

### 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 19 AND 20,  
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT B OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. 221714711 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19;

1. THENCE S89°18'07"E ON SAID NORTH LINE, A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
2. THENCE S89°25'43"E ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 2532.88 FEET;
3. THENCE S00°34'17"W A DISTANCE OF 340.00 FEET;
4. THENCE S08°47'53"E A DISTANCE OF 290.00 FEET;
5. THENCE S08°14'24"E A DISTANCE OF 495.03 FEET;
6. THENCE N82°33'58"W A DISTANCE OF 180.00 FEET;
7. THENCE S07°28'02"W A DISTANCE OF 495.00 FEET;
8. THENCE N82°33'58"W A DISTANCE OF 168.00 FEET;
9. THENCE S07°28'02"W A DISTANCE OF 60.00 FEET;
10. THENCE S52°28'02"W A DISTANCE OF 31.11 FEET;
11. THENCE S07°28'02"W A DISTANCE OF 636.00 FEET;
12. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
13. THENCE S07°28'02"W A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ROLLING HILLS RANCH FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 221714711 IN THE RECORDS OF EL PASO COUNTY;

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

14. THENCE N82°33'58"W A DISTANCE OF 518.76 FEET TO A POINT OF CURVE TO THE LEFT;
15. 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 N82°43'19"W A DISTANCE OF 40.44 FEET;
16. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
17. THENCE N83°16'41"W A DISTANCE OF 60.00 FEET;
18. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 290.06 FEET;
20. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A POINT OF CURVE TO THE LEFT;
21. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 08°09'59", AN ARC LENGTH OF 96.77 FEET, WHOSE LONG CHORD BEARS N88°59'34"W A DISTANCE OF 96.73 FEET;
22. THENCE S87°55'36"E A DISTANCE OF 348.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1;

THE FOLLOWING THIRTEEN (13) COURSES ARE ON SAID BOUNDARY LINE:

23. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
24. THENCE N47°04'24"W A DISTANCE OF 31.11 FEET;
25. THENCE N02°04'24"W A DISTANCE OF 45.00 FEET TO A POINT OF CURVE TO THE RIGHT;
26. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS N18°18'40"E A DISTANCE OF 153.26 FEET;
27. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
28. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
29. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
30. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
31. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
32. THENCE N00°00'00"E A DISTANCE OF 254.85 FEET;
33. THENCE N30°02'34"W A DISTANCE OF 180.68 FEET;
34. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
35. THENCE N00°00'00"E A DISTANCE OF 672.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 116.815 ACRES, MORE OR LESS.

# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

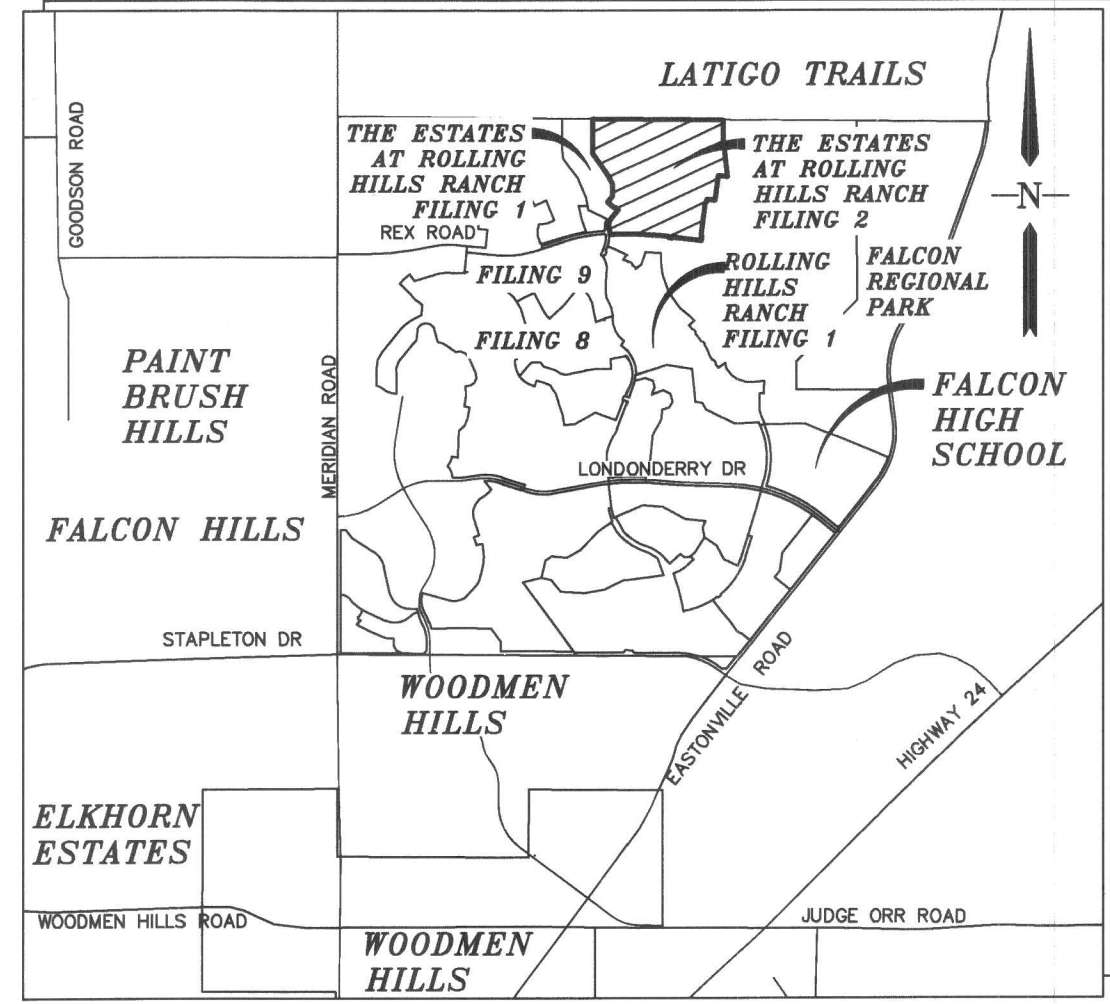
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

