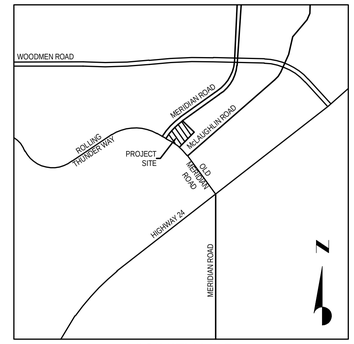
MERIDIAN CROSSING FILING NO. 1A

VACATE AND REPLAT OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1,
IN THE NORTHEAST QUARTER OF SECTION 12, T13S, R65W OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

SP-07-002

KNOW ALL MEN BY THESE PRESENTS:

THAT PARK PLACE ENTERPRISES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

ALL OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FALCON, COUNTY OF EL PASO, STATE OF COLORADO.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID LOTS TO BE COMBINED INTO A SINGLE LOT AND AN EASEMENT TO BE VACATED AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "MERIDIAN CROSSING FILING NO. 1A", IN THE COUNTY OF EL PASO, STATE OF COLORADO.

OWNER'S CERTIFICATE:

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 A LOT AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MERIDIAN CROSSING FILING NO. 1A. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND 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.

BY: PARK PLACE ENTERPRISES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

BY: _____

NAME: _____
TITLE: _____

DATE: _____

PLAT NOTES:

1) ACCESS TO THE PROPERTY IS OBTAINED INDIRECTLY VIA ACCESS EASEMENT FROM MERIDIAN ROAD AND McLAUGHLIN ROAD AND FLOWER ROAD. THERE SHALL BE NO DIRECT LOT ACCESS TO MERIDIAN ROAD, OLD MERIDIAN ROAD, OR FLOWER ROAD EXCEPT FOR THE FOLLOWING: A RIGHT IN ONLY ON MERIDIAN ROAD BETWEEN FILING 1 LOTS 2 & 3, A FULL MOVEMENT ACCESS ON FLOWER ROAD BETWEEN FILING 1 LOTS 1 & 6, AND A FULL MOVEMENT ACCESS TO McLAUGHLIN ROAD BETWEEN FILING 1 LOTS 5 & 6.

2) THE PURPOSE OF THE VACATE AND REPLAT IS TO COMBINE LOTS 3 AND 4 INTO A SINGLE LOT.

3) BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE NORTHWESTERLY LINE OF MERIDIAN CROSSING FILING NO. 1, LOTS 1 & 2, ASSUMED TO BEAR N51°13'14"E. MONUMENTED AS SHOWN.

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

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

6) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE NUMBER SP-C7-C02: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT, EROSION CONTROL REPORT AND NOISE REPORT.

7) THIS PROPERTY IS LOCATED IN ZONE X, OUTSIDE THE 300-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP NO. 8041C0575F, EFFECTIVE DATE MARCH 17, 1997 AND AS MODIFIED BY LOMR 06-08-B427P EFFECTIVE DATE NOVEMBER 3, 2006. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

8) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.

9) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OR THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. SC55058819-2, WITH AN EFFECTIVE DATE OF MARCH 21, 2018 AT 5:00 AM.

10) THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE PROPERTY WITHIN THIS REPLAT.

11) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.

12) 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 DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).

13) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

14) NO BUILDING PERMITS SHALL BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT (SIA) BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 208099913 IN 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 JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.

15) PRIVATE ROADS SHALL BE MAINTAINED PURSUANT TO THE MAINTENANCE AGREEMENT RECORDED UNDER RECEPTION NUMBER 208099925 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

17) SIGHT DISTANCE EASEMENTS SHOWN ARE HEREBY DEDICATED TO EL PASO COUNTY, COLORADO, WITH THE MAINTENANCE THEREOF VESTED IN THE INDIVIDUAL PROPERTY OWNERS. NO OBJECT LOCATED IN THESE EASEMENTS SHALL PROJECT MORE THAN THIRTY INCHES (30) ABOVE THE CURB FLOWLINE ELEVATION OF THE ADJACENT STREETS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR.

