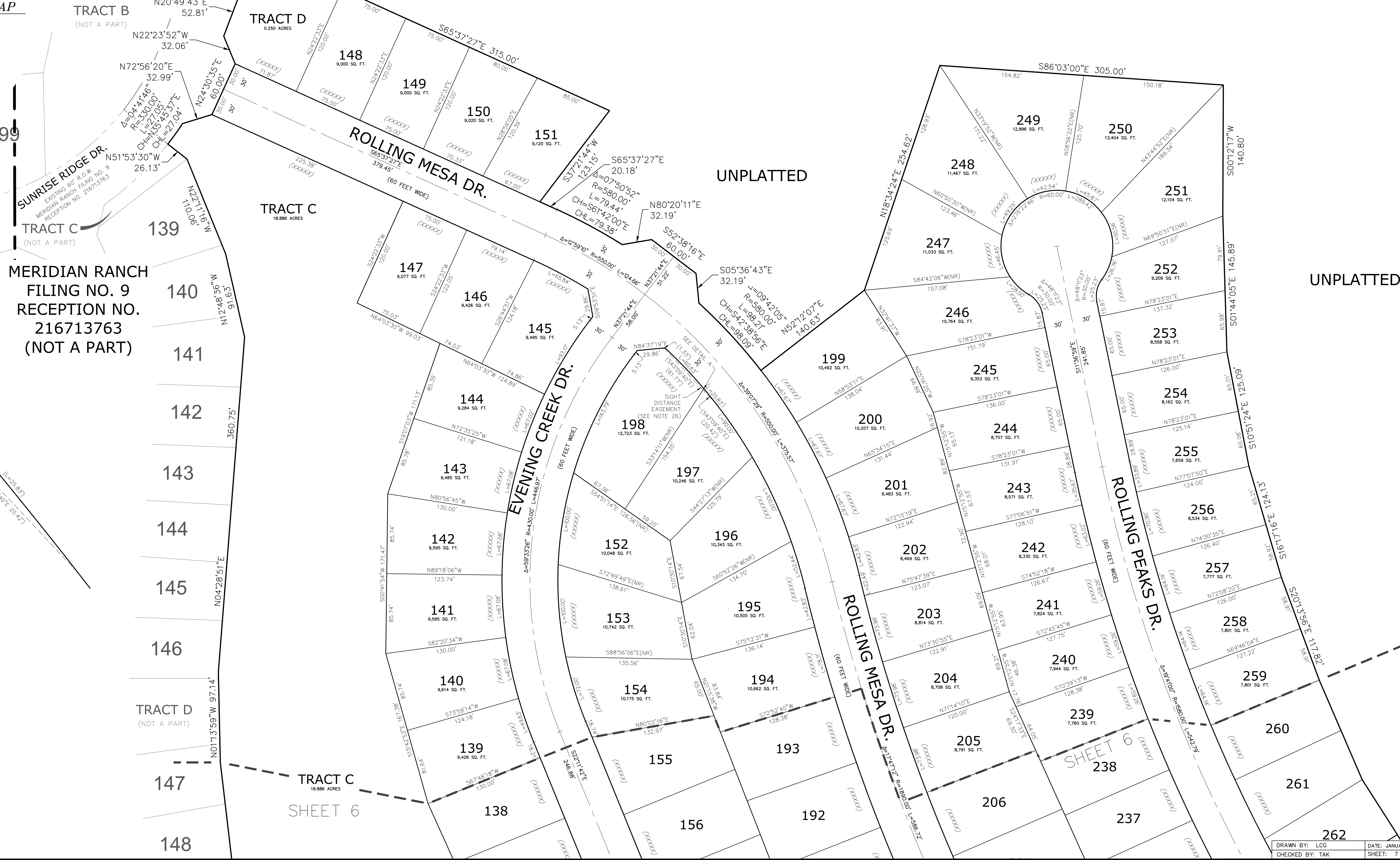
INDEX MAP  
N.T.S.

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DETAIL A  
N.T.S.