## EL PASO COUNTY, COLORADO.

### 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 REX 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 10 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 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, 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) TRACT A IS HEREBY DEDICATED AS PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT B IS HEREBY DEDICATED AS WATER TREATMENT FACILITY, OFFICE, MAINTENANCE WAREHOUSE AND STORAGE, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT C IS HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT D IS HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT E IS HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT F IS HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. THE ENTIRE AREA OF THESE TRACTS ARE TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT AND 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. 592-1608345-671-659 BY HERITAGE TITLE COMPANY, DATED MARCH 21, 2022 AMEND. 1
- 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 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. 222083130 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 PUD-SP-204 AS RECORDED WITH RECEPTION NO. 221015767 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND BY PUD DEVELOPMENT PLAN FILE PUD-4P-212 RECEPTION NO. 222609454 EL PASO CO. RECORDS
- 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. 222083130 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 REX 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 A MILL LEVY, 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: 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 ECM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 27) ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXITING THE PROPERTY. ROOF DRAINS SHALL NOT DISCHARGE/DRAIN ONTO A DRIVEWAY NOR BE PIPED TO COUNTY RIGHT-OF-WAY.
- 28) LOTS 1-98 ACREAGE: 63.662  
TRACT A-F ACREAGE: 38.885  
STREETS ACREAGE: 14.308  
TOTAL ACREAGE: 116.815

PLAT NO. 14944



### VICINITY MAP

N.T.S.

### 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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE ESTATES AT ROLLING HILLS RANCH FILING 2". 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:

GTI, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11th DAY OF MARCH 2023.

GTI, INC. DBA GTL DEVELOPMENT, INC.

BY: Raul Guzman  
RAUL GUZMAN, VICE PRESIDENT

STATE OF CALIFORNIA  
COUNTY OF EL PASO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MARCH, 2023  
BY RAUL GUZMAN, VICE PRESIDENT, GTI, INC. DBA GTL DEVELOPMENT, INC.

BY: Nancy C. Lane  
NOTARY PUBLIC

3595 Kensington St., #200 San Diego, CA  
ADDRESS 92110

MY COMMISSION EXPIRES: July 26, 2023



MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: Milton Gabrielski  
MILTON GABRIELSKI, PRESIDENT

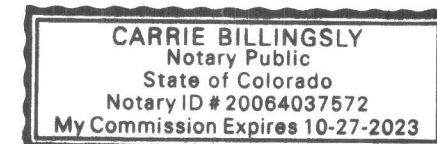
STATE OF COLORADO )  
COUNTY OF EL PASO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF April, 2022  
BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: Carrie Billingsly  
NOTARY PUBLIC

11386 Stapleton Dr. Peyton Co. 80831  
ADDRESS

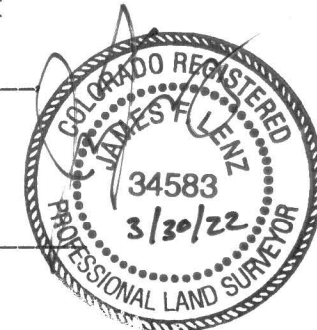
MY COMMISSION EXPIRES: 10/27/2023



### 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 30th DAY OF MARCH 2022

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.

### APPROVALS:

### PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR "THE ESTATES AT ROLLING HILLS RANCH FILING 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 13th DAY OF April, 2023 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

BY: Angela  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 20th DAY OF April, 2022 AND WAS RECORDED AT RECEPTION NUMBER 22214944 OF THE RECORDS OF EL PASO COUNTY.

