



**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 N56°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 N56°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°44'01"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;

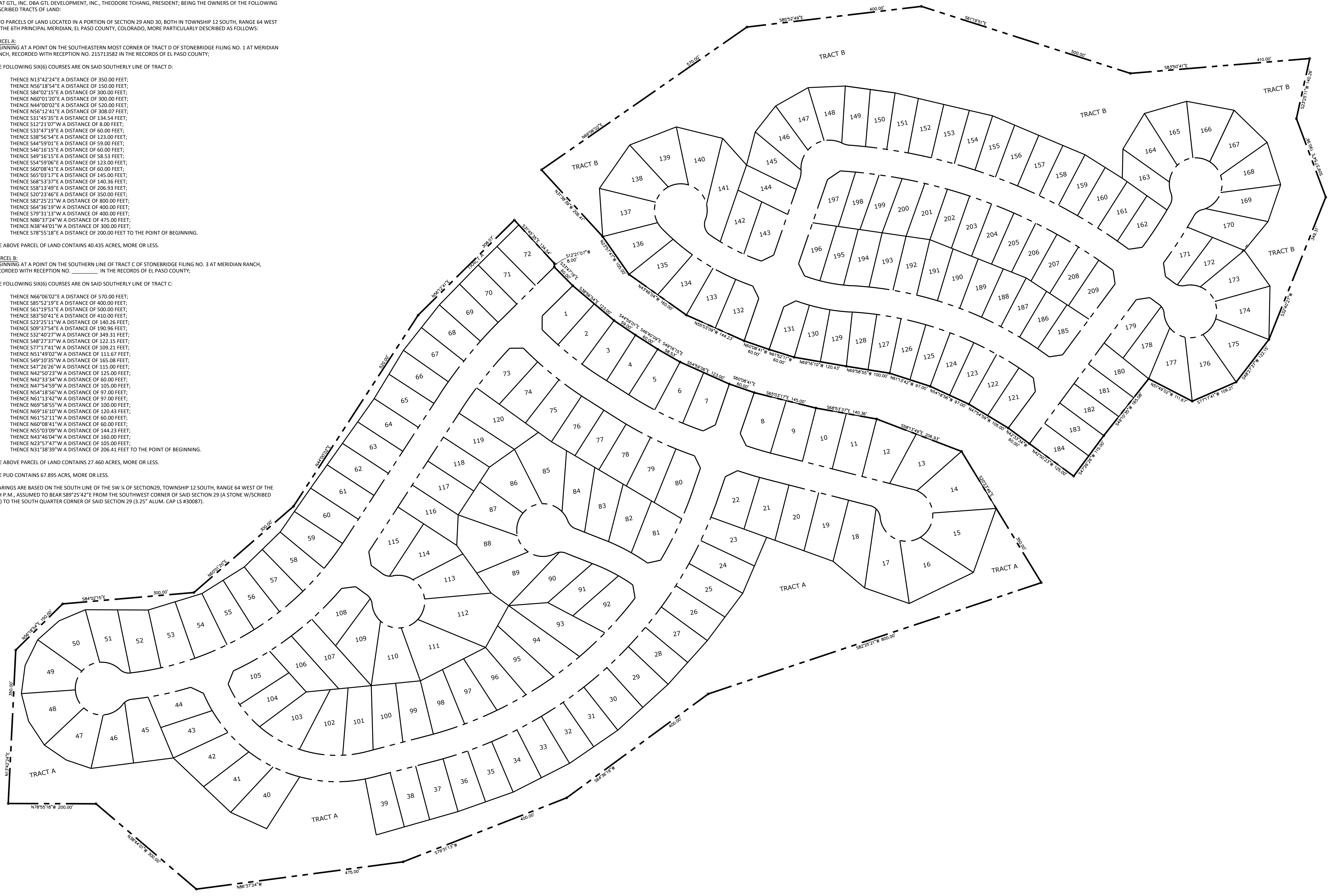
THE FOLLOWING SIX(6) COURSES ARE ON SAID SOUTHERLY LINE OF TRACT C:

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).



P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD\PCD\_Stonebridge\_Enclave.dwg [2-Legal] 7/19/2018 4:16:35 PM bswenson

Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PLANNING/LANDSCAPE ARCHITECT

