

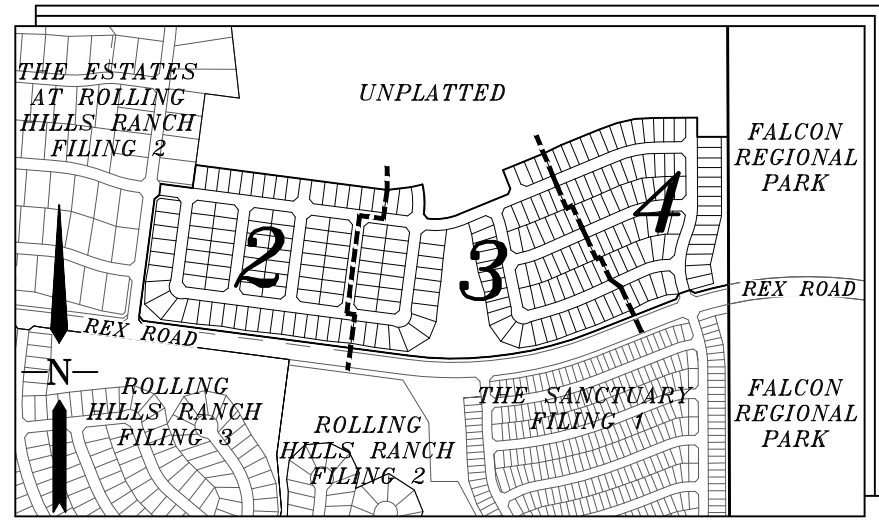
ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

PLAT NO. _____

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

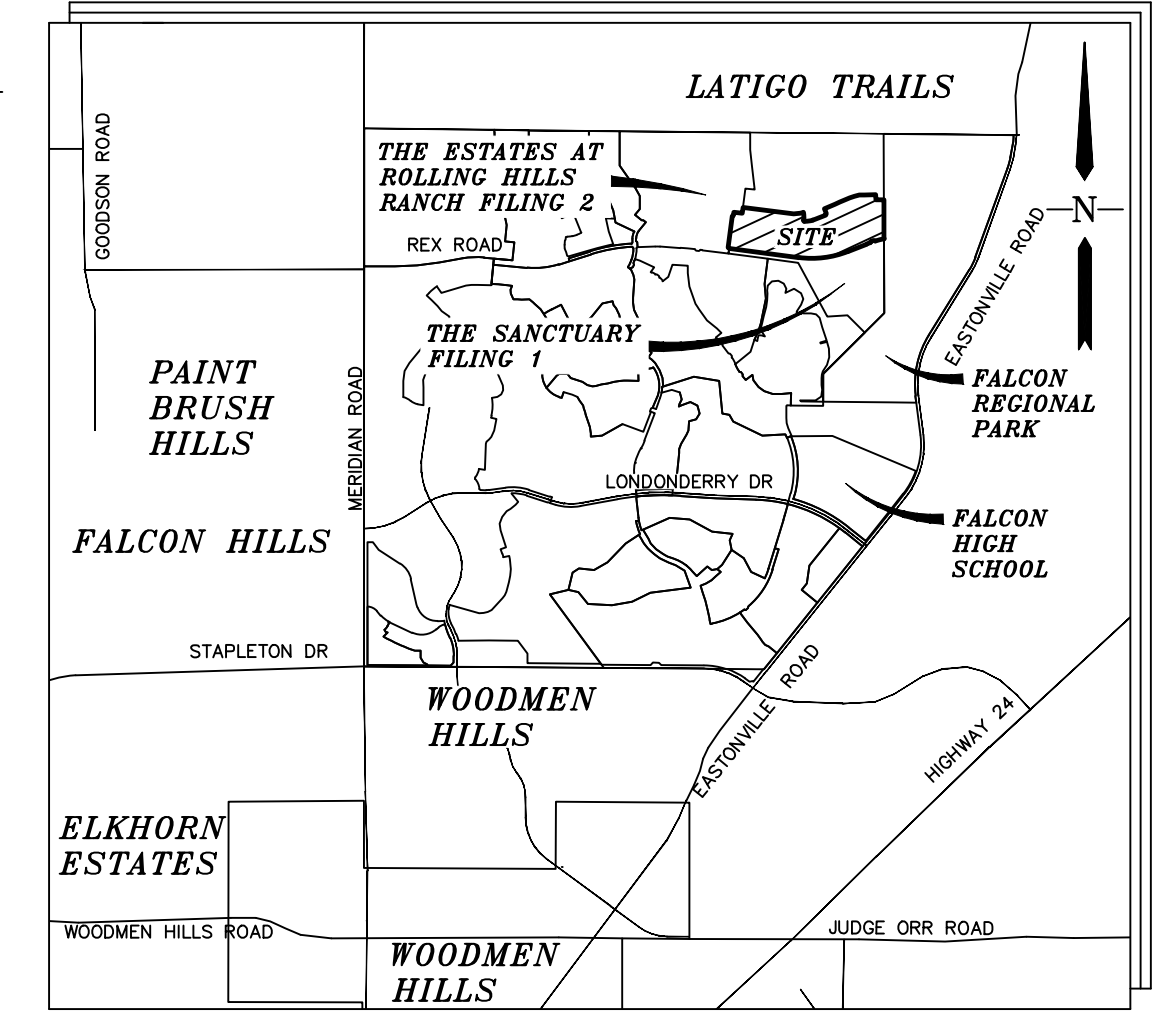
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.



