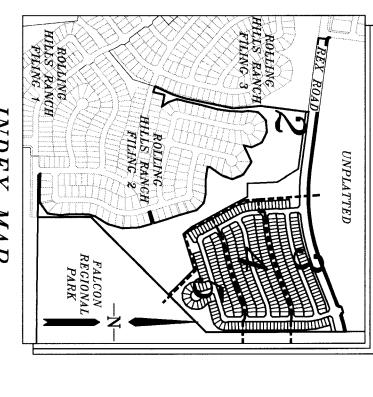
Steve Schleiker 05/05/2023 10:56:06 AM Doc \$0.00 Rec \$53.00 5

Pages

El Paso County, CO

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
Reception Fee	Number of Pages	File Number
Sanctuary Fil	Name of Plat	eridian Ranch
GTL Inc	DBA GTL Develo	pment Inc
Subdivision	Condomini	ium 🔲



INDEX MAP

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND: A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT G, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 221714831 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF REX ROAD AS-DEDICATED IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING; FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

THENCE NO7'26'02"E A DISTANCE OF 80.00 FEET; THENCE N37'33'58"W A DISTANCE OF 31.11 FEET; THENCE N07'26'02"E A DISTANCE OF 20.00 FEET;

THENCE S37:33'58"E A DISTANCE OF 31.11 FEET;
THENCE S82:33'58"E A DISTANCE OF 1387.37 FEET TO A POINT OF CURVE TO THE LEFT;
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;
THENCE N68'23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
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;
THENCE N26'19'21"E A DISTANCE OF 31.42 FEET;
THENCE N71'53'44"E A DISTANCE OF 60.00 FEET;
THENCE S62'31'53"E A DISTANCE OF 60.00 FEET, TO A NON-TANGENT CURVE TO THE RIGHT;
THENCE S62'31'53"E A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
THENCE S62'31'53"E A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
THENCE S62'31'53"E A DISTANCE OF 180.29 FEET, WHOSE LONG CHORD BEARS N75'52'06"E A DISTANCE OF 180.23 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214096227;

THE FOLLOWING TWO (2) COURSES ARE ON SAID BOUNDARY LINE:

THENCE S00"13"03"E A DISTANCE OF 1457.61 FEET;
THENCE S45"14'56"W A DISTANCE OF 1695.49 FEET TO A POINT ON THE EASTERN
BOUNDARY OF SAID ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, POINT
BEING ON THE EASTERN BOUNDARY OF SAID TRACT G;

ARE ON THE BOUNDARY LINE OF SAID TRACT G:

THIS PLAT IS SUBJECT TO RECORDED AT RECEPTION THE EL PASO COUNTY, CO

25) FLOOD PLAIN: ACCORDING INSURANCE RATE MAP, THE FLOODPLAIN.

27) ALL ROOF DRAINS SHALL PROPERTY. ROOF DRAINS RIGHT-OF-WAY. DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXITING THE SHALL NOT DISCHARGE/DRAIN ONTO A DRIVEWAY NOR BE PIPED TO COUNTY

Z 0.

GOODSON ROAD

ROLLING HILLS RANCH FILING

THE ESTATES AT ROLLING HILLS RANCH FILING 2

LATIGO TRAILS

PARCELPORTION OF SECTION 20, TOWNSHIP 12

RANGEWEST OF THE6THPRINCIPAL MERIDIAN

PASOCOUNTY, COLORADO

1) BASIS OF BEARINGS FOR TH 19, T12S, R64W OF THE 6TI OF SECTION 19 ((2) REFERE (3.25" ALUM. CAP PLS 249 THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO REX ROAD. THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION THE P.M., WHICH IS ASSUMED TO BEAR S89'18'12"E FROM THE NORTHWEST CORNER RENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19-964).

NOTES:

DRAINAGE EASEMENT AND A PURPOSES. THE ENTIRE ARE WITH MERIDIAN SERVICE MERIGHT TO PERMIT ANY SUCH IS VESTED WITH THE INDIVIDUAL TO STREETS ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC IMPROVEMENT AND AN ADJACENT 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE REA OF THE 10 FOOT EASEMENT IS HEREBY RESERVED FOR UTILITY PURPOSES, ETROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE CHARLES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IDUAL PROPERTY OWNERS.

UNLESS OTHERWISE SHOWN,
DRAINAGE EASEMENT AND AI
DRAINAGE EASEMENT. THE S
THE INDIVIDUAL PROPERTY O , ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH OWNERS.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

THE WATER AND SEWER P ROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.

THIS PROPERTY WILL BE IN DISTRICT. SPECIAL TAXING I BY REVENUES PRODUCED F THE BUYER SHOULD FAMILI. VCLUDED WITHIN A SPECIAL TAXING DISTRICT, MERIDIAN SERVICE METROPOLITAN DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS.

JARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

NO STRUCTURES OR MATER EASEMENTS OR NO-BUILD : DRAINAGE SWALES. RIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING

10) ACCESS: COUNTY. THE FOLLOWING REPORTS HE COMMUNITY DEVELOPMENT I DRAINAGE REPORT; EROSIO FEATURES REPORT. HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; ON CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL ALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO

ISIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR IG PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE WATER THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A IFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE EVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY WABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE WATER OF THE WATER SUPPLY PLAN SHOULD BE WATER PROVIDES FUTURE GENERATIONS

EL PASO COUNTY PLANNING
300 YEAR AQUIFER LIFE. AF
300 YEAR AQUIFER LIFE. AF
SUBDIVISION SHOULD BE AW
GIVEN DENVER BASIN AQUIF
TO ANTICIPATED WATER LEV
SOLELY UPON NON-RENEWA
ACQUIRED AND INCORPORAT
WITH A WATER SUPPLY. 12) DUE TO POTENTIAL FOR H UNDERGROUND DRAINAGE SHALL INCORPORATE AN

13) DEVELOPER SHALL COMPLY PERMIT REQUIREMENTS, AND BUT NOT LIMITED TO, THE CONTRANSPORTATION, U.S. ARM DEPARTMENT OF WILDLIFE REPREBLE'S MEADOW JUMPING Y WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND OTHER AGENCY REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING, COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF COLORADO CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE REGARDING THE ENDANGERED SPECIES.

14) TRACT A AND B ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT, WITH THE RESERVATION FOR FUTURE RIGHT—OF—WAY OF REX ROAD. TRACTS C, D, F AND G ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT. TRACT E IS ARE HEREBY DEDICATED AS PARK, 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 DEVELOPEMENT, 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-HS0817601-414
BY HERITAGE TITLE COMPANY, DATED April 319, 3033 16) ADDRESSES: THE ADDRES NOT THE LEGAL DESCRIP: SES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE

17) ALL PUBLIC LAND SURVEY BY URS CORPORATION DA 201900096 OF EL PASO (INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED TED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER COUNTY RECORDS.

NOTARY PUBLIC

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF FEDERALY 2023
BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

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.23.20.10. 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.

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. 23) MAILBOXES SHALL BE INS STALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF NITED STATES POSTAL SERVICE REGULATIONS.

TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR

26) SIGHT DISTANCE EASEMENT
DISTANCE EASEMENT SHALL
SIGHT DISTANCE EASEMENT
ROADWAY SHALL CONSTITUPERMITTED AT THE DISCRET
THE FLOWLINE ELEVATION OF

FALCON HILLS

FALCON HIGH SCHOOL

REGIONAL PARK

STAPLETON DR

WOODMEN HILLS

PAINT BRUSH HILLS

FICIARIES OF DEEDS OF IBED HEREIN, HAVE LAID
S, STREETS, AND EASEMENTS
E SANCTUARY FILING NO. 1
ARE HEREBY DEDICATED TO SPEE THAT THE PUBLIC AND ARD THAT PROPER AT SAID OWNERS EXPENSE, JONERS OF EL PASO COUNTY, SPROVEMENTS SO DEDICATED COLORADO. THE UTILITY CUTILITIES AND THE ENTITIES SEMENTS ARE ESTABLISHED EGRESS FROM AND TO SEMENTS ARE ESTABLISHED EGRESS FROM AND TO SEMENTS ARE ESTABLISHED EGRESS FROM AND TO

VICINITY

N.T.S.

MAP

WOODMEN

VICE PRESIDENT HAS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS $\frac{9\,\text{th}}{1000}$ DAY OF $\frac{1}{1000}$ Inc. $\frac{1}{1000}$ PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

APPROVALS:

PLANNING AND COMMUNITY DEVELOPMENT:

3575 Kyyon SI., #200 ADDRESS San D. (70, CA 72110

THIS PLAT FOR "THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY
THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON
THE _______ DAY OF _______ 2003 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED

ANNING AND COMMUNITY DEVELOPMENT DIRECTOR

11886 Stapleton Dr. Peyton Oc 80831 CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS S. DAY MAY..., 2023, AND WAS RECORDED AT RECEPTION NUMBER 223715140......

Kathaga Connelly

EL PASO COUNTY CLERK AND REBORDER FEES:Signal arabicis

ESSIONAL LAND SURVEYOR IN THE THAT THIS PLAT TRULY AND
SURVEY MADE ON ________,
AND THAT ALL MONUMENTS EXIST LOSURE ERRORS ARE LESS THAN PREPARED IN FULL COMPLIANCE OF COLORADO DEALING WITH

NUMENTS EXIST
RE LESS THAN
L COMPLIANCE
ALING WITH
APPLICABLE

THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF ANGLE OF 02'14'17", AN ARC LENGTH OF 61.32 FEET, WHOSE N73'16'41"W A DISTANCE OF 61.32 FEET;
THENCE N24'44'20"E A DISTANCE OF 200.00 FEET;
THENCE N16'41'21"E A DISTANCE OF 150.00 FEET;
THENCE N11'42'15"E A DISTANCE OF 500.00 FEET;
THENCE N04'57'36"W A DISTANCE OF 290.00 FEET;
THENCE N07'26'02"E A DISTANCE OF 500.00 FEET;
THENCE N07'26'02"E A DISTANCE OF 500.00 FEET;

ICE ANY LEGAL IREE YEARS AFTER ACTION BASED IAN TEN YEARS

JAMES F. LENZ COLORADO REGISTERED PLS NO.



SCHOOL: PLAT FEE: SURCHARGE: RECEIPT NO: \$ 24099 0 0 0

DRAINAGE:

PREPARED FOR:
GTL, INC., DBA GTL DEVELOPMENT, INC
3575 KENYON ST, STE 200
SAN DIEGO, CA 92110
619-223-1663

PREPARED BY:
TECH CONTRACTORS
11910 TOURMALINE DR, S
PEYTON, CO 80831
719-495-7444 STE 130

