

SUBDIVISION/CONDOMINIUM PLAT

Reception Number

Date

Time

3

Reception Fee

Number of Pages

File Number

Meridian Ranch Filing No 4 Subdivision

Name of Plat

Exemption

Meridian Service Metropolitan District

Owner's Name

Meridian Ranch Golf Course LLC

Subdivision ☐

Condominium ☐

C&R/016 Revised 6/06

Steve Schleiker

02/07/2025 11:29:03 AM

Doc \$0.00

Rec \$33.00

3

Pages

El Paso County, CO



225715482

LEGAL DESCRIPTION:
KNOW ALL MEN BY THESE PRESENTS:

THAT MERIDIAN SERVICE METRO DISTRICT AND MERIDIAN RANCH GOLF COURSE, LLC BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND,
A PARCEL OF LAND LOCATED IN SECTION 30 IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
TRACT E, MERIDIAN RANCH FILING 4, RECORDED WITH RECEIPTION NO. 206712483 IN THE RECORDS OF EL PASO COUNTY, COLORADO.
THE ABOVE PARCEL OF LAND CONTAIN 25.94 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAND OUT, SUBDIVIDED, AND SET ASIDE AND DEDICATED TO THE PUBLIC THE FOLLOWING DESCRIBED TRACT OF LAND, TOGETHER WITH THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF SUCH UTILITIES AND CABLE COMMUNICATION SYSTEMS SHALL BE RESPONSIBLE FOR THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND OPERATION OF SUCH UTILITIES AND CABLE COMMUNICATION SYSTEMS. THE DEDICATION IS HEREBY MADE FOR THE PUBLIC USES AND PURPOSES OF COLORADO IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

Debra A. Williams
BY: MILTON GABRIELSON
TITLE: PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT

STATE OF COLORADO) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January, 2025 BY
MILTON GABRIELSON AS PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT.
MY COMMISSION EXPIRES February 2, 2027

WITNESS MY HAND AND OFFICIAL SEAL Debra A. Williams
NOTARY PUBLIC



BY: PAUL GUZMAN
TITLE: VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF January, 2025 BY
PAUL GUZMAN AS VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY.
MY COMMISSION EXPIRES July 24, 2027

WITNESS MY HAND AND OFFICIAL SEAL Debra A. Williams
NOTARY PUBLIC



WE, MERIDIAN SERVICE METROPOLITAN DISTRICT DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR/S FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

BY: *Milton Gabrielson*
MILTON GABRIELSON
TITLE: PRESIDENT OF MERIDIAN SERVICE METROPOLITAN DISTRICT

STATE OF COLORADO) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January, 2025 BY
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WITNESS MY HAND AND OFFICIAL SEAL Debra A. Williams
NOTARY PUBLIC



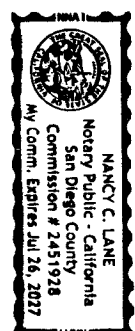
WE, MERIDIAN RANCH GOLF COURSE DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR/S FREE AND CLEAR OF ALL LIENS, TAXES, AND ENCUMBRANCES.

BY: *Paul Guzman*
PAUL GUZMAN
TITLE: VICE PRESIDENT OF MERIDIAN RANCH GOLF COURSE, A COLORADO LIMITED LIABILITY COMPANY

STATE OF CALIFORNIA) SS.
COUNTY OF SAN DIEGO)

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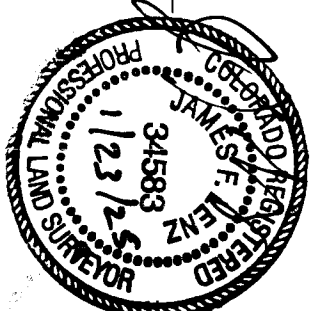


SURVEYOR'S CERTIFICATION:
I, JAMES F. LENZ, A DUTY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON January 20, 2025 OF THE MERIDIAN RANCH FILING 4, EL PASO COUNTY, COLORADO. THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1968, AS AMENDED, 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 23 DAY OF January, 2025

