

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

El Paso County, CO



5

Pages

223715140

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
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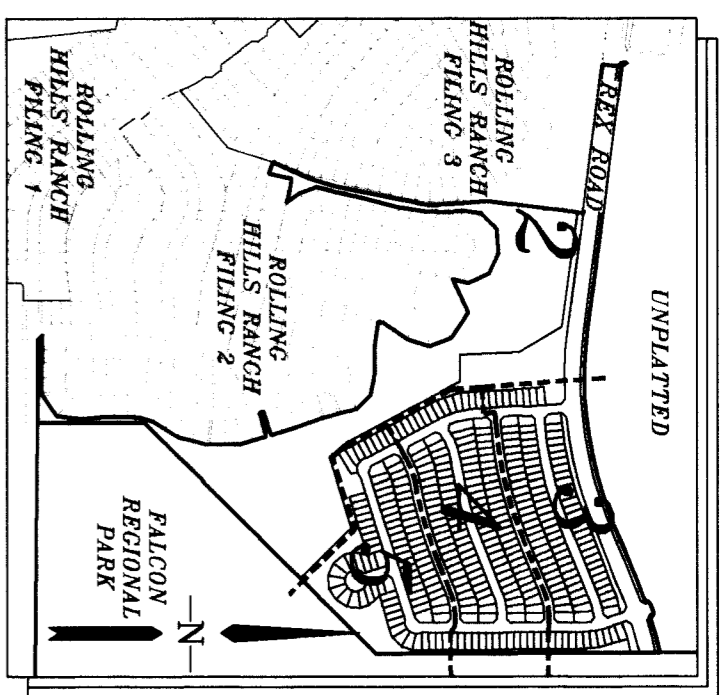
Reception Fee	Number of Pages	File Number
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Sanctuary Filing No 1 at Meridian Ranch
Name of Plat

GTL Inc DBA GTL Development Inc
Owner's Name

Subdivision

Condominium



THE ESTATES AT
 ROLLING HILLS RANCH
 FILING NO. 2
 RECEPTION NO. 222714944
 (NOT A PART)

MERIDIAN RANCH
 INVESTMENTS INC
 SCH. #4200000468

15140

**THE SANCTUARY FILING NO. 1
 AT MERIDIAN RANCH**
 A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,
 RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

UNPLATTED
 (NOT A PART)