INDEX MAP

N.T.S.



VICINITY MAP

N.T.S.

LEGAL DESCRIPTION:

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:

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 A POINT ON THE EASTERLY RIGHT-OF-WAY OF ESTATE RIDGE DRIVE AS DEDICATED IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING FIVE (5) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 616.00 FEET;
2. THENCE N52°26'02"E A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 60.00 FEET;
4. THENCE S82°33'58"E A DISTANCE OF 168.00 FEET;
5. THENCE N07°26'02"E A DISTANCE OF 120.00 FEET;
6. THENCE S82°33'58"E A DISTANCE OF 1005.00 FEET;
7. THENCE N83°02'50"E A DISTANCE OF 125.64 FEET;
8. THENCE N76°59'35"E A DISTANCE OF 60.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
9. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A DELTA ANGLE OF 20°26'28", AN ARC LENGTH OF 153.41 FEET, WHOSE LONG CHORD BEARS S02°47'11"E A DISTANCE OF 152.59 FEET;
10. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET TO A NON-TANGENT CURVE TO THE LEFT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 320.00 FEET, A DELTA ANGLE OF 29°52'23", AN ARC LENGTH OF 166.84 FEET, WHOSE LONG CHORD BEARS N82°29'50"E A DISTANCE OF 164.96 FEET;
12. THENCE N67°33'39"E A DISTANCE OF 278.06 FEET;
13. THENCE N22°33'39"E A DISTANCE OF 31.11 FEET;
14. THENCE N22°26'21"W A DISTANCE OF 103.40 FEET;
15. THENCE N67°33'39"E A DISTANCE OF 230.00 FEET;
16. THENCE N64°41'54"E A DISTANCE OF 100.12 FEET;
17. THENCE N67°33'39"E A DISTANCE OF 215.00 FEET;
18. THENCE N69°55'18"E A DISTANCE OF 97.94 FEET;
19. THENCE N77°08'32"E A DISTANCE OF 97.44 FEET;
20. THENCE N87°17'03"E A DISTANCE OF 98.28 FEET;
21. THENCE N89°46'57"E A DISTANCE OF 225.24 FEET;
22. THENCE S00°13'03"E A DISTANCE OF 99.94 FEET;
23. THENCE N89°46'57"E A DISTANCE OF 160.00 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214083227;

THE FOLLOWING COURSE IS ON SAID BOUNDARY LINE:

24. THENCE S00°13'03"E A DISTANCE OF 769.32 FEET TO A NON-TANGENT CURVE TO THE LEFT, POINT BEING ON THE NORTHERN BOUNDARY OF THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 223715140 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING NINE (9) COURSES ARE ON THE BOUNDARY LINE OF SAID THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH:

25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 05°02'20", AN ARC LENGTH OF 180.29 FEET, WHOSE LONG CHORD BEARS S75°52'06"W A DISTANCE OF 180.23 FEET;
26. THENCE N62°26'53"W A DISTANCE OF 31.42 FEET;
27. THENCE S71°53'44"W A DISTANCE OF 60.00 FEET;
28. THENCE S26°19'21"W A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE LEFT;
29. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS S69°24'55"W A DISTANCE OF 73.48 FEET;
30. THENCE S68°23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
31. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS S82°54'40"W A DISTANCE OF 967.95 FEET;
32. THENCE N82°33'58"W A DISTANCE OF 1387.37 FEET;
33. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 60.700 ACRES, MORE OR LESS.

