

LEGAL DESCRIPTION - THE ENCLAVE AT STONEBRIDGE:

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

TWO PARCELS OF LAND LOCATED IN A PORTION OF SECTION 29 AND 30, BOTH IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT D:

1. THENCE N13°42'24"E A DISTANCE OF 350.00 FEET;
2. THENCE N55°18'54"E A DISTANCE OF 150.00 FEET;
3. THENCE S84°02'15"E A DISTANCE OF 300.00 FEET;
4. THENCE N60°01'20"E A DISTANCE OF 300.00 FEET;
5. THENCE N44°00'02"E A DISTANCE OF 520.00 FEET;
6. THENCE N55°12'41"E A DISTANCE OF 308.07 FEET;
7. THENCE S31°45'35"E A DISTANCE OF 134.54 FEET;
8. THENCE S12°21'07"W A DISTANCE OF 8.00 FEET;
9. THENCE S33°47'19"E A DISTANCE OF 60.00 FEET;
10. THENCE S38°56'54"E A DISTANCE OF 123.00 FEET;
11. THENCE S44°59'01"E A DISTANCE OF 59.00 FEET;
12. THENCE S46°16'15"E A DISTANCE OF 60.00 FEET;
13. THENCE S49°16'15"E A DISTANCE OF 58.53 FEET;
14. THENCE S54°59'06"E A DISTANCE OF 123.00 FEET;
15. THENCE S60°08'41"E A DISTANCE OF 60.00 FEET;
16. THENCE S65°03'17"E A DISTANCE OF 145.00 FEET;
17. THENCE S68°53'37"E A DISTANCE OF 140.36 FEET;
18. THENCE S58°13'49"E A DISTANCE OF 206.93 FEET;
19. THENCE S20°23'46"E A DISTANCE OF 350.00 FEET;
20. THENCE S82°25'21"W A DISTANCE OF 800.00 FEET;
21. THENCE S64°36'19"W A DISTANCE OF 400.00 FEET;
22. THENCE S79°31'13"W A DISTANCE OF 400.00 FEET;
23. THENCE N86°37'24"W A DISTANCE OF 475.00 FEET;
24. THENCE N38°44'11"W A DISTANCE OF 300.00 FEET;
25. THENCE S78°55'18"E A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 40.435 ACRES, MORE OR LESS.

PARCEL B:
BEGINNING AT A POINT ON THE SOUTHERN LINE OF TRACT C OF STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH, RECORDED WITH RECEPTION NO. _____ IN THE RECORDS OF EL PASO COUNTY;

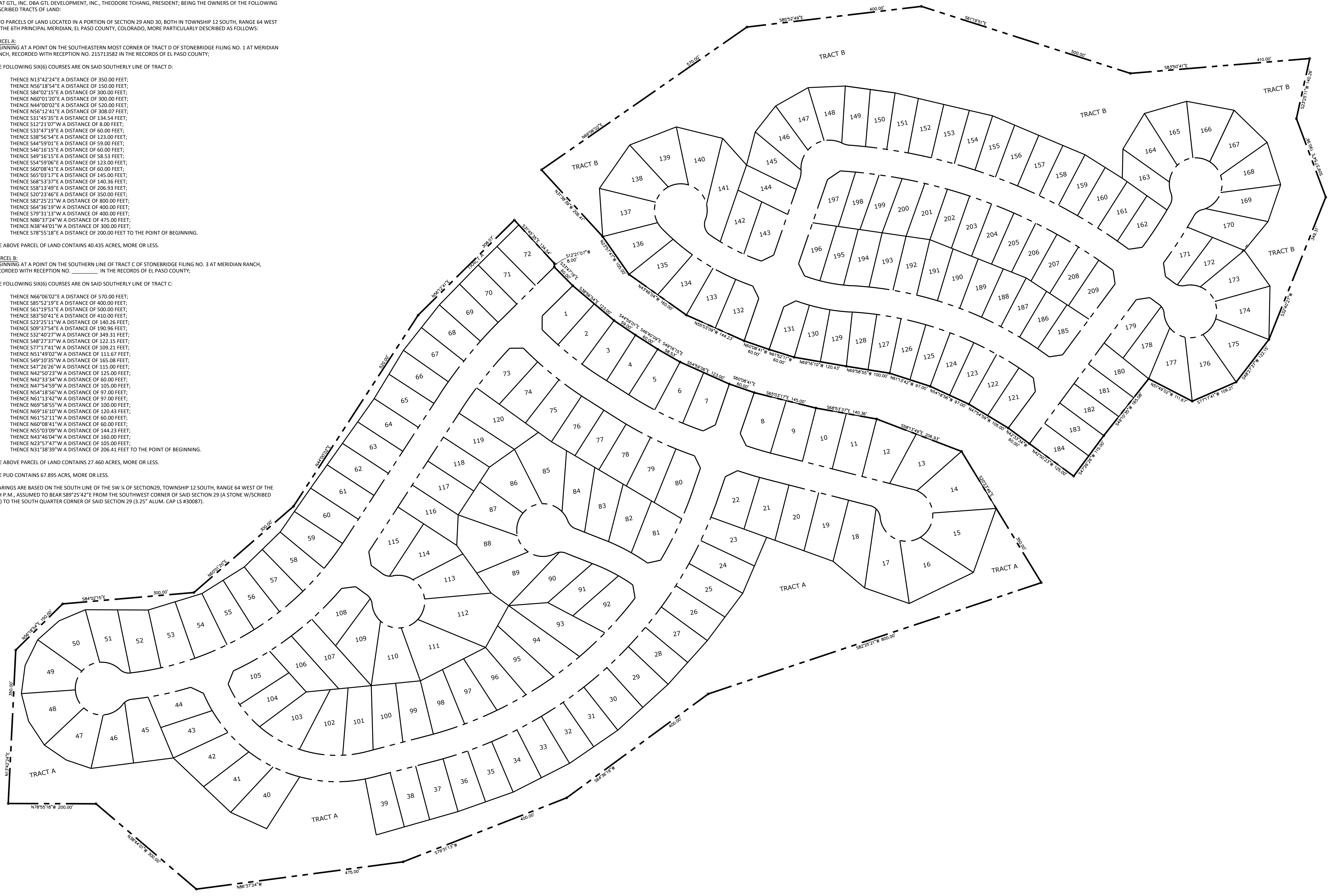
THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