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

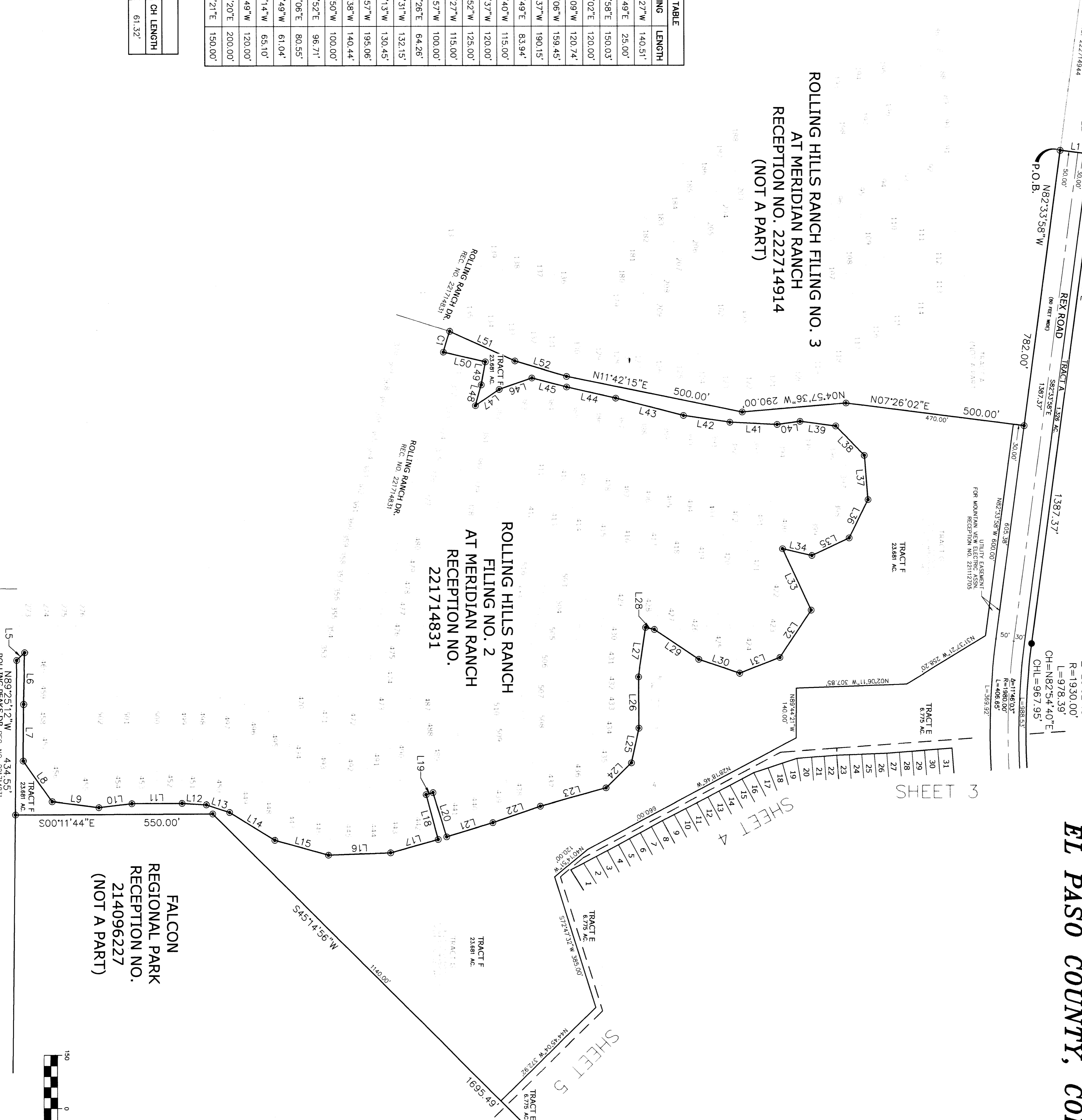
ROLLING HILLS RANCH
 FILING NO. 2
 AT MERIDIAN RANCH
 RECEPTION NO.
 221714831

FALCON
 REGIONAL PARK
 RECEPTION NO.
 214096227
 (NOT A PART)

LINE	BEARING	LENGTH
L1	N07°26'02"E	80.00'
L2	N37°33'58"W	31.11'
L3	N07°26'02"E	20.00'
L4	S37°33'58"E	31.11'
L5	N44°25'12"W	31.11'
L6	S88°37'48"E	145.01'
L7	S89°23'12"E	159.35'
L8	N54°57'02"E	140.35'
L9	N07°17'28"E	131.23'
L10	N06°36'04"W	92.75'
L11	N00°11'44"W	140.00'
L12	N03°36'05"E	68.00'
L13	N18°30'43"E	68.00'
L14	N31°54'11"E	148.26'
L15	N15°46'41"E	155.55'
L16	N02°05'40"W	173.54'
L17	N15°46'29"W	137.52'
L18	S7°50'03"W	130.10'
L19	N17°05'06"W	20.00'
L20	N72°54'54"E	130.00'
L21	N17°05'06"W	135.00'
L22	N19°07'50"W	140.09'
L23	N15°41'41"W	190.00'
L24	N44°54'02"W	100.00'
L25	N77°50'23"W	100.00'
L26	S89°33'31"W	144.08'

LINE	BEARING	LENGTH
L27	N81°38'27"W	140.51'
L28	N13°13'49"E	25.00'
L29	N34°17'58"E	150.03'
L30	N18°54'02"E	120.00'
L31	N21°09'09"W	120.74'
L32	N57°03'06"W	159.45'
L33	S65°18'37"W	190.15'
L34	N13°13'49"E	83.94'
L35	N25°28'40"W	115.00'
L36	N63°55'37"W	120.00'
L37	S85°11'52"W	125.00'
L38	S45°59'27"W	115.00'
L39	S07°31'57"W	100.00'
L40	S07°44'28"E	64.26'
L41	S02°52'31"W	132.15'
L42	S08°28'13"W	130.45'
L43	S14°41'57"W	195.06'
L44	S12°58'38"W	140.44'
L45	S14°40'50"W	100.00'
L46	S19°23'52"E	96.71'
L47	S34°40'08"E	80.55'
L48	N74°29'49"W	61.04'
L49	N79°59'14"W	65.10'
L50	S13°13'49"W	120.00'
L51	N24°44'20"E	200.00'
L52	N16°41'21"E	150.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH LENGTH
C1	002°14'17"	1570.00'	61.32'	N73°16'41"W	61.32'

