

S:\Chadwick\CD\Plat\Meridian Ranch Filing 2A\Plat\Plat Sheet\Plat 2A EXEMPTION.dwg, 12/19/2024 10:46:54 AM

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 EXEMPTION FROM SUBDIVISION OF MERIDIAN RANCH FILING NO. 2A. 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 20 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 20

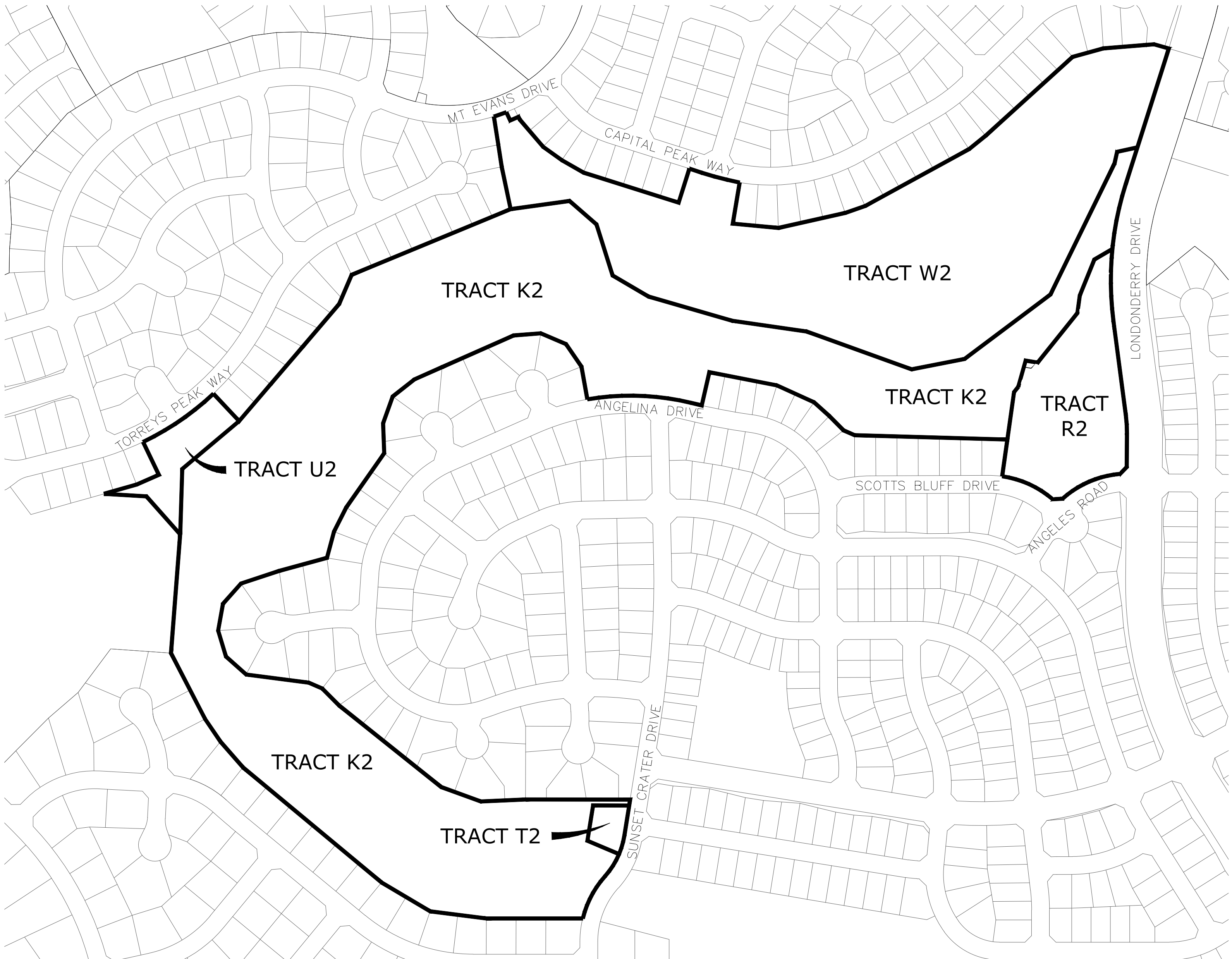
JAMES F. LENZ, COLORADO REGISTERED PLS #34583
FOR AND ON BEHALF OF TECH CONTRACTORS

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.