1. THENCE N66°06'02"E A DISTANCE OF 570.00 FEET;
2. THENCE S85°52'19"E A DISTANCE OF 400.00 FEET;
3. THENCE S61°19'51"E A DISTANCE OF 500.00 FEET;
4. THENCE S83°50'41"E A DISTANCE OF 410.00 FEET;
5. THENCE S23°25'11"W A DISTANCE OF 140.26 FEET;
6. THENCE S09°37'54"E A DISTANCE OF 190.96 FEET;
7. THENCE S32°40'27"W A DISTANCE OF 349.31 FEET;
8. THENCE S48°27'37"W A DISTANCE OF 122.15 FEET;
9. THENCE S77°17'41"W A DISTANCE OF 109.21 FEET;
10. THENCE N51°49'02"W A DISTANCE OF 111.67 FEET;
11. THENCE S49°10'35"W A DISTANCE OF 165.08 FEET;
12. THENCE S47°26'26"W A DISTANCE OF 115.00 FEET;
13. THENCE N42°50'23"W A DISTANCE OF 125.00 FEET;
36. THENCE N42°33'34"W A DISTANCE OF 60.00 FEET;
35. THENCE N47°54'59"W A DISTANCE OF 105.00 FEET;
34. THENCE N54°18'56"W A DISTANCE OF 97.00 FEET;
33. THENCE N61°13'42"W A DISTANCE OF 97.00 FEET;
32. THENCE N69°58'55"W A DISTANCE OF 100.00 FEET;
31. THENCE N69°16'10"W A DISTANCE OF 120.43 FEET;
30. THENCE N61°52'11"W A DISTANCE OF 60.00 FEET;
29. THENCE N60°08'41"W A DISTANCE OF 60.00 FEET;
28. THENCE N55°03'09"W A DISTANCE OF 144.23 FEET;
27. THENCE N43°46'04"W A DISTANCE OF 160.00 FEET;
26. THENCE N23°57'47"W A DISTANCE OF 105.00 FEET;
25. THENCE N31°38'39"W A DISTANCE OF 206.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 27.460 ACRES, MORE OR LESS.

THE PUD CONTAINS 67.895 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") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP. IS #30087).



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Land Planning
Landscape Architecture
Urban Design

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619 N. Cascade Ave., Ste. 200
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Tel. 719.471.0073
Fax 719.471.0267

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PLANNING/LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

PROJECT INFO
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

SCALE

REVISION

DATE	BY	DESCRIPTION

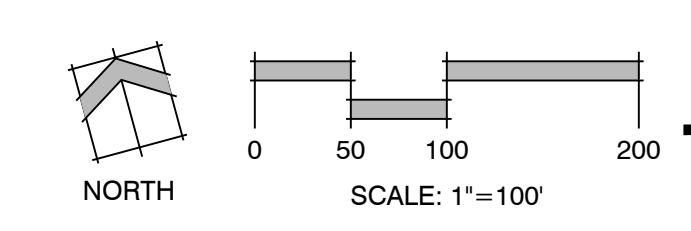
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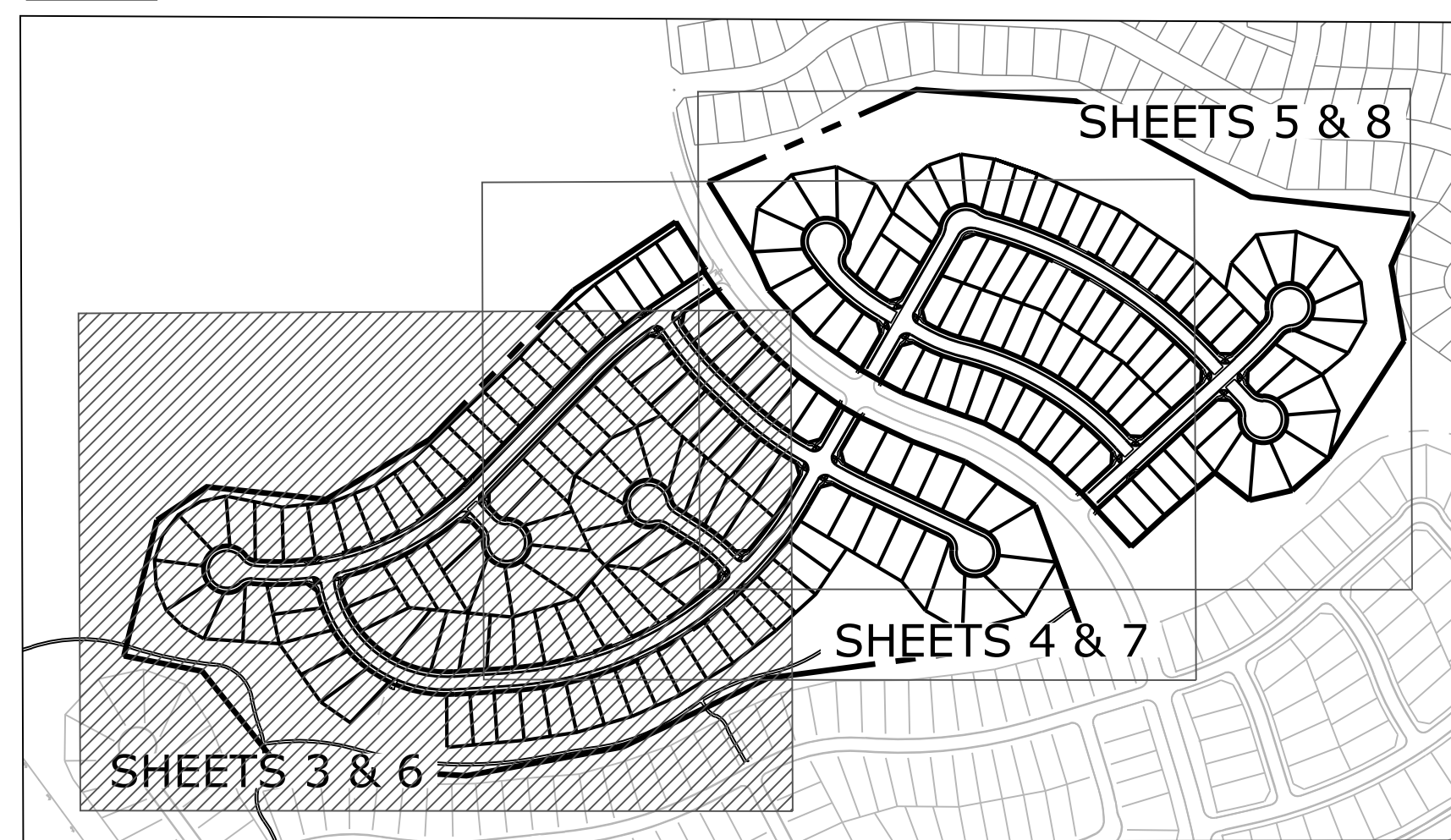
LEGAL PLAN