Added in place of deleted note 11

The following note shall be placed on the plat: "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"

Add to Note 12:

Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances) The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department: Downslope Creep: (name lots or location of area) Rockfall Source:(name lots or location of area) Rockfall Runout Zone:(name lots or location of area) Potentially Seasonally High Groundwater:(name lots or location of area) Other Hazard: In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Add these notes:

Tract _____ shall be utilized as _____(park, neighborhood park, school site, fire station, drainage tract, etc). Ownership and maintenance of Tract _____ shall be vested to (name the entity: El Paso County, Special District, Homeowners Association, etc.) (Where multiple tracts are included in a single PUD plan or plat, the use of a tract table is encouraged).

Lot _____ (or Tract _____) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

NOTES:

- 1) 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).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO REX ROAD.
- 3) 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.
- 4) 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.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- 7) THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, MERIDIAN SERVICE METROPOLITAN DISTRICT. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- 8) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
- 9) 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.
- 10) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 11) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY THIS NOTE IS NOT NECESSARY FOR DELETED. SOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTENANCE OF CENTRAL SERVICES. THEREFORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON CENTRAL SERVICES. AN ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 13) 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.
- 14) TRACTS AND LANDSCAPE, DRAINAGE, AND UTILITY TRACT. THE ENTIRE TRACT AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT OR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ACCESS IS RESTRICTED TO NON-MOTORIZED USE ONLY.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. _____ BY HERITAGE TITLE COMPANY, DATED _____.
- 16) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 17) 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 2090909 OF EL PASO COUNTY RECORDS.
- 18) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP235 AS RECORDED WITH RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 20) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR TRACTS. 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.
- 21) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, 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 NO. _____ 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.
- 22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30') BY THIRTY FOOT (30') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG REX ROAD.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) 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.
- 25) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.
- 26) 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 EOW ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 27) ALL ROOF DRAINS SHALL DISCHARGE AND DRAIN ACROSS LANDSCAPE AREAS PRIOR TO EXITING THE PROPERTY. ROOF DRAINS SHALL NOT DISCHARGE/DRAIN ONTO A DRIVEWAY NOR BE PIPED TO COUNTY RIGHT-OF-WAY.
- 28) LOTS 1-239 ACREAGE: 40.019
TRACT A-B ACREAGE: 6.620
STREETS ACREAGE: 14.061
TOTAL ACREAGE: 60.700

OWNERS 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 LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH". 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.

IN WITNESS WHEREOF:
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ 20____.

GTL, INC. DBA GTL DEVELOPMENT, INC.

BY: _____
RAUL GUZMAN, VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

PUBLIC ADDRESS
MISSION EXPIRES: _____

IN SERVICE METROPOLITAN DISTRICT
FALCON GABRIELSKI, PRESIDENT

OF COLORADO)
OF EL PASO)
STRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20____ BY WILSON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC ADDRESS
MY COMMISSION EXPIRES: _____

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 _____ 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 ORDINANCES OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

ATTEST THE ABOVE ON THIS ____ DAY OF _____

JAMES F. LENZ
COLORADO REGISTERED PLS NO. 34583

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.

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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Revised
Replace Note 2:
There shall be no direct lot access to _____ Road.

Revised
Replace Note 5: 6
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications.

Please include the following note:
El Paso County does not own and is not responsible for the underdrains or groundwater discharge systems. Maintenance and water rights are the responsibility of the developer and Meridian Service Metropolitan District, property owner's association.]
Added to Note 12

Delete this note - it is covered under Note 20
Deleted, covered in note 21

added to note 10
Add Driveway Note:
Individual lot purchasers are responsible for constructing driveways, including any necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.

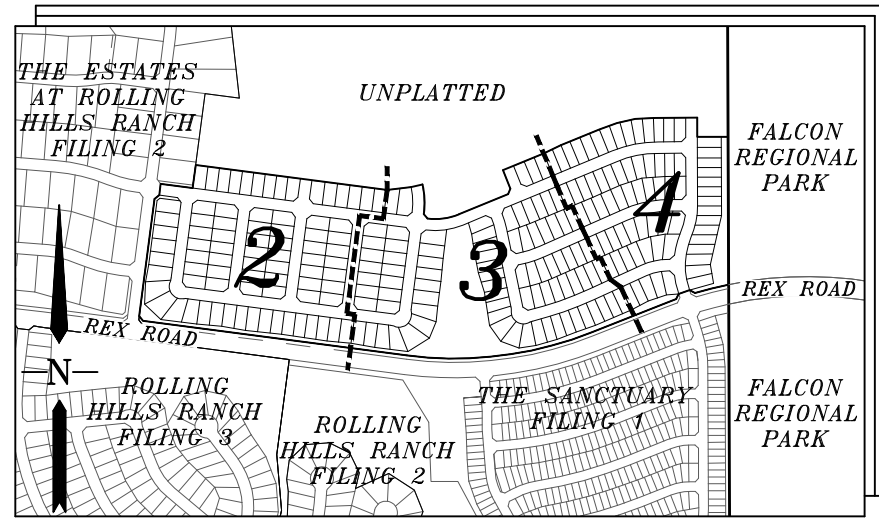
Replace Note 24:
All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and, as such, is subject to a mill levy, plating fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.

