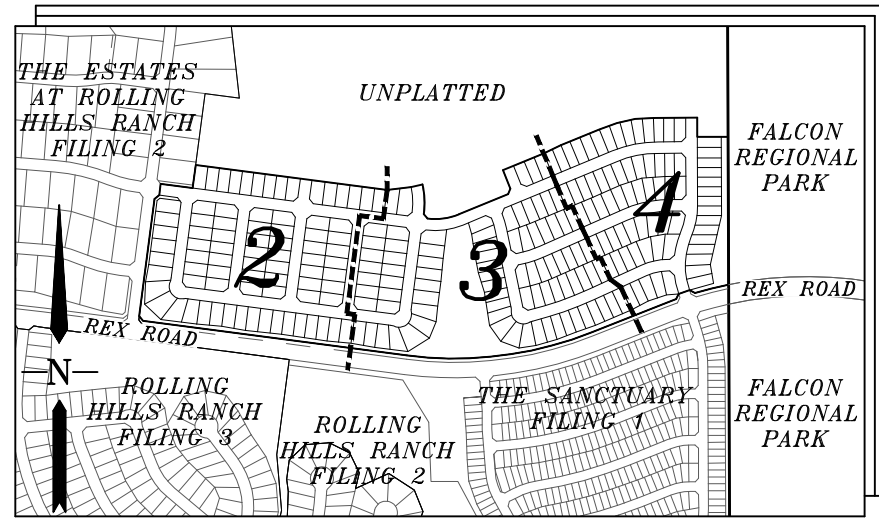


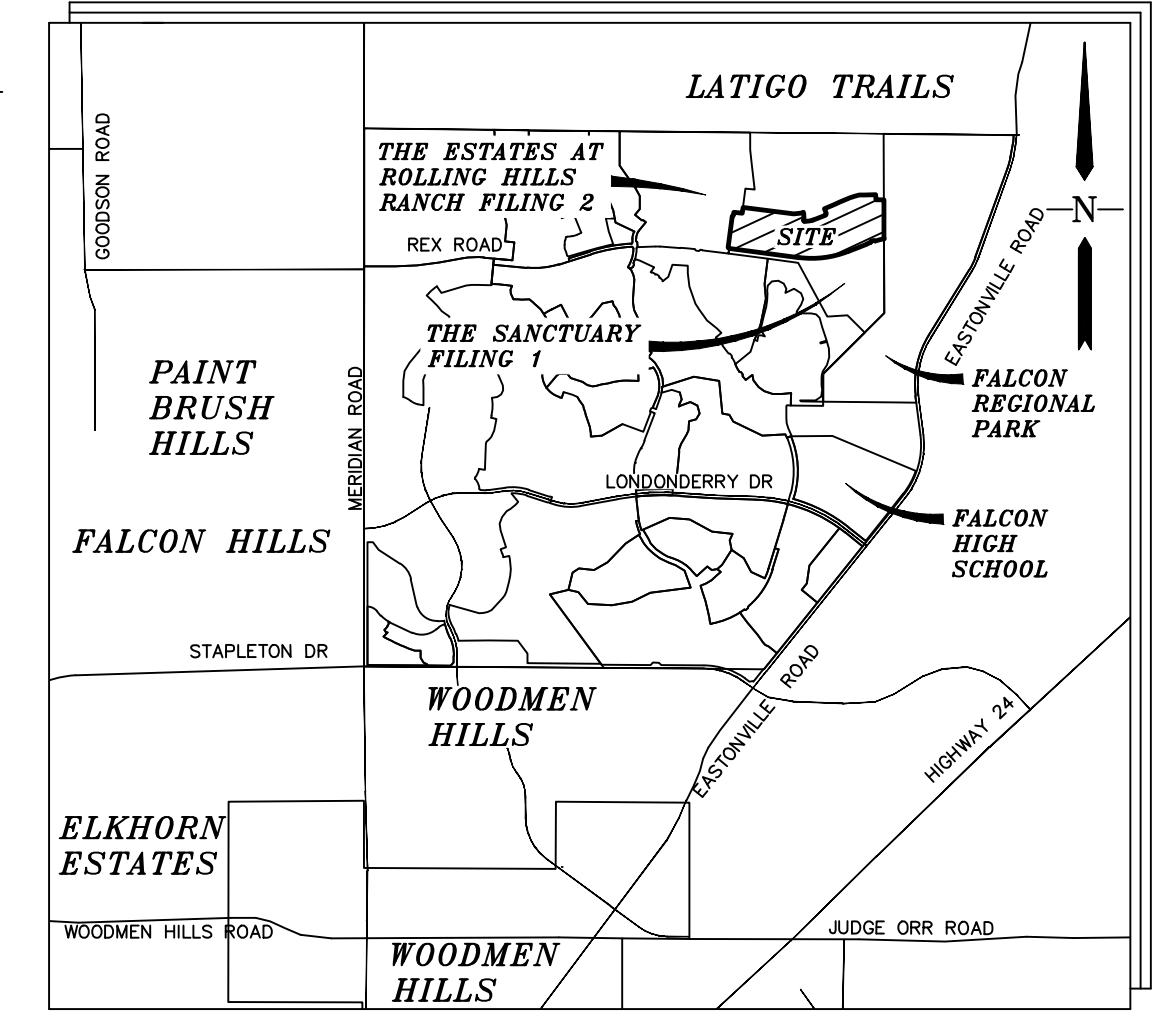
# ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

