

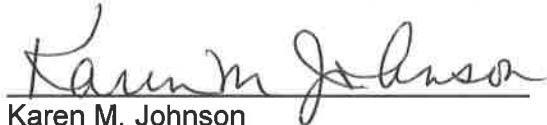
THE EL PASO COUNTY ADVERTISER AND NEWS,
FOUNTAIN, COLORADO 80817
STATE OF COLORADO

ss.

COUNTY OF EL PASO

I, Karen M. Johnson, do solemnly swear that I am General Manager of the El Paso County Advertiser and News, that the same is a weekly newspaper printed, in whole or in part, and published in the County of El Paso, state of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of El Paso for a period of more than 52 weeks next prior to the first publication of the annexed notice and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That copies of each number of said paper in which said notice and list were published were delivered by carriers or transmitted by mail to each of the subscribers of said paper for a period of 1 consecutive insertions, once each week, and on the same day of each week; and that first publication of said notice was in the issue of said newspaper dated June 6, A.D. 2018 and that the last publication of said notice was in the issue of said newspaper dated June 6, A.D. 2018.

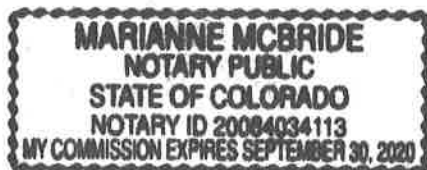


Karen M. Johnson
General Manager

Subscribed and sworn to before me, a notary public in and for the County of El Paso, State of Colorado, this 6th day of June A.D. 2018



Marianne McBride
Notary Public



NOTICE OF PUBLIC HEARING
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
WINDING WALK AT MERIDIAN

NOTICE IS HEREBY GIVEN that on June 26, 2018, at 9:00 A.M. in the Centennial Hall Auditorium 200 S. Cascade Avenue, Colorado Springs, Colorado, or at such other time and place as this hearing may be adjourned to, a public hearing will be held by the Board of County Commissioners of the County of El Paso, State of Colorado. Such text may be examined at the public office of the Planning and Community Development Department, 2880 International Circle, Colorado Springs, Colorado, 80910, and/or the Board of County Commissioners Office, Centennial Hall 200 S. Cascade, Colorado Springs, Colorado, 80903 and on line at the following web address http://adfm.elpasoco.com/Development_Services

BE IT RESOLVED: A request by GTL, Inc., for approval of a map amendment (rezoning) of 136 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development) and approval of a preliminary plan for 405 single-family residential lots. The property is located at the northwest corner of the Eastonville Road and Stapleton Drive intersection. (Parcel Nos. 4200000413 and 4200000415)

KNOW ALL MEN BY THESE PRESENTS,

THAT GTL, INC., DBA GTL DEVELOPMENT, INC., THEODORE TOHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 29, 30, AND 32,

IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT F OF THE METROPOLITAN CLUB RECORDED WITH RECEPTION NO. 208712913 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MOST CORNER OF TRACT D OF STONERIDGE FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 215713582 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING COURSE IS ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N78°25'11"E A DISTANCE OF 375.00 FEET;
2. THENCE S78°55'16"E A DISTANCE OF 200.00 FEET;
3. THENCE S38°44'01"E A DISTANCE OF 300.00 FEET;
4. THENCE S86°37'24"E A DISTANCE OF 475.00 FEET;
5. THENCE N79°31'13"E A DISTANCE OF 400.00 FEET;
6. THENCE N64°36'19"E A DISTANCE OF 400.00 FEET;
7. THENCE N82°25'21"E A DISTANCE OF 800.00 FEET;
8. THENCE N87°13'49"W A DISTANCE OF 350.00 FEET;
9. THENCE N68°13'49"W A DISTANCE OF 206.93 FEET;
10. THENCE N68°53'37"W A DISTANCE OF 140.38 FEET;
11. THENCE N65°03'17"W A DISTANCE OF 145.00 FEET;
12. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
13. THENCE N54°58'06"W A DISTANCE OF 123.00 FEET;
14. THENCE N49°16'15"W A DISTANCE OF 58.53 FEET;
15. THENCE N46°40'09"W A DISTANCE OF 60.00 FEET;
16. THENCE N41°59'01"W A DISTANCE OF 59.00 FEET;
17. THENCE N38°56'54"W A DISTANCE OF 123.00 FEET;
18. THENCE N33°47'19"W A DISTANCE OF 80.00 FEET;
19. THENCE N12°21'07"E A DISTANCE OF 8.00 FEET;
20. THENCE N31°45'35"W A DISTANCE OF 134.54 FEET TO A POINT ON THE BOUNDARY OF SAID STONERIDGE FILING NO. 1 AT MERIDIAN RANCH;