PREPARED FOR:
GTL, INC. DBA GTL DEVELOPMENT, INC.
3575 KENYON ST, STE 200
SAN DIEGO, CA 92110
619-223-1663

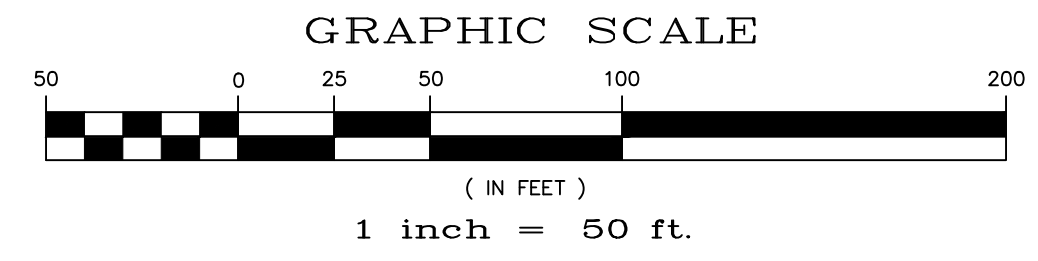
PREPARED BY:
TECH CONTRACTORS
11910 TOURMALINE DR, STE 130
PEYTON, CO 80831
719-495-7444

ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.



- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - ⊙ = FOUND #4 REBAR WITH CAP PLS 34583
 - = SET #4 REBAR W/CAP PLS 34583
 - NR = NON-RADIAL BEARING
 - (82.62) = EASEMENT OR NO-BUILD DIM.
 - (12.345) = ADDRESS
 - = MATCHLINE



UNPLATTED
(NOT A PART)

MERIDIAN RANCH
INVESTMENTS INC
SCH. #4200000468

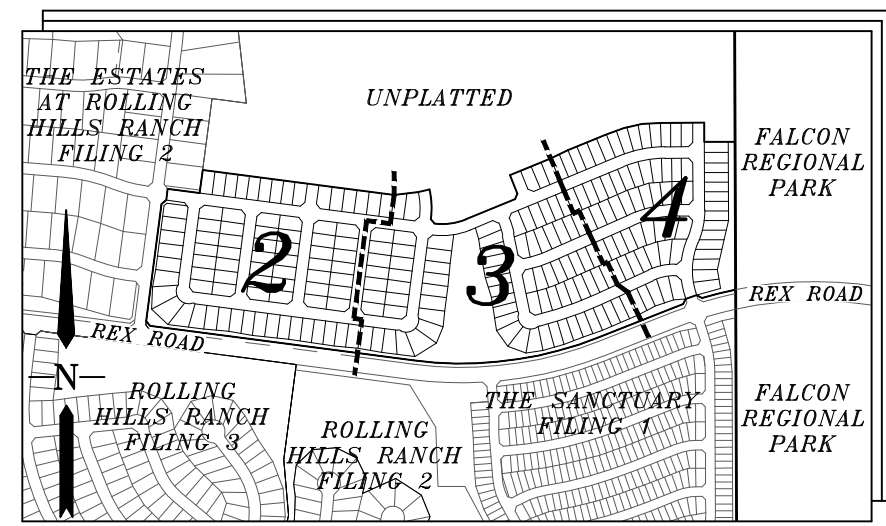
THE ESTATES AT
ROLLING HILLS RANCH
FILING NO. 2
RECEPTION NO. 222714944
(NOT A PART)

TRACT A
(NOT A PART)