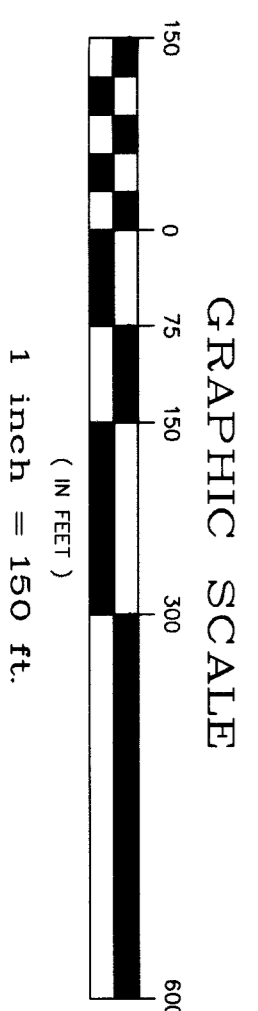
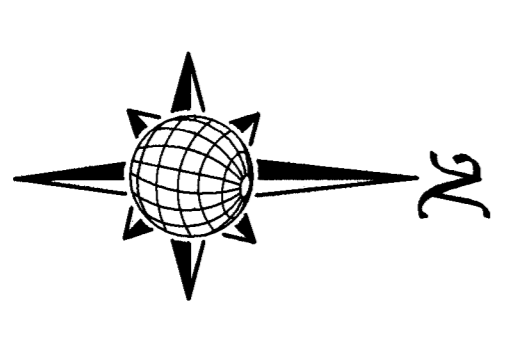


SHEET 3

SHEET 4

SHEET 5

- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - = FOUND ♀ REBAR WITH CAP
 - = SET ♀ REBAR W/CAP
 - = SET ♀ REBAR W/CAP
 - = SET ♀ REBAR W/CAP
 - = SET ♀ REBAR W/CAP
 - = NON-EQUAL BEARING
 - (82.67) = EASEMENT OR NO-BUILD DM.
 - (12345) = ADDRESS
 - = MATCHLINE