JAMES F. LENZ, COLORADO REGISTERED PLS #34583
FOR AND ON BEHALF OF TECH CONTRACTORS

DATE

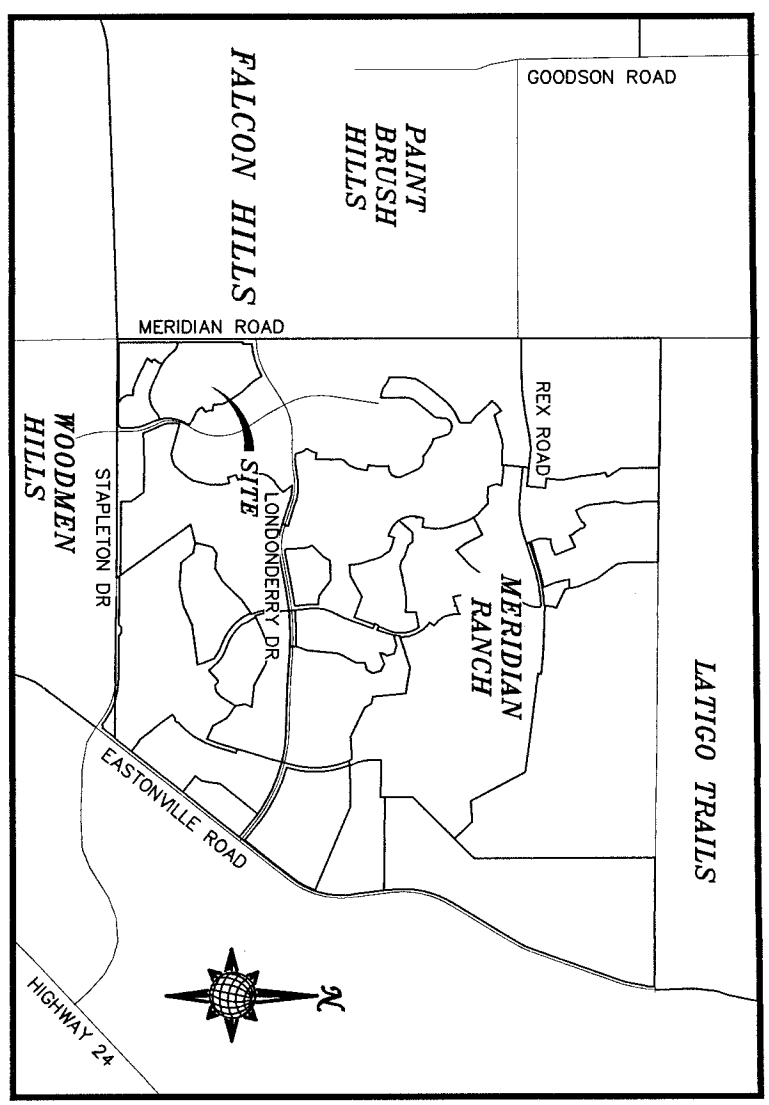
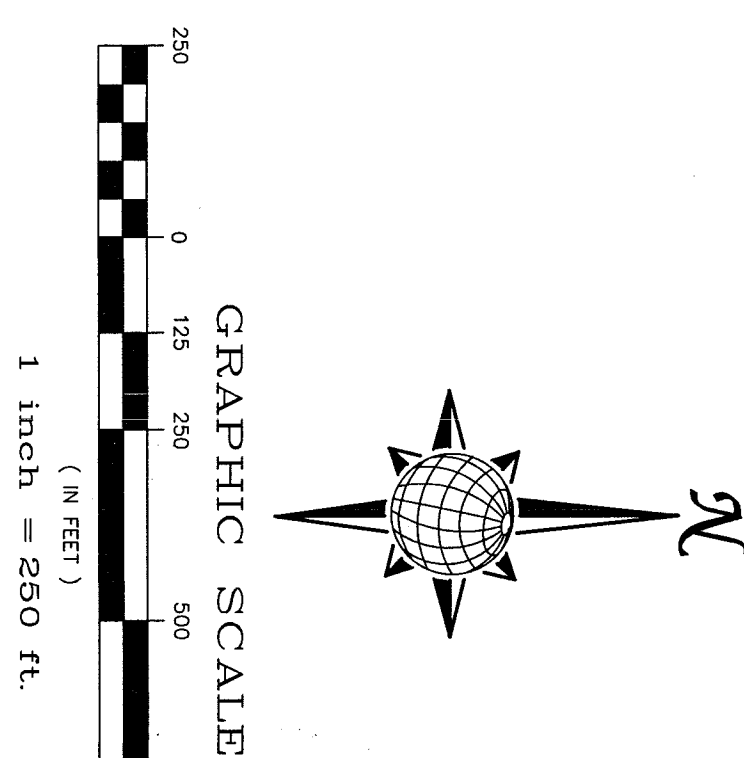
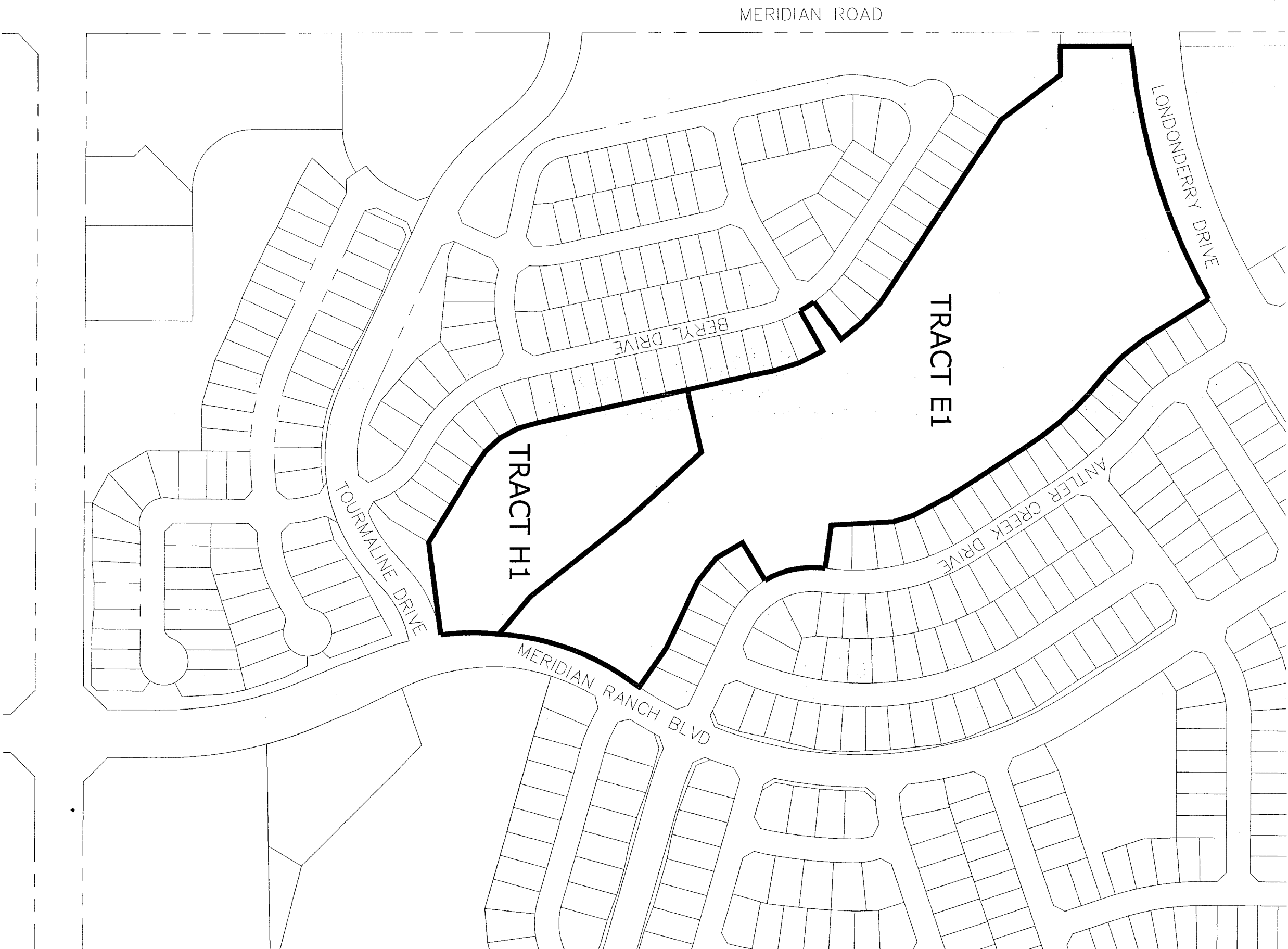


NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION TO ENFORCE THIS INSTRUMENT WITHIN THE PERIOD OF TEN YEARS FROM THE DATE OF RECORDATION OF THIS INSTRUMENT. IF YOU FAIL TO ENFORCE THIS INSTRUMENT WITHIN THE PERIOD OF TEN YEARS, YOU WILL BE DEEMED TO HAVE WAIVED YOUR RIGHT TO ENFORCE THIS INSTRUMENT. YOU MUST DISCOVER SUCH DEFECT IN NO EVENT MORE THAN TEN YEARS UPON ANY DEFECT IN THIS SURVEY BE COMMENCED.

MERIDIAN RANCH FILING No.4 SUBDIVISION EXEMPTION

AN AMENDED PLAT OF TRACT E, MERIDIAN RANCH FILING NO. 4
LOCATED IN A PORTION OF SECTION 30, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

15482



VICINITY MAP
N.T.S.

NOTES:

1. BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE NORTHWEST CORNER OF SECTION 19 (1/2) REFERENCE MONUMENTS 589712'E FROM THE NORTHWEST CORNER OF SECTION 19 (1/2) REFERENCE MONUMENTS PLUS 24964) TO THE NORTH 1/4 CORNER OF SECTION 19 (3.25' ALUM. CAP PLS 24964).
2. THIS SITE IS LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 080410375C EFFECTIVE DATE 12/07/2018
3. TRACT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 20 FOOT EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT FOR UTILITIES SHALL BE RESERVED FOR UTILITY PURPOSES WITH MERIDIAN SERVICE METRO DISTRICT AND GTL, INC., DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES.
4. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY TECH CONSTRUCTION CORP. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
5. THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. THERE SHALL BE NO DIRECT VEHICLE ACCESS TO LONDONBERRY DRIVE AND MERIDIAN RANCH BOULEVARD.
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
8. UNLESS OTHERWISE INDICATED, SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. TRACT E1 IS HEREBY DEDICATED AS GOLF COURSE, DRAINAGE AND LANDSCAPE TRACT TO BE OWNED AND MAINTAINED BY THE MERIDIAN RANCH GOLF COURSE, LLC WITH MERIDIAN SERVICE METRO DISTRICT AND GTL, INC. AS PARTNERS. THE TRACT SHALL BE USED FOR GOLF COURSE, DRAINAGE AND LANDSCAPE PURPOSES. TRACT H1 IS HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE AND UTILITY TRACT. THE AREA OF THESE 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/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEMEANOR PUNISHABLE TO C.R.S. §18-6-4-206.

CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO
COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS 14 DAY OF February, 2025 AND WAS RECORDED AT RECEPTION NUMBER 225715483 OF THE RECORDS OF EL PASO COUNTY

Sherry K. Davis
Sherry K. Davis, Deputy
EL PASO COUNTY CLERK AND RECORDER

Debra A. Williams
Debra A. Williams
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
DATE

DRAWN BY: LOG	DATE: DECEMBER 2024	TECH CONSTRUCTION CORP 130
CHECKED BY: JR.	SHEET: 1 OF 3	1910 E. PLYMOUTH, CO 80831
		ISSUED: 7/26/2024

POD FILE NO. EX247

MERIDIAN RANCH
FILING 1
RECEPTION
#202156316

TRACT V
(NOT A PART)

TRACT E
25.94 AC.

LONGMEAD DRIVE

TRACT V
(NOT A PART)

TRACT A
(NOT A PART)