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

21. THENCE N56°12'41"E A DISTANCE OF 25.16 TO A NON-TANGENT CURVE TO THE RIGHT;

22. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 144°33'10", AN ARC LENGTH OF 294.61 FEET, WHOSE LONG CHORD BEARS N15°55'44"W A DISTANCE OF 283.88 FEET;

23. THENCE N80°25'61"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY STONERIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217714053 IN THE RECORDS OF EL PASO COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

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

24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 113°14'45", AN ARC LENGTH OF 195.19 FEET, WHOSE LONG CHORD BEARS S15°20'02"E A DISTANCE OF 194.86 FEET;

25. THENCE S66°06'02"W A DISTANCE OF 30.00 FEET;

26. THENCE S31°38'39"E A DISTANCE OF 205.41 FEET;

27. THENCE S23°57'47"E A DISTANCE OF 105.00 FEET;

28. THENCE S43°46'04"E A DISTANCE OF 180.00 FEET;

29. THENCE S55°03'09"E A DISTANCE OF 144.23 FEET;

30. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;

31. THENCE S61°52'11"E A DISTANCE OF 60.00 FEET;

32. THENCE S69°16'10"E A DISTANCE OF 120.43 FEET;

33. THENCE S69°56'55"E A DISTANCE OF 100.00 FEET;

34. THENCE S61°13'42"E A DISTANCE OF 97.00 FEET;

35. THENCE S54°18'56"E A DISTANCE OF 97.00 FEET;

36. THENCE S47°54'59"E A DISTANCE OF 105.00 FEET;

37. THENCE S42°33'34"E A DISTANCE OF 60.00 FEET;

38. THENCE S42°33'34"E A DISTANCE OF 125.00 FEET;

39. THENCE N47°26'26"E A DISTANCE OF 115.00 FEET;

40. THENCE N49°10'35"E A DISTANCE OF 165.08 FEET;

41. THENCE S51°49'02"E A DISTANCE OF 111.67 FEET;

42. THENCE N77°17'41"E A DISTANCE OF 109.21 FEET;

43. THENCE N48°27'37"E A DISTANCE OF 122.15 FEET;

44. THENCE N32°40'27"E A DISTANCE OF 349.31 FEET;

45. THENCE S55°38'05"E A DISTANCE OF 290.90 FEET;

46. THENCE S28°43'28"E A DISTANCE OF 308.38 FEET;

47. THENCE S64°52'09"E A DISTANCE OF 294.58 FEET TO A NON-TANGENT CURVE TO THE LEFT;

48. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 08°03'03", AN ARC LENGTH OF 285.15 FEET, WHOSE LONG CHORD BEARS N21°06'20"E A DISTANCE OF 204.98 FEET;

49. THENCE N17°04'48"E A DISTANCE OF 421.16 FEET TO A POINT ON THE WESTERN BOUNDARY OF THE VISTAS FILING NO. 1 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. 217713953 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIXTEEN(16) COURSES ARE ON SAID BOUNDARY LINE:

50. THENCE S17°04'48"W A DISTANCE OF 421.16 FEET TO A CURVE TO THE RIGHT;

51. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1560.00 FEET, A DELTA ANGLE OF 32°34'11", AN ARC LENGTH OF 875.41 FEET, WHOSE LONG CHORD BEARS S33°21'53"W A DISTANCE OF 863.67 FEET;