FEE: \$70.00  
SURCHARGE: \$3.00

BY: Courtesy  
EL PASO COUNTY CLERK AND RECORDER

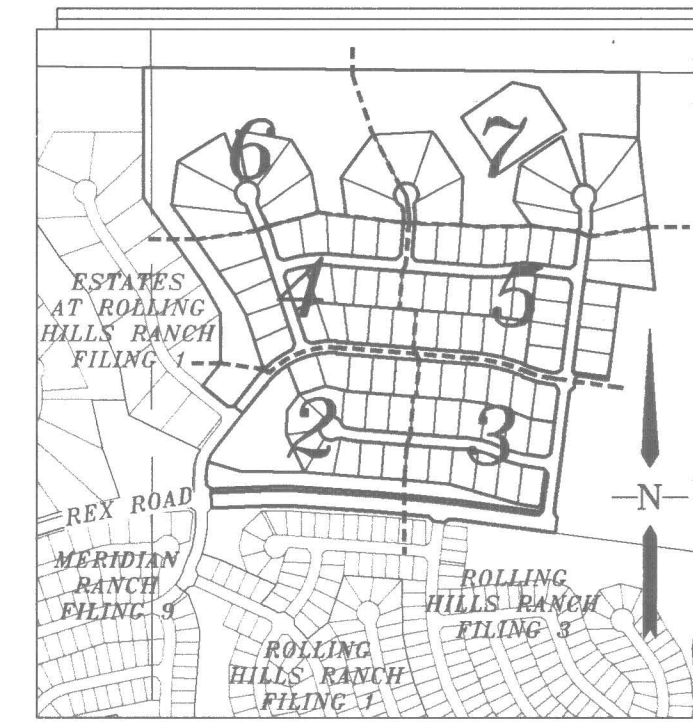
### FEES:

RECEIPT NO: \_\_\_\_\_  
PLAT FEE: \$23.00  
SURCHARGE: 0  
SCHOOL: 0  
PARK: 0  
BRIDGE: 0  
DRAINAGE: 0



# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

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.

THE ESTATES AT  
ROLLING HILLS RANCH  
FILING NO. 1  
RECEPTION NO.  
221714711  
(NOT A PART)

TRACT D  
MERIDIAN RANCH  
ESTATES FILING NO. 2  
RECEPTION NO.  
213713406  
(NOT A PART)

74 75  
MERIDIAN RANCH  
FILING NO. 9  
RECEPTION NO.  
216713763  
(NOT A PART)

TRACT A  
28.529 ACRES  
ACCESS AND UTILITY EASEMENT  
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT  
RECEPTION NUMBER 202158458,  
EASEMENT "B"

TRACT B  
3.325 ACRES

UNPLATTED  
MSMD  
PARCEL  
SCH. #  
4200000408

TRACT C  
2.916 ACRES

TRACT D  
0.795 ACRES  
REX ROAD  
(80 FEET WIDE)

ROLLING HILLS RANCH  
FILING NO. 3  
AT MERIDIAN RANCH  
RECEPTION NO.  
222714914  
(NOT A PART)

SHEET 4

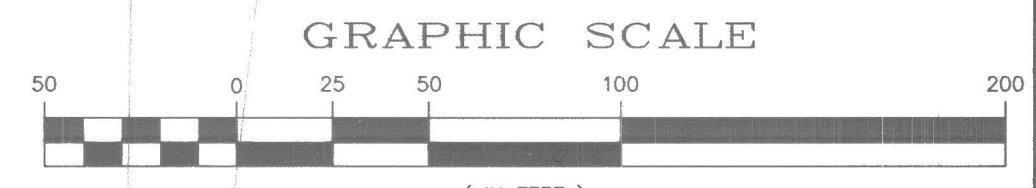
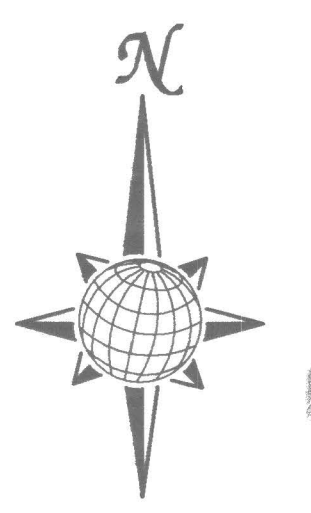
SHEET 5