PLAT NO. \_\_\_\_\_

A PARCEL OF LAND LOCATED IN THE NORTH HALF 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 TOHANG, PRESIDENT BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE NORTH HALF 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 ALSO BEING ON THE MOST NORTHERLY POINT OF TRACT A OF THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 223715140 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2;

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°26'26", 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 103.00 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. 214093227;
24. THENCE S00°13'03"E ON SAID BOUNDARY LINE A DISTANCE OF 769.32 FEET TO A NON-TANGENT CURVE TO THE LEFT, POINT BEING ON THE NORTHERN BOUNDARY OF SAID SANCTUARY FILING NO. 1 AT MERIDIAN RANCH;

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°31'53"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 987.95 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.

## 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 DIRECT LOT ACCESS 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) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MERIDIAN SERVICE METROPOLITAN DISTRICT AND SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- 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. 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.
- 11) 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.
- 12) ALL LOTS HAVE BEEN FOUND TO POTENTIALLY BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES CAN BE FOUND IN THE REPORT TITLED SOILS AND GEOLOGY STUDY MERIDIAN RANCH - ROLLING HILLS RANCH NORTH FILING NOS. 1 AND 2 BY ENTECH ENGINEERING DATED FEBRUARY 12, 2024, IN ROLLING HILLS RANCH NORTH PUD, EPC FILE PUDSP235 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- 13) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR CRACK WATER DISCHARGE SYSTEMS, MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF MERIDIAN SERVICE METROPOLITAN DISTRICT.
- 14) 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 A AND B SHALL BE UTILIZED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. OWNERSHIP AND MAINTENANCE OF THESE TRACTS SHALL BE VESTED TO MERIDIAN SERVICE METROPOLITAN DISTRICT AND IS 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. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- 15) TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AS RECORDED WITH RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. MERIDIAN SERVICE METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT FACILITIES.
- 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 201900096 OF EL PASO COUNTY RECORDS.
- 18) 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.
- 19) 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. HOMEOWNERS 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.
- 20) 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 JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 21) 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.
- 22) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 23) 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.
- 24) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (COMMUNITY MAP NUMBER 08041C05526, EFFECTIVE DATE DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.
- 25) 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.
- 26) 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.
- 27) 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 ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

NOTARY PUBLIC \_\_\_\_\_ ADDRESS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MERIDIAN SERVICE METROPOLITAN DISTRICT

By: \_\_\_\_\_  
MILTON GABRIELSKI, PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY MILTON 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
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.

## APPROVALS:

### PLANNING AND COMMUNITY DEVELOPMENT:

THIS PLAT FOR "ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

\_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

\_\_\_\_\_  
EL PASO COUNTY CLERK AND RECORDER

### FEES:

RECEIPT NO: \_\_\_\_\_  
PLAT FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
SCHOOL: \_\_\_\_\_  
PARK: \_\_\_\_\_  
BRIDGE: \_\_\_\_\_  
DRAINAGE: \_\_\_\_\_