SHEET 3

ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

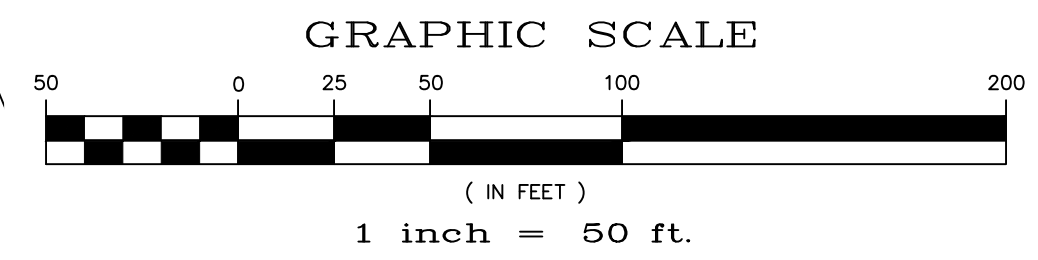
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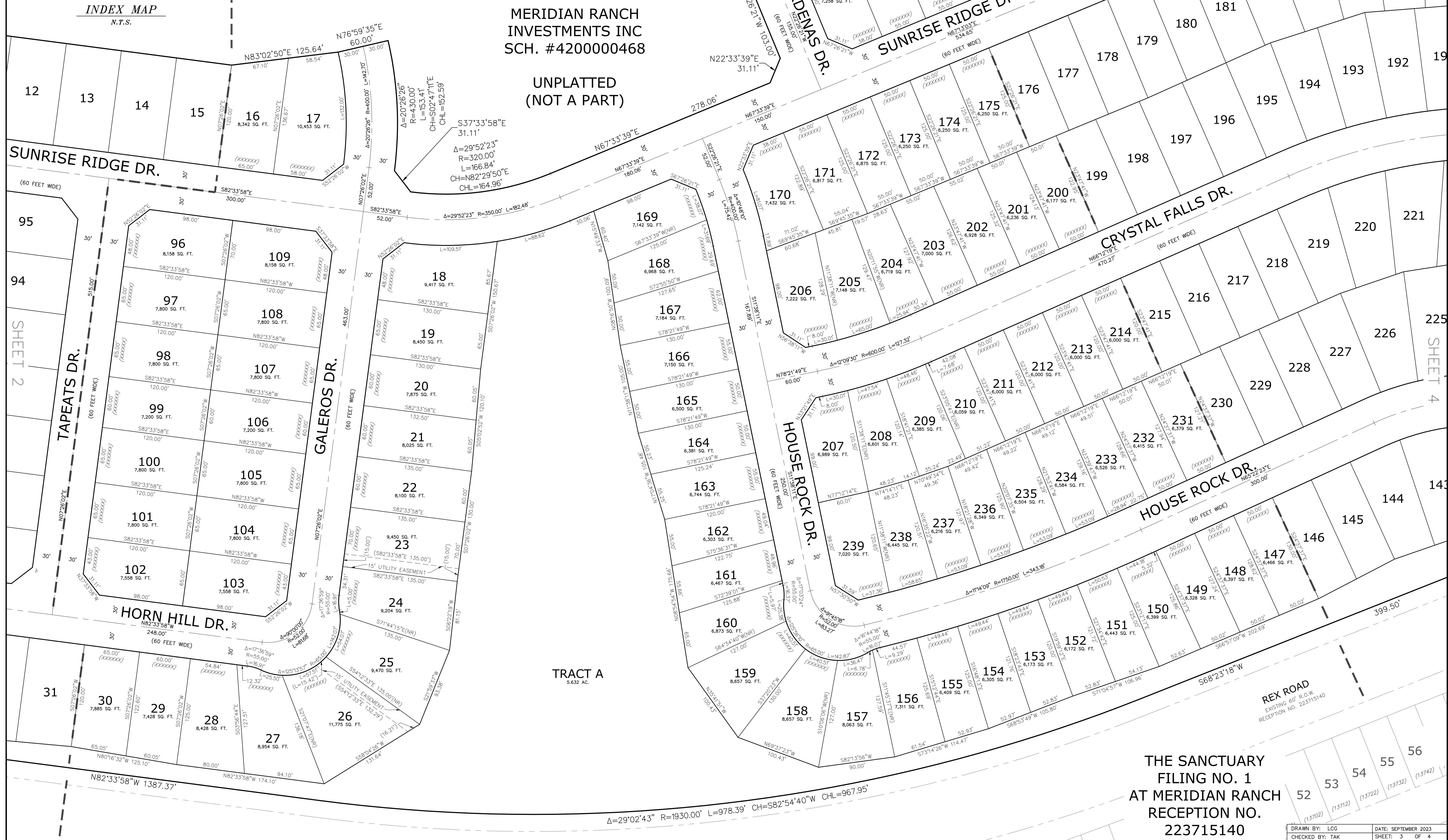
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MERIDIAN RANCH
INVESTMENTS INC
SCH. #4200000468