SHEET 3

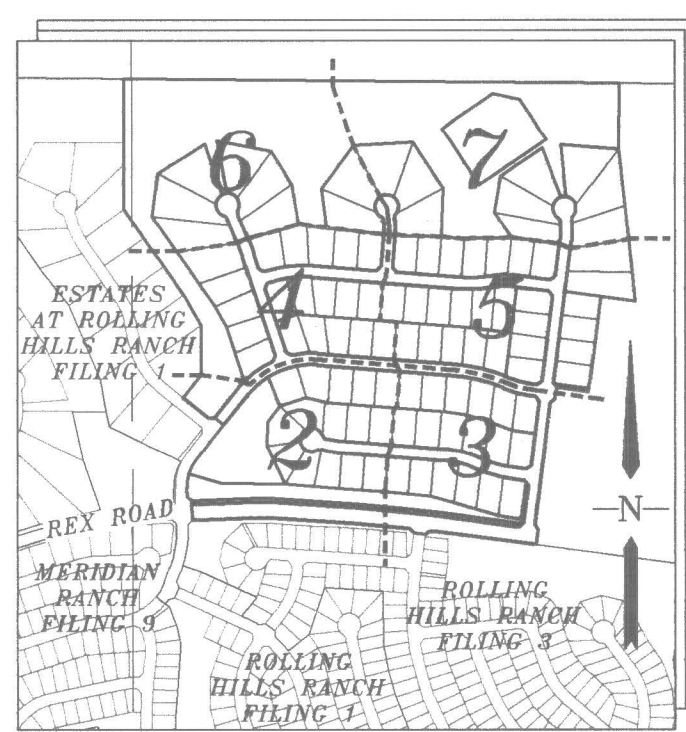
SUNRISE RIDGE DR.  
(60 FEET WIDE)

CRESCENT CREEK DR.  
(60 FEET WIDE)

- 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





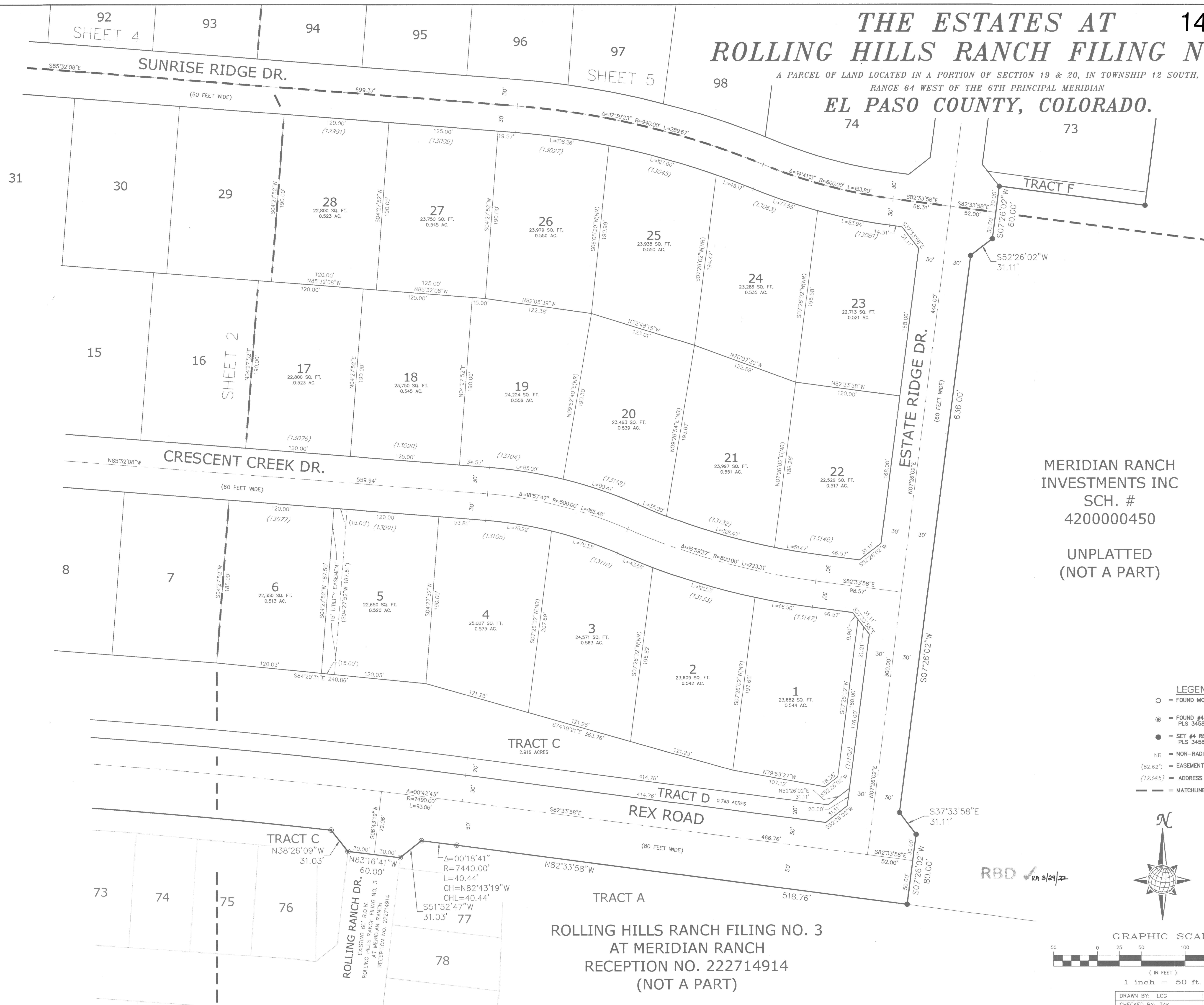


INDEX MAP  
N.T.S.

# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

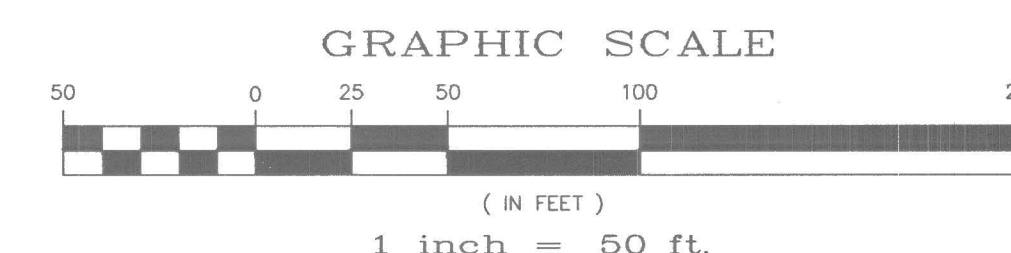
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.

14944



MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #  
4200000450  
UNPLATTED  
(NOT A PART)

- LEGEND**
- = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
  - = SET #4 REBAR W/CAP PLS 34583
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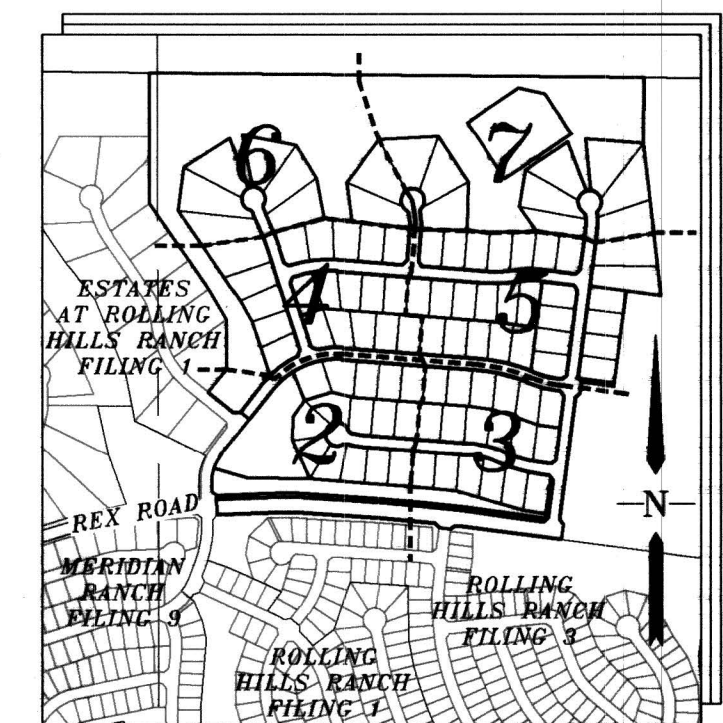
DRAWN BY: LCG  
CHECKED BY: TAK  
DATE: MARCH 2022  
SHEET: 3 OF 7



THE ESTATES AT  
ROLLING HILLS RANCH FILING NO. 2  
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.

