

MERIDIAN RANCH FILING No.2B

AN AMENDED PLAT OF TRACT R-1 AND TRACT K-1, MERIDIAN RANCH FILING NO. 2
LOCATED IN A PORTION OF SECTIONS 19 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE
64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS:

THAT MERIDIAN SERVICE METRO DISTRICT AND MERIDIAN RANCH GOLF COURSE, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TWO PARCELS OF LAND LOCATED IN SECTIONS 19 AND 30 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT R-1 AND TRACT K-1, MERIDIAN RANCH FILING 2, RECORDED WITH RECEPTION NO. 210713053 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

THE ABOVE PARCELS OF LAND CONTAIN 70.98 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MERIDIAN RANCH FILING NO. 2-B. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO EL PASO COUNTY, COLORADO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

BY: MILTON GABRIELSKI
TITLE: PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT

STATE OF COLORADO) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY MILTON GABRIELSKI AS PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

BY: RAUL GUZMAN
TITLE: VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY RAUL GUZMAN AS VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

WE MERIDIAN SERVICE METROPOLITAN DISTRICT DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR/S FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: MILTON GABRIELSKI
TITLE: PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT

STATE OF COLORADO) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY MILTON GABRIELSKI AS PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

WE MERIDIAN RANCH GOLF COURSE DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR/S FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

MERIDIAN RANCH GOLF COURSE, LLC

BY: RAUL GUZMAN
TITLE: VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY RAUL GUZMAN AS VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

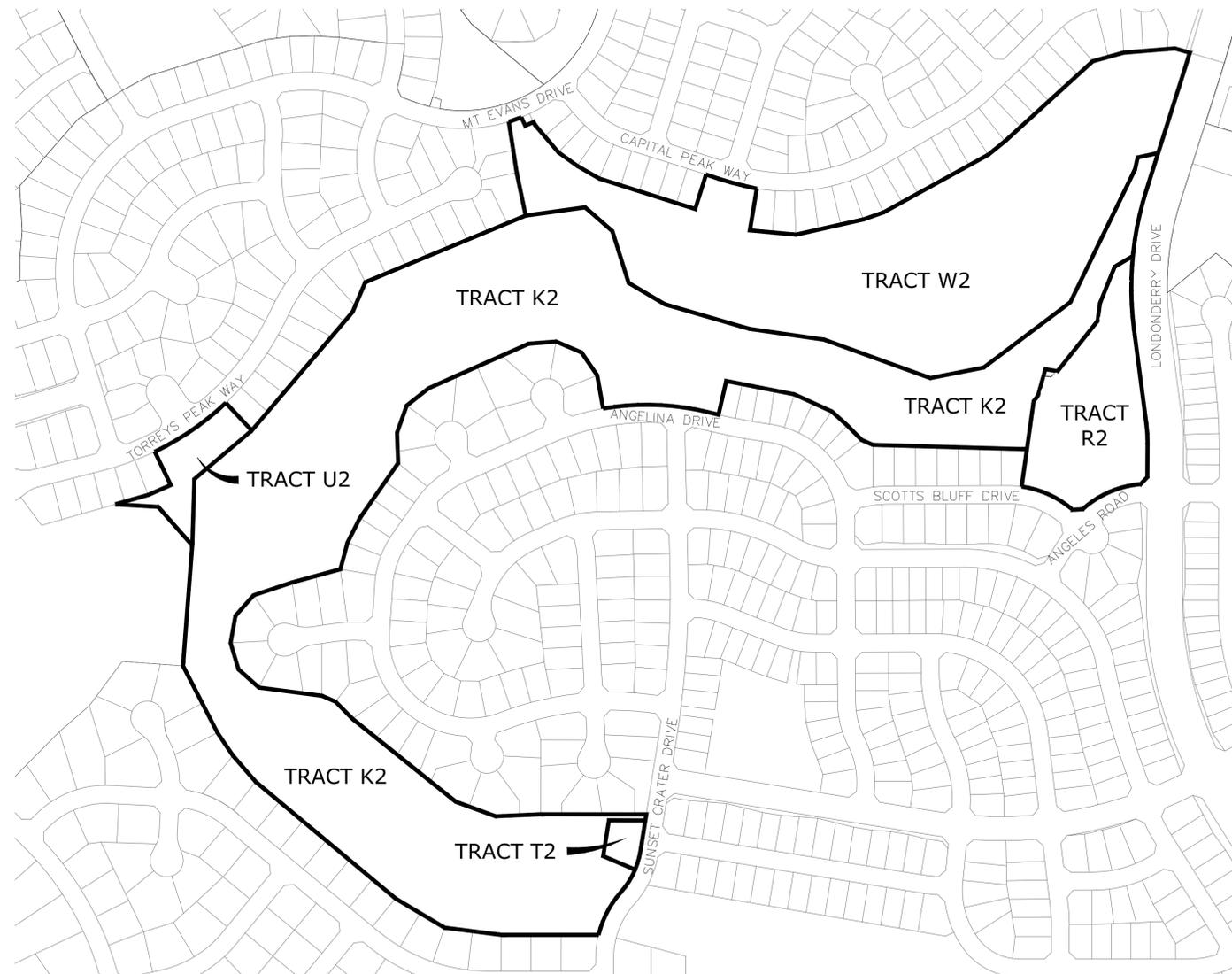
SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2023.