DRAWN BY: LCC
 CHECKED BY: TAK
 DATE: JULY 2022
 SHEET: 2 OF 5
 PCO PROJECT NO. ST-22-20

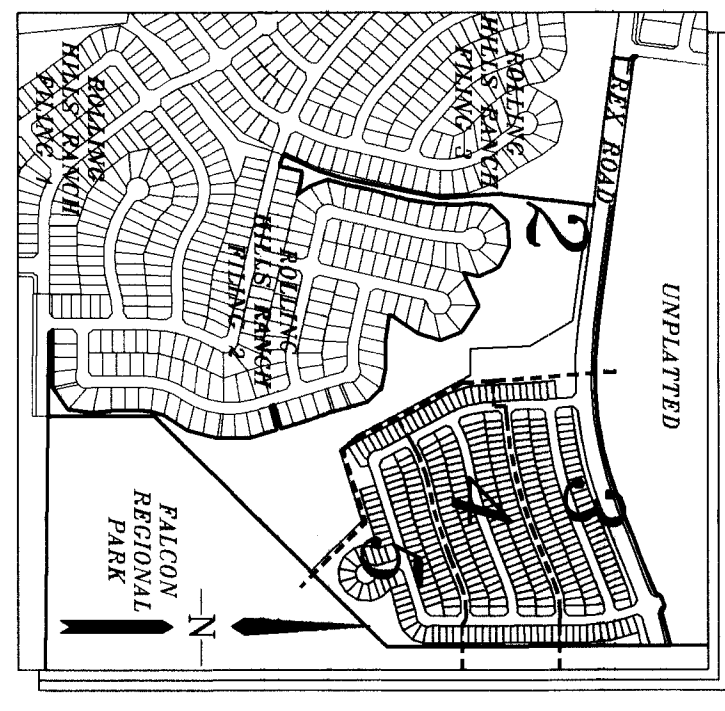
THE SANCTUARY FILING NO. 1

AT MERIDIAN RANCH

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

15140

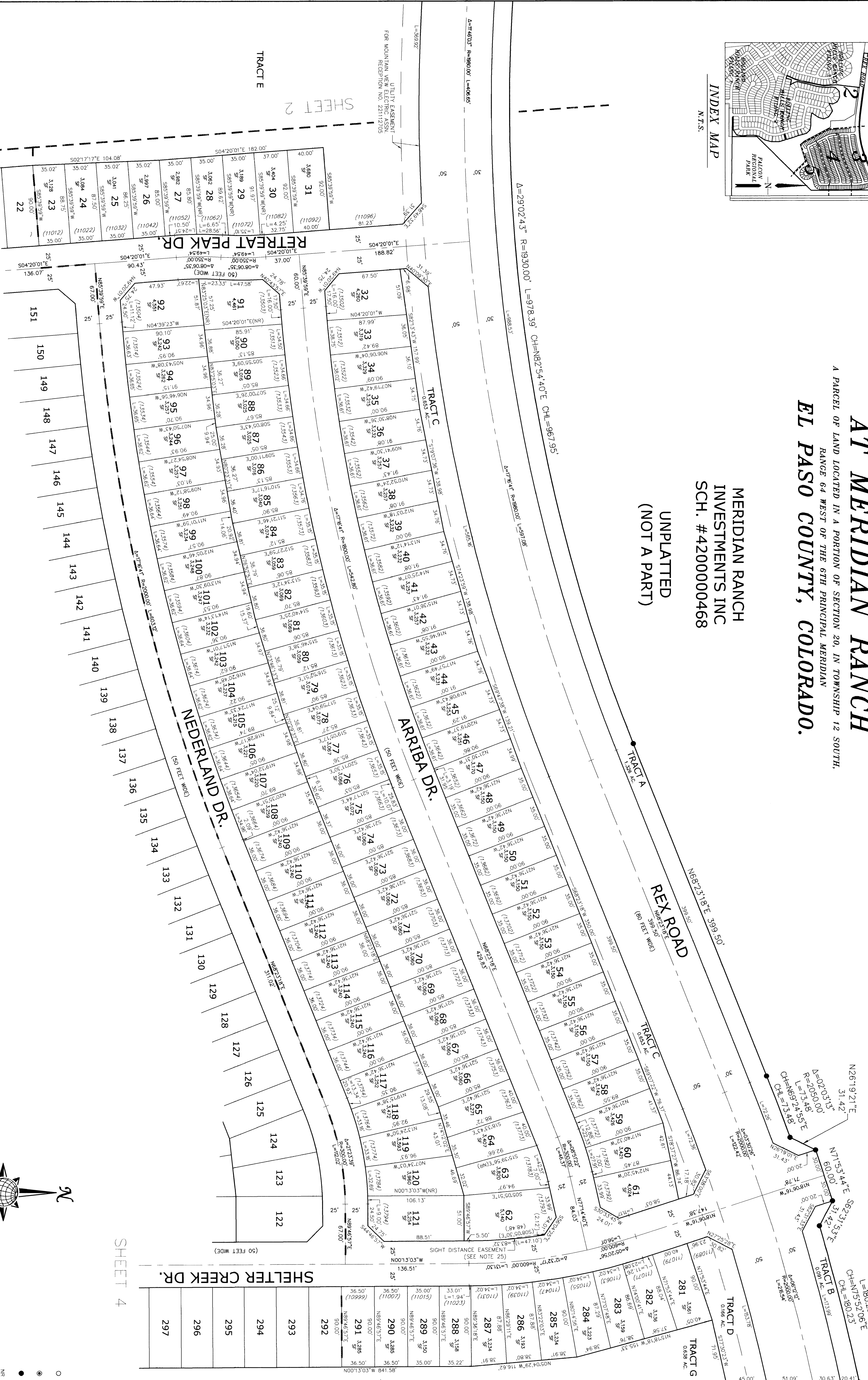
UNPLATTED



UNPLATTED
INVESTMENTS INC
SCH. #4200000468

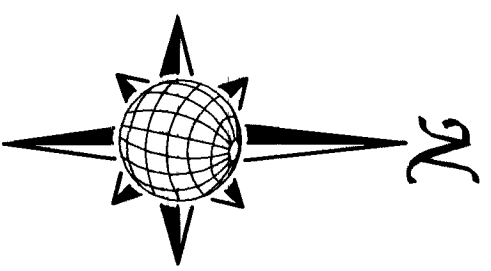
UNPLATTED
(NOT A PART)

UNPLATTED
FALCON REGIONAL PARK
RECEPTION NO. 214096227
(NOT A PART)

