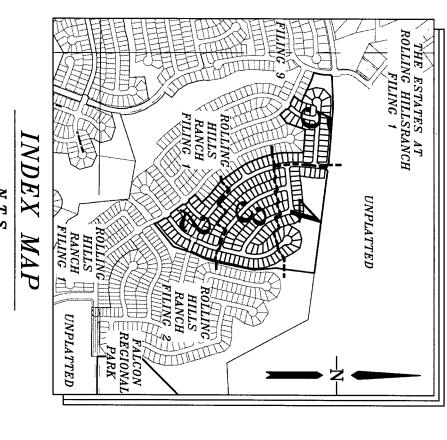
Chuck Broerman 02/17/2022 02:31:44 PM Doc \$0.00 5 Rec \$53.00 Pages El Paso County, CO

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
	5	
Reception Fee	Number of Pages	File Number
zolling Hills	Ranch Filing No Name of Plat	1.3 At Meridian Ranch
GTL INC DBF	GTL DOUCLOPYNG Owner's Name	int Inc
Subdivision 💢	Condomi	inium 🔲



N.T.S.

LEGAL

DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF TRACT G OF ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 221714831 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE WESTERN BOUNDARY JNE OF SAID FILING; KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE FOLLOWING EIGHT (8) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE S07'26'02"W A DISTANCE OF 500.00 FEET;
2. THENCE S04'57'36"E A DISTANCE OF 290.00 FEET;
3. THENCE S11'42'15"W A DISTANCE OF 500.00 FEET;
4. THENCE S16'41'21"W A DISTANCE OF 150.00 FEET;
5. THENCE S24'44'20"W A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHERLY RIGHT—OF—WAY OF ROLLING RANCH DRIVE OF SAID ROLLING HILLS RANCH FILING NO. 2;
6. THENCE S17'50'28"W A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY RIGHT—OF—WAY OF ROLLING RANCH DRIVE OF SAID ROLLING HILLS RANCH FILING NO. 2;
7. THENCE S17'50'28"W A DISTANCE OF 180.00 FEET;
8. THENCE S50'35'03"W A DISTANCE OF 388.67 FEET TO A POINT ON THE EASTERLY RIGHT—OF—WAY LINE OF ROLLING PEAKS DRIVE AND EASTERLY BOUNDARY OF ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. 221714712 IN THE RECORDS OF EL PASO COUNTY AND A NON—TANGENT CURVE TO THE LEFT;

THE FOLLOWING THIRTY FIVE (35) COURSES ARE ON SAID BOUNDARY LINE:

9. THENCE ON THE ARC OF SAID CURVE, HANNIG A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 1911'01", AM ARC LENGTH OF 143.97 FEET, WHOSE LONG CHORD BEARS N.27-43'13" A DISTANCE OF 143.30 FEET TO A REVERSE CURVE TO THE LEFT;

10. THENCE N.3718'43"W A DISTANCE OF 50.00 FEET;

11. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

12. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

13. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

14. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

15. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

16. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

17. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

18. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

19. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

10. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

11. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

12. THENCE N.3718'43"W A DISTANCE OF 51.11 FEET;

13. THENCE N.3718'43"W A DISTANCE OF 51.14 FEET;

24. THENCE N.3718'43"W A DISTANCE OF 51.48 FEET;

25. THENCE N.3718'43"W A DISTANCE OF 513.49 FEET;

26. THENCE N.3718'40"W A DISTANCE OF 525.48 FEET;

27. THENCE N.3718'50"W A DISTANCE OF 525.48 FEET;

28. THENCE N.3718'10"W A DISTANCE OF 516.44 FEET;

29. THENCE N.3718'10"W A DISTANCE OF 516.44 FEET;

29. THENCE N.3718'10"W A DISTANCE OF 116.44 FEET;

29. THENCE N.3718'10"W A DISTANCE OF 116.44 FEET;

29. THENCE N.3718'10"W A DISTANCE OF 116.49 FEET;

30. THENCE N.3718'10"W A DISTANCE OF 116.49 FEET;

31. THENCE N.3718'10"W A DISTANCE OF 124.13 FEET;

32. THENCE N.3718'10"W A DISTANCE OF 124.13 FEET;

33. THENCE N.3718'10"W A DISTANCE OF 124.13 FEET;

34. THENCE N.3718'10"W A DISTANCE OF 124.13 FEET;

35. THENCE N.3718'10"W A DISTANCE OF 124.13 FEET;

36. THENCE N.3718'10"W A DISTANCE OF 124.19 FEET;

37. THENCE N.3718'10"W A DISTANCE OF 124.19 FEET;

38. THENCE N.3728'10"W A DISTANCE OF 124.19 FEET;

39. THENCE N.3738'10"W A DISTANCE OF 124.19 FEET;

39. THENCE N.3738'10"W A DISTANCE OF 124.19 FEET;

40. THENCE N.3738'10"W A DISTANCE OF 32.19 FEET;

41. THENCE N.3738'10"W A DISTANCE OF 32.19 FEET;

42. THEN

EASTERLY RIGHT-OF-WAY LINE OF SUNRISE RIDGE DRIVE AND EASTERLY BOUNDARY LINE OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. 221714711 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:

53.

44. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 19'34'09", AN ARC LENGTH OF 215.17 FEET, WHOSE LONG CHORD BEARS NO7'58'43"E A DISTANCE OF 214.13 FEET;
45. THENCE N42'56'08"E A DISTANCE OF 31.12 FEET;
46. THENCE N87'55'36"E A DISTANCE OF 348.00 FEET TO A POINT OF CURVE TO THE RIGHT;
47. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 06'09'39", AN ARC LENGTH OF 96.77 FEET, WHOSE LONG CHORD BEARS S88'59'34"E A DISTANCE OF 96.73 FEET;
48. THENCE S85'54'45"E A DISTANCE OF 400.64 FEET TO A POINT OF CURVE TO THE RIGHT:
49. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02'14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS S84'47'44"E A DISTANCE OF 290.06 FEET;
50. THENCE S38'16'41"E A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
51. THENCE ON THE ARC OF SAID CURVE HAVING A RADIUS OF 7440.00 FEET;
52. THENCE N51'52'47"E A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

OF SAID CURVE, HAVING A RADIUS OF 7440.00 OF 00"18"41", AN ARC LENGTH OF 40.44 FEET, BEARS S82"43"19"E A DISTANCE OF 40.44 FEET; A DISTANCE OF 1300.76 FEET TO THE POINT OF

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 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 24964).

ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE 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. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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

THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.

NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.

ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY. SUFFICIENCY OF WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, AND DEPENDABILITY BY APPROVAL OF PUD SP-19-009

10) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

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

3) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 512-H 06393/0-07/-/MN BY HERITAGE TITLE COMPANY, DATED 3Auc/ARY 18, 3033...... 12) TRACTS A, B, & C ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, RECREATION AND UTILITY TRACTS 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 DEVELOPEMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.

4) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

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

5)

6) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. 222 CONDITIONS OF THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.

18) 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. 7) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUD SP-19-009 AS RECORDED WITH RECEPTION NO. 221015765 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

Billingsly NOTARY PUBLIC

apleton Dr. 30331

AY OF February 20212

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

(SOUTRACT, 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 NOTICE OF 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.

20) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

21) 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.

22) FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0552G, EFFECTIVE ON DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.

23) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE EASEMENT MORE THAN THIRTY (30) INCHES ABOVE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

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

29) THE TURNAROUND EASEMENT CONTAINED WITHIN THIS PLAT AS RECORDED BY RECEPTION NUMBER 221186067 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDATION OF THIS PLAT.

30) LOTS 1-209 ACREAGE:
TRACT A-C ACREAGE:
SIREETS ACREAGE:
TOTAL ACREAGE:

FALCON HILLS

FALCON HIGH SCHOOL

FALCON REGIONAL PARK

STAPLETON DR

VICINITY

MAP

N.T.S.

PAINT BRUSH HILLS

OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12

RANCE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

L PASO COUNTY, COLORADO.

IN TOWNSHIP 12 SOUTH,

MERIDIAN

RANCH

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49

GOODSON ROAD

LATIGO TRAILS

THE ESTATES AT ROLLING HILLS RANCH FILING 1

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIAR TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HOUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STRI (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME, "ROLLING HILLS RANCH FILING 3 AT MERIDIAN RANCH". ALL PUBLIC IN PLATTED ARE HEREBY DEDICATED TO PUBLIC IMPROVEMENTS WILL BE CONCOVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONPASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACT OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMEL ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SO PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PRONFOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED FOR MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FOR IID OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES AND RELATED FACTOR OF INGRESS AND REPLACEMENT OF UTILITY LINES. FICIARIES OF DEEDS OF IBED HEREIN, HAVE LAID
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FOR INSTALLATION,
ED FACILITIES.

BY: RAUL GUZMAN, VICE PRESIDENT

COUNTY OF SAN DIEGO STATE OF CALIFORNIA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19^{+} DAY OF LEMEASY BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

20<u>22</u>,

W Jame Man 3575 Kinyon St., # 200 SANDIEGO, CA 92110 ADDRESS



MY COMMISSION EXPIRES:

APPROVALS:

PLANNING AND COMMUNITY DEVELOPMENT:



10/27/2023

RECORDATION INFORMATION:

SURVEYOR'S CERTIFICATION:

STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 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.

1 ATTEST THE ABOVE ON THIS 2014 DAY OF TANJUA RY

NOTICE: ACCORDING TO COLORADO LAW, YO ACTION BASED UPON ANY DEFECT IN THIS SYOU FIRST DISCOVER SUCH DEFECT. IN NO UPON ANY DEFECT IN THIS SURVEY BE COMFROM THE DATE OF CERTIFICATION SHOWN FROM THE ENCE ANY LEGAL THREE YEARS AFTER NY ACTION BASED THAN TEN YEARS



JAMES F. LENZ COLORADO REGISTERED PLS NO.

PLAT FEE: SURCHARGE: FEES:COUNTY OF AND RECORDER RECEIPT NO: 50.00

SCHOOL: PARK: 0000