REGISTERED ARCHITECT

**The Enclave at Stonebridge At Meridian Ranch**

PUD Development Plan / Preliminary Plan

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

SEAL

REVISION

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments

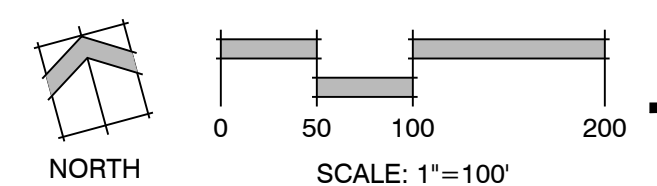
**LEGAL PLAN**

SHEET TITLE

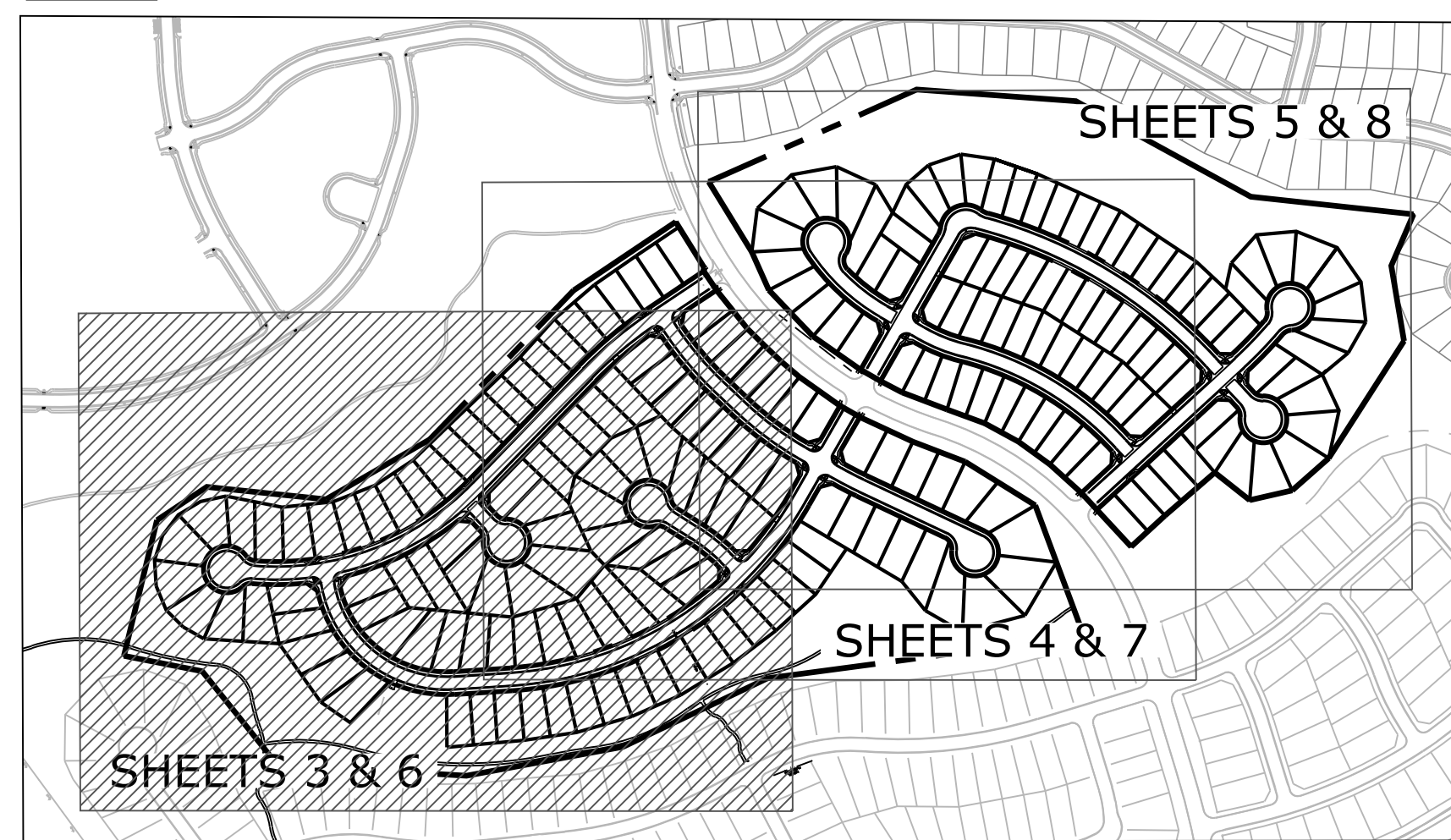
**2**  
OF 15

SHEET NUMBER

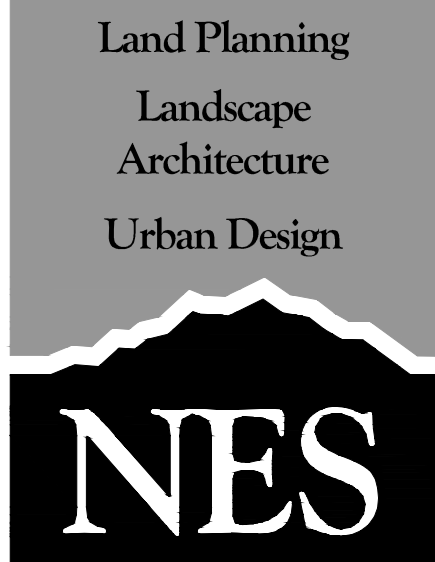
PCD# PUDSP-18-003



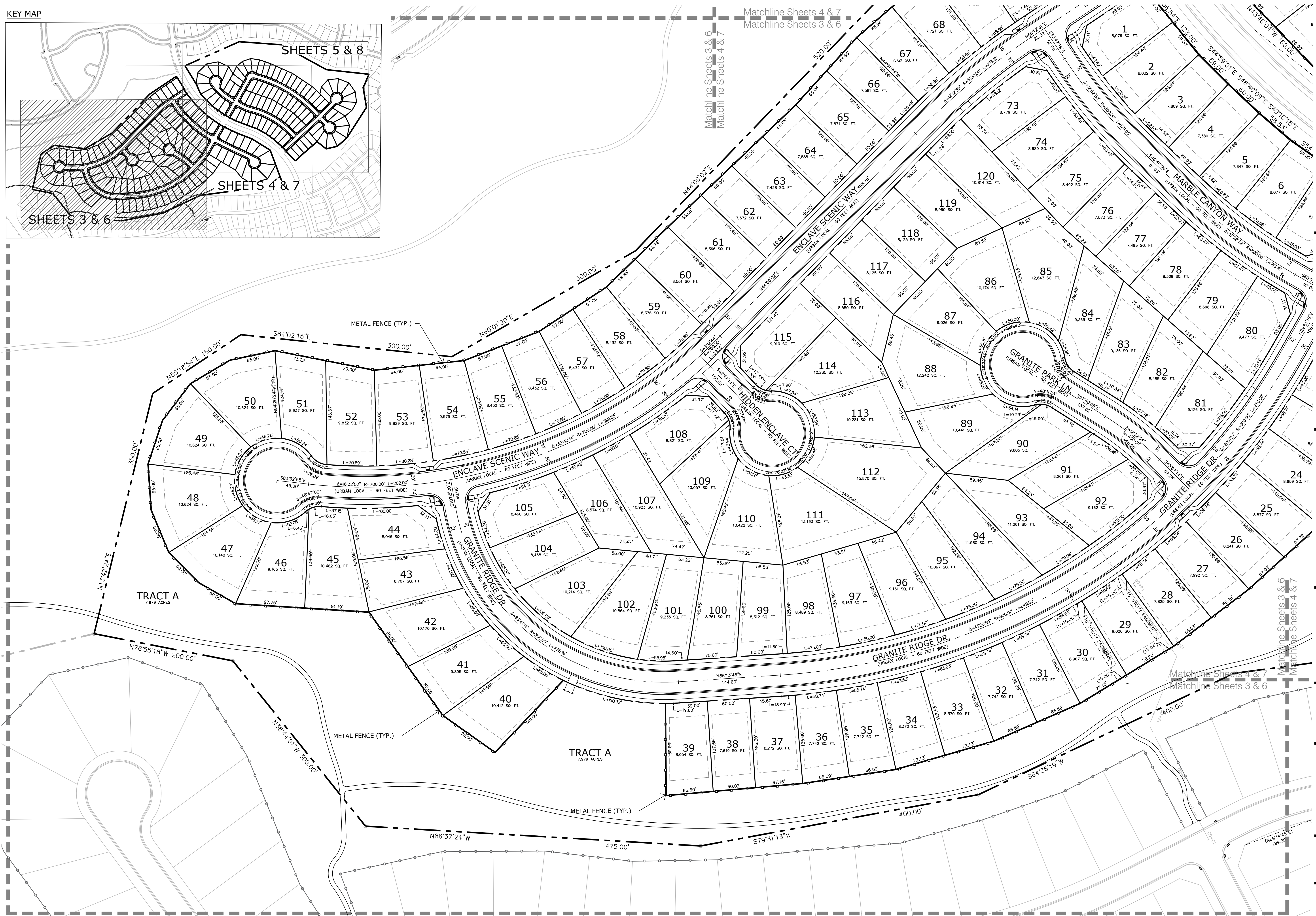
KEY MAP



Matchline Sheets 4 & 7  
Matchline Sheets 3 & 6



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.