JAMES F. LENZ, COLORADO REGISTERED PLS #34583
FOR AND ON BEHALF OF TECH CONTRACTORS

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



COUNTY CERTIFICATION:

THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2020, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS, STREETS, TRACTS, AND EASEMENTS ARE ACCEPTED.

MERIDIAN RANCH FILING NO. 2 IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION #205182525.

THE APPROVAL OF THIS AMENDED PLAT VACATED ALL PRIOR PLATS FOR THE AREAS DESCRIBED BY THIS AMENDED PLAT.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT EL PASO COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT, OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

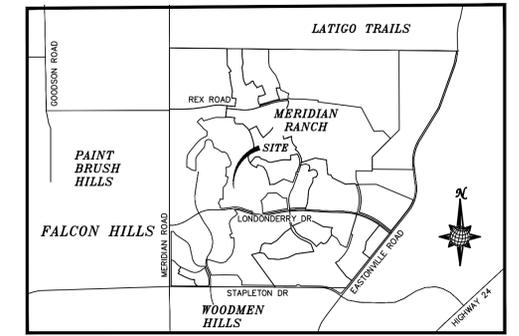
CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

CLERK AND RECORDER CERTIFICATION:

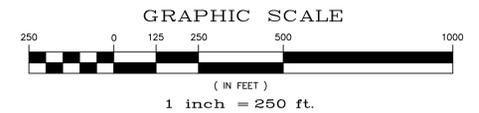
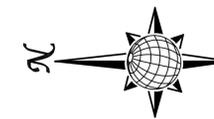
STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2020, AND WAS RECORDED AT RECEPTION NUMBER _____

EL PASO COUNTY CLERK AND RECORDER



**VICINITY MAP
N.T.S.**



NOTES:

1. BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°18'12"E FROM THE NORTHWEST CORNER OF SECTION 19 (22) REFERENCE MONUMENTS PLS 24964) TO THE NORTH 1/4 CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24964).
2. THIS SITE IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 08041C0375G EFFECTIVE DATE 12/07/2018
3. TRACT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 20 FOOT EASEMENT FOR PUBLIC UTILITIES, IMPROVEMENTS, AND DRAINAGE PURPOSES. THE ENTIRE AREA OF ALL TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METRO DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES.
4. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TECH CONSTRUCTION CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
5. THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. THERE SHALL BE NO DIRECT VEHICLE ACCESS TO LONDONDERRY DRIVE.
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
8. UNLESS OTHERWISE INDICATED, SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. TRACT K2 IS HEREBY DEDICATED AS GOLF COURSE, DRAINAGE AND LANDSCAPE TRACT TO BE OWNED AND MAINTAINED BY THE MERIDIAN RANCH GOLF COURSE LLC WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND EL PASO COUNTY D.O.T. RESERVING THE RIGHT TO ENTER THE DRAINAGE AND UTILITY EASEMENTS FOR MAINTENANCE PURPOSES AS DEEMED NECESSARY. TRACT R2 IS HEREBY DEDICATED A RECREATION, LANDSCAPE AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. TRACT T2 IS HEREBY DEDICATED AS A LANDSCAPE AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.