UNPLATTED
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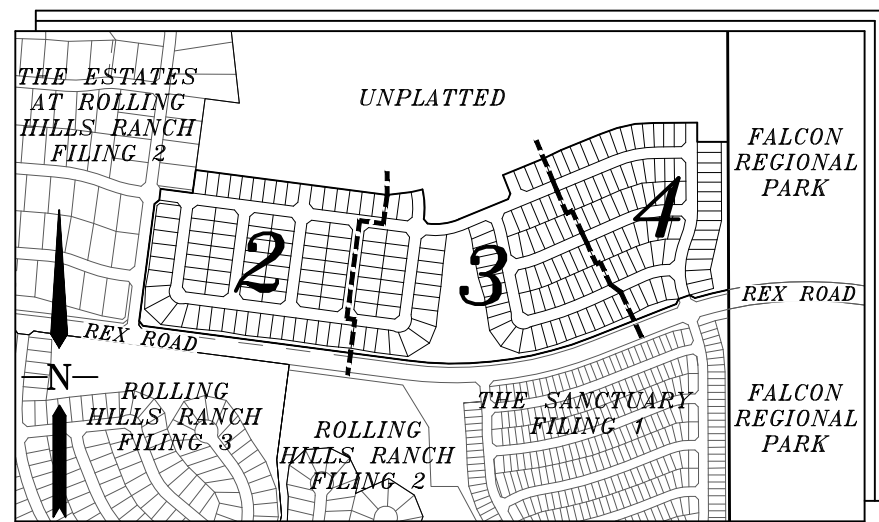


TRACT A
5.632 AC.

THE SANCTUARY
FILING NO. 1
AT MERIDIAN RANCH
RECEPTION NO.
223715140

ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

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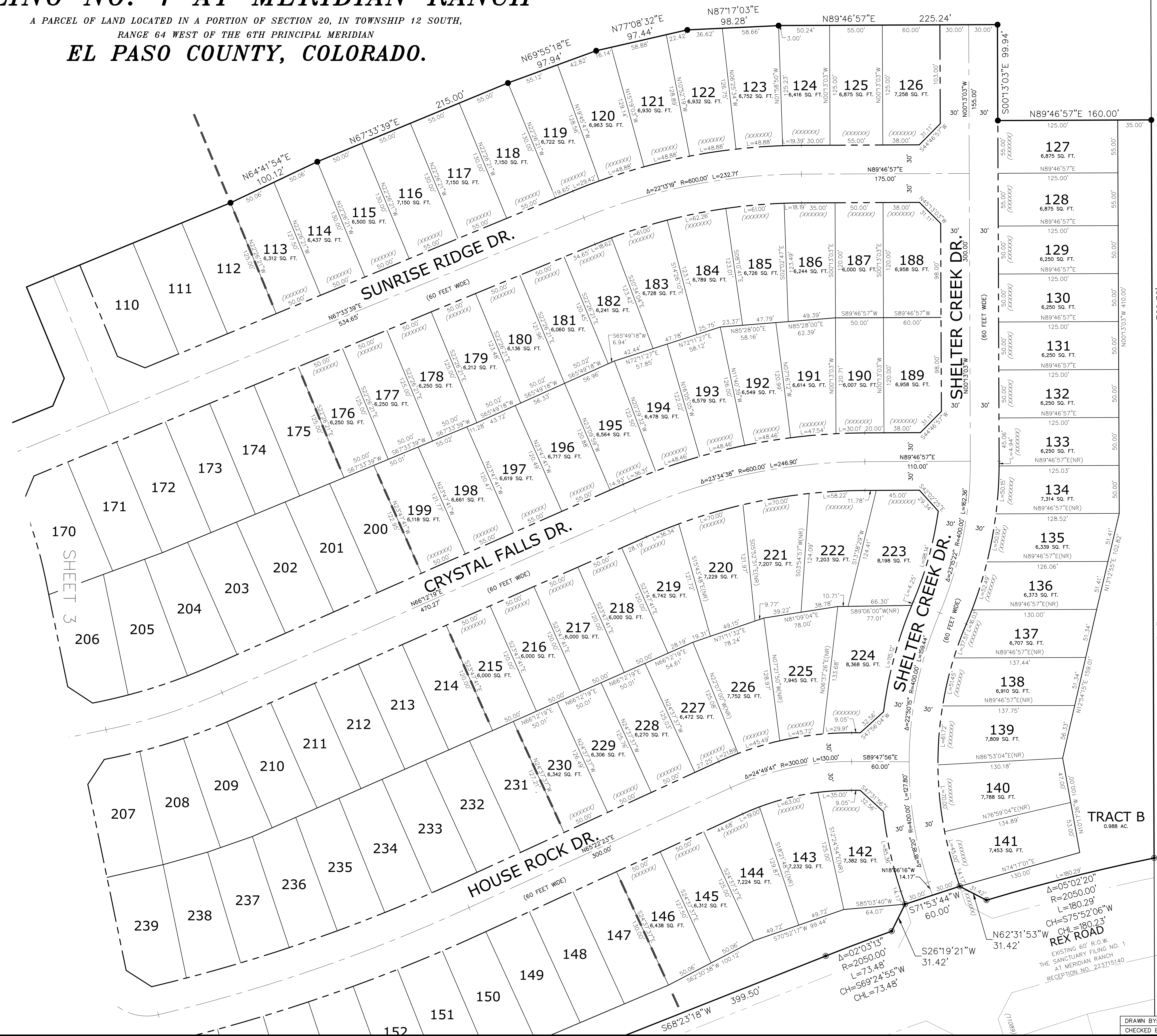
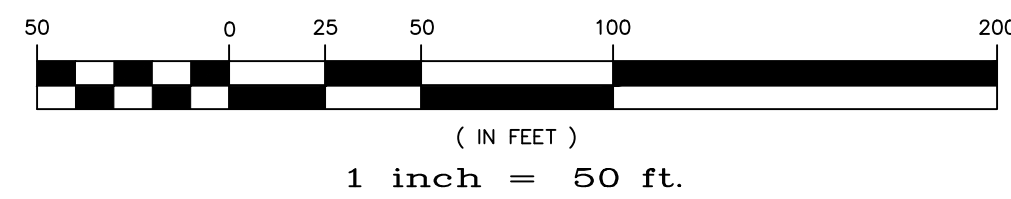
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LEGEND