SHEET TITLE

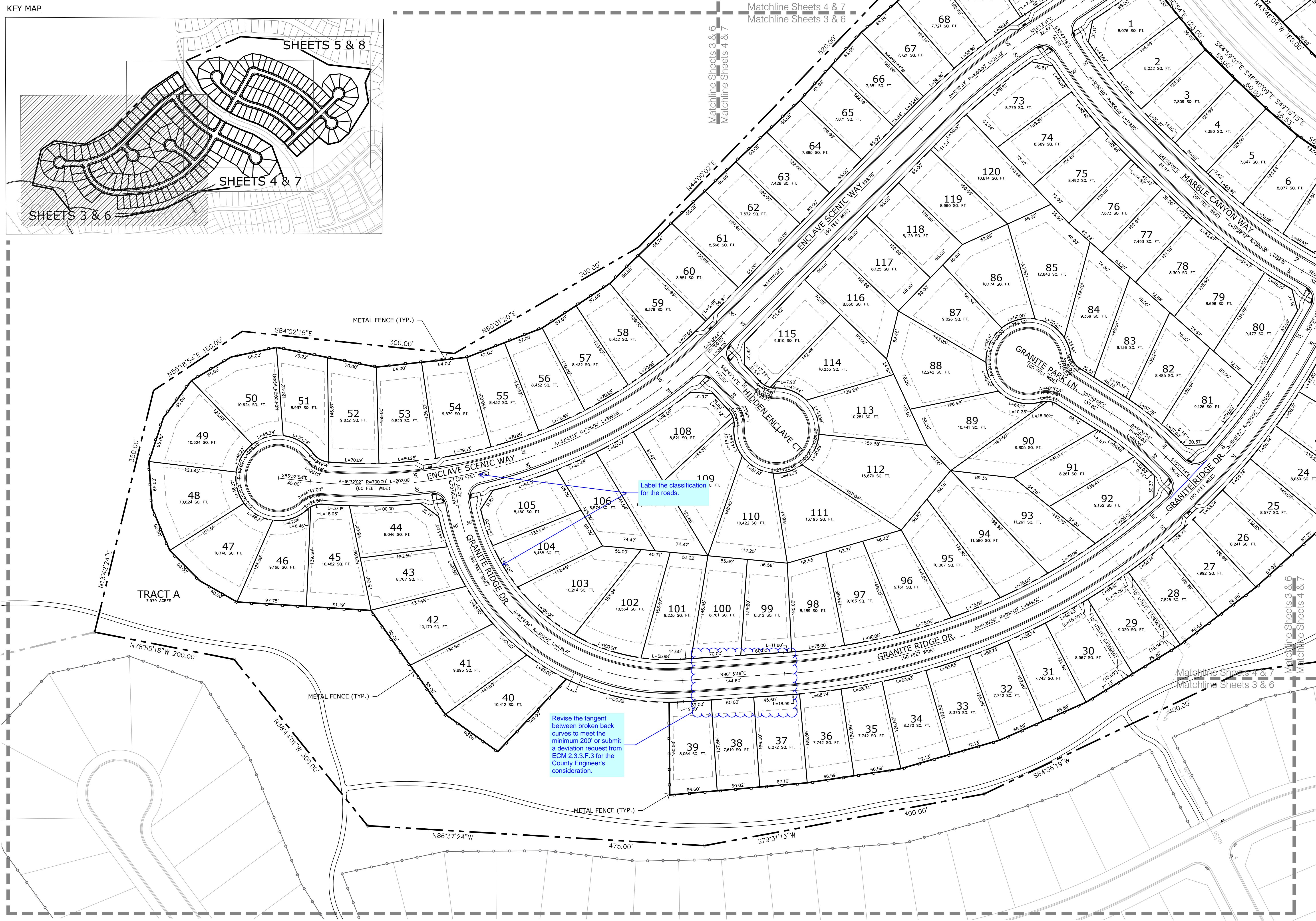
SHEET NUMBER

2
OF 15





Matchline Sheets 4 & 7
Matchline Sheets 3 & 6



Label the classification for the roads.

Revise the tangent between broken back curves to meet the minimum 200' or submit a deviation request from ECM 2.3.3.F.3 for the County Engineer's consideration.

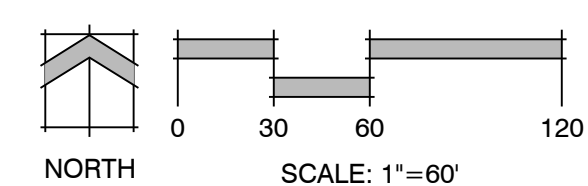
The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

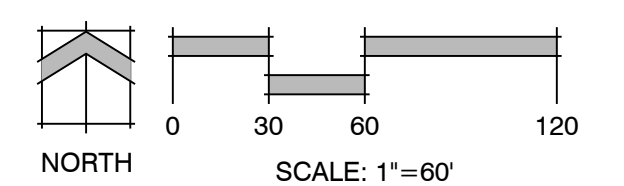
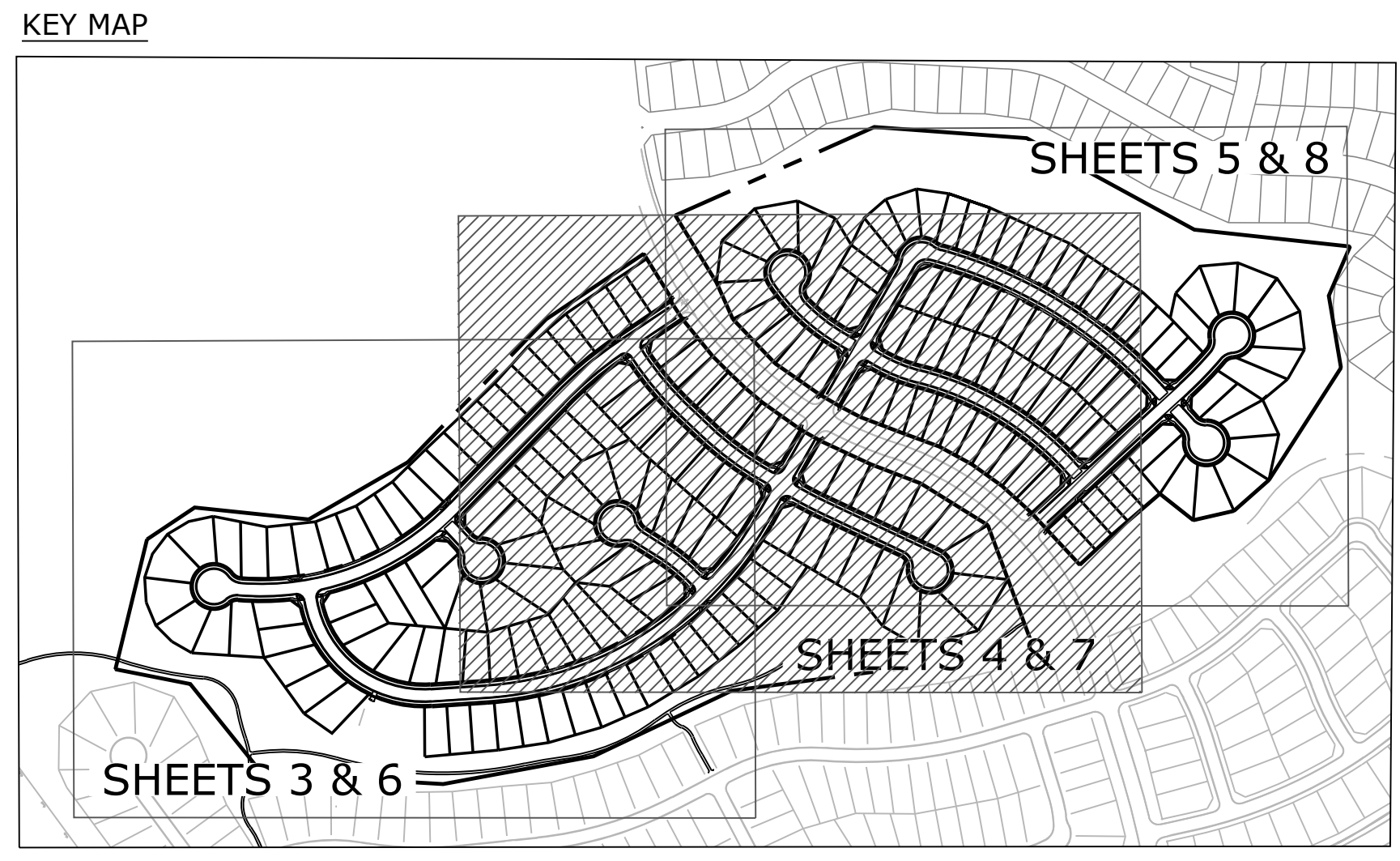
WEST & SOUTH SITE PLAN