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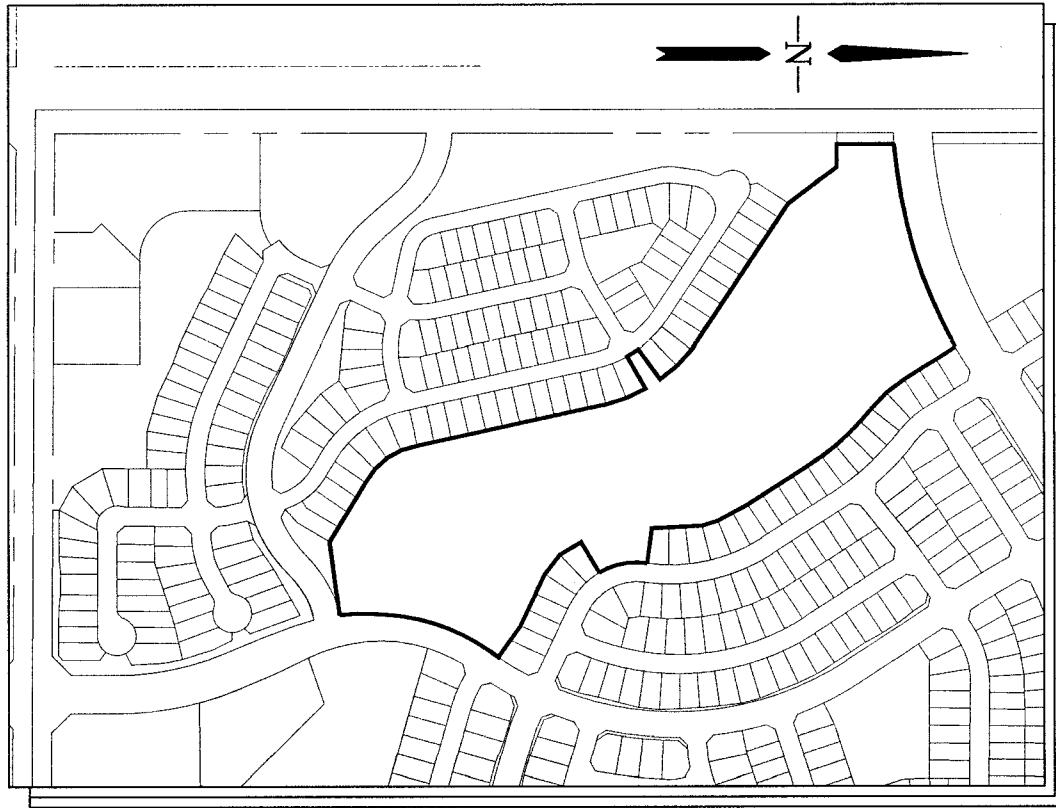
TRACT E
25.94 AC.