# The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

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

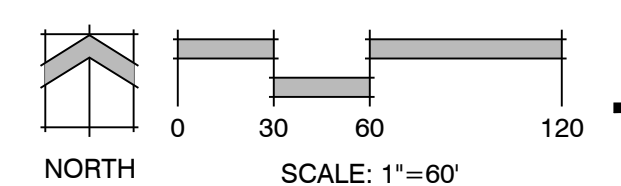
DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments

## WEST & SOUTH SITE PLAN

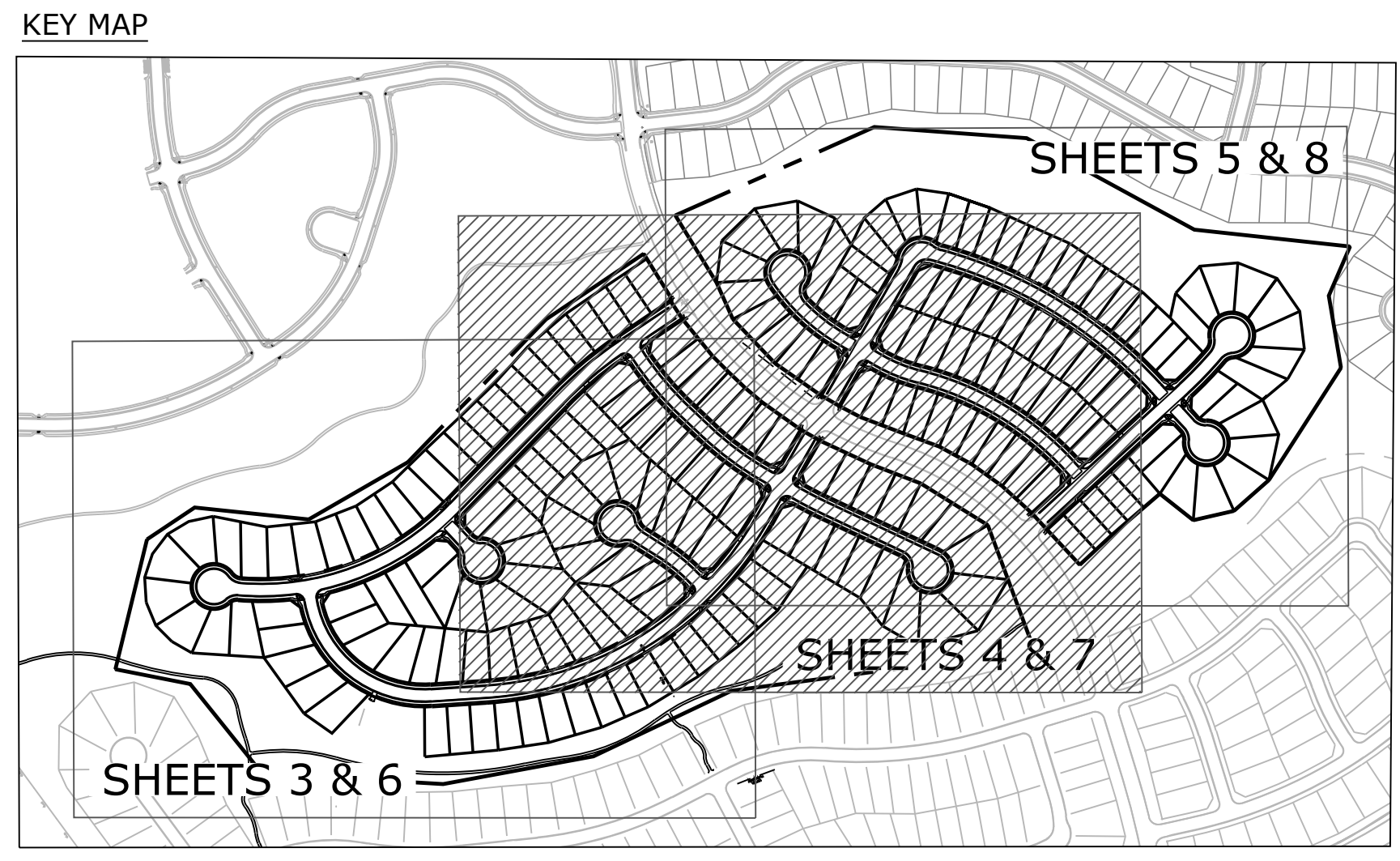
# 3

OF 15

PCD# PUDSP-18-003



P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD\PCD-DR\_Stonebridge\_Enclave.dwg [3-Plan] 7/19/2018 4:17:05 PM bswenson



The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

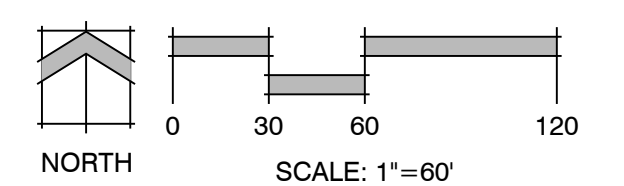
DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments

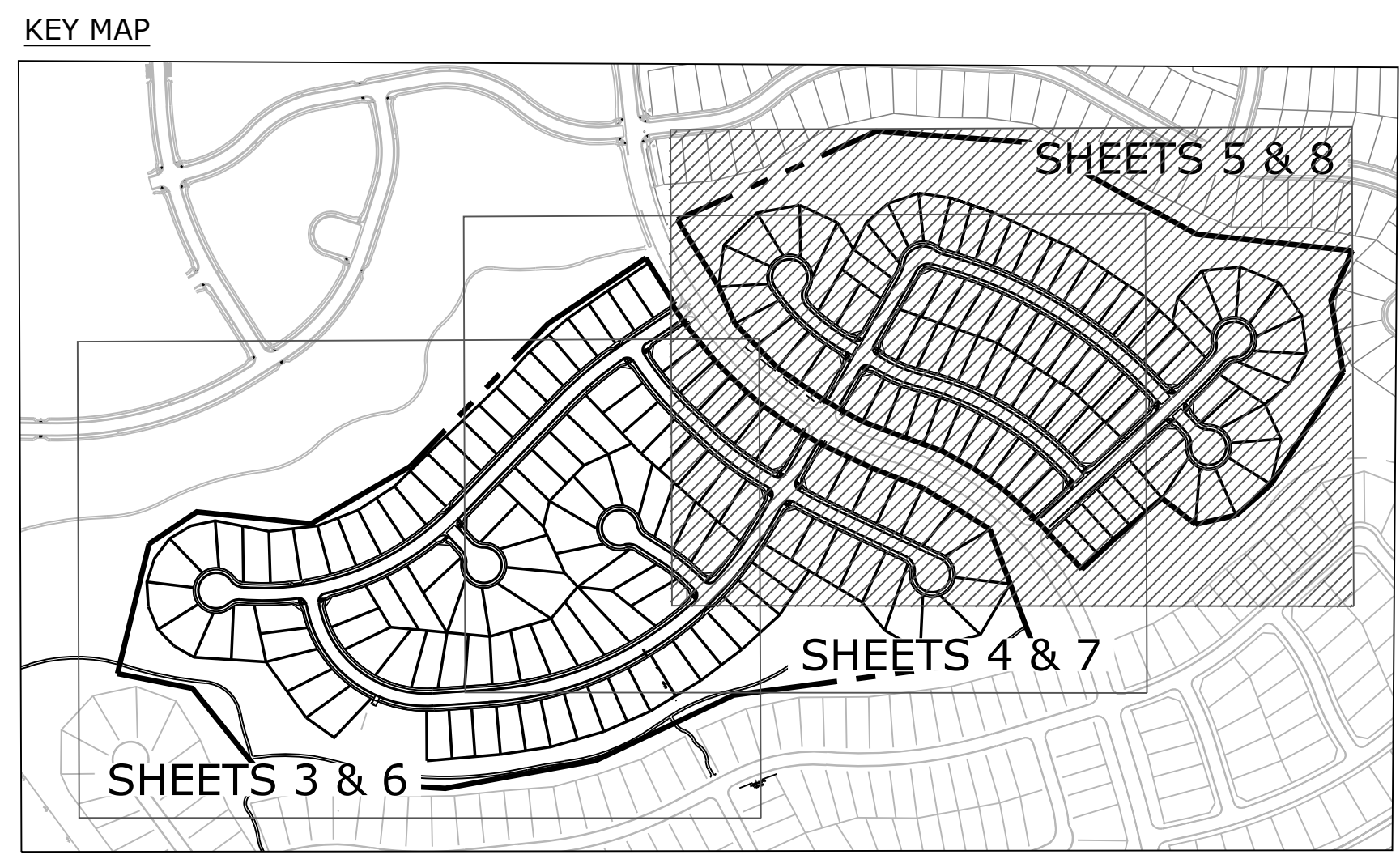
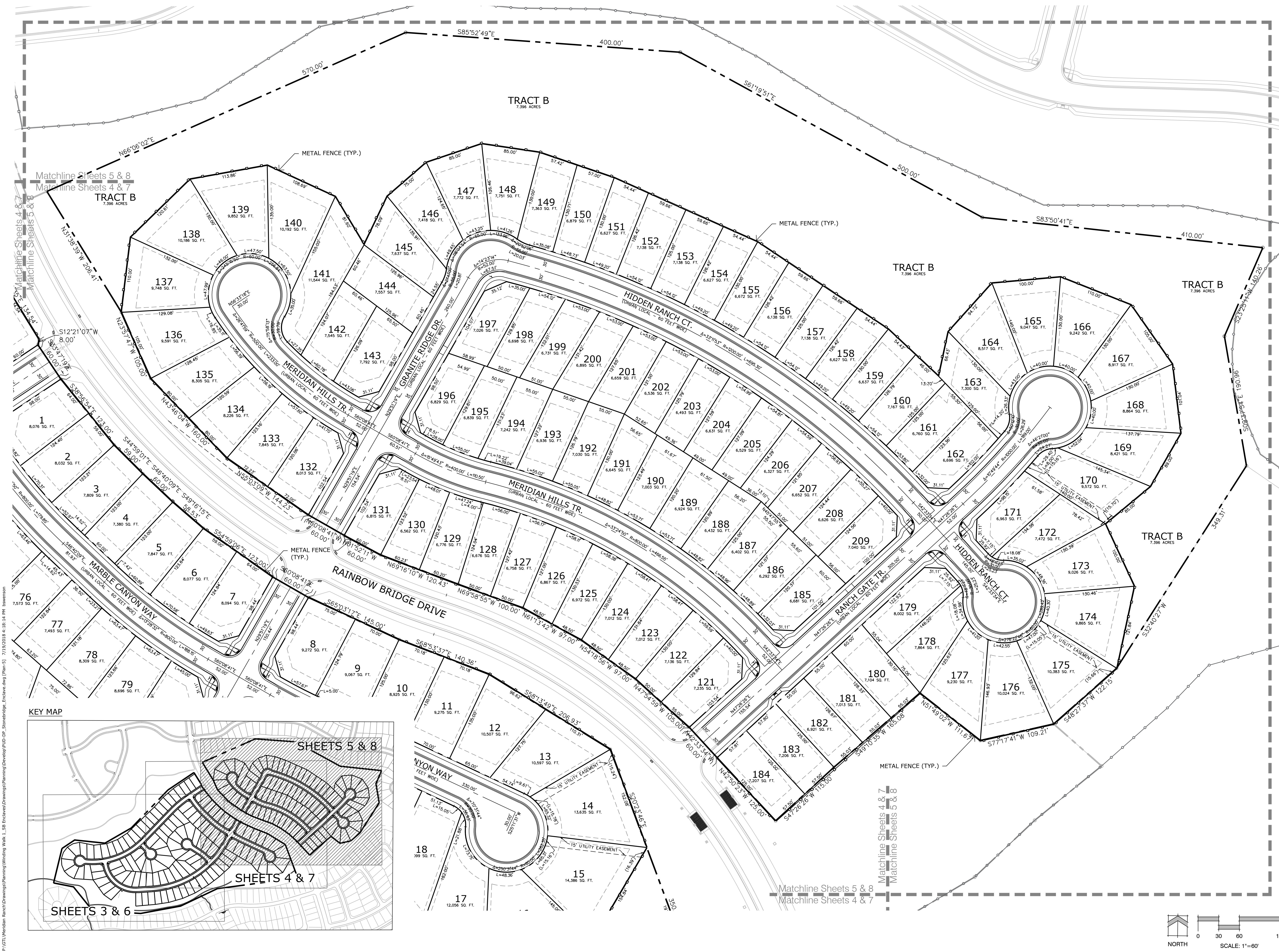
CENTER SITE PLAN