MERIDIAN RANCH FILING No.2B

AN AMENDED PLAT OF TRACT R-1 AND TRACT K-1, MERIDIAN RANCH FILING NO. 2-A
LOCATED IN A PORTION OF SECTIONS 19 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE
64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO AS PLATTED



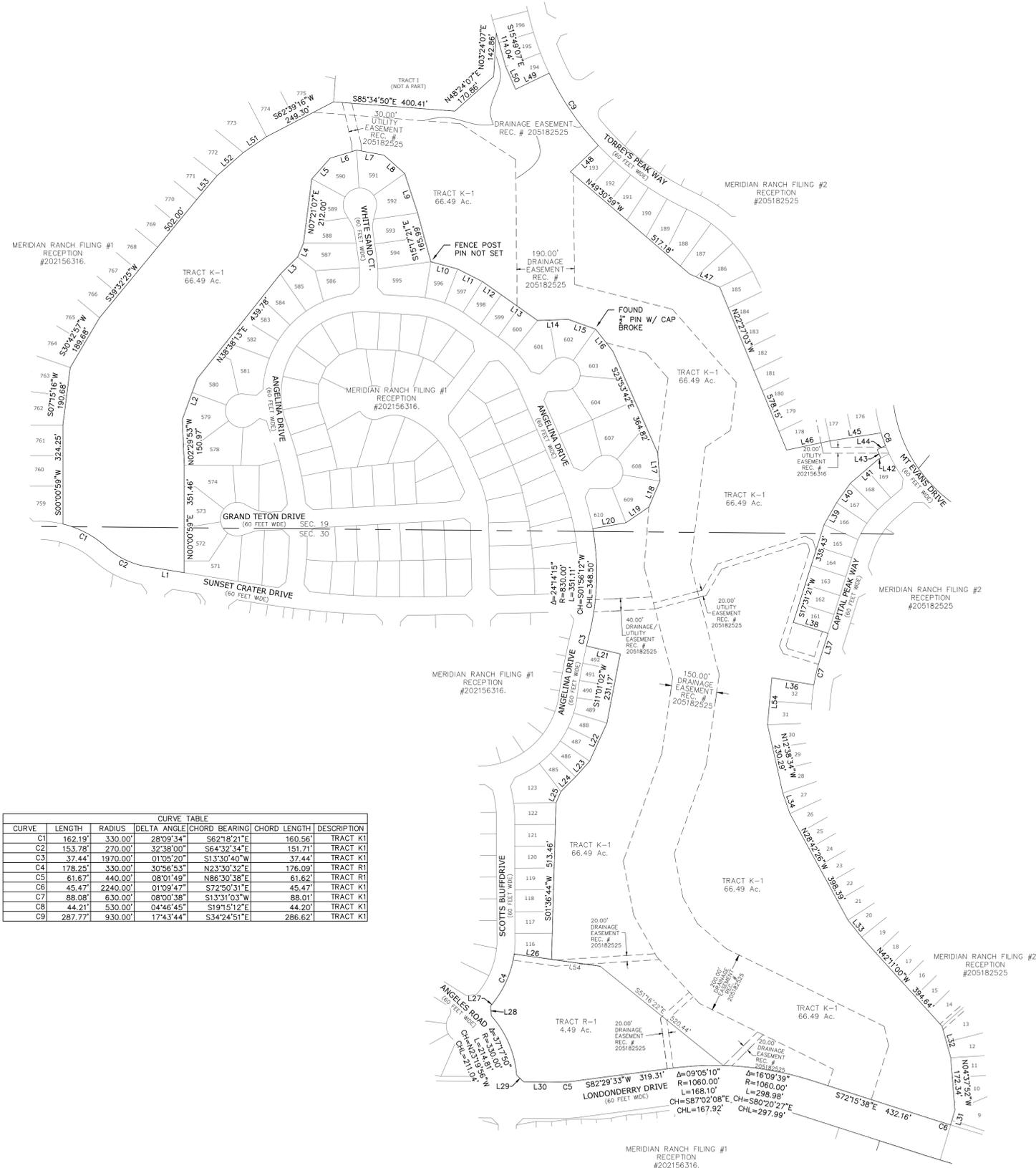
INDEX MAP
N.T.S.