MERIDIAN RANCH FILING No.2A SUBDIVISION EXEMPTION

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



COUNTY CERTIFICATION:

THIS SUBDIVISION EXEMPTION FOR MERIDIAN RANCH FILING NO. 2A SUBDIVISION EXEMPTION WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE DAY OF 20 SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PREVIOUS PLAT NAME IN ENTIRETY IS AMENDED FOR THE AREAS DESCRIBED BY THIS SUBDIVISION EXEMPTION 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 #

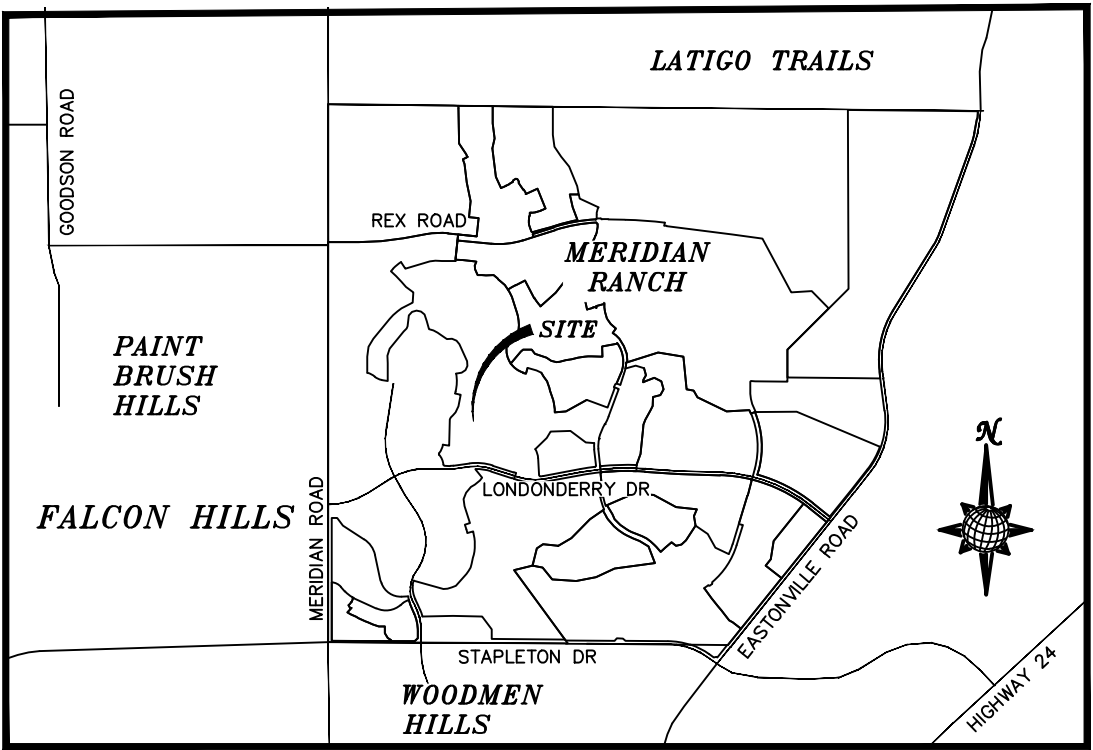
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR DATE

CLERK AND RECORDER CERTIFICATION:

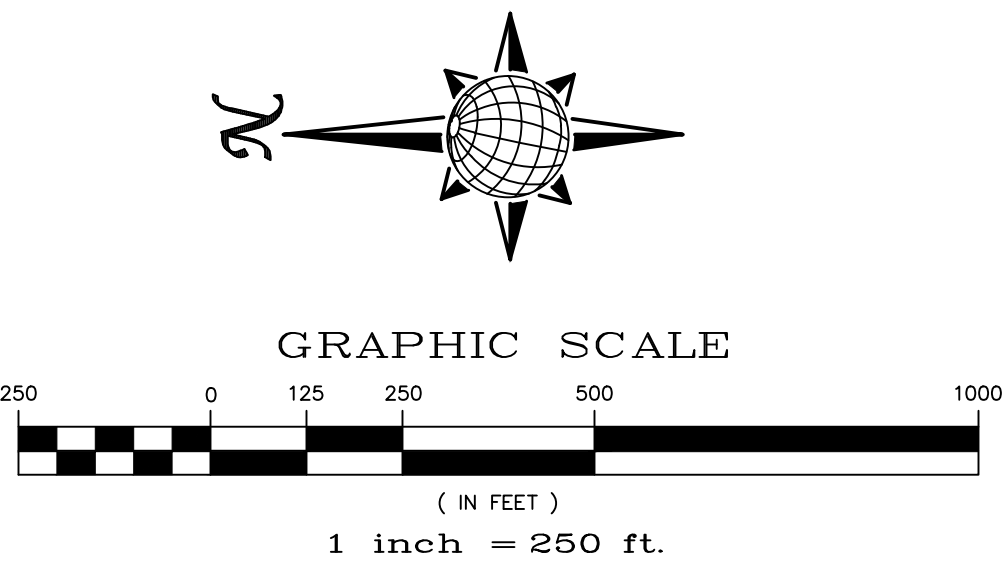
STATE OF COLORADO
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS DAY OF 20, AND WAS RECORDED AT RECEPTION NUMBER OF THE RECORDS OF EL PASO COUNTY