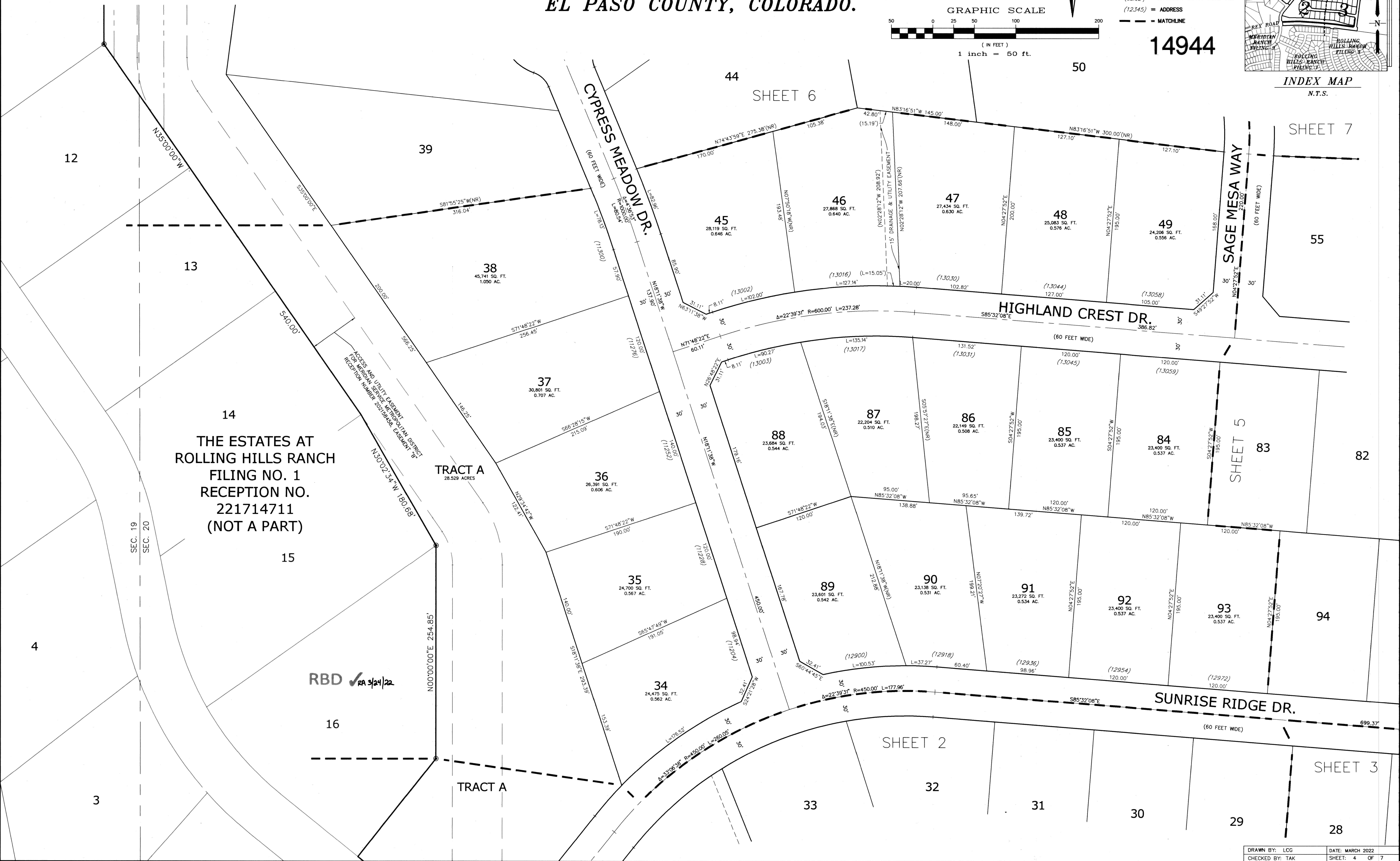


- LEGEND
- = FOUND MONUMENT AS SHOWN
  - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
  - = SET #4 REBAR W/CAP PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62°) = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - - - = MATCHLINE



14944

INDEX MAP  
N.T.S.



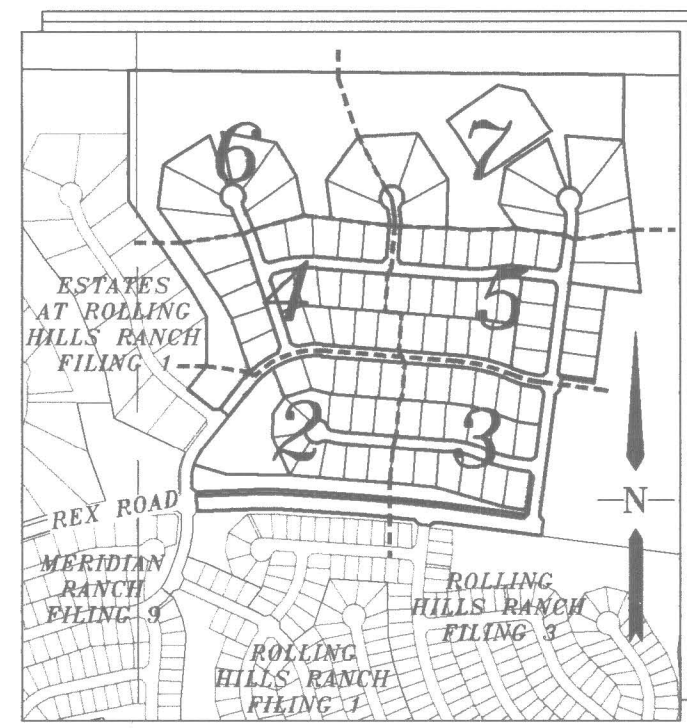
THE ESTATES AT  
ROLLING HILLS RANCH  
FILING NO. 1  
RECEPTION NO.  
221714711  
(NOT A PART)

RBD ✓ RA 3/24/22



# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

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 SHEET 6  
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



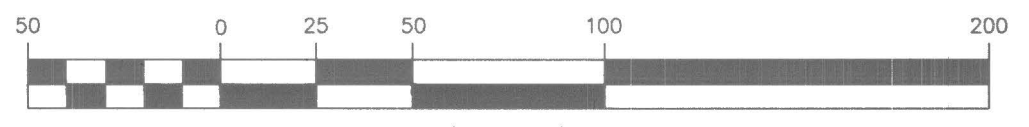
MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #  
4200000450

UNPLATTED  
(NOT A PART)

RBD RA 3/24/22



GRAPHIC SCALE



1 inch = 50 ft.