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Revise the tangent between broken back curves to meet the minimum 200' or submit a deviation request from ECM 2.3.3.F.3 for the County Engineer's consideration.



The Enclave at Stonebridge At Meridian Ranch

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CENTER SITE PLAN
4
OF 15

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The Enclave at Stonebridge At Meridian Ranch

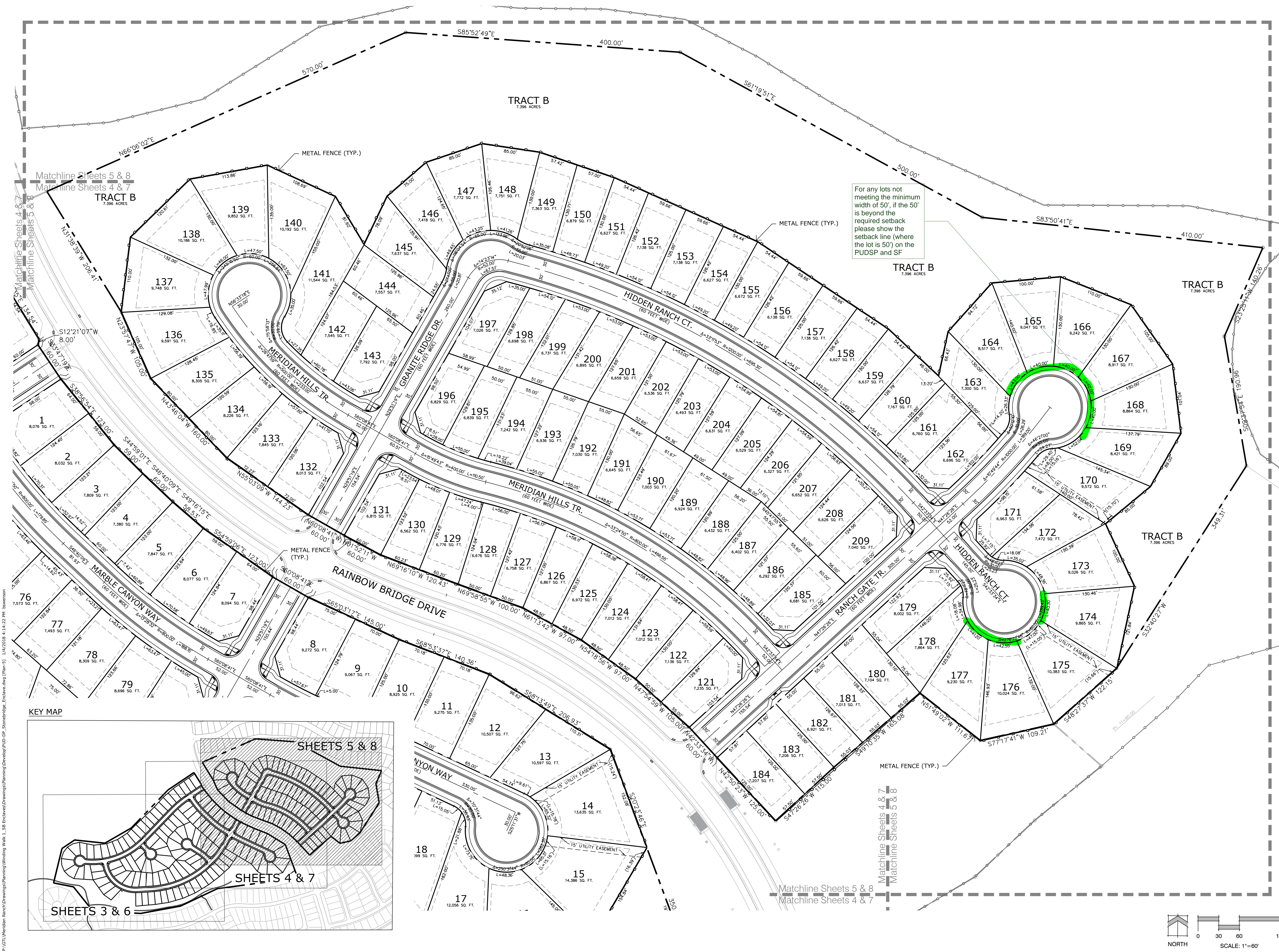
PUD Development Plan / Preliminary Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