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, WHICH IS ASSUMED TO BEAR S89°18'12"E FROM THE NORTHWEST CORNER OF SECTION 19 (2) 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.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

PCD FILE NO. EX246		
DRAWN BY: LCG	DATE: DECEMBER 2024	TECH CONSTRUCTION CORP.
CHECKED BY: JFL	SHEET: 1 OF 3	1910 TOURMALINE DRIVE SUITE 130 PEYTON, CO 80831 TELEPHONE: 719.485.7444

MERIDIAN RANCH FILING No.2A SUBDIVISION EXEMPTION

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

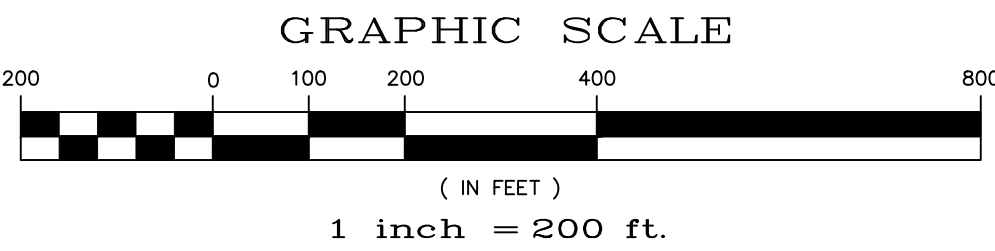
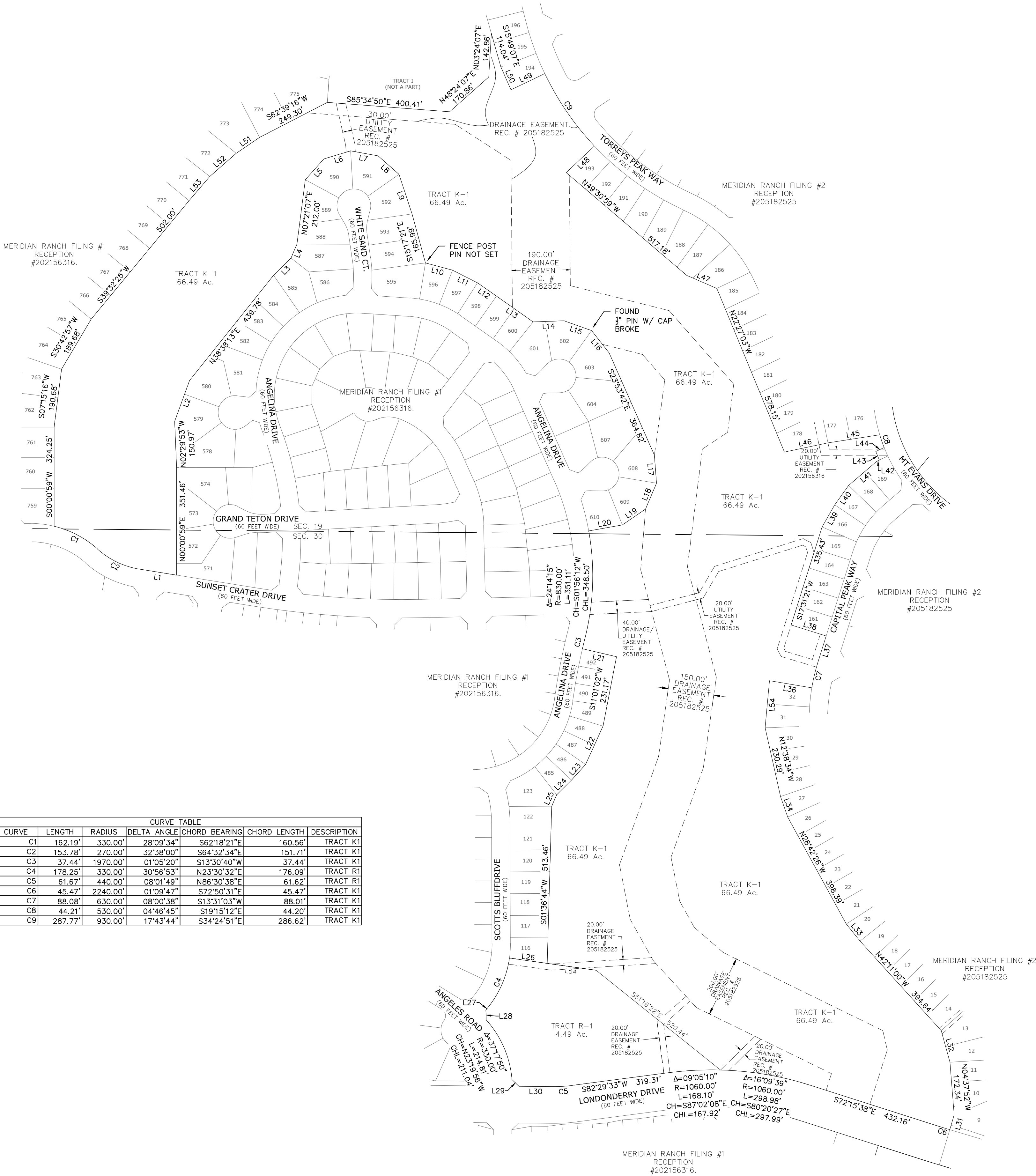