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- = MATCHLINE



GRAPHIC SCALE



UNPLATTED
FALCON REGIONAL PARK
RECEPTION NO. 214096227
(NOT A PART)

TRACT B
0.988 AC.

V1_Final Plat Drawings.pdf Markup Summary

Driveway (1)

Add Driveway Note:
Individual lot purchasers are
responsible for constructing driveways,
including any necessary drainage
culverts per Land Development Code
Section 6.3.3.C.2 and 6.3.3.C.3.

Subject: Driveway
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:56:34 AM
Status:
Color: ■
Layer:
Space:

Add Driveway Note:
Individual lot purchasers are responsible for
constructing driveways, including any necessary
drainage culverts per Land Development Code
Section 6.3.3.C.2 and 6.3.3.C.3.

Easement&Tract Maintenance (1)

Easement&Tract Maintenance

Subject: Easement&Tract Maintenance
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:57:24 AM
Status:
Color: ■
Layer:
Space:

Add these notes:

Tract _____ shall be utilized as _____ (park,
neighborhood park, school site, fire station,
drainage tract, etc). Ownership and maintenance
of Tract _____ shall be vested to (name the
entity: El Paso County, Special District,
Homeowners Association, etc.) (Where multiple
tracts are included in a single PUD plan or plat, the
use of a tract table is encouraged.)

Lot ____ (or Tract ____) (or entire property) of this
property is subject to a Private Detention
Basin/Stormwater Quality BMP Maintenance
Agreement and Easement as recorded at
Reception No. _____ of the records of El Paso
County. The _____ HOA (or Owner or District)
is responsible for maintenance of the subject
drainage facilities.

Engineer (1)

El Paso County does not own and is not
responsible for the underdrains or groundwater
discharge systems. Maintenance and water rights
are the responsibility of the developer and
_____ [xx metropolitan district, yy
property owner's association]

Subject: Engineer
Page Label: 1
Author: Bret
Date: 5/28/2024 4:28:08 PM
Status:
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Please include the following note:

El Paso County does not own and is not
responsible for the underdrains or groundwater
discharge systems. Maintenance and water rights
are the responsibility of the developer and
_____ [xx metropolitan district, yy property
owner's association]

Limited Access (1)

Replace Note 2:
There shall be no direct lot access to _____
Road.

Subject: Limited Access
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:53:04 AM
Status:
Color: ■
Layer:
Space:

Replace Note 2:
There shall be no direct lot access to _____
Road.