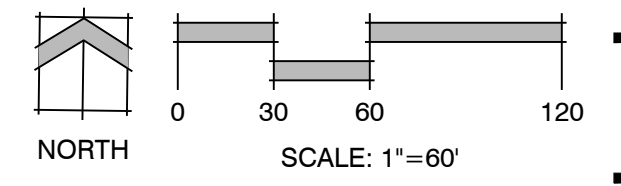
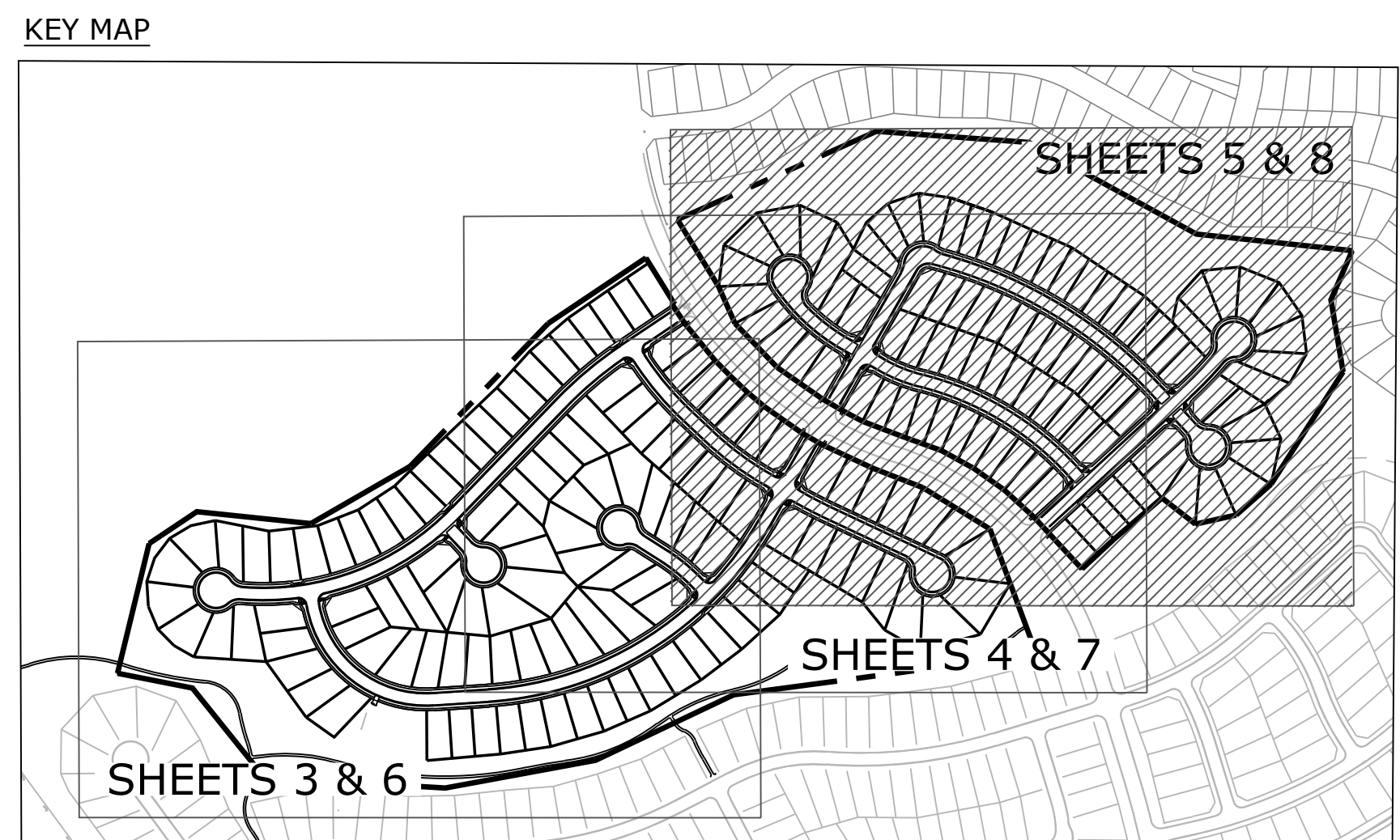
EAST & NORTH SITE PLAN