INDEX MAP
N.T.S.

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

TRACT LINE TABLE			
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	85.62'	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'	N66°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°51'16"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 TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	162.19'	330.00'	28°09'34"	S62°18'21"E	160.56'
C2	153.78'	270.00'	32°38'00"	S64°32'34"E	151.71'
C3	37.44'	1970.00'	01°05'20"	S13°30'40"W	37.44'
C4	178.25'	330.00'	30°56'53"	N23°30'32"E	178.09'
C5	61.67'	440.00'	08°01'49"	N86°30'38"E	61.62'
C6	45.47'	2240.00'	01°09'47"	S72°50'31"E	45.47'
C7	88.08'	630.00'	08°00'38"	S13°31'03"W	88.01'
C8	44.21'	530.00'	04°46'45"	S19°15'12"E	44.20'
C9	287.77'	930.00'	17°43'44"	S34°24'51"E	286.62'



EL PASO COUNTY , COLORADO
AS AMENDED

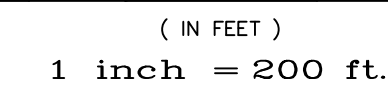


- = SET 1/2" PIN W/CAP PLS 34583 (FLUSH, UNLESS OTHERWISE NOTED)
- ◎ = FOUND 1" YELLOW CAP PLS 34583 (DEPTH AS NOTED)
- = FOUND 1 1/2" ALUM. CAP POLARIS PLS 27605 (DEPTH AS NOTED)
- △ = FOUND 1" YELLOW CAP PLS 24964 (DEPTH AS NOTED)
- = FOUND 1" YELLOW CAP PLS 12368 (DEPTH AS NOTED)
- ☆ = AS NOTED (DEPTH AS NOTED)

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

(12191) = ADDRESS

EASEMENT LINE TABLE			
LINE	LENGTH	BEARING	DESCRIPTION
(E1101)	22.43'	S80°21'36"E	MSMD & FIRE ACCESS EASEMENT - TRACT K2
(F1102)	37.01'	S09°38'24"W	MSMD & FIRE ACCESS EASEMENT - TRACT K2



DRAWN BY: LCG	DATE: DECEMBER 2024	TECH CONSTRUCTION CORP. 11910 TOURMALINE DRIVE SUITE 130 PEYTON, CO 80831 TELEPHONE: 719.495.7444
CHECKED BY: JFL	SHEET: 3 OF 3	