LEGEND

(82.62') = EASEMENT OR NO-BUILD DIM.
(12191) = ADDRESS

LINE	LENGTH	BEARING	DESCRIPTION
L1	122.36'	S80°51'34"E	TRACT K1
L2	141.87'	N20°02'06"E	TRACT K1
L3	80.00'	N45°10'05"E	TRACT K1
L4	49.36'	N23°22'31"E	TRACT K1
L5	91.21'	N41°49'58"E	TRACT K1
L6	91.21'	N73°09'54"E	TRACT K1
L7	91.21'	S79°45'45"E	TRACT K1
L8	91.21'	S48°25'49"E	TRACT K1
L9	135.88'	S18°14'07"E	TRACT K1
L10	91.39'	S74°54'43"E	TRACT K1
L11	91.39'	S63°15'23"E	TRACT K1
L12	75.83'	S55°08'13"E	TRACT K1
L13	146.19'	S54°46'16"E	TRACT K1
L14	101.05'	N87°53'43"E	TRACT K1
L15	95.62'	S70°18'28"E	TRACT K1
L16	92.91'	S38°14'06"E	TRACT K1
L17	91.73'	S04°19'36"E	TRACT K1
L18	92.09'	S23°07'31"W	TRACT K1
L19	91.73'	S55°34'23"W	TRACT K1
L20	111.62'	S79°49'05"W	TRACT K1
L21	114.43'	S77°02'00"E	TRACT K1
L22	137.38'	S24°26'13"W	TRACT K1
L23	68.83'	S41°57'35"W	TRACT K1
L24	68.26'	S45°12'01"W	TRACT K1
L25	40.61'	S23°47'11"W	TRACT K1
L26	124.73'	S81°57'54"E	TRACT R1
L27	10.69'	N38°58'59"E	TRACT R1
L28	32.99'	S02°27'14"W	TRACT R1
L29	31.99'	N46°07'31"W	TRACT R1
L30	112.33'	N89°28'38"W	TRACT R1
L31	50.73'	N16°34'36"E	TRACT K1
L32	107.21'	N15°29'20"W	TRACT K1
L33	71.40'	N38°49'19"W	TRACT K1
L34	70.87'	N19°18'52"W	TRACT K1
L35	154.23'	N05°21'32"E	TRACT K1
L36	140.02'	S80°29'18"E	TRACT K1
L37	87.56'	S17°31'21"W	TRACT K1
L38	120.00'	N72°28'39"W	TRACT K1
L39	83.61'	N29°45'12"E	TRACT K1
L40	77.65'	N35°31'22"E	TRACT K1
L41	120.47'	N49°27'33"E	TRACT K1
L42	10.13'	N63°42'36"E	TRACT K1
L43	30.20'	N22°57'39"W	TRACT K1
L44	30.32'	N64°37'51"E	TRACT K1
L45	170.83'	S81°10'06"W	TRACT K1
L46	145.42'	S78°05'49"W	TRACT K1
L47	107.24'	N86°35'19"W	TRACT K1
L48	126.25'	N46°43'17"E	TRACT K1
L49	122.44'	N64°27'00"E	TRACT K1
L50	81.42'	N23°29'18"W	TRACT K1
L51	92.23'	S55°50'29"W	TRACT K1
L52	115.00'	S48°43'54"W	TRACT K1
L53	103.77'	S40°32'49"W	TRACT K1
L54	161.26'	S81°57'54"E	TRACT K1/TRACT R1

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DESCRIPTION
C1	162.19'	330.00'	28°09'34"	S62°18'21"E	160.56'	TRACT K1
C2	153.78'	270.00'	32°38'00"	S64°32'34"E	151.71'	TRACT K1
C3	37.44'	1970.00'	01°05'20"	S13°30'40"W	37.44'	TRACT K1
C4	178.25'	330.00'	30°56'53"	N23°30'32"E	176.09'	TRACT R1
C5	61.67'	440.00'	08°01'49"	N86°30'38"E	61.62'	TRACT R1
C6	45.47'	2240.00'	01°09'47"	S72°50'31"E	45.47'	TRACT K1
C7	88.08'	630.00'	08°00'38"	S13°31'03"W	88.01'	TRACT K1
C8	44.21'	530.00'	04°46'45"	S19°15'12"E	44.20'	TRACT K1
C9	287.77'	930.00'	17°43'44"	S34°24'51"E	286.62'	TRACT K1



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

MERIDIAN RANCH FILING No.2B

AN AMENDED PLAT OF TRACT R-1 AND TRACT K-1, MERIDIAN RANCH FILING NO. 2-A
LOCATED IN A PORTION OF SECTIONS 19 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE
64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO AS AMENDED



INDEX MAP
N.T.S.