4  
OF 15

PCD# PUDSP-18-003



P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD\DP\_Stonebridge\_Enclave.dwg [4-Plan] 7/19/2018 4:17:41 PM bswenson



# The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

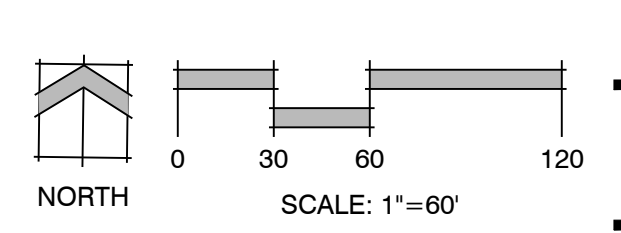
DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments

## EAST & NORTH SITE PLAN

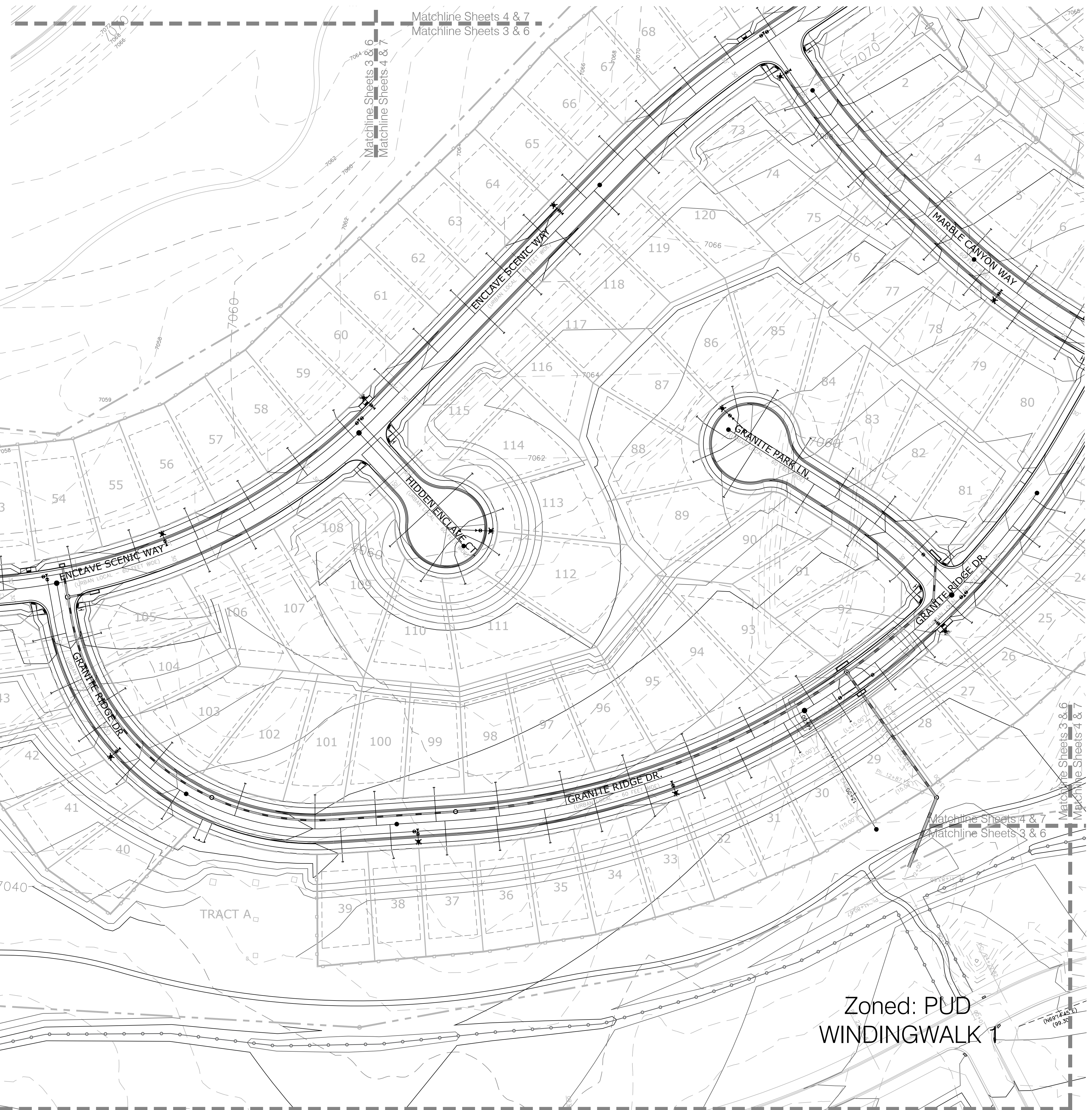
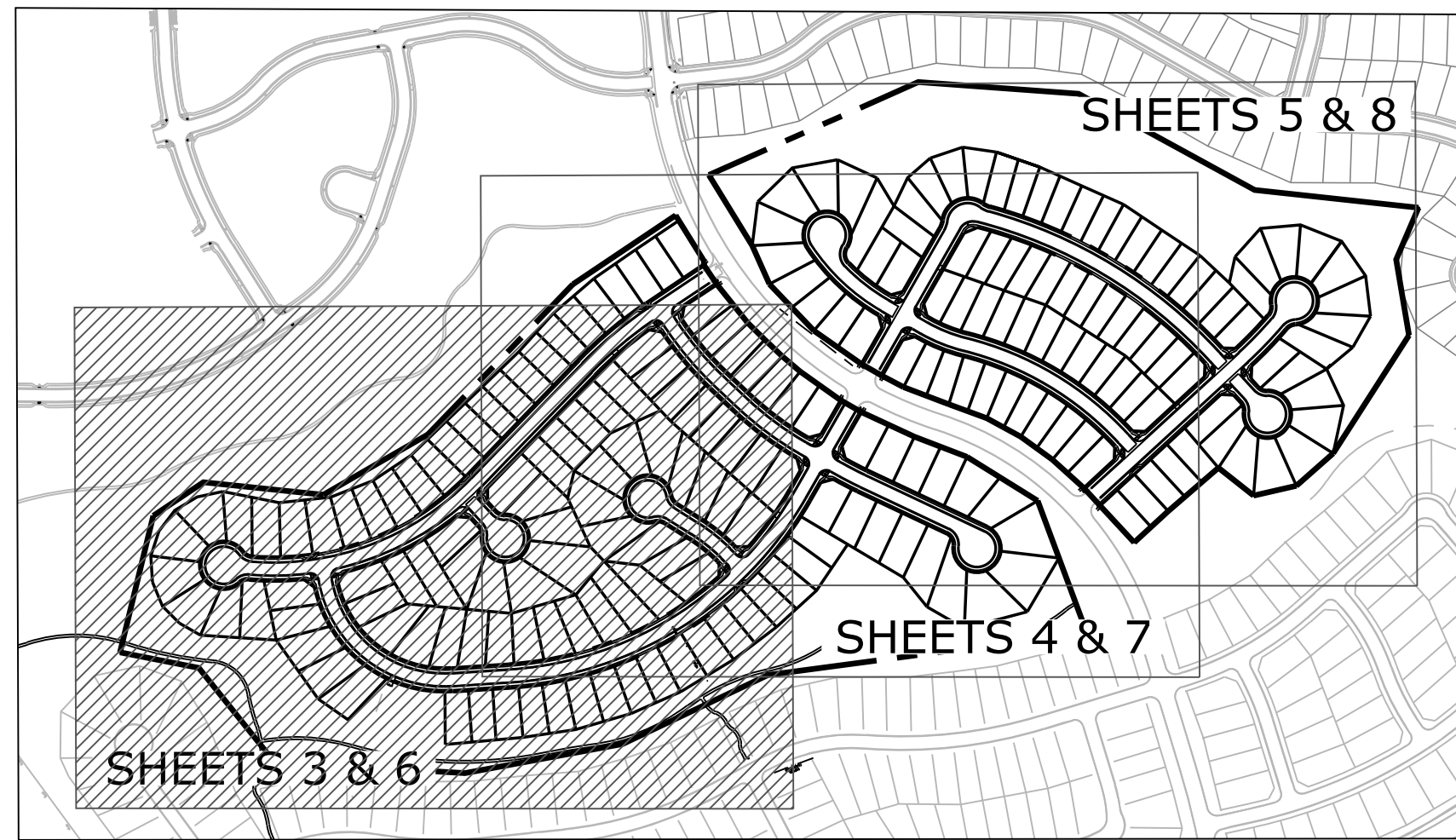
**5**  
OF 15