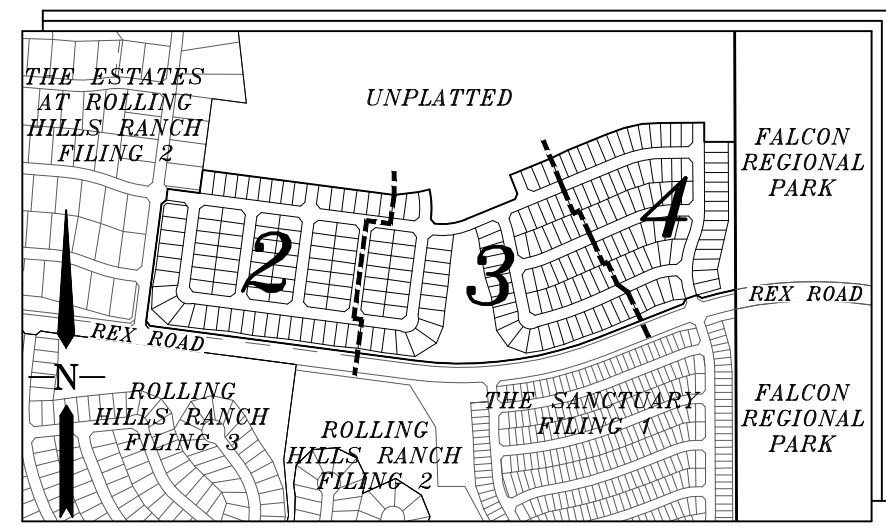
**PREPARED FOR:**  
GTL, INC., DBA GTL DEVELOPMENT, INC.  
3575 KENYON ST, STE 200  
SAN DIEGO, CA 92110  
619-223-1663

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

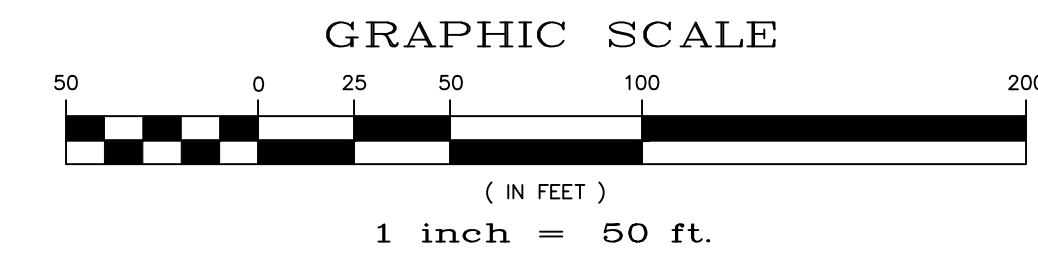
DRAWN BY: LCG	DATE: MAY 2024
CHECKED BY: TAK	SHEET: 1 OF 4

# ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN THE NORTH HALF 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 NAIL AND WASHER  
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)

SUNRISE RIDGE DR.  
EXISTING 60' R.O.W.  
RECEPTION NO. 222714944

ESTATE RIDGE DR.  
EXISTING 60' R.O.W.  
RECEPTION NO. 222714944

TRACT A  
5.632 Ac.

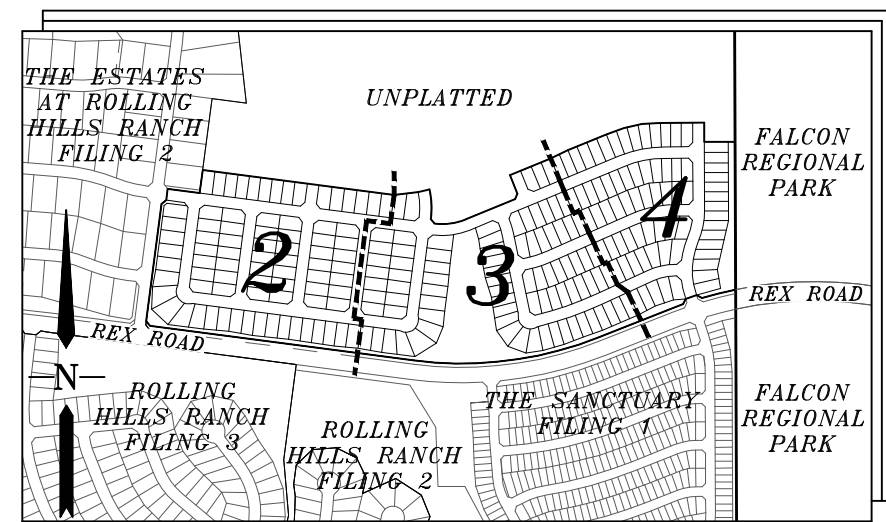
REX ROAD  
EXISTING 60' R.O.W.  
RECEPTION NO. 222714944