DRAWN BY: LCG DATE: MARCH 2022  
CHECKED BY: TAK SHEET: 5 OF 7



# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

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.

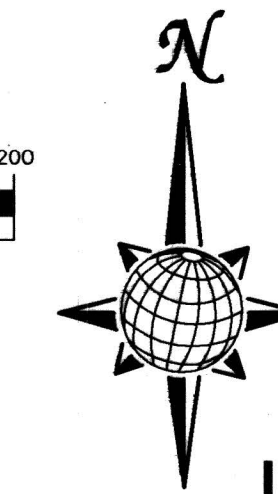
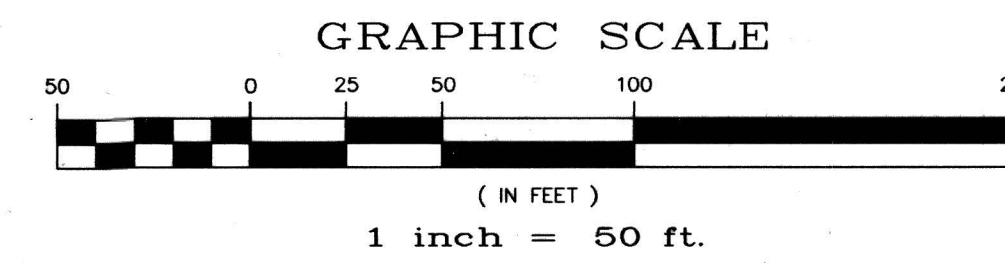
FALCON LATIGO LLC

SCH. #

4200000345

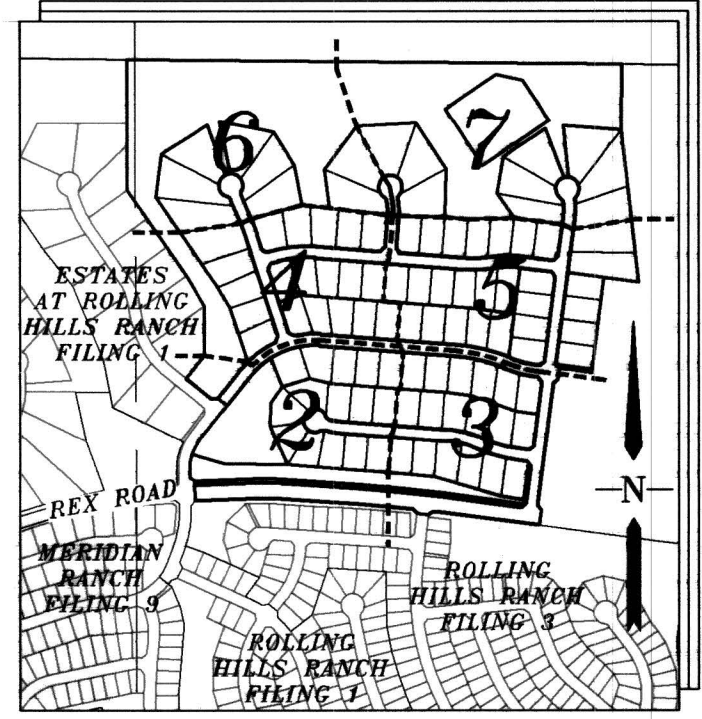
UNPLATTED

(NOT A PART)



- 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.
  - (12.345) = ADDRESS
  - = MATCHLINE

14944



INDEX MAP  
N.T.S.

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

THE ESTATES AT  
ROLLING HILLS RANCH  
FILING NO. 1  
RECEPTION NO.  
221714711  
(NOT A PART)

TRACT B

TRACT A  
28.529 ACRES

TRACT A

SHEET 7

10

52

11

RBD 2/24/22

12

39  
48,602 SQ. FT.  
1.116 AC.

41  
47,940 SQ. FT.  
1.101 AC.

40  
55,329 SQ. FT.  
1.275 AC.

42  
44,774 SQ. FT.  
1.028 AC.

43  
44,180 SQ. FT.  
1.014 AC.

44  
44,696 SQ. FT.  
1.026 AC.

51  
49,358 SQ. FT.  
1.133 AC.

50  
44,622 SQ. FT.  
1.024 AC.