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OF 15

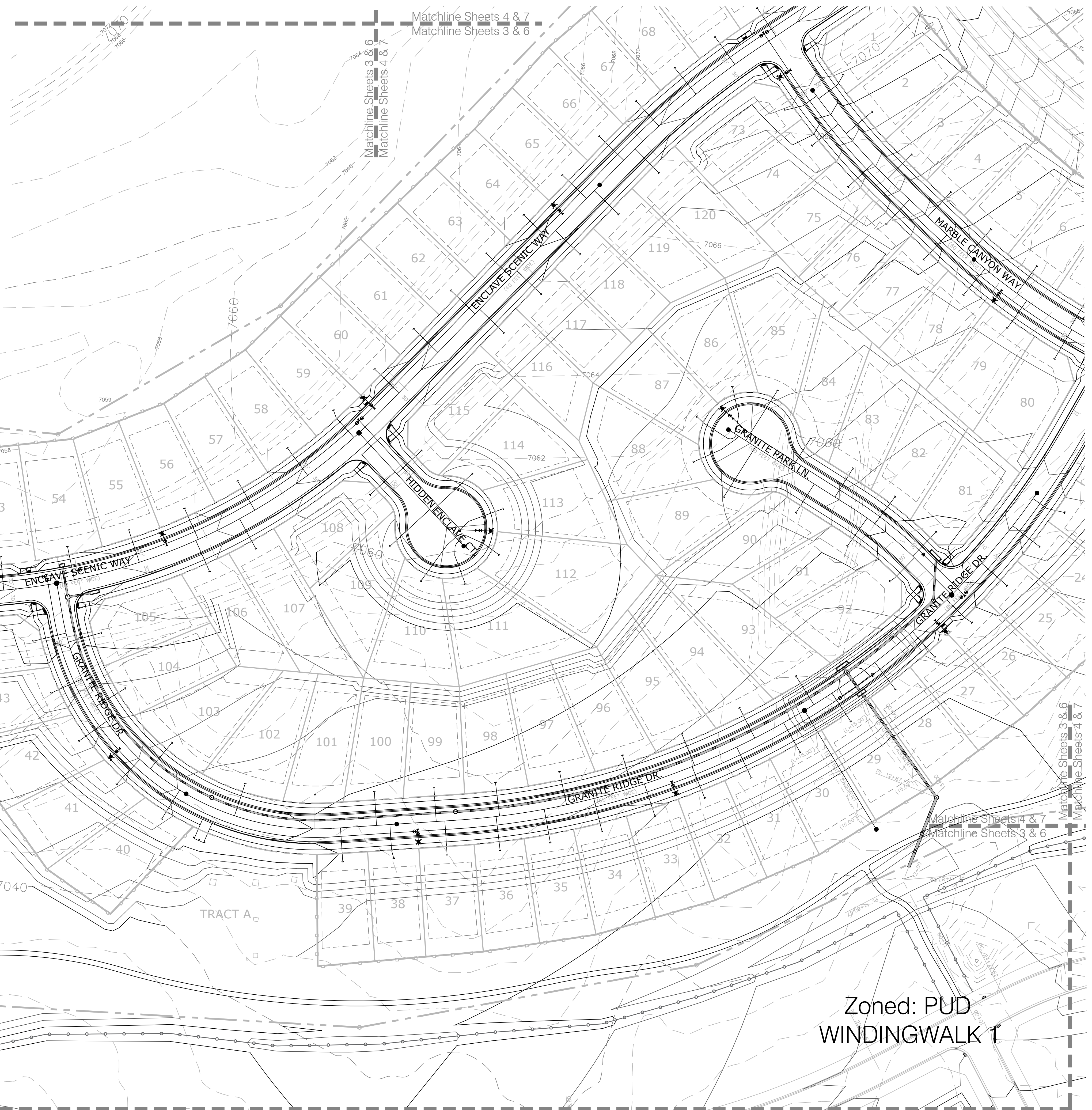
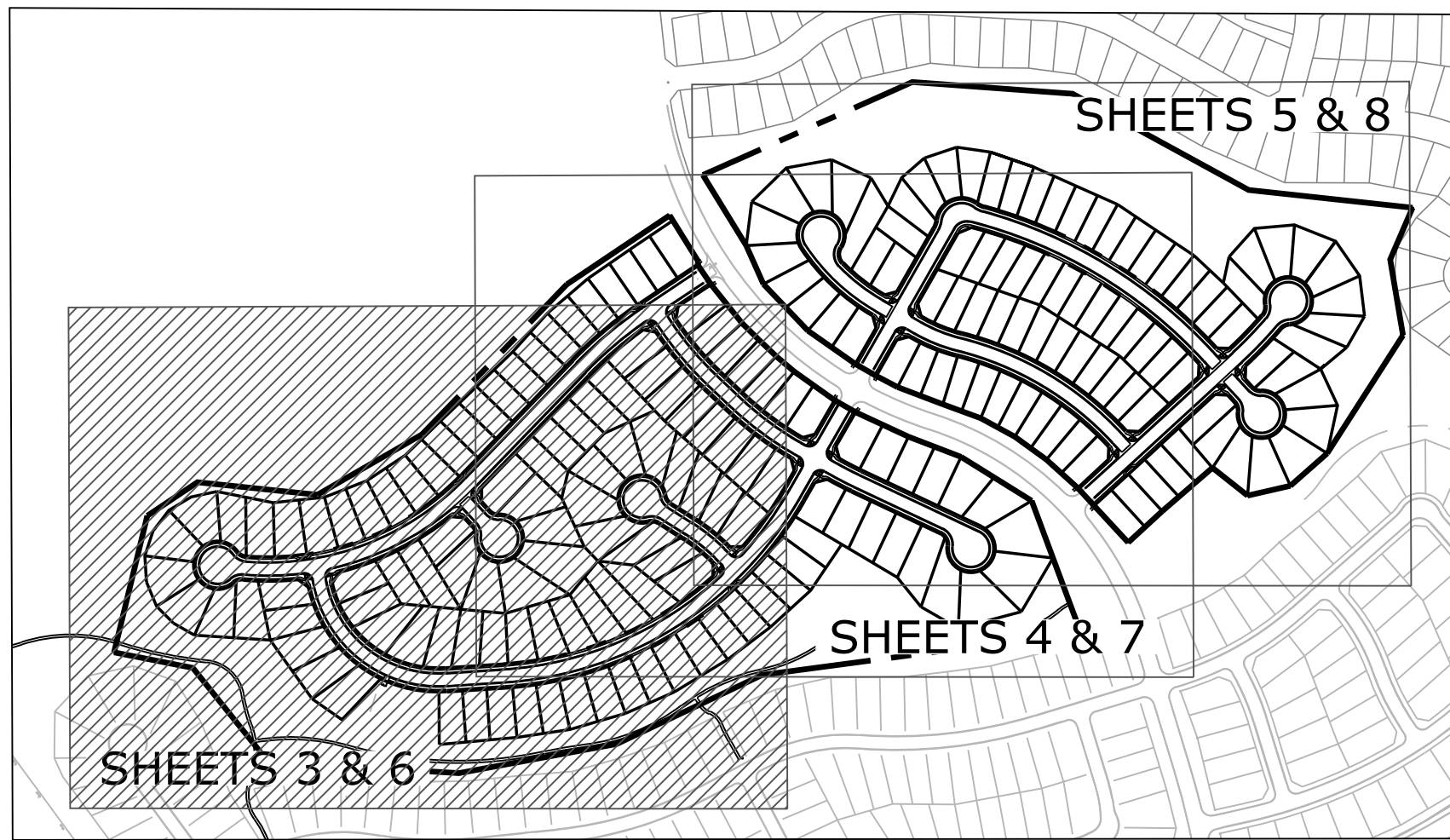


For any lots not meeting the minimum width of 50', if the 50' is beyond the required setback please show the setback line (where the lot is 50') on the PUDSP and SF

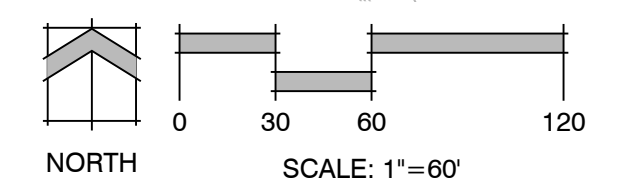


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KEY MAP



Zoned: PUD
WINDINGWALK 1



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The Enclave at
Stonebridge
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

WEST & SOUTH
UTILITIES &
GRADING

6
OF 15

P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk - L&S\Enclaves\Drawings\Planning\Develop\PU\DP-DR_Stonebridge_Enclave.dwg [6-Grading] 1/17/2018 4:14:37 PM lowenson