REX ROAD  
EXISTING 60' R.O.W.  
AT THE SANCTUARY FILING NO. 1  
AT MERIDIAN RANCH  
RECEPTION NO. 223715140

TRACT A  
(NOT A PART)

# ROLLING HILLS RANCH NORTH FILING NO. 1 AT MERIDIAN RANCH

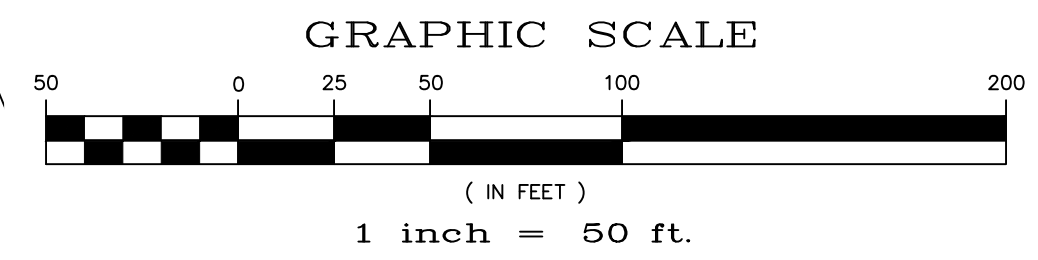
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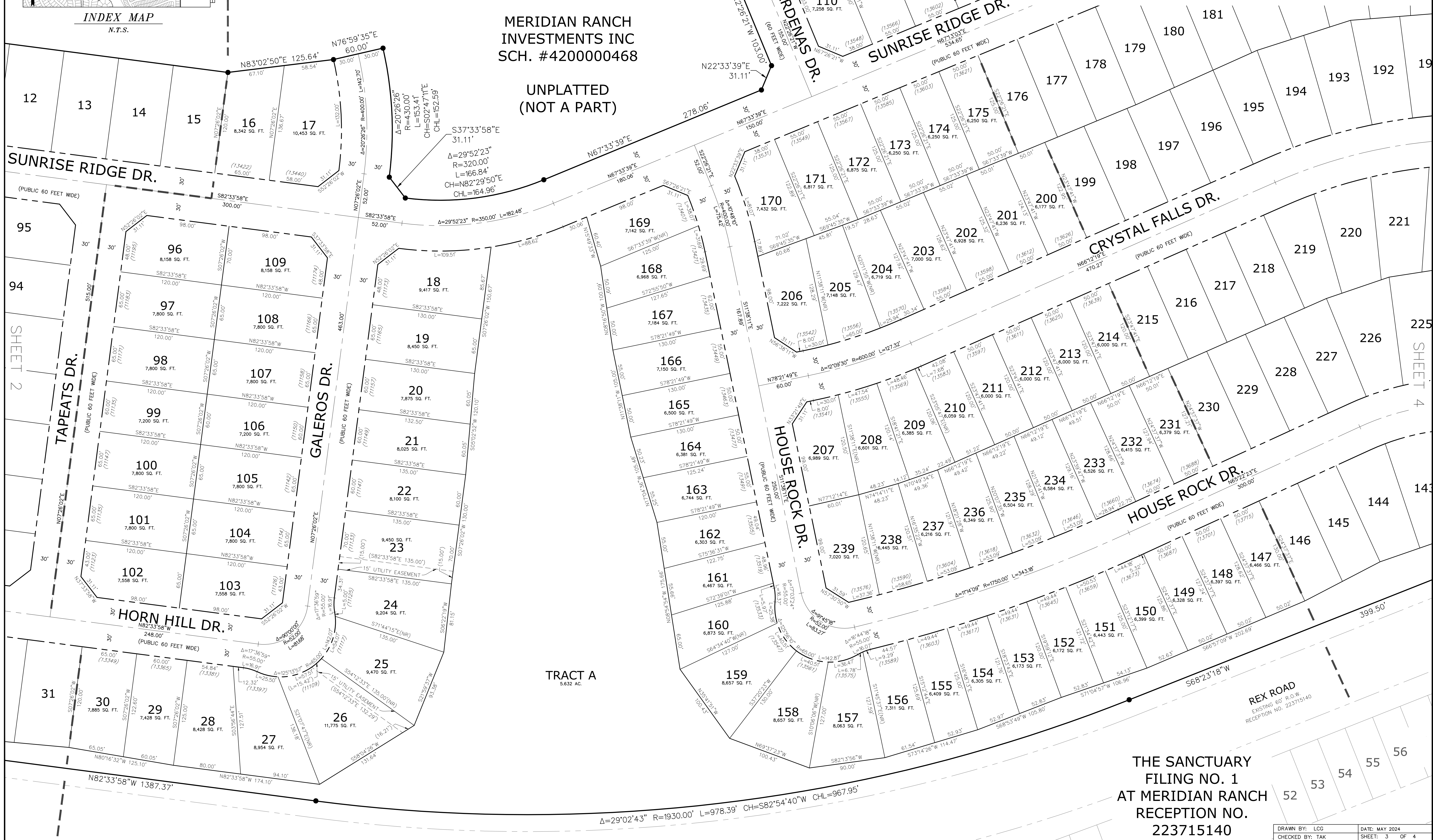
INDEX MAP  
N.T.S.

MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #4200000468

UNPLATTED  
(NOT A PART)

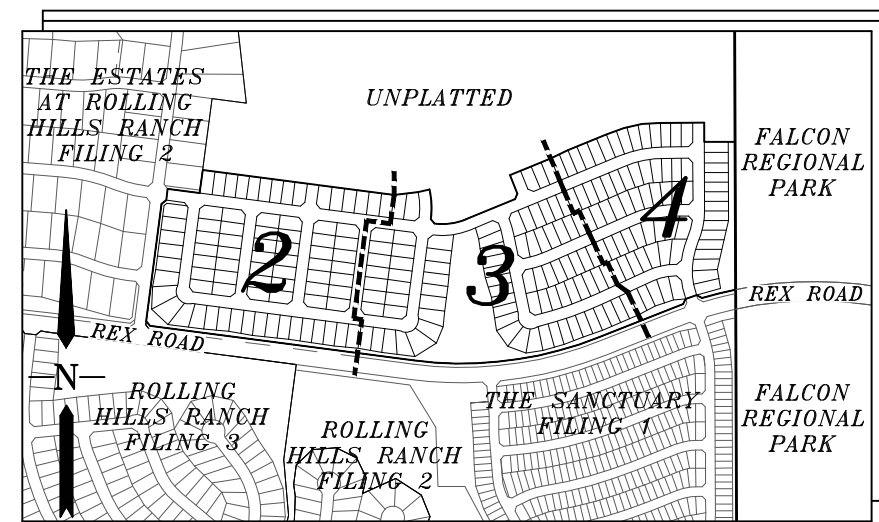


- LEGEND**
- = FOUND NAIL AND WASHER PLS 34583
  - = SET #4 REBAR W/CAP PLS 34583
  - NR = NON-RADIAL BEARING (82.62°) = EASEMENT OR NO-BUILD DIM. (12.345) = ADDRESS
  - = MATCHLINE



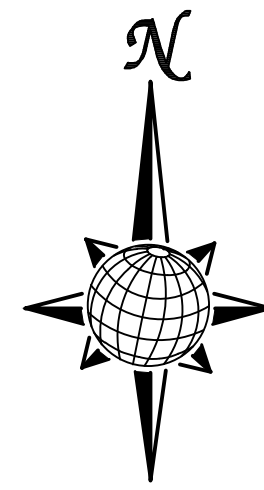
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RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
**EL PASO COUNTY, COLORADO.**