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MERIDIAN RANCH FILING No.4 SUBDIVISION EXEMPTION

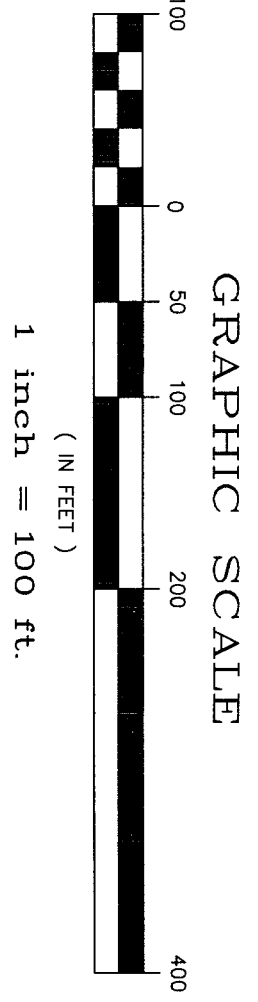
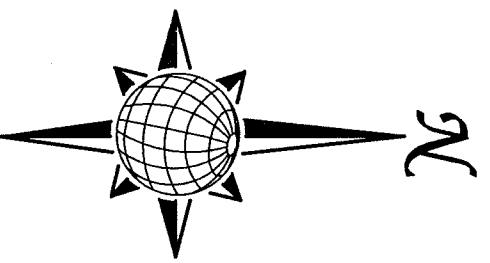
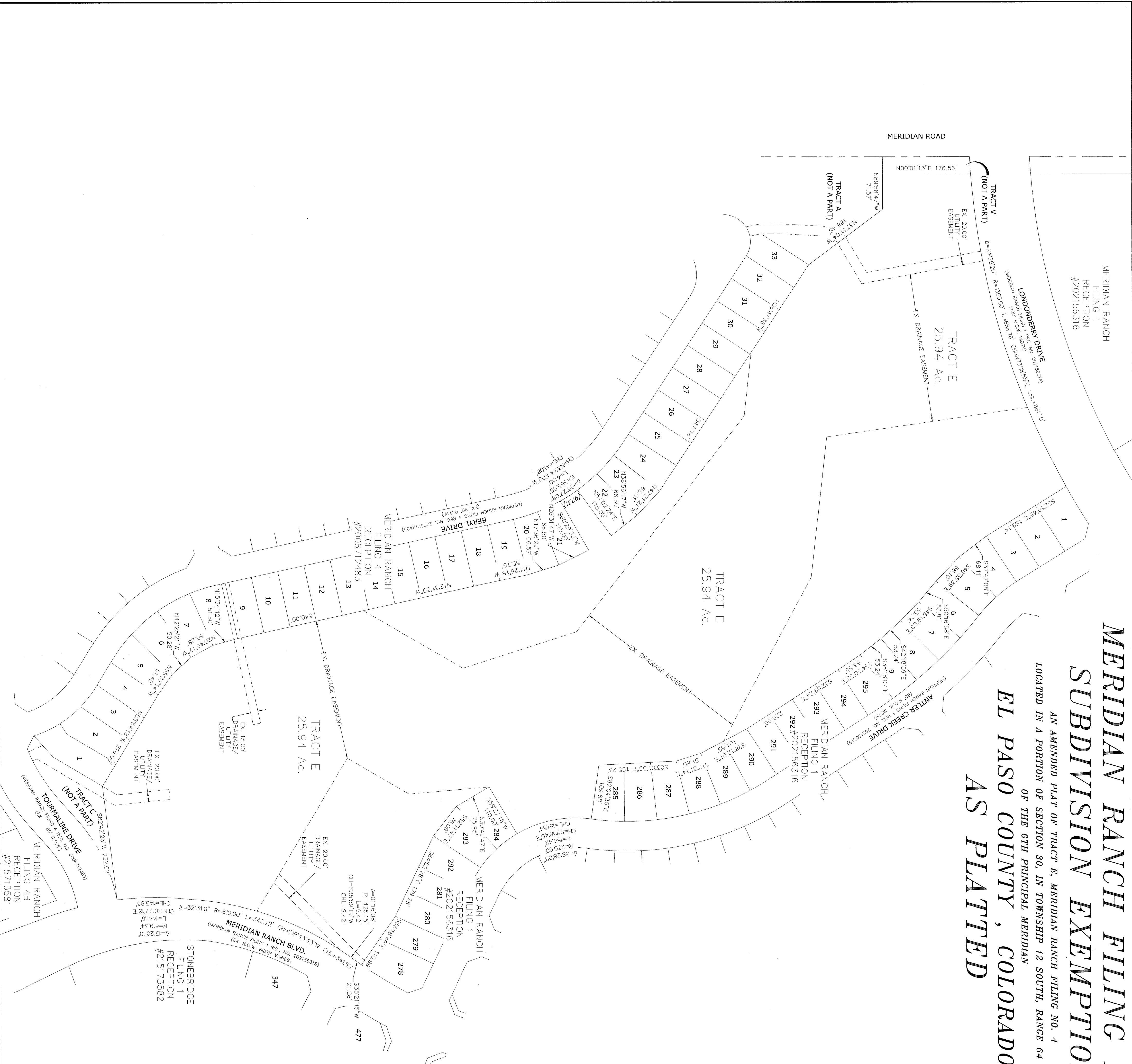
AN AMENDED PLAT OF TRACT E, MERIDIAN RANCH FILING NO. 4
LOCATED IN A PORTION OF SECTION 30, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
AS PLATTED

15482



INDEX MAP
N.T.S.