PROJECT MANAGER: A. BARLOW
DESIGNER: B. SWENSON

The Enclave at Stonebridge At Meridian Ranch

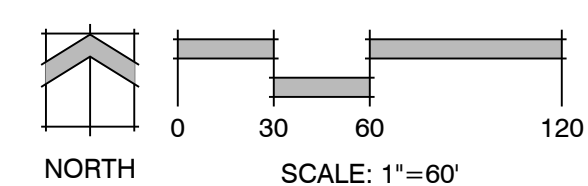
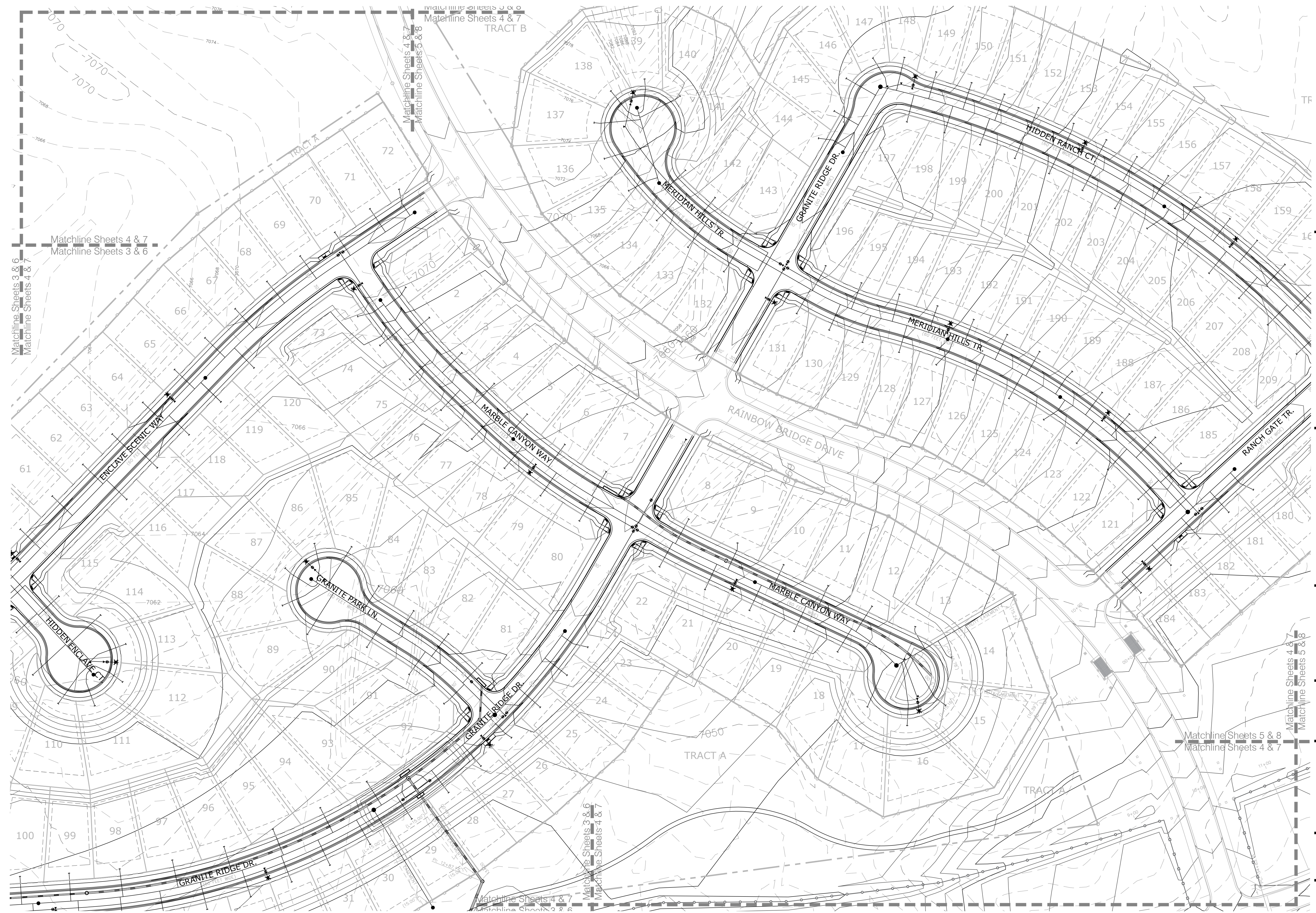
PUD Development Plan / Preliminary Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

CENTER PLAN UTILITIES & GRADING

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OF 15



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Matchline Sheets 4 & 7
Matchline Sheets 3 & 6

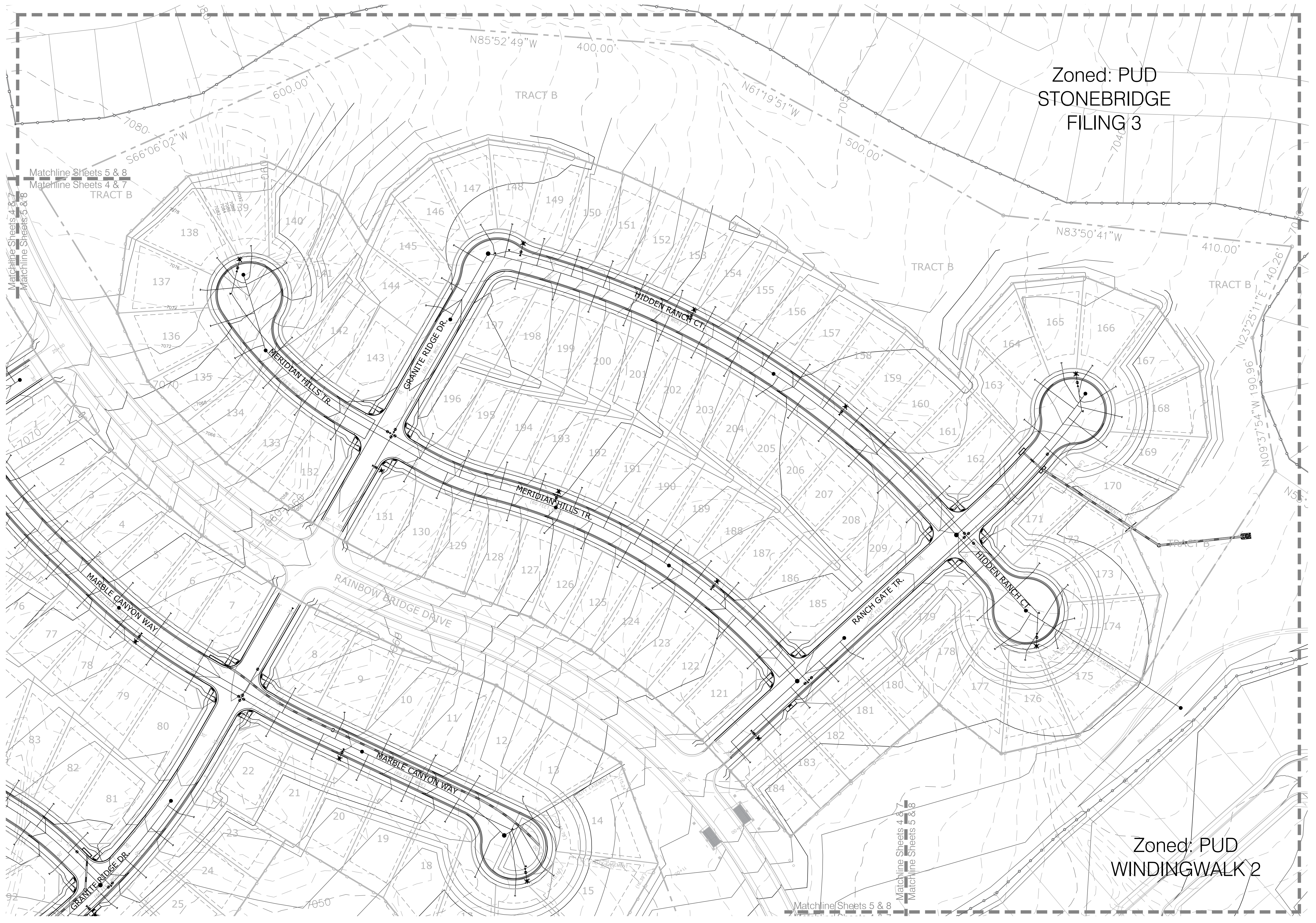
Matchline Sheets 4 & 7
Matchline Sheets 3 & 6