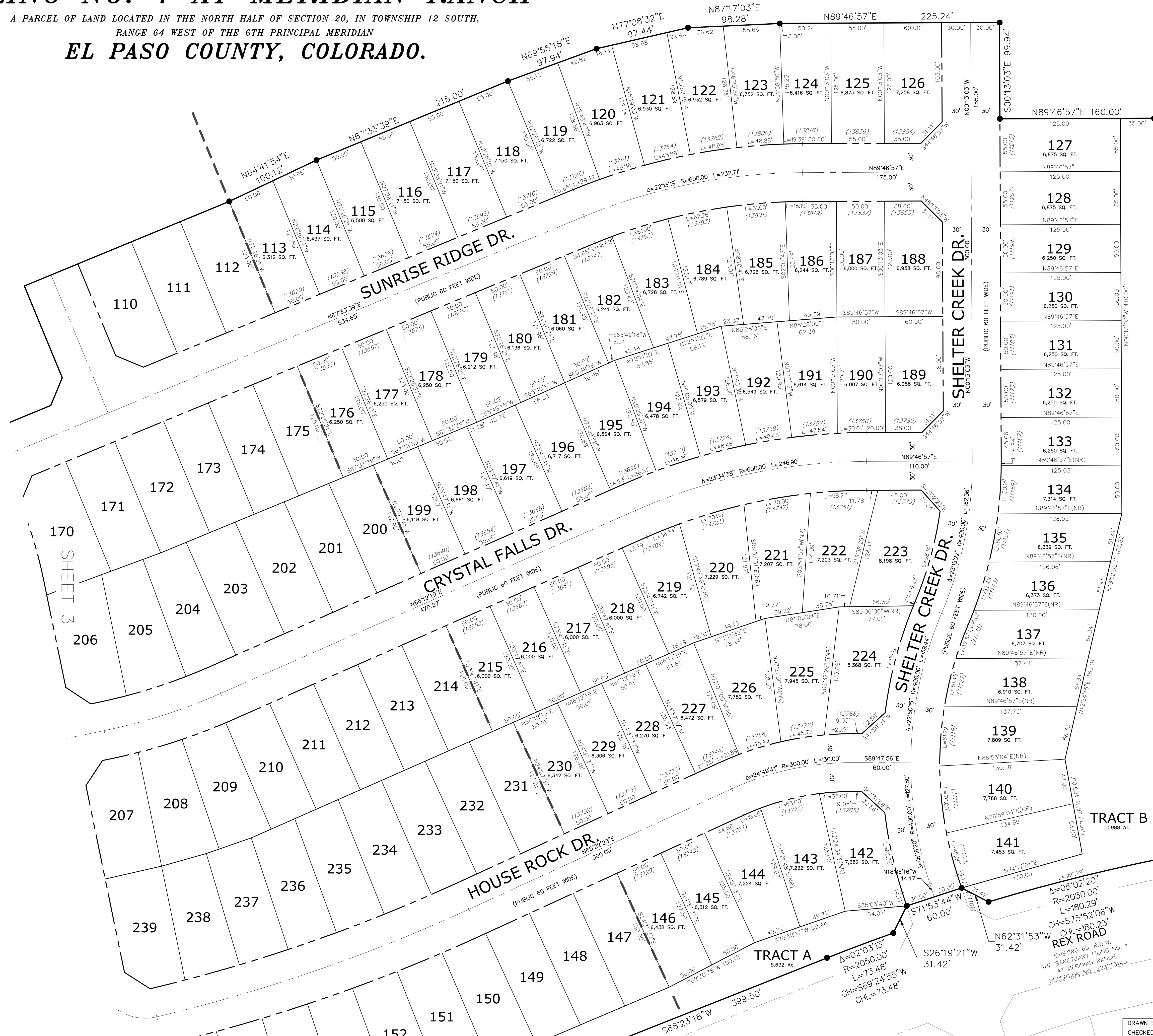
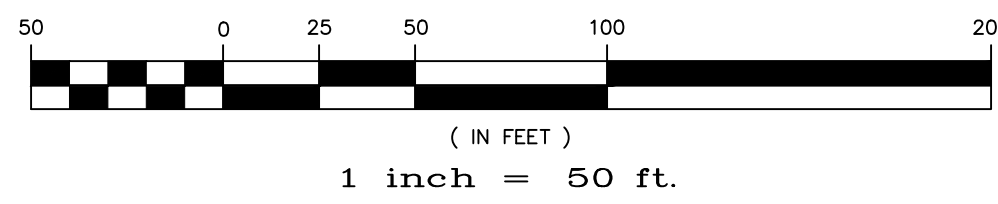


**INDEX MAP**  
N.T.S.

- LEGEND**
- = FOUND NAIL AND WASHER  
PLS 34583
  - = SET #4 REBAR W/CAP  
PLS 34583
  - NR = NON-RADIAL BEARING
  - (E2.62) = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - = MATCHLINE



**GRAPHIC SCALE**



S0013'03"E 769.32'

UNPLATTED

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

TRACT B  
0.988 AC.

TRACT A  
5.632 AC.

REX ROAD  
EXISTING 60' R.O.W.  
AT MERIDIAN RANCH  
RECEPTION NO. 223215140