SHEET 4

SHEET 5

45

46

47

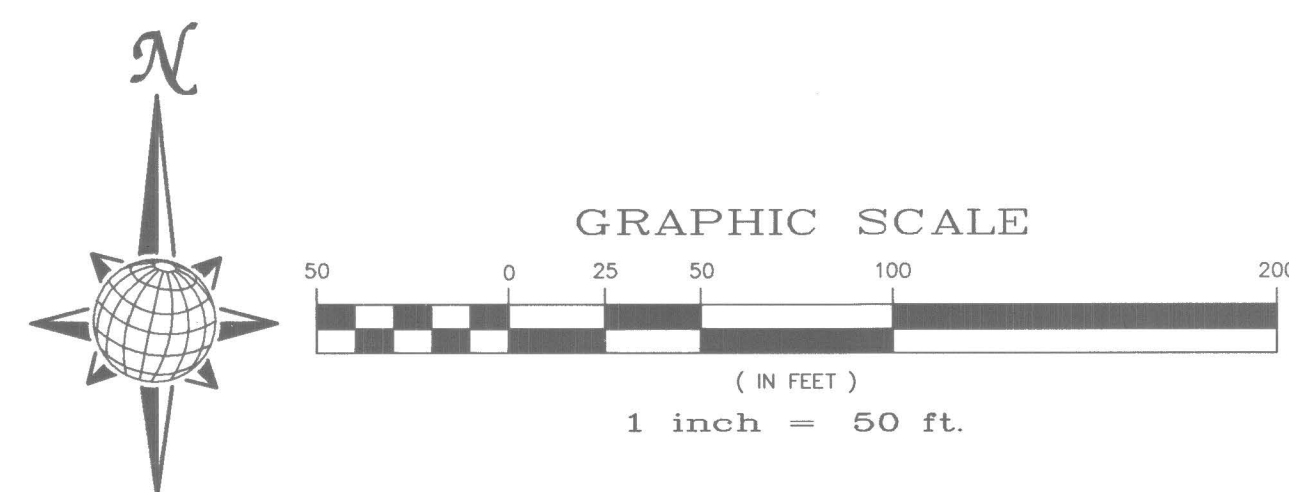
48

49

DRAWN BY: LCG  
CHECKED BY: TAK  
DATE: MARCH 2022  
SHEET: 6 OF 7  
PCD PROJECT NO. SF-20-018



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



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

30' PUBLIC HIGHWAY  
ON EACH SIDE OF  
ALL SECTION LINES  
PER ROAD BK. A AT PAGE 78  
TYPICAL  
SOUTH SIDE OF SECTION 17  
HEREBY VACATED WITH FINAL PLAT

NE CORNER SECTION 20,  
FOUND 3 1/4" ALUMINUM CAP  
ON #6 REBAR  
STAMPED PLS 24964

SEC. 17 SEC. 10  
SEC. 20 SEC. 2

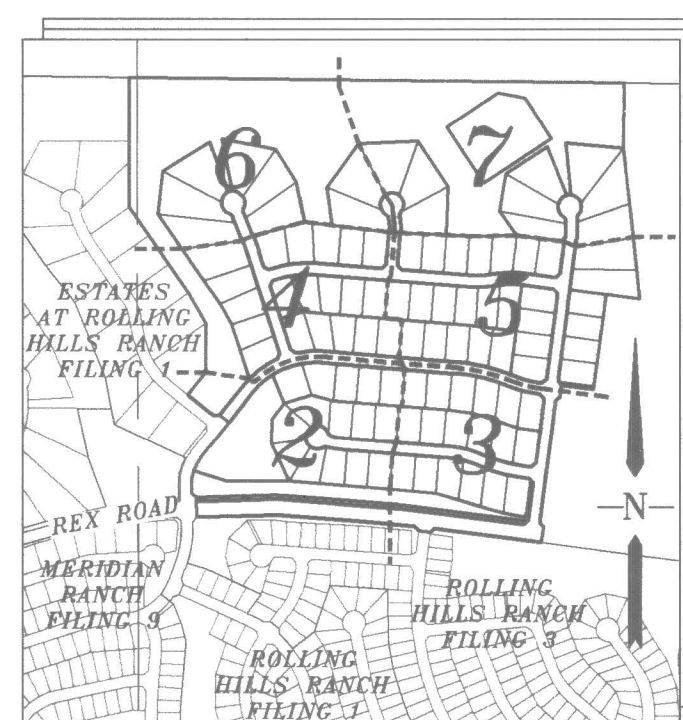
MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #  
4200000450

UNPLATTED  
(NOT A PART)

RBD ✓ 3/29/1

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.
- (123.45) = ADDRESS
- == = MATCHLINE



*INDEX MAP*  
*N.T.S.*

SHEET 4

49

55

56

57

58

59

60

61

68

DRAWN BY: LCG
CHECKED BY: TAK

DATE: MARCH 2022
SHEET: 7 OF 7

PCD PROJECT NO. SF-20-018