52. THENCE S05°49'18"W A DISTANCE OF 31.52 FEET;

53. THENCE S51°35'04"W A DISTANCE OF 60.00 FEET;

54. THENCE N82°39'10"W A DISTANCE OF 31.52 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

55. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1560.00 FEET, A DELTA ANGLE OF 03°34'52", AN ARC LENGTH OF 98.25 FEET, WHOSE LONG CHORD BEARS S55°18'35"W A DISTANCE OF 96.24 FEET;

56. THENCE S32°53'59"E A DISTANCE OF 20.55 FEET;

57. THENCE S35°51'09"E A DISTANCE OF 223.61 FEET;

58. THENCE S39°48'48"E A DISTANCE OF 205.06 FEET;

59. THENCE S41°08'31"E A DISTANCE OF 105.12 FEET;

60. THENCE S35°41'22"E A DISTANCE OF 105.12 FEET;

61. THENCE S35°16'51"E A DISTANCE OF 75.00 FEET;

62. THENCE S41°20'14"E A DISTANCE OF 75.00 FEET;

63. THENCE S63°46'18"E A DISTANCE OF 210.10 FEET TO A POINT ON THE SOUTHEASTERN CORNER OF SAID VISTAS FILING NO. 1 AT MERIDIAN RANCH AND THE WESTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD;

64. THENCE S38°44'41"W ALONG SAID EASTONVILLE RIGHT-OF-WAY A DISTANCE OF 408.79 FEET;

65. THENCE N89°25'27"W A DISTANCE OF 12.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT F;

66. THE FOLLOWING SIX(6) COURSES ARE ON SAID TRACT LINE:

67. THENCE S38°47'27"W A DISTANCE OF 315.49 FEET;

68. THENCE N51°12'33"W A DISTANCE OF 21.28 FEET;

69. THENCE S38°47'27"W A DISTANCE OF 1.03 FEET;

70. THENCE S80°17'18"W A DISTANCE OF 55.16 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE;

71. THE FOLLOWING NINE(9) COURSES ARE ON SAID NORTHERLY RIGHT-OF-WAY LINE:

72. THENCE N64°42'42"W ON SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 113.89 FEET TO A CURVE TO THE LEFT;

73. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1415.00 FEET, A DELTA ANGLE OF 16°26'49", AN ARC LENGTH OF 408.18 FEET, WHOSE LONG CHORD BEARS N82°55'59"W A DISTANCE OF 404.78 FEET;

74. THENCE N89°25'42"W A DISTANCE OF 16.24 FEET TO A NON-TANGENT CURVE TO THE LEFT;

75. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1410.00 FEET, A DELTA ANGLE OF 17°51'47", AN ARC LENGTH OF 459.60 FEET, WHOSE LONG CHORD BEARS N80°43'00"W A DISTANCE OF 457.82 FEET;

76. THENCE N89°38'53"W A DISTANCE OF 835.50 FEET;

77. THENCE N46°47'48"W A DISTANCE OF 64.84 FEET;

78. THENCE N87°58'53"W A DISTANCE OF 120.05 FEET;

79. THENCE S43°01'13"W A DISTANCE OF 64.72 FEET;

80. THENCE N89°38'53"W A DISTANCE OF 963.75 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT F, MERIDIAN RANCH FILING NO. 1 RECORDED WITH RECEPTION NO. 203036466 IN THE RECORDS OF EL PASO COUNTY;

81. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 24.74 FEET

TO A POINT ON THE SOUTHEAST CORNER OF TRACT G, OF SAID STONERIDGE FILING NO. 1;

81. THENCE N36°20'59"W ON SAID TRACT LINE A DISTANCE OF 1691.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 139.003 ACRES, MORE OR LESS. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, 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 29 (A STONE W/ SCRIBED X.Y.) TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25' ALUM. CAP I.S.#30087).

Dated at Colorado Springs, Colorado, this 26th day of May 2018.

THE BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

BY President

El Paso County Parcel Information



NOT HEREIN TO BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS AND ORDINANCES. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS AND ORDINANCES.

Parcel: 4200000413, 4200000415

Filename: PUDSP-18-002

Name: MERIDIAN RANCH

Zone: Map Number: 42000

INVESTMENTS INC

Date: 5/16/2018

City: FALCON

These reports are prepared by a professional engineer or architect and are not to be used for any other purpose without the written consent of the engineer or architect.

State: CO

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