LEGEND

- = SET 1/2" PIN W/CAP PLS 34583 (FLUSH, UNLESS OTHERWISE NOTED)
- = FOUND 1" YELLOW CAP PLS 34583 (DEPTH AS NOTED)
- = FOUND 1 1/2" ALUM. CAP POLARIS PLS 27605 (DEPTH AS NOTED)
- △ = FOUND 1" YELLOW CAP PLS 24964 (DEPTH AS NOTED)
- = FOUND 1" YELLOW CAP PLS 12368 (DEPTH AS NOTED)
- ☆ = AS NOTED (DEPTH AS NOTED)
- (82.62') = EASEMENT OR NO-BUILD DIM.
- (12191) = ADDRESS

LINE	LENGTH	BEARING	DESCRIPTION
L1	122.36'	S80°51'34"E	TRACT K2/TRACT T2
L2	141.87'	N20°02'06"E	TRACT K2
L3	80.00'	N45°10'05"E	TRACT K2
L4	49.36'	N23°22'31"E	TRACT K2
L5	91.21'	N41°49'58"E	TRACT K2
L6	91.21'	N73°09'54"E	TRACT K2
L7	91.21'	S79°45'45"E	TRACT K2
L8	91.21'	S48°25'49"E	TRACT K2
L9	135.88'	S18°14'07"E	TRACT K2
L10	91.39'	S74°54'43"E	TRACT K2
L11	91.39'	S63°15'23"E	TRACT K2
L12	75.83'	S55°08'13"E	TRACT K2
L13	146.19'	S54°46'16"E	TRACT K2
L14	101.05'	N87°53'43"E	TRACT K2
L15	95.62'	S70°16'28"E	TRACT K2
L16	92.91'	S38°14'06"E	TRACT K2
L17	91.73'	S04°19'36"E	TRACT K2
L18	92.99'	S23°07'31"W	TRACT K2
L19	91.73'	S55°34'23"W	TRACT K2
L20	111.62'	S79°49'05"W	TRACT K2
L21	114.43'	S77°02'00"E	TRACT K2
L22	137.38'	S24°26'13"W	TRACT K2
L23	68.83'	S41°57'35"W	TRACT K2
L24	68.26'	S45°12'01"W	TRACT K2
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L30	112.33'	N89°28'38"W	TRACT R2
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L32	107.21'	N15°29'20"W	TRACT W2
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L46	145.42'	S78°05'49"W	TRACT W2
L47	107.24'	N66°35'19"W	TRACT K2
L48	126.25'	N46°43'17"E	TRACT U2
L49	122.44'	N64°27'00"E	TRACT U2
L50	81.42'	N23°51'16"W	TRACT U2
L51	92.23'	S55°50'29"W	TRACT K2
L52	115.00'	S49°43'54"W	TRACT K2
L53	103.77'	S40°32'49"W	TRACT K2
L54	121.54'	N00°00'59"E	TRACT K2/TRACT T2
L55	120.00'	N80°51'34"W	TRACT K2/TRACT T2
L56	115.46'	S23°03'25"W	TRACT K2/TRACT T2
L57	91.50'	S65°32'48"E	TRACT K2/TRACT R2
L58	20.50'	S09°18'00"W	TRACT K2/TRACT R2
L59	36.40'	S43°50'49"E	TRACT K2/TRACT R2
L60	60.00'	S82°17'15"E	TRACT K2/TRACT R2
L61	130.00'	S67°55'56"E	TRACT K2/TRACT R2
L62	70.00'	S30°18'33"E	TRACT K2/TRACT R2
L63	70.00'	S12°15'38"E	TRACT K2/TRACT W2
L64	40.16'	S77°23'24"E	TRACT K2/TRACT W2
L65	140.00'	S30°20'19"W	TRACT K2/TRACT W2

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	DESCRIPTION
C1	162.19'	330.00'	28°09'34"	S62°18'21"E	160.56'	TRACT K2
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C5	61.67'	440.00'	08°01'49"	N86°30'38"E	61.62'	TRACT R2
C6	168.10'	1060.00'	09°05'10"	S87°02'08"W	167.92'	TRACT R2
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C10	44.21'	530.00'	04°46'45"	S19°15'12"E	44.20'	TRACT W2
C11	287.77'	930.00'	17°43'44"	S34°24'51"E	286.62'	TRACT U2

LINE	LENGTH	BEARING	DESCRIPTION
E1	22.43'	S80°21'36"E	MSMD & FIRE ACCESS EASEMENT - TRACT K2 (EL101)
E2	37.01'	S09°38'24"W	MSMD & FIRE ACCESS EASEMENT - TRACT K2 (EL102)