Matchline Sheets 4 & 7
Matchline Sheets 3 & 6

Matchline Sheets 3 & 6
Matchline Sheets 4 & 7

Matchline Sheets 5 & 8
Matchline Sheets 4 & 7

Matchline Sheets 4 & 7
Matchline Sheets 5 & 8



The Enclave at
Stonebridge
At Meridian
Ranch

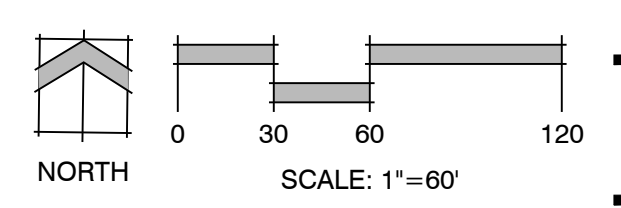
PUD Development Plan /
Preliminary Plan

DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

EAST & NORTH
UTILITIES & GRADING

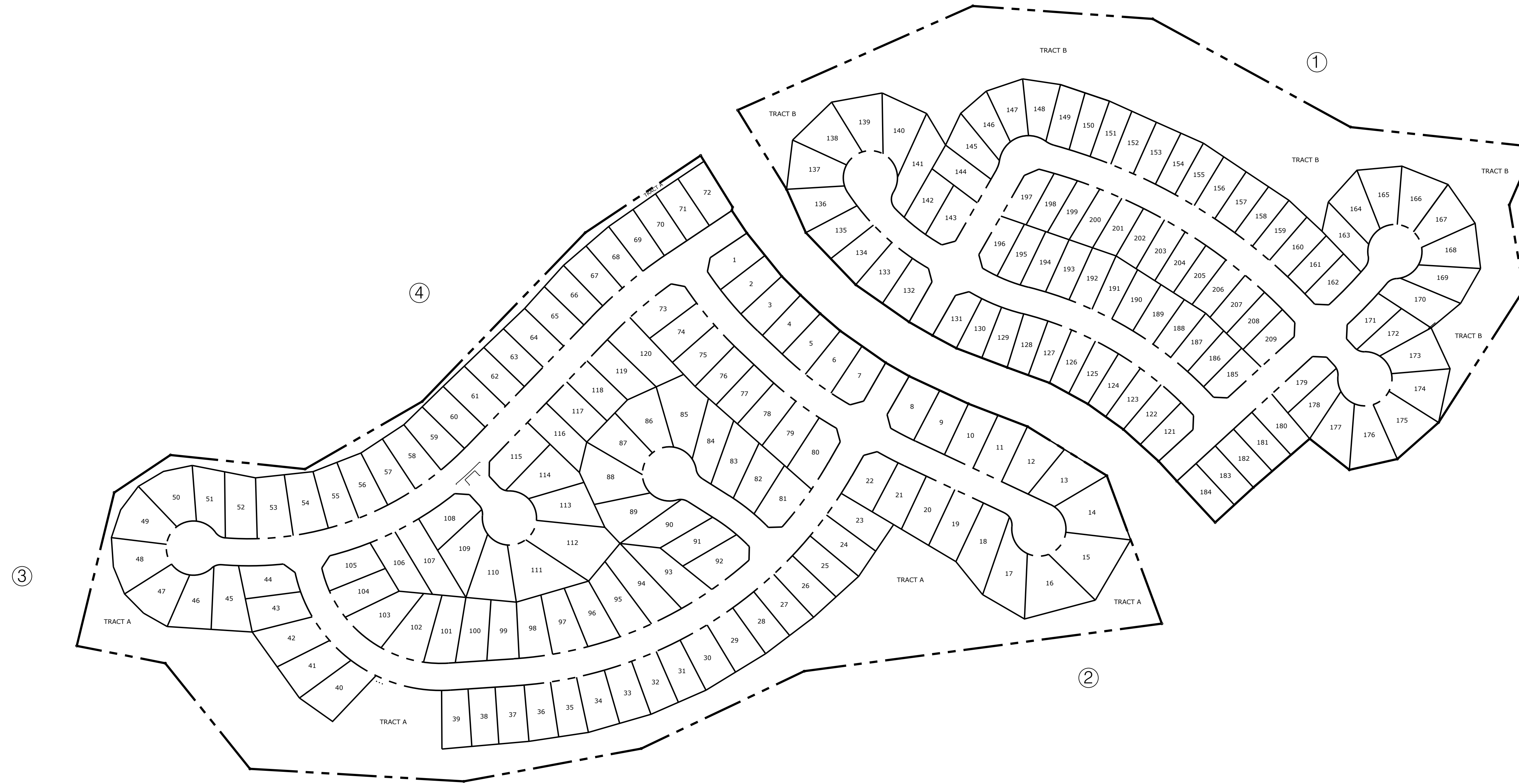
8
OF 15



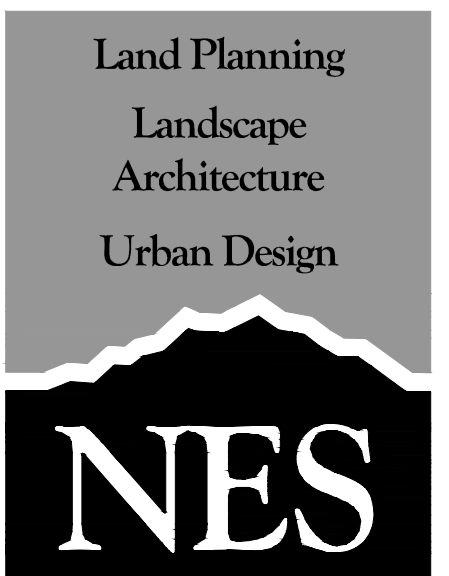
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ADJACENT OWNERS

1. 420000410
GTL INC.
3575 KENYON ST STE 200
SAN DIEGO CA 92110
2. 420000413
MERIDIAN RANCH INVESTMENTS INC.
PO BOX 80036
SAN DIEGO CA 92138
3. 4230401049
MERIDIAN RANCH GOLF COURSE LLC.
PO BOX 80036
SAN DIEGO CA 92138
4. 4230401047
MERIDIAN SERVICE METRO DISTRICT
7995 E PRENTICE AVE STE 103E
ENGLEWOOD CO 80111



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PLANNER / LANDSCAPE ARCHITECT
IN ASSOCIATION WITH
SEAL
REGISTERED
SHEET NUMBER
SHEET TITLE
DATE REVISION

The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

PROJECT INFO
DATE: January 4, 2018
PROJECT MGR: A. Barlow
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION

ADJACENT OWNERS

15
OF 15