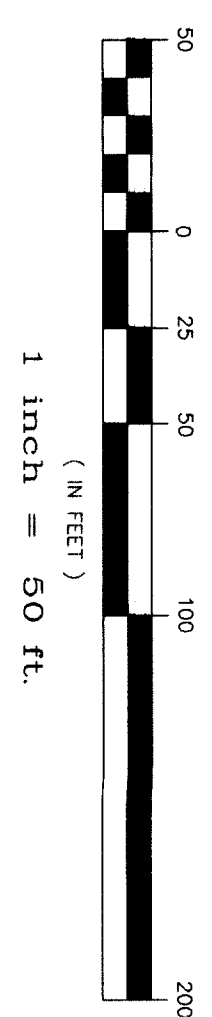


SHEET 4

RBD PA



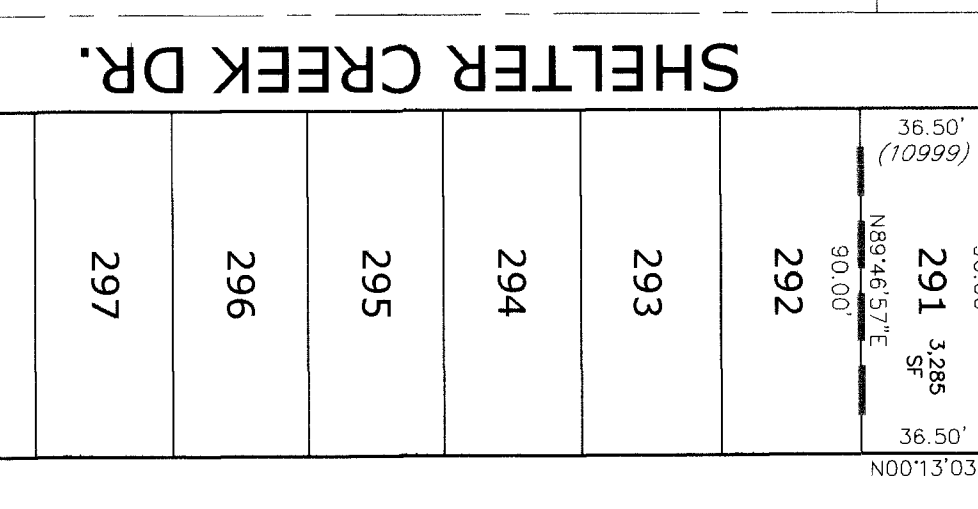
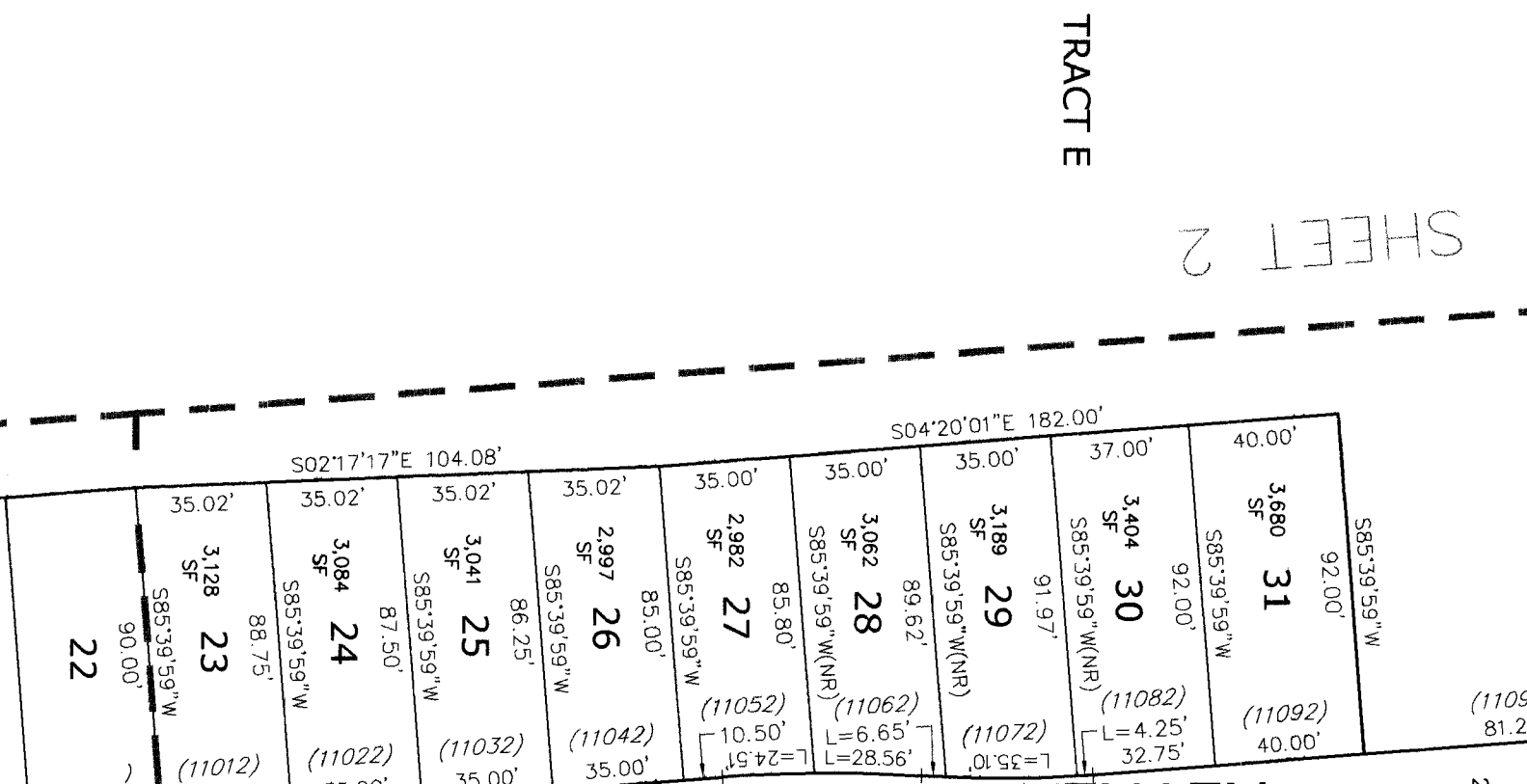
GRAPHIC SCALE

