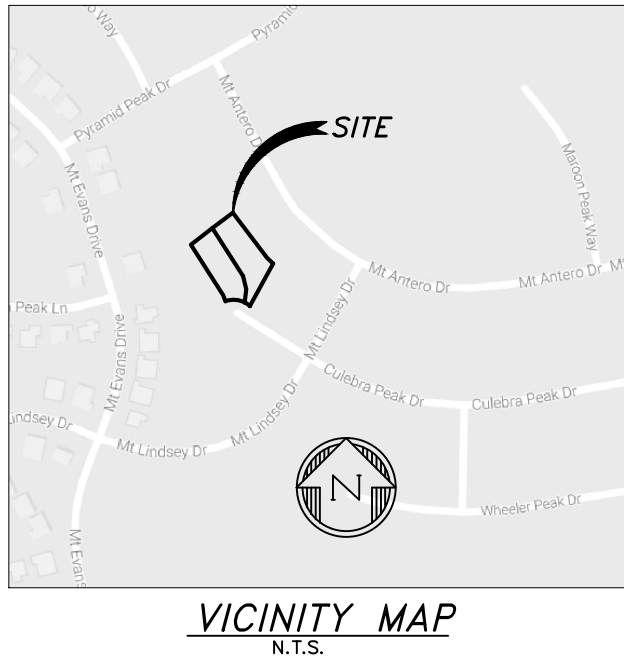


# MERIDIAN RANCH FILING NO. 8A

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, ARRON P WILLIAMS HAS EXECUTED THIS INSTRUMENT THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 2017/ A.D.,

BY: ARRON 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

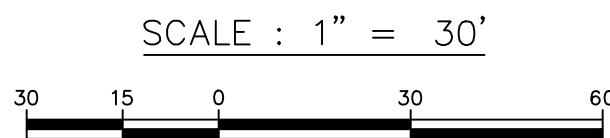
DATE

## 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

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.

## NOTES:

1) BASIS OF BEARINGS FOR 11-12S 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 N 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) 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 RECORDATION 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 AVAILABILITY OF 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 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  
PRAIRIE DOG, MOUNTAIN MOUSE 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 GTL, 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 IMPROVEMENTS 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 20190006 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.

## SURVEYOR'S STATEMENT

I, RANDALL D HENRY, 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. HENRY, 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 #

DATE OF PREPARATION: March 30, 2017

FEE: \_\_\_\_\_

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 SE<sub>4</sub> OF SECTION 19, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



SCALE 1" = 30'

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 Lelaray 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