18) DUE TO HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. AN UNDERGROUND MAIN DRAINAGE SYSTEM WILL BE PROVIDED IN RIGHTS-OF-WAY BY THE FALCON HIGHLANDS METROPOLITAN DISTRICT FOR INDIVIDUAL SYSTEMS TO CONNECT TO.

19) THIS PROPERTY IS LOCATED WITHIN THE WOODMEN ROAD METROPOLITAN DISTRICT AND AS SUCH SUBJECT TO THE TAXES AND FEES IMPOSED BY THE DISTRICT. SAID FEES INCLUDE A BUILDING PERMIT FEE.

20) THE PROPOSED SUBDIVISION IS SUBJECT TO A CROSS ACCESS EASEMENT WHICH IN TURN ALLOWS VEHICLES AND PEDESTRIANS TO ACCESS ANY PARCEL.

21) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS CONTAINED IN THE DOCUMENT RECORDED WITH RECEPTION NO. 208099925 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

22) THE PROPOSED SUBDIVISION IS SUBJECT TO A 10 FOOT WIDE LANDSCAPE SETBACK FROM PLATTED OR HEREIN DEDICATED COUNTY RIGHT OF WAY AND SUBJECT TO A 25 FOOT WIDE BUILDING SETBACK FROM PREVIOUSLY PLATTED AND HEREIN DEDICATED COUNTY RIGHT OF WAY.

23) PRIVATE STORMWATER QUALITY BMPS ARE LOCATED WITHIN THE DRAINAGE EASEMENT ON FILING 1 LOTS 5 AND 6 WITH REQUIRED MAINTENANCE PURSUANT TO THE FOLLOWING AGREEMENT. A PRIVATE DETENTION BASIN/ STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT IS RECORDED UNDER RECEPTION NUMBER 208099914-17 OF THE RECORDS OF EL PASO COUNTY, COLORADO. AN OPERATIONS AND MAINTENANCE MANUAL FOR THE PERMANENT WATER QUALITY BMP IS RECORDED WITH THIS AGREEMENT.

24) MERIDIAN CROSSING MAINTENANCE AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED UNDER RECEPTION NUMBER 208099925 OF THE RECORDS OF EL PASO COUNTY, COLORADO. AN OVERALL LANDSCAPE PLAN HAS BEEN FILED AND RECORDED WITH THIS DOCUMENT. MERIDIAN CROSSING'S ARCHITECTURAL REVIEW COMMITTEE (ARC) SHALL REVIEW EACH OF THE INDIVIDUAL BUILDING LOT/SITE DEVELOPMENT PLOT PLANS FOR EVERY PROPOSED BUILDING LOT, WHICH IN TURN IS REQUIRED TO MEET EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.2 AS AMENDED. UPON ARC APPROVAL OF EACH PLOT PLAN WRITTEN NOTICE FROM THE ARC SHALL BE FORWARDED TO EL PASO COUNTY.

PLAT NOTES (CONTINUED):

25) 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 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.

26) THE OWNER / DEVELOPER / BUILDER OF EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE THE RESPONSIBILITY OF MEETING THE 2003 INTERNATIONAL FIRE CODE (IFC) STANDARDS. AT THE TIME OF APPROVAL OF THIS PRODUCT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED THE 2003 IFC REQUIRING FIRE SPRINKLERS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE 2003 IFC.

27) APPLICANT AND ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE FALCON HIGHLANDS METRO DISTRICT.

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

29) THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.

30) THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED FEBRUARY 01 1877 IN BOOK 20 AT PAGE 421.

31) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED SEPTEMBER 08 1891 IN BOOK 143 AT PAGE 48 (DOCUMENT IS ILLEGIBLE).

32) THE PROPERTY IS SUBJECT TO THE RESERVATION OF MINERAL RIGHTS AS CONTAINED IN DEEDS RECORDED DECEMBER 16, 1964 IN BOOK 2049 AT PAGE 330 AND JANUARY 7, 1965 IN BOOK 2051 AT PAGE 997.

33) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER BLACK SQUIRREL CREEK GROUND WATER MANAGEMENT DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 11, 1979, IN BOOK 3260 AT PAGE 701.

34) THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE FALCON FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 02, 1980, IN BOOK 3380 AT PAGE 670 AND AS RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587. NOTICE OF ORGANIZATION RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 675 AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582.

35) THE PROPERTY IS SUBJECT TO THE NOTICE CONCERNING UNDERGROUND ELECTRIC CABLES AND FACILITIES OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.

36) THE PROPERTY IS SUBJECT TO THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED APRIL 3, 2001 UNDER RECEPTION NOS. 201040729, 201040730 AND 201040731.

37) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 09, 2008 AT RECEPTION NO. 208099913.

38) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS OF PUBLIC RIGHT OF WAY LANDSCAPING LICENSE AGREEMENT RECORDED SEPTEMBER 09, 2008 AT RECEPTION NO. 208099918.

39) THE PROPERTY IS SUBJECT TO THE EFFECT OF NOTICE, RECORDED SEPTEMBER 09, 2008, UNDER RECEPTION NO. 208099923 SECOND AMENDMENT RECORDED DECEMBER 12, 2017 UNDER RECEPTION NO. 217150098.

40) THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 08, 2009, UNDER RECEPTION NO. 209035923.

41) THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 09, 2008, UNDER RECEPTION NO. 208099925, AND AS AMENDED IN INSTRUMENT RECORDED APRIL 08, 2009,UNDER RECEPTION NO. 209035924.

EASEMENTS:

ALL LOT LINES ADJACENT TO PUBLIC STREETS ARE HEREBY PLATTED WITH A 20 FOOT EASEMENT FOR PUBLIC UTILITIES, ROAD AND PEDESTRIAN IMPROVEMENT AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS, AS REFERENCED ON PRIOR PLAT "MERIDIAN CROSSING FILING NO.1 AT RECEPTION NO. 208712864.

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 THE CERTIFICATION SHOWN HEREON.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.

COUNTY APPROVALS:

ON BEHALF OF THE COUNTY OF EL PASO, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "MERIDIAN CROSSING FILING NO. 1A"

_____ _____
PLANNING DIRECTOR DATE

SURVEYOR'S CERTIFICATE:

I, BRIAN J. DENNIS, 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 DATE OF SURVEY, 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__.

_____ _____
BRIAN J. DENNIS DATE
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

CLERK AND RECORDER

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O' CLOCK ___M., THIS ___ DAY OF _____, 2018 A.D., AND IS DULY RECORDED AT RECEPTION NO. _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
EL PASO COUNTY CLERK AND RECORDER

FEES:

FEE: _____ SURCHARGE: _____

DRAINAGE FEE: _____ BRIDGE FEE: _____

SCHOOL FEE: _____ PARK FEE: _____

FILE NO: VR184

Galloway
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COUNTY OF EL PASO
STATE OF COLORADO

VACATE AND REPLAT OF LOTS 3 AND 4, MERIDIAN CROSSING FILING NO. 1, IN THE NORTHEAST QUARTER OF SECTION 12, T13S, R65W OF THE 6TH P.M.

#	Date	Issue / Description	Init.
1	3/29/2018	NEW TITLE COMMITMENT	AAY
2	4/4/2018	ADDED ADD BOUNDARY INFO.	AAY
3	6/01/2018	ADDRESSED COMMENTS	AJA