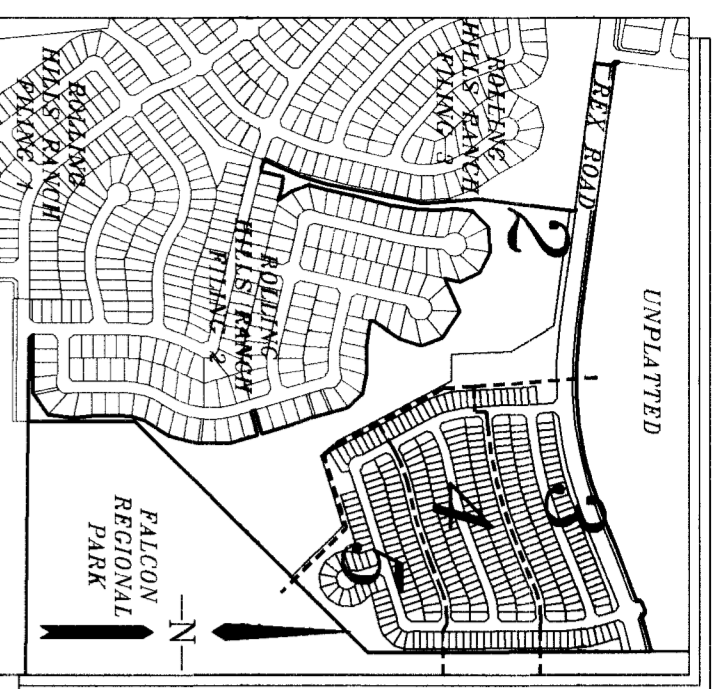


- LEGEND**
- FOUND MONUMENT AS SHOWN
 - FOUND #4 REBAR WITH CAP
 - PLS 34663
 - SET #4 REBAR W/CAP
 - PLS 34663
 - NON-RADIAL BEARING
 - (92.62) = EASEMENT OR NO-BUILD DIM.
 - (12345) = ADDRESS
 - MATCHLINE

DRAWN BY: LCG
DATE: JULY 2022
SHEET 3 OF 5
POD PROJECT NO. SF-22-20

UTILITY EASEMENT
FOR MOUNTAIN VIEW ELECTRIC ASSN.
RECEPTION NO. 22112705

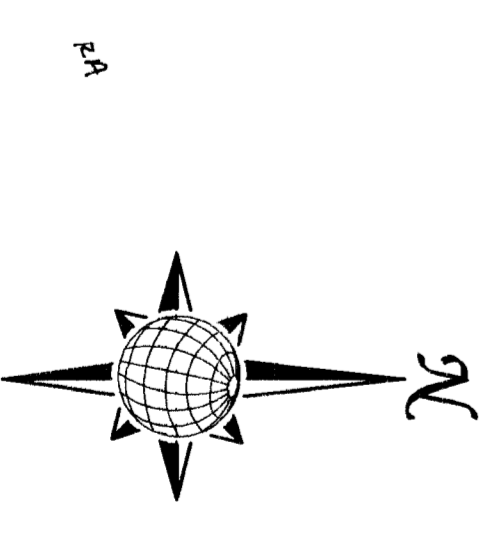
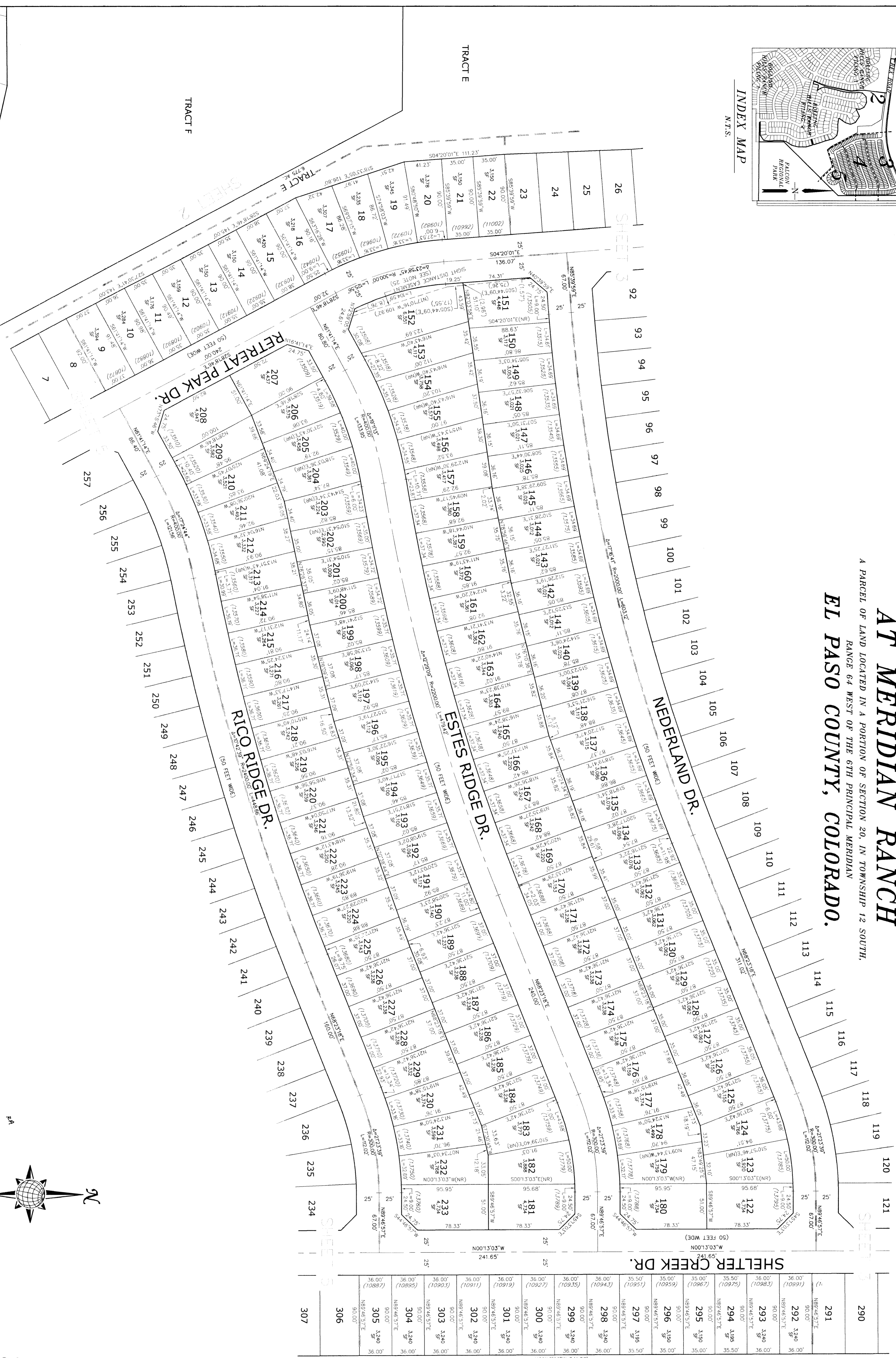




THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,
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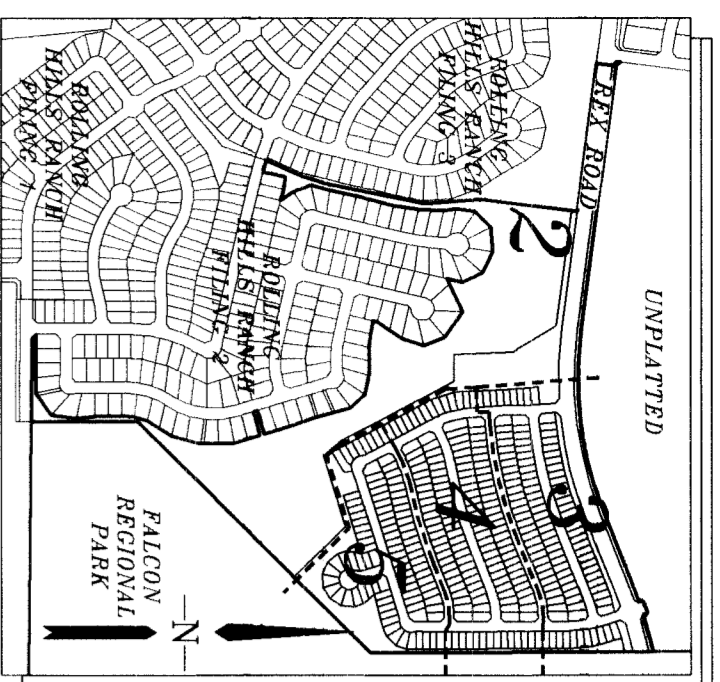
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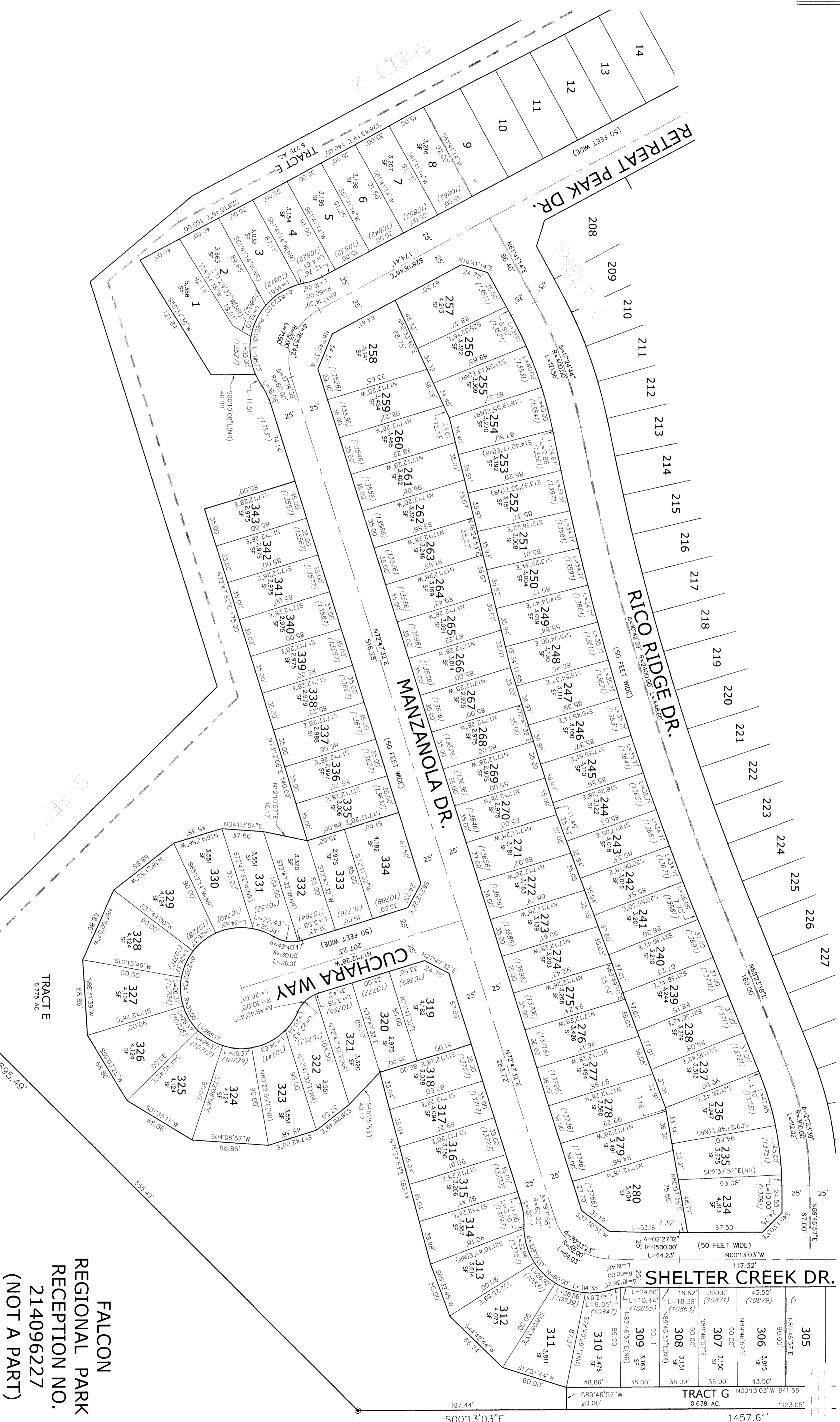
- LEGEND**
- FOUND MONUMENT AS SHOWN
 - FOUND #4 REBAR WITH CAP
 - FOUND #3 REBAR
 - SET #4 REBAR W/CAP
 - SET #3 REBAR
 - NR = NON-RADIAL BEARING
 - (B2 B2) = EASEMENT OR NON-BUILD DIM.
 - (12345) = ADDRESS
 - MATCHLINE