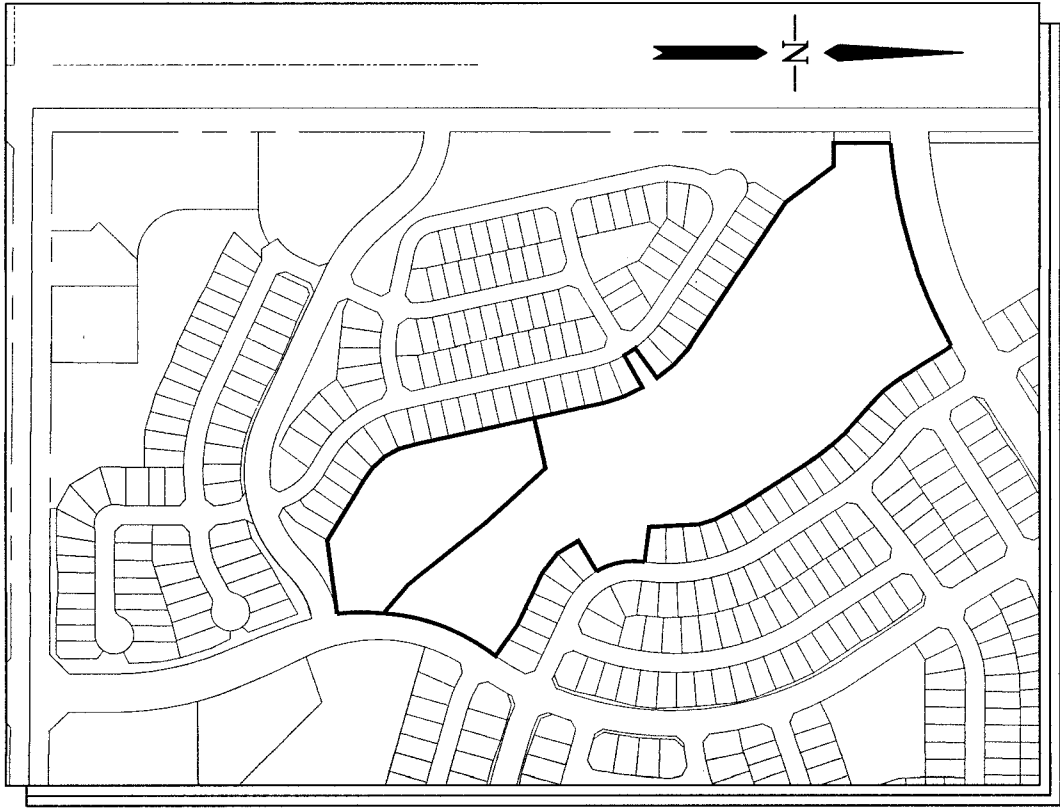
LEGEND
(8262) = EASEMENT OR NO-BUILD DIM.
(1299) = ADDRESS