Note Regarding Stormwater Drainage (1)



Subject: Note Regarding Stormwater Drainage
Page Label: 1
Author: Bret
Date: 5/29/2024 9:31:00 AM
Status:
Color: ■
Layer:
Space:

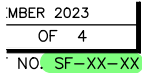
All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

Planner (7)



Subject: Planner
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:30:55 AM
Status:
Color: ■
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Include the 1/4 section

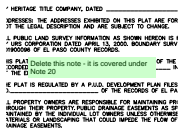


Subject: Planner
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:31:09 AM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:51:37 AM
Status:
Color: ■
Layer:
Space:

The following note shall be placed on the plat: "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"



Subject: Planner
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:56:30 AM
Status:
Color: ■
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Space:

Delete this note - it is covered under Note 20

EMPLOYER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATORY AGENCIES, AND OTHER AGENCY REQUIREMENTS, INCLUDING THE DENVER PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF WILDFIRE RESILIENCE, THE DENVER AND DISTRICT'S RESILIENCE MAPS AS A LATER DATE.

RETRACT: Delete this note and replace with the LANDS AND TRACTS proposed note below for tract 20 ON CITY STREET. (Municipalities)

AGREEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE CC BY HERITAGE TITLE COMPANY, DATED 11/11/11.

CONFERRED, THE AGREEMENTS SHOWN ON THIS PLAT ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

Subject: Planner
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:57:54 AM
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Delete this note and replace with the proposed note below for tract maintenance

NO DRIVEWAY SHALL BE ESTABLISHED UPON THE DENVER BASIN AQUIFERS IS ALLOCATED FOR THIS PROJECT. THIS NOTE IS NOT NECESSARY FOR SUBDIVISIONS WHICH UTILIZE CENTRAL SERVICES. (Municipalities)

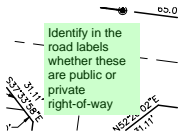
NO DRIVEWAY SHALL BE ESTABLISHED UPON THE DENVER BASIN AQUIFERS IS ALLOCATED FOR THIS PROJECT. THIS NOTE IS NOT NECESSARY FOR SUBDIVISIONS WHICH UTILIZE CENTRAL SERVICES. (Municipalities)

NO DRIVEWAY SHALL BE ESTABLISHED UPON THE DENVER BASIN AQUIFERS IS ALLOCATED FOR THIS PROJECT. THIS NOTE IS NOT NECESSARY FOR SUBDIVISIONS WHICH UTILIZE CENTRAL SERVICES. (Municipalities)

Subject: Planner
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:58:52 AM
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This note is not necessary for subdivisions which utilize central services

Identify in the road labels whether these are public or private right-of-way. (Municipalities)



Subject: Planner
Page Label: 2
Author: Ryan Howser
Date: 5/24/2024 12:02:47 PM
Status:
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Identify in the road labels whether these are public or private right-of-way

Soils & Geology (1)

ADD TO NOTE 12: GEOLOGIC HAZARD NOTE-FINAL PLAT: (TO BE CUSTOMIZED BASED UPON THE INDIVIDUAL CIRCUMSTANCES) THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT (TITLE OF REPORT, GENERALLY FROM THE PRELIMINARY PLAN FILE) BY (AUTHOR OF THE REPORT) (DATE OF REPORT) IN FILE (NAME OF FILE AND FILE NUMBER) AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: (Municipalities)

- Downslope Creep: (name lots or location of area)
- Rockfall Source:(name lots or location of area)
- Rockfall Runout Zone:(name lots or location of area)
- Potentially Seasonally High Groundwater:(name lots or location of area)
- Other Hazard:

In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Subject: Soils & Geology
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:56:33 AM
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Add to Note 12:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)
▪Rockfall Source:(name lots or location of area)
▪Rockfall Runout Zone:(name lots or location of area)
▪Potentially Seasonally High Groundwater:(name lots or location of area)
▪Other Hazard:
In Areas of High Groundwater:
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

Wastewater (1)

REPLACE NOTE 5: WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE _____ (DISTRICT OR PROVIDER NAME(S)) SUBJECT TO THE DISTRICT'S (PROVIDERS) RULES, REGULATIONS AND SPECIFICATIONS. (Municipalities)

Subject: Wastewater
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 11:59:25 AM
Status:
Color: ■
Layer:
Space:

Replace Note 5:
Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications.

Woodmen Road (1)

Replace Note 24:
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 structural improvements to Woodmen Road.

Subject: Woodmen Road
Page Label: 1
Author: Ryan Howser
Date: 5/24/2024 12:01:08 PM
Status:
Color: ■
Layer:
Space:

Replace Note 24:

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.