PCD# PUDSP-18-003



P:\GTL\Meridian Ranch\Drawings\Planning\Development\PCD\DP\_Stonebridge\_Enclave.dwg [Plan-5] 7/19/2018 11:51:14 AM bswenson

KEY MAP



Land Planning  
Landscape Architecture  
Urban Design

N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

The Enclave at Stonebridge At Meridian Ranch

PUD Development Plan / Preliminary Plan

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

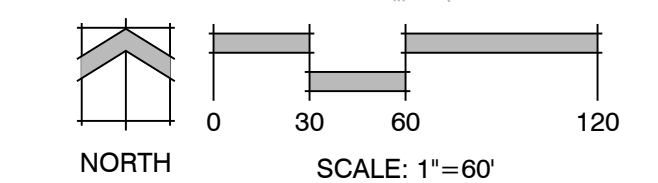
DATE:	BY:	DESCRIPTION:
7/20/2018	JBS	Per County Comments

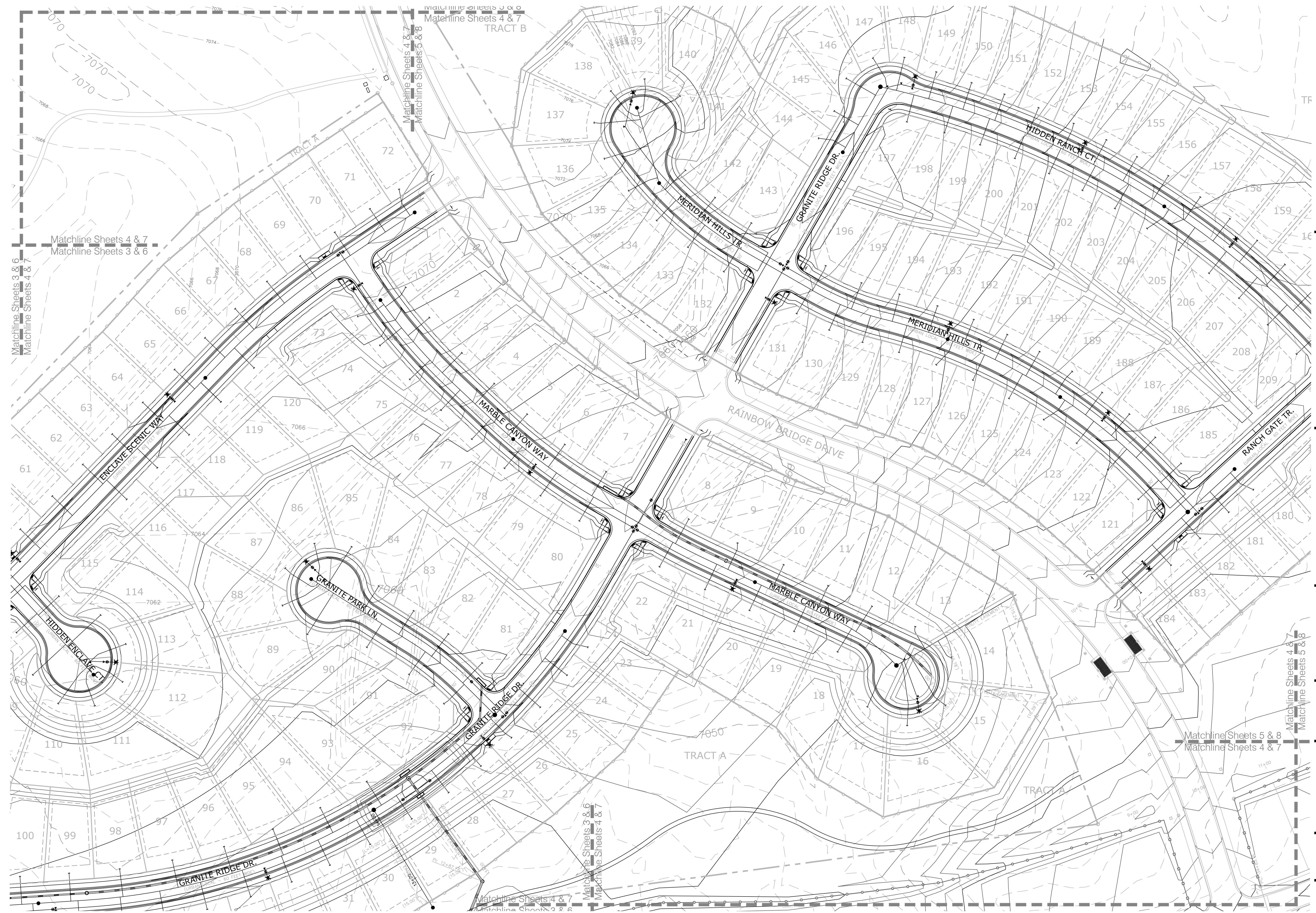
WEST & SOUTH UTILITIES & GRADING

6 OF 15

PCD# PUDSP-18-003

P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk - L&S\Enclaves\Drawings\Planning\Develop\PCD-DR\_Stonebridge\_Enclave.dwg [6-Grading] 7/19/2018 4:15:50 PM bswenson





PLANNING / LANDSCAPE ARCHITECT

REGISTERED ARCHITECT

PROJECT INFO

SCALE

DATE

BY

DESCRIPTION

PER COUNTY

COMMENTS

DATE: 7/20/2018 BY: JBS DESCRIPTION: Per County Comments

DATE: January 4, 2018 BY: A. Barlow DESCRIPTION: B. Swenson

PROJECT MGR: A. Barlow

PREPARED BY: B. Swenson

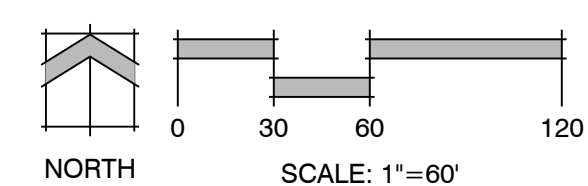
**THE ENCLAVE AT  
STONEBRIDGE  
AT MERIDIAN RANCH**

PUD Development Plan /  
Preliminary Plan

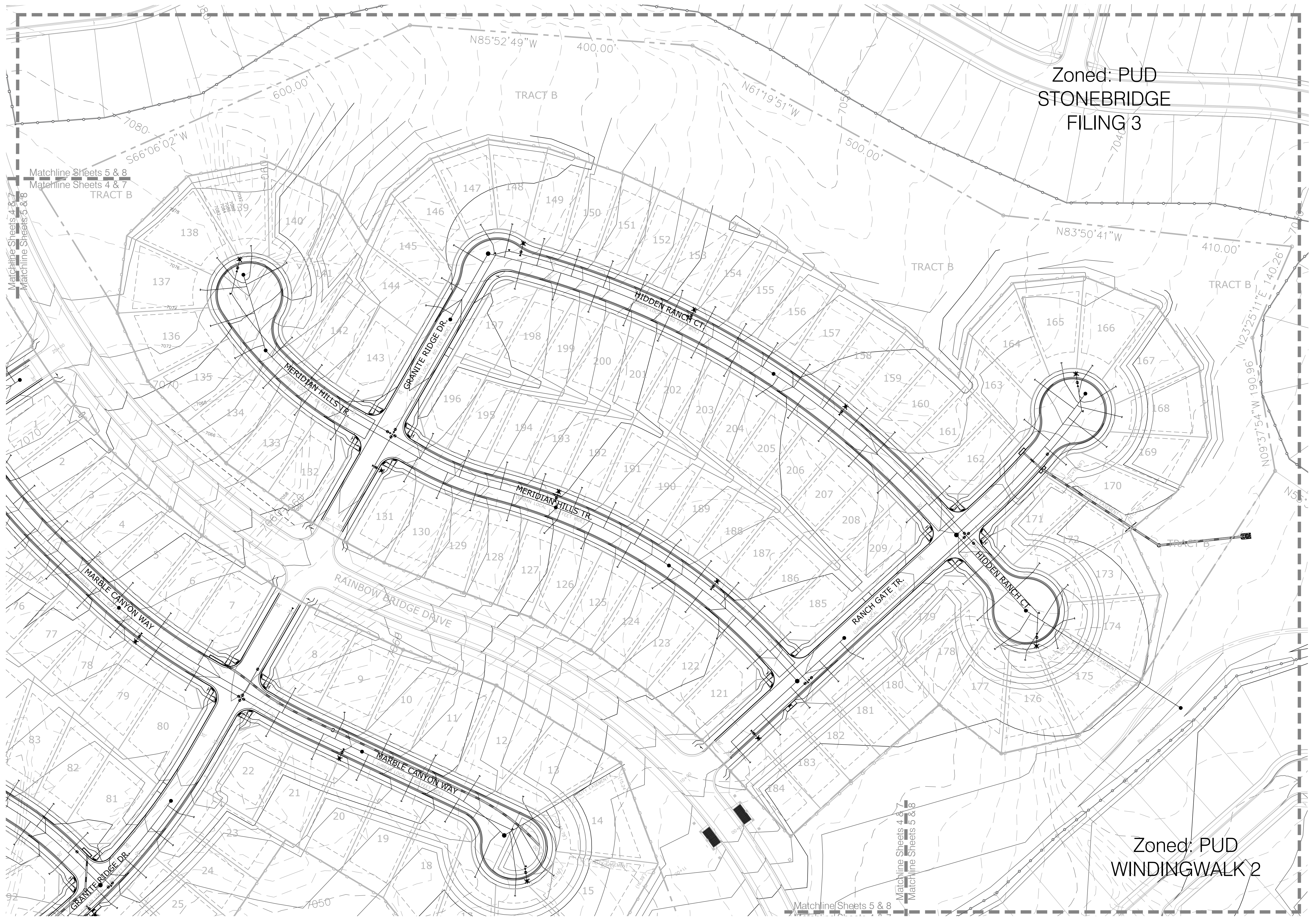
**CENTER PLAN  
UTILITIES & GRADING**

**7**  
OF 15

PCD# PUDSP-18-003



P:\GTL\Meridian Ranch\Drawings\Planning\Wiring\Wak\_1\_S8\_Enclave\Drawings\Planning\Development\PCD\PCD-Stonebridge\_Enclave.dwg [7-Grading] 7/19/2018 4:19:09 PM bswenson



Zoned: PUD  
STONEBRIDGE  
FILING 3

Zoned: PUD  
WINDINGWALK 2

The Enclave at  
Stonebridge  
At Meridian  
Ranch

PUD Development Plan /  
Preliminary Plan

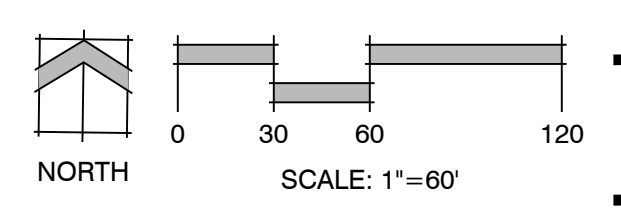
DATE: January 4, 2018  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Swenson

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments

EAST & NORTH  
UTILITIES & GRADING

8  
OF 15

PCD# PUDSP-18-003

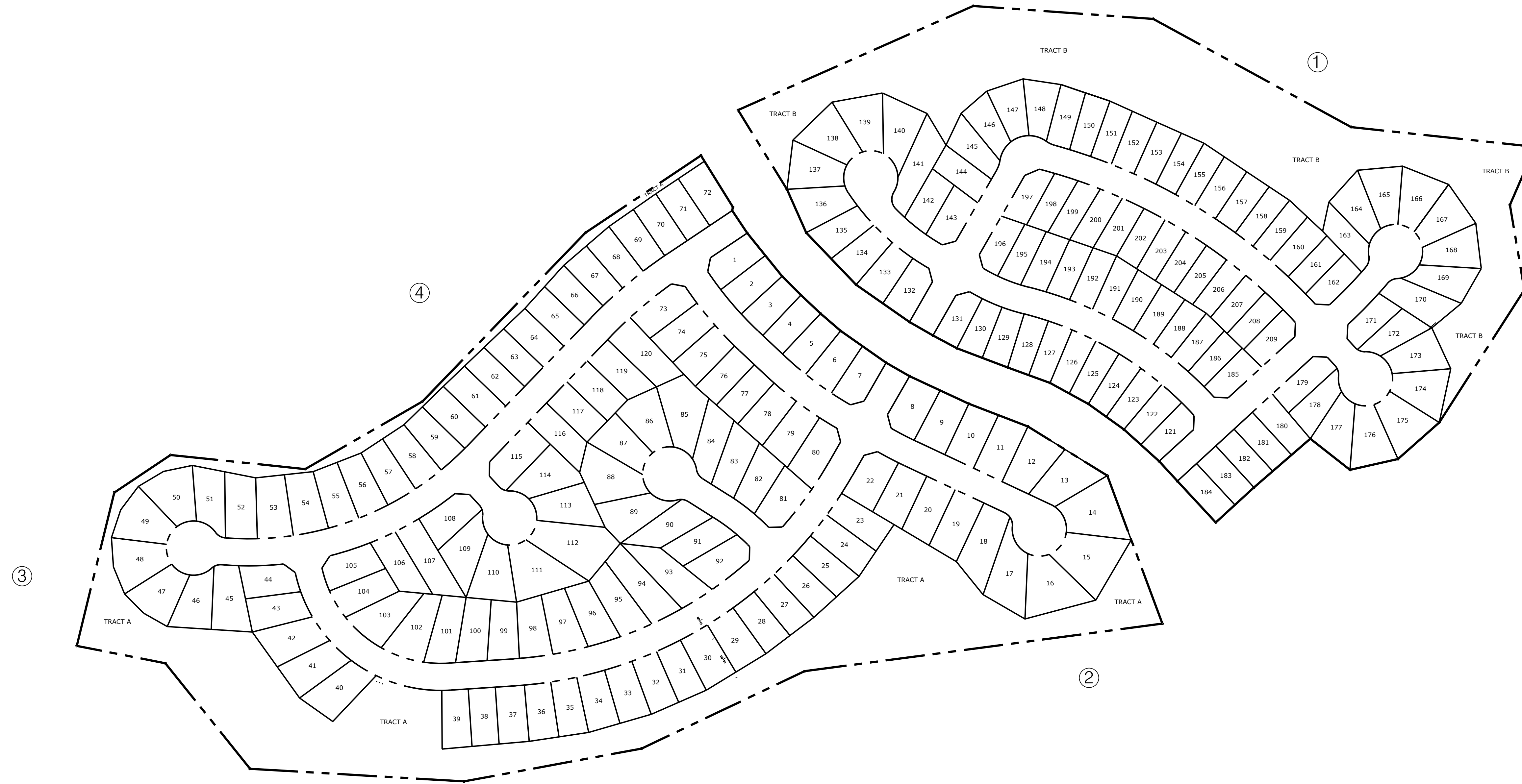


P:\GTL\Meridian Ranch\Drawings\Planning\Winding Walk 1\_S8\_Enclaves\Drawings\Planning\Develop\PU\DP\_Stonebridge\_Enclave.dwg [8-Grading] 7/19/2018 2:20:37 PM bswenson

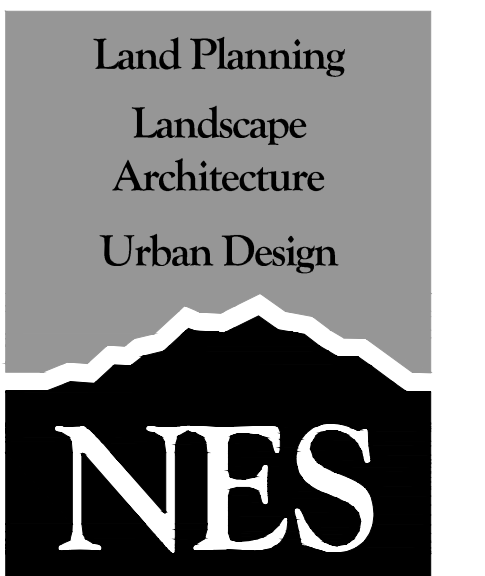


**ADJACENT OWNERS**

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



P:\STL\Meridian Ranch\Drawings\Planning\Working\Wk\_1\_58\_Enclave\Drawings\Planning\Develop\POD-DP\_Stonebridge\_Enclave.dwg [15-Owners] 7/20/2018 4:23:53 PM bswenson



N.E.S. Inc.  
619 N. Cascade Ave., Ste. 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

PLANNER / 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

SEAL

SCALE INFO

DATE	BY	DESCRIPTION
7/20/2018	JBS	Per County Comments

DESIGN REVISION

**ADJACENT OWNERS**

SHEET TITLE

SHEET NUMBER

**15**  
OF 15

PCD# PUDSP-18-003