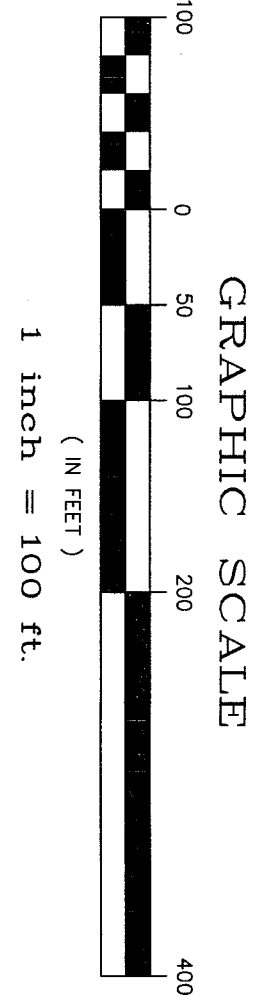
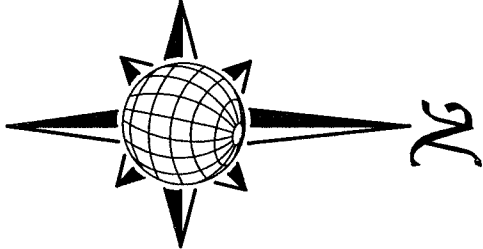
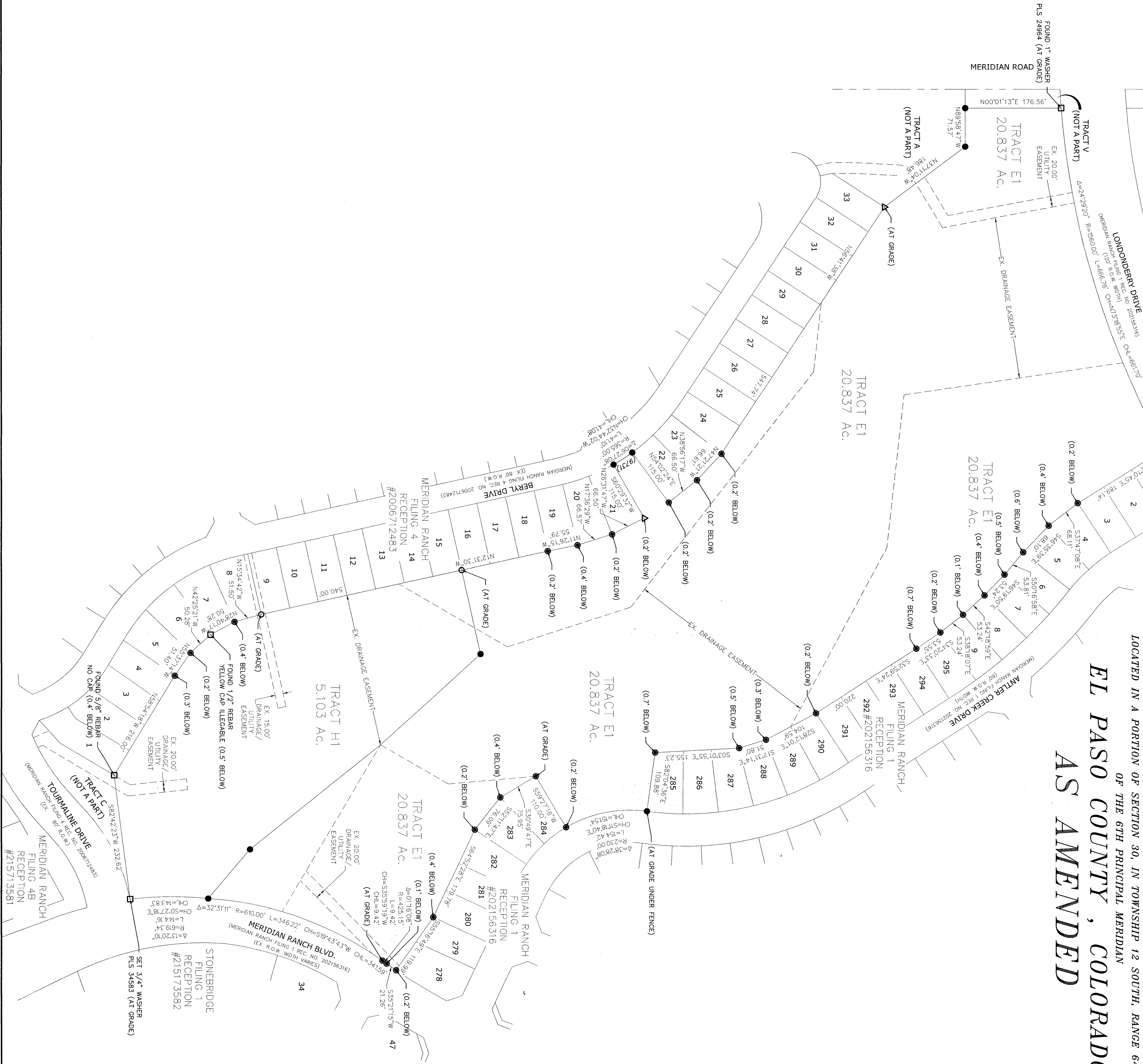
DRAWN BY: LOG	DATE: DECEMBER 2024	TECH: CONSTRUCTION CORP. 130
CHECKED BY: JPL	SHEET: 2 OF 3	SECTION: CO 06831

POD FILE NO. EX247

MERIDIAN RANCH FILING No.4
SUBDIVISION EXEMPTION
AN AMENDED PLAT OF TRACT E, MERIDIAN RANCH FILING NO. 4
LOCATED IN A PORTION OF SECTION 30, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST
OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
AS AMENDED



- LEGEND
- = SET 7/8" PIN W/CAP PLS 34583 (FLUSH, UNLESS OTHERWISE NOTED)
 - = FOUND 1" YELLOW CAP PLS 24964 (DEPTH AS NOTED)
 - = FOUND 1/2" YELLOW CAP PLS 29430 (DEPTH AS NOTED)
 - △ = FOUND 1/8" PINK CAP PLS 13485 (DEPTH AS NOTED)
 - = AS NOTED (DEPTH AS NOTED)
 - (82.62) = EASEMENT OR NO-BUILD DMW.
 - (12191) = ADDRESS



DRAWN BY: LCB	DATE: DECEMBER 2024	POD FILE NO. EX247
CHECKED BY: JPL	SHEET: 3 OF 3	TECO CONSTRUCTION CORP. 150