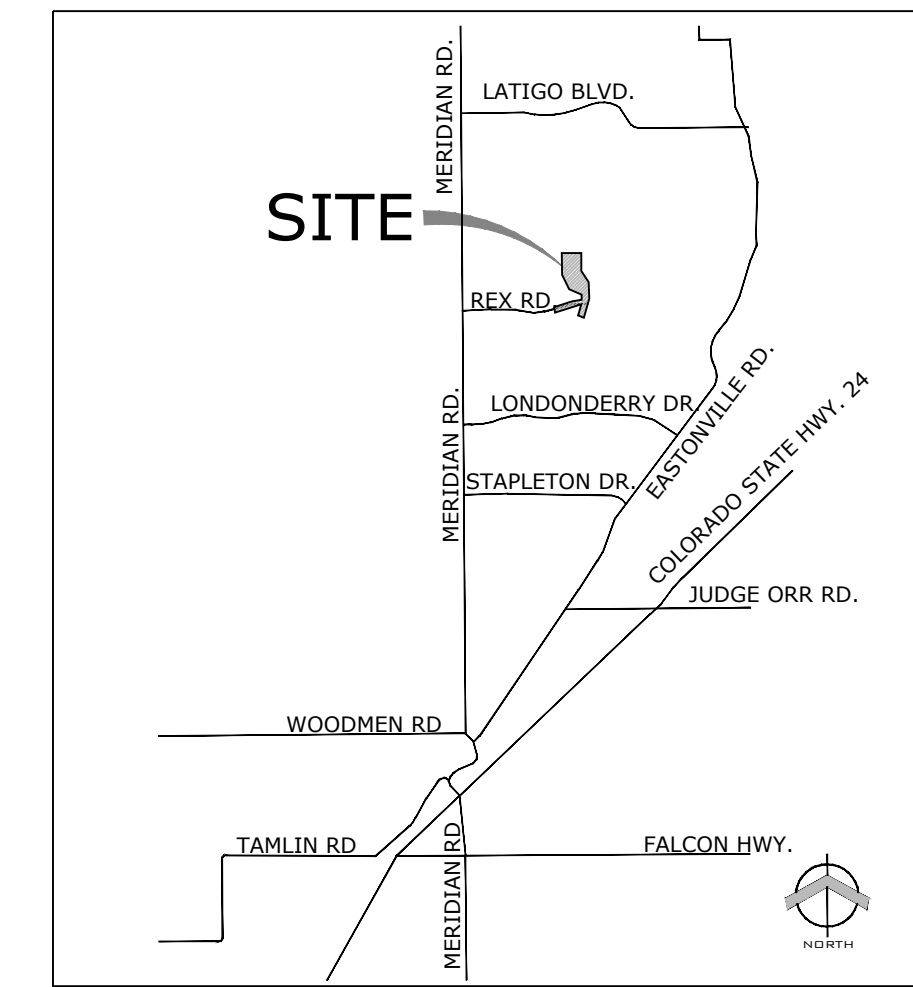


THE ESTATES AT ROLLING HILLS RANCH FILING 1 PUD DEVELOPMENT PLAN / PRELIMINARY PLAN

SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

VICINITY MAP



OWNER / SUBDIVIDER
GTL, Inc.
3575 Kenyon St.
San Diego, CA 92110

PLANNER
N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
(719) 471-0073

Land Planning
Landscape Architecture
Urban Design

N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PUD BOUNDARY DESCRIPTION

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

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

BEGINS AT THE SOUTHERN MOST CORNER OF TRACT C OF MERIDIAN RANCH ESTATES FILING NO. 2, RECORDED WITH RECEPTION NO. 21373406 IN THE RECORDS OF EL PASO COUNTY.

THE FOLLOWING RIGHT (R) COURSES ARE ALONG SAID LINE OF TRACT C AND BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 2:

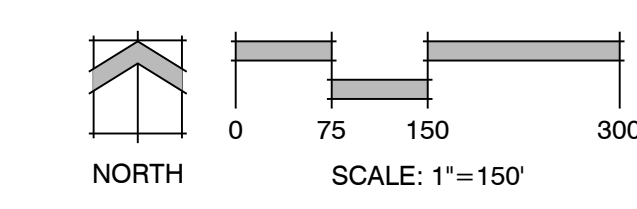
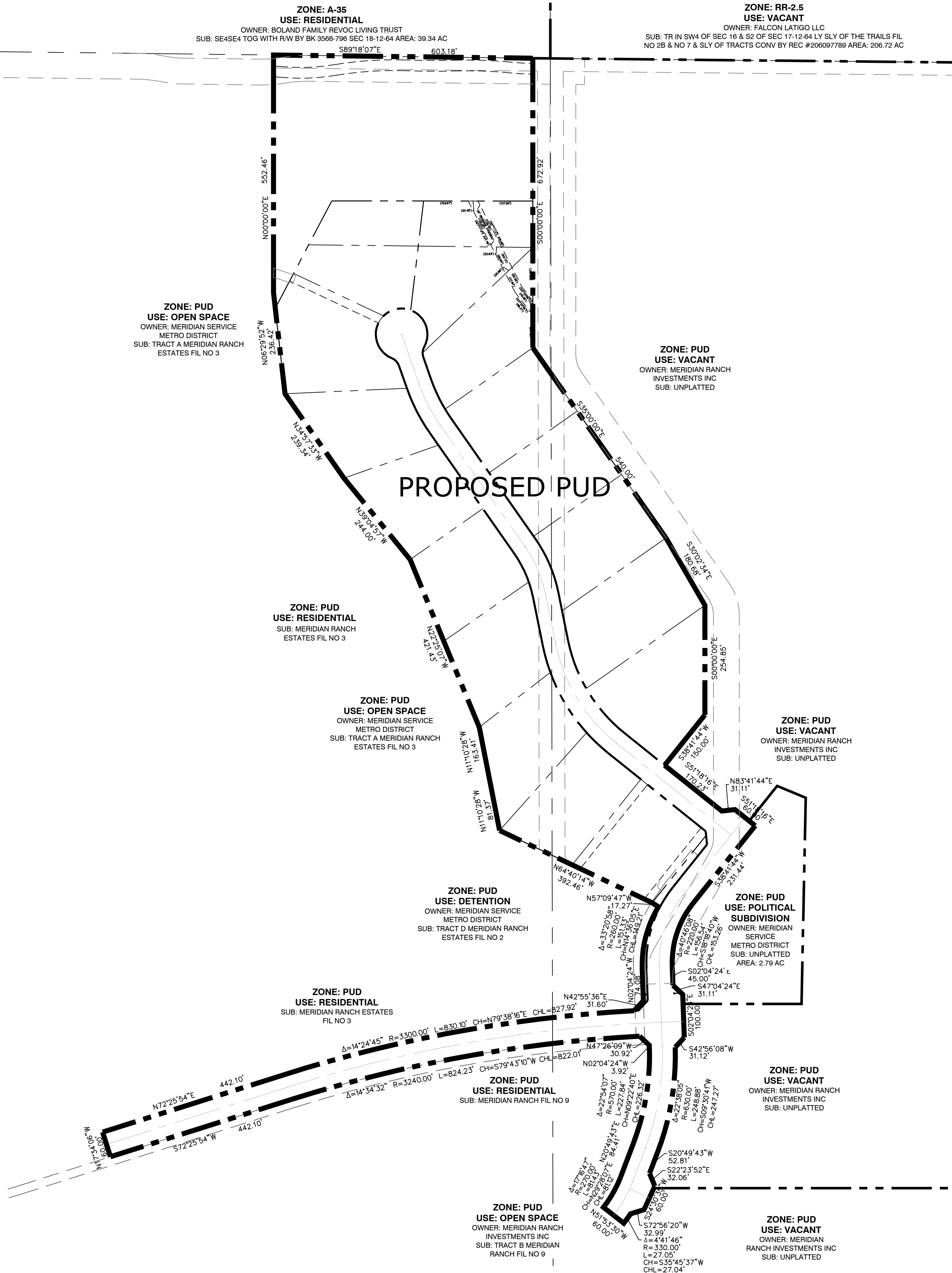
1. THENCE N7°25'54" E A DISTANCE OF 442.10 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3000.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS N7°25'54" E A DISTANCE OF 824.23 FEET;
3. THENCE N6°25'54" E A DISTANCE OF 442.10 FEET;
4. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3000.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS N6°25'54" E A DISTANCE OF 824.23 FEET;
5. THENCE N5°25'54" W A DISTANCE OF 442.10 FEET;
6. THENCE N6°25'54" W A DISTANCE OF 442.10 FEET;
7. THENCE N11°25'54" W A DISTANCE OF 442.10 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT A OF MERIDIAN RANCH ESTATES FILING NO. 1, RECORDED WITH RECEPTION NO. 21373383 IN THE RECORDS OF EL PASO COUNTY.

THE FOLLOWING SIX (6) COURSES ARE ALONG SAID TRACT A AND THE BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 1:

8. THENCE N11°25'54" W A DISTANCE OF 442.10 FEET;
9. THENCE N27°25'07" W A DISTANCE OF 421.43 FEET;
10. THENCE N27°25'07" W A DISTANCE OF 248.88 FEET;
11. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
12. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
13. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
14. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
15. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
16. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
17. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
18. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
19. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
20. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
21. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
22. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
23. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
24. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
25. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
26. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
27. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
28. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
29. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
30. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
31. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
32. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
33. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
34. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
35. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
36. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
37. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
38. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
39. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
40. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
41. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;
42. THENCE N27°25'07" W A DISTANCE OF 228.34 FEET;

THE ABOVE PARCEL OF LAND CONTAINS 26.907 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 20 (A STONE W/CHISELED "9") TO THE SOUTH QUARTER CORNER OF SAID SECTION 20 (1.25' ALUM. CAP 13 8/10087).



The Estates at Rolling Hills Ranch Filing 1

PUD Development Plan / Preliminary Plan

DATE: September 25, 2019
PROJECT MGR: J. Romero
PREPARED BY: K. Marshall

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
01.06.2020	B.I.	Per County Comments
03.16.2020	B.I.	Per County Comments

ZONING MAP

1
OF 1

PCD# PUDSP-19-007