

LEGAL DESCRIPTION - THE SANCTUARY AT MERIDIAN RANCH FILING 1:

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

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF REX ROAD IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 80.00 FEET;
2. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 20.00 FEET;
4. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
5. THENCE S82°33'58"E A DISTANCE OF 1387.37 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS N82°54'40"E A DISTANCE OF 967.95 FEET;
7. THENCE N68°23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
8. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET;
9. THENCE N26°19'21"E A DISTANCE OF 31.42 FEET;
10. THENCE N71°53'44"E A DISTANCE OF 60.00 FEET;
11. THENCE S62°31'53"E A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214096227.

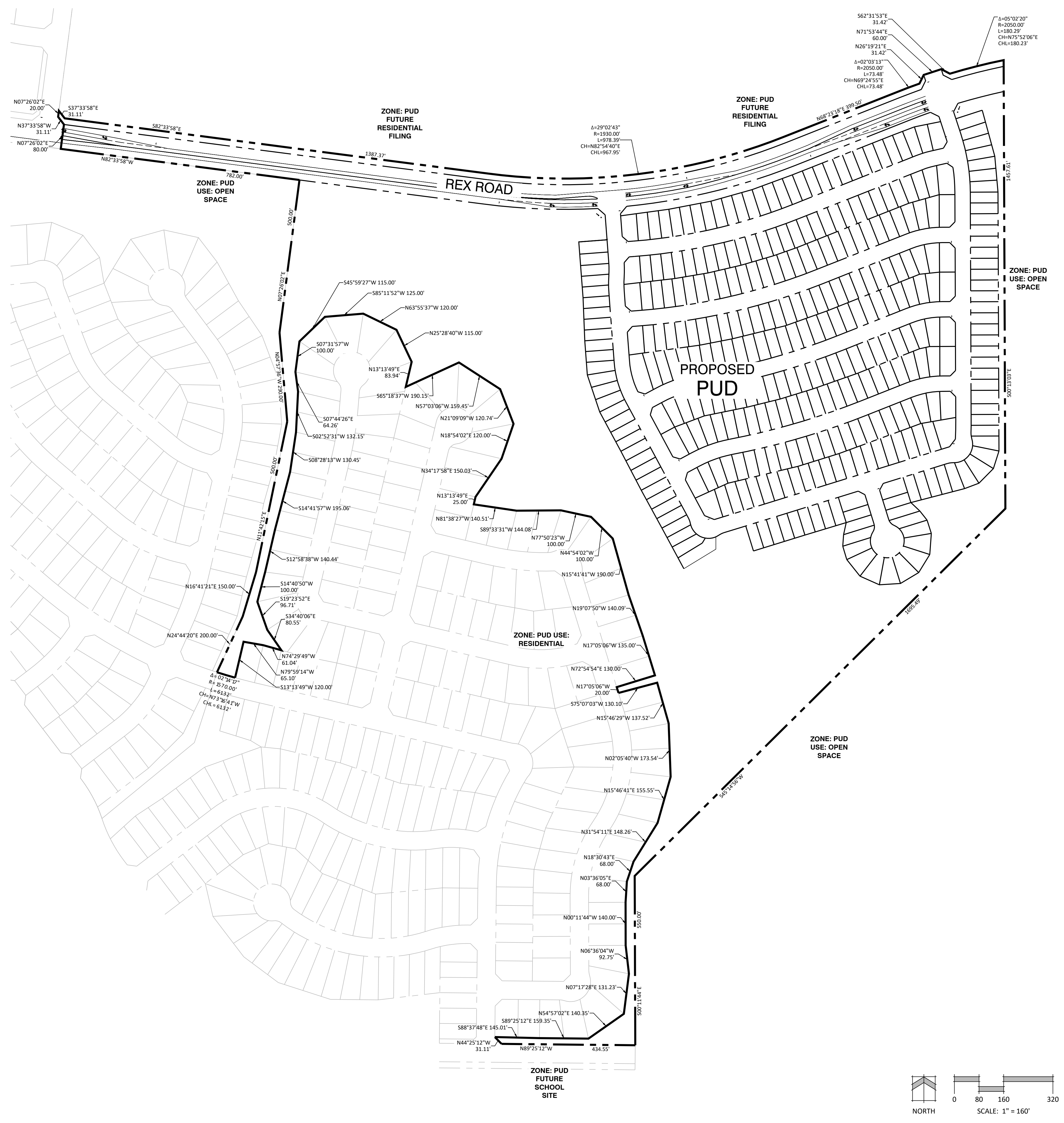
THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

13. THENCE S05°11'03"E A DISTANCE OF 1457.61 FEET;
14. THENCE S45°14'56"W A DISTANCE OF 1695.49 FEET TO A POINT ON THE EASTERN BOUNDARY OF ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 221714831 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY OF TRACT G OF SAID FILING;

THE FOLLOWING FORTY FOUR (44) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

15. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
16. THENCE N86°21'12"W A DISTANCE OF 434.55 FEET;
17. THENCE N44°25'12"W A DISTANCE OF 31.11 FEET;
18. THENCE S88°17'48"E A DISTANCE OF 145.01 FEET;
19. THENCE S89°19'21"E A DISTANCE OF 159.35 FEET;
20. THENCE N54°57'02"E A DISTANCE OF 140.35 FEET;
21. THENCE N07°17'28"W A DISTANCE OF 133.23 FEET;
22. THENCE N60°30'06"W A DISTANCE OF 92.75 FEET;
23. THENCE N07°11'44"W A DISTANCE OF 140.00 FEET;
24. THENCE N03°30'05"E A DISTANCE OF 68.00 FEET;
25. THENCE N18°30'43"E A DISTANCE OF 68.00 FEET;
26. THENCE N31°54'11"E A DISTANCE OF 148.26 FEET;
27. THENCE N15°46'41"E A DISTANCE OF 155.55 FEET;
28. THENCE N02°05'40"W A DISTANCE OF 372.54 FEET;
29. THENCE N15°46'29"W A DISTANCE OF 137.52 FEET;
30. THENCE S75°07'03"W A DISTANCE OF 130.10 FEET;
31. THENCE N12°00'00"W A DISTANCE OF 20.00 FEET;
32. THENCE N72°54'54"E A DISTANCE OF 130.00 FEET;
33. THENCE N17°05'06"W A DISTANCE OF 135.00 FEET;
34. THENCE N19°07'50"W A DISTANCE OF 140.09 FEET;
35. THENCE N15°41'41"E A DISTANCE OF 190.00 FEET;
36. THENCE N44°54'02"W A DISTANCE OF 100.00 FEET;
37. THENCE N77°50'23"W A DISTANCE OF 100.00 FEET;
38. THENCE S89°33'31"W A DISTANCE OF 144.08 FEET;
39. THENCE N81°38'27"W A DISTANCE OF 140.51 FEET;
40. THENCE N13°13'49"E A DISTANCE OF 25.00 FEET;
41. THENCE N34°17'58"W A DISTANCE OF 150.03 FEET;
42. THENCE N18°54'02"E A DISTANCE OF 120.00 FEET;
43. THENCE N12°00'00"W A DISTANCE OF 120.74 FEET;
44. THENCE N57°03'06"W A DISTANCE OF 159.45 FEET;
45. THENCE S65°18'37"W A DISTANCE OF 190.15 FEET;
46. THENCE N13°13'49"E A DISTANCE OF 83.94 FEET;
47. THENCE N25°28'40"W A DISTANCE OF 115.00 FEET;
48. THENCE N63°55'37"W A DISTANCE OF 120.00 FEET;
49. THENCE N25°28'40"W A DISTANCE OF 115.00 FEET;
50. THENCE N18°54'02"E A DISTANCE OF 120.00 FEET;
51. THENCE N57°03'06"W A DISTANCE OF 159.45 FEET;
52. THENCE N21°09'09"W A DISTANCE OF 120.74 FEET;
53. THENCE N18°54'02"E A DISTANCE OF 120.00 FEET;
54. THENCE N34°17'58"W A DISTANCE OF 150.03 FEET;
55. THENCE N13°13'49"E A DISTANCE OF 25.00 FEET;
56. THENCE N81°38'27"W A DISTANCE OF 140.51 FEET;
57. THENCE N89°33'31"W A DISTANCE OF 144.08 FEET;
58. THENCE N77°50'23"W A DISTANCE OF 100.00 FEET;
59. THENCE N44°54'02"W A DISTANCE OF 100.00 FEET;
60. THENCE N15°41'41"E A DISTANCE OF 190.00 FEET;
61. THENCE N19°07'50"W A DISTANCE OF 140.09 FEET;
62. THENCE N17°05'06"W A DISTANCE OF 135.00 FEET;
63. THENCE N72°54'54"E A DISTANCE OF 130.00 FEET;
64. THENCE N17°05'06"W A DISTANCE OF 20.00 FEET;
65. THENCE S75°07'03"W A DISTANCE OF 130.10 FEET;
66. THENCE N15°46'29"W A DISTANCE OF 137.52 FEET;
67. THENCE N02°05'40"W A DISTANCE OF 173.54 FEET;
68. THENCE N15°46'41"E A DISTANCE OF 155.55 FEET;
69. THENCE N31°54'11"E A DISTANCE OF 148.26 FEET;
70. THENCE N18°30'43"E A DISTANCE OF 68.00 FEET;
71. THENCE N03°36'05"E A DISTANCE OF 68.00 FEET;
72. THENCE N00°11'44"W A DISTANCE OF 140.00 FEET;
73. THENCE N06°36'04"W A DISTANCE OF 92.75 FEET;
74. THENCE N07°17'28"E A DISTANCE OF 131.23 FEET;
75. THENCE N54°57'02"E A DISTANCE OF 140.35 FEET;
76. THENCE S88°37'48"E A DISTANCE OF 145.01 FEET;
77. THENCE S89°25'12"E A DISTANCE OF 159.35 FEET;
78. THENCE N44°25'12"W A DISTANCE OF 31.11 FEET;
79. THENCE N89°25'12"W A DISTANCE OF 434.55 FEET;

THE ABOVE PARCEL OF LAND CONTAINS 74.394 ACRES, MORE OR LESS.



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THE SANCTUARY AT MERIDIAN RANCH FILING 1
PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

PROJECT INFO	DATE:	04.28.2022
	PROJECT MGR:	J. ROMERO
	PREPARED BY:	B. ITEN

ENTITLEMENT

ISSUE INFO	DATE:	BY:	DESCRIPTION:

ZONING MAP
1
PUD SP