DRAWN BY: LCG
DATE: JULY 2022
SHEET: 4 OF 5
PDD PROJECT NO. SF-22-20

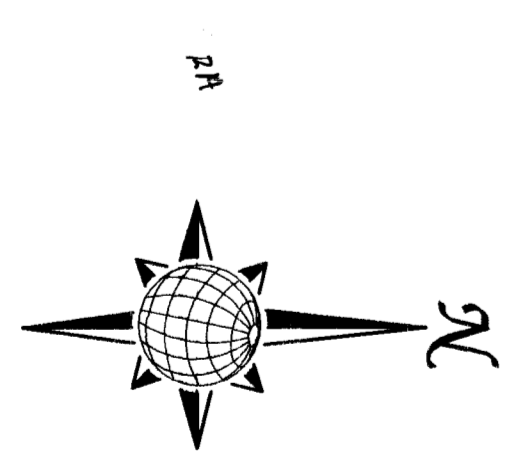
THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.



FALCON
REGIONAL PARK
RECEPTION NO.
214096227
(NOT A PART)



UNPLATTED

GRAPHIC SCALE
1 inch = 50 ft.

- LEGEND**
- - FOUND MONUMENT AS SHOWN
 - - FOUND #4 REBAR WITH CAP
 - ⊙ - PLS 3/4" DIA
 - - SET #4 REBAR W/CAP
 - ⊙ - PLS 3/4" DIA
 - NR - NON-RADIAL BEARING
 - (82.67) - EASMENT OR NO-BUILD DIM.
 - (12345) - ADDRESS
 - - ANTIPOLE