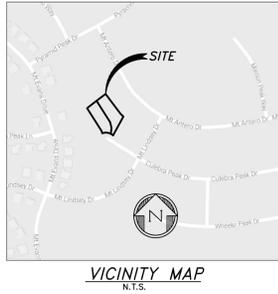


MERIDIAN RANCH FILING NO. 8A

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 64 WEST of the 6th P. M.
EL PASO COUNTY, COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT SAINT AUBYN HOMES, LLC AND ARRON P WILLIAMS, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND

TO WIT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P. M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

LOTS 11 AND 12, MERIDIAN RANCH FILING NO. 8, A SUBDIVISION RECORDED UNDER RECEPTION NUMBER 214713567, OF THE RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF EL PASO, STATE OF COLORADO, SAID LOTS LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO.

AREA = 0.57 ACRES (25,007 S.F.) +/-

DEDICATION

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 AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MERIDIAN RANCH FILING NO. 8A. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATIONS SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED 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:

THE AFOREMENTIONED, SAINT AUBYN HOMES, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2017/ A.D.,

BY: JARRED SAINT AUBYN,

STATE OF COLORADO SS
COUNTY OF EL PASO

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

IN WITNESS WHEREOF:

THE AFOREMENTIONED, AARON P WILLIAMS HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2017/ A.D.,

BY: AARON P WILLIAMS

STATE OF COLORADO SS
COUNTY OF EL PASO

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

VACATION STATEMENT:

THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO DEVELOPMENT SERVICES DIRECTOR ON THE _____ DAY OF _____, 2017, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON.

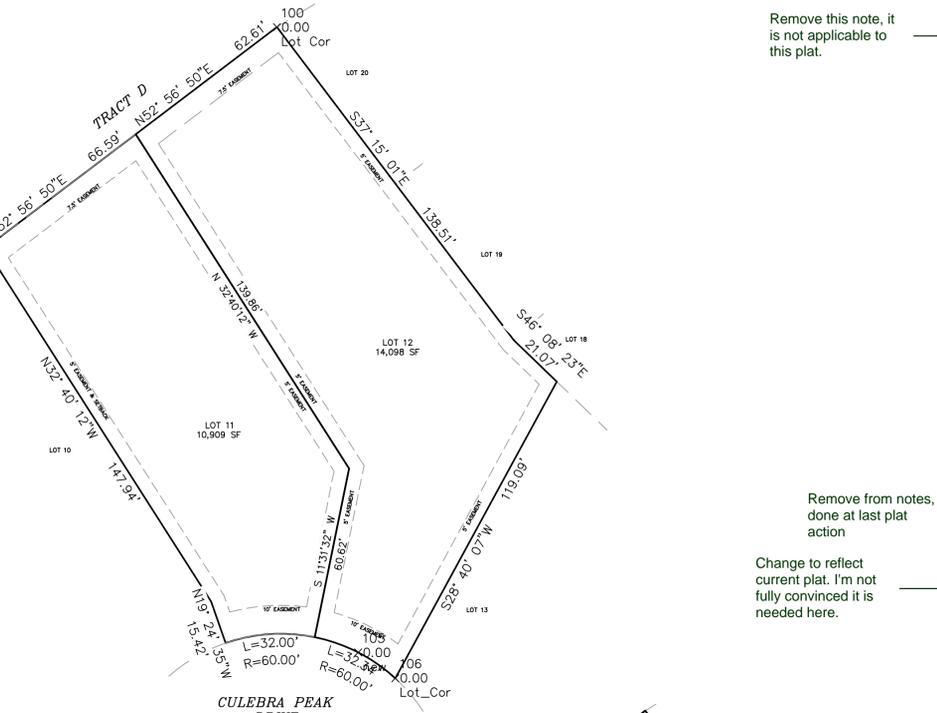
THE LOTS AND EASEMENTS FOR LOT 11 AND 12 AS SHOWN ON THE PLAT OF MERIDIAN RANCH FILING NO. 8, RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTION # 215713635 ARE HEREBY VACATED THIS _____ DAY OF _____, 2017

DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

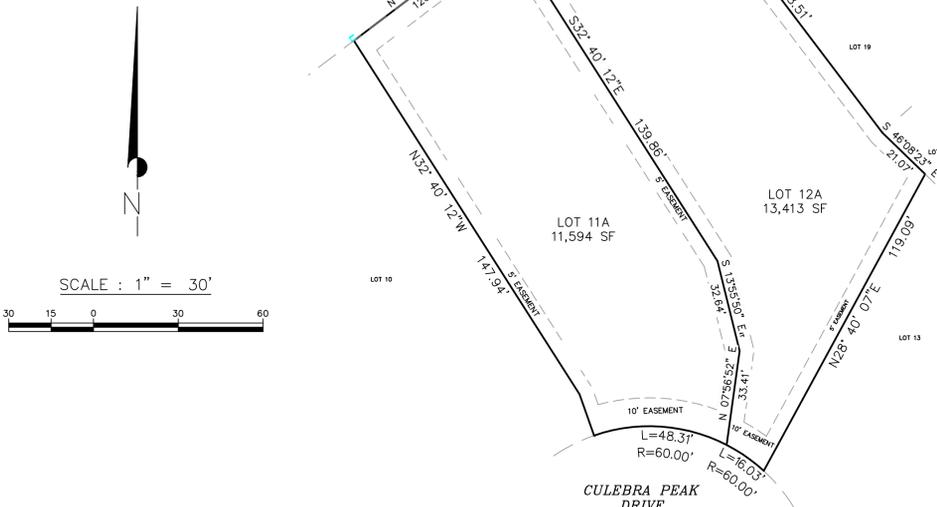
SUBDIVISION ACERAGE SUMMARY TABLE

2 RESIDENTIAL LOTS	0.57 ACRES	100%
TOTAL FILING NO. 8A AREA	0.57 ACRES	100%

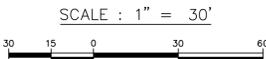
Change to Planning and Community Development Director



AS PLATTED



AS REPLATTED



NOTES:

- 1) BASIS OF BEARINGS FOR 11-AS 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 MT EVANS DRIVE.
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES, IMPROVEMENTS AND DRAINAGE PURPOSES. THE ENTIRE AREA OF ALL TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND G.T.L., 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) 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.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT.
- 9) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY DEVELOPMENT SERVICES PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDED OF THIS PLAT.
- 11) 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 A 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.
- 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 IS 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 PROTECTION OF THE HOOP POPEYE MUSKIE AS A LISTED THREATENED SPECIES.
- 14) TRACTS A, B, C, AND D ARE HEREBY DEDICATED AS PARK, LANDSCAPE, DRAINAGE AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF ALL TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND G.T.L., INC. DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 592-H0414242-071-C BY HERITAGE TITLE COMPANY, DATED MAY 20, 2015.
- 16) ALL TRACTS WITHIN THIS SUBDIVISION 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.
- 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 201900906 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. 215064696 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 FILE PUD-3P-141 AS RECORDED UNDER RECEPTION NO. 215064696 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 20) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- 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. 215064696 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.
- 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.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF WOODMEN ROAD METROPOLITAN DISTRICT 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: "MERIDIAN RANCH FILING NO. 8A" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE "A" AS SHOWN ON F.E.M.A. FIRM MAP 08041C0575-F DATED MARCH 24, 2015.

Remove this note, it is not applicable to this plat.

Remove from notes, done at last plat action
Change to reflect current plat. I'm not fully convinced it is needed here.

Correct reference is PUDSP-14-1, text says "PUD-3P".

Remove notes 21-22; notes are no longer applicable.

SURVEYOR'S STATEMENT

I, RANDALL D HENCY, 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 MARCH 14, 2017, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THE MATHEMATICAL CLOSURES ARE LESS THAN 1:50,000 (SECOND ORDER); 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 EL PASO COUNTY LAND DEVELOPMENT CODE. I ATTEST THE ABOVE ON THIS _____ DAY OF APRIL, 2017.

RANDALL D. HENCY, COLORADO REGISTERED PLS 27605

CLERK AND RECORDER

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2017, AND WAS RECORDED AT RECEPTION NUMBER _____

BY: CHUCK BROERMAN, RECORDER

DEPUTY

SURCHARGE: _____

DEVELOPMENT SERVICES FILE # _____

FEE: _____

DATE OF PREPARATION: March 30, 2017

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. 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.

MERIDIAN RANCH FILING 8A
A REPLAT OF LOTS 11 AND 12, MERIDIAN RANCH FILING NO. 8,
LOCATED IN THE SE₄ OF SECTION 19, TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	RDH	DATE:	08-5-15
CHECKED BY:	RDH	DRAWING NO.:	N/A
JOB NO.:	150812	SHEET:	1 of 1

POLARIS SURVEYING, INC.
1903 Lelary Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

Meridian Ranch Filing 8A
PORT. SW1/4 SEC.19, T12S, R64W, 6th P.M.
For:
Saint Aubyn Hmes