Project No:	LST000067
Drawn By:	AJA
Checked By:	BJD
Date:	03/23/2018

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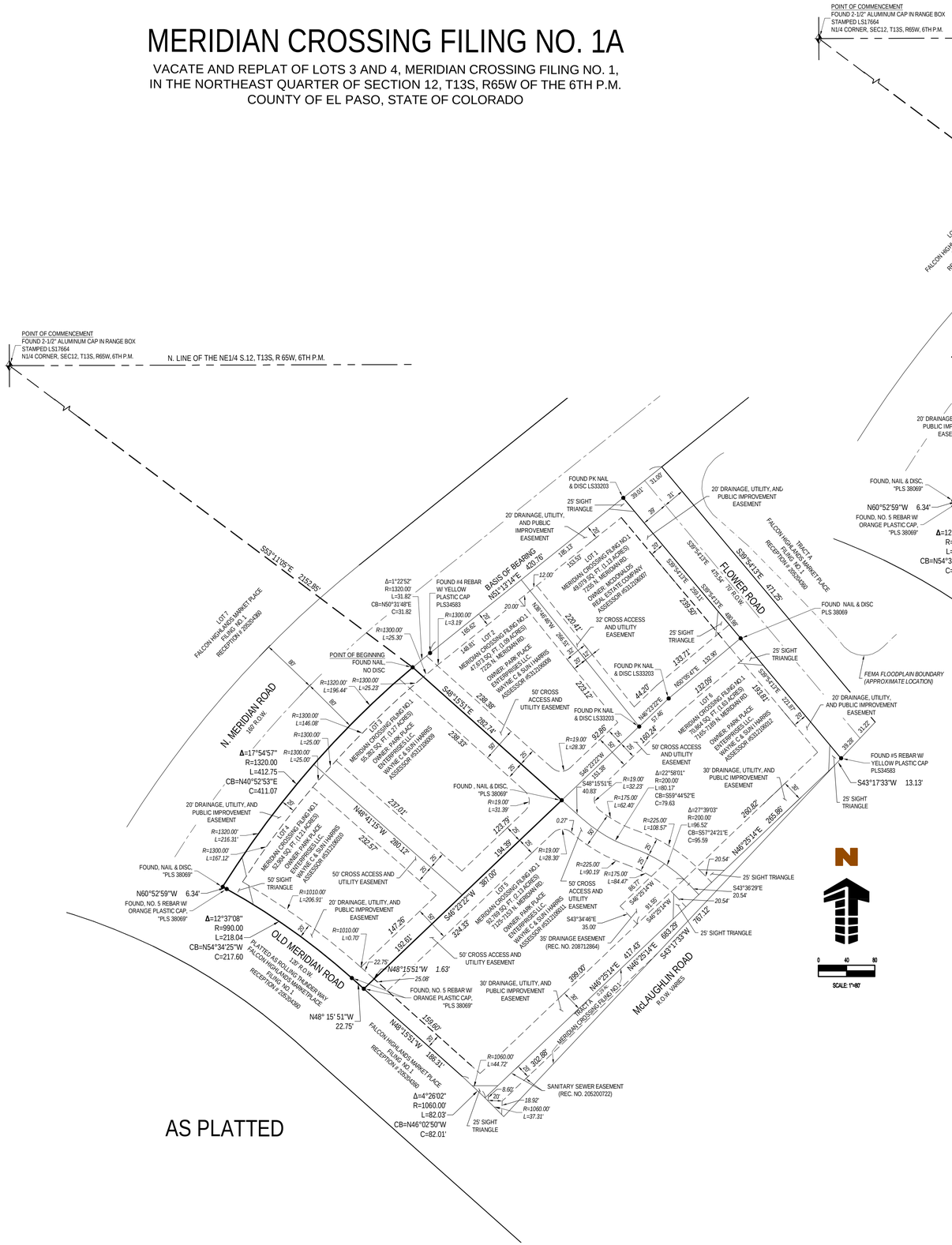

AS PLATTED

AS RE-PLATTED

LEGEND

- FOUND MONUMENT (AS DESCRIBED)
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- SECTION LINE
- ALIQUOT CORNER

FILE NO: VR184

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Markup Summary

Locked (2)

BER SP-C7-C02 SOI
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Subject: Highlight
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Date: 7/11/2018 3:54:16 PM
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SP-C7-C